Lust (I prize)

From the urban planning point of view this entry has taken into account the existing infrastructure of the town and lay emphasis on the orientation of the main street - Vabaduse Street - towards the lake. Proposed building constructions/volumes do not repeat the character of the surrounding area, but have a fresh approach to the architectural volumes for the buildings of the recreational area. The new structures are grouped into three buildings, foreseen for different functions. The proposed building volumes have the same architectural language of the sculptural shape, the same design principles but individual outlines, according to the function. The plasticity gives a very authentic and individual character for the new recreation area of Võru.
The sculpturesque shapes of the new building structures and their surrounding landscape fit very well into the green area of Võru City, creating an attractive skyline of the city and offering nice perspectives from different places, and also serving as a nice extension of the park area.
The housing capacity is not low (**23 369** m^2), but the sihouette from over the lake remains undamaged because the volumes of the buildings are receding both looking from the lake side and Vee Street.
The analyzis is place-sensitive, and the highlighted potential supports the characteristic features of the city planning milieu of Võru. Public functions have been given to all the buildings and areas.
The plan enables to develop the premises separately and quite independently – leaving out some parts does not damage the whole.
The water park with views to the lake has been given a worthy place and can be built stage by stage. The function of the water park is more attractive and dynamic than the hotel business for which a better place is away from the street. The important spaces are getting good views to the lake. The street level is largely open to those moving on the streets. The watch tower is a good idea. The use of the coast is well considered with clearly distinctive zones, although some of these contain certain security risks that need to be eased. Different areas have been considered which gives starting points for concretization the project during further work. The parking lot with a furbished roof planned as an extention to the park adds green outdoor space and places where children can play. Displaying large parking areas has been avoided. The beach has been preserved. A merry and coulorful play with functions, elements and buildings responds to the keyword and is not stuck in single elements and details.
The proposal LUST would certainly give Võru a new visual image and would become the attraction for inhabitants and city visitors.

GRID (II prize)

Attractive urban planning solutions, detailed architectural proposal for the competition territory, very well organised main perspectives towards the lake and links to the green city surroundings. The connection to the town center is organized very well and the integration of the new building structures into the existing green surroundings is very successful.
Very attractive architectural and urban design solutions for the new development in the green area of the city, successfully integrating the new buildings into the scenic urban environment. As a contradiction could be mentioned the location of the big-scale buildings directly at the waterfront, partly closing the sight lines towards the water.
Disputable is the scale of the hotel and spa complex and their location at the beach, near the water, since it contradicts with the nearby stylish buildings within the landscape setting.
The whole housing capacity is very high – **37 880** m^2.

MSTY (III prize)

Very distinctive design. Visiting the towers and looking at them would definitely be quite an experience. The journey between the towers on street level is also interesting. A completely different structure in contrast with the traditional city environment which would give Võru's coastal area, as a

strong and attractive landmark, a unique expression and planning solution. The main street perspectives towards the lake are preserved, creating a new type of development for the recreation area differing from the existing built-up area by nature and scale. A detailed and elaborate functional solution for the buildings deserves appraisal. The cellular structure of the housing offers both various views and after some improvements year-round usable outdoor space on all levels. Dividing such centre between different developers and different functions would break the whole into different disconnected parts. The suitability of the scale of new buildings to the city of Võru is questionable. The novelty of the entry in its search for architectural shapes is appreciated. The whole housing capacity is moderate – **26 499** m^2.

