



ORDINUL  
ARHITECTILOR  
DIN ROMÂNIA

19 Pictor Arthur Verona  
street, 010312  
Bucharest, Romania

T: + 40 (0) 21 317 26 34  
F: + 40 (0) 21 317 26 35  
E: office@oar.archi

# PARK DN3C

CONSTANȚA

DESIGN COMPETITION

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## 1. GENERAL INFORMATION

### 1.1 Promoter and organizer of the competition

The Contracting Authority of the competition is the Municipality of Constanța, the owner and administrator of the public spaces that will be the object of the investment, which will become the beneficiary of the contract resulting from this competition.

The Organizer of the competition is the Romanian Order of Architects (OAR), a professional organization that undertakes the mission of promoting architecture to society as an act of culture of public interest.

### 1.2 Purpose of the competition

The purpose of the competition is the contracting by the Constanța City Hall of the design services necessary for the construction of this new public park in accordance with the values and specifications stated in this documentation, following the selection of the best design for the achievement of this investment.

In this regard, competitors are invited to imagine and propose an original, unified vision capable of attracting and supporting a sustainable urban development of the area around the future park.

### 1.3 Premises of the competition – PUZ (Zonal Urban Plan)

In accordance with the development vision of the Constanța Metropolitan Area, based on the principles of a sustainable increase in the quality of life in the medium and long term, the Local Administration of Constanța aims to address the problem of the lack of green spaces at the level of the Municipality, by investing in a large public park.

The location considered for the creation of the park is in the northeast of the administrative territory of the Municipality, in a free construction zone that is to be developed on the basis of the *Zonal Urban Plan - Urban Regeneration and Revitalization of Area DN3C* (author SC Agorapolis SRL), commissioned by the Constanța City Hall and currently in the development phase.

The documentation responds to the need to expand the inner-city territory of the Municipality based on the principles of sustainable development on four levels: social, economic, spatial and ecological. The object of the development regulated by the *PUZ* is the unbuilt area along the DN3C artery, an important NW – SE axis through which the connection between the cities of Constanța and Ovidiu is made. The aim of the approach is to outline a new urban center in the north-west of the city that integrates investments in public equipment of municipal interest (urban park, university campus, a new logistic pole), along with important

areas intended for the development of new housing and related facilities (health, education, trade and culture facilities).



*Fig.1. Încadrare PUZ DN3C în PUG Constanța / Clasificarea PUZ DN3C în PUG Constanța*

Currently, the area that will be the object of the competition includes agricultural land, as well as storage areas, logistics activities, manufacturing and other large land-consuming and heavy traffic-generating functions on the western side of DN3C. According to the “Foundation study for green spaces and leisure facilities” appended to the *Zonal Urban Plan - Regeneration and Urban Revitalization of Area DN3C*, the planning of this development represents an opportunity for the provision of a large urban park, municipal endowment whose surface and importance are to exceed strictly the immediately adjacent area. The presence of this park also offers the opportunity to raise the issue of developing a network of green spaces that would indicate a city development strategy from this perspective, participating directly in improving environmental conditions and, implicitly, in increasing the quality of life.

Following this design competition, the *Zonal Urban Plan - Urban Regeneration and Revitalization of Area DN3C* will assimilate the winning design by adapting the regulations specific to the green area that it provides in accordance with the winning design, to be approved by the Local Council of the Municipality of Constanța after this revision.

#### **1.4 Addressability – park recipients**

Envisioned in an area where the city is beginning to develop at the edge of the current urban area but well connected to existing transport networks, proposed for modernization, the future park has a double target audience. On the one hand, it addresses the residents of the current and future city, to whom it seeks to become more accessible. On the other hand, the park also addresses the residents of the metropolitan area, especially through the social, cultural and leisure programs it will host.



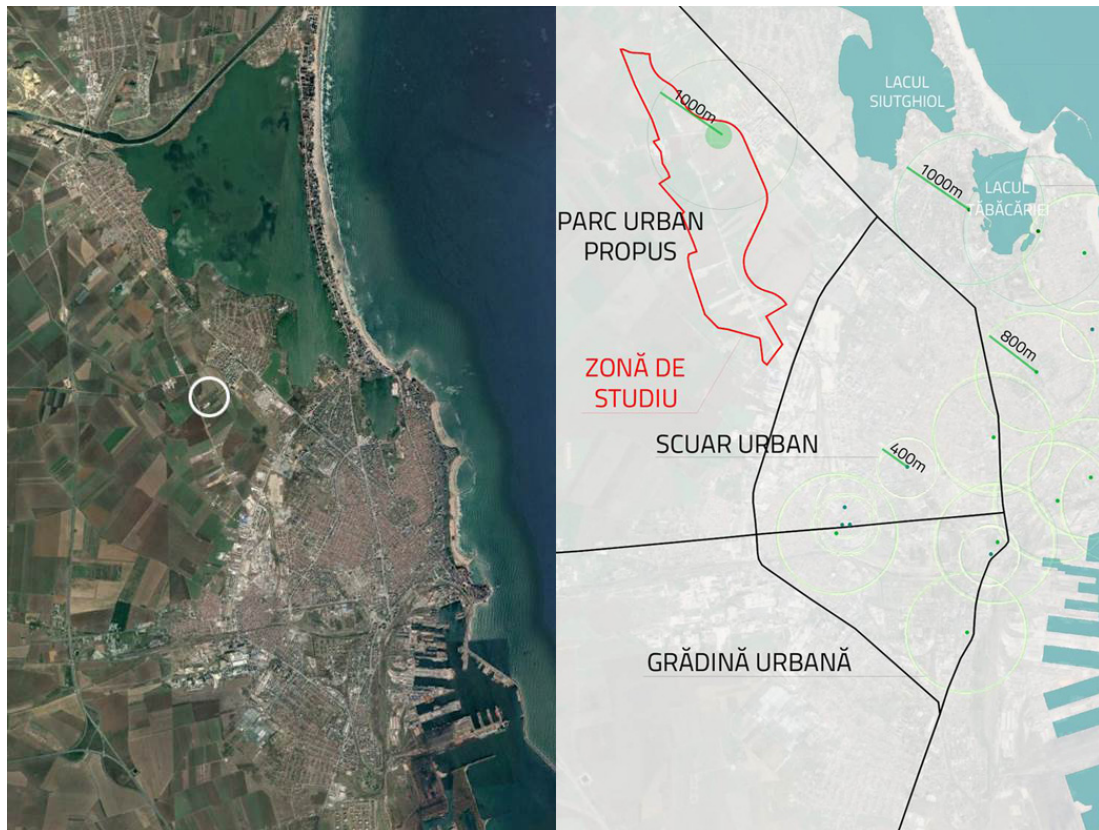


Fig.2. Poziție parc DN3C în Municipiul Constanța / DN3C park position in Constanța Municipality

## 1.5 Population consultation

The process of consulting the population is a natural step associated with any contemporary initiative to remodel the public space and can support the fair calibration of the principles promoted by the competition brief in relation to the expectations and hopes of the city's inhabitants.

In this case, the strategy of the population consultation process was carried out in several stages that aimed to present and discuss the principles and values underlying the current design theme. Once completed, the whole process took the form of a written report that highlights how the elements of opportunity indicated by the public are taken up in the theme (see appendix 8.0. *Population Consultation*).

## 2. EXISTING CONDITIONS

### 2.1 Intervention area

The intervention area is delimited in the appended plans and can be read as the sum of two irregular tangent shapes — similar to a trapezoid – area A (approx. 22ha) and, respectively, a triangle – area B (approx. 14.5 ha) — spread along a NW–SE axis. In total, the area thus delimited is 367,653 square meters.

The two areas correspond to the two implementation stages of the project (see subchapter 3.2).

### 2.2 Position and location in relation to the development and surroundings of the city

Park DN3C is located at the edge of the city's development, in an area well connected with localities close to the Municipality of Constanța via the transport networks — the A2 Soarelui (Bucharest–Constanța) and A4 Dobrogea (Constanța–Ovidiu) highways.

The future urban development, regulated by the *PUZ – Urban Regeneration and Revitalization of Area DN3C*, is based on the NW-SE road of the same name as a connecting axis between the cities of Ovidiu and Constanța, as well as on the future DC89 artery that will connect the neighborhoods adjacent to E80 (Boreal, Tomis Plus, Maurer etc.) with the A4 Highway (bypass of the city of Constanța, connection with Tulcea to the north or to Bucharest via the A2/Soarelui highway).



Fig.3. Plan de situație / Site plan

The future park will be located at the intersection of these two important arteries provided by the *PUZ* and represents a center of interest and urban development for the entire area.

### 2.3 Ecological conditioning

The information presented below was extracted following the observations made on the ground, as well as from the specialized documentation that directly concerns the site or the area of the Municipality of Constanța<sup>1</sup>.

<sup>1</sup> The main sources of documentation of the theme are:

- *The study regarding the natural and anthropic framework* developed by the association between SC Synergetics Corporation SRL and SC Quattro Design SRL as part of the first stage of the elaboration of the *General Urban Plan of the Municipality of Constanța - 1.2 Elaboration of foundation studies. Analytical foundation studies* (final report January 2022), study coordinator urban planner, architect Irina Popescu-Criveanu

### 2.3.1 Topography

The site includes a higher area (44 m altitude) starting from the junction between areas A and B and extending as a small promontory to the north. The land descends smoothly to the northeast, towards the railway, and a little steeper towards the northwest area, towards Peștera Valley (the water course bordering the extremity of the site), where the land reaches an elevation of 32 meters. Thus, the shape of the site offers a wide visual opening to the north.

The topography of the site [see sheet 6.2. *Relief and Perspectives*] provides interesting perspectives, views and vantage points that unfold on or off the site, while the circulations that border the site can provide varied lateral perspectives on it.

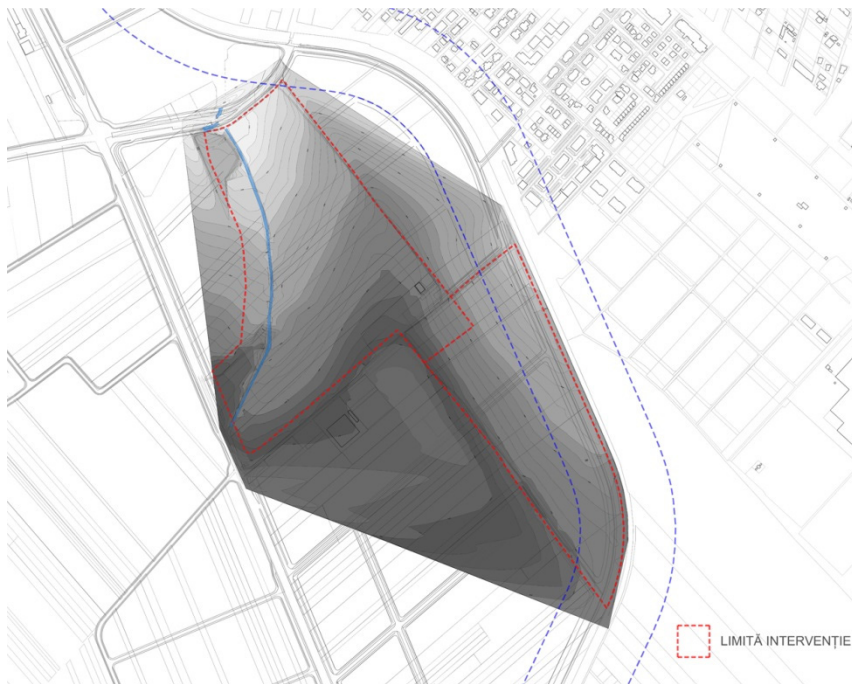


Fig.4. Configurație relief parc DN3C / Relief configuration DN3C Park

### 2.3.2 Geology

From a geological point of view, the area is characterized by the presence of sedimentary formations represented by the layer of loess and loessoid deposits from the Pleistocene

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- *The Geotechnical Investigation* elaborated for the site that is the object of the competition, prepared by Eng. Ana Ionescu [see appendix 4.1. *Geotechnical Investigation*].  
- The documentation *Pedological characterization for the preparation of the Zonal Urban Plan for the area of 36 ha which is the object of the project Construction of Park DN 3C Constanța Municipality, located on a site bounded by DN 3C, DC89, the railway and the exploitation roads - the connection between TAU Ovidiu City and TAU Constanța Municipality, Constanța county*, elaborated by Dr. Carmen-Alina Gherghina within the National Research and Development Institute for Pedology, Agrochemistry and Environmental Protection, Bucharest, 2022 [ see annex 4.2. *Pedological survey*].  
- *The Floodability survey for the investment objective: Municipal Park in DN3 area - Constanța Municipality, Constanța County (Volume 2)* elaborated by the National Institute of Hydrology and Water Management - Bucharest (I.N.H.G.A.), contract no. 41/2022



(clay dust of a loessoid nature and clays). The stratification continues with the calcareous horizon which represents the foundation of the region.

