

## **OPEN IDEAS COMPETITION OF RAKVERE LINNAMETSA RESIDENTIAL AREA SPATIAL PLANNING**

### **ORGANISERS OF THE COMPETITION**

The competition is held within the 55th annual congress of IFHP (International Federation for Housing and Planning) "The impact of housing and planning on the economic environment" by KredEx, IFHP, the Union of Estonian Architects and the City of Rakvere.

### **GOAL OF THE COMPETITION**

The City of Rakvere wishes to find a spatial planning idea for Linnametsa housing area planned in the master plan of Rakvere. We expect it to be an innovative, close to nature, energy and resource efficient housing area. The environment of the housing area needs to be of high quality.

### **BACKGROUND**

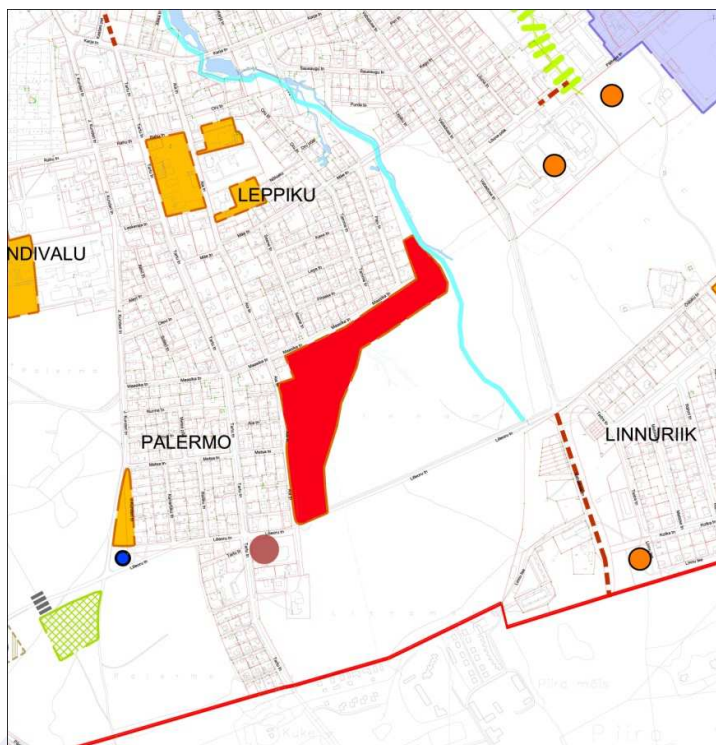
Rakvere aims to be an energy efficient and environmentally friendly city. We have to face the local but also global challenges to stay competitive. The City of Rakvere was the first city in Estonia to join the Covenant of Mayors, it has a Sustainable Energy Action Plan and it is also engaged in several cross-border energy saving projects.

Therefore, Rakvere aims to pay much attention to different aspects of the residential environment by developing high-quality housing areas but also creating new housing areas. By creating an environmentally friendly, modern and innovative housing area, the City wants to set a good example for future housing developments and spatial planning of residential areas. There should be an integral approach to spatial planning of housing areas, which would consider all of the important aspects. Considering the current state and the likely future development of the housing market in Estonia and Rakvere, there is a need for high-quality reasonably priced housing. The likely clients would be families who need a larger home and those who have yet failed to find a home in Rakvere. This way we can offer the possibility to build a home, for instance, to the families who currently travel to work in Rakvere from more distant areas, including Tallinn. A survey conducted by Tartu University in year 2009, using the method of mobile positioning, showed that a considerable number of people commute to work in Rakvere from Tallinn. Mostly those include top and middle-level executives but also specialists.

### **LOCATION**

The competition area is located in the southern part of Rakvere and is a part of the so-called town forest. Mostly it is a mixed forest. To the east of the area lies Soolikaoja recreational corridor, for which a spatial plan was drafted in 2005. It is allowed that the design proposals

suggest changing the existing spatial plan within the competition area. The new planned housing area according to the city master plan is marked in red on the following drawing.



### COMPETITION TASK

When planning for new buildings, the forest image of the area needs to be preserved, including preservation of deciduous trees that is a recommended from the dendrological aspect. The line of larches next to Aia and Maasika streets is of special value. The dendrology of the given area is described in more detail in the analysis of Rakvere Landscaping, vol. 1 ([www.rakvere.ee/yldplaneering2030](http://www.rakvere.ee/yldplaneering2030)). The idea solution should plan houses for one or two families in suitable proportion and small apartment buildings with up to four apartments. The buildings may have up to two floors. The estimated planned gross living area is 10,000 m<sup>2</sup> or smaller. It is necessary also to design shared public areas like children's playgrounds, sports grounds and other places for various age groups to engage in activities. It is recommended also to think of other functions increasing the value of the area and uniting the community – kindergarten, community centre for the elderly, etc. In addition, it is necessary to plan for the network of roads for motor vehicles and light traffic. It is necessary to consider that the planned housing area is located in Linnametsa green corridor and next to Soolikaoja recreational area. The shared space needs to be open for everyone and must not interrupt the continuity of the green corridor. The whole planned area should be an integrated whole.

Partial replanning of the southern part of Rakvere's town forest to become a housing area is a part of a larger project. Another part of which is the creation of a new town forest in the northern part of the city (not included in the present competition).

We expect the participants to submit a design with an idea/a conception of a spatial plan of a new modern housing area, on which the further development of the area could be built on.



