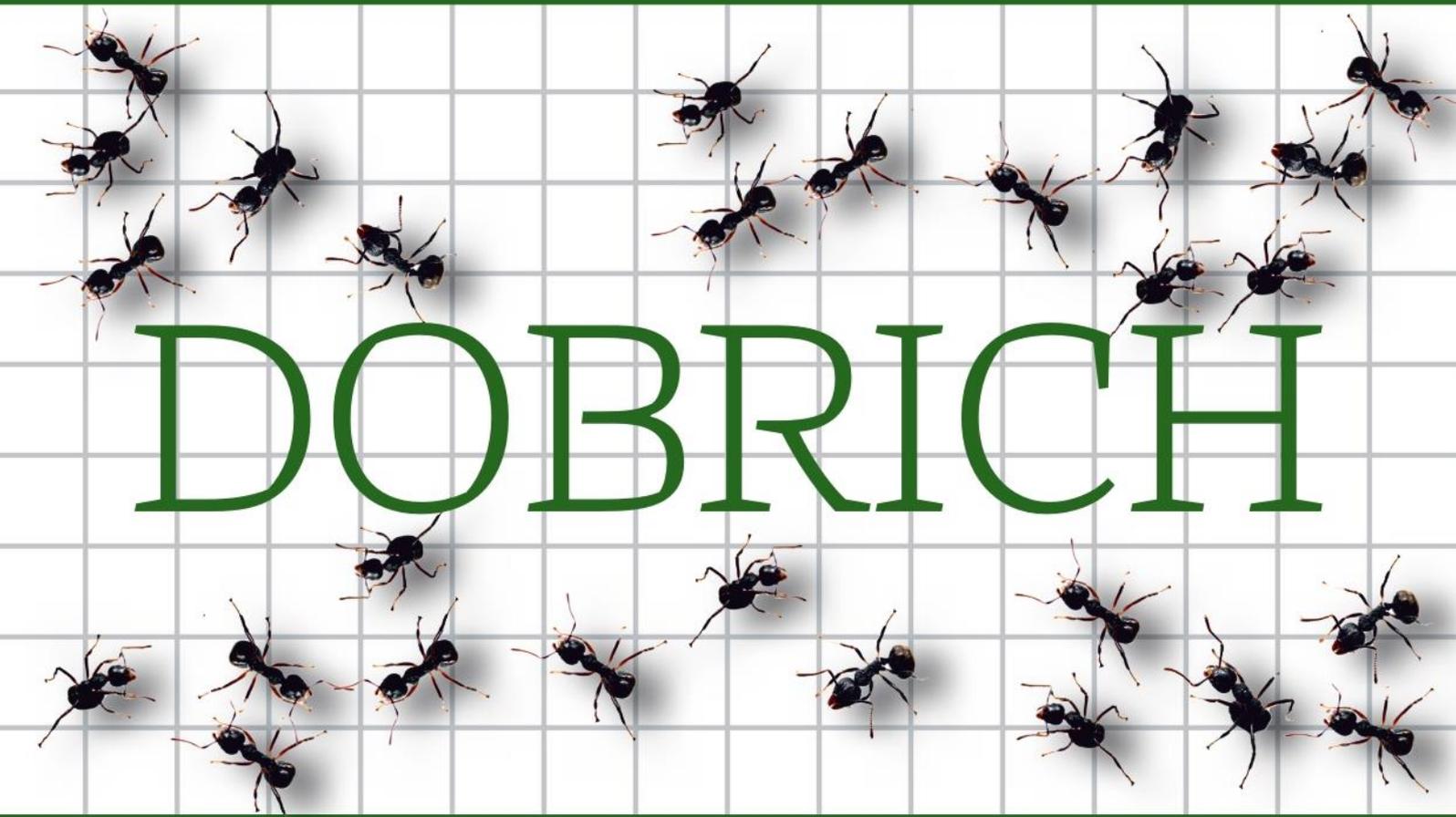


COMPETITION

for the central
city section

A top-down view of numerous black ants scattered across a white grid background. The ants are positioned around the central text, some appearing to be in motion.

DOBRICH



Competition
for the central
city section
of Dobrich

COMPREHENSIVE CONCEPT

**for the development,
improvement
and design
of The Central
City Section
of Dobrich**

and elaboration of
CONCEPTUAL DESIGN
for 25 Septemvri Blvd.,
Vazrazhdane Square
and Svoboda Square

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TEAM

The following people worked on the organisation of the competition:

CONTRACTING AUTHORITY - MUNICIPALITY OF THE TOWN OF DOBRICH

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Architect Boryana Stancheva - Chief Architect of Dobrich Municipality

Architect Kamen Zheinov

Landscape Architect Hristo Daskalov

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EdnoDarvo Foundation

Competition organiser:

Optimistas OOD

I. INTRODUCTION

1. Call

THE MUNICIPALITY OF DOBRICH, as the Contracting Authority is pleased to invite all professionals, with a positive approach towards and interest in urban planning and design, to participate in an open and anonymous competition entitled Comprehensive concept for the development, improvement and design of the central city section of Dobrich and elaboration of conceptual design for 25 Septemvri Blvd., Vazrazhdane Square and Svoboda Square

Our desire is to challenge participants to put their ideas on paper, to unleash their imagination and to present their concept for the renovation and development of the central part of Dobrich.

The Contracting Authority will conduct an international competition in strict compliance with all rules and established best practices:

- **openness** – participation will be open to anyone interested in participating, without restrictions and/or discrimination.
- **anonymity** - a guarantee that the judges will not have access to names and authors, but will judge only the competition projects.
- **impartiality** - fair competition of ideas and concepts, with the objective of the Contracting Authority being to obtain the best solution for the central pedestrian zone and a project to be implemented at a later stage.

Competition Description:

- The competition involves awards
- The purpose of the competition is the acquisition of a concept and conceptual design to serve as basis for the award of a public procurement contract for the elaboration of a future detailed investment project, based on the developed conceptual design, in accordance with Article 79(1)(9) of the Public Procurement Act;
- Open competition - all interested parties may participate.

Subject of the competition:

- To obtain a comprehensive development, improvement and design concept for the central city section (Zone A)
- To obtain a specific solution - a conceptual design for 25th Septemvri Blvd, Vazrazhdane Sq. and Svoboda Sq. (Zone B) in accordance with the concept for Zone A.

Objectives

The competition seeks to obtain a comprehensive and sustainable concept for rethinking of the central city section of Dobrich within the scope of Zone A (described in detail above), and, for the scope of Zone B - a conceptual design.

The concepts should propose such organization, improvement and design that will enliven the pedestrian area of the city where lack of active use is evident, and will optimize the opportunities for movement and stay in the busiest areas, making them more attractive and convenient for all citizens and visitors of Dobrich throughout the year. The aim is to reimagine the city squares into inclusive, inviting zones that weave tradition and modernity into the diverse fabric of the city.

Well-grounded proposals for the overall improvement of the urban environment - its organization, improvement and design - are expected. Solutions should propose improvements to the functions, ecology and energy balance of the project area. They should create multifunctional, year-round, inclusive, welcoming and comfortable pedestrian spaces for all citizens and visitors. In order to mitigate climate change, conceptual solutions should be based on the principles of environmental friendliness, efficiency and balance.

Concepts should take into account the specificity of the city and the character of the city centre, offering solutions for the contemporary development of traditional spaces. A unified and recognisable identity for the whole city centre must be achieved.

The concepts need to propose solutions to mitigate the negative effects of climate change, using environmentally friendly and energy efficient solutions to reduce the urban heat island and improve the microclimatic conditions in the central urban area.

The concepts should enable the integration and technical support of all adjacent sites and buildings, improving the connections between the different parts of the city centre and overcoming the specific technical and functional challenges of the environment. An accessible environment should be provided for people with mobility, vision and hearing problems.

The conceptual designs for Area B should demonstrate the principles set out in the concepts and propose specific solutions for the area. A harmonious and environmentally friendly relationship with the park in which the competition area ends should be ensured. It is important that the concept and conceptual design offer a feasible and economically viable solution.

Awards

The Contracting Authority has determined the following prizes and payments to competition participants:

- For the participant ranked first
a cash prize of EUR 25,000 /BGN 50,000/
- For the runner-up
a cash prize of EUR 20,000 /BGN 40,000/
- For the third-placed participant
a cash prize of EUR 15,000 /BGN 30,000/
- Two incentive awards of EUR 2,000 /BGN 5,000/ each

The Contracting authority will conclude a contract for payment of the prize and use of the projects with the first-, second- and third-ranked participants.

Prizes will be paid no later than 30 days following entry into force of the Contracting Authority's ranking decision.

The Contracting authority will have the right to negotiate and to award and conclude a contract for preparation of a technical and detailed design based on the respective conceptual design with one of the three participants ranked first, second or third, following the relevant procedure in accordance with Article 79(1)(9) of the Public Procurement Act.

Only in case of refusal of any of the participants ranked first, second or third to participate and/or carry out further actions in implementation of the project, the Contracting Authority will acquire the transferable property copyrights to the projects.

Note:

The competition may be terminated and no prizes will be awarded in the event that only one competition project receives a total score of more than 65 points according to the evaluation criteria and methodology.

Copyright

By entering this competition, entrants expressly agree to the copyright terms described in this documentation.

The Municipality of Dobrich acquires the transferable property copyrights on the ranked and awarded projects and may retain and use them in compliance with the requirements of the law, where only in case of refusal of the authors to conclude a contract for the elaboration of a technical and detailed design, the Municipality of Dobrich has the right to assign this to a third party in the manner required by law.

Maximum estimated value:

The Municipality of Dobrich sets the maximum estimated cost for implementation of the investment project (technical phase and detailed design phase), developed on the basis of the conceptual design for Zone B up to EUR 4,675,000 /BGN 9,350,000/, excluding VAT.

Bidders are also required to indicate the design cost of the works, which will serve as indicator for evaluation of the competition projects.

Conceptual designs the value or parameters of which exceed the estimated value for implementation of the technical and detailed design will be disqualified.

The total maximum value of the design services for preparation and execution of all necessary coordination procedures in the design phase of the future detailed investment project is EUR 225,000 /BGN 450,000/ excluding VAT, which is the estimated value of the public procurement contract for award of the service under Article 79(1)(9) of the Public Procurement Act.

The estimated value of the competition under this procedure, pursuant to Article 80(3) of PPA is BGN 580,000 excluding VAT and includes:

- *Prize fund for the competition - up to BGN 130,000 excluding VAT.*
- *Total value of funds to be awarded for the public procurement for design in the detailed (working) phase - up to EUR 225,000 /BGN 450,000/ excluding VAT.*

**Note. The maximum estimated amount for preparation of the investment design in the working phase, subject of the public procurement contract – negotiation in the absence of notice, pursuant to Article 79(1)(9) of the Public Procurement Act – will be EUR 225,000.00 /BGN 450,000.00/ excluding VAT.*

Schedule

- official announcement of the competition - 05.08.2022;
- time for preparation of the overall concept and project elaboration - until 30.11.2022;
- deadline for questions - 20.11.2022;
- deadline for registration and submission of the application form via the competition website (by proxy) - 15.11.2022;
- deadline for registration and submission of the application for participation, through CAIS (without proxy) - 30.11.2022;
- deadline for submission of projects - 30.11.2022;
- preparation for judging of the competition materials - 01.12.2022 - 15.12.2022;
- jurying and announcement of the competition results - 16.12.2022 - 19.12.2022.

Conditions to participants

The competition is open to:

- without limitation, all Bulgarian and foreign persons or their associations with full design capacity, in accordance with the legislation of the country in which such person is established, as well as any other entity entitled to carry out the activities subject to this competition.

Eligibility to carry out the activities under this competition means that at least one member of the team must be authorised in his/her country to draw up project

documentation, sign and seal it, submit it to the competent institutions for approval and obtain a building permit on the basis of the documentation. The designer must have the right to monitor the construction process, to supervise the author and to sign the documents commissioning the site.

For associations

For the participants - associations, which are ranked first, the requirement is that at least one member of the team is able to prove its full design capacity with the Chamber of Architects in Bulgaria on the date of award of the design contract. The condition is set with a view to guaranteeing that the authors of the first prize-winning project have the technical and legal capacity to elaborate the project in the next phase of the design, namely a technical and detailed design, to draw up project documentation, to sign and seal it, to submit it for approval to the competent institutions in Bulgaria, and to obtain, on the basis of such documentation, a building permit.

If the participant is an association which is not registered as an independent legal entity, a copy of the document establishing the association must be submitted with the application for participation, as well as the following information in relation to the specific procurement:

- the rights and obligations of the participants in the association;
- the activities to be carried out by each member of the association;
- agreement on joint and several liability where such liability is not provided for under applicable law;
- the person authorised to represent the association.

The competition is not open to:

- persons who are members of the jury, officials appointed by the Municipality of Dobrich, as well as persons related to them;
- persons in employment or service relations with the Municipality of Dobrich, a member of the jury or any of the officials;
- the organisers of the competition and external experts involved in developing the competition programme and the Terms of Reference.
- persons convicted of terrorism, human trafficking, discrimination, theft, property damage, asset concealment, bribery, organized crime and other criminal offences;

- persons who owe taxes and social security contributions to the state;
- persons for whom there is manifest inequality compared to other participants and other circumstances;

Projects of:

- participants for whom the grounds for exclusion have become known or have arisen during the period of the competition;
- participants who have failed to submit the documents required by this documentation and the Terms of Reference or have submitted documents that do not comply with the requirements of the same,
will be removed from participation in the competition.

Participants need to declare that there are no grounds for exclusion by completing the declarations annexed to the documentation.

** Note: A detailed listing of the grounds for exclusion is provided in Appendix.*

Economic and financial requirements to participants

There are no requirements for the economic and financial situation of the participants.

Language

The official languages of the competition are Bulgarian and English. The explanatory text as well as all project captions can be in English, Bulgarian or bilingual in both Bulgarian and English using commonly accepted metrics.

II. ABOUT DOBRICH AND THE REGION - HISTORY AND CONTEXT

The town of Dobrich is located in north-eastern Bulgaria and is the administrative centre of Dobrich District, the Municipality of Dobrich city (which comprises only the town of Dobrich) and Dobrich Municipality (comprising 68 villages). Dobrich is an important business, economic and cultural centre in the Northeast socio-economic region, second only to Varna.



Dobrich region, source: Institute of Market Economy.

The municipality of Dobrich is surrounded on all sides by Dobrich Municipality. The territory of the town is 19,4 km².



Municipalities in Dobrich district and relief map of the district, source Wikipedia

The town of Dobrich is the largest, most populated town in Dobrudzha and the second largest in North-eastern Bulgaria. The population of the city is a factor that has had a determining influence on the development of its functions and its sphere of influence. According to the 2021 census, the city's population is 79,269.

The most significant road in the vicinity of the town is the coastal I-9 from Romania: Durankulak-Shabla-Kavarna-Balchik-Varna, with European categorization E-87, which is part of the Trans-European Transport Network TEN-T. The international Constanta-Varna railway line also passes through Dobrich, linking Russia, Ukraine and Moldova with the Republic of Turkey.

Historical reference

Located on the road connecting the East with the West, Dobrich has been for millennia a crossroads where different tribes, ethnicities, peoples, cultures and civilizations meet. These intense demographic processes continued in later historical periods and determined the ethnographic, linguistic and religious specificity of the city and its region, their historical vicissitudes in modern times and their cultural and historical importance in the history of the Old Continent.

The first archaeological records of Dobrich date back to the **Antiquity**. They show that life in this territory originated as early as the 3-4th centuries AD and continued during the period of the First Bulgarian State. The devastating nomadic invasions, which began in the early 10th century and lasted until almost the end of the 14th century, interrupted life in this place. The prevailing insecurity drove the local population to the shores of the Black Sea and the Danube or to the heights of the Balkan Mountains, which provided natural security and protection.

Historical evidence shows that it was not until the **early 16th century** that life resumed on this territory. In 1526, the town is mentioned under the name Hadzhioglu Pazardzhik. After only a quarter of a century, the village is already a town, and after another 50 years - the centre of a vast district that included 80 settlements. The town is located in a fertile area and on an important strategic road connecting the capital of the Ottoman Empire with Western Europe. In the 19th century Dobrich also became famous for its annual fair, which brought together merchants from near and far across the empire, and turned into a thriving town with many inns and taverns, over 2,000 houses spread across 12 neighbourhoods and bustling streets. The district stands out for its ethnographic, linguistic and religious diversity. Turks, Tatars, Circassians, Gypsies, Greeks, Jews, Armenians and Bulgarians have coexisted here for centuries.

During the **Renaissance** the town played a major role in the national liberation struggles of the Bulgarians in the area. The fierce fighting of the last Russo-Turkish war allowed liberation of the remaining settlements in Southern Dobrudzha. In 1913-1916 and 1919-1940 Dobrich and the district were under Romanian rule, which had a significant impact on social life and architecture in the period.

In 1940 Southern Dobrudzha was returned to Bulgaria and Dobrich was declared the centre of liberated Dobrudzha. 25th Septemvri - the day when Bulgarian troops entered the city - was declared its official holiday, and one of the most important boulevards of the city, which falls within the scope of this competition, was named after this date.

The name of Dobrich

Between 16th and 19th century various sources refer to the name of the town as Dobrich, Hadzhioglu Pazardzhik or Bazardzhuk. There are also hypotheses that the Bulgarians called the town Dobrich and the Turks - Pazardzhik.

In 1872 at the request of the population the name of the town was changed from Hadzhioglu Pazardzhik to Dobrich. This name was chosen in memory of the Bulgarian ruler Dobrotitsa, also called Dobrotich or Dobritsa, who ruled the Dobrudzha principality in the second half of the 14th century.

In 1913 and 1919, during the Romanian rule, the Bulgarian name Dobrich was replaced by Bazardzhik.

After 25.09.1940, when the Southern Dobrudzha was regained, the name Dobrich was restored.

In 1949 the name of Dobrich was changed to Tolbukhin, in honour of the Soviet Marshal Fyodor Tolbukhin, commander of the Third Ukrainian Front that occupied Bulgaria in 1944.

The old name of the town Dobrich was restored on 25.09.1990 - on the occasion of the town's holiday and the 50th anniversary of the restoration of Southern Dobrudzha to Bulgaria.

Climate and geographical characteristics

The town of Dobrich is located in the north-eastern part of Bulgaria. The terrain in the area is flat, crossed by the Dry River Canyon. The geographical coordinates are approximately 43° N. L. and 28° E. L. The average altitude is about 225 m.

Dobrich is located on the Dobrudzha Plateau, which determines the flat character of the territory.

Dobrich municipality falls within the temperate continental climatic sub-region of the European continental climatic region, within the Black Sea climatic sub-region and its climate displays continental characteristics.

Climatic conditions are similar to those of the eastern European climate, the most significant features of which are low rainfall in the relatively cold winters for the respective latitude (the average winter temperature is 2-3°C lower than the corresponding latitude) and hot summers with the maximum annual rainfall.

During the summer period, the climate is characterised by lower humidity, lower wind speed (average 1.8 m/sec) and higher ambient temperatures. This leads to overheating (biological discomfort), particularly pronounced in the central urban area, where artificial coverings and higher building densities prevail.

The absolute temperature maximum measured is 39,1°C and absolute minimum - 22,7°C. Both seasonal and diurnal temperature amplitudes are characteristic of the region. The average annual temperature amplitude is between 22°C and 24°C, reaching up to 25°C in places.

Spring and autumn are transitional, with autumn being slightly warmer and drier than spring. Spring in this region is quite cool, which is mainly due to the more frequent intrusions of cooler air from the northeast during this season.

Annual rainfall averages between 500-550 mm (compared to the national average of 650 mm), making the region one of the driest in Bulgaria. Summer rainfall exceeds winter rainfall by about 100-150%. Mainly in summer and autumn there are frequent and prolonged periods without rain, some lasting 16-30 days. Trends towards a drier climate have become increasingly pronounced in the last few years. The rainfall difference between the driest and wettest month is 17 mm and the temperature difference 20.5°C. Climatic data for temperature and precipitation in Dobrich are shown in the following graph:

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Medium temperature (C°)	0.4	1.5	4.6	9.9	14.9	19.1	21.1	20.9	17.7	12.4	7.5	3
Minimum temperature (C°)	-2.8	-1.7	1.1	5.8	10.7	14.5	16.4	16.2	12.9	8.3	3.9	0
Maximum Temperature (C°)	3.6	4.7	8.1	14	19.1	23.7	25.9	25.7	22.5	16.6	11.2	6
Precipitation (mm)	40	35	35	46	51	56	47	39	42	38	55	52

In winter, the snow cover lasts up to 2.5 months. The typical northeast winds in winter cause snowmelt and the accumulation of thick drifts. The region's winter period is characterised by icing.

The area is open to northerly and north-easterly winds, which reach speeds of 15-20 m/s in winter. The area is characterised as windy, with a low percentage of calm weather - about 20-21 % per year on average. The main wind transport is from the northwest, with high winter wind speeds and low summer wind speeds.

Strong intrusions of cold air masses from the northeast, which occur in the presence of cyclones over the Black Sea caused by a rapid decrease in atmospheric pressure from land to sea, are characteristic. Wind speeds reach up to 20 m/sec.

In Dobrich, fogs form mainly during the cold part of the year. Their peak is in January and December and coincides with the maximum of relative humidity. The number of foggy days varies from 24 to 143 throughout the year.

The proposed design solutions must take into account the specific climatic characteristics of the Dobrich climate, which varies in extremes from very high to very low temperatures. Designers are expected to use appropriate materials, plant species and spatial organisation to enable the public space to be used in an optimal manner.

Economic profile

Dobrich Municipality falls within the Bulgaria-Romania Cross-border Zone.

In terms of hierarchical level of cities, the city of Dobrich belongs to cities of third hierarchical level. These cities successfully fulfil the mission of balancing the influence of very large cities and preventing the effect of monocentric development in the territory of the region.

Dobrich is close to the Black Sea, the Bulgarian-Romanian border, important port cities (including *Constanța*), which is a favourable factor for the development of the local economy.

The region has highly developed agriculture, which determines the predominant character of the manufacturing industry in Dobrich: more than 50% of the urban industry volume is food production related to the processing of primary agricultural production. This includes the production of dairy products, sausages, poultry meat products, bread and confectionery, animal feed, wines and spirits, soft drinks. The production of food processing equipment, agricultural machinery and other industries serving the agricultural sector is also covered.

Dobrich produces high quality products that are competitive on both the domestic and foreign markets.

Indicative of the business climate in Dobrich Municipality is the increase of foreign direct investment in the non-financial sector.

Tourism is mainly developed in the districts of Dobrich and Varna, predominantly in the coastal areas.

Tourism is an important economic activity with a significant impact on economic growth and employment. The development of tourism has a direct bearing on the quality of life of local people and visitors to a destination, reflecting attitudes to cultural, historical and natural heritage, traditions, customs and contemporary culture. At the destination level, tourism plays an essential role in building and consolidating the positive image of the municipality.

The most numerous group among foreign tourists comprises citizens of Romania, Turkey, Ukraine, Germany, Italy and the UK. Data shows that between 2014 and 2020 Dobrich was visited by tourists from more than 50 nationalities.

There are two functional production zones on the territory of the Municipality of Dobrich – North Industrial Zone and West Industrial Zone, which house about 90% of enterprises.

As a sub-project, an idea for an intermodal terminal with a business and cargo airport for re-export of goods along Asia-Bulgaria-Romania-Central Europe routes has been developed.

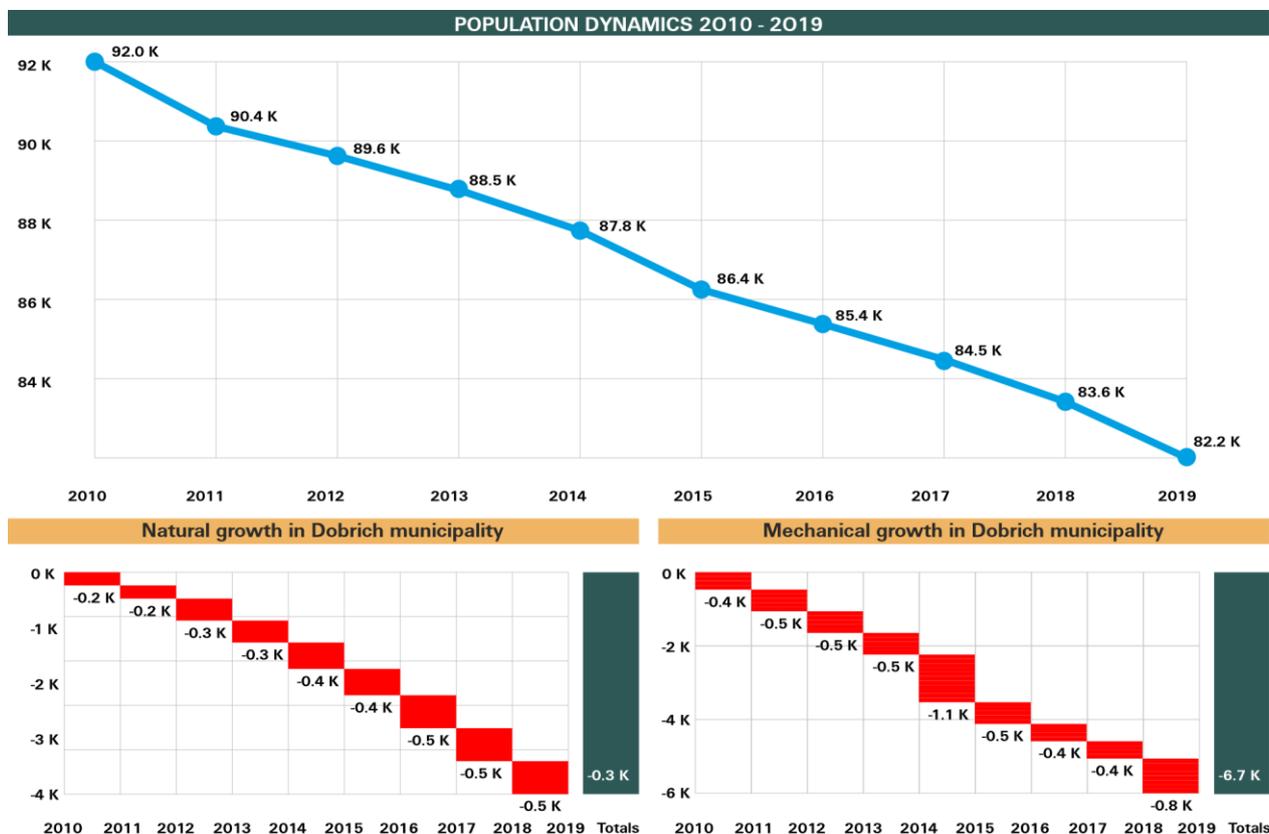
Demographic characteristics

According to data from the Civil Registration and Administrative Services Directorate, as of 24.01.2022 the population of the city of Dobrich on the basis of current address is 90 299 individuals and on the basis of permanent address - 102 146 individuals.

According to the 2021 census, the population of Dobrich is 79 269 individuals, of which 37 471 are men and 41 798 women.

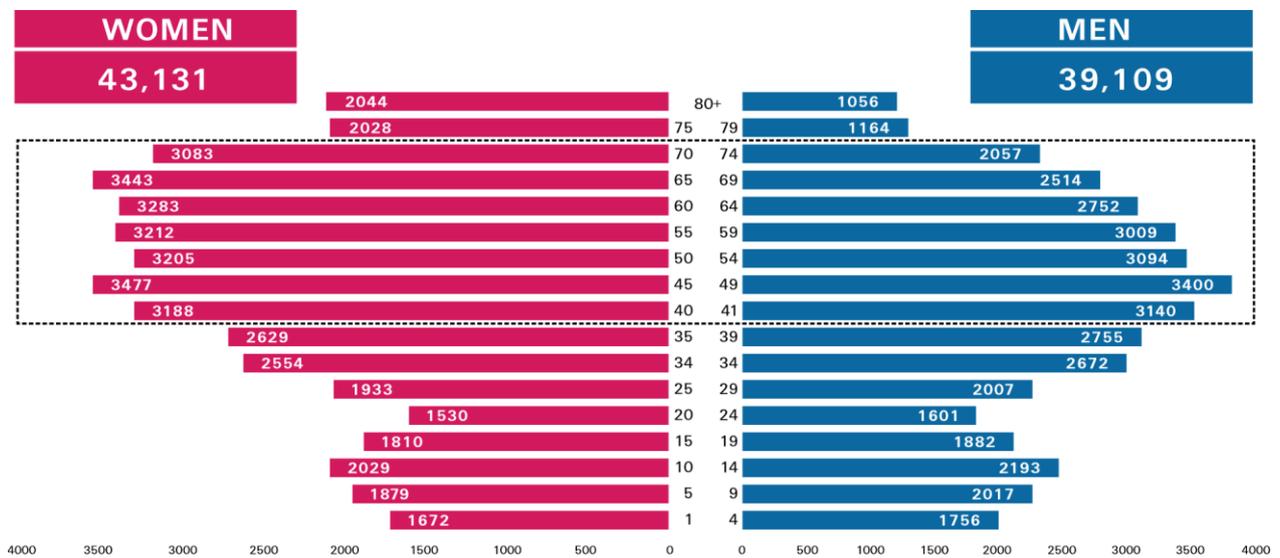
There are three main stages in the demographic development of Dobrich municipality:

- 1934 - 1956 - period of natural population growth;
- 1956 - 1985 - period of population growth by mechanical and natural means;
- 1986-2011 - period of sharp decline in the city's population that continued at a slow but steady pace in the years that followed.



The demographic projection for the city was developed on the basis of natural increase, and also took into account mechanical processes, mainly movements through marriage and work. Based on these projections, the City's population is expected to stabilize at 80,000 by 2030.

The observed trends in natural and mechanical growth in Dobrich Municipality also determine a negative change in the age structure of the population. The analysis shows a shrinkage of the generational pyramid at its base and an expansion in the middle and high age groups.



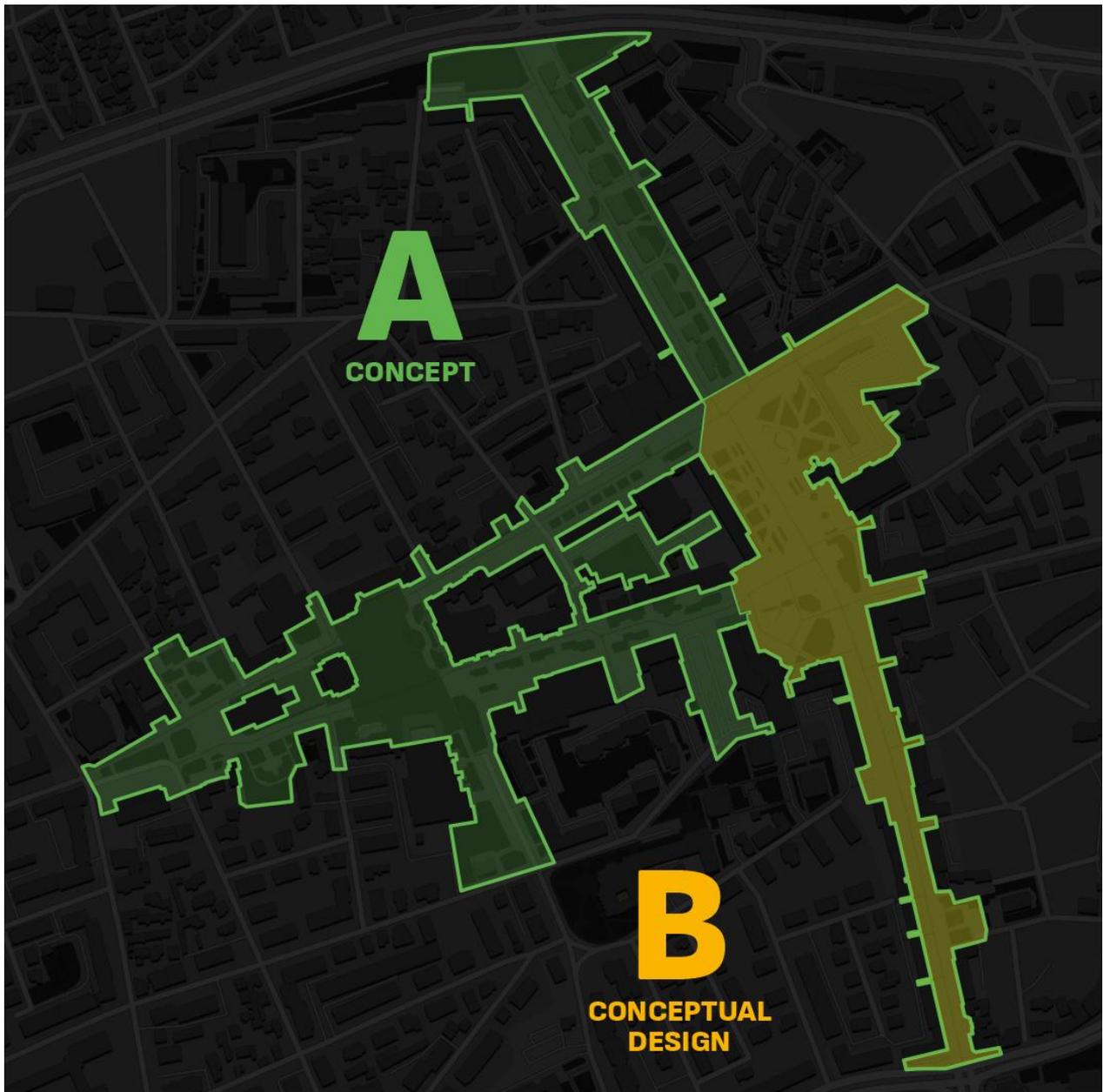
The 2011 Census reported 34,282 households, with an average size of 2.6 members and 27,404 families.

From an economic point of view, the current age structure profile is characterized by an accumulation of individuals of working age - 64.7% of the population of the municipality, but nearly 60% of the population in this age group is between 40-65 years old. This data shows a pronounced process of population ageing.

III. COMPETITION AREA - CHARACTERISTICS AND FEATURES

Scope:

- **Zone A** - competition zone - development of a concept for the development, improvement and design of the central city section
- **Zone B** - competition zone - development of a conceptual design covering 25 Septemvri Blvd, Vazrazhdane Sq. and Svoboda Sq.



Scheme: scope for elaboration of comprehensive concept and conceptual design

Description of the competition area - characteristics and features

The pedestrian zone of the central part of Dobrich is significant in size (over 40 hectares). 25 Septemvri Boulevard is the main axis in the north-south direction. In the east-west direction the zone is crossed by Nezavisimost Str. at Svoboda Square and by Bulgaria Str. at Vazrazhdane Square. The two streets run almost parallel, with many passages and breaks through buildings between them, meeting at Demokratsia Square, and converge in the area of Tsar Boris III Square, at Lyuben Karavelov Blvd.



Scheme of function type of the buildings within the competition area

Within this scope, pedestrian areas are shaped by a wide variety of buildings constructed in a wide range of historic periods, many of which are listed buildings.

Scheme of main sites within the competition area

Another feature of much of the town centre of Dobrich are the varied decorative features on the facades of the buildings from the 1970s and 1980s.

Vegetation within the competition scope is rich in species and relatively well maintained. It is in keeping with the representative functions of the central urban area of Dobrich and, for the most part, with the intense human traffic passing under or in close proximity to it. A distinctive feature are the raised vegetative areas (closed-off, raised beds), in which tree and shrub groups, undersized tree groups and single ornamental trees are formed. Several gardens and areas of landscaped green space are included in the scope of the competition; however, the microclimatic conditions in the large urban squares area are in need of improvement as there is significant overheating in summer and strong winds and icing in winter.

Landscaping within the scope of the competition can be conventionally categorized as follows:

- street trees
 - in individual planting sites;
 - in vegetative strips
- vegetative areas
 - at ground level;
 - above ground level (raised beds).
 - raised beds on loose soil;
 - raised beds over underground infrastructure/underground development.

For the most part the vegetation and in particular the vegetated areas are adapted to environmental conditions, but in some areas, there is an evident need for new green spaces for effective cooling purposes and a more efficient ecosystem. It is also necessary to take into account the high average age of the trees, which implies well-planned, phased replacement. Some of the tree species show symptoms of maladaptation to modern environmental conditions (drying out, increased presence of dry lichens, etc.) and their use in urban landscaping is subject to objective, careful and well-founded adjustment. A striking representative of this trend is the grafted field ash, which is described in more detail in the section on Nezavisimost Str.



Scheme of buildings by sites within the competition area

The historical development of Dobrich, as well as the fact that since its foundation it has been the main administrative, economic and cultural centre of the Dobrich Region, predetermine the rich cultural heritage of the town. Apart from the many significant artefacts that are preserved and exhibited in its cultural institutions (Regional History Museum, Art Gallery, Dora Gabe Regional Library), there are numerous immovable cultural assets from the late antique, early medieval, Ottoman, Bulgarian Revival and modern periods on the territory of the municipality.



Scheme of buildings by type of property within the competition area

As part of the specific spatial planning regimes and prescriptions for the protection of immovable cultural heritage, the General Development Plan recommends "to secure the necessary protection of individual architectural monuments by improving their immediate environment in order to ensure their good visual perception from important public spaces with projects for the restoration and construction of characteristic elements of traditional urban design (pavements, fencing, lighting, benches, kiosks, advertisements, bus stops, etc.)".

The concept for the protection and development of cultural tourism in the 2017 General Development Plan recommends that the main public spaces "be provided with the necessary tourist infrastructure (information and signs, areas with free Internet access, fountains, etc.). Conditions should be created for outdoor cultural activities such as exhibitions and performances".



Immovable cultural heritage buildings and boundaries of ensembles of immovable cultural heritage sites within the competition area and immediate vicinity

Description of the environment

25 Septemvri Blvd. from 3rd March Blvd. to Vazrazhdane Square

The pedestrian portion of 25 Septemvri Blvd. starts at the underpass of 3rd March Blvd., which connects the pedestrian zone of the central part of the city with the famous **St. George¹ city park**. The Dobrich garden is the oldest in Bulgaria. Its location was chosen in 1867 by the city government. Its layout is reflected in the first zoning plan of Dobrich from 1890. Its composition was shaped over a period of about 60 years, with the alley network being delineated by trees of species typical of the area. The landscaping emphasis falls on the use of cacti and potted flowers. Today, the original historic core of the garden is clearly evident throughout the composition of the park. An important period in its development were the years of 1956-1962, associated with the initiatives and activities of the then mayor - Vida Dimitrova. The so-called "Old Garden", which is an immovable cultural heritage, now houses the Museum of New and Recent History. In the early twentieth century there was a building on this site – a hub of social and cultural life in the town. The then fashionable balls and parties, matinees and soirees were held here. Later, famous Italian architects converted the building into a casino.



Entrance to the city garden from the underpass of 3rd March Blvd. and 25 Septemvri Blvd.

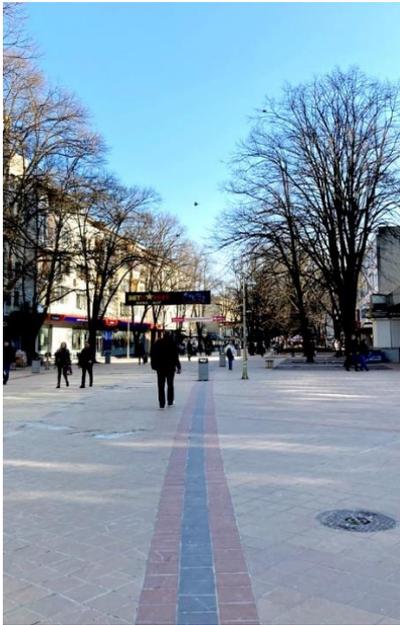


Museum of New and Recent History in the city garden

The pedestrian portion of 25 Septemvri Blvd itself is mainly formed by 4-storey residential buildings lining the street. The ground floors of the buildings are actively used for retail and service uses and a number of restaurants, retail premises and offices are located here. Next to P. Yavorov Vocational School of Tourism, the width of the street is 20 m, and from here, as you approach the wide spaces of Vazrazhdane Square and

¹ More information, current and archive photos - https://www.dobrich.bg/bg/info_pages/151-urban-park-saint-georgi

Svoboda Square, the profile widens to 30 m. The street is extremely lively and the tall trees provide shade and coolness during the hot summer days.



Views from 25 Septemvri Blvd. between Vazrazhdane Square and 3rd March Blvd.

The paving of the area is mainly clinker and part of a complete refurbishment from 2010/2012. In the wider area beyond the vocational school there are wide patches of small paving stones that form the west side of the street, where there are also several raised beds of tall tree vegetation. In the same area, small red pavers have also been used to form the planting areas of some of the trees. The pavement laid when this repair was carried out was not in keeping with the traffic and operational requirements for the area. Immediately after the first of the year, violations were identified and local repairs were initiated. At present the pavement is in a severely deteriorated condition and cannot be used.

A cycle lane has been differentiated in the pavement, but does not optimally serve its function as it does not provide cyclists with a safe route to cross the busy pedestrian area.

Drainage is solved by longitudinal grates located bilaterally at a distance of about 6.5 m from the buildings.

The tall tree vegetation is evenly spaced in planting spots measuring approximately 1.5 x 1.5 m, at 7 or 8 m intervals and ~3 m distance from the buildings. For the most part the trees are in good condition, with some minor exceptions reflected on the competition map and on ednodarvo.io. It is common for tree trunks and crowns to be used for

staking objects of various kinds, including electric cables and light fittings. This poses risks both to the health and life of the trees and to the health and life of other users of the environment. Guidelines need to be drawn up to curb this practice.

This area, and in particular the section in front of the church of St. George, is also home to one of the trees officially registered in the Register of Ancient Trees of Bulgaria - a wonderful representative of the Ulmus glabra (Wych Elm) species.

Urban furniture is mainly located in the strip between the street trees. Benches for public use are installed, as well as bicycle racks, litter bins and the lamp posts of street lights.



Location of benches, litter bins, lighting fixtures along 25 Septemvri Blvd

This part of the competition area is extremely active. Most of the ground floors are occupied by retail spaces, administrative and banking offices, restaurants. Numerous cafes and eateries have tables and seating, umbrellas and flower pots on the street during the summer months. In some cases, this significantly reduces the width of the street and creates a less than attractive view of the pedestrian area. Synchronisation of the **principles for the location of seating** and other objects in front of restaurants is recommended. This also applies to all other **movable objects** that appear in the environment such as - children's facilities, single tables, stalls, fridges, advertising information signs, etc.

Cultural heritage is also represented in this lively and popular section of Dobrich's pedestrian centre. At the very corner with 3rd March Blvd is the so-called "**Old House**", a remarkable building built at the beginning of the 20th century, during the Romanian occupation and until 1940 housing the Romanian financial administration in the city. This corner is a favourite meeting place for Dobrich residents.



"Old House" and 25 Septemvri Blvd. in the 1970s, source: *Memories of the People's Republic of Bulgaria*, <http://www.socbg.com/>

In the direction of Svoboda Square, on the west side of the boulevard, around a nice extension and a cool garden, several buildings are located which are part of the ensemble around **St. George church**. The church itself was built in 1864 on the site of an older Christian church dating from 1843, which burned down during the Crimean War along with the entire Lower Bulgarian neighbourhood. The new three-aisled basilica was built with the donations of the Bulgarian population of Dobrich and its surroundings in the yard of the great Bulgarian revivalist Ivan Hadzhi Valkov and consecrated in 1889 by Metropolitan Simeon. It is assumed that the temple is the work of unknown craftsmen who belonged to, or at least were familiar with the school of the famous Bulgarian master Kolyu Ficheto. The temple was painted by the representative of the Debar painting school Kozma Blazhenov, who also made the iconostasis. The icons were made by the famous icon painters Nedko Todorovich from Zheravna, Haralambi Todorov from Pirdop and Nikolai Vasilev from Shumen. In 1960 the church was declared a monument of culture.

Next to the church is the present **Ethnographic House**, built in 1860-1861 by the rich Bulgarian merchant Nikola Drumev, who moved to Dobrich after the Crimean War of 1853-1856. It is the work of an unknown master constructor and is, from an architectural point of view, quite different from the typical Dobrudzha house. In 1864, the first school building in the Lower Bulgarian Neighbourhood was built in the eastern part of the house's courtyard. In the 1960s, the heirs of the Drum family donated the house for a museum, and 10 years later an ethnographic exposition was opened in it, which today bears the name "The Dobrudzha House on the Border of Two Ages".



St. George Church



Ethnographic house

Vazrazhdane Square

Renaissance Square is not readily distinguishable from Svoboda Square and most citizens do not recognize it as a separate square, but in order to divide the territory into more distinct areas, we will consider it as a separate unit. This is the section mainly dominated by the building of Bulgaria Hotel to the west and the Central Post Office building to the east in front of which is the imposing monument to the saints Cyril and Methodius.



Hotel Bulgaria, view from Svoboda Square

The area in front of the hotel is heavily dominated by a series of spaces that make the boundary between building and plaza a flowing one, in the spirit of the total planning of the late 70s and 80s. Unfortunately, the many alterations, lack of maintenance and the current use of the area as one for the placing of relocatable objects and attractions has compromised the overall appearance of the setting. This is particularly evident in the tree vegetation. The trunks of many of the trees involved in the tree groups around the periphery of the site have been used for the fixing of objects of varying size and character, which has undoubtedly led to deterioration of the general condition of many of them. Provision should be made to curb this trend and to plan specific actions to improve the general condition of the trees.

Although part of the area is privately owned, it is advisable to consider an overall solution that is conducive to views and optimal use for both owners and residents and visitors.



Zone in front of Bulgaria Hotel



Bulgaria Hotel



The area in front of Hotel Bulgaria in the 1980s with the former Moskva Hotel in the background, source: Memories of the People's Republic of Bulgaria, <http://www.socbg.com/>

Opposite Hotel Bulgaria is the former **Moskva Hotel**. The building was probably built at the beginning of the last century. In the period 1919-1940 it was converted into the Royal Hotel, which was later renamed Moskva. In the years 1941-1948, the first floor of the building housed the branch of the Bulgarian Agricultural Bank. It was declared an architectural and structural monument in 1982. To date, the building has been restored to its former glory and is waiting to start functioning again.



The Moskva Hotel building before the complete renovation and a current shot of the restored building in the evening.



A view of the restored building of the former Moskva Hotel from Vazrazhdane Square

Between the two hotels, as part of today's Vazrazhdane Square, there was once a green space. Today in the axis of Bulgaria Street there are 4 planted trees on this spot, the purpose of which is to improve the microclimate of the spacious and sunny square. However, these do not seem to be sufficient to have a noticeable effect and improve conditions in the area. The condition of the three *Liriodendron tulipifera* trees is described as 'very good' and is an indicator of the excellent choice and adaptability of this tree species.

Opposite the emblematic hotels is the building of the **Central Post Office**. It is separated from the square by a green area that forms the back section of and highlights the **monument of Saints Cyril and Methodius** by the sculptor Nikola Bogdanov.



View of the Central Post Office with the Saints Cyril and Methodius monument in the foreground

Svoboda Square

Svoboda Square is the largest central square of Dobrich. The 3 main pedestrian streets - 25 Septemvri, Nezavisimost and Bulgaria - all connect here. It is the venue of the city-wide New Year celebrations, the celebrations for the 24th of May and Dobrich Day, the Christmas market, national and local holidays, and a number of city and municipal initiatives.

In recent years, the municipality has initiated various actions to improve the locations with view of achieving more favourable microclimatic conditions and creating an environment that enlivens the square not only on festive days.



Vazrazhdane Square and Svoboda Square, source: pronewsdobrich.bg

The buildings of the Central Cooperative Union, known as the "**co-ops**", are a single-storey "L"-shaped structure that forms one of the faces of Svoboda Square. It houses a string of fast food, retail and service outlets. The original appearance of the site has been heavily altered and to date each site has its own commercial signage, layout and outlook, making the environment appear extremely chaotic and unwelcoming. Whilst the sites here are a popular place for residents to visit, the area is in need of a complete rethink in line with the overall concept for the town centre. The building of the 'co-ops' hides from the square a parking lot of considerable size, which, however, is not organized in the best possible way. Participants have the freedom to treat the whole area of the car park and the retail units with the landscaping in front of them freely, without taking into account

the existing structures (it is recommended that tall tree vegetation is retained), so that a new solution can be proposed for this area in line with the needs of the centre and in line with the principles set out in the participants' concepts.



The "co-ops" at night, in the background - Svoboda apartment building



The "co-ops", the corner of Dimitar Petkov Str. and Svoboda Square



The "co-ops", view from Dimitar Petkov Str.

Another of the central hotels in the city, Hotel Dobrudzha, is also located on Svoboda Square. Erected across 25 Septemvri Blvd, the hotel's body is in line with the Svoboda residential building on the opposite side and is part of the overall complex of longitudinally and transversally located buildings along 25 Septemvri Blvd. To date, the hotel has been renovated with little of its original appearance remaining.



General view of Dobrudzha Hotel from Svoboda Square



Hotel Dobrudzha, 1975, Nezavisimost Str. and 25 Septemvri Blvd are still not part of the pedestrian zone of the city, source: bgspomen.com

A current drawback of the environment in the area immediately adjacent to the Dobrudzha Hotel is the abundance of movable objects and various neon signs, banners and billboards, which severely compromise its appearance and do not correspond to the representative location in the city centre. It is recommended that consideration be given here to a principle for placement of relocatable objects so that they are in keeping with the appearance of the town centre and do not visually pollute the environment.

Counterpoint to the low-level buildings framing Svoboda Square is the tall **tower block building**, which today houses a number of administrative, business and commercial functions. The Regional Education Department (RED), the Regional Directorate for Social Assistance (RDSA), and numerous commercial, banking, and public service establishments are located here.



General view of Svoboda Square in the south direction



General view of Svoboda Square in the south direction from Dobrudzha Hotel

Between the post office building and the tall tower block building is the large converted building of the former **shopping centre**, which has retained its functions to this day, albeit with a new look.



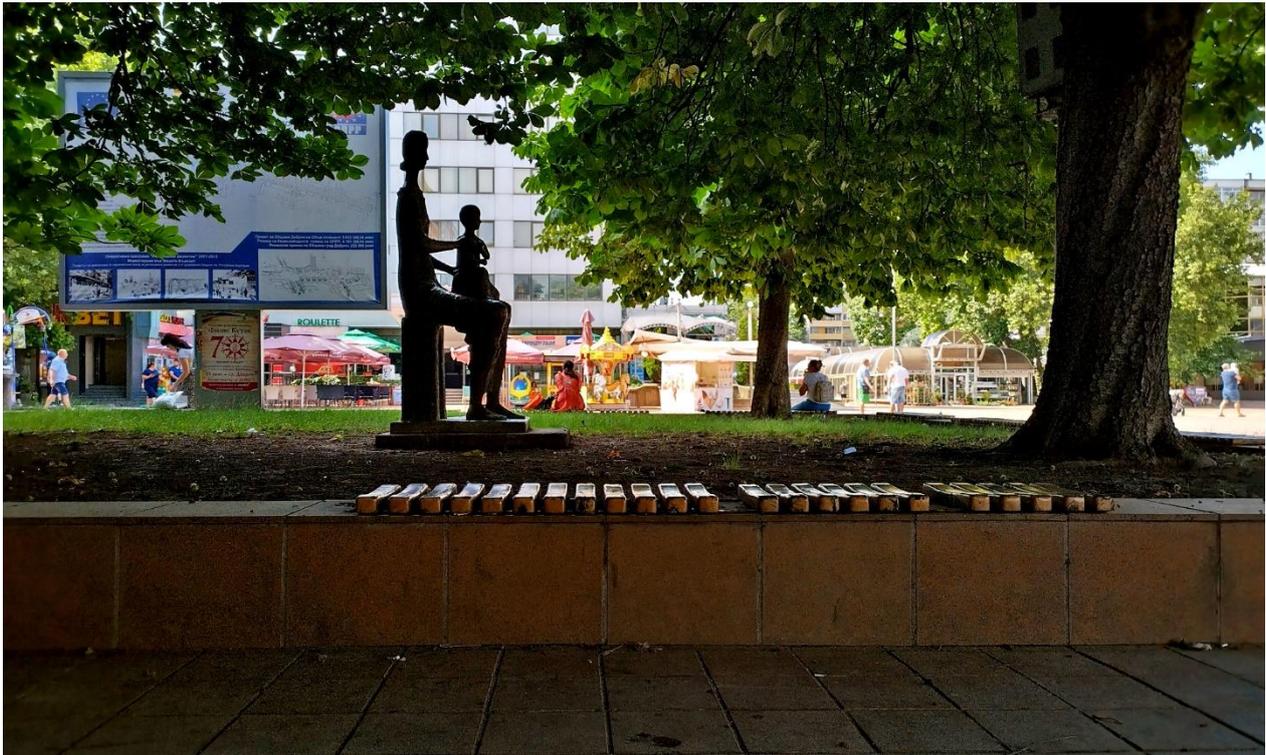
A general view of the shopping centre on Svoboda Square



General view of the department store, circa 1980s, source: Memories of the People's Republic of Bulgaria, <http://www.socbg.com/>

Probably the liveliest and most attractive place within Svoboda Square is the richly landscaped front of the longitudinally situated **residential block** forming the western side of the square, on the two sides of which Nezavisimost and Bulgaria Streets begin. In addition to the active commercial and public service outlets on the ground floor of the

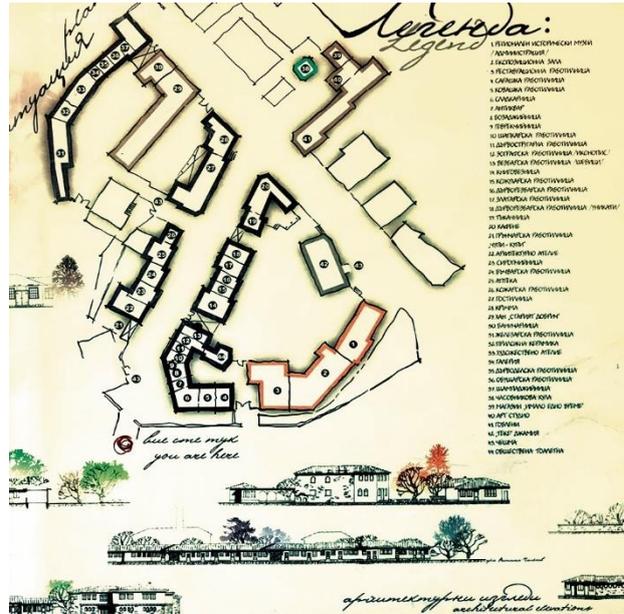
building, which attract passers-by, there is also a well-organised place for temporary stay and short-term recreation of passers-by.



A green raised spot with seating on its periphery and a sculptural figure in the area in front of the apartment block forming the western face of Svoboda Square. The Dobrudzha Hotel is visible in the background.

Dimitar Petkov Str. from Ohrid Str. to Svoboda Square

The street is directly connected to Svoboda Square and within the scope of the competition comprises a 20 m wide asphalt strip, which is pedestrianised to date. The section is not landscaped in accordance with its current use. On the north side, along the Svoboda Square residential block, no pavement or strip has been formed to provide a safe pedestrian crossing from the pedestrian area into the section of the street in which traffic and parking are permitted. Each commercial establishment on the ground floor of the block has its own "frontage" and private stairs. It is also in this section that the main access from the central town square to the Old Dobrich outdoor ethnographic complex is located, but this access needs to be accentuated as it is now lost amongst the intensely impactful visual environment.



Approach to the Old Dobrich outdoor ethnographic complex from Dimitar Petkov Str. and plan of the complex beyond the passage

The central pedestrian area of the city houses some of the key cultural heritage sites of Dobrich and the region. An example of architectural immovable cultural heritage dating from the Middle Ages in the area of the Old Dobrich Ethnographic Complex is the **Eski (Teke) Mosque**, declared as national heritage in 1971. It is mentioned for the first time in documents from the second half of the 17th century. Its construction is most probably connected with the cult of an unknown Muslim saint and with the activity of some of the many mystical Muslim sects and orders spread in the north-eastern Bulgarian lands. The mosque was closed after 1944, the minaret was destroyed in the 1970s, and it was reopened for prayers only after 1989. There is no preserved *kitabe* (carved inscription),



Eski (Teke) Mosque - the stone building on the right

The area has significant potential for re-functioning and improvement of the environment and should be considered in its entirety with the area of the current 'co-ops', the car park behind and the green space in front.



Left - view from Svoboda Square along Dimitar Petkov Str., Right - view from the entrance to the parking lot toward Svoboda Square along Dimitar Petkov Street

25 Septemvri Blvd. from Dimitar Petkov Str. to Dobrudzha Blvd.

This section of 25 Septemvri Boulevard may be one of the parts that has undergone the most changes over the years. The stretch that was once part of a wide automobile thoroughfare was later closed to vehicular traffic and became part of the pedestrian mall. The frontages of the boulevard have been comprehensively landscaped with a series of longitudinally and transversely arranged apartment blocks in the spirit of modernism. The ground floors have predominantly service and commercial functions and the whole profile is developed across several levels. Separate pedestrian axes are formed on both sides of the street, in close contact with the buildings, on the left side at a higher level, and on the right side - separated by wide green areas, among which objects for public use (playgrounds and recreation areas) have been placed.



View of raised pedestrian areas along 25 Septemvri Blvd, west front



View of the separated pedestrian strip along 25 Septemvri Blvd., eastern front

Quite an active impact in the middle section poses the series of objects dividing the otherwise wide pedestrian street across the middle. The buildings, most of which were once relocatable or temporary sites, now appear to be the main focus of the area. Some of the buildings are in active use for retail, fast food and services, but there are others that are not in use and are vacant. The overall appearance of these structures is of extremely poor quality. There are numerous structures, details of questionable aesthetic qualities, signs, billboards, canopies, etc., "attached" to the main volumes.



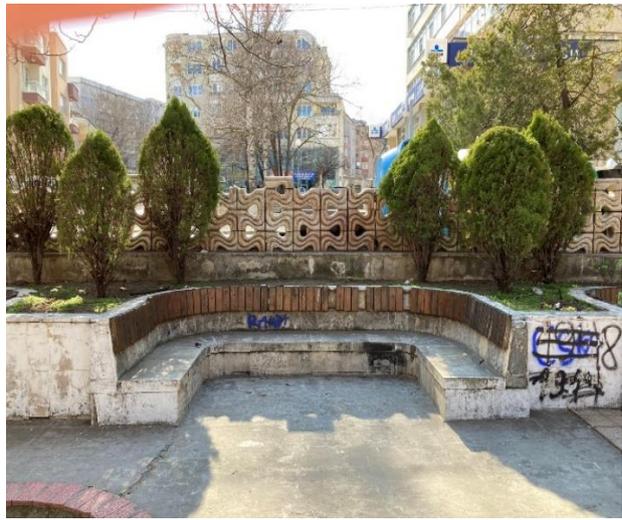
View of sites located along the central axis of 25 Septemvri Blvd.

The vegetated areas along the east side of the street comprise the "back" of the commercial establishments, compromising their overall view - this is where air conditioning units are located, electricity cables are run, gas installations are installed, water is drained from the roofs, etc. Thus, what was planned as a welcoming and representative green face of the street has become the "backyard" of the commercial establishments.



left - view of the western front of 25 Septemvri Blvd and general profile, right - view of the eastern front of 25 Septemvri Blvd, 1980s, source: Memories of the People's Republic of Bulgaria, <http://www.socbg.com/>

Typical in this sub-area is the monumental sculpture and urban design detail common to much of the downtown, which distinguishes individual elements and sets a characteristic view of the public areas. A small recreation area has been outlined, marked by the monument to Yordan Yovkov by the sculptor Lyubomir Dalchev. The inscription to the monument reads "*And I with all my memories and with all my being belong to Dobrudzha*" - a quote from the great Dobrudzha writer. The whole area is treated with interestingly textured terraces that bridge the difference in levels and shape the landscaping on the steep terrain.



Yordan Yovkov Monument on Septemvri 25th Blvd. and a recreation area in the zone behind Yovkov's monument



left - detail of the treatment of the raised pedestrian terrace along the western front of 25 Septemvri Blvd; right – fountain

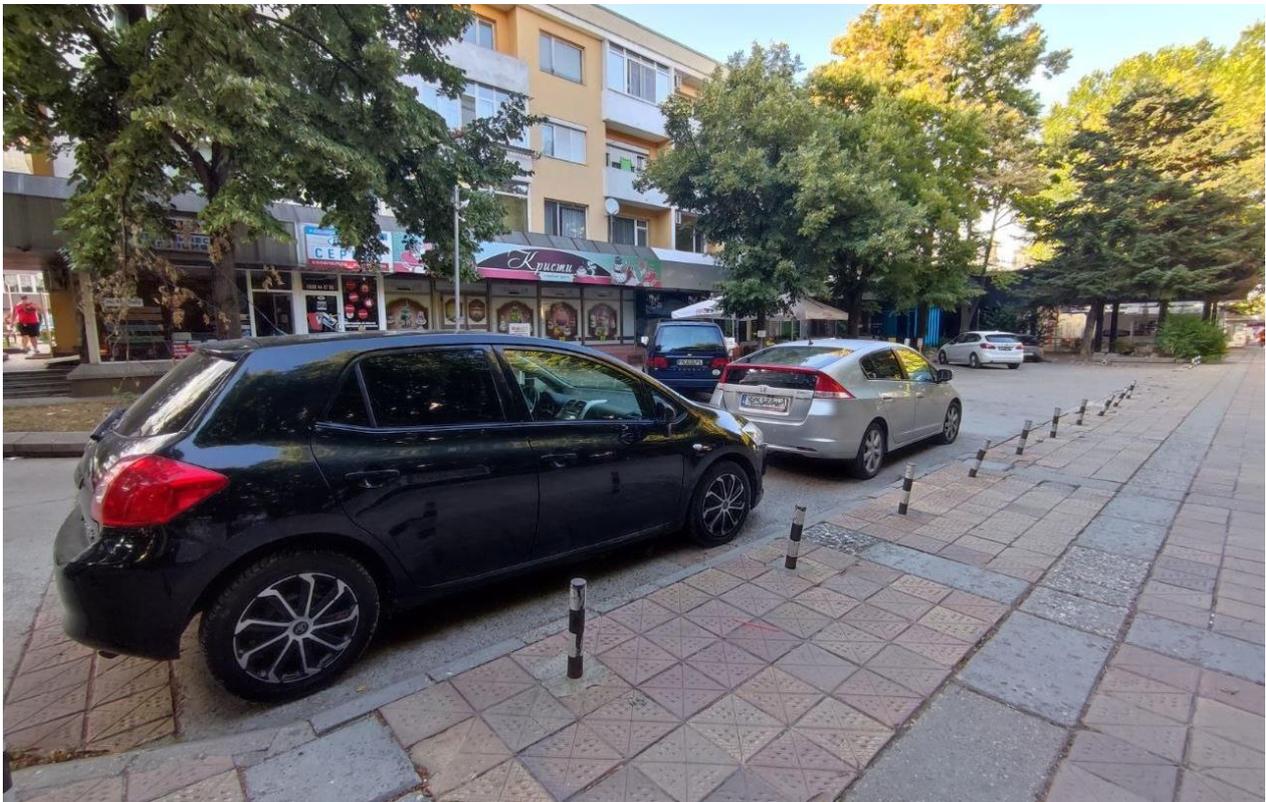
Nezavisimost Str.

Nezavisimost Street starts at Dobrudzha Hotel on Svoboda Square and continues to the central railway station at Dobrichka Epopeya Blvd., but only the pedestrian stretch to Lyuben Karavelov Street is included in the scope of the competition.

Between Dobrudzha Hotel and the intersection with Ekzarch Yosif Str. there is a section for vehicular access and a small parking lot, outlined with the concrete elements that are typical for the central part of the city. Despite the careful layout of the area, parking occurs in a somewhat haphazard manner and the section does not offer the planned good view and optimal movement – neither for pedestrians, nor for motorists.

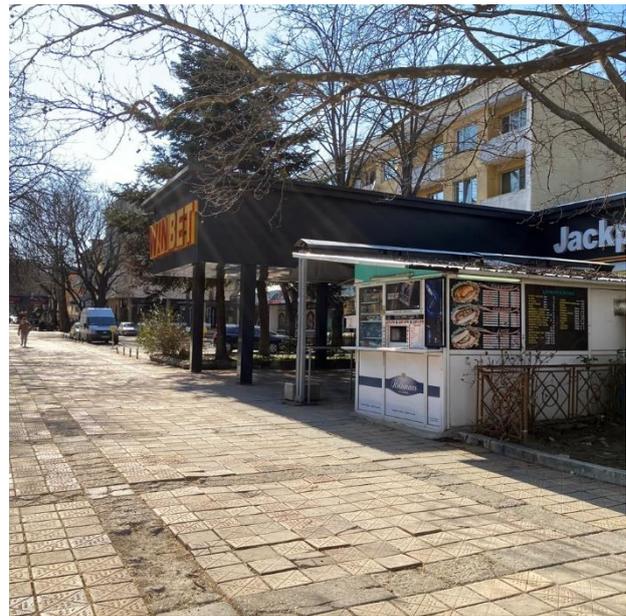


Parking spaces along Nezavisimost Str.



Indiscriminate parking in the parking area, source: google street view

The start of the street towards the main town square suffers from a high visual impact and reduced cross section, as a result of the location of a number of **relocatable and temporary objects that** severely compromise the environment, and also fail to offer quality working conditions and proper display of the relevant goods and services. The area has great potential for redevelopment by regulating the placement of various objects and elements in the environment so as to enhance its qualities, improve the conditions for pedestrian and bicycle movement, giving visibility and better views of the retail and service areas at ground floor levels.



Numerous objects in the middle, which compromise the view of the street at the very entrance from Svoboda Square

Another feature that makes an impression along the street are the numerous information and display panels located in the vegetative areas. Their location and design can be thought through so that they provide the necessary information without appearing as a visual barrier in the environment and compromising the otherwise well-designed representative green spaces, which also need intensive maintenance and further enhancement.



Multiple information boards in the vegetative areas, which act as a visual barrier, source: google street view

The pedestrian street is crossed by Stratsin Str., which provides vehicular access to the **interior of the neighbourhood** locked between the municipal buildings and the art gallery to the west and the inner neighbourhood space and parking to the east. It is in this "courtyard" that multiple functions and uses occur that could benefit from better organization and overall treatment of the environment to provide improved pedestrian access, more orderly parking, and better maintenance of the green system.



left - access to the courtyard behind the Municipality building, right - view from the inner courtyard on the east side

The stretch from Nezavisimost Str. between the intersection with Stratsin Str. and Hristo Smirnenski Str. is approximately 10 m wide on average. It is saturated with immovable cultural heritage sites. The southern front is dominated by the building of the regional government and the regional health insurance fund, which is built next to the cultural heritage site of the Dobrich Art Gallery. On the northern side there are a series of residential and commercial buildings from the early 20th century, which comprise architectural immovable cultural heritage and form a characteristic ensemble.



Typical areas and landscaping along Nezavisimost Str.

It is worth noting that the qualities of the buildings are often invisible due to numerous interventions that are not in keeping with the style of the sites themselves or their setting. There are numerous advertising banners, signs etc. Temporary or permanent retail and fast-food outlets have been built in the spaces between the buildings and there are no rest areas that are not part of the establishments.

After passing laterally through Demokratsia Square, Nezavisimost Street continues from the building of the **House of Science and Technology**, in front of which a wide green area has been formed so that the building recedes into the background, and we are greeted by a residential building of immovable cultural heritage with rich decorative ornamentation and unfortunately severely deteriorated condition to date.



left – the Prof. Ivan Popov House of Science and Technology, on the right - the heritage building in the immediate vicinity

In this section the street connects with Bulgaria Street, through an atrium formed by a colonnade, behind the tall body of the Dora Gabe regional library. This "break" creates a visual connection between the immovable cultural heritage sites on either side of the central building, with the impressive stained glass of the main reading room of the regional library visible from the atrium itself. The paving is identical to that of the pedestrian streets to emphasize the connection. Unfortunately, this "break" is not optimally used or maintained and is not attractive to passers-by, nor does it encourage



left - connection between Nezavisimost Str. and Bulgaria Str., right - view to the stained-glass window of the library from the atrium connection between Nezavisimost Str. and Bulgaria Str.

Here, as along the entire length of the street, all of the **details** are part of the overall treatment of the downtown area. This applies to the concrete elements forming the kerbs and kerb ramps at the change of levels, and the shaping of the raised areas, as well as the use of the characteristic 25x25 cm clinker slabs laid in different sections, separated by reinforced concrete strips and drainage grates.

The landscaping along the entire street, although planned to be an integral part of the environment, suffers from lack of maintenance. The tall tree vegetation is severely damaged due to the grafting of narrow-leaved ash onto a base of common ash. This experiment has proved unsuccessful over time, with the result that many of the ash trees in the street are in a deteriorated and even poor general condition and pose a risk to the life, health and property of passers-by. Sanitary pruning is required, treatment of open wounds with arboriculture ointment, annual monitoring of the condition of the trees, and a plan for their phased replacement with other more resistant and effective tree species.

Bulgaria Street

Bulgaria Street runs in the east-west and starts from Vazrazhdane Square at the monument of the Holy Brothers Cyril and Methodius in the east, reaching Lyuben Karavelov Street in the west at Tsar Boris III Square. The average width of the street between Vazrazhdane Square and Demokratsia Square is 33 m, and this width is picturesquely divided by raised areas forming different zones for short-term recreation, passing and mediating the various levels around Demokratsia Square. The landscaping in the area is mainly located in these raised areas, which allows the formation of rich tree and shrub groups and prevents soil compaction. Again, these sites have the potential to look better and be better maintained so that the significant vegetated areas perform optimally as such. It is advisable to reduce the use of the raised areas as sites for easy placement of signs, bins and other moveable objects.

The buildings in this section are mainly public and community-serving, with only a few residential buildings and mostly with active community-serving ground floors. The following are located along Bulgaria Street: the entrance to the Municipality building, the Art Gallery, a number of bank branches and educational institutions.

One of the characteristic buildings along this stretch is the building of the former **Bulgarian National Bank** (BNB). At pedestrian level it impresses with its characteristic colonnade, which, besides creating an intermediate space between "inside" and "outside", is a favourite place for children to play in the summer months.



The BNB building and typical details of its colonnade

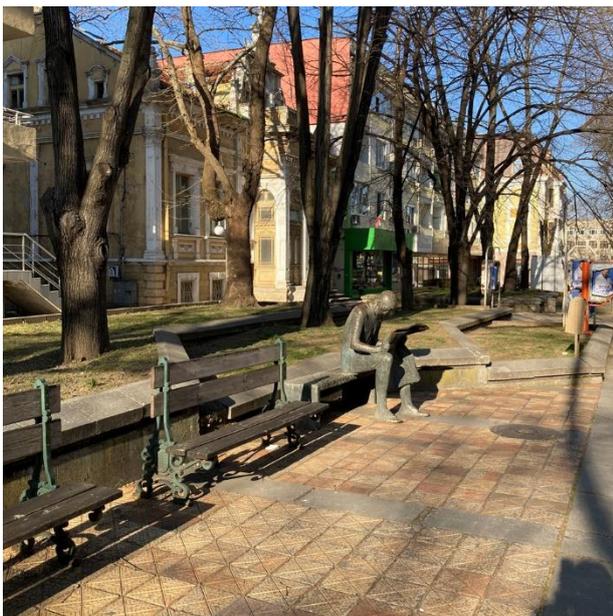
Along the street on the south side there is an amphitheatre with open-air archaeological finds.



Amphitheatre with archaeological artefacts, Bulgaria Street



Amphitheatre with archaeological artefacts, Bulgaria Street



Typical sections and landscaping along Bulgaria Street

Another place that often gathers citizens and tourists for recreation and rest is also located on the south side of the street: the monument of General Ivan Kolev, commemorating those perished in the Dobrich Battle of 5-7 September 1916. The monument, created by Alexander Haitov, was unveiled on 7.09.2016 on the occasion of the 100th anniversary of the Dobrich Battle. The space around the monument is well landscaped and is home to several trees, which are of an age that makes them suitable candidates for inclusion in the register of centenary trees of Bulgaria.



Monument in memory of General Kolev and the fallen in the Dobrich Battle, Bulgaria Street, next to Dobrich Concert Hall

The coniferous tree group in the vegetated areas behind and around the monument provides a wonderful dark backdrop, further enhancing the aesthetics and significance of the monument. Some of the trees in this area have been poorly looked after, resulting in a fair or deteriorated general condition. Sanitary pruning, plans for thinning and replenishment of the urban ecosystems in the area are needed, as well as solutions for more efficient use of the vegetative areas as collection and absorption spaces for rainfall flowing from the square.

The decorative plaques on the facades of a number of the buildings along Bulgaria Street make a strong impression. Some of the most remarkable examples of artistic synthesis can be seen here.



Decorative elements on the buildings

Demokratsia Square

The square is shaped by a number of buildings significant for Dobrich and the cultural life of the city and the region. It is elevated in relation to the level of Nezavisimost Street and Bulgaria Street and when approached from Svoboda Square this difference is overcome with the help of steps and ramps. The difference is greater when coming from Nezavisimost Street than from Bulgaria Street.

The east side of the square is framed by the **art gallery** building², which dates from the post-Renaissance period. It is one of the 100 national tourist sites of Bulgaria and was built between 1933 and 1937 for the needs of the judicial-administrative system. In addition to being an example of European architectural traditions, it is part of the memory of Dobrich, as it has housed various institutions over the decades and became a gallery in 1981. The building was declared as immovable cultural heritage in 2000-2001.



Art gallery - general view and side entrance detail

In front of the entrance to the building is a **fountain**, which, at the level of the square, is formed into a colourful parterre, and the water flows towards the building in an attractive waterfall flanked by concrete sculptures. A pleasant seating area has been formed on the lower level. In the adjacent vegetative areas, there are three other members of the plane tree genus, which are in very good condition and of an age that defines them as candidates for centenarians. At the end towards Nezavisimost Street is the entrance to a night bar, and at the end towards Bulgaria Street - a patisserie.

² <https://www.dobrichgallery.org/>



View of the fountain on Demokratsia Square from the lower level



Detail of the concrete sculpture around the fountain on Demokratsia Square, lower level

From the lower level by the fountain there is also a pedestrian passage providing access to the **underground parking** located under the square itself, car access to which is from Maxim Gorky Street. The underground car park itself is privately owned and is currently in a poor state of repair. It has been earmarked for redevelopment in the Municipality's Integrated Development Plan 2027.



Underground parking under Demokratsia Square

The southern front of the square is formed by the sculptural facade of the **Yordan Yovkov Drama Theatre**³. The main entrance of the theatre is raised on a "platform" above the level of the square, and the volume of the main lobby is raised on columns forming an interesting promenade and enclosing the open atrium space.



Yordan Yovkov Drama Theatre - central entrance to Pl. Demokratsia Square

³ <http://dramadobrich.com/>



Detail of the colonnade at the main entrance (atrium) of the Yordan Yovkov Drama Theatre and a view of the entrance to the foyer on the second level



Decorative element above the entrance to the chamber hall of the Yordan Yovkov State Drama Theatre, Maxim Gorky Street

Another part of the complex of the Yordan Yovkov Drama Theatre is the **Nelly Bozhkova Mirror Hall** - the concert hall named after the famous Dobrich opera singer with its sculptural composition. There is potential for careful planning of new vegetative areas in this area.

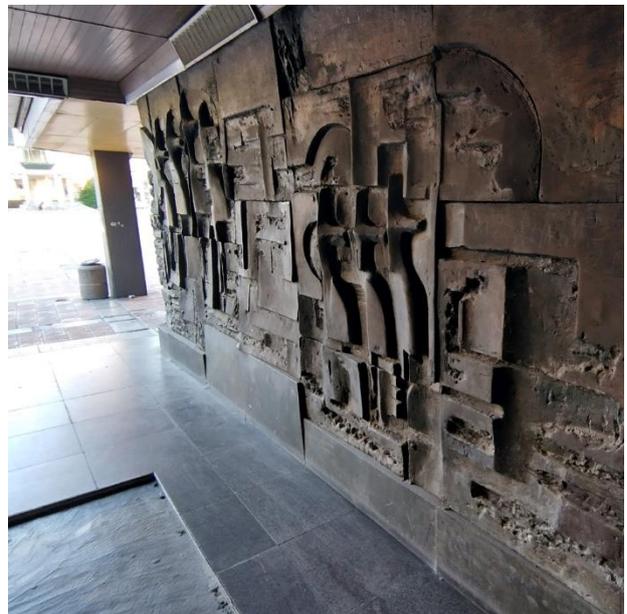
From the north, the square is framed by the contrasting façade of the Rila Business Centre, a building that houses a number of service, administrative and commercial facilities. The zone in front of the hotel is one of the most refreshing sections of the competition area. Proposals need to be made for sustainable changes that will also be



General view of Rila Business Centre



Decorative element, Rila Business Centre



The western stretch of the square is marked by the tall building of the **Dora Gabe Regional Library**⁴, originally planned for the town's People's Council. Its immediate surroundings require, and have the potential for, planning of micro green islands to enhance the environmental conditions and further emphasise the architectural qualities of the building.



The building of the Dora Gabe Regional Library and a detail of the balcony railing

The pavement of the square forms a beautiful pattern reminiscent of embroidery and wheat-ears, which can be easily perceived when viewed from the higher floors of the buildings surrounding the square. The symbolism of the drawing provides visual references to the ancient symbol of the "*katanitsa*" - essential to Bulgarian culture and saturated with unifying and integrating symbolism. The slabs are clinker (25x25x8cm), separated by wide reinforced concrete strips.

⁴ <https://libdobrich.bg/>



Pavement pattern on Demokratsia Square and clinker slabs on Demokratsia Square 25x25cm

Tsar Boris III Square

In this stretch of the city's pedestrian zone, the scale is again reduced. The buildings are lower, the landscaping is rich and the general treatment of the pedestrian areas is in keeping with the whole central city area.



Tsar Boris III Square, general view

At the very end of the competition area, but to the west, on Nezavisimost Street near King Boris III Square sits the **former Konak**. The building dates back to the Renaissance, has been rebuilt several times in modern and recent times, and now houses the Dobrich Municipality. The building is also connected to the battles for the defence of Dobrich, which have remained in our national history as the Dobrich Battle, as the building welcomed, and later served as headquarters for the commander of the battles - General T. Kantardzhiev. It was declared an architectural and structural monument in 1982 and is part of an ensemble.



Main entrance of Dobrich Municipality and view from the side of the ritual house

The ritual house is part of the architectural complex of the municipal building, serving as a landmark place for many joyful events and as an integral part of the first family photographs of young families crossing its threshold.



Ritual House and Dobrich Municipality, source: Memories of the People's Republic of Bulgaria, <http://www.socbg.com/>

In front of the ritual house and in contact with the square is a garden, in the centre of which there is a lively playground. At the bottom of the garden is the former county library, now a restaurant. The building is a cultural heritage site.



The former county library, today restaurant at the bottom of the garden in front ritual house



Typical benches in the area, general view



Bench detail

A characteristic detail of the urban furniture in the area of Tsar Boris III Square are the benches, which can be seen in other parts of the centre as well (in front of the art gallery, along Bulgaria Street).

Another landmark of the Square Dobrich Concert Hall, also known as the Organ Hall, currently closed for renovation.

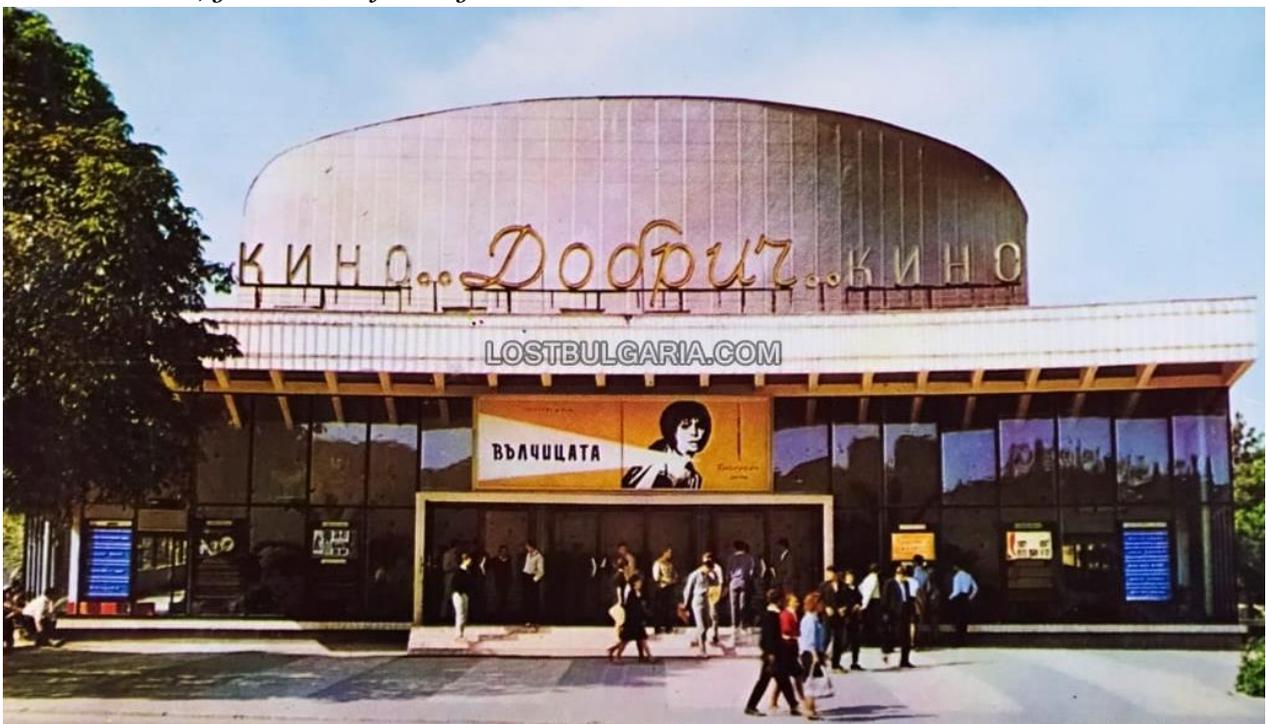


Dobrich Concert hall, general view. The decorative design of the concert hall facade is a remarkable example of artistic synthesis

A site that has lost its function in recent years, but is also part of the buildings forming Tsar Boris III Square is Dobrich Cinema. Today it lies abandoned and does not function. A small section of the building is used for the retail sale of flowers and horticultural



Dobrich Cinema, general view from Lyuben Karavelov Street



Dobrich Cinema, front view from Tsar Boris III Square, 1980s, source: lostbulgaria.com

Plans and strategic documents having an impact on the competition area

IMDP

The Integrated Municipal Development Plan (IMDP) was adopted by means of Protocol No. 24 of a session of the Municipal Council of Dobrich held on 27 July 2021. This document outlines the medium-term objectives and priorities of the municipality for the period 2021-2027 and defines the general framework for economic, social and spatial development with the programming of specific actions for sustainable development at local level and enhanced focus of planned investments through the application of an integrated territorial approach. The projects that are part of the IMDP programme in the immediate vicinity or in the pedestrianised central urban area itself are as follows:

Priority 2: Achieving equal access to quality education, health, culture, social activities, sport and youth activities

Measure 2.5 Modernisation and rehabilitation of cultural infrastructure

- Activities aimed at major renovation (refurbishment), implementation of energy efficiency measures and furnishing of cultural infrastructure with an indicative budget of BGN 8,000,000.
 - Yordan Yovkov People's Community Centre together with the Dora Gabe State Puppet Theatre, which are in the same building and are located in the immediate vicinity of Vazrazhdane Square. This project is also part of the list of important projects for the municipality with an indicative budget of BGN 1,500,000 and a 36-month implementation time frame.
 - Yordan Yovkov Drama Theatre – falls within the competition scope as part of Demokratsia Square;
 - Reconstruction and modernization of the hall with a stained-glass panel in the Dora Gabe regional library - again located on Demokratsia Square;
- Reconstruction of Dora Gabe Regional Library - renovations of the storage rooms and other spaces; rethinking of the spaces - a key site on Demokratsia Square; the project has an indicative budget of BGN 2,000,000.
- Restoration of the facades of the Art Gallery and the surrounding infrastructure and realization of the Dobrudzha plein air project - another landmark in the centre of the town, immovable cultural heritage, forming one of the fronts of Demokratsia Square. The indicative budget for this project idea is EUR 225,000 /BGN 450,000/.

Priority 3: Improving and revitalising the urban environment, quality of life, cohesion and ensuring a sustainable environment

Measure 3.1. Investing in urban regeneration, sustainable urban mobility, transport and digital connectivity, accessibility, safety.

- Carrying out a survey and preparation of an investment project and major repairs of underground facilities under Demokratsia Square with an indicative budget of BGN 1,400,000.

General Development Plan



Extract from the General Development Plan of Dobrich Municipality, 2017.

The pedestrian zone of the central part of Dobrich is marked in the General Development Plan as an area of squares and pedestrian spaces. The surrounding zoning areas largely reflect the existing situation, with most properties falling within the Central zoning area (**C**) and its varieties (**C1** and **C2**), and the Public service zoning area (**Ps**), which contains a number of commercial, banking, administrative, educational, law and order and security facilities, hotels, places of worship (churches and mosque), cultural facilities, library, post office and other public service activities of a public or private nature. As part of the Mixed Multifunctional zone allowing residential and public activities (**MM**), the site of the Dobrich Cinema is highlighted as landmark site in the city centre which has not been functioning as intended for years and is largely unused.

The indicators of the different spatial zones according to the Rules and Regulations to the Master Plan of Dobrich from 2017 are as follows:

Type of development zone	Building density as %	Building intensity Building intensity ratio	Required landscaped area Landscaping density %
C	40 to 80	1.5 to 3.0	20 to 40
C1	40 to 70	up to 2.3	30 to 50
C2	40 to 60	up to 1.5	20 to 40
MM (with predominantly residential and community functions)	up to 70	up to 2.0	up to 40

- Areas for public services **Ps** - will be parameterized in accordance with Ordinance No. 7. Where the site falls within a development zone of type C, C1 or C2, the maximum building intensity coefficient will be 3.0; 2.3 and 1.5 respectively. For all other cases the indicators will be determined on the basis of the character of the adjacent area.

There are several schools and kindergartens in the vicinity of the central pedestrian zone of Dobrich. These are differentiated into **independent purpose areas** for education and for nurseries and kindergartens.

The small urban squares, landscaped spaces between residential buildings and small gardens in the area and in the immediate vicinity fall within the **landscaped areas for general public use** zoning district.

The area is rich in immovable cultural heritage sites (**ICH**). Their terrains have been demarcated as separate items of ICH, while the development areas in the vicinity, falling within the scope of ensembles of ICH, are marked as falling under the scope of the additional Tkin (T=territories, kin= ICH) regime, denoting a protection zone for

immovable cultural heritage sites. A number of war memorials and sites of currently missing heritage assets are also marked here.

Detailed Site Development Plan

The central urban part of Dobrich is regulated. The area in the pedestrian centre and the immediately adjacent buildings and properties have been zoned, reflecting existing and potential development.

Common Strategy for Cultural Tourism in the Constanta-Dobrich Cross-border Region (in its section regarding the territory of Dobrich Region)⁵

The analysis to the strategy shows that the Dobrich Region has potential for the development of cultural tourism in all main directions:

- cultural-historical tourism
- festival, event and creative tourism
- religious and pilgrimage tourism
- culinary and wine

As a result of the strategy, 4 routes have been defined:

- **Religious Dobrudzha route**

This is a route of a historical-religious nature, including religious settlements and sites from all cultures found in both regions. The reason for choosing this route is the high relative proportion of tourists visiting the region to learn about the history of religion and the relics, buildings, customs and events associated with it, as well as the rich religious heritage of the region, including religious sites dating back centuries BC, a number of shrines and temples functioning today and demonstrating the unity of people of different religions who manage to celebrate their festivals together and live in peace and understanding with each other. This itinerary is extremely sustainable in terms of seasonality as many of the sites can be visited all year round.

The following Dobrich sites are included as part of this route:

- a) Historical Museum
- b) St. George Temple
- c) Holy Epiphany Church
- d) St. Trinity Church
- e) St. Hovhannes Armenian Church
- f) Hadzhi Osman Mosque

⁵ Common Strategy for Cultural Tourism in the Constanta-Dobrich Cross-border Region (in its section regarding the territory of Dobrich Region from 2019 -

https://dobrichka.bg/files/news/3_Strategia_zh_kulturen_turizam_chast_oblast_Dobrich.pdf

- **Cultural-Ethnic Route (CulturEthnic)**

A cultural route, demarcating areas with ethnic influences: Greek, Roman, Turkish, Tatar, Slavic, Vlach, etc. Dobrich region has a rich cultural heritage - sites from different historical eras, ethnographic art, folk crafts, museums of national importance. The cultural-ethnic itinerary focuses on aspects of culture, history, lifestyle and the centuries-old coexistence of the region's diverse ethnic groups. It aims to preserve and present this wealth. This route can Multi-ethnic be operated all year round, balancing the development of tourism in the area.

The following Dobrich sites are included as part of this route:

- a) Old Dobrich Architectural and Ethnographic Open-Air Museum
- b) Ethnographic house
- c) Yordan Yovkov Memorial House
- d) Yordan Yovkov House Museum
- e) Adriana Budevskas House Museum

- **Local Food & Music Route**

The itinerary is based on the organisation of art events and presentations, tastings of food and drinks specific to the area and affiliation with events organised by third parties that include art events and street food festivals. This itinerary is a step towards promotion of the Dobrudzha and the Northern Black Sea Coast national wine and culinary tourism destination. The city of Dobrich participates in the route with the Sarandev European youth pop-rock competition.

- **Nature exploring and Xtreme Adventure route**

The itinerary is based on the organisation of nature exploration and sports activities, including for people with disabilities, with the establishment of destinations in which to organise specialised events for running, cycling, swimming, climbing, orienteering, etc. The itinerary offers a combination of cultural and other types of tourism and combines products with the greatest market potential. The route has the potential to diversify the tourism products offered by the first three routes by complementing them with experiences that are sought by tourists whose interests are not covered by them. It also provides an opportunity to further diversify the products by age - young people, families with children and independent adult tourists. The city of Dobrich participates in this route with the St. George Park, as well as with its potential for cycle tours.

IV. TASKS TO BE SOLVED BY THE COMPETITION PROPOSALS AND THE REQUIREMENTS TO PROPOSALS

Competition projects should comply with the following general Requirements

- Reuse as much as possible any materials that are fit for use and use recycled ones;
- Propose innovative approaches to solve problems;
- Use permeable pavements and technologies to ensure optimum water drainage and absorption;
- Use of natural and recycled materials with minimal environmental impact;
- Sustainable offers and balanced water-energy solutions

Tasks to be solved by the comprehensive concept for development, improvement and design

- **Improvement of microclimatic conditions in large urban squares**
The large, sealed pedestrian spaces of the city's main squares: Svoboda, Vazrazhdane and Demokratsia, comprise areas of intense heat in the hot and dry summer months, create conditions for large amounts of water to collect during rain and snowfall, and often ice over during the windy winter months. These specific challenges need to be overcome and the spaces to be reconfigured so that they retain their plaza character and relationship to surrounding areas, but have these adverse conditions mitigated.
- **Revitalisation of deserted areas of significant size**
The city's central Svoboda Square suffers from a lack of vitality. Its large scale, the heat in summer and the wind and cold in winter do not allow pedestrians to feel comfortable in the area. Solutions are needed to activate the zone and retain people in the area. The main objective is to create a human-scale space, providing not only new landscaped and recreation areas, but also areas for public activities and broad public use.
- **Ensuring good traffic and parking organisation**
The pedestrian centre of Dobrich is the crossing point of most axes within the city and the municipality. This makes it intensively congested in terms of transport. The pedestrian area is frequently crossed by cars. There are several parking lots in the area, and in many places, parking is performed haphazardly. A better organisation of vehicular access needs to be proposed in order to reduce the conflict between pedestrian and vehicular movement. New parking and layout principles should be proposed to meet the high demands of the central area.

- **Provision for access by special mode vehicles**

The extensive pedestrian area of the city necessitates that part of it be accessible to special mode vehicles such as garbage trucks, snow removal trucks, ambulances, fire trucks, police vehicles, etc. This need for access can be reduced through optimal organisation. For those sections where this cannot be avoided, pavement and clearances should be provided to allow unimpeded passage with minimum conflict between the different traffic flows.

- **Ensuring comfortable and safe cycling**

The city centre is actively used by cyclists. 25 Septemvri Blvd. leads to St. George park, making it a preferred cycling route. However, to date the organization of bicycle traffic on the street has not been resolved in the best way. The width of the pedestrian street is not small, but there are many restaurants here that bring seating outdoors, along with numerous movable objects such as fridges, ice-cream kiosks, etc. that greatly reduce the width. The cycle route itself is not segregated except by means of the pavement pattern which does not provide a safe route for cyclists to travel. A solution needs to be proposed for organisation of cycling throughout the pedestrian centre, taking into account the differences in levels and characteristics in the different parts of the pedestrian area and the main directions and connections to the city's cycle network, resolving the conflict caused by the intersection of different traffic flows - pedestrian, vehicular, cycling, etc.

- **Comprehensive urban design proposal for the competition area**

The city's large and diverse pedestrian centre needs to be clearly highlighted and designed to contribute to its overall perception. Currently, for much of the pedestrian realm, elements are in place to frame the environment and thus contribute to a unified perception. However, years of redevelopment and piecemeal interventions have created some dissonance and an excessive variety of elements in the urban environment that fail to highlight the characteristics of the area. A comprehensive set of urban design and furnishing elements needs to be proposed which would match the setting. These would include benches, litter bins, tables, lamps, information/poster columns, drainage grates and other elements. Given the varied nature of the different sections within the competition area and the large number of cultural heritage assets from different periods, it is recommended that these elements are relatively neutral, sustainable and easy to maintain and replace.

- **Building and improving urban ecosystems**

An expert assessment has been made of the existing tree vegetation. A detailed analysis of the general condition of the trees is provided. Detailed information on the appearance, taxonomy, biometry, features, damage and recommendations for each tree is visible in the interactive map of the competition, as well as on the ednodarvo.io platform.

Competition proposals need to provide guidance for a thorough, phased replacement of species composition, provide for the construction of sustainable and effective new urban ecosystems, and provide suggestions for improving the condition, sustainability and aesthetics of existing ones.

For the most part, the vegetated areas in the central pedestrian zone of Dobrich are not designed for effective collection, absorption and disposal of surface water. Specific proposals in this direction are needed.

- **Organisation of the movable objects and enlivening of the ground levels of the buildings on the periphery of the pedestrian zone**

Different sections of the pedestrian centre have formed different zones with different characteristics and uses, both of the open pedestrian areas and of the ground floors of the buildings. In some places, relocatable objects of a temporary nature dominate the environment and, in addition to not providing optimal conditions for work and the supply of services, goods and food, often have a poor appearance that does not suit the district town centre. As part of the solution to the overall functional concept, a proposal is required of possible solutions for the optimal use of the adjacent ground levels in the surrounding buildings. This would improve the quality of working conditions for employees of the sites, reduce technical difficulties for power supply, water supply and sewerage, ventilation, air conditioning and heating of these sites, and promote the overall appearance of the environment by freeing up space for pedestrians, cyclists and landscaping. An overall proposal is needed for the competition area to standardise the location of tables of the surrounding establishments, and to set out general rules for such location with view of potential future development of new businesses of this type.

Tasks to be solved by the conceptual design

Conceptual designs for Area B should demonstrate the principles set out in the concepts and propose specific solutions for the area.

- The teams can freely treat the area of the existing low-rise development of the "co-ops" as well as the parking lot behind them, proposing new solutions for organisation of the area in line with the overall concept of the central city section and the connection with Svoboda Square.
- Teams may freely treat the area of existing landscaping and interventions in the area in front of the "co-ops" on Svoboda Square, taking into account only tall tree vegetation.
- Highlight the connection of the square space with Old Dobrich.
- Propose specific solutions to improve the microclimatic conditions in the conceptual design area.

- Propose specific solutions for the organization and zoning of the competition area.
- Elaborate possibilities for specific locations of temporary relocatable objects, part of seasonal or campaign events.
- Provide a specific proposal for the restriction of car traffic, its organisation and parking in the area.
- Find specific solutions for cycling and the use of alternative means of transport.
- Allow access for special mode vehicles.
- Provide an overall urban design proposal for the competition area in line with the general concept for the town centre.
- Resolve the organization of sidewalk use in the area of 25 Septemvri Blvd.
- Fine-tune the pavement types to be used in the connections with the ground floors of the buildings forming the profile of 25 Septemvri Boulevard and Svoboda Square and propose solutions to highlight the connections with the contact areas.

Requirements to concepts

The following elements should be submitted as part of the comprehensive development, improvement and design concept within the scope of the competition:

- **functional scheme concept**
This needs to clarify the overall zoning throughout the pedestrian city centre, taking into account links to the sites and sections that are directly related to the competition area, taking into consideration their nature and functional characteristics.
- **traffic flow concept – for pedestrian, bicycle, automobile, special mode vehicle traffic**
This should clarify the main directions of pedestrian traffic and its intensity, proposing organisation for bicycle traffic and solution for the organisation of access for cars with special traffic regime, as well as the organisation of parking so that it does not come into conflict with the active pedestrian and bicycle flows. The scheme should also take into account the requirements for an accessible environment.
- **landscaping concept**
This should clarify the general landscaping scheme for the entire competition area with a plan for the construction of new vegetative areas and the phased replacement of tree vegetation of deteriorated general condition, aging trees, and those tree species that have been determined to be unsuitable to the environmental conditions or not appropriate to the functions of adjacent spaces;
- **lighting concept**
This should clarify the overall lighting solution in the central urban area, taking into account the functional zoning and characteristics of the environment;

- **power supply concept**

This must clarify the general power supply in the competition area as well as new locations requiring additional power supply, taking into account current trends for optimal energy efficiency, use of renewable energy and independent sources;

- **water and sewerage concept**

This is expected to clarify water management at a conceptual level, to address technological issues related to water supply, drainage, sanitation and irrigation, and to incorporate aesthetic and functional solutions for water use;

- **materials, colour and design concept**

This element is expected to elaborate the choices of material types, their colour and appearance in accordance with the overall design and solution for the central urban area. It should also present the chosen logic of pavement patterns with the necessary justification. Reuse of existing materials to the maximum extent possible is recommended;

- **implementation stages concept**

This element needs to demonstrate a solution, in line with the proposed concept, for phasing within the overall pedestrian urban area. This solution should take into account the need for intervention in the different zones, the characteristics of the concept itself and the possibilities for optimal technological and functional separation of processes.

Requirements for the conceptual design