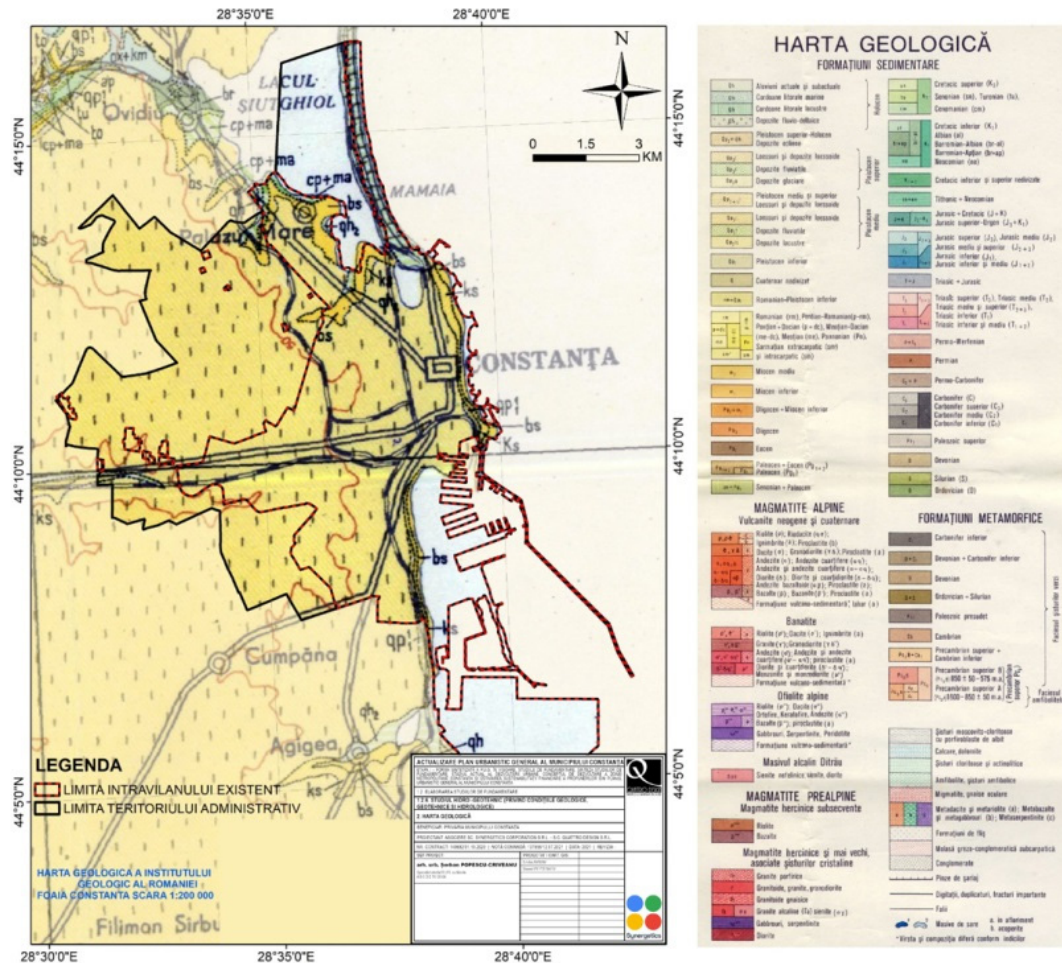


Fig.5. Harta formațiunilor sedimentare. Sursa: Studiul privind cadrul natural și antropic | IGR / Map of sedimentary formations. Source: Study on the natural and human environment | IGR

According to P100/1 - 2014, the Municipality of Constanța falls into the seismic zone with  $a_g = 0.20 g$  and the control period  $T_c = 0.7$  sec.

From the perspective of natural risks, the site is classified in the seismic intensity zone 7 on the MSK scale, with a return of approx. 50 years.

The results of the physical-mechanical analyses provided by the *Geotechnical Investigation* revealed the following:

- The loess found in the boreholes is yellow and brown cohesive soil with high to medium plasticity with a consistency in the range of hard plastic, consistent plastic and soft plastic. This is a soil sensitive to wetting and can undergo wetting settlement phenomena only under the loads transmitted by the foundations.

- The dusty clay found in the boreholes is brown to yellowish-brown cohesive soil with high to medium plasticity, with a consistency in the range of hard plastic and consistent plastic.
- The clay found in the boreholes is brown to yellowish-brown cohesive soil, sometimes with a lot of CaCO<sub>3</sub>, with high plasticity and a consistency in the range of hard plastic.

According to the score calculated within the *Geotechnical Investigation*, the site falls into geotechnical category 2, with a moderate geotechnical risk.

Based on the physical-mechanical analyses, the *Geotechnical Investigation* makes the following recommendations:

- For the areas where the foundation land is the yellow loess layer that is part of the group of soils sensitive to wetting, the provisions of NP 125 - 2010 regarding the avoidance of surface water infiltration into the land shall be adopted and respected by design.
- The provisions of NP 112 - 2014 - Normative for designing direct foundation structures shall be observed.
- Considering that the researched perimeter is close to the Black Sea, Normative NE 012/1 2007 and NE 012/2 - 2010 shall be consulted.
- For the next stages of the design, detailed land works shall be carried out (drilling and DPH heavy dynamic penetration surveys) for each individual objective, in order to accurately determine the optimal foundation solution.

### 2.3.3 Hydrology

An important feature of the hydrographic network in Constanța County is the very low density of flowing water. This density is 0.1 km/km<sup>2</sup>, representing the lowest value on the entire territory of the country. The flowing waters present on the territory of this county have small and oscillating flows.

At the level of the Municipality of Constanța, the distribution of groundwater is conditioned by the characteristics of surface deposits. Thus, in the Jurassic limestone strip, there are substantial groundwater aquifers. Moreover, an underground river (the Upper Jurassic-Barremian aquifer) passes under the Municipality of Constanța, which flows 2 meters per day from



Fig.6. Harta limita de inundabilitate \_ Q1% / Flood limit map \_ Q1%



the southwest to the northeast and whose flow rate far exceeds that of the Danube.

The results of the physical-mechanical analyses provided as part of the *Geotechnical Investigation* revealed a groundwater level that oscillates between 2.50 and 5.00 meters. Also, in this investigation, it is mentioned that in two of the six boreholes, the water table was not found.

Consequently, the source of supply for the hydrographic network is, first of all, precipitation, and the most important consumer is evapotranspiration.

The survey to determine the vulnerability to floods caused by the Peștera watercourse highlighted floodable surfaces in several areas of the banks [see appended sheet 6.12 *Floodable areas*]. The study did not focus on other sources of flooding (eg groundwater, rainwater, etc.) that may affect the intervention area.

#### **2.3.4 Climate**

The site falls within an area with a temperate-continental climate with Pontic influences, in the sector of interference of the Euro-Asian continental anticyclones with the Mediterranean cyclones. The influence of the Black Sea and the anthropogenic impact are added to these characteristics. Winters usually bring low temperatures and little precipitation. But the overall movements of the atmosphere, which produce interference between the warm and moist tropical air and the particularly cold continental polar air, generate heavy snowfalls and violent blizzards. Summers are characterized by high temperatures and relatively low humidity.

The average annual sunshine duration is about 2300 hours. The maximum values of sunshine duration occur in July, when values of more than 320 hours were recorded. The lowest values are recorded in December, respectively around 77 hours.

The annual average air temperature records values close to 11.7°C. During the year, the average monthly air temperature records a multiannual maximum in July, of 22.3°C, and a minimum in January, of 0.6°C.

The absolute minimum temperature in the region is -25.0°C (recorded on February 10, 1929), and the absolute maximum temperature is 38.5°C (recorded on July 10, 1927). The absolute thermal amplitude is 63.5°C.

The annual average number of frosty nights with temperatures below -10°C is 0.5 in December, 0.1 in March and up to 2 in January. The average annual number of winter days



with a maximum temperature below 0°C is 14.9. The average annual number of frosty days is 62.8. In the case of the hot season, the annual average number of summer days with a maximum temperature higher than 25°C varies between 0.1 days in March and 22 days in July, with the occurrence interval being March-October, the annual value being 63.4 days.

The annual average number of tropical days with a maximum temperature higher than 30°C is 5.8 days, with a maximum of 2.1 days in July and August. The duration of the frost-free interval is 200 – 225 days.

The relative humidity of the air has annual average values that vary according to the type of active surface, the distance from the aquatic and forest ecosystems, the pluviothermic regime and that of evapotranspiration. The multiannual values recorded in the Constanța area exceed 80%, being lower in summer (69-71%) and higher in winter (81-90%). The high humidity is correlated with the surface area occupied by the water spaces.

The annual amount of atmospheric precipitation is about 412.1 mm. The highest amounts of precipitation fall in June and November (43.6 mm), and the lowest in February-March (25.6 mm in February). The extreme values of the annual precipitation amounts fall between 176.0 mm (1924) and 937 mm (1897). The average number of days with more than 0.1 mm of precipitation is 97.5 days.

The amount of precipitation in the period with temperatures  $\geq 10^{\circ}\text{C}$  is 240 mm for the 1961-2000 interval. Thus, the amount of precipitation during periods of plant biological activity argues for the presence of xerophilic and meso-xerophilic species, resistant to long periods of drought.

From the point of view of floodability, the site falls within the area with precipitation amounts between 300-400 mm/year, with areas that are affected by floods caused by torrents. Due to the structure of the land, within the site, the eastern bank of the Peștera Valley is mainly the one that feeds the river with water from precipitation, and can also be used to drain excess water quantities.

Potential evaporation has an annual value of 725.6 mm, with the highest values in July (143.9 mm).

The date of the first snowfall is on average November 21 (the earliest is October 6), and that of the last snowfall is March 20 (the latest is April 27). The snowy period is October-April, the total number of snowy days being 23.3 days, with a maximum in January (7.6 days).





The layer of snow appears on average on December 11 (the earliest on October 26) and lasts until February 2 (the latest until March 22), with the average number of days with snow being 15.0. The average thickness of the snow layer varies between 0.1 cm in November and 1 cm in January. The maximum thickness of the snow layer was 46 cm and was recorded in the winter of 1969.

In the “Evaluation of the action of snow on constructions”, for the Municipality of Constanta, a characteristic value of the load from snow on the ground is specified  $S_k = 1.5 \text{ KN/m}^2$ , the constructions being classified in the importance class - exposure I.

The dominant winds are from the West (16.4%) and from the North (13.1%). The highest annual average speeds belong to the winds from the North (6.5 m/s), followed by the winds from the North-East direction (6.4 m/s). However, a more pronounced instability is observed in the months of January, May and November and a significant decrease during the summer.

In the “Evaluation of the action of wind on constructions”, the reference value of the dynamic wind pressure at an average recurrence interval of 50 years (IMR = 50 years), for the Municipality of Constanta, is  $q_b = 0.5 \text{ kPa}$ , the constructions being classified in the importance class - exposure I.

Typical climate risk phenomena in the area are droughts and blizzards. Dryness and drought phenomena are dominant and have a frequency and intensity among the highest in the country, which gives the area a semi-arid character. High values of sunshine duration, high temperatures, low precipitation, high potential evaporation and wind speed contribute to this phenomenon. Added to these are the “*suhoveiuri*”, dry and warm winds that blow in the warm season of the year from the South, Southeast and Northeast, with an average frequency of 2-3 days and a maximum of 10-15 days.

### **2.3.5 Pedology**

The soil layer present on the site consists of chernisols represented by the chernozem soil type, with two subtypes: typical and cambic. They have good physico-chemical properties, favorable for all vegetable and horticultural crops. The formation of the cambic chernozem in this area is due to the surplus of moisture that accumulates in the depression developed in the western part of the land (Peștera Valley).

