

# Competition Brief

An architectural and urban design competition aimed at creating a new center for Zeleneč, which will complement and enhance the current character of the municipality and become its vibrant core.

## Jury

David Hlouch  
Vít Šikýř  
Jan Kalivoda  
Tereza Vojtěšková  
Roman Doležal  
Petr Bureš  
Anna Laubová  
Pavel Fajt

Submission 1st phase  
|24|01|2025|

Submission 2nd phase  
|04|04|2025|



The municipality of Zeleneč is announcing an open, two-phase architectural and urban design competition for the new centre of Zeleneč.

The rapidly growing municipality on the outskirts of Prague currently lacks a commercial and administrative centre. However, it has a brownfield site near the train station that has the potential to meet this need. The goal of the competition is to create a high-quality and attractive space in the centre of Zeleneč that will provide facilities for services, social interaction, and gathering for residents and visitors alike. The design should include essential community amenities, such as a municipal office, office spaces, a municipal police station, a healthcare centre, residential units, and retail spaces. The newly developed area should become a central and representative place in the municipality.



Site plan

### Opening remarks

Dear ladies and gentlemen, dear architects,

We warmly invite you to participate in the architectural and urban design competition aimed at creating a new commercial and administrative centre for Zeleneč, which shall fully respect and enhance the existing rural character of our village's core. Zeleneč is located just 20 minutes away from the centre of Prague by direct train connection. This proximity allows our newly planned centre to serve complementary functions – becoming a place for gathering and daily life for our residents without transforming into a city.

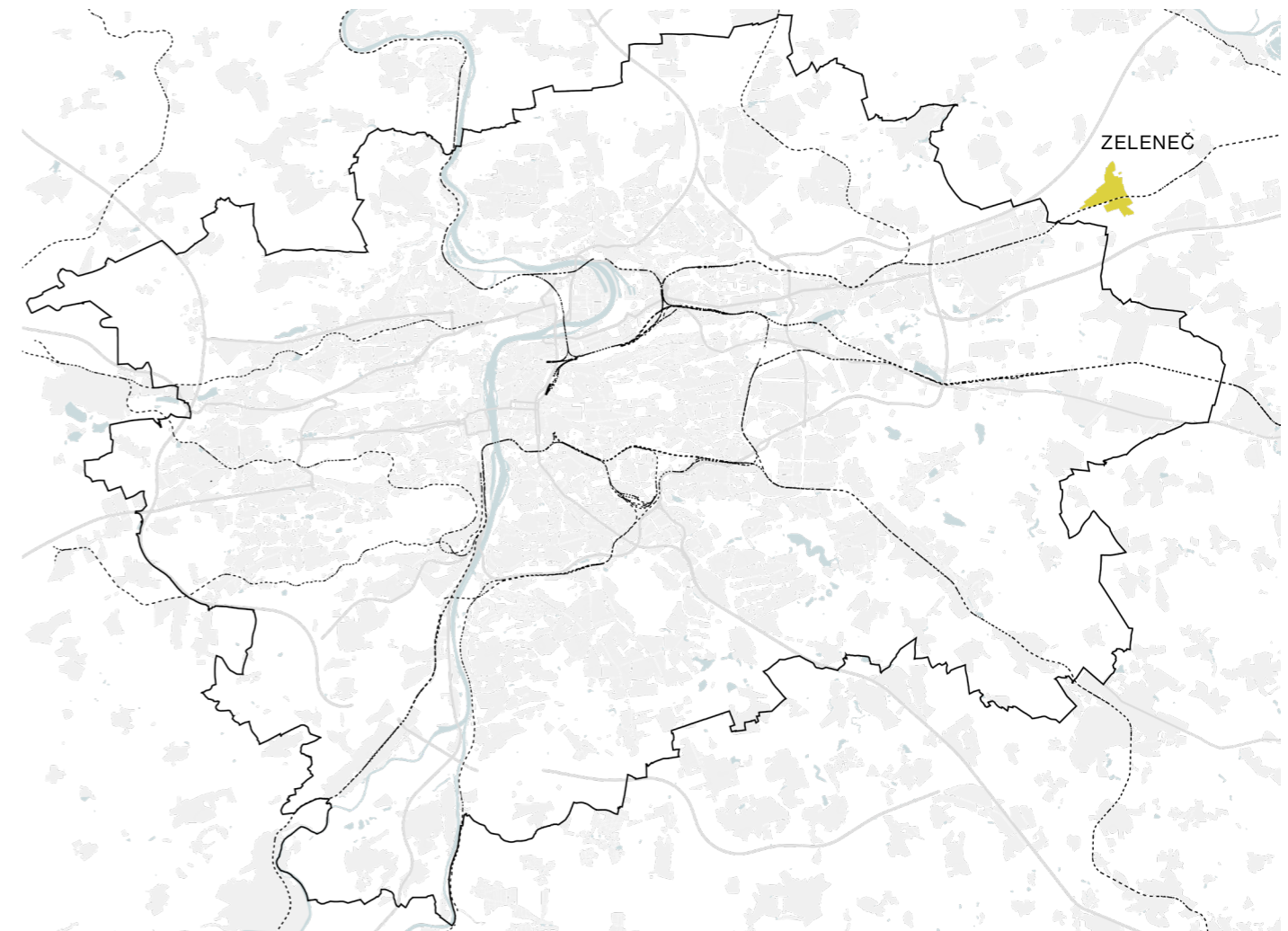
Unlike some other suburban municipalities, such as Dolní Břežany, we do not wish to introduce an overly urban character to our village. Zeleneč is green and tranquil, with a village atmosphere that we want to preserve for the future. Residents have easy access to necessary services and cultural opportunities in the surrounding towns and in Prague itself. Our goal is not to create an economic centre or a space overwhelmed by concrete. We envision a centre that caters to all generations – a place with high-quality public spaces. We want an environment where people feel comfortable, whether they choose to sit on a bench in the shade of trees or take advantage of the local shops and services that will emerge here.