MAOW (ost)

A wider area of the town and the connections between the public spaces have been analyzed The general urban planning concept is good, organising (accentuating, forming) the central square at the lakefront, surrounded by the architectural building volumes. The axis is clearly brought to the coast and the created outdoor space opening to the lake is settled advantageously considering the compass points. The accent is on Vabaduse Street. Two quite longish buildings enclose the plaza arranged in the continuation of Vabaduse Street – a successful solution in the urban context although not very convincing in proportions architecturally. The recreation area of the beach is functionally separated with the new development which forms as if a closed building front, shielding the beach from the green area within the block. The comparatively bulky volumes of tennis courts contrast with the few-storey residential buildings on the opposite side of the street.
The artistic esteem of the furbished outdoor space (so called Estonia's mother motive) has been considered. There is room for lawn and sculptures between the buildings. This entry offers a good organisation for public activities on the square near Lake Tamula, however, it does not propose a unique architectural image for recreational objects of Võru City and does not add new lines (features) to the skyline of the city.
The housing capacity is appropriate – **21 784** m^2.

Tiganik (ost)

The town structure, traffic routes and the employment of the area have been thoroughly analyzed and a suggestion is made for creating an attractive environment. The most essential feature of this proposal – to create a new island, thus creating additional water edges and additional recreational areas along the lake. A very attractive urban design implying large investments and the coast-side channel would cause ecological problems (movement of the sands etc) in the shallow Lake Tamula. Its scale seems more appropriate for larger cities and bigger water bodies. The authors of the entry have tried to integrate the new development into the scenery respecting traditions of Võru City (parks, greenery). Architecturally the authors of TIGANIK propose very fine and detailed perspectives, creating an appealing urban environment with tasteful arrangements and small architectural forms. Interesting and playful elements have been used (ummamuudu floating island etc). The bridge continuing Katariina alley and the reconstruction of the bathing house are pleasant elements, also the 45 m tall watchtower. Yet it is doubtful whether the comparatively shallow Lake Tamula needs so many piers and jetties for boats.
The tennis centre with its parking lot is massive in comparison with the buildings across the street from it. The use of land on the plots has been analyzed in the project and a clear suggestion is made about the possibility to realize it. The housing capacity is appropriate – **22 150** m^2.

Alumat

Attractive and courageous proposal for the city environment, but more like a mega structure for a bigger scale city than Võru. Three-dimensional raster-construction which's modular boxes can be combined in several ways. The idea of the form of raster-construction is set to be ruling, whereas the solution is plan-wise weakly linked with the place. The housing is divided into small capacities which are fitting in the planning scale but the spatial result rather appears as an anonymous apocalyptic decoration of temporary nature that can be realized as such anywhere. The project leaves too loose frames for further development. A rather large part of the ground is spoilt with car parks. The space between the buildings is random; something interesting is going on above the heads. Moving between the buildings has not been planned. The beach areas have basically not been dealt with, but the access by the coast has been ensured. Also, no convincing possibilities have been left to ensure the inside functioning of the buildings. The strengths are the different outdoor spaces – exhibition ground, street for pedestrians, amphitheatre pointing to south-west/west, landscaped field, diverse moving directions and -levels and flexible possibilities to redesign the project. Moderate amount of gross area – **25 000** m^2.

Baran

There is offered a big scale urban structure without the local context analyses.
Boxes in a box – a block system without comments. Zoning the employment including the water park has been solved formally and disjointedly. It cannot be gathered from reading the design what the park will visually look like. The public functions are far away from the lake. Nearly the whole length of Vee Street is a parking area and separated from the beach area. The strength is the thorough catalogue of tree types which matches with the climate, but is not reflected in the landscape architectural approach. There is quite a bit of gross area – **33 026** m^2.

Beachboys

A professional approach, but the tower building closes the view from the town to the lake. The artificial landscape is shifted to Vee Street where there should rather be buildings. It is also the northern side. Lots of artificial landscapes have been created on the coast but the waterfront area remains untouched.

City nature

Could not be any more beautiful! But Võru is not a city! A brilliant idea for a city! The town of Võru is surrounded by beautiful nature. This is exactly the place where the viewing gardens are not needed. A strong and interesting futuristic idea which decisive deficiency is its weak possible connection with Võru. Designing the parking lot as a pergola and varying different surface materials are pleasant.