The site is burdened by two limiting factors, respectively:

- Average annual temperature and average annual precipitation.
- The high depth of the water table, which prevents plants from finding their water resources during dry periods.

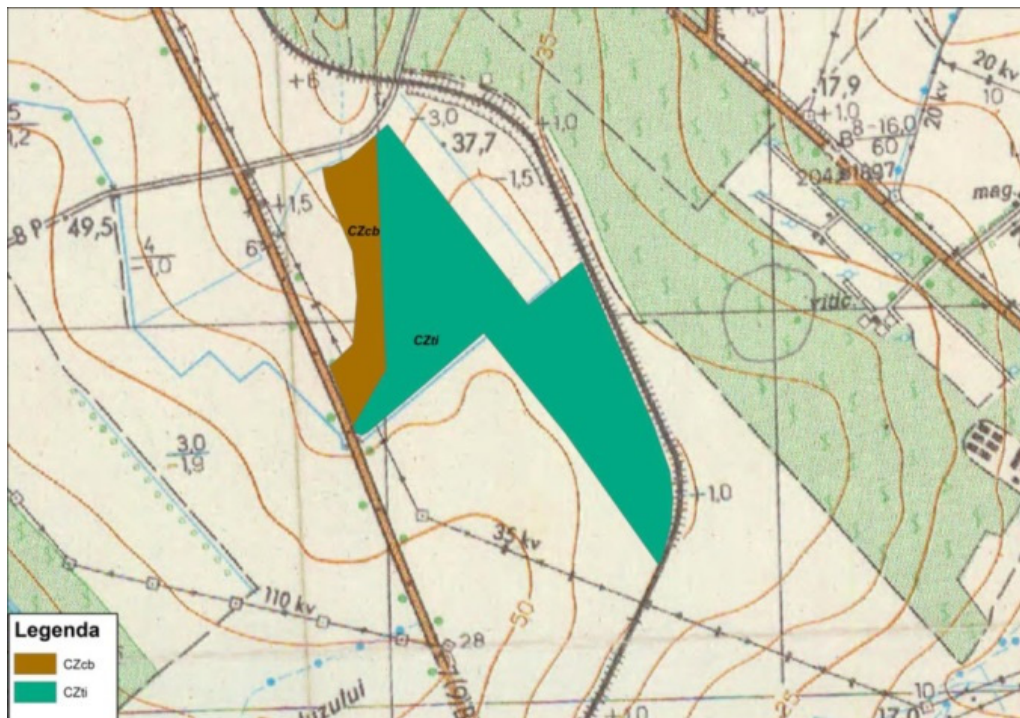


Fig.7. Evaluare pedologică și unitățile de sol aferente /  
Pedological assessment and related soil units

The land that is the object of the competition falls into quality class III (out of five quality classes) for arable use, with 57 bonitation points (the range for this class is between 41 and 60 bonitation points).

It should be noted that the use of the land that is the object of the competition is arable land, and its pedological characterization had in mind the establishment of grades and quality classes of land for agricultural uses (arable land, pastures, hayfields, orchards and vineyards) in natural conditions.

From the perspective of natural risks, the site falls into the area with low potential for the production of primary type landslides.

### 2.3.6 Vegetation

The spontaneous natural vegetation within the site is specific to the steppe zone, with the sub-zone of the antesteppe, characterized by the predominance of Mediterranean thermophilic elements and endemic plants. Currently, areas with natural vegetation have been mostly replaced by agricultural land.

The grassy steppe vegetation that is still preserved, especially on the degraded slopes, consists of xerophilous associations of *Botriochloa ischaemum* (yellow bluestem), *Festuca*

*valesiaca* (steppe fescue), *Poa bulbosa* (bulbous meadow-grass), *Stipa capillata* (silk grass), *Bromus sp.* (obsiga), *Euphorbia dobrogensis* (Dobrogea milkweed), etc.

In agricultural crops, there are segetal species such as *Agropyron repens* (bird's wheat), *Artemisia austriaca* (mugwort), *Cynodon dactylon* (Bermuda grass), *Festuca valesiaca* (steppe fescue), *Festuca pseudovina* (fescue), *Festuca sulcata* (rock fescue), *Poa augustifolia* (narrow meadow-grass), *Poa bulbosa* (bulbous meadow-grass), *Poa pratensis* (smooth meadow-grass), *Setaria glauca* (foxtail grass), *Trifolium pratense* (red clover), *Trifolium repens* (white clover), etc.

Hydrophilic species such as *Carex riparia* (sedge), *Phragmites communis* (reed) or *Typha angustifolia* (reed mace) can also be found along the Peștera Valley.



Fig.8. Imagine cu vegetație din sit – luna aprilie / Image with vegetation from the site - April



Fig.9. Imagine cu vegetație din sit – luna aprilie / Image with vegetation from the site - April

At the shrub level, species such as *Crataegus monogyna* (hawthorn), *Prunus spinosa* (blackthorn), *Rosa canina* (dog rose), *Ligustrum vulgare* (dogwood) or *Jasminum fruticans* (wild jasmine) can be found in the area.



The arboreal level is very poorly represented within the site and consists of scattered specimens of *Juglans regia* (walnut) and *Prunus sp.* (myrobalan) positioned on the border with the railway, as well as specimens of *Populus sp.* (poplar) present on the border with DN 3C (near the Peștera Valley).

### 2.3.7 Fauna

The fauna of the area is rich in rodents associated with agricultural crops. Also, there is no shortage of anthropophilic species such as sparrows, crows, blackbirds, turtledoves, rats, etc., which have managed to adapt their behavior and diet to the new environmental conditions imposed by urban developments. Among the faunal elements that can have sporadic appearances within the site, the deer, the fox, the wild boar and the partridge stand out.

At the same time, it should be noted that the site that is the object of this competition is located in the vicinity of two large areas of special avifaunistic protection that are part of the European ecological network Natura2000 in Romania, respectively:

-*Bifaunistic protection area ROSPA0057 Lake Siutghiol* with an area of 1,858.8 ha;

-*Bifaunistic protection area ROSPA0076 Black Sea* has a total area of 149,143.9 ha.

Within these areas there are species protected under the Birds Directive, migratory species listed in the appendixes to the Convention on Migratory Species (Bonn), as well as globally endangered species.

### 2.4 Archaeology

In order to substantiate the elaboration of the *Zonal Urban Plan - regeneration and urban revitalization of area DN 3C Constanța*, an *Archaeological diagnostic report* was drawn up, by expert archaeologist Dr. Constantin Băjenaru and archaeologist Cătălin Mircea Nopcea, dated 16.05.2022. The purpose of this report is to specify the archaeological potential of the surface that is the object of the urban planning documentation and to preliminarily delimit the identified sites and their respective protection areas.

From the total of twelve archaeological sites identified, three sites superimpose the intervention area of this design competition: numbers 9, 10 and 12 of the

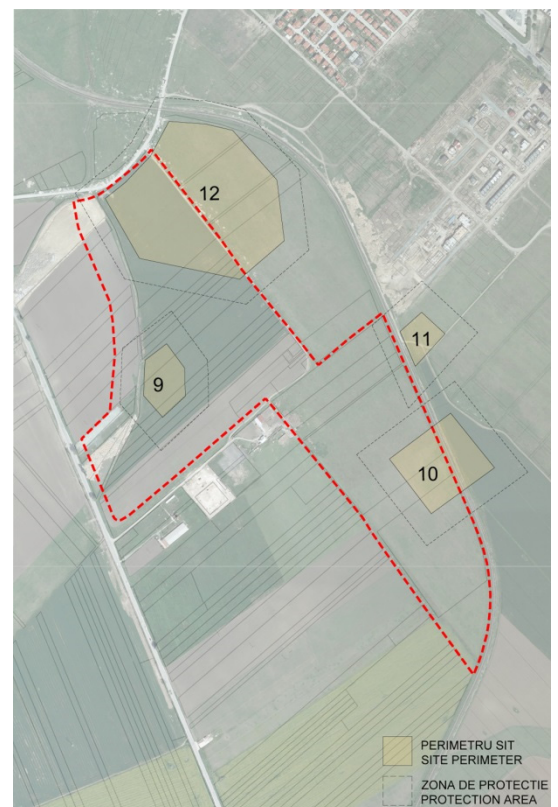


Fig.10. Harta situri arheologice / Map of archaeological sites





appended *Archaeological Diagnostic Report* [ Appendix 4.4 *Archaeological Diagnostic Report* ]. Additionally, the protection area of site 11 partially superimposes the site contour.

The four sites are located, delimited and described as follows:

- a. *Site 9 – flattened tumuli: Site spotted through the interpretation of aerial and satellite images, which indicate the presence of anomalies with archaeological potential, most likely flattened tumuli.*
- b. *Site 10 – late Roman habitation: Remains spotted on the ground surface near the railway next to Madrid Street, consisting of numerous ceramic fragments, stones and fragments of building materials (tiles, bricks). Very likely a farm (villa) from the 4th century AD.*
- c. *Site 11 – bi-ritual necropolis from the Roman period (2nd-3rd centuries AD), with cremation and burial tombs, discovered by chance in 2016 during excavation works (borrowing pit) in the Maurer neighborhood area; a ceramic amphora and a glass unguentarium come from the inventory of an inhumation tomb.*
- d. *Site 12 – Ottoman settlement and flattened tumuli: Ceramic fragments specific to the Ottoman period were identified on an area extended in the arable land. In the southern area of the site, on the higher ground, anomalies are observed that indicate the presence of some flattened tumuli.*

[ see appended sheet 6.11. *Archaeological sites in the intervention area* ]

According to the legislation in force and the recommendations of the cited report, in the perimeters corresponding to sites 9, 10 and 12, intrusive archaeological investigations and preventive archaeological investigations will be necessary in the case of underground interventions.

## **2.5 Infrastructure networks and safety areas**

The area is affected by several important networks: natural gas pipelines, overhead power lines (OHL), underground drinking water sources, water supply pipelines.

### **2.5.1 Gases**

The area is crossed by the natural gas main that supplies the Municipality of Constanța, with a measure regulation station outside the intervention area. The route of the main imposes construction restrictions on various distances, depending on the type of proposed future constructions.

According to ANRE Order 118/2013, the protection and safety areas in which construction restrictions are applied are at least 100 m for buildings or outdoor spaces with well-defined surfaces (playground, park, recreation area or other public place), as represented in the appended sheet [ 6.3. *Construction networks - natural gas transport* ]

The Constanța City Hall intends to divert the existing route, so that the safety distances do not affect the possibility of developing the park. According to address no. 346677/03.05.2022 related to the *Zonal Urban Plan - Regeneration and Urban Revitalization of Area DN3C*, Transgaz agrees with the relocation of the pipeline route [see appended sheet 6.3. *Construction networks – natural gas transport*].

## 2.5.2 Electricity

In the central-southern area of the site relating to the PUZ, there is the Transelectrica Constanța - Nord electrical transformer station. The presence of this equipment of major importance for the Municipality and the localities around it implies building restrictions both around it and along the overhead networks. According to ANRE Order 239/2019, the overhead power lines (OHL) are provided with the following protection areas:

- 400 kV OHL - 75 m measured along the axis (37.5 m left-right of the axis)
- 10 kV OHL - 24 m measured along the axis (12 m left-right of the axis)

The LEA 10kV route that crosses the intervention area in the south-western area is proposed to be transformed into an UGC (underground power line), through the documentation related to the *PUZ Regeneration and Urban Revitalization of Area DN3C* [ see appended sheet 6.4. *Construction - electrical networks* ].