We place special emphasis on sustainability. We believe that the new centre should serve as a model of ecological responsibility – minimizing environmental impacts, utilizing renewable energy sources, and integrating blue-green infrastructure elements into public spaces. We hope that the new centre will not only respect the village's natural environment but also actively promote the use of public space, including cycling infrastructure.

We invite you to design a space that draws from its natural attractiveness while functioning as a cohesive whole with high operational and urban parameters. A place where people will gather, feel comfortable, and that will become the true heart of the village, all without disrupting its rural character. We are not seeking grandeur but rather quality and respect for the site.

We look forward to your creative and innovative proposals that will enhance the quality of life in our municipality and ensure that the space functions as a natural centre of activity, where functionality, aesthetics, sustainability, and the natural lives of our residents come together.

Vít Šikýř, mayor of Zeleneč



### The municipality of Zeleneč

The municipality of Zeleneč is located in the district of Prague-East in the Central Bohemia Region. Currently, approximately 3,700 residents live in Zeleneč. A railway line connecting Prague and Lysá nad Labem runs through the municipality. The train journey from the Zeleneč station to the centre of Prague takes 20 minutes. Currently, trains stop here in both directions every half hour. By the end of the year, the frequency of trains stopping at the station will increase to every 15 minutes during peak hours. Additionally, the long-distance cycling route EuroVelo 4 passes through the municipality, running from west to east across Europe, from France to Ukraine. The municipality also includes the part of Mstětice, located to the east of Zeleneč, which is also situated on the railway line and has its own train station.

The historic core of Zeleneč, originally characterized by agricultural homesteads, is located around a village square with a pond in the northern part of the municipality. In the 20th century, Zeleneč gradually transformed from a small agricultural village into a modern suburban community. Following 1989, there was significant development, with many new family homes being built and infrastructure modernized. The municipality offers essential community amenities, including a kindergarten and primary school, a healthcare centre, shops, and sports facilities. However, it currently lacks a space that combines these amenities and provides a gathering place, serving as a central point for the community.