Conservatory

Preserving a patch of untouched primeval forest in an artificial environment is the recurrent idea. Powerful courtyard. The lake-side facade is total. The problem that is being solved is out of place and constructed for Võru. Why bring trees to the forest? Outdoor space has been occupied for parking.

Duchy

Professionally high-level commerce that doesn't connect with the town of Võru. Expensive to execute and demands subjecting the whole center of the town to one idea. Could only be achieved as a whole – all or nothing. The space between buildings is random; there is no pleasant environment for the pedestrians. There are nice views from the apartment building. The designed environment is very distant from nature. The eyes instinctively start looking for a gate for a plane going home. All the parking lots cannot be used because some parking spaces are blocked from all sides. Rather few gross area – **14 350** m^2. Is Võru ready for such total decision?

Ethers

Attractive form with a glass roof, good analysis and usable year-round, strong and unique developable landmark in night and day. The large and unstructured parking areas however contrast with this quality. The buildings are mostly designed open from below – it's been tried to leave the ground level for the pedestrians and cars. The total glass roofs are designed for the residents of an arctic area (Pyramids for Articial Climates). Not even mentioning the good views from the apartments. The plan solutions of the apartments are in accordance with the needs of tropical countries. The lake side of Vee Street has been poorly designed. The neighboring houses are a minimal distance away behind the living room windows. Possible to execute stage by stage. The solution for the harbor area would rather suit a deep-water sea coast. Approximately **40 000** m^2 of cross surface.

Holab

The competition project has staked on Estonian sky, but our sky is beautiful and blue, not gray. The plan is schematic; the housing style is not energy-saving. A technicist commerce „between the earth and the sky" glass bells on the wooden frame carriers that create strong and attractive landmarks. The typical division of functions of the SPA has been properly planned. Relaxation possibilities of all sorts have been planned between the swimming-pools. The Garden of Eden of consumer society has been created that cannot be spoilt by any kind of weather conditions. The area is totally covered with glass. The beach area has not been dealt with. Moderate amount of cross surface.

Horizon Levels

A strong, systematic and detailed analysis that can unfortunately justify anything that is intended to be justified. The outcome, on the other hand, is over-constructed, structurally over-dimensionised, too dense and too artificial in the part of the coast. The continuation of Katariina alley as a bridge on the lake has to be mentioned as a positive element. The housing designed in the area does not hook with Võru's milieu and the structure of the town at all. The authors are concerned about the level of carbon dioxide. It would be nice if in the age of flowing bites someone would also work at designing forms. There is no room left for furbishing.

Jumese

The authors of the urban design have accentuated and aligned the new avenue towards the Tamula Lake, thus dividing the recreation areas as if into two contrasting blocks. The solution for the hotel and the spa complex is too massive, although it provides a good organisation of the plaza with its orientation westwards, thus opening the public space towards Vabanuse Blvd. The buildings on the opposite side of the street show application of other principles of planning. Their sculptural and plastic shapes create an appealing and even playful cityscape with the scale appropriate to Võru and its urban scenery.
The location of the spa in the southern corner is also appropriate. Too much gross area – **47 500** m^2.

Kala Maja

Open view for those approaching by Vabaduse Street is the strength of the project. A housing style differing from the traditional is planned in the competition project, but the coast is cluttered with massive over-dimensioned housing and in perspective the lake is separated from the town. Positioning the small buildings by Vee Street is satisfactory. Additional streets with car traffic that cross the area where pedestrians should be privileged are planned in the project. There is no need for a new street parallel with Vee Street. Building a long road in order to get access to twenty four parking spaces is obvious wastefulness. The large parking lot between the offices and the „market“is quite sorrowful. The project brings residential buildings straight to the coast.