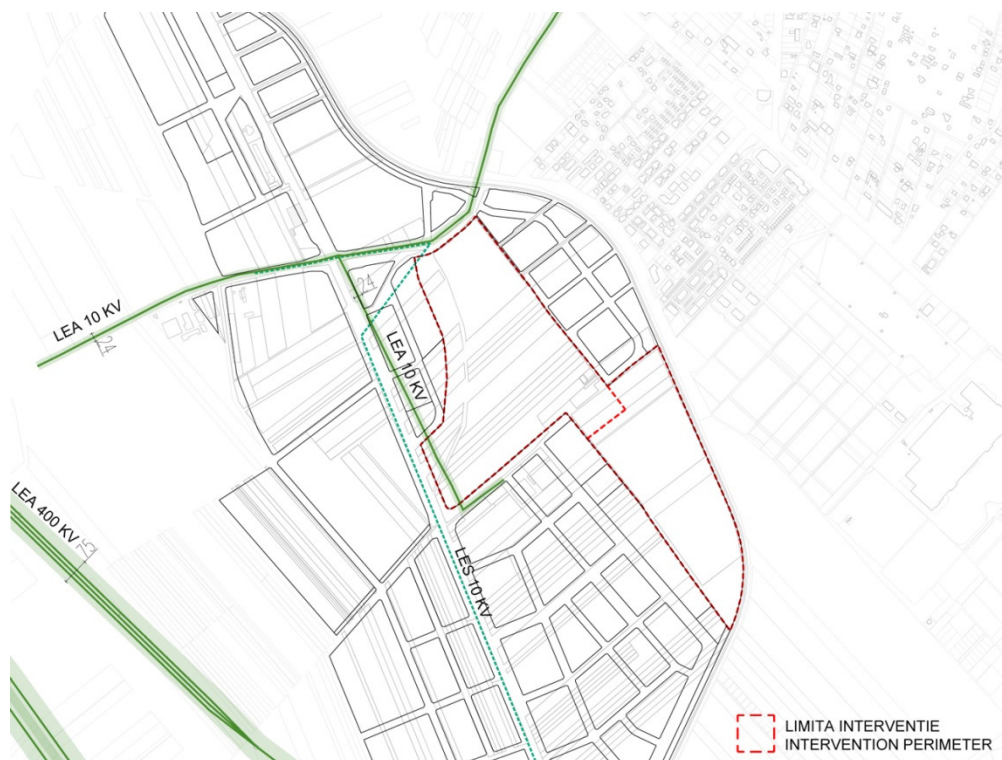


Fig.11. Trasee electrice / Electrical networks

### 2.5.3 Sources of drinking water

Near the future park are two important sources of drinking water of the city, deep wells grouped in the Cisma I and II areas. This is the reason for the establishment of a hydrogeological protection perimeter, which includes the area between the fields of supply and discharge to the surface and/or underground of groundwater through natural emergence (springs, drains and boreholes) and has the role of ensuring protection against polluting substances that are difficult to degrade or non-degradable and the regeneration of the flow taken through water catchment works. According to GD no. 930/2005, houses, economic and social-cultural objectives can be built in this area only if the evacuation of household water and rainwater from the respective area is ensured, under maximum safety conditions.

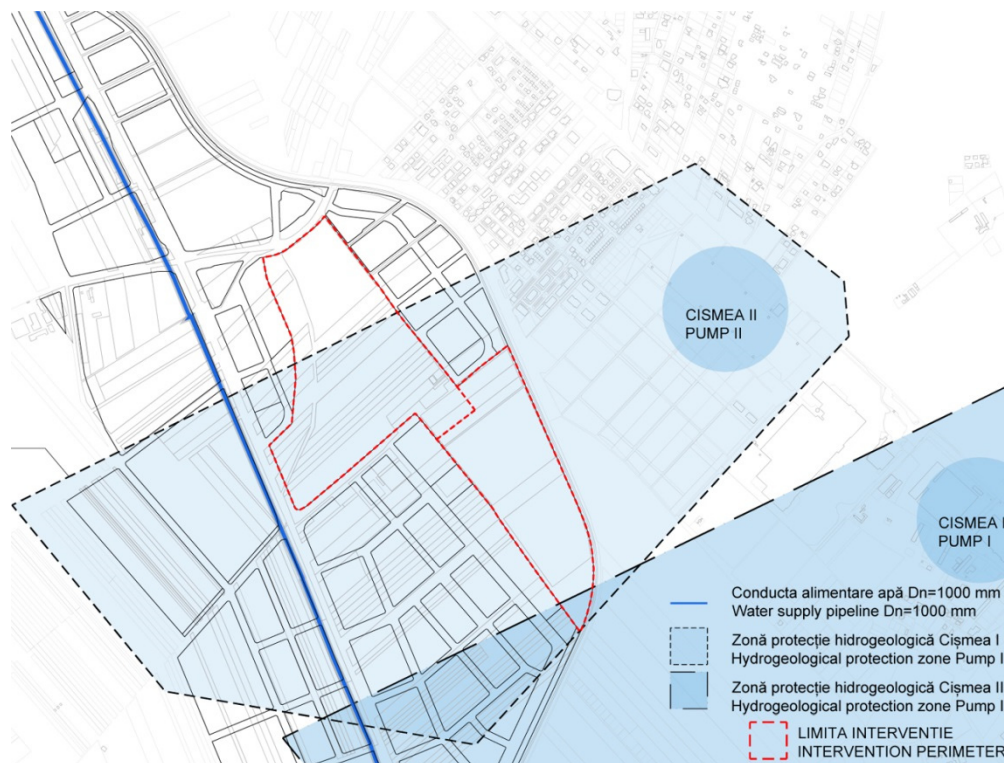


Fig.12. Surse apă potabilă / alimentare cu apă / Sources of drinking water / water supply

### 2.5.4 Water pipes

Also, in the area, the presence of a water supply pipeline is reported, parallel to DN3C, whose protection regime does not affect the park. [ see appended sheet 6.5. *Construction networks - water and sewerage* ].

## 2.6 Classification in strategic, urban and landscape documentation

The area corresponding to the area where Park DN3C will be built is currently outside the city limits of the Constanța Municipality. As such, the area is not regulated by the *General Urban Plan of the Municipality of Constanța* (PUG), most of the areas in question being included in EX reference territorial units, defined as “areas reserved for the expansion of some functions outside the built-up areas”.

However, it can be noted the PUG's intention to develop the area between the railway (Madrid Street) and the A4 highway by providing an important north-south artery, between the current DN3C and A4, fed by east-west transverse streets. These urban development intentions are taken over by the *PUZ - Urban Regeneration and Revitalization of Area DN3C* [ see appendix 3.1.PUG extracts ].

Starting with the year 2020, the City Hall started the update of the Constanța Municipality PUG, contract awarded to the association SC Synergetics Corporation SRL - SC Quattro Design SRL, the project being in *Stage I: Foundation Studies, Diagnostic Analysis and General Urban Development Concept*.

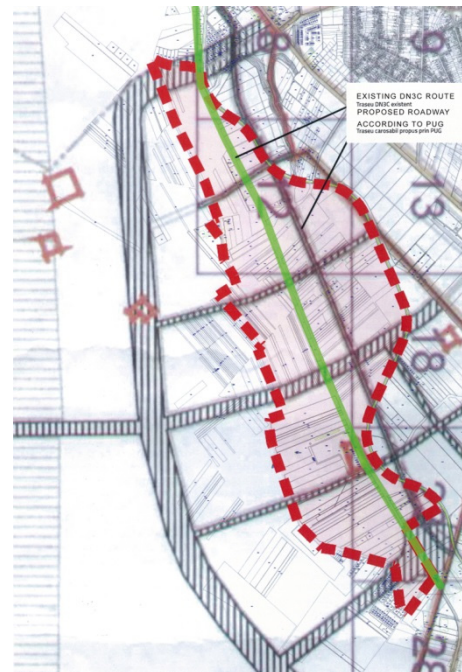


Fig.13. Suprapunere PUG - PUZ DN3C / Superposition PUG – PUZ DN3C

From the point of view of the urban regulations in force, the provisions of the *Sustainable Urban Mobility Plan of the Constanța Growth Pole* (PMUD), elaborated with the support of the European Bank for Reconstruction and Development in November 2015, should also be noted. Given that, according to the Constanța Municipality PUG in force at that time, the area was considered an unincorporated area, no traffic and mobility studies or surveys were carried out for this area. However, among the PMUD proposals relevant to the location of the future park we mention:

- the list of projects proposed prior to the PMUD and integrated into the study, where the intention to connect the Palazu Mare area to the A4 highway by rehabilitating DC89 can be noted (figure 1.1, p.14)
- sheet *MB2: Connecting important locations and tourist attractions to the bicycle network*, where you can see the proposal to expand the network of bicycle paths between Constanta and Ovidiu, parallel to the railway (p.241, part of Appendix A - maps with the location of the proposed projects);



- sheet *PT2: Construction of a Bus Rapid Transit (TRA) system on the west-east-north and north-south axes*, where it is proposed to provide a bus station near the site, on DN3C (p.241, part of Appendix A - maps with the location of the proposed projects).

This information can be consulted in appendix 3.2. *PMUD*.

From the point of view of urban planning regulations, *PUZ - Urban Regeneration and Revitalization of Area DN3C* represents the main urban planning documentation to which the development of the park is related [ see appendix 3.3. *PUZ DN3C foundation* ].

The Local Urban Planning Regulation relating to the *PUZ* provides for the park to be included in the **Va** zone - Green spaces and leisure facilities area with sub-areas **Va-pu** – Green and leisure area - Urban park sub-area and **Va-d** – Green and leisure area - Sub-area of facilities related to green spaces.

According to the *PUZ - Urban Regeneration and Revitalization of area DN3C*, the **Va-pu** sub-area will represent at least 90% of the total area of UTR **Va**, while the **Va-d** sub-area (functions and facilities related to the park) will be able to represent a maximum of 10% of the **Va** area and will not be regulated as a green area.

The *Zonal Urban Plan* does not provide for definitive contours related to the **Va-pu** and **Va-d** sub-areas within the park, and this delimitation will be carried out after the current competition, in accordance with the winning design.



Fig.14. *PUZ DN3C – reglementări stadiul actual / PUZ DN3C – current status regulations*

The indicators established in the *Zonal Urban Plan* for the two sub-areas are as follows:

	<b>Va-pu</b>	<b>Va-d</b>
POT	10%	40%
CUT	0.1 sqm/sqm land	1 sqm/sqm land
max RH	GF	GF+4
max H	4 m	20 m

## 2.7 Circulations

### 2.7.1 Road circulations

The two large areas of the park (described in subchapter 2.1) open to several modernized circulations or proposed through the *PUZ*.

**Area A** — the larger, trapezoidal surface — opens with a front of 180m to the arterial of supra-municipal importance DN3C and with a front of 206m to DC89. Also, an important proposed street bordering this area of the park for a length of approximately 235 m is represented by the FN33 street, served by public transport lines. Other proposed streets tangent to this surface creating park fronts of different lengths are FN25 (front length 111m) and FN31 (front length 193m).

Adjacent to area A, public parking lots are provided on the ground in the vicinity of streets FN25 (290 spaces) and FN26, in the northern area (500 spaces).

**Area B** — the smaller, triangle-like surface — does not open to major road circulations. On a length of 833 m, it develops along the Constanța-Ovidiu railway line, which is also the effective limit of the park. To the north-west, this area of the park is bordered by the proposed street FN26 for a length of approximately 100 m. In the vicinity of area B, public parking lots are planned adjacent to streets FN33 (approximately 250 spaces) and FN26 (130 spaces), as well as side parking spaces along the streets.

See the appended sheet [ 6.6. *Road, cycling, pedestrian circulations* ].