ALLOWED  
HOUSING AREA

AREA FOR SHARED  
GREEN SPACE

PREVIOUSLY PLANNED  
KINDERGARTEN LOCATION

EXISTING LOCAL  
SHOPPING FACILITIES

## JURY

Chairman of the jury: Raul Järg, Chief Architect of Rakvere City Government

Jury members: Jan Skolimowski, Architect, the Union of Estonian Architects  
Lembit-Kaur Stöör, Architect, the Union of Estonian Architects  
Mirja Adler, KredEx  
Regitze Marianne Hess, Architect, IFHP

Jury Secretary Liivi Haamer (the Union of Estonian Architects)

The jury will have power to make decisions even if one of the jury members cannot participate due to unforeseen reasons (illness, etc.).

Jury members have a voting right. If necessary, the jury *has* a right to ask the opinion of experts and rely on that. An expert is a professional specialist, from whom the jury asks an evaluation of a certain aspect; an expert has no voting right. The jury's decision is final and may not be disputed

### **AWARDS OF THE COMPETITION**

Three prizes shall be awarded at the competition:

- First prize      € 1 300
- Second prize    € 900
- Third prize      € 700

In addition to prizes, the jury has a right to acknowledge designs that were of distinctive quality.

The jury has a right to change prizes and redistribute the amounts, except for the first prize, which may not be cancelled.

The winner shall gain a free ticket to the conference of IFHP (September 11<sup>th</sup> to 14<sup>th</sup> in Tallinn). Travelling and accommodation costs of the winner shall not be covered.

### **FORM OF COMPETITION**

The competition is open, one-stage and anonymous.

### **COMPETITION LANGUAGE**

The competition documents have to be submitted in English or in Estonian.

### **PARTICIPATION**

Private individuals or teams may participate in the competition, provided that at least one member is a certified architect or a student of architecture. The age of all participants shall be between 18 and 30 years.

### **REQUIREMENTS TO SUBMITTED COMPETITION ENTRIES**

The design should be submitted on light stiff boards in size A1. A maximum number of two (2) boards may be submitted. The boards have to be in portrait format.

In addition the following must be submitted:

- Site plan 1:1000. A scale is recommended.
- Elevations, plans, sections in scale 1:200. Scales are recommended.
- Explanatory schemes, layouts, simulations, photo montages and a written description as needed.





All of the submitted material is to be submitted also in electronic format on a CD. File formats PDF and JPG.

### **PARTICIPATION EXCLUSIONS**

The chairman and members of the jury, experts and persons that have participated in preparation of the competition, as well as their business partners and spouses, relations of first and second level may not participate in the ideas competition.

### **GUARANTEEING THE ANONYMITY**

The competition is anonymous and based on pseudonyms. All drawings, other materials and written description must bear the pseudonym (emblems or number combinations are not allowed). Materials provided electronically may not contain information about the authors.

### **DRAFTING AND SUBMITTING AN ENTRY**

An entry shall be submitted in one sealed packaging without specific identification marks with the title **"RAKVERE LINNAMETSA ELAMURAJOONI RUUMILISE PLANEERIMISE IDEEVÕISTLUS"** (**"OPEN IDEAS COMPETITION OF RAKVERE LINNAMETSA RESIDENTIAL AREA SPATIAL PLANNING"**). The package shall include two sealed and non-transparent envelopes with pseudonyms. One with the labelling "Name card" shall include the names, addresses and telephone numbers of the authors, and references to copyrights, if applicable. Another envelope with labelling "Qualification" shall include the name and personal ID code or date of birth of the author(s).

Designs not submitted on time or the author(s) of which are not qualified due to age limit, shall not proceed to evaluation. Qualification shall be verified before the jury meeting by the secretary of the Union of Estonian Architects, preserving the anonymity of the competition.

### **TIME SCHEDULE**

The competition shall start on March 8<sup>th</sup>, 2011.

The deadline for submitting an entry is April 15<sup>th</sup>, 2011, 4:00 pm.

Presenting the results on April 29<sup>th</sup>, 2011.

Exhibition of submitted designs of the competition at Olevimägi 7, Tallinn, room MÄRZ 29.04 - 08.05

Results of the competition shall be published on web pages [www.arhliit.ee](http://www.arhliit.ee) and [www.ifhp2011tallinn.com.ee](http://www.ifhp2011tallinn.com.ee).

### **SUBMISSION OF COMPETITION ENTRIES**

Deadline for submission of competition entries is April 15<sup>th</sup>, 2011.

The documents shall be brought or sent to the office of KredEx at Hobujaama 4, 10151 Tallinn. Documents sent by mail or courier have the same arrival deadline.

### **ASKING OF QUESTIONS**

No questions may be asked about the competition.



#### **ISSUING OF COMPETITION BRIEFS**

Competition brief is downloadable from the web page of the Union of Estonian Architects [www.arhliit.ee](http://www.arhliit.ee) and [www.ifhp2011tallinn.com.ee](http://www.ifhp2011tallinn.com.ee) beginning March 8<sup>th</sup>, 2011.

#### **EVALUATION OF COMPETITION ENTRIES**

The jury shall decide which entries proceed to evaluation. A competition entry may be left without evaluation for the following reasons:

- the entry arrived after the deadline;
- the entry does not meet the competition terms;
- the jury considers the design unprofessional.

The jury shall evaluate the documents based on the sustainability, location specificity, actuality and feasibility of the idea.

The jury decision shall be recorded. The records are public.

#### **ANNEXES TO THE COMPETITION BRIEF**

- ANNEX 1. digital base.dwg
- ANNEX 1. digital base.jpg
- ANNEX 1. City plan 1-2000.pdf

#### **ADDITIONAL INFORMATION**

[www.rakvere.ee](http://www.rakvere.ee)  
[www.rakvere.ee/yldplaneering2030](http://www.rakvere.ee/yldplaneering2030)

#### **Drafted by:**

Raul Järg, Chief Architect of Rakvere City Government  
Villem Tomiste, Deputy Chairman of the Union of Estonian Architects