KOLLANE KASS

The silhouette of the town has been important for the contestants. A wider area around Lake Tamula has been covered (rentable miniature summer cottages etc). There is even a new watch platform designed on the opposite shore of the lake for admiring the new silhouette. The structure is too disjointed, but also quite disunion. The lake-directional roads and streets have been stretched up to the lake and end with bridges. Parking has been taken out of the public outdoor space and connected

with the housing, whereat the roofs can also be used. The zoning is logical. The large tennis hall raises doubts. The wooden panel modules give different utilization possibilities one of which has been presented in the project. The traditional scale of housing capacity has been followed in housing and it has been structured, but using the traditional decorative gables the housing capacities seem too high for the chosen typology. Buildings with gable roofs with zoom 4x are planned. The project brings residential buildings to the coast. There are plenty of bridges and wharfs. The project can be executed stage by stage. There is a moderate amount of gross area – **24 200** m^2.

LENNUK

There is a contradiction in the solution that consists in the principle differences between the analysis (unique small-town milieu and idyllic Lake Tamula) and the chosen task (extensive adding of urban formations and the high density of coastal housing) that have lead to creating a too urban environment. A powerful option, but feels strange to Võru and the coast of Tamula.
The placement and zoning of the capacities is successful. The higher housing is in the southern corner and the lower by Vee Street. The water park is of small capacity and is planned in an appropriate place. The three-storey office buildings by Vee Street are also in the right place. The capacity of the buildings planned in the area (**46 700** m^2 + tribunes, etc) exceeds the tolerance of the area twice, especially in case of a high number of apartments. An 8-storey building -11 200 m^2 is an office- and apartment building. The number of parking spaces given is considerably lower than required to satisfy the demand of the planned buildings. The given numbers of parking spaces for buildings are higher than the space enables (25m^2 / car). The coastal design is nice – bulrushes and a sandy beach.

MÕV

The city planning connections have been analyzed. Parking is mainly solved with temporary parking areas, but the rationality of turning the so called pocket parks into parking areas is questionable, because then the nature of the outdoor space dictated by cars and the elements made available prevail. A square with raised and structured surface has been created in the end of Vabaduse Street and continues to the lake. The promenade has been considered and the coast has been divided into beach areas with different looks (active-natural). The scheme is working and leaves breathing space between the buildings. The hotel would have deserved a place with good views. An appropriate amount of gross area – **20 940** m^2. The solution is addressed to public space.

New wave in Võru

A very beautiful and very exclusive solution. Such plan would please the residents of the town because it leaves a lot of breathing space for the walkers. Parking on different levels which's furbished roof is used as outdoor space is positive. The possibility to create a park-like environment with high vegetation can however be doubted because the trees need a lot of space to grow underground. A structured environment with small green streets has been created with the housing. The extension of Vabaduse Street remains a modest narrow path in the bottom of a ditch with no activity on the sides. There are no conditions for successfully realizing the idea in this case. The rich vacationer who needs privacy has been considered here. Close connection with surrounding nature is also offered. The project could only be executed as a single project. The function of the water park has been reduced to minimum. The practicality to create an alley by the beach promenade is questionable, because its creating is artificial and it visually separates the planned area from the town.

NOD03

New urban structure where there is room for people in the outdoor space on the roof of the parking level and for the cars on the parking level. A landmark for which the connections with the town have been analyzed and the streets of the town considered. The system of squares is planned. However the solution is too massive for the beach area of Võru. The hotel/spa building volume creates a visual barrier towards the old part of the town, blocking views towards Tamula lake. A very good view to the lake opens from the focal courtyard. The office spaces and the tennis halls have also found their logical places. The people coming from Vabaduse Street have straight passage under the building.

Pillerkaar

The environment between the flowing spaces on pedestrian level would be enjoyable. The terraces pleasantly open to the lake. The project does not burden with surplus bulk, but the lake-side silhouette would still be quite forceful in perspective. No particular connection with the housing style of Võru. There could be more landscaping. The idea would be well workable for one landowner. In case of different developers the style of the system might be given up.