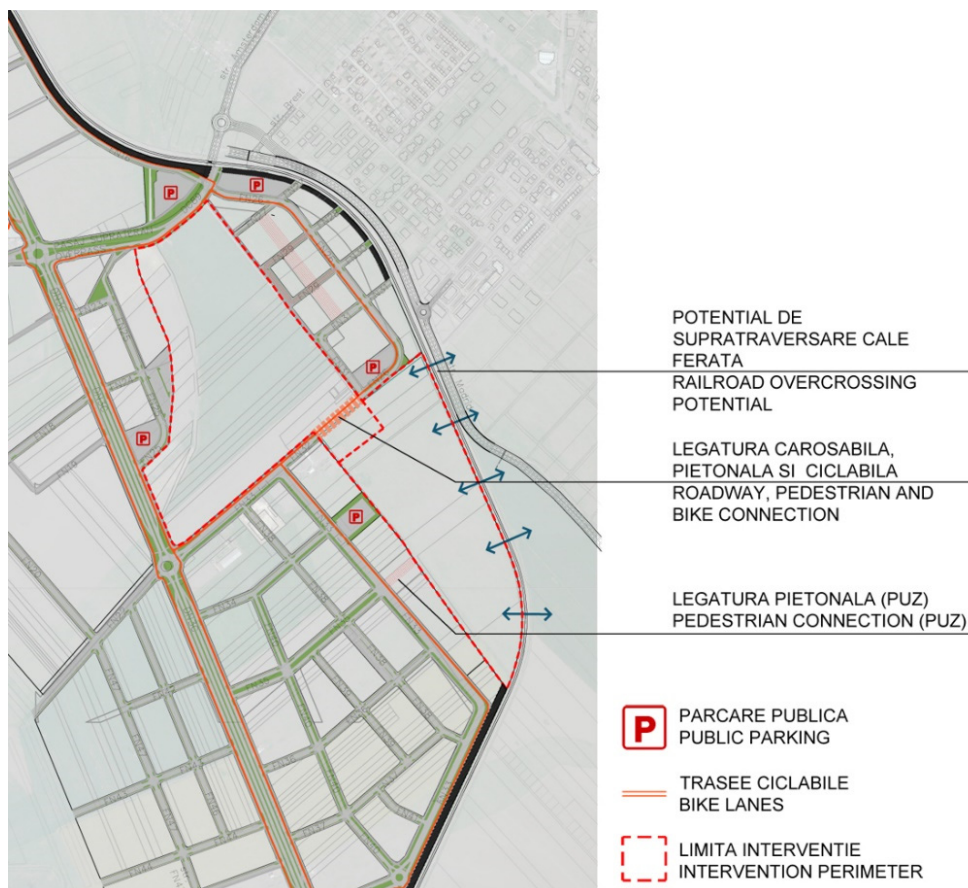


Fig.15. Circulații carosabile, ciclabile, pietonale PUZ DN3C / Street, cycling, pedestrian traffic PUZ DN3C



### 2.7.2 Pedestrian circulations

All the road circulation mentioned in the previous point are accompanied by pedestrian circulations with variable widths. For these details, competitors are invited to consult the appended sheet [ 6.6. *Road, cycling, pedestrian circulations* ], which indicates in detail the proposed profiles of all these arteries.

Additionally, *PUZ - Urban Regeneration and Revitalization of Area DN3C* provides for several routes dedicated to pedestrian circulation in the vicinity of the park. On the north-eastern side of area A, the intervention area adjoins FN29 street, with a front length of approximately 120 m and adjacent to the ZLc1 collective housing areas, for which a *shared space* type use is proposed.

Perpendicular to the south-western limit of area B, FN35 street is shaped like a commercial promenade; in its extension, between the FN33 street and the park boundary, the *PUZ* documentation regulates a segment that crosses the ZLc1 collective housing area towards the park.

The described regulations do not exclude the possibility of imagining additional pedestrian connections between the future park and the adjacent development areas.

### 2.7.3 Railway

The Constanța–Năvodari railway borders the park (area B) for a length of 833 m to the east. This railway connection serves the transport of passengers between Constanța and Ovidiu, but also facilitates the transport of goods, beyond the city of Ovidiu, to the industrial platforms adjacent to the city of Năvodari. Given the recent development of the Municipality of Constanta to the NW, it is expected that, in a future scenario, this railway line will be able to support an intensified passenger transit, transforming to fulfill the role of a metropolitan fast train or surface metro. As a result, the *PUZ - Urban Regeneration and Revitalization of Area DN3C* proposes the construction of an urban railway transport station near the park, within the T2a sub-area.

The presence of the public railway carries with it conditions specific to the safety area and the protection area according to GEO no. 12/1998, republished, regarding transport on the Romanian railways and the reorganization of the National Society of Romanian Railways [see appended sheet 6.7. *CF Protection and safety areas* ].

The safety area (20 m from the railway axis) is necessary for the location of signaling and traffic safety installations and other installations for the operative management of train traffic, as well as for environmental protection installations and works.



The protection area (100 m from the railway axis) includes the adjacent lands, located on either side of the railway axis, regardless of the owner, as well as the lands intended or serving, in any form, to ensure its operation. In the railway infrastructure protection area, the following are prohibited:

a/ the location of any constructions, even temporary ones, the storage of materials or the establishment of plantings that prevent the visibility of the railway line and signals;

b/ the use of red, yellow, green or blue indicators and lights, which could create confusion with the railway signaling;

c/ carrying out any works which, by their nature, could cause landslides, landsfalls or affect the stability of the soil, including by cutting trees, shrubs, extracting construction materials or by altering the groundwater balance;

d/ improper storage of materials, substances or waste that contravene the rules of environmental protection or that could cause the degradation of the railway infrastructure of its protection area, as well as the conditions for the normal development of railway traffic.

The railway also represents a physical barrier that breaks the continuity of the current development of the city along Ovidiu Boulevard and the future area developed through the *PUZ - Regeneration and Urban Revitalization of Area DN3C*.

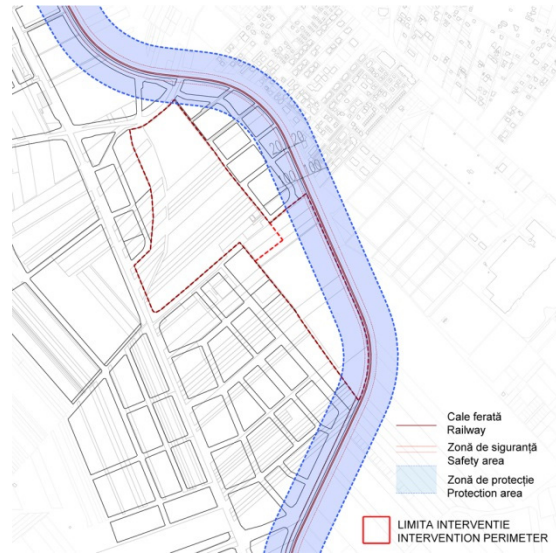


Fig.16. Traseu cale ferată / Railway route

## 2.7.4 Cycling and light mobility tracks

Constanța municipality does not have tracks dedicated to bicycle transport (or other forms of light mobility) in the area. However, the Sustainable Urban Mobility Plan, 2015, envisages the use of alternative means of mobility to connect the important places of the city and tourist attractions. In this sense, PMUD 2015 proposes several relevant projects for the area of interest near the future park, including the creation of cycle tracks along the Constanța-Ovidiu railway [see appended sheet 3.2. *PMUD-MB2-BICYCLE.P241* ].

To these strategic provisions are added the cycle tracks proposed by the *PUZ - Urban Regeneration and Revitalization of Area DN3C*. This PUZ provides for the construction of routes dedicated to bicycles and light mobility that follow the route of the following arteries:



Fig.17. Piste bicicletă PMUD / PMUD cycle tracks



- DN3C, on both sides of the carriageway, crossing the newly created district, up to the intersection with DC89 (from where it continues only on the western side);
- DC89, on the southern side, until after the intersection with the Constanța–Ovidiu railway, establishing connections to Tomis boulevard through Brest Street and along Madrid Street;
- FN16 along the railway, on the northern side, starting from the junction with DC89 and FN26
- FN26, on the side towards the park and connecting with FN32 under the connecting area between the two areas of the park (next to the road circulation);
- FN33, on the northern side and along the railway.

## 2.8 Relation with adjacent areas and neighborhoods

The future park is directly adjacent to several recently built areas, but also to large areas of land proposed for development through *PUZ Regeneration and Urban Revitalization of Area DN3C*.

In the built-up areas located to the east of the park (beyond the railway), the Boreal and Tomis Plus neighborhoods should be mentioned. The Boreal neighborhood is a homogeneous area of individual homes with a low height regime. Tomis Plus is a larger area, built in recent years, and hosts both heterogeneous housing types — low-rise individual housing, small/low-rise collective housing, but also medium-to-high-rise collective housing (GF+7/9 levels). There is a slight increase in the height regime from Tomis Boulevard towards the railway, but also the concentration of buildings with greater height and density towards the main streets that cross the neighborhood. The predominantly residential profile of these neighborhoods is occasionally complemented by small service spaces located on the ground floor of the buildings.

The public space is dominated by the presence of cars parked on the public domain or on properties, on their border or on the ground floor of buildings. In areas predominantly occupied by individual homes, the vegetation planted in yards actively participates in increasing the quality of public space. By contrast, in the vast majority of the Tomis Plus neighborhood, where the land is developed in height, with

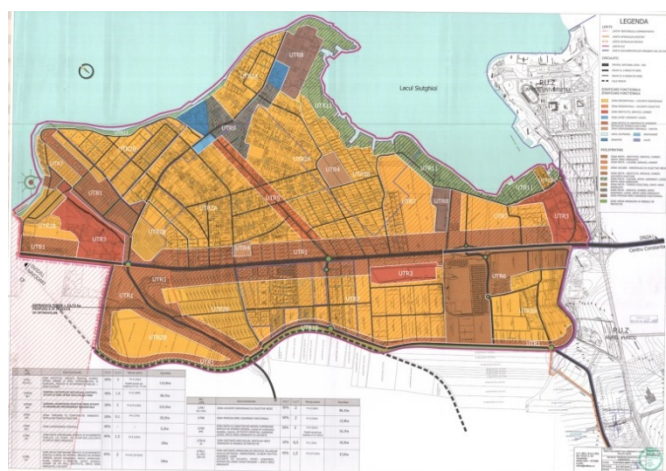


Fig.18. reglementări PUZ Palazu Mare, 2010 / PUZ Palazu Mare regulations, 2010



medium and large collective housing, vegetation is rare or completely absent from the streetscape. The public domain does not include spaces dedicated to the planting of alignment vegetation, and the neighborhood is developed without taking into account the need to create larger green spaces dedicated to the residents. In addition, you can consult the sheet for updating the regulations of the *Palazu Mare Zonal Urban Plan* [ appendix 8.1. *Palazu Mare PUZ 2010* ].

In addition to the neighborhoods described above, there are two complexes in various stages of implementation — *Maurer Residence* (under construction) and *Greenfield* (under approval). The available documentation that is the basis for their construction is appended to the competition documentation:

- Sheet of proposed regulations Maurer real estate PUZ [ appendix 8.2. *Maurer PUZ 2017* ]
- Sheet of proposed regulations Greenfield PUZ [ appendix 8.3. *Greenfield PUZ 2019*].
- Other PUZ or PUD regulations (subdivisions) [ appendix 8.4. *other PUZs* ]

The position of these developments in relation to the boundaries of the park is represented in the appended sheet 6.10. *Urban plans approved in the area*.

In the southeast of area B, beyond the railway, the park borders a large area of arable land, located outside the built-up areas of the Municipality of Constanța, which may be subject to future urban planning regulations. This area will be crossed by the future Madrid street, which is designed at the pre-feasibility level [ see appendix 8.3. *Madrid Street* ], a project that the Municipality intends to implement in the next period.

The development of the areas immediately adjacent to the future park is provided for by the *PUZ - Urban Regeneration and Revitalization of Area DN3C*, also synthetically described in appendix 6.8. *Functional zoning of neighborhoods*. According to the Local Urban Planning Regulation related to the *PUZ*, the park adjoins the following categories of functional areas [ see also appendix 3.3. *PUZ DN3C foundation* ].