Current and planned functions and uses of the municipality

<https://mapy.cz/s/lukadozefu>

○ **Public Spaces for Leisure and Sports**

- 1 Meadow for concerts and large public events
- 2 Asphalt area for fairs etc.
- 3 Playground
- 4 Sports complex
- 5 Tennis courts
- 6 Tennis hall
- 7 Playground
- 8 Green belt – for occasional group and regular individual physical activities
- 9 Sports field
- 10 Playground

● **Local amenities**

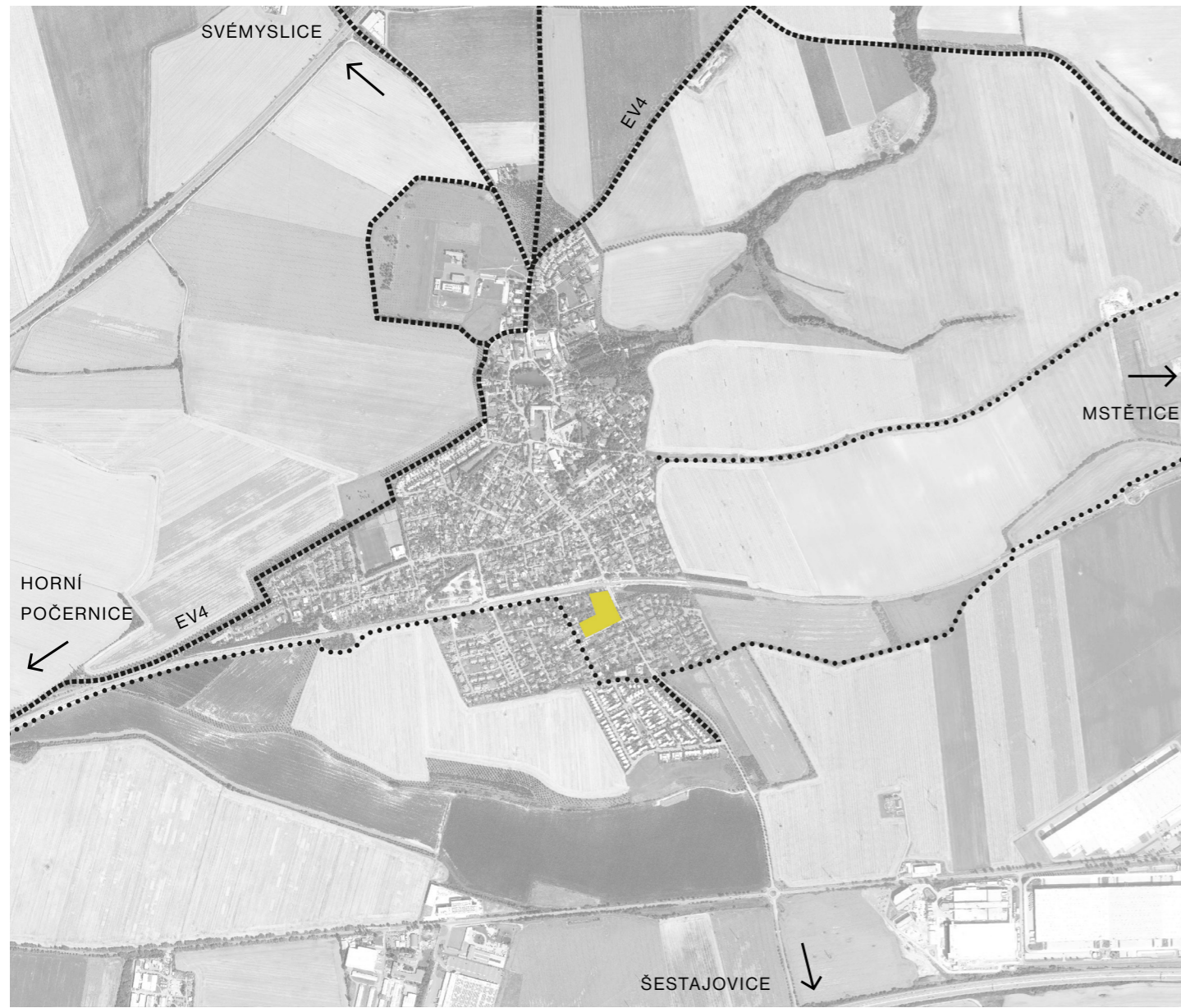
- 11 Post Office
- 12 Restaurant Zéland
- 13 Restaurant – Chinese cuisine
- 14 Grocery Store, Hair Salon
- 15 Grocery Store – counter sales
- 16 Bistro
- 17 Beauty salon