Rukkikuu

The environment between the flowing spaces on pedestrian level would be enjoyable. The terraces pleasantly open to the lake. The project does not burden with surplus bulk, but the lake-side silhouette would still be quite forceful in perspective. No particular connection with the housing style of Võru. There could be more landscaping. The idea would be well workable for one landowner. In case of different developers the style of the system might be given up.

Scapes

Creating a dialogue between the contemporary values, the natural potential of the landscape and Estonian cultural tradition has been set as a goal. Different types of lower landscape have been analyzed. The result is a professional solution based on raster grid. Vabaduse Street ends with a square widening on the lake side, which is open to the west. The underground parking is well solved. It's good that the beach has been left alone and the housing does not go too close to the waterfront. The courtyard opening to the coast is nice. The residential buildings by Vee Street have not been minded much – the water park is planned in front of them like a wall. Good panoramic views to the lake are ensured from the top floor of the water park. The housing capacity is very high – **54 555** m^2. The housing is at times over-dimensionised and is in contrast with the scale on the opposite side of Vee Street as a separating wall. The planned hotel is very big – 25 299 m^2. Placing the big housing capacities crosswise on the coast has a better effect on the landscape than the lengthwise placement, but deprives the apartments and hotel rooms from good views.

Sculptures in the water

The authors of this proposal have studied Võṛo City in a very detailed way and proposed to integrate the new building area in the landscape and the city environment. The proposal is respecting the existing urban qualities and is complementing existing infrastructure, constituting a new urban centre with attractive recreation spaces. The main streets are prolonged towards the water, creating good views and street perspectives. The city park is almost continuing into the newly created built-up area,

where the houses are located in the picturesque landscape. The authors have taken into consideration the north and northeast winds, arranging the location of the buildings accordingly. A positive feature is the built-up area where houses are located among trees to the north overlooking the lake through large glass galleries and terraces. The hotel lighthouse and other buildings are like sculptures rising from the water. The proposal for additional water basin 'bay/harbour' seems disputable as it implies large financial investments and would considerably change the current cityscape. The formal raster subdivision used creates an interesting and diverse environment. The result is a comfortable and varied space, but unfortunately the solutions for parking and the water park remain unclear. The coast and the silhouette from across the lake are rendered important. The parking lots are planned under turfed roofs. The housing capacity is low.

STOA

The solution considers the structures and scale of the town. Setting the building volumes crosswise on the shore is convincing. The glass cylinder of the water park placed in an appropriate place is a visual accent. A commercial zone separates Vee Street from the coast, commercial parking under tent roofs. Vabaduse Street continues to the promenade wharf on the lake and entrances to the gallery, bars and the hotel open to it. The tennis hall and water park have been solved together and are also connected to the hotel. Katariina alley continues on the lake as a boat landing. All the elements are connected with the beach promenade. A fountain in the lake is an additional element. The project is accurate and executable, but the typical solution for the water park is oppressively domineering. A disturbing amount of the surface is covered with asphalt. Little gross area – **10 650** m^2

TAU

The authors of the entry propose to integrate the development in the new recreation area into the existing urban environment, while preserving its character. The starting-point is nice – the maximum

height of the buildings is not higher than the treetops, narrow streets, and small squares. A pleasant living environment with intimate nooks. The authors have tried to create village milieu. Car traffic between Vee Street and the lake is restricted. A town square opening to the west is planned that is bordered with small building structures – one construction contains several buildings. The shops are planned on the lower floors and the apartments on the upper floors. The large tennis hall in front of the residential buildings by Vee Street is discretely shifted away from the street. A tennis complex is built retaining the structure of the existing hotel. Owing to its proportions and volume, this complex becomes the dominant of the territory. The tennis hall is planned for 1000 spectators. Parking and lines of trees are planned by Vee Street. The roads for cars and pedestrians are completely separated. The hotel and the water park are brought by the lake with a view to the lake. This building volume not only contrasts with the low rise, high density area, but also obstructs the sight line to the lake. The beach area has not been dealt with much. The housing capacity is low. Although the proposal is very elaborate and detailed, the urban concept is not appropriate for the particular city environment.