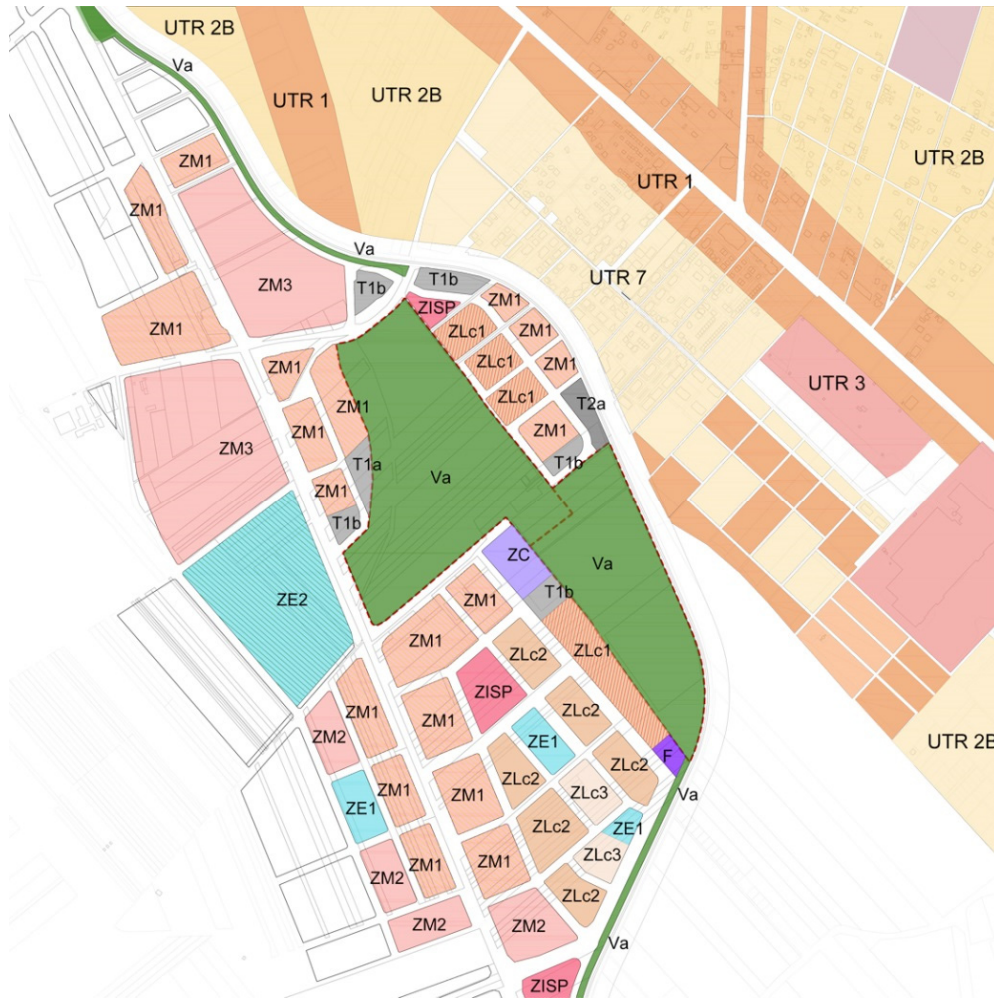


Fig. 19. PUZ DN3C – zonificări stadiul actual / PUZ DN3C – current status zoning

**ZLc1** — To the northeast of area A and southwest of area B, the development of collective housing areas with a GF+8/GF+12 height regime located in the vicinity of the Urban Park and along the DN3C is regulated. Allowed uses: collective housing, service housing, leisure and sports functions in covered or uncovered spaces, housing-related facilities – pedestrian walkways, driveways, ground parking, landscaping, urban furniture, pens for pets. On the ground floor of the fronts facing the Park, only public catering functions (cafes, bar, restaurant, etc.) are allowed. It is allowed to extend these functions to the 1st floor and/or to the mezzanine.

**ZM1** — To the north-east, north-west and south-west of area A, the development of mixed areas intended for services, institutions, public equipment and housing is foreseen. Allowed uses: administrative functions, services with public access, medical functions, education and training units with a short or extended program, spaces for liberal professions, tourist functions, leisure and sports functions in covered or uncovered spaces, pens for pets, skate-park, functions in the sphere of cultural activities. Uses allowed with conditions: commercial functions with a sales area of less than 1500 sqm, housing (collective housing,



accommodation units, service homes, etc.) provided that the CUT is maintained < 2 sqm total built surface/sqm plot. Collective housing is not allowed on the ground floor of buildings. The ground floor will be reserved for other functions among those allowed or allowed with conditions.

**ZISP** — In the northern extremity of area A and adjacent to DC89, the Area of public institutions and services is regulated. Allowed uses: administrative functions, with special purpose (police, gendarmerie, civil protection, etc.), tertiary or commercial functions (with a sales area of less than 1000 sqm), public catering, financial-banking functions, services with public access (finance, banks, consulting, design, etc.), spaces for liberal professions, medical functions, cultural functions, tourist, leisure and sports functions in covered and uncovered spaces, public and green spaces with a recreational role, ground and multi-storey car parks, electric charging stations.

**ZE2** — Opposite the border of the park with DN3C, on the opposite side of the artery, an extensive area (11 ha) is regulated which will be dedicated to the construction of a new university education campus specialized in creative industries and technology (Area of education, health and research centers).

**ZC** — Near the crossing between the two areas of the park, adjacent to the southwestern limit of area B, the development of cultural units is regulated (allowed functions: museum, art gallery, art workshop, theater, opera, operetta, library, media library, house of culture, cultural center or complex, congress center, conference center, cinema, multiplex, multipurpose hall, performance hall, exhibition, children's club, and others similar and complementary to those mentioned; underground and ground level car parks; public spaces and green areas with a recreational role).

The number of above-ground levels and the height of the construction will be determined according to the theme of the proposed program on the site. Emphasis will be placed on the location in the vicinity of the park and the position located at a slightly higher elevation of the site in relation to public circulations in the vicinity.

**F** — In the southern extremity of area B, the Area of worship units is regulated (allowed functions: places of worship, buildings adjacent to places of worship for social activities of religious associations, parish houses, public parking lots on the ground, public spaces and green areas with a recreational role), maximum height of buildings – 25 m (high GF).

**T1a** — To the west of area A, the Sub-area of equipment and functions complementary to the road traffic infrastructure is provided – public transport terminal (bus). Maximum height allowed: 8 meters (GF+2).





**T1b** — Three locations for parking vehicles are provided within the boundary of the intervention area, included in the Sub-area of parking facilities and constructions related to the road traffic infrastructure: in the western extremity of area A and adjacent to DN3C, tangent to FN26 street, on the north-western limit of area B and along the south-western limit of area B. The maximum permissible height of buildings – 15 meters (GF+5).

**T2a** — Adjacent to the railway line, on the northern side of area B, the Area of railway services and its complementary functions is proposed, established as a public utility objective. This includes the lands intended for the construction of a railway station intended for the transport of people between the intervention area of the *Zonal Urban Plan* and the Municipality of Constanța (the southern area of the Coastline), respectively Năvodari and the northern area of the county, with the possibility of connecting Mihail Kogălniceanu airport in the future.

### **3. COMPETITION BRIEF REQUIREMENTS**

#### **3.1 Principles**

The vision of the future park will be based on the following principles, also proposed and agreed upon in the population consultation process.

##### **3.1.1 Public opening**

Parks are public equipment that the municipality establishes, protects, maintains and develops for the benefit of all citizens. Parks are registered by law in the broader category of “public green spaces with unlimited access” (Law no. 24/2007), thereby confirming once again their public vocation. Thus, it can be stated that parks are part of the public services that an administrative authority offers to citizens free of charge, to meet some needs or desires and to contribute to increasing the quality of life.

Citizens' wishes refer to the hosting of specific leisure activities, in a landscaped setting that benefits both directly — its users, and indirectly — the urban environment in which it is included. In this sense, the park is not a space to be exploited in a commercial sense (it does not bring direct profit in money) and it should not be conceived as a source of income.

##### **3.1.2 Accessibility**

To ensure that parks are public endowments accessible to all free of charge — and not spaces dedicated to a limited number of the population — the activities that the parks host must not be conditional on the purchase of a ticket, subscription, or product or service.



Even though they are accessible to everyone free of charge, the activities that the park will host can be divided into:

- free activities;
- activities that require dedicated spaces and arrangements.

In order to meet as many desires as possible of potential users, the park will have to allow both categories of activities, so that they can be carried out as freely as possible, but without disturbing each other.

Hosting free (non-scheduled) activities involves creating an infrastructure that encourages the inventiveness and creativity of users to use the park spaces in the freest of ways . This infrastructure translates into paths, places (full of character), shade, water, types of planting, etc. — on the sum and intersection of which the experience of the park as a free place essentially depends. In this sense, the reasons why people decide to spend time in the park may be more than the offer of scheduled activities (which require specific facilities). As such, the park must also offer spaces that people can use in the most diverse ways, according to their own needs or desires, without someone (or something) limiting these activities.

Apart from these, there are several types of activities in the park that require dedicated facilities. These are detailed in subsequent chapters of the design brief .

### **3.1.3 Social inclusion**

Being conceived from the beginning as spaces used by different people, at the same time, parks bring people together, and their spontaneous coagulation around a common interest gives the measure of the success of parks as public spaces, but also as tools of social inclusion. Instead of a sum of spaces, each dedicated to a distinct social group, parks make available to a large number of people a large landscaped area, composed of a variety of places where people can meet, because they share affinities, or simply by accident.

Conceived in such a way that it can represent a territory shared by as many people as possible at the same time — instead of fitting them into social groups that can easily prove restrictive or univocal — the park will also function as an anti-segregation device.

### **3.1.4 Adaptability**

Flexible spaces — more activities in the same place

Parks are places that can occasionally host extraordinary events — concerts, film screenings, outdoor exhibitions, etc. These events are only held sporadically.

Providing specially designed spaces dedicated to extraordinary events entails a large consumption of resources. Conversely, the occasional interruption of the daily rhythm of a place, by introducing an extraordinary use, can represent a welcome element of change.



Therefore, it is important that the park allows the same spaces to be used in several scenarios at different times — a current use, for everyday/current activities and a special use, for times when extraordinary events are scheduled.

#### Adaptable spaces — fewer buildings, more intensively used

Parks are ideal places for carrying out social and cultural activities in relation to the unbuilt landscaped space, activities that attract people to spend time together. Apart from those activities that can be organized outdoors, but also to support the use of the spaces in the cold seasons, parks can host pavilions that allow activities to be carried out in built spaces, protected from the elements. The existence of these constructions in parks seems to contradict the interest of having as much green space as possible. For this reason, both the architectural quality of these pavilions and their placement must ensure that they serve the role of enhancing use in all seasons, without prejudicing the perception of the essentially unbuilt space of the park.

As such, activities intended to be housed in enclosed and/or covered spaces should be concentrated in as few buildings as possible so that the park retains as much unbuilt surface as possible. This leads to the consideration of the adaptability of the pavilion buildings themselves, which must be able to accommodate as much diversity of activities as possible, thus functioning as true points of attraction and enhancement of the park in its entirety.

### **3.1.5 Differentiated maintenance**

By means of a differentiated maintenance, the future park aims to calibrate the use of available resources, with the aim of improving the urban microclimate, offering comfort and safety in use to all residents. In this context, the aesthetics of the proposed landscape must be designed in relation to the resources required for the maintenance of the park.

Differentiated maintenance involves the development of green spaces as a collection of areas with different maintenance requirements. They can be alternated as follows:

- spaces that require intensive maintenance, such as the case of lawns or floral arrangements that highlight a building, a square or a decorative element, respectively areas that are usually much more intensively used by the public;
- spaces with moderate maintenance, such as tree stands or flowering meadows, with less intensive use, where, therefore, the need for maintenance work is also reduced;
- spaces with zero maintenance, which are, in fact, reservoirs of biodiversity, where intervention is punctual and is limited only to the prevention of imminent dangers (such as fires caused by the accumulation of a very large volume of dry plant material);



- spaces with community maintenance, respectively areas that are intended for concessional maintenance to the residents, as is the case with community gardens, which allow the cultivation of the land as an act of social cohesion.

### 3.1.6 Ecology of resources

The design solution will focus on enhancing the topographical elements present on the site. Special attention will be paid to the relationship with Peștera Valley and the flood-prone nature of this area. Also, solutions will be thought out that highlight the natural structure of the land and the visual relations within the site, as well as the connections with the neighboring areas.

The project will also detail the way in which natural resources will be used, such as: the fertile layer to be removed for some constructions and for the insertion of circulations; the layer of soil originating from lower horizons as a result of building the foundations of some constructions; rainwater, etc.

Also, the project will propose a solution for the development of a bio-retention and purification system for water management and for the natural integration of the Peștera Valley watercourse in the future development.

### 3.1.7 Environment

Being intended for a wide variety of activities, from contemplation to sports, the park layout must generate spaces with varied environments. Between the pronounced natural character of the different areas and the formal inventiveness proposed by various objects or arrangements, the different “places” in the park will define rest areas of shorter or longer duration, offering protection from the sun, winds, etc. and favoring the longest possible use of the park both throughout the day and throughout the year.

## 3.2 Staging – the two stages and the spatial connection between them

The two areas of the park (area A and area B) will be developed in two distinct stages of implementation, in relation to the main infrastructural networks developed through *PUZ - Regeneration and Urban Revitalization of Area DN3C*. Thus, area A of the future park will be the object of the first stage of implementation and area B of the second stage. Competitors must take into account this order of implementation and distribute the different specific requirements of the design brief between the two implementation stages, justifying the strategic choice they propose.



