



# TRANSFORMATION CENTER OF THE ÚSTÍ REGION

AN INNOVATION HUB IN ÚSTÍ NAD LABEM

OPEN TWO-STAGE ARCHITECTURAL DESIGN CONTEST

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# INTRODUCTION

## JAN WEDLICH

*PROJECT MANAGER OF THE TRANSFORMATION CENTRE*

Transformation is an idea and a challenge that accompanies the Ústí nad Labem Region at a time of a change in the energy concept. A shift away from coal mining towards renewal of the mining landscape, demand for new jobs, education, science and research, the creation of new promising companies. All that with a heightened emphasis on new technologies, robotization and digitalization as well as new creative industries.

The Transformation Centre of the Ústí nad Labem Region wants to support these changes from the regional and institutional level through its five "pillars" and activities. In accordance with the European Commission regulation on FST (Fair Transformation Funds), the following activities will be supported:

- 1) investment in business start-ups, amongst others through business incubators and advisory services;
- 2) investment in research and innovation and support of advanced technologies;
- 3) investments in the deployment of technologies and infrastructures for affordable clean energy, reduction of greenhouse gas emissions, energy efficiency and renewable energy;
- 4) investment in digitalisation and digital connectivity;
- 5) investments in site restoration and decontamination, land reclamation and reuse projects;
- 6) investments to strengthen the circular economy, amongst others through waste prevention, reduction, resource efficiency, reuse and recycling.

The future area of the Transformation Centre is to be a modern timeless base for these activities. Next to the main institutions including the Energy Centre, the Data Centre and the Innovation Centre of the Ústí nad Labem Region, as well as the Regional Development Agency with services for a complete revitalization of the area, it will serve also other institutional, academic and research partners, institutions, companies and start-ups.

The transformation of the site itself is also an opportunity to create an economic and social connection with the surrounding residential development. It is also intended to be an exemplary realisation of the transformation of the original pavilion-type campus.

# OBJECTIVES

The subject of the competition is the construction of the Transformation Centre of the Ústí nad Labem Region (TCÚK) on the premises of the former secondary school on Stará Street in Ústí nad Labem. The aim of the project is to create facilities and the necessary infrastructure for the managed transformation of the region and thus stimulate the emergence of a new hub of development as a counterbalance to the administrative centre of the city.

The establishment of the TCÚK is a strategic project of the Ústí nad Labem Region within the framework of the Fair Territorial Transformation Plan. The project was initiated in response to a number of unfinished transformations that the Ústí nad Labem Region is currently undergoing. One main issue is low economic growth rates accompanied by a low share of innovative companies, underdeveloped R&D capacities and a low share of high-skilled jobs. Reduced environmental quality due to high levels of pollutants and a number of brownfields and landscape areas with unresolved reclamation after mining represents another issue. Finally, the region faces problems in the social sphere manifested in lower average educational attainment, structural unemployment and brain drain.

With excellent transport accessibility and proximity to the Jan Evangelista Purkyně University, the future of the Transformation Centre has ideal conditions for becoming a new hub of the city's development. From an urban planning point of view, a solution is being sought that would adopt modern and sustainable values and thus act as a benchmark for the positive transformation and revitalisation of an urban brownfield.

The intention is to preserve and use as much as possible of the pavilion building of the former school and to adapt it to the requirements of the TCÚK headquarters by adding a suitable extension.

# JURY

## INDEPENDENT JURY

Graduating from the Faculty of Architecture of the Slovak Technical University in Bratislava and École Nationale d'Architecture de Lyon, together with Štefan Polakovič he founded the [studio GutGut](#). He currently leads the Kordík Studio at the Faculty of Architecture of the Czech Technical University in Prague. GutGut is dedicated to small interventions from building design to urbanism, is active in the public sphere as a co-organizer of the DAAD (Days of Architecture and Design) festival in Bratislava and is a multiple winner of the CE-ZA-AR Architecture Award. In 2019, their project Mlynica was selected among the 40 best projects for the Mies van der Rohe Award.

**LUKÁŠ KORDÍK**



Gilma Teodora Gyltė studied architecture at Vilnius Gediminas Technical University. In 2013, she founded [DO ARCHITECTS](#) together with three other partners. With now more than thirty colleagues of various professions, they work on urban planning and architecture of all scales. Their urban conversion project Ogmios in Vilnius is one of the largest and most comprehensive revitalizations of public spaces in Lithuania. Four of their projects have been nominated for the Mies van der Rohe Prize and they have won the main prize of the Lithuanian Chamber of Architects "Žvilgsnis į save" three times.

**GILMA TEODORA GYLTĖ**



A graduate of the Faculty of Architecture at the Czech Technical University in Prague. In 2015 he founded [Studio Perspektiv](#) together with Ján Antal. They have branches in Prague and Bratislava. Studio Perspektiv focuses mainly on office interiors and residential construction of various scales; however, they also deal with community projects. Martin Stára is in charge of public space projects such as the latest winning competition designs for the Prague Market Hall Interspaces or the Square of Masaryk Station in Prague. He is involved in consulting in the field of agile working and workplace planning.

**MARTIN STÁRA**



**MILADA HEJDOVÁ**



First studying at the Faculty of Architecture at Technical University in Liberec and later at the Faculty of Architecture at the Czech Technical University in Prague, Milada Hejdová completed internships in Bratislava and Tokyo. Since 2020 she has her own architectural office with Martin Duba called [Hejdová Duba architekti](#). Before that, she worked in several Prague studios, but also with Ján Studený and COBE in Denmark. She has had many successful entries in architectural competitions, including first prizes in the competitions for kindergartens in Moravská Nová Ves and Na Marna in the last three years.

**PAVEL PLÁNIČKA**

ALTERNATE



Pavel Plánička graduated first from the Faculty of Civil Engineering, then from the Faculty of Architecture of the Czech Technical University in Prague and completed internships in offices in Switzerland. For several years he worked in the studio of Jan Jehlík. In 2006 he founded the [3+1 architekti](#) studio in Ústí nad Labem. The portfolio of their studio includes, in addition to private residential buildings, numerous reconstructions, for example, a farmstead that was transformed into a training centre or a stable reused as a venue for cultural and social events.

**TOMÁŠ PETERMANN**

ALTERNATE



Graduate of the Faculty of Art and Architecture of the Technical University in Liberec. Tomáš Petermann worked at the German studio raumlabor berlin, which specializes in participatory and artistic projects working directly with local communities. This experience led him, alongside creating his [own work](#), to opening the Public Hall Hraničář, where he and his colleagues develop a cultural, exhibition and popularization program.

## DEPENDENT JURY

Incubator Manager at the Innovation Centre of the Ústí nad Labem Region (ICUK) **JAN WEDLICH**



**SIMONA KOSÍKOVÁ ŠULCOVÁ**

ALTERNATE



Independent consultant in strategic and project management of national and international environmental projects. She has a long-standing expertise in the field of environmental impact assessment, particularly in the areas of concept assessment and sustainable development assessment.

Councillor of the Ústí nad Labem Region in the area of strategy of preparation and implementation of projects- Fair Transformation Fund, funds of the Ministry of Environment, Ministry of Regional Development and others.

Civic Democratic Party

**IVA DVOŘÁKOVÁ**



**IVA TOMEŠOVÁ**

ALTERNATE



Head of the Department of Entrepreneurship Support, Innovation and Transformation of the Regional Office of the Ústí nad Labem Region.

Councillor of the Ústí nad Labem Region in the area of property and investments. **TOMÁŠ RIEGER**

Civic Democratic Party



**PAVLA SVÍTILOVÁ**

ALTERNATE



Head of the Investment Department of the Regional Office of the Ústí nad Labem Region.

## CONTEXT OF THE PROJECT

The site is located on the border of the administrative district of Ústí nad Labem City and the administrative district of Ústí nad Labem Severní Terasa. The new function of the Transformation Centre is not only to provide a solution to the required assignment and to implement an exemplary, multipliable approach for coping with buildings from the second half of the 20th century but also to help **create a new identity for the place**.

For the success of the project, it is very important that the publicly invested funds become an initiator of quality beyond the boundaries of the project area. The architectural design of the reconstructed school building should not only be inspiring in terms of technological solutions and **new connections that the site can provide to the inhabitants** but also ignite initiative. The aim is to create an active part of the city and a new centre of creative events in Ústí nad Labem. It will not compete with cultural and creative programmes in the city centre but will enrich the city's culture with a new form of work and mutual sharing of ideas and visions for the whole Ústí nad Labem region.

With this project, the Ústí Region is creating another democratic layer of local government. The establishment of the Transformation Centre is aimed at **strengthening the Region's presence in daily life**. The decision to locate the Transformation Centre of the Ústí Region in Ústí nad Labem is suitable for a number of reasons, especially the proximity of the region's institutions and the possibility to communicate regional issues to a wide audience.

To place the Transformation Centre in a location that urban planners and architects have more or less avoided in the last 30 years is not only bold but also crucial to the success of the project. Nowadays, when industrial buildings of the nineteenth and the first half of the twentieth century are a highly prized development commodity, the reconstruction of buildings from the second half of the twentieth century is not only an academic but also an architectural, technical and important social issue. It is not feasible in future to locate all quality public sector programs in city centres or their post-industrial districts. This would only reinforce these parts of the city and leave areas built in the second half of the 20th century on the sidelines. In the spirit of modernist planning, cities and neighbourhoods that emerged in the second half of the 20th century are characterised by a separation of functions. In the case of Ústí nad Labem, this meant living up on the hill and working and manufacturing in the lower part of the city. If the city continued to follow this principle, it would affirm the modernist doctrine of separating functions and would neglect integrating residential parts of the city into a living organism. The design of the Transformation Centre should thus have both an architectural and urban planning approach- it is necessary to **design a scenario of change around the centre**. The aim is to involve the neighbourhood and initiate changes on land and buildings both public and private ownership.

A key issue is to ensure that such a significant investment in a public building does not create an island that will attract only the highly educated residents of the region, but that it will initiate improvement of the immediate and wider area.

In order to implement change in the immediate surroundings, it is necessary to study the location and history of the site, which is now a fenced area. The school site has cut through the original, now forgotten historic routes and links and therefore it is required to make the site open and passable as far as possible. The **opening up of the site is one of the key issues** in relation to

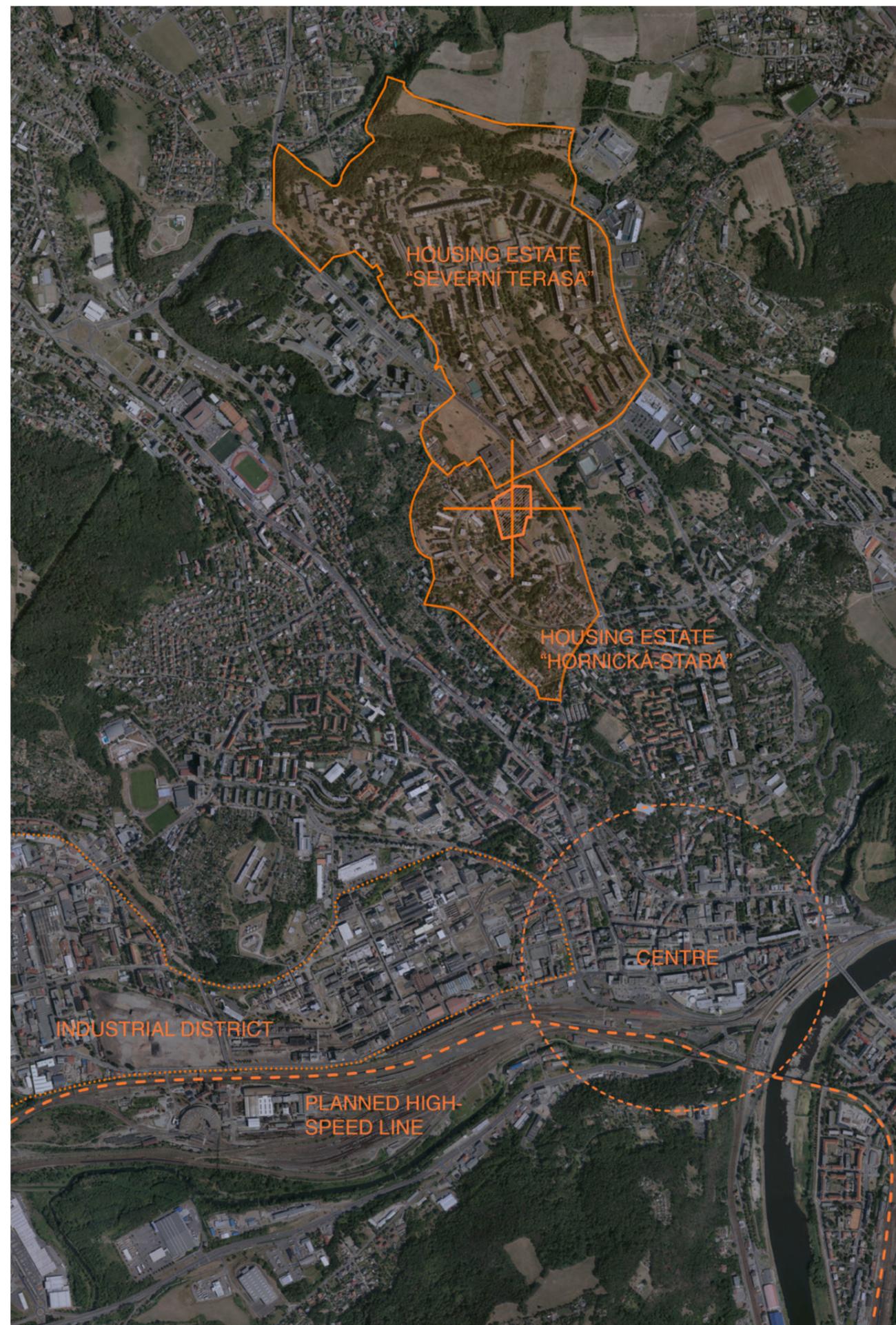
the surrounding area. It should enhance both walking past and staying at the Transformation Centre. Not only workers and employees but also **residents and passers-by should benefit from the open structure** of the Transformation Centre.

In the gardens and between the pavilions a creative, **inclusive environment** is to be created to serve different social groups. There is often a tendency to close buildings of this nature in order to minimise damage to property. However, we believe that it is possible to provide an inclusive environment through high-quality architectural technology and clever landscape design. The maintenance and management of publicly accessible spaces is also key to the long-term functioning of such an environment and we expect competitors to address this in their proposal and elaborate on the management of the garden and define the governance for the publicly accessible spaces. ICUK will be the legal custodian of the site, but the key will be to define the composition of the team that will look after the site itself to make it socially functional.

In relation to the wider surroundings, it is necessary to study both the historical traces of Ústí nad Labem and its modernist entrances, including the prefabricated constructions that formed an essential layer of the city, and to reflect all the changes that have taken place there in recent decades. One of the potential partners of the project is the **Jan Evangelista Purkyně University** in Ústí nad Labem, which is located less than a kilometre from the site. The elevation change between the University and the Transformation Centre is more than 100 m, which may have an impact on the transport modes and isolation of these two naturally connected entities complementing and enriching each other. The expected symbiosis between the University and the Transformation Centre needs to be verified on an urban level to explore if it is possible to bring the two institutions 'closer together' given the topography and distance.

The traffic solution that is required in the competition with a capacity of 140 parking spaces is a continuation of modernist thinking about the city. The reason for such a large number of cars is not only poor public transport but also a car-focused culture, which is very strong throughout the Czech Republic. The aim is to find **a way to solve the requirement for that large number of cars**, without destroying the gardens and mature trees on the site. The eventual construction of a parking house, as an alternative to surface parking, should be conceived as an object whose function may change in the future. Preparing for the transition to electric cars and providing sufficient power to charge them is a priority. The parking solution is at the discretion of the competitor and must comply with the legislation. The transport solution should also **provide infrastructure for cycling**, including charging possibilities for e-bikes, safe bike parking and the provision of toilet facilities, showers and changing rooms for cyclists. We expect the contestants to look at cycling in a wider context and to recommend a system for activating cycling in the hilly city.

The role of the Transformation Centre is not to solve the traffic of the entire city, but to **become a good example of how to manage parking capacity**, which is currently required in excessive quantities but may decrease significantly over time due to a change in traffic culture. The expected reduction in parking demand should go hand in hand with a concept of how to reuse the space or building left after the removal of parking spaces as a way of thinking about space in a sustainable way.



## GENERAL AIMS OF THE CITY

The new strategy for city development is the support of mixed urban functions in most areas.

The concept of the city plan is not to expand into the countryside, but to use the existing areas within the city fabric, supporting its multifunctional use and interconnectivity.

The accent is on the improvement of housing and public spaces - adjustment of the scale of urban units and of the overall permeability of the city; leading to the creation of a structurally functional model.

The new conceptual aims include re-establishing the East-West residential axis, stopping the urban division of labour/housing/recreation zones as well as avoiding social and economic spatial segregation.

The region's goal is to maintain funds within the territory, stop the outflow of the population and establish sustainable functionality of the city as a unit, while increasing population density.

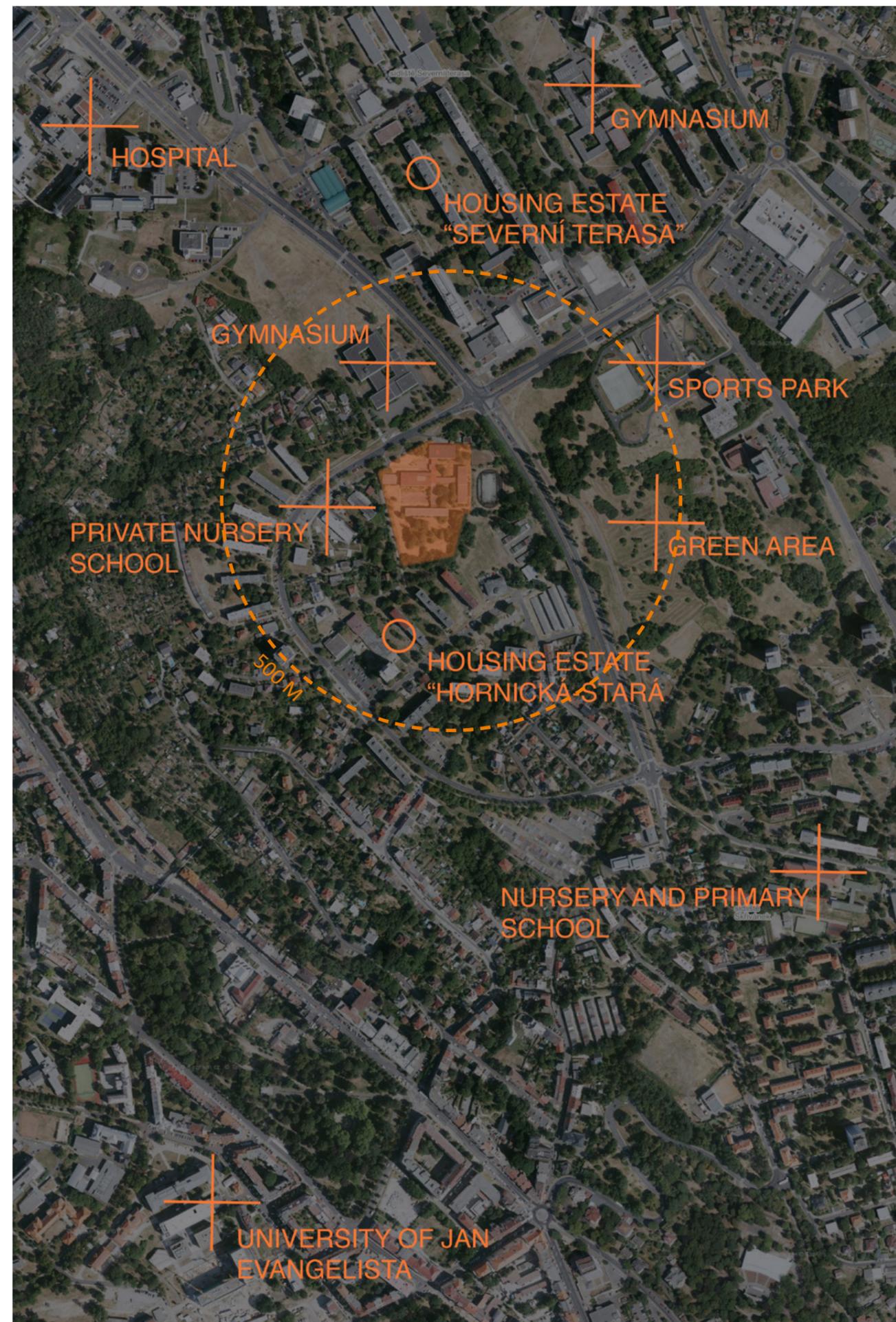
The priority within the process is the revitalisation of brownfields and reuse of existing structures with the support of green and blue infrastructure, elimination of thermal islands and improved water management.

## LOCATION

The competition area is located north of the centre in a predominantly residential area. There are several schools in close proximity as well as a hospital. The university J.E. Purkyňe is also within walking distance.

walking distance		place
1 min	20 m	Bus stop Střední školy
2 min	100 m	Gymnasium of Václav Šmejkal
11 min	600 m	Masaryk Hospital
21 min	1000 m	J. E. Purkyně University
28 min	2000 m	Ústí nad Labem Railway station

The number of inhabitants in the immediate surroundings extends to the Hornická-Stará housing estate with 2,640 inhabitants and the Severní Terasa housing estate with 11,869 inhabitants (as of 2021), for a total of approximately 14,500 inhabitants.



# THE COMPETITION AREA

<i>cadastral area</i>	<i>parcel number</i>	<i>area/m<sup>2</sup></i>
Ústí nad Labem	4921/1	13 155
[774871]	4921/22	3 920
	<b>total</b>	<b>17 075</b>

The area is located in the cadastral area of Ústí nad Labem and consists of two parcels owned by the Ústí Region, which cover an area of 17 075 m<sup>2</sup>. The pavilion building of the former school is located in the northern part of the area. In the southern part of the site there is a garden with a number of mature trees.

## BUILDING

The structure situated in the area was completed in 1970 as a school building and served this purpose for most of its existence. At present, it is empty, with the exception of pavilion No. 2, which is used by various tenants.

Pavilion No. 1 is a multi-storey building (2 floors) with a technical basement partially below ground level. Pavilion No. 2 is a multi-storey (2 floors) with a ground floor extension. Pavilion No. 3 is also a multi-storey building with 2 floors.

The buildings were built all at once. Their structure is a load-bearing reinforced concrete skeleton on flat footings with reinforced concrete ceilings. Only the roof of the gym pavilion consists of a steel lattice structure.

During the existence of the complex, no significant reconstruction works were performed, only routine repairs and maintenance.

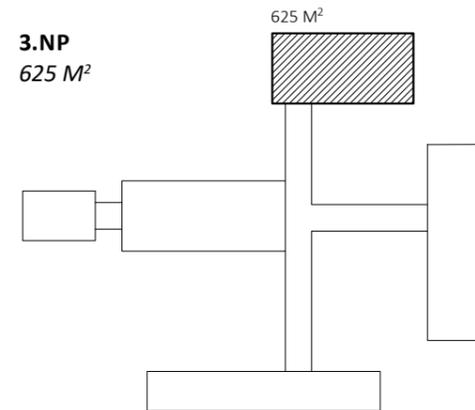
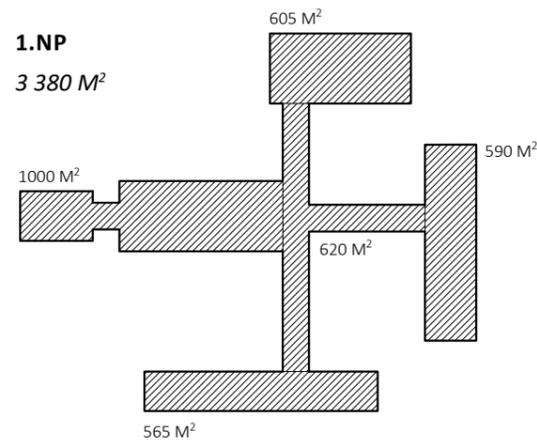
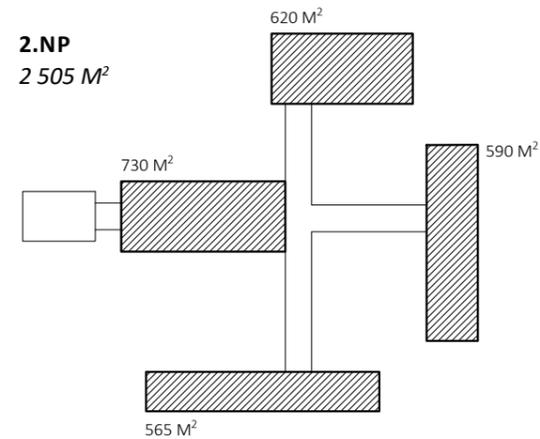
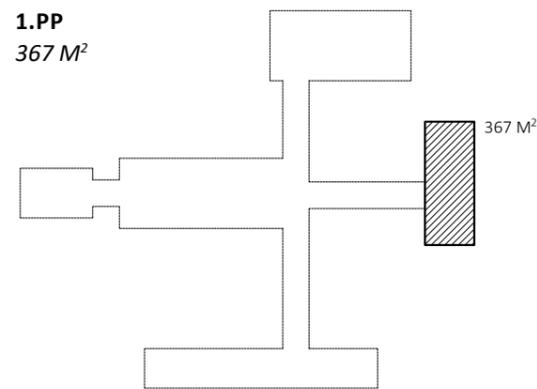
The outer shell of the pavilions is covered with cement plaster in combination with ceramic tiles. The joints of the structural elements of the building envelope are sealed with sealant.

The partitions are brick, the newer built are plasterboard. The walls are covered with paint, wallpaper, chipboard-based tiles, and in sanitary facilities partially ceramic tiles. The ceilings are reinforced concrete, occasionally hollow (ground floor extension of pavilion 2).

The buildings have original wooden or steel-aluminium windows and doors (except for replacement in recent years due to the planned lease on a very small scale). The floors are concrete covered with various coverings (PVC, carpet), and in some buildings ceramic tiles (corridors, dining room, kitchen sanitary facilities).

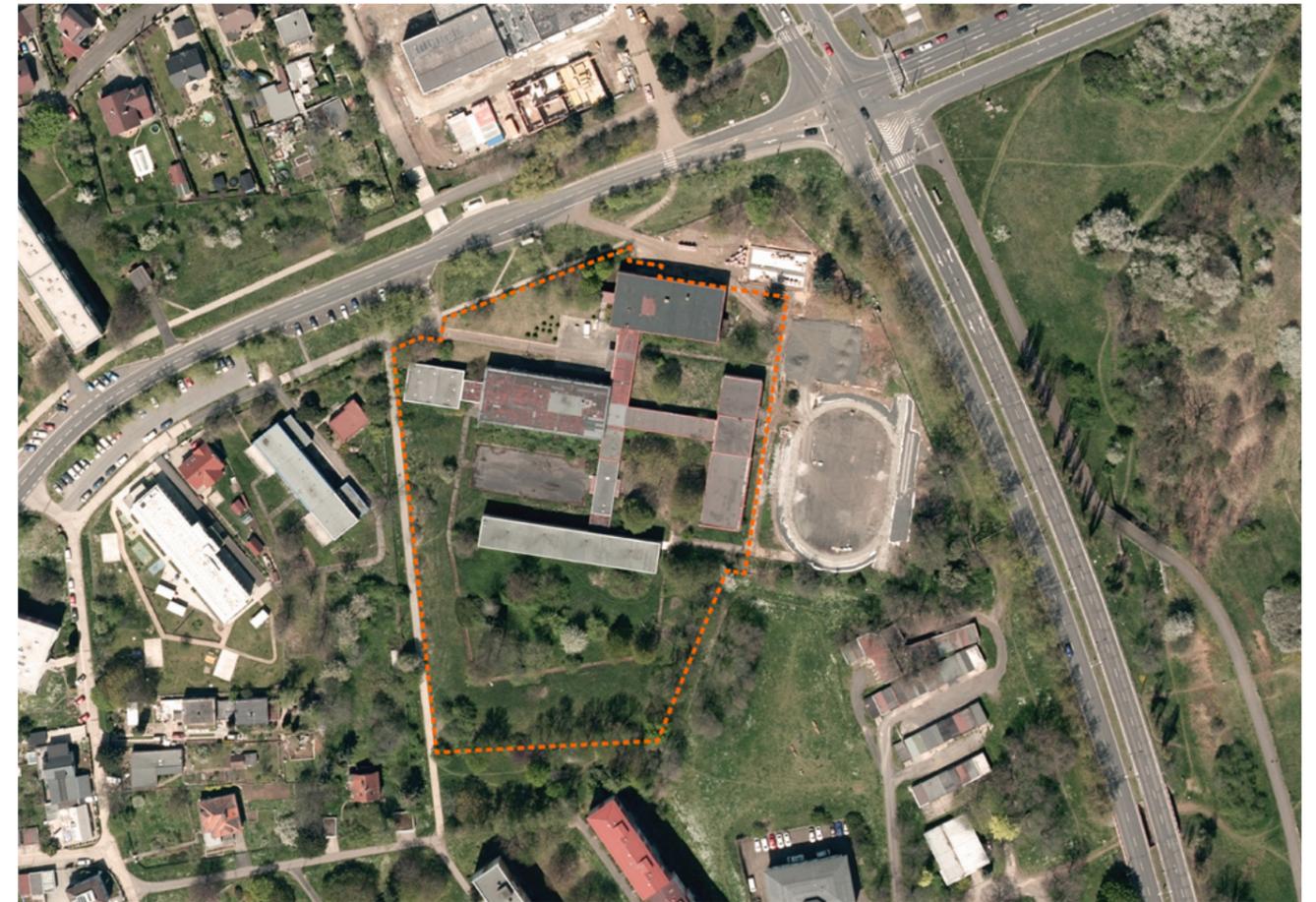
## CAMPUS OF THE GYMNASIUM DR. VÁCLAV ŠMEJKAL

The sports complex of the school, which is currently being reconstructed, including the renovation of changing rooms and social facilities in the server part of the complex, is directly adjacent to the competition area. The school building is located across the street to the north. The reconstruction of the sports complex, which is also owned by the Ústí nad Labem Region, includes fencing around its perimeter. It will be in use from March 2023.



SURFACE AREAS OF THE EXISTING BUILDING

Total floor area of the existing building approx. 6 877 M<sup>2</sup>



ORTOPHOTO OF THE AREA



MAP OF THE AREA

# COMPETITION ASSIGNMENT

The Transformation centre's aim is to function as an infrastructural base for a comprehensive range of services combining several functions and types of space to allow for different uses. A strong emphasis will be on the rentability of the premises, which should ensure the financing of the building's operation, including the repair fund and regular renovations.

The four pillars of the centre will be Data Services, Energy, Territorial Revitalisation and Entrepreneurship & Innovation. In addition to office space and technical & service facilities for each of the pillars, the building will also provide representative spaces (for conferences, training, presentations, etc.), rentable office and workshop space for start-ups, meeting rooms, shared spaces (co-working or relax zones), and service areas such as a café, canteen or copy centre - not only for the campus but also for the public. There will also be parking areas with electric vehicle charging and large, well-designed green areas.

An important aspect will be the use of synergies that can be achieved by locating all services in one centre. Apart from data sharing between development activities, the possibility of linking urban solutions with smart energy and the creation of new companies in sectors important for the region, it is also about the interconnection and overlapping of functions linked to a flexible and economical use of space. The building is intended to be an example of good practice within the region and the Czech Republic and is intended to be used for research and testing of advanced smart building systems.

The aim of the competition is the total reconstruction of the existing building, including layout changes and an appropriate extension using modern technologies and materials, principles of sustainable construction and minimization of environmental impact.

The roofs of buildings should be designed to be accessible and offer the possibility of active use in addition to the placement of photovoltaic panels.

The exact spatial and functional concept of the centre is not predetermined. Each competitor should come up with their own vision of the centre's concept and its form of the office space. The floor plan should be flexible enough to allow for varying degrees of privacy and collaboration. An important aspect will be a quality work environment that provides maximum after-work services for employees.

The proposal will also include a construction waste management concept with a description of the overall ratio of new and existing materials during reconstruction.

## OUTDOOR SPACES

Part of the competition is to find a solution to how to treat the open spaces of the site, particularly in terms of the landscape values. The garden in the south of the pavilion building offers a lush tree cover and high-quality green space. It is desirable to preserve the quality of this natural landscape as far as possible. Currently, the site of the former school is conceived as a closed area. One of the aims of the competition is to enable pedestrian connectivity and permeability not only of the site but also of the building itself and thus enabling socio-economic connectivity to the residential area, which is given great emphasis on.

## PARKING

As part of the project preparation, a traffic study was carried out, according to which 180 parking spaces are to be designed for the needs of TCÚK. This study is not binding for the competition proposal. However, in view of the planned use of the centre, which will allow for larger conferences for up to 200 people, a capacity of 140 parking spaces should be provided. It is recommended that the competitors do not choose a large-scale parking solution, but think about a solution that could serve another function after a change in traffic culture.

# PROGRAM

TCÚK will offer three basic services: work facilities and space for development in the form of office and workshop space including the necessary infrastructure, representative spaces for conferences and similar events and service areas such as a café, canteen or copy centre for both the campus and the public.

## WORK SPACE

premises	no. of persons	m <sup>2</sup>
ICUK	30	450 m <sup>2</sup>
Energy centre	8	120 m <sup>2</sup>
Data Services	8	120 m <sup>2</sup>
Urbanism and Landscape	8	120 m <sup>2</sup>
Institutions	16	240 m <sup>2</sup>
office and workshop space for rent		4 000 m <sup>2</sup>
co-working		150 m <sup>2</sup>
meeting rooms		
facilities		

The office space will be divided into two parts. One part will be dedicated to the established companies that will have their permanent base in TCÚK. The other part will consist of rentable offices and flexible workshop space for start-ups.

The largest share of the **established companies' office space** will be allocated for the needs of ICUK with space for 30 people. The Energy Centre, Data Centre and the Centre for Urbanism and Landscape will each need offices with space for 8 people. The Institutions (CzechInvest, CzechTrade, RRA, API and TAČR) will share office space with room for a total of 16 people. The office spaces of each unit should be separated from each other in terms of space and acoustics. At the same time, the opportunity for meeting and visual contact should be provided, not only internally but also between disciplines. The office spaces should be multifunctional and interchangeable, with the ability to switch between companies and institutions if needed.

The **rentable office and workshop space** will be provided to start-up companies for a maximum of three years. An important aspect will be the great variability and multifunctionality of these spaces, allowing office space to become a workshop and vice versa and separate spaces to be combined into one, etc. Certain modularity and flexibility in terms of the size of the work units should be allowed, given the fact that the needs of start-ups can change quickly. At the same time, sufficient hygiene of the premises should be ensured, especially in relation to noise and odour from production.

Regarding the equipment requirements, it can be assumed that 30% of the companies will have high technical requirements, 40% will have no specific requirements and the remaining 30% will always be start-ups. The average area of a start-up can be estimated at 100 m<sup>2</sup>, of which 80 m<sup>2</sup> are work space and 20 m<sup>2</sup> of shared space.

Rentable workspace and permanently allocated offices should be sufficiently interconnected to be easily converted into one another in the event of structural changes.

The shared office space intended for the common use of permanent and temporary workers should include several meeting rooms of various sizes, a relaxation zone and a co-working area. The co-working space, ideally connected to the

café, will offer low-cost rental options for students, freelancers and people who do not want to rent an entire office.

## REPRESENTATION SPACE

premises	no. of persons
main multifunctional hall	200
small multifunctional hall	40
facilities	

The main part of the centre's representation space will be a large multifunctional hall capable of accommodating 200 people. An important feature of the hall will be its spatial variability, which will allow for different types of use. The intention is to rent it out for conferences, social events, lecture series, etc. In addition, a smaller room that can also serve as a larger meeting room for office space is also required. In order to meet a wide range of congress space requirements, an easy connection to the smaller meeting rooms should be given too.

## SERVICE FACILITIES

premises
canteen
café
catering facilities
relax / sport / workout zone
copy/graphic centre
accommodation services (5-10 rooms)

The service areas of the centre are intended for both users of the complex and the public. In addition to the gastronomic areas such as the canteen, the café, potentially also a restaurant, and catering facilities, there will also be a zone for sports, workout and relaxation (which may be partially located outside), a graphic/copy centre or other office services. Solutions that allow functional overlapping of spaces and connections between different parts of the centre in terms of an economic and sustainable use space are welcomed. The café should be located in the immediate connection to the public space as well as to the co-working space and the multifunctional hall. A connection to the canteen, which will primarily serve office and workshop users, will also be appropriate.

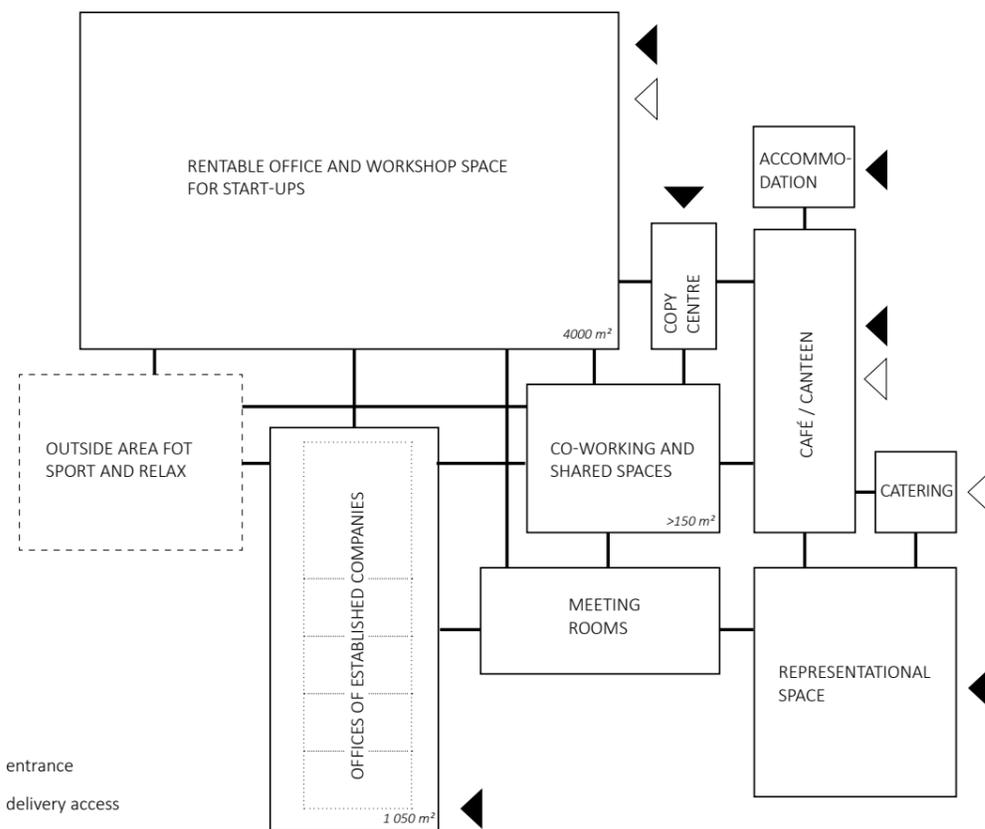
Accommodation services will serve for example researchers for short-term accommodation. The rooms are not meant for accommodating participants of conferences - for those proper hotels will be needed. The number of rooms should be around 2-3. If they may not be used for their primary purpose, it may be rented out as hotel rooms.

## OUTDOOR AREAS

The outdoor areas should offer features with a focus on community, agriculture, creativity and other uses according to current interests and needs. The specific content is at the discretion of the competitors.

## PHASING

Regarding the unstable economic situation, it must be taken into account that in the event of extreme price increases, the project may be prolonged and some parts of the project may have to be postponed. For this reason, it will be necessary to prioritise some parts of the project and divide the implementation into phases so that the Transformation Centre can continue to operate at different stages of completion.





PAVILION 1



PAVILION 2



PAVILION 1



PAVILION 2



PAVILION 3



GYM PAVILION



JOINING MIDDLE CORRIDOR



GYM PAVILION

## TRANSPORT

The competition area is located between Bělehradská and Stará street.

### ROADS

The city is connected to the international highway E 442 (Liberec, Děčín, Ústí nad Labem, Dresden) and first-class highways (I/8, I/30, I/13). It is also directly connected to the D8 motorway (Berlin – Prague) that intersects the western border of the city.

The first-class road I/30 cuts through Ústí nad Labem from the centre in the South to the North of the city. The intersection of I/30 with Bělehradská and Stará is in close proximity to the building complex. Stará Street, which forms the northern border of the area, is important for servicing the building with access points to the concerned area.

### BUS

The city has a network of mass transport that includes bus and trolley bus lines.

The nearest bus stop is the Secondary School stop, which is located in immediate proximity to the area.

### RIVER TRANSPORT

The Elbe River Line is a junction with the West-European river lines opening access to Germany, Benelux countries, northern France and important sea ports. The Elbe River Line is a part of

the IV. Trans-European Multimodal Corridor. Freight transport and recreational cruises are operated on the waterway section Pardubice- Chvaletice- Ústí nad Labem- Hřensko- Hamburg.

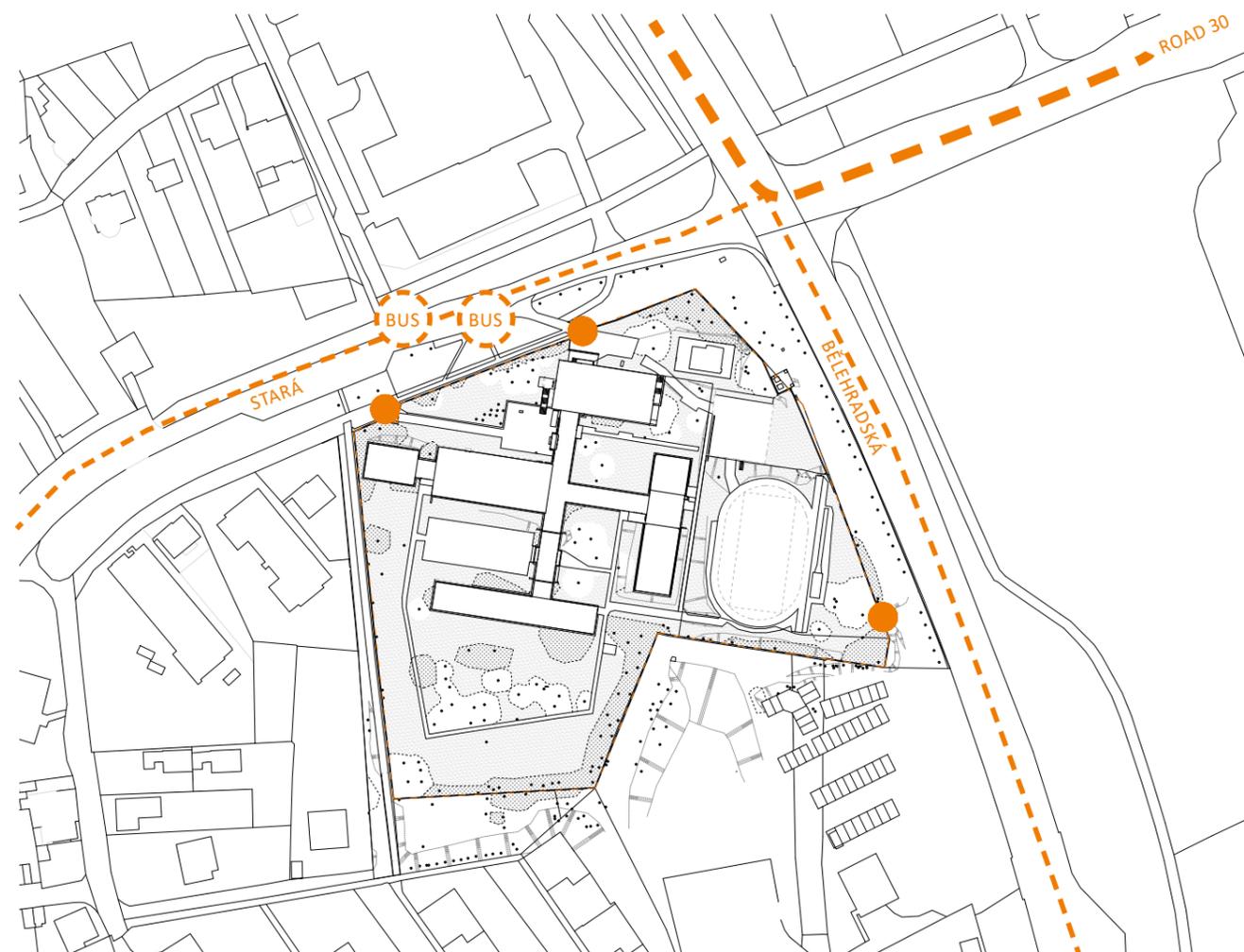
### RAIL TRANSPORT

Ústí nad Labem is an important railway node with four railway stations. The largest of these is Ústí nad Labem's main railway station, which is served by international EuroCity and InterCity trains. The backbone international line is the national railway line No. 090 – an international corridor traversing the Czech Republic from the border north of Děčín, through Ústí nad Labem and Prague, to the southeastern border at Břeclav. This line is part of the IV. Trans-European Multimodal Corridor.

In 2017, the government approved a program for the development of a high-speed rail connection Prague- Dresden that includes a stop in Ústí nad Labem and highly improves transport service throughout the region. The high-speed line is intended to allow trains to run at speeds of up to 350 kilometres per hour. The project enables more gentle and sustainable transport - a combination of rail and public transport with connections to Prague and Dresden within thirty minutes.

### AIR TRANSPORT

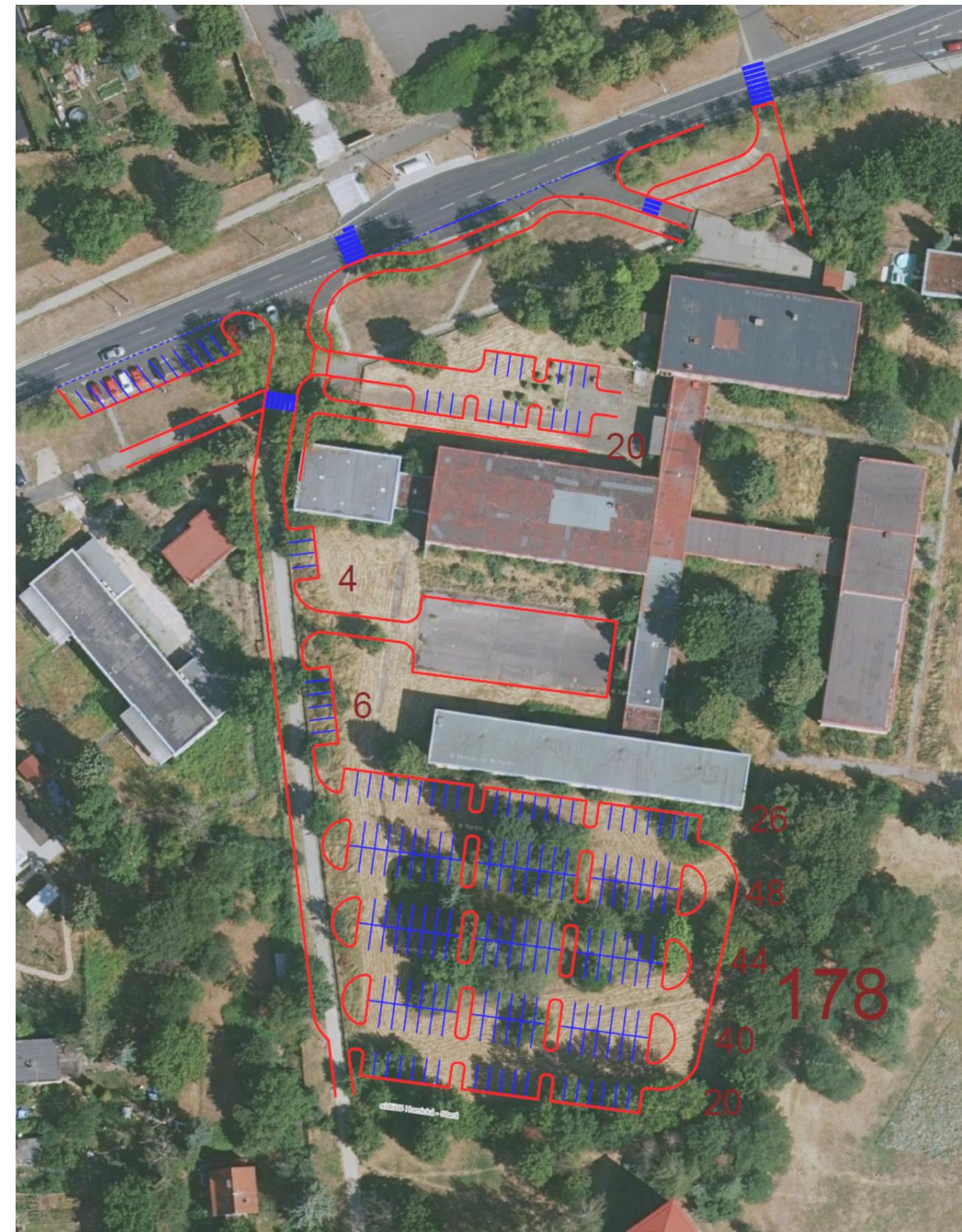
An airport for small sports planes (ICAO code LKUL) is located northwest of the city. The nearest airport for airliners is in Prague (92 km) or Dresden, Germany (75 km).



## TRAFFIC STUDY

To calculate the required parking capacity for the Transformation Centre a traffic study was conducted. The result is a recommendation for the implementation of 180 parking spaces. As part of the adjustments to the overall space capacity requirements, the parking requirement was reduced to 140.

[..] according to its functions, the building will require approximately 140 parking spaces in total. Taking into account the variability of normal traffic, potential growth and potential change of function, an additional 40 parking spaces are recommended to be implemented to accommodate visitors or the public. The total number of recommended parking spaces is therefore 180.



ILLUSTRATIVE EXAMPLE OF A TRAFFIC SOLUTION INCLUDING A TOTAL OF 208 PARKING SPACES

## CONTEXT WITHIN THE REGION

### CITY

Ústí nad Labem is a city in the Czech Republic. It has about 92,000 inhabitants. It is the regional capital of the Ústí nad Labem Region. It is a major industrial centre and, besides being an active river port, is an important railway junction.

**Etymology:** The name Ústí nad Labem is formed from the Old Czech *ustie* ("river mouth") and *Labe* (the Elbe River). It thus literally means "Mouth-upon-the-Elbe", in reference to its location at the Bílina's confluence with the Elbe. It is popularly known as *Ústí* for short.

**Geography:** It is situated in a mountainous landscape at the confluence of the Bílina and Elbe rivers. Half of Lake Milada lies in the municipal territory. The southern part of the territory lies in the Protected Landscape Area České Středohoří.

**Education:** The city is home of the Jan Evangelista Purkyně University in Ústí nad Labem. This public university has more than 12,000 students and with approximately 900 employees, it is one of the most important employers in the region.

### REGION

**Landscape:** The city is part of the Ústí nad Labem Region, which comprises a range of very different types of landscape. Between the high escarpment of the Ore Mountains (Czech: *Krušné hory*) range and the Bohemian Central Uplands with many volcanic hills, there are vast areas devastated by surface coal mining (the North Bohemian Basin), partly being re-cultivated into an artificial landscape with ponds, plains and groves. The Elbe River runs through the Central Uplands in a winding gorge of the *Porta Bohemica*. The southern part of the region, *Polabí*, is flat and fertile, while in the northeast are the sandstone formations of Bohemian Switzerland, including the monumental *Pravčická brána*, a natural sandstone architecture.

**Population:** As of 1 January 2019, the region had 820,789 inhabitants, the fifth most populous in the Czech Republic. The population density is higher than the national average, and the region is the fourth most densely populated in the country. The most densely populated areas of the region are the areas in the brown coal basin while areas with a lower population density are the Ore Mountains and the Louny District and Litoměřice District, which predominantly contain smaller country settlements.

**Geography:** The total area of the region is 5,335 km<sup>2</sup> (6.8% of the territory of the Czech Republic). The region's geography is very diverse.

The area along the German borders is dominated by the Ore Mountains (Czech: *Krušné hory*), the sandstone rocks of *Labe* (Czech: *Labské pískovce*) and the *Lužice Mountains*. The Ore Mountains are very old and formed of volcanic rocks or Palaeozoic schist.

In contrast, the southeastern part of the region is formed by the plains that originate from the Mesozoic era (Czech Cretaceous Formation, Czech: *Česká křídová tabule*). The Bohemian Central Uplands (Czech: *České Středohoří*) and *Říp Mountain* (which is, according to legend, associated with the earliest Czech ancestors arriving in Bohemia) are both located in this area. The Bohemian Central Uplands originated from volcanic activity in the Tertiary.

The highest point of the region (1225 m) lies on the hillside of *Klínovec*, which is the highest peak of the Ore Mountains.

**Economy:** The Ústí nad Labem Region is one of the most industrialized areas in Central Europe. The economy used to be based on metallurgy and the chemical industry, though is now more diverse. The region's traditional branches of industry are chemicals and petrochemicals, engineering and thermal energy. Historically, the economic importance of the Ústí nad Labem Region lay in its reserves of raw materials, especially deposits of brown coal, quality glass and foundry sands and building stone. The brown coal basin stretches under the hillsides of the Ore Mountains from Ústí nad Labem to Kadaň.

The region is part of the Black Triangle, an area of heavy industrialization and environmental damage on the three-way border of Poland, Germany, and the Czech Republic.

The region contains a number of distinct economic regions. An area with highly developed industrial production is concentrated in the foothills of the Ore Mountains (the Chomutov, Most, and Teplice Districts, and part of the Ústí nad Labem District). Important economic sectors include; the energy industry, coal mining, mechanical engineering, and chemical and glass industry. The area around Litoměřice and Louny is known for the production of hops and vegetables. The areas along the Elbe River and Ohře River are well-known fruit-growing regions and are sometimes referred to as the Garden of Bohemia. Recently, the area around Most has become known as a wine-growing region, in which wine is grown mainly on lands that were reclaimed after brown coal mining. The sparsely populated area of the Ore Mountains has limited economic activities. Similarly, the area of Děčín is neither a heavy industrial nor an agricultural area.

In recent years, the region has been experiencing an influx of foreign investment in various sectors, including the automotive, chemical, engineering, electrical engineering and food industries. The focus is shifting towards light industry and is becoming more environmentally friendly.

Agricultural land covers nearly 52% of the region's area, forests 30% and water areas 2%. Agricultural production is focused on hops, fruits and vegetables.

### CZECHIA - GERMANY

Ústí nad Labem is located in the North of Czechia close to the German border. The geographical location of the area, between Prague and Germany, has been a significant factor in the region's development and is supposed to grow in importance with the planned High-Speed Railway between Dresden and Prague.



MAP OF THE PLANNED HIGH-SPEED TRAIN ROUTE PRAGUE - ÚSTÍ NAD LABEM - DRESDEN

# HISTORY

## ÚSTÍ NAD LABEM

The first verified written mention is in the charter of the chapter at the Church of St. Stephen in Litoměřice, dated 1056 -1057. In 1249, it was first mentioned with the title of royal town.

In the second half of the 13th century, King Ottokar II of Bohemia invited German settlers into the country and granted them a German form of municipal incorporation, thereby founding the city proper. In 1423, as King of Bohemia, Sigismund pledged the town to Elector Frederick I of Meissen, who occupied it with a Saxon garrison.[3] It was besieged by the Hussites in 1426: a German army of 70,000 was sent to its relief but the 25,000 besiegers defeated them amid great slaughter on 16 June; the next day, they stormed and razed the town. It was left derelict for three years before rebuilding began in 1429.

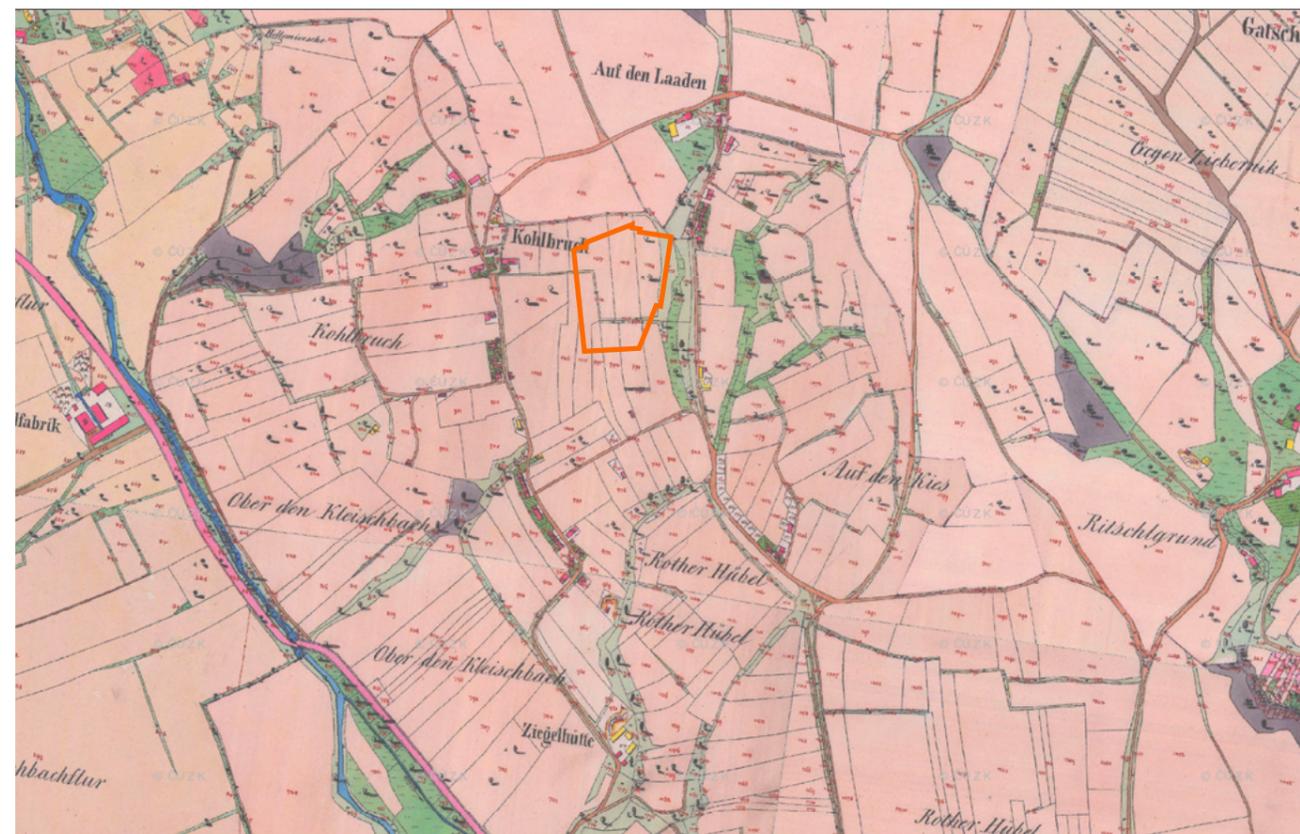
Ústí nad Labem was again burned down in 1583 and was sacked by the Swedes in 1639 amid the Thirty Years' War. It also suffered grievously during the Seven Years' War and was near the 1813 Battle of Kulm between France and the alliance of Austria, Prussia, and Russia during the Napoleonic Wars. As late as 1830, its population was only 1400. As part of the Kingdom of Bohemia, it was eventually incorporated into Austria and heavily industrialized over the 19th century. After the Compromise of 1867, it headed the Aussig District, one of Austrian Bohemia's 94 District Commissions (Bezirkshauptmannschaften). In the 1870s, with only 11,000 people, it was a major producer of woolen goods, linen, paper, ships, and chemicals and carried on a large trade in grain, fruit, mineral water, lumber, and coal. By 1900, large-scale immigration had boosted the population to nearly 40,000, mostly German, and added glass and stone to its trades. The local river port became the busiest in the entire Austro-Hungarian Empire, surpassing even the seaport in Trieste.

The factories of Aussig—as it was then known—were an early centre of the National Socialism ("Nazi") movement. The German Workers' Party in Austria (Deutsche Arbeiterpartei in Österreich) was founded on 15 November 1903 and later gave rise to the Sudeten German Party and Austrian National Socialism. Their books continued to be printed in Ústí nad Labem even after the formation of Czechoslovakia in 1918. During the 1930 census, Ústí nad Labem was home to 43,793 residents: 32,878 considered German, 8,735 Czech or Slovak, 222 Jews, 16 Russians, and 11 Hungarians. Ústí nad Labem was ceded to Nazi Germany with the rest of the Sudetenland in October 1938 under the terms of the Munich Agreement and placed under the administration of the Regierungsbezirk Aussig of Reichsgau Sudetenland. On New Year's Eve of that year, the Nazis burnt down the local synagogue; a meat factory was later raised in its place. The Jewish community in Ústí nad Labem was mostly exterminated over the course of World War II amid the Holocaust. In April 1945, the city was severely bombed by the Allies.

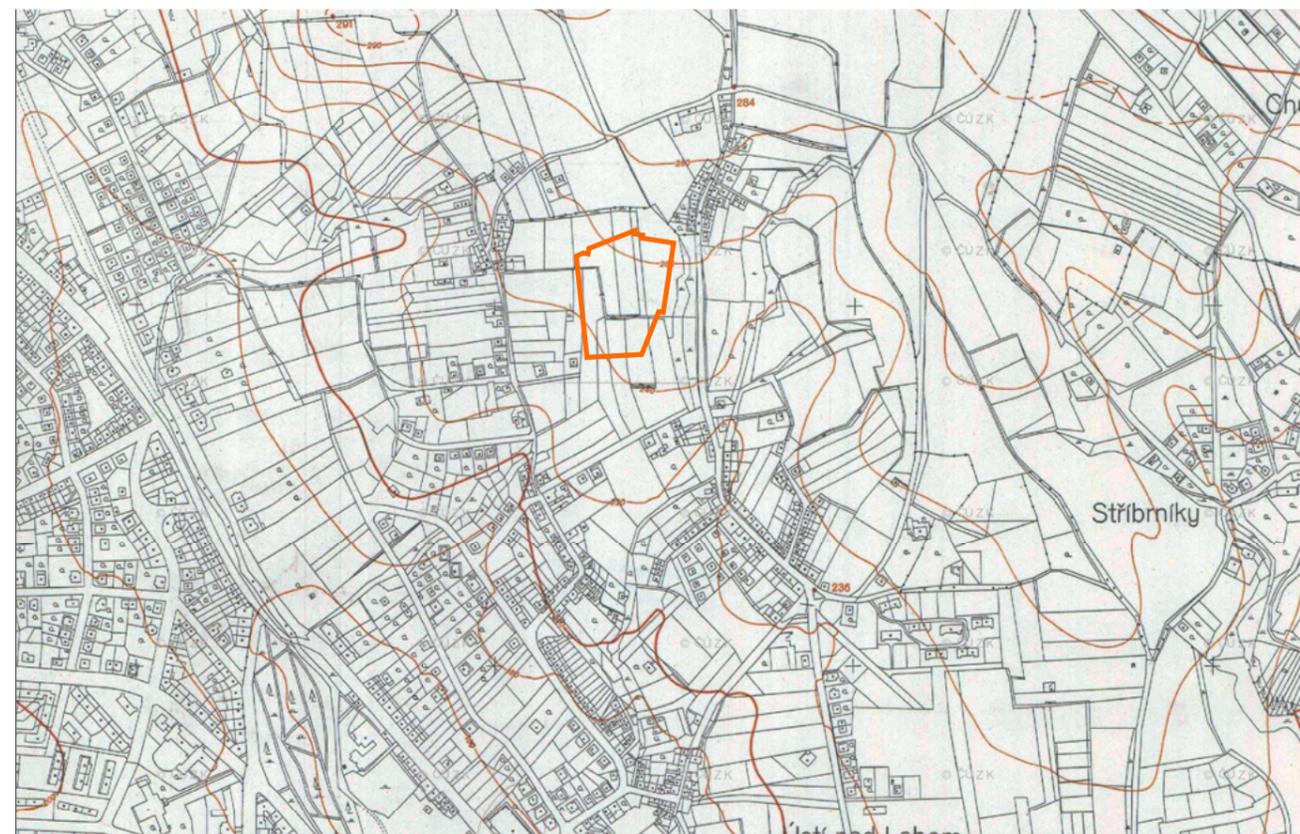
Shortly after the war ended, on 31 July 1945, an explosion of the local ammunition depot triggered a pogrom of the German population, known as the Ústí massacre, mostly at the hands of out-of-town paramilitary groups. Whilst the official investigation blamed the explosion on German saboteurs, more recent historical work points toward it being a communist provocation, intended to affect the subsequent expulsion of Germans. Between 80 and a thousand people died in the event, with

estimates varying widely, but being generally much higher than the official body count. The knowledge of the event has been almost entirely suppressed by the communist authorities and so it remains mostly unknown to Czechs.

Under the terms of the Potsdam Conference and the Beneš decrees, the city was restored to Czechoslovakia and almost the totality of its previous population was expelled as being German. In May 1948, the Communist government passed a new constitution declaring a people's republic. Communism continued until the 1989 fall of the Berlin Wall set off a series of events, which are now known as the Velvet Revolution. Today, Ústí nad Labem is a major industrial city in the Czech Republic with substantial chemical, metallurgical, textile, food, and machine tool industries.



MAPS OF THE STABLE CADASTRE 1842



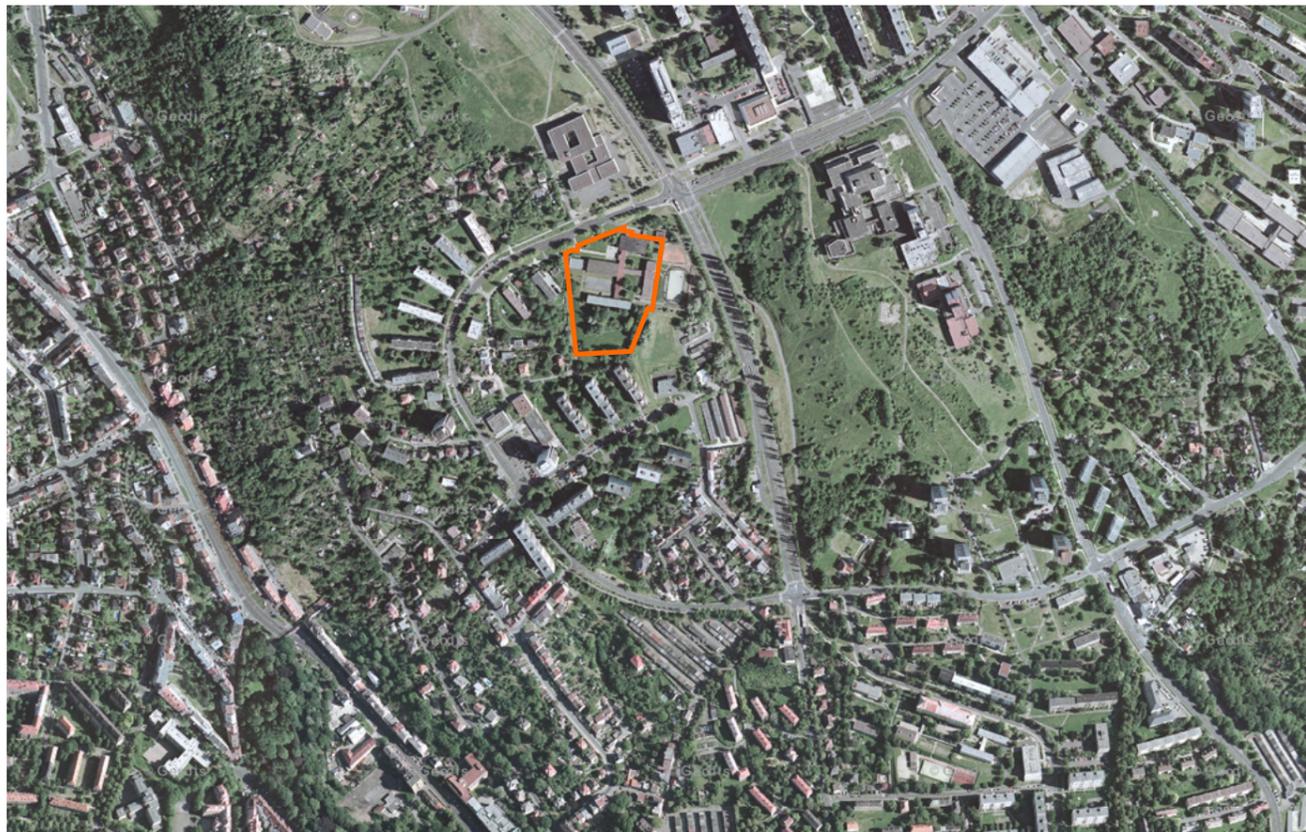
STATE MAP 1950



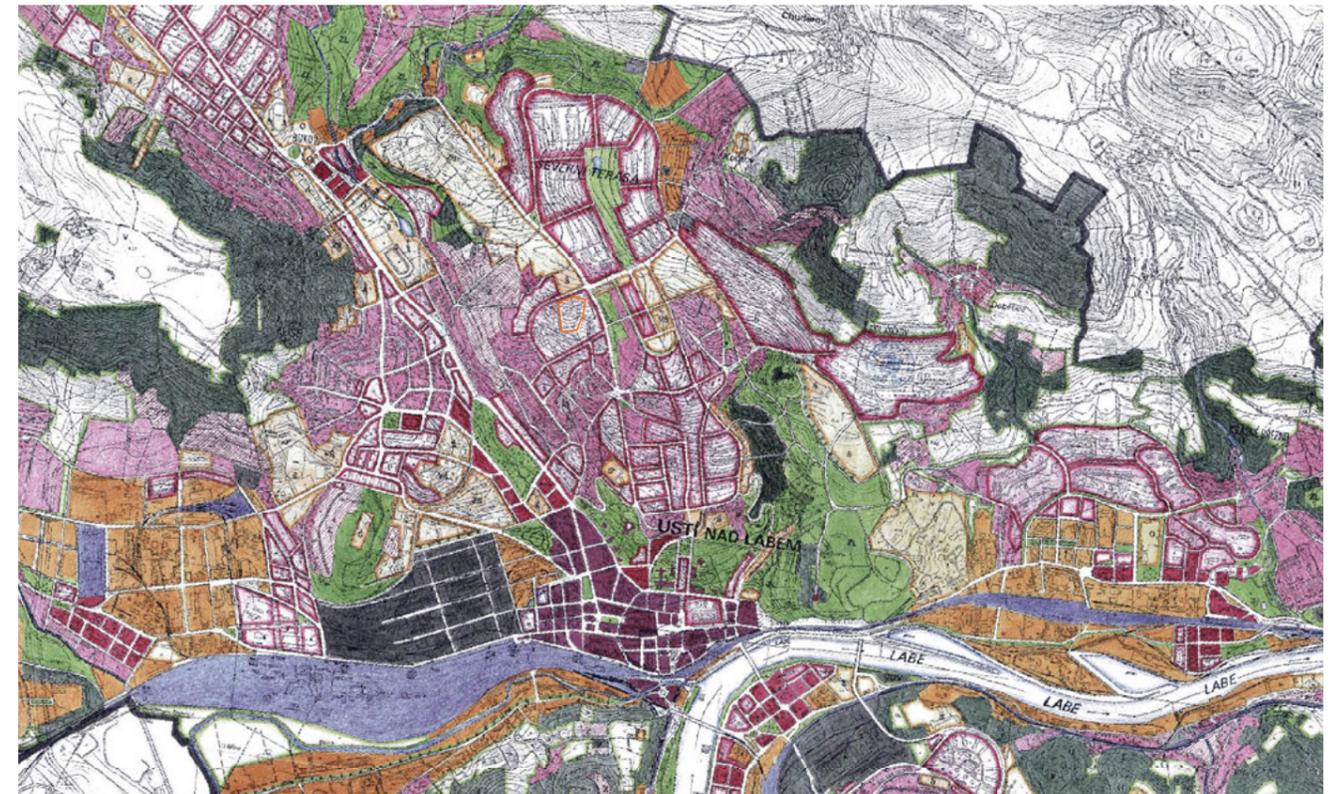
AERIAL VIEW 1950



ZONING PLAN 1974



AERIAL VIEW 2006



ZONING PLAN 1996

# ZONING PLAN

The site is located in an area designated for civic amenities.

OV:

## AREAS OF CIVIC AMENITIES - PUBLIC INFRASTRUCTURE

### a) predominant purpose of use

- » location of predominantly non-commercial facilities for education, social services, family care, health, church, culture, public administration and public protection

### b) permissible

- » individual types (grades) of school facilities including their accommodation, sports and other special purpose facilities
- » health and social care facilities
- » purpose-built facilities of churches
- » public administration and management facilities
- » cultural facilities, museums, memorials
- » necessary transport and technical infrastructure
- » facilities for the protection of the population

### c) conditionally permissible

- » other accommodation facilities

### d) conditions of functional and spatial arrangement

- » for every two hectares of the defined buildable area, an area of public open space related to the buildable area shall be defined with an area of at least 1000 m<sup>2</sup>, this area does not include roads

### e) not permissible

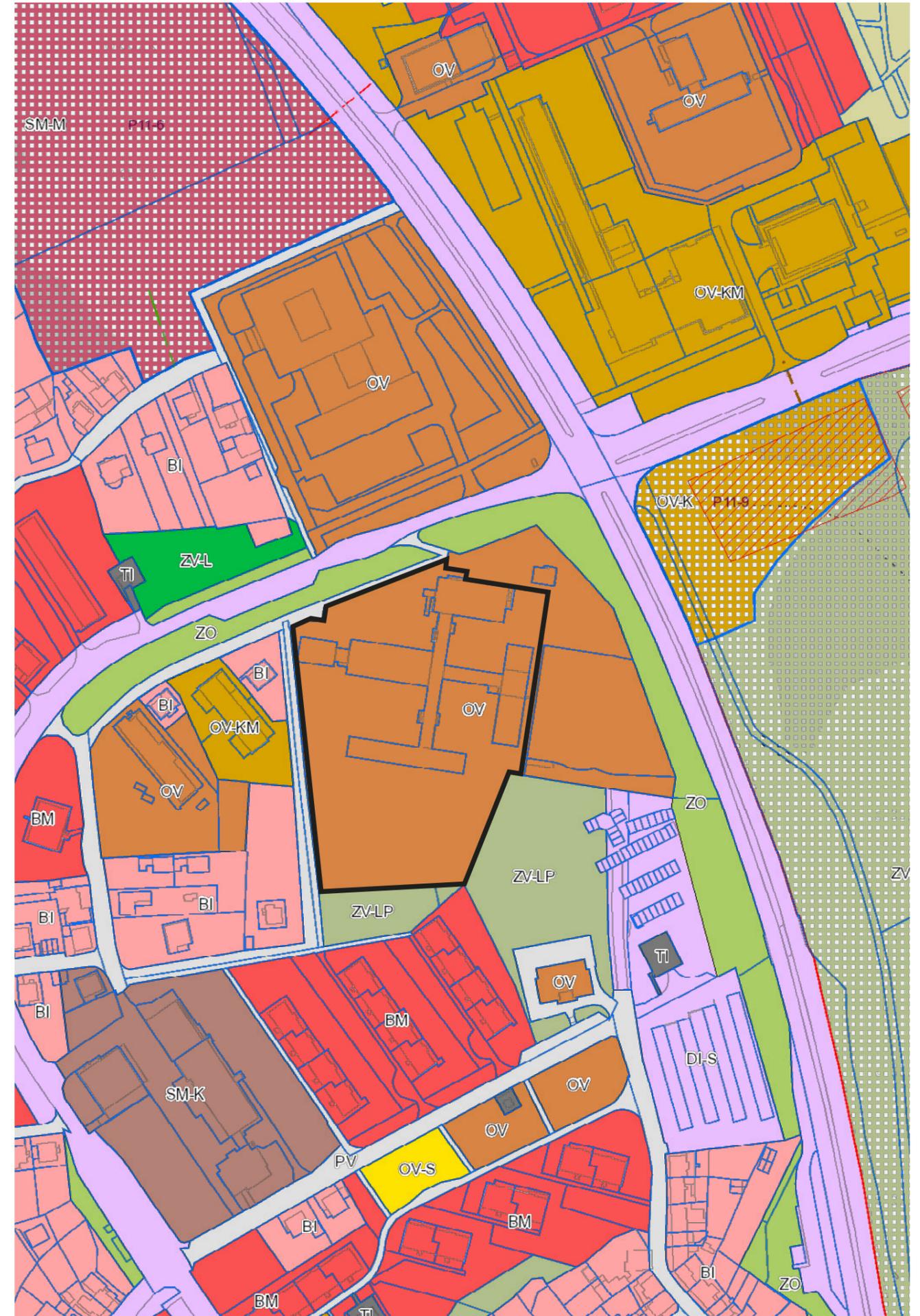
- » all other functions and activities not listed above

#### Legenda

- silniční tunel - návrh (tunel - návrh)
- stoka splaškové kanalizace - návrh (kanalizace)
- vodovodní řád skupinového vodovodu - návrh (vodovod)
- kabelové vedení elektrické sítě VN 1-35 kV - návrh (vedení elektrické sítě - návrh)
- vedení elektrické sítě - nerozlišeno - rezerva (vedení elektrické sítě - návrh)
- plynovod STL - návrh (plynovod - návrh)
- ▨ plochy podmíněné projektem architekta
- ▨ místní (lokální) biocentrum - funkční (územní systém ekologické stability)
- ▨ místní (lokální) biokoridor - nefunkční (územní systém ekologické stability)
- ▨ místní (lokální) biokoridor - funkční (územní systém ekologické stability)
- ▨ hranice zastavěného území k 11.11.2011
- ▨ elekřina (koridory územních rezerv (Q koridory))
- ▨ plochy smíšené obytné městské (plochy územních rezerv (Q plochy))
- ▨ plochy technické infrastruktury (plochy územních rezerv (Q plochy))
- ▨ plochy vodní a vodohospodářské (plochy územních rezerv (Q plochy))
- ▨ plochy smíšené obytné komerční (plochy územních rezerv (Q plochy))
- ▨ plochy přestavby (plochy přestaveb a zastavitelných ploch)
- vrstevnice (po 10m)
- ▨ veřejná prostranství (funkční využití obytných souborů)
- ▨ plochy zeleně na veřejných prostranstvích - park (funkční využití obytných souborů)
- ▨ bydlení v bytových domech (funkční využití obytných souborů)
- ▨ plochy dopravní infrastruktury silniční (funkční využití obytných souborů)
- ▨ plochy občanského vybavení - tělovýchovná a sportovní zařízení (funkční využití obytných souborů)
- ▨ bydlení v rodinných domech městské a příměstské (funkční využití obytných souborů)
- ▨ plochy technické infrastruktury (funkční využití obytných souborů)
- ▨ plochy občanského vybavení - komerční zařízení malá a střední (funkční využití obytných souborů)
- ▨ PV - plochy veřejných prostranství (funkční využití - návrh)
- ▨ PUPFL - plochy lesní (funkční využití - návrh)
- ▨ BI - bydlení v rodinných domech městské a příměstské (funkční využití - návrh)
- ▨ ZV-LP - plochy zeleně na veřejných prostranstvích - lesopark (funkční využití - návrh)
- ▨ DI-S - plochy dopravní infrastruktury silniční (funkční využití - návrh)
- ▨ OV-KM - plochy občanského vybavení - komerční zařízení malá a střední (funkční využití - návrh)
- ▨ BM - bydlení v bytových domech (funkční využití - návrh)
- ▨ ZO - plochy zeleně ochranná a izolační (funkční využití - návrh)
- ▨ SM-M - plochy smíšené obytné městské (funkční využití - návrh)
- ▨ ZV-P - plochy zeleně na veřejných prostranstvích - park (funkční využití - návrh)
- ▨ TI - plochy technické infrastruktury (funkční využití - návrh)
- ▨ ZS - plochy zemědělské - sady, zahradnictví (funkční využití - návrh)
- ▨ OV - plochy občanského vybavení - veřejná infrastruktura (funkční využití - návrh)
- ▨ V - plochy vodní a vodohospodářské (funkční využití - návrh)
- ▨ OV-S - plochy občanského vybavení - tělovýchovná a sportovní zařízení (funkční využití - návrh)
- ▨ RZ - plochy rekreace - zahrádkové osady (funkční využití - návrh)
- ▨ SM-NL - plochy smíšené nezastavěného území - lesnická (funkční využití - návrh)
- ▨ OV-K - plochy občanského vybavení - komerční zařízení plošně rozsáhlá (funkční využití - návrh)
- ▨ RI - plochy staveb pro individuální rodinnou rekreaci (funkční využití - návrh)
- ▨ ZV-L - plochy zeleně na veřejných prostranstvích - pobytové louky (funkční využití - návrh)
- ▨ SM-K - plochy smíšené obytné komerční (funkční využití - návrh)
- ▨ PV - veřejná prostranství (funkční využití - stav)
- ▨ PUPFL - plochy lesní (funkční využití - stav)
- ▨ BI - bydlení v rodinných domech městské a příměstské (funkční využití - stav)
- ▨ ZV-LP - plochy zeleně na veřejných prostranstvích - lesopark (funkční využití - stav)
- ▨ DI-S - plochy dopravní infrastruktury silniční (funkční využití - stav)
- ▨ OV-KM - plochy občanského vybavení - komerční zařízení malá a střední (funkční využití - stav)
- ▨ BM - bydlení v bytových domech (funkční využití - stav)
- ▨ ZO - plochy zeleně ochranná a izolační (funkční využití - stav)
- ▨ SM-M - plochy smíšené obytné městské (funkční využití - stav)
- ▨ ZV-P - plochy zeleně na veřejných prostranstvích - park (funkční využití - stav)
- ▨ TI - plochy technické infrastruktury (funkční využití - stav)
- ▨ ZS - plochy zeleně soukromé a vyhrazené (funkční využití - stav)
- ▨ OV - plochy občanského vybavení - veřejná infrastruktura (funkční využití - stav)

#### Legenda

- ▨ V - plochy vodní a vodohospodářské (funkční využití - stav)
- ▨ OV-S - plochy občanského vybavení - tělovýchovná a sportovní zařízení (funkční využití - stav)
- ▨ RZ - plochy rekreace - zahrádkové osady (funkční využití - stav)
- ▨ SM-NL - plochy smíšené nezastavěného území - lesnická (funkční využití - stav)
- ▨ OV-K - plochy občanského vybavení - komerční zařízení plošně rozsáhlá (funkční využití - stav)
- ▨ RI - plochy staveb pro individuální rodinnou rekreaci (funkční využití - stav)
- ▨ ZV-L - plochy zeleně na veřejných prostranstvích - pobytové louky (funkční využití - stav)
- ▨ SM-K - plochy smíšené obytné komerční (funkční využití - stav)
- ▨ VD - plochy výroby a skladování - drobná a řemeslná výroba (funkční využití - stav)
- ▨ žádosti o změnu ÚP - schválené v ZM

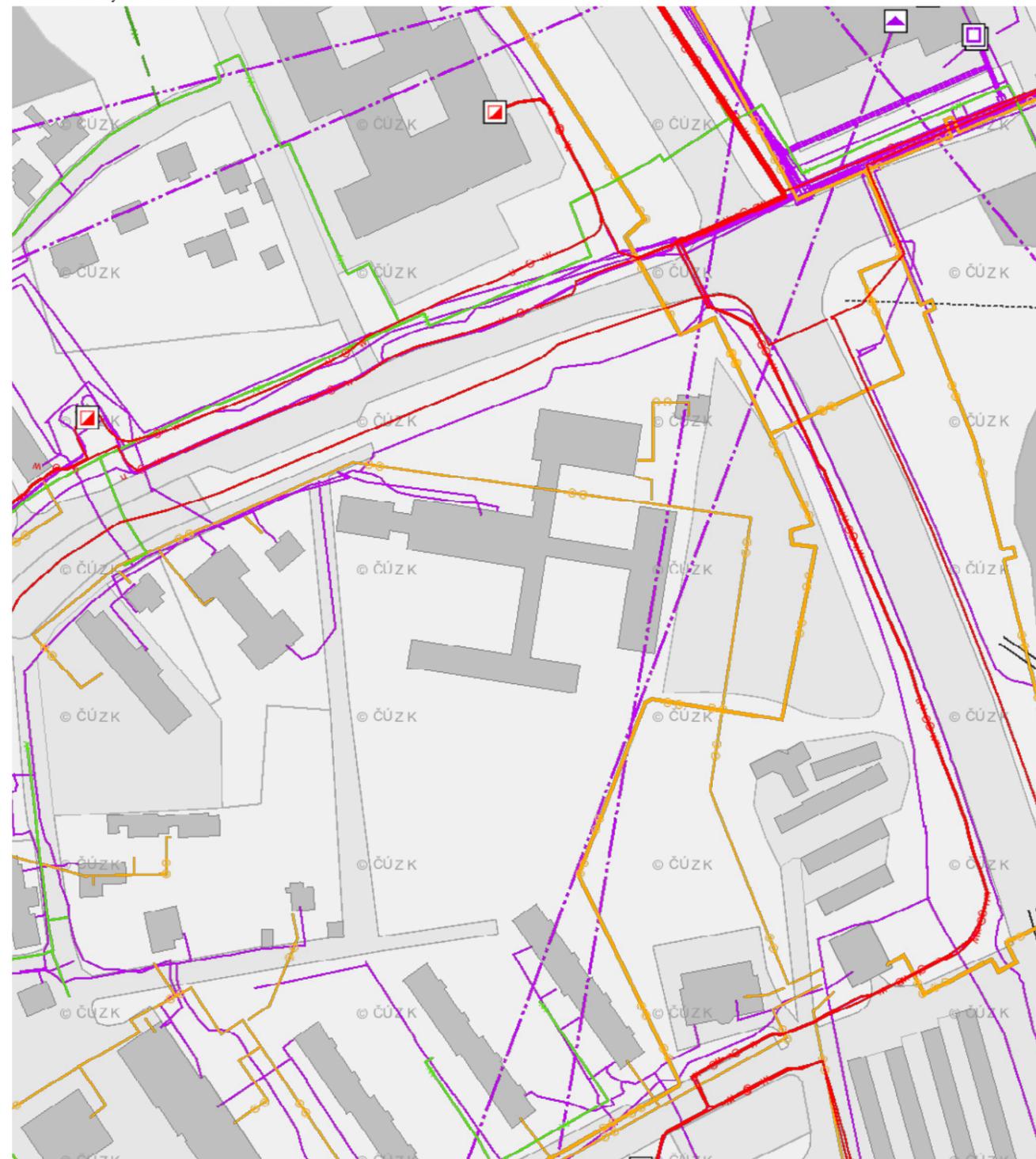


# TECHNICAL INFRASTRUCTURE

- vodovod - stav**
- vodovodní řad (nerozlišeno) - stav
  - místní vodovod - stav
- kanalizace - stav**
- stoka splaškové kanalizace - stav
  - stoka dešťové kanalizace - stav
  - stoka jednotné kanalizace - stav
  - kanalizační stoka (nerozlišeno) - stav



- ostatní zařízení teplovodu**
- ost. zařízení zpracování a distribuce tepla - stav
- rozvod tepla - návrh**
- místní rozvod tepla - primární - návrh
- plynovod - stav**
- plynovod VTL - stav
  - plynovod STL - stav
- rozvod tepla - stav**
- místní rozvod tepla - primární - stav
- rádioreléová trasa - stav**
- rádioreléová trasa - stav
- dálkový telekomunikační kabel**
- dálkový telekomunikační kabel - stav
- DTS**
- venkovní vedení elektrické sítě VVN 110 kV - stav
  - venkovní vedení elektrické sítě VN 1-35 kV - stav
  - vedení elektrické sítě - svod (nadzemní vedení) - stav
  - vedení elektrické sítě - nerozlišeno - stav
  - kabelové vedení elektrické sítě VVN 110 kV - stav
  - kabelové vedení elektrické sítě VN 1-35 kV - stav
- rádioreléová trasa - stav**
- rádioreléová trasa - stav
- dálkový telekomunikační kabel**
- dálkový telekomunikační kabel - stav
- objekty/zařízení telekomunikační sítě**
- blíže neurčené komunikační zařízení - stav
  - základnová stanice - stav
  - TV vysílač - stav
  - radiová stanice na RR trase - stav



## REFERENCES

Examples of similar institutions and centres in the Czech Republic in terms of rental services for companies and start-ups:

<https://www.jic.cz/pronajem/>

<https://ms-ic.cz/t-park/>

<https://www.vtpup.cz>

## "FAIR TRANSFORMATION" OPERATIONAL PROGRAM

The scope of the subsequent contract will be in line with the EU's operational programme called the *Fair Transformation Operational Programme*.

The *Fair Transformation Operational Program* is a completely new programme for the period between 2021-2027, aimed at addressing the negative impacts of the shift away from coal in the most affected regions. In the Czech Republic, this concerns the Karlovy Vary, Moravian-Silesian and Ústí nad Labem Region. The aim of the support is to enable regions and people to address the social, economic and environmental impacts of the transition, which is aimed at achieving the Union's energy and climate goals for 2030 and a climate-neutral economy by 2050.

More information here:

[www.mzp.cz/cz/opst\\_2021\\_2027](http://www.mzp.cz/cz/opst_2021_2027)

[dotaceEU.cz/Uhelneredny](http://dotaceEU.cz/Uhelneredny)