Transit

Clear axial block structure, functionalistic new approach to the modernism and minimalism of the 1070's. The environment is nicely opened. The housing does not close the access from Vee Street to the coast of the lake. Tennis courts have been used to fill the room between the buildings. A large part of the outdoor space is under the parking lots that separate the utilization. The parking lots are surrounded with trees. The new building structure is created in a linear way, proportionally the biggest building volume is located at the beach, creating good views for the inhabitants, but closing the perspective from the city. For the two to four summer months everything is in its place here, but in the winter we are looking at the tennis court and outdoor swimming-pools with sadness.

UMA

An interesting solution of playing with heights in raster structures on a wider area. The plot is densely filled with houses and the space between buildings has abandoned to their faith. Visually, it seems that there is a lot of gross area, but actually the gross area is of average size – **29 700** m^2. Lack of higher buildings (yet maximum height 25 m) creates a horizontally large-scale plot and a high building density. The beach area has been totally redesigned. The sand beach is being replaced by an artificial landscape. The extensive structural handling of the beach area with various above- and under-water wooden planes offers variegated possibilities. The project does not supply what was promised in the letter of explanation. Despite variegated and entwined functions, or, at the same time, due to these functions, the result presumes a wholesome development and realisation of the project in stages is complicated.

Ummamuudu järveviir

The urban design retains the main street axes towards the Tamula Lake, opening the sight lines and organising new objects as free standing, sculptural structures in the territory of the park. The solution is based on continuing the street network and supplementing it with a profluent outer space. The latter can be mainly seen in the housing development, less on the ground. The car-parks have been planned to the rear sides of the tennis hall and water centre, but one-level car-parks take a lot of the available space and prevent creating pedestrian junctures within the area. Quite many parking spaces are also at the windows of the buildings. The park, incl. the oak alley, is of great importance. The idea of a beachside house and supplementing of Vabaduse Street oak alley are welcomed. All elements

required in the programme are fitted into the work. The result is interesting, but spatially and in contents not very well integrated with the milieu of Võru. The pretentious sculptural building forms might not come out so well any more in the hand of other architects. Possible to build three buildings separately. Enough gross area – **16 400** m^2.

Uusnitsa

A good analysis and mapping of the service in the town. The purpose is to connect the lake with the town. The endings of the existing streets and park roads enable a boardwalk or getting to the water by pavement. For most part, the environment has been left as it is now, including Vee Street and Rannatare cafe. The seven-storied building with a courtyard will be affecting the silhouette of the lakeshore rather immensely. The five-storeyed building volume planned along the beach will be towering before it as a wall. How will they co-exist cannot be read from the project. The handling of the beach area is still rather formal and some elements have not been given good reasons for. Some green corridors taking to the lake are car-free. The water centre is well connected with the lake beach. But the volumes in the solution are too massive, which the compiler has also admitted. There is enough gross area – **28 175** m^2.

Waterfront Terraces

By combining terraces and planes on different levels, the purpose of this area is of creating an alternating and subdivided landscape. The result is formal (the greened roof of the half-underground car-park, open tennis courts) and anonymous. The buildings are massive and too much of the same type. The buildings of different functions will be engineered by various architects. It will not be easy to keep them all in the same style frames. It sure would be interesting to see, which logistic solution would the authors have given to the complex.

Veepiiri Võru

Schematic treatment, combining of functional boxes and elements. The car-park on Vee Street is very large and un-organised, at the same time, the rest of the parking has been taken half underground. There is no description for creating a green area on top of the car-park by planting trees (thickness of the construction and necessity of growing area). Zoning is clear, but at the same time, the connection between the pedestrian area and the beach could have more substance. Enough space between buildings. Diversified elements in the beach and on the lake – bridges, rafts, lake stage, etc. The shortcoming of this area is that it has not been thought through entirely.

Vesitulikas

The basis for this area is the orthogonal raster solution and creating of impelling quarters on two sides of the axis of Vabaduse Street. The functioning scheme is good. As an extension of the axis, the plan is to engineer a city-like town square and a sun terrace to the beach side of the water centre. The treatment is artificial and massive, the scale of the buildings does not interlace with Võru. From the side of Vee Street the housing development has the effect of a strong wall. The space between buildings is to an appropriate extent open and car-free. There is enough green. The building volume from the side of the lake has been befittingly subdivided. Use of the beach has not been handled. Enough gross area – **28 401** m².

Vetevana

Big scal urban proposal, creating a big contrast to the Võru city infrastructure. Whether a vacationer, resident or an office clerk – who chooses the beach along lake Tamula as a place of work or vacation, comes to look for contact with water. The solution is orthogonal, but at the same time does not interlace with the town structure. In the planned environment, one can feel as closed in both between buildings as in courtyards. And the minimalist architectural language contributes to it because most of the subdivided forms are sensed as smaller. In between buildings, the plan includes various pergola-like squares confined with lodgings (market square, song festival ground, garden) that create a dense accentuated city-like public space, where people can move between buildings. Such buildings would give a desired result on their own or if they were planned to a southern country. In such case would it be possible to turn the windows to the hole cut into a building and make a sheltered terrace there. In our longitudes, it is not possible to build office and dwelling houses with few windows. There is a lot of gross area – **36 564** m². The song festival ground is open to the evening sun. The axis of Vabaduse Street fades before end to the club house on the lake. At the same time, the work can be realised in parts.

Viiviiren

Logical analysis and zoning. The most relevant presumption of the work is developing the neighbourhood in the circumstances that the plots owned by different owners could be developed as independently as possible. The activities have been planned from a viewpoint that the area would not become extinct at certain hours and seasons. The public town space at the crossing of the axis is opened to West and bounded with housing, and at the same time, has many analogical business spaces that lie empty in the town centre this moment. The area closer to town are characterised by extensive parking spaces. It is good that the housing at Vee Street is not so salient. The eastern part of

the Kaubamaja is slightly in a bushed-behind-corner situation. Coming from all sides requires passing roads. In the Southern part is a conflicting situation as the residents would not like to be in the middle of all this trade and bustle from the hotel. The lakeside front could also be less massive. There is enough gross area – **21 163** m². The beach has been zoned into areas of various use, which should activate different districts. At the end of Katariina Alley, there will be a diving tower.

Vision

The plan includes an analysis of the various town networks and the structural entity of the town. The housing is pleasantly scarce. Accents are in right places. Roads are logical. Also enough green area. Apartments have been planned into terraced houses. Parking has been taken under the tennis centre and the entrance roads go from the roof level of the car-park. The traffic at Vabaduse Street axis has turned lighter. A small-scale sanatorium and a supported-living care home have been planned to the beach. The hotel has been brought to the upper floors of the capsize tea classes above the beach. The beach is subdivided by palm trees; a sauna complex has been planned to the lake bridge, but the connections between using the beach and the complex remain unclear. The sand beach is opened to visitors from different directions.

Võru Keskus

A good analysis, which has been used to give a good reason for planning the mega-structure; nice internal organisation, and a beach ground opened to west. Zoning and operational scheme are good. The chosen scale both for the new building area and the yacht harbour would fit more to a big city and architecturally the proposal is reminding of a great shopping centre (high density). There is a lot of gross area – **72 639** m^2. From the side of Vee Street, the height of the building has been attempted to decrease with a roof tilt. There is a leisure centre, where has been also left space for nature. The complex is surrounded by green, to some extent also by the main street. The tallest part – the hotel – is located in the southern part, which offers great views. The traditional and correct commerce architecture can be recognised from the 80's in Nordic Countries and this is obviously too large-scale for a small town like Võru.