The physical connection between the two stages of implementation is to be achieved through a crossing that ensures at the same time:

- the ecological continuity of the two areas of the park;
- the continuity of use of the two areas of the park through the network of pedestrian and light mobility.

Whatever the proposed crossing solution, the continuity of the road, pedestrian and light mobility routes related to the FN26, FN32 and FN33 streets, as proposed by the PUZ - Urban Regeneration and Revitalization of Area DN3C must be ensured at the same time [ see appended sheet 6.6. Road, cycling, pedestrian circulations ].



Fig.20. Etapizare / Stages

### 3.3 Access

The future park must be easily accessible to as diverse and numerous an audience as possible. In this sense, special importance will be given to the possibility to access the park in an undifferentiated way through the road network, pedestrian network and alternative means of transport.

#### 3.3.1 Main and secondary road accesses

The park will be adjacent to the two existing major circulations that *PUZ Urban Regeneration and Revitalization of Area DN3C* plans to expand and/or modernize — DN3C and DC89. At the same time, the documentation provides for the construction of important streets for the development of the future neighborhood — FN33 and FN26 — which border area B of the park to the northwest and area A of the park to the southeast, respectively. The connection between FN33 and FN26 is also the roadway that crosses the park (see subchapter 3.2 *Staging*). It is recommended that the opening of the park to this artery takes into account the functional profile of the areas planned for development opposite the park (described in subchapter 2.9. *Relation with adjacent areas and neighborhoods* and in Appendix 6.8. *Functional zoning of neighborhoods*).

Additionally, the park is accessible from several other roadways provided by the *PUZ*. The design of these streets and their way of relating to the park, along with their domestic character, tries to open the park to the adjacent neighborhoods while also encouraging a permeable development that allows the irradiation of green spaces in the depth of the urban



fabric. As such, no main accesses to the park will be proposed along these streets, but only secondary entrances, adapted to the scale of the future neighborhoods.

The transversal profiles of the main circulations proposed through the *PUZ - Urban Regeneration and Revitalization of Area DN3C* are part of the competition documentation — Appendix 6.6. *Road, cycling, pedestrian circulations.*

### 3.3.2 Green corridors

“Green corridors” are connections that generate added value for the urban space, stimulate economic activity, improve movement for pedestrians and cyclists, contribute to improving health according to the principle of an active life. Green corridors provide protection for users from vehicular traffic, are publicly accessible free of charge throughout the year, do not include steep slopes or stepped areas, integrate rest and recreation infrastructure, are linked to transport infrastructure and constitute strategic links for different areas of the city (for example between the center and the periphery).

Correlated with the regulations of *PUZ - Regeneration and Urban Revitalization of Area DN3C*, the Contracting Authority aims to connect the future park with the system of green spaces of the city of Constanța by means of future linear connections, of the “green corridor” type:

- to Lake Siutghiol;
- to the south-eastern area, towards the Badea Cârțan rugby stadium, parallel to the future Madrid street, currently being modernized (project stage);
- to the south, where the wholesale food market is located, parallel to the railway line or parallel to DN3C;
- to the western area, by means of a linear park that leads to a possible further expansion of the city of Constanța towards the highway.

These possibilities are illustrated in sheet 6.1. *The network of green spaces in Constanța.*

The green corridors provided in the competition documentation shall be considered important access points to the park, dedicated to pedestrians, cyclists and other users of alternative mobility solutions. At the same time, the project shall provide for the continuity of these corridors for which the park does not necessarily represent a final destination.





current design brief, but must be considered as possible additional access points in the future park.

### 3.3.4 Parking

Since the park is dedicated to the citizens of the municipality of Constanța, as well as to the residents of the metropolitan areas, the park must be served by parking lots for cars, including the possibility of parking vehicles that transport larger groups of people (minibuses, buses). Competitors are invited to study the transversal profiles of the streets adjacent to the park proposed by the *PUZ - Urban Regeneration and Revitalization of Area DN3C* [ appended sheet 6.6. *Road, cycling, pedestrian circulations* ] and the plan of the same documentation indicating the proposed location of some proximity parking lots that future users of the park will also be able to benefit from.

In addition to the parking lots provided by the *PUZ - Urban Regeneration and Revitalization of Area DN3C* located outside the intervention area, within the outline of the future park it is requested to set up a number of 200 parking spaces for cars. In order not to obstruct the traffic of the future housing neighborhoods developed in the areas immediately adjacent to the park, these parking lots must be located adjacent to the streets FN26, FN32 and/or FN33, at the edge of the park.

These parking areas must be designed as “green parking lots”, characterized by:

- the use of solutions that allow the infiltration of meteoric waters in bio-retention gardens;
- the use of minimally invasive paving structures compared to the natural substrate;
- the shading of the surfaces by plant elements.

Also, the areas dedicated to parking must be configured in such a way that they can be used alternatively for the organization of seasonal fairs by temporarily freeing the roadway space from cars. In order to support this scenario of use, pavement structures will be proposed to allow pedestrian circulation and the placement of temporary structures specific to fairs regardless of the season.

### 3.3.5 Bicycle parking

Bicycle parking must be provided at each of the main entrances to the park, in relation to the cycle tracks proposed by *PUZ Urban Regeneration and Revitalization of Area DN3C*, to encourage access to the park with non-polluting means of transport.

In addition, bicycle parking must also accompany the proposed points of attraction inside the park — the pavilions of socio-community facilities, the arranged resting places, the main landscaping of the park as appropriate (the lawn or lawns, possibly the amphitheater, etc.). The grouping of bicycle parking (the capacity of each site) must be evaluated and proposed by each competitor in relation to the specific design of the proposed arrangement.





### 3.4 Circulations in the park

Inside the park, the exclusive access of non-motorized vehicles and pedestrians is allowed. With the title of exception, the access of means of intervention (ambulance, firemen, etc.), of vehicles necessary for the maintenance of equipment and equipped spaces, as well as of vehicles intended for the supply of public food and trade units, of tourist functions, etc. is allowed.

Competitors will propose a circulation system specific to the park, including pedestrian and light mobility routes, technical circulations for maintenance and administration and occasional circulations for extraordinary events or emergencies.

### 3.5 Social-cultural facilities

The future park will include constructions that encourage the activation of unbuilt spaces throughout all seasons, while also offering the possibility of organizing social, cultural and artistic activities in closed spaces.

The activities that the construction/constructions target can be exhibitions, presentations/conferences, events, educational activities, artistic/creative workshops dedicated to various age groups, community meetings, etc.

Competitors may choose to group these activities into one larger ensemble, in which case the adaptable character of the proposed spaces will have to be emphasized. Alternatively, competitors may choose to split the requested activities into multiple pavilions.

The proposed pavilion/pavilions will include:

- Distinct accesses for visitors and staff;
- Own administrative, technical and management spaces;
- Public toilets (own and open to park users);
- Public catering spaces (open to park users);
- Orangery area (possible to connect with other spaces of the pavilion);
- Multifunctional spaces dedicated to the requested activities.

The total area affected by these constructions will not exceed 1,500 built-up square meters. In addition to this area, the activities planned inside the buildings can extend around them without surface restrictions, according to the general design concept of the park.

### 3.6 Facilities for practicing sports

Distinct from the spaces described in subchapter 3.5, the park will be provided with areas dedicated to the safe practice of sports with a larger number of participants. In order to



prevent the possible noise discomfort resulting from the intensive use of sports equipment, their placement in the proximity of residential neighborhoods adjacent to the park will be avoided.

### **3.6.1 Facilities for team sports**

For a judicious and intensive use of the available land, multi-functional fields will be integrated into the layout to allow the practice of a wide range of team sports. The fields will be equipped with fixed equipment specific to certain sports (goalposts, basketball hoops) and removable equipment (tennis, volleyball or badminton net). It is possible to set up perimeter state areas intended for the public, but catalog solutions (benches or modular stands) will be avoided, solutions specific to the situation and subordinated to the overall vision are recommended.

The establishment of the number, position and dimensions of the sports fields remains at the discretion of the competitors, in accordance with the proposed vision. However, it will be considered that the sports fields accumulate an area between approximately 2500-3500 square meters.

### **3.6.2 Facilities for urban sports (*skatepark*)**

Spaces dedicated to specialized urban sports (*skateboarding, inline skating/roller skating, MTB, etc.*) easily gather users from different social groups. At the same time, these activities can become a source of noise discomfort for people staying for a longer time in their vicinity (residents or people who linger in the lawn areas). Particular attention will be paid to the location of these spaces in such a way as to avoid harmful adjacencies, as well as to the proposal of a design in harmony with the overall vision presented by the competitors. Spaces in this category will total approximately 2000-2500 sqm, their number, size and position remaining at the discretion of the design team.

## **3.7 Types of landscape arrangements**

### **3.7.1 Vegetation proportion**

The project will aim to reduce or even eliminate planting solutions that involve the presence of bare soil that contributes considerably to dust particle pollution and generates discomfort for users.

### **3.7.2 Proportion of tree plantings**

The ground projection of the crowns of tree plantations at the end of the installation phase, i.e. approximately 10 years after implementation, must be at least 30% of the surface of the park.



### 3.7.3 Proportion of lawn areas

In order to calibrate the management costs, the design solution must take into account the keeping lawn areas below 10-15% of the total area of the park.

### 3.7.4 Ecological connection between the two areas of the park

Ecological connections are an essential part of nature, they allow the free movement of fauna and the natural processes that support life on earth to take place in good conditions. These links are necessary for the functioning of ecosystems and represent key elements for the survival of animal and plant species, respectively for the conservation of biodiversity. At the same time, they ensure genetic diversity and allow ecosystems to adapt to climate change at a territorial level.

The design solution will propose ecological connecting elements between the two areas of the park, as well as between the park and the potential green network of the Municipality of Constanța. Even if the project will be implemented in stages, the ecological link between area A and area B must be executed in the first stage [ see appended sheet 6.9. Areas and stages of execution ].

### 3.7.5 Protection plantings

Taking into account the constraints generated by the dominant west and north winds, the project will develop plantings that will provide protection both to the users of the park (thus maximizing the period of its use throughout the year) and to the urban pattern that is to be developed near the future park

### 3.7.6 Bed of the Peștera Valley

The planning proposal will include solutions to increase the transport capacity of the current bed of the Peștera Valley watercourse, to deal with the problems arising from the vulnerability to floods.

## 3.8 Playgrounds

Determining the number, position and dimensions of playgrounds remains at the discretion of the design teams, in accordance with the proposed vision. However, the provision of extended mono-functional areas will be avoided, it is preferable to intersperse with state areas or attractions calibrated for other types of public as well.

In the design of the playgrounds, it will be sought to integrate objects appropriate to the overall vision of the project, with a robust and simple design, which allows varied uses and addresses several age groups at the same time.



### 3.9 Community gardens

Community gardens can be established by concessioning some areas of the park to the residents of the Municipality of Constanța. Not being a usual practice in Romania and without being able to anticipate the success of the community maintenance idea, the competitors are invited to propose such areas only if it is possible for these areas to be resorbed by the park without involving major changes to the project.

### 3.10 Landscape requirements

#### 3.10.1 Planting standards

In order to allow for the fastest possible development of the arrangement, as well as a balanced compliance with the arrangement budget, in the case of trees, the use of different planting standards will be considered. Thus, for example, advanced standards will be used to value certain areas and to generate plantings capable of contributing as soon as possible after implementation to the improvement of the local microclimate. Also, for areas with less intensive use, specimens with reduced (lower) standards will be used more likely.

At the same time, this differentiation at the level of planting standards has the role of contributing to the formation of images closer to those specific to natural areas, where plants develop in different stages and not simultaneously (as it happens usually in the case of man-made plantations).

See in this regard the *ENA (European Nurserystock Association) Standards*

[https://www.enaplants.eu/\\_files/ugd/6336a3\\_ccb04222134f492fb300ad9f21e862b0.pdf](https://www.enaplants.eu/_files/ugd/6336a3_ccb04222134f492fb300ad9f21e862b0.pdf)

#### 3.10.2 Vegetation palette

The range of species used in this arrangement will take into account the development of a suitable support for fauna elements on all plant levels: trees, shrubs, ground covers, etc. In the case of ground covers, the project must also provide for the use of mixtures of herbaceous plants (flowering meadows) that encourage functional biodiversity and the appearance of beneficial insects that have the potential to provide a natural regulation against the occurrence of diseases or pests.

For the generation of massive plantations, the forests and other protective plantations successfully installed in the area can be taken as an example. For example, the plant palette used in the forest body of Kogălniceanu Commune (Constanța County) is made up of species such as: *Acer platanoides* (field maple), *Crataegus monogyna* (hawthorn), *Fraxinus ornus* (manna), *Gleditsia triacanthos* (honey locust), *Maclura pomifera* (Hedge apple), *Prunus cerasifera* (myrobalan), *Quercus robur* (oak), *Robinia pseudoacacia* (acacia), *Rosa*





*canina* (dog rose), *Pyrus pyraeaster* (wild pear), *Sambucus nigra* (black elder),  
*Sophora japonica* (Japanese acacia).

### 3.11 Activities and usage scenarios

Through the *PUZ - Urban Regeneration and Revitalization of Area DN3C*, the location of public interest facilities in the buildings adjacent to the park is regulated, serving both the residents of the adjacent neighborhoods and the park users. Thus, it is assumed that the park and the immediately adjacent built-up areas work in synergy, while allowing the park itself to remain a landscaped green space to the greatest extent possible.

The activities planned in the future park will take into account the principles of social inclusion and adaptability in use. Consideration will be given to the fair distribution of recreational spaces in the park territory to ensure easy and undifferentiated access for users.

The spaces of the future park must be designed so that they can accommodate a wider range of activities at different times (according to 3.1.4 Adaptability). In this sense:

- the lawns will be structured in such a way as to allow for the organization of occasional outdoor events such as concerts and film screenings with an average number of participants (approximately 500-1000 people), while also allowing for informal sports activities with a small number of participants (badminton, yoga, frisbee, fitness, etc.);
- the green parking lots must be designed in such a way as to allow the organization of seasonal fairs in relation to the users of the park, but also to the residents;
- the socio-cultural facilities must be able to accommodate various activities (according to 3.5 Social-cultural facilities) and be able to conquer in multiple scenarios the adjacent unbuilt spaces of the park.

For these spaces, but also for other versatile spaces provided for by the projects, the competitors are invited to illustrate three operating scenarios in the following situations:

- Daily use
- Use in extraordinary conditions in the situation where the park hosts one or more outdoor events (concert, outdoor cinema, festival, etc.), indicating how they can take place simultaneously without disturbing each other, without interrupting the current flows of the park and without negatively affecting the plant composition
- Nocturnal use, indicating the ambience, the level and type of lighting, and the preventive measures against vandalism

### 3.12 Other requirements: networks, facilities and maintenance premises

#### 3.12.1 Water points



The water installations that the proposed design must provide refer to facilities that include water, but also to sources of drinking water distributed over the entire surface of the park. Both types of installations will be connected to the public water supply network. It is recommended to propose solutions adapted to the nature of the park, easy to maintain and with low water consumption, located in key points of the project.

The design solution must provide for public toilets integrated into the general design of the park. Their position, their number and their distribution are up to the competitors. However, it is recommended to place the toilets in relation to other facilities of the park and/or in the immediate vicinity of some major points of interest.

### **3.12.2 Irrigation system**

The solutions used for irrigation must take into account the success of the development of the park under the conditions of a balanced maintenance budget. Thus, within the development, irrigation solutions will be used mainly to accompany the plantations only for the installation period.

The project will specify the types of watering that are necessary for the installation of all elements that enter into the plant composition (for example: sprinkler irrigation, drip irrigation with fixed systems, drip irrigation with slow-release watering bags, application of watering rules with mobile systems etc.).

Permanent irrigation solutions will be used only in specific cases, on areas as small as possible (for example for the maintenance of lawns or in the case of installing a collection of plants with a predominantly decorative role).

### **3.12.3 Lighting**

The public lighting system will support a coherent ambience at night in all spaces of the park and will be subordinated to the overall vision proposed by the competitors. The areas of interest – alleys, major outdoor spaces, points of interest, constructions, etc. – will be highlighted according to the intentions of the project, while avoiding extreme changes in the ambience when moving from one area to another.

Along with these ambient qualities, the night lighting scheme will have to ensure the safe exploitation of the landscaped areas and will be a key measure in crime and vandalism prevention.

### **3.12.4 Maintenance**

The technical spaces will be located in such a way that they are easily accessible with the help of maintenance equipment, in accordance with the technical circulations for maintenance proposed by the design solution and considering that they do not bring

additional loads to the permeable surfaces or the vegetation in the case of maintenance interventions.

### 3.12.5 Maintenance conditions



The structure of the mineral areas will be done taking into account durable, permeable materials, resistant to deformations caused by freezing and thawing and which do not degrade the composition of the natural soil. Low-maintenance finishes are preferable. Their color palette and texture will be determined taking into account the changes in plant material from one season to another.

*Fig.22. atmosfera locală – luna decembrie / local atmosphere – the month of December*

## 4. REQUIRED MATERIALS

### 4.1. Written sections

- 4.1.1. The financial offer for the design.
- 4.1.2. Brief description of the architectural-landscape concept; the conceptual bases of the proposed design shall be explained and specific decisions for one solution or another shall be motivated. Explanatory texts, other than captions and image titles, shall not exceed 1000 words and shall be arranged conveniently on the drawing sheets.



- 4.1.3. Management plan of Park DN3C, with an emphasis on explaining the proposed plant palette, as well as on the maintenance of different types of surfaces (differentiated ambiances and/or uses).

## 4.2. Construction drawings

3 sheets of 1000x1500 mm format shall be submitted, on white paper, without rigid support, paged vertically, indicating the north and the scale of the representations. The sheets shall contain at least the following:

- 4.2.1. Plan of urban correlation with the neighborhoods, scale 1:2500, respectively the relation with the DN3C PUZ that proposes possible point adaptation solutions in areas tangent to the park (optional), so that they are made visible:
- the way to connect the park with the future perimeter urban development, in accordance with DN3C PUZ;
  - the possibility of supporting the public functions in the park on any desirable private investments outside it;
  - the potential of connecting the park with future green networks, at the level of the entire city.
- 4.2.2. Overall layout plan, highlighting the proposed vegetation and the visiting routes (alley layout), scale 1:1000.
- 4.2.3. At least 2 relevant sections, scale 1:1000:
- section through area A to highlight the use of the existing topography and the way Peștera Valley is integrated into the project;
  - section through area B from which the relation to the railway can be derived, with the indication of possible subsequent crossings to the built-up areas from the east (Madrid street).
- 4.2.4. Details for important areas for the park, scale 1:500:
- the park access area from DN3C;
  - the park access area from DC89;
  - the park access area in the southern extremity, correlated with the railway route;
  - the area of the ecological crossing that connects the 2 areas in the park, mandatory plan and section.
- 4.2.5. Schematic plans for marking some strategic decisions, scale 1:5000;
- land floodability plan, correlated with the climatic conditions of the area;





- schematic planting plan, with the representation of the types of vegetation at installation and their association in layers of vegetation;
- schematic plan imagined at the time of exploitation, highlighting the evolution of the park over time (10/25 years).

4.2.6. Plans, sections and views of the most important constructions (pavilions), which explicitly mark the possible different uses of multifunctional areas, scale 1:200;

4.2.7. Details of the proposed arrangements, including urban furniture design, public lighting fixtures, benches, terraces, shading systems, as well as relevant details for the planting strategy (1:50-1:20).

4.2.8. Perspective views of the park (3 minimum).

The materials will be grouped as follows:

### **Sheet 1: Highlighting the general concept**

- Explanatory texts and diagrams for the proposed concept (maximum 1000 words);
- Plan of urban correlation with the neighborhoods, with the explanation of the ways of connecting the park to the city - scale 1:2500 (approximately 70x70 cm);
- Illustration of some park use scenarios, of which at least one is daily and one is an event for the warm season, as well as a winter scenario, to highlight the adaptability of the proposed facilities;
- Image/images with relevant ambiances proposed for the future park.

### **Sheet 2: Design proposal**

- Layout plan, scale 1:1000; diagrams, schemes, axonometrics or explanatory texts can be added around it, which help to read the various important arrangements for the park;
- Relevant sections (2 minimum), scale 1:1000.

### **Sheet 3: Proposed details and other materials**

- Detailing the access areas in the park 1:500, including the proposal for the ecological crossing to connect the 2 areas in the park (plan + section);
- Plans, sections and views of the most important constructions (pavilions), which explicitly mark the different uses of multifunctional spaces, scale 1:200;



- Details of the proposed arrangements, including urban furniture details, public lighting fixtures, benches, terraces, shading systems, as well as relevant details for the planting strategy (1:50-1:20);
- Schematic plans for marking some strategic decisions, scale 1:5000 (approximately 25x25 cm);
- Perspectives of detail and ambience at the choice of the competitors.

NOTE all construction drawings can be represented by any 2d and 3d graphic means.

## 5. EVALUATION CRITERIA

In evaluating the designs, each criterion will be given points between 0 and the maximum expressed for each criterion. The maximum score is 100 points, the weights of the criteria being explained in detail as follows.

### **A. Meeting functional architectural and landscape requirements 60% of the final evaluation (maximum 60 points)**

#### **A1. The functional criterion – maximum 10 points**

The functionality of the proposals in the project will be scored, in accordance with the requirements described in the brief. It will also be considered how these functions are correlated with each other so that they do not negatively influence or disrupt each other during exploitation.

#### **A2. The technical criterion – maximum 10 points**

The feasibility of the proposed designs, their sustainability and durability will be scored. Consideration will be given to the quality of detail and resistance to weather or vandalism, so that maintenance costs for the park are minimal over the life of the park.

#### **A3. The local resources criterion – maximum 10 points**

The ability of the proposal to use the existing resources on the site or in the neighboring area will be scored by:

- the use of the elements existing on the site (topography, hydrology, archaeology);
- the reuse of some materials resulting from the construction works;
- the proposal of a plant palette correlated with the climate conditions of the local area.

#### **A4. The management criterion – maximum 10 points**

The proposal for differentiated maintenance of the planted (or built) areas will be scored, so that the interest systematically dedicated to some important areas in the park is counterbalanced by a minimal maintenance for other areas, left to develop almost naturally.



Also, consideration will be given to using different planting standards to properly calibrate the initial (minimum) investment with the need to have areas with a clear ambience, right from the start.

#### **A5. The adaptability criterion – maximum 10 points**

The ability of the project to adapt to different scenarios of use will be scored, by integrating the surfaces into a coherent whole, in which sharp functional segregations are avoided. The flexibility of some areas or constructions will allow an intensive use of the spaces, under the conditions of preserving a maximum of green surface.

#### **A6. The financial criterion – maximum 10 points**

The following will be scored:

Compliance with the investment and design ceiling indicated in the tender documentation – 10 points.

**\*Exceeding the maximum estimated cost leads to the disqualification of the project.**

For falling within the ceiling indicated by the lowest price, the maximum score (10 points) is awarded; for other prices, points are awarded proportionally.

$$P(n) = [\text{Price}(\text{min}) / \text{Price}(n)] \times 10 \text{ pts}$$

The score (P(n) = max. 10 points) is awarded as follows:

- a) For the lowest of the offered prices (marked Pretmin) 10 points are awarded.
- b) For the other prices offered (marked Price(n)), the score P(n) is calculated proportionally, as follows:

$$P(n) = [\text{Price}(\text{min}) / \text{Price}(n)] \times 10 \text{ pts}$$

Calculation algorithm for criterion A

$A = A1 + A2 + A3 + A4 + A5 + A6 = 10 + 10 + 10 + 10 + 10 + 10 = 60$  maximum possible points awarded

### **B. Added architectural-artistic value**

**40% of the final evaluation (maximum 40 points)**

**B1. The way the park connects to the city and its ability to contribute to urban development outside its effective boundaries – maximum 10 points**

**B2. The nature of the park and the general ambience following the proposed intervention - maximum 20 points**



**B3. The quality and clarity of the representation of ideas in such a way as to illustrate the competitor's ability to implement the proposed project - maximum 10 points**

Calculation algorithm for criterion B

$B=B1+B2+B3=10+20+10=40$  maximum possible points awarded

Calculation algorithm for the final evaluation (maximum 100 possible points)

$A+B= 60 +40 = 100$  maximum

Prepared by,  
Professional advisors

Arch. Emil Burbea-Milescu

Arch. Radu Tudor Ponta

Arch. Laura Covaci

Landscape arch. Diana Culescu

Landscape arch. Mihai Culescu