● **Projects, Studies, Potentials**

- 18 Anticipated park design, gathering place
- 19 Potential: pump track playground
- 20 Project for a new community centre
- 21 Study for a Senior Citizens' Home and park landscaping
- 22 Project for pond renovation, gathering place
- 23 Forest park project – larger area for relaxation and socializing
- 24 Study for a Communal Art School (ZUŠ)
- 25 Project to connect cycling paths with the village square
- 26 Project for a new Technical Services headquarters
- 27 Project for an athletic oval
- 28 Study for the conversion of a building into residential apartments
- 29 Project for the expansion of the kindergarten
- 30 Project for public connection between Mstětická and Školní streets
- 31 Project for landscaping reconstruction for public purposes
- 32 Study for the location of a multifunctional hall
- 33 Study for residential development
- 34 Proposed residential construction
- 35 Study for the revitalization of green spaces for public use, gatherings, and sports
- 36 Project to connect Husova and K Feroně streets, parking
- 37 Project for a small park near the bus stop

■ ■ ■ **Cycling paths – existing**    • • • • **Planned cycling paths**

- MÚ Municipal office
- ZŠ Primary school
- MŠ Kindergarten



Cycling paths around Zeleneč

**Competition area**

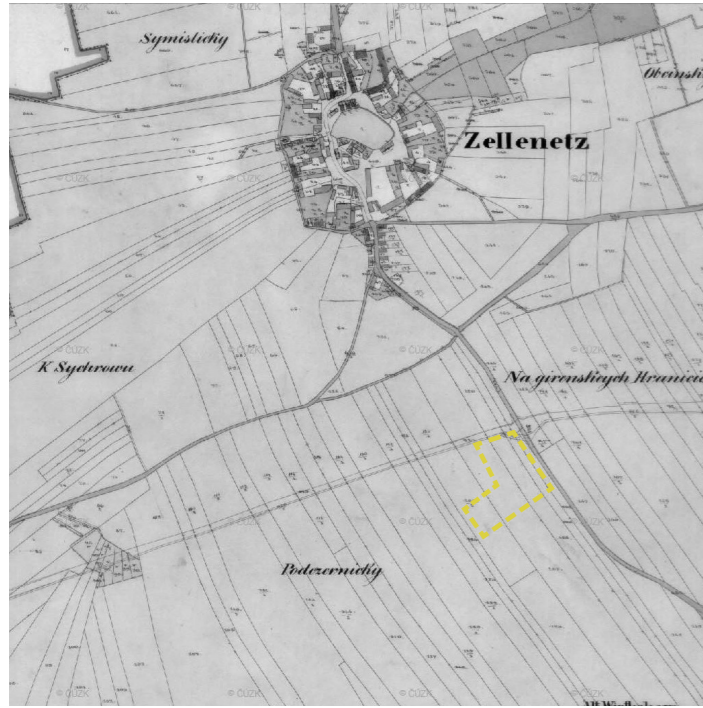
The area in question is located on the land parcels no. 127/6, 162 and 713 in the cadastral area of the Municipality of Zeleneč. The total area of the site is 8,870 m<sup>2</sup>.

It is a brownfield site in the immediate vicinity of the railway station. It is currently used as a collection point. The surrounding development is characterised mainly by single-family houses. Historically, this was the site of the Lyra moulding factory, which is why the area is locally known as the 'lišťárna' (czech for moulding factory). The old metal frame at the rear of the site, which remains from the factory's operation, will be removed.

In the proposal for the current and historically first land-use plan of the municipality, the area is designated as a space for community facilities with the following specifications: The mixed residential central area is defined for the establishment of a "new centre" for the municipality of Zeleneč. This area is primarily designated for the construction of a new municipal office, police station, shops and services, healthcare centre, chapel, and residential units. However, other buildings and facilities compatible with community amenities that serve the residents of the municipality may also be developed here.

The wider area under consideration also includes the surrounding roads – Čs. armády Street, Kmochova Street, Kohoutova Street, and Zahradní Street – as well as the vicinity of the railway station.





Imperial Prints, 1841



1950



1971



1950 (zoom)

**History of the Site Development**

**Brief**

The competition is focused on creating an architectural and urban design proposal for the redevelopment of the brownfield site near the railway station. The aim is to establish a new commercial and administrative centre for the municipality on the site of the former moulding factory, which will accommodate the municipal office, non-residential spaces (offices, service facilities), a municipal police station, a healthcare centre, retail units, and residential apartments. The proposal should also address traffic management and parking solutions for the surrounding roads. Additionally, participants should consider the relationship between the newly created centre and the railway station. (A long-term goal of the municipality is to increase the number of barrier-free crossings over the railway line for pedestrians and cyclists, with one possible location for an underpass or ramp being the area near the railway station. However, the design of a barrier-free connection beneath the tracks is not part of the brief.)

The architectural expression of the buildings should respect the surrounding development while emphasising the central location of the site within the village. The layout of the buildings should create attractive and usable outdoor spaces with pleasant proportions that serve as places for gathering, social events and other community activities. The challenge is to balance a sense of openness with a feeling of safety within the site.

The chosen structure and scale of the development should respect the village context into which it will be integrated, creating as harmonious a composition as possible with its surroundings.

Land use

The recommended building coverage is set at 30%, with an average building height of 2.5 above-ground floors. The total floor area should be approximately 6,650 m<sup>2</sup>. There is no binding limit in place according to the zoning plan.

**Construction Programme**

Facilities	Floor area (approx.)
retail units	500 m <sup>2</sup>
healthcare centre	400 m <sup>2</sup>
non-residential spaces	1570 m <sup>2</sup>
municipal police	120 m <sup>2</sup>
municipal office	400 m <sup>2</sup>
apartments	3360 m <sup>2</sup>

Retail units

The design should include a reasonable number of retail units. One store is required, with a sales area of approximately 200–300 m<sup>2</sup>, intended for a grocery retailer. Additionally, space should be considered for establishments such as a pastry shop and a bakery.

Healthcare Centre

The new centre will also include a small healthcare facility, providing spaces for four medical offices: a general practitioner for adults, a paediatrician, a dentist, and

a specialist. The offices will be designed as separate units, each consisting of a consulting room and a waiting area. Patient and staff restrooms, the cleaning room, and storage can be designed as shared spaces for all offices.

#### Non-residential spaces

A significant portion of the newly designed area will be allocated for services, retail, and office use. These should consist of individual units with shared facilities, intended for lease. It should be anticipated that the municipal office may need to expand into these spaces if its capacity becomes limited. Service establishments will have independent entrances. Part of these spaces can also be a co-working area, complete with meeting rooms and necessary facilities.

#### Municipal Police

The premises will house a municipal police office for 4–5 officers, comprising a public reception area, a staff office room, a staff lounge, a commander's office, changing room, shower and toilet facilities, safe room, storage room and kitchenette. The municipal police will be available to citizens 24/7. It is necessary to provide for 2 immediately accessible parking spaces for service vehicles.

#### Apartments

The aim is to create primarily starter and community housing with a variety of layout solutions in the following ratio:

1+kk 25 %    2+kk 50 %    3+kk, 4+1\* 25 %

\*4+1 = 4 rooms + 1 separate room with a kitchen, 3+kk = 3 rooms with one kitchen-corner "kk" included in one of them. same for 2+kk etc.

These will be municipal apartments intended for rent. The municipality's goal is to expand its housing stock through this new development. The housing should offer quality living, providing residents not only with private apartment units but also with pleasant community spaces and access to both private and shared outdoor areas. Each unit should include a basement/storage space and designated parking spots. Attention to detail and aesthetics is crucial, as the residential building should reflect its prominent location in the new town centre. Given its central location, the design and appearance of the new residential development should be a high priority, as it will serve as a key part of the town's visual identity alongside other new buildings in the area.

#### Municipal Office

The proposed office spaces should be designed with the future development of Zeleneč in mind. The population is expected to grow to a total of 7,500 residents, with 3,500 of them in the area of Mstětice. The municipal office should accommodate 15 work positions, with the possibility of expanding into other spaces of the project as mentioned above. Offices should be sized for 2–4 employees each. Separate offices will be provided for the mayor and deputy mayors. The design should include a meeting room for 20 people, a kitchenette with a small dining area, a sufficiently sized archive, a technical room, a cleaning room, storage, restrooms and locker rooms for staff, and visitor restrooms. Emphasis should be placed on creating a welcoming entrance area and a simple, intuitive layout to ensure easy navigation within the office.

#### Energy Standard

The buildings should comply with at least the nZEB energy standard, meaning they have nearly zero energy consumption.

#### **Traffic and Mobility**

As part of the competition proposal, an analysis of the wider parking situation should be developed, leading to a solution and calculation of the number of parking spaces required on the site. An appropriate number of parking spaces should be provided for residents, employees and visitors, including reserved spaces. Underground parking may also be considered, with a preference for its location in the southern part of the site due to the slope of the terrain. Given the proximity of the station and the size of the municipality, which allows easy pedestrian access within favourable walking distances, it is advisable to consider the actual need for parking spaces. In addition, it is advisable to consider a smart solution that would allow for a low-cost up-cycling of spaces reserved for cars in the future, should there be a decline in car traffic.

The goal is not to accommodate commuters traveling to Prague from surrounding municipalities. Parking spots should not be used as P+R (Park and Ride) for all-day vehicle storage. The nearby Mstětice train station is planned to serve as a transfer point for people commuting from surrounding municipalities to Prague in the future, with the Central Bohemia Region preparing the construction of a new P+R parking garage for approximately 340 cars.

An integral part of the outdoor areas will be sufficient bicycle parking for visitors to the centre. The proposal should also address the traffic regime of the surrounding roads, including deliveries.

#### **Outdoor Use**

In addition to new construction, the proposal should include high-quality public spaces that are at least partially separated from surrounding traffic. It is important for the outdoor areas to be designed with sufficient greenery and to offer various types of use. The public space in the town centre will be utilized for events such as markets or cultural and social activities, but primarily it should be designed as a gathering space for residents.

#### Blue-Green Infrastructure

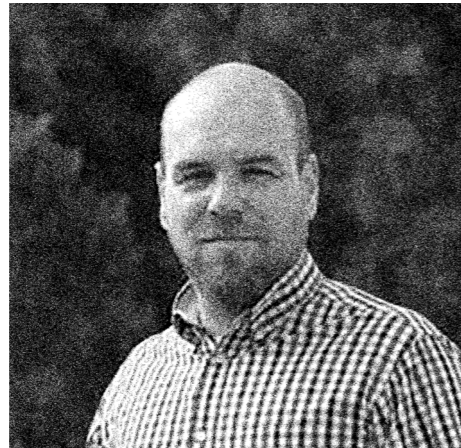
One of the key requirements for the design of the new town centre is the creation of a comprehensive concept of blue-green infrastructure that connects greenery and water management in synergy with natural processes and the local landscape. The proposal should include sustainable management of water resources, such as effective rainwater harvesting. Greenery should not only serve an aesthetic function but also contribute to water retention in the soil, improve the micro-climate, and support biodiversity. The aim is to create a harmonious connection between greenery, soil, and water, thereby achieving a sustainable and climate-resilient town centre.

All requirements stated in the brief are advisory in nature and are not binding.

**Jury / Dependent part**



**Vít Šikýř – jury vice-chair**  
Mayor of the Municipality of Zeleneč



**Roman Doležal**  
Member of the Council of the  
Municipality of Zeleneč

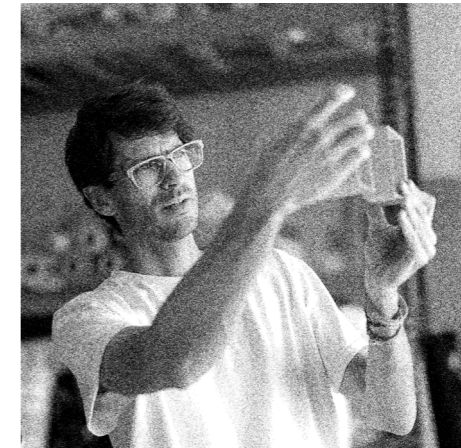


**Pavel Fajt – náhradník**  
First Deputy Mayor of the  
Municipality of Zeleneč

**Jury / Independent part**



**David Hlouch – jury chair**  
An independent authorised architect,  
he established his own practice in 2005.  
After two-year stay in the USA, he joined the  
Czech Chamber of Architects (ČKA) in 2013,  
member and later vice-chairman, he focused  
primarily on legislation, digitalisation, spatial  
and architectural competitions. In addition  
to design and consultancy services in the  
architecture, urban planning, and spatial  
planning, he has held the position of mayor  
of the municipality since 2014, engaging  
in local politics, spatial development,  
and public investments, level of local and  
regional self-governments.



**Jan Kalivoda**  
He graduated from the Faculty of  
Architecture at Czech Technical  
University (FA ČVUT) under the guidance  
of Ivan Kroupa. In 2006, he co-founded  
the architectural studio PROGRES  
Architects Kaas. His work encompasses  
architecture, small-scale urbanism,  
landscaping, industrial, exhibition design.  
He complements his practice with lectures,  
consultations at the Faculty and participation  
in juries. He is the author of the extension  
of the Jára Cimrman Primary the Technical  
Services Base in Prague Lysolaje (GPOA),  
and the development plan for of Nučice.



**Tereza Vojtěšková**  
An architect originally from Plzeň, she  
graduated in architecture from UMRUM  
in 2013, studio of Jindřich Smetana.  
After years of gaining experience, she  
established her Vojtěšek Architects, in  
2021, where she and her husband focus  
primarily on the topics revitalisations  
of buildings and larger complexes. She  
has extensive experience collaborating  
with municipalities, cities, and regions  
on strategic, conceptual, and project  
assignments, such project of the former  
Secondary Agricultural School complex  
in Dalovice, in the Karlovy Vary Region.



**Petr Bureš – alternate**  
He graduated from the Architecture II  
studio at UMRUM. He co-founded the  
architectural studio Amulet, which focuses  
on both design and the creation of small-  
scale architecture, as well as larger-scale  
competitions. Amulet also aims to explore  
theoretical and historical aspects of the  
field, which it addresses through a podcast  
series titled Speaking Objects.



**Anna Laubová – alternate**  
She graduated from the Faculty of  
Architecture at Czech Technical University  
in Prague. Shortly after completing her  
studies in 2022, she began focusing on her  
own projects of various scales, ranging from  
public spaces to new constructions and  
renovations, as well as interior design.  
She has successfully participated in  
numerous architectural competitions,  
and her proposal for the revitalisation of  
Alma Rosé Square in Jihlava was awarded  
a shared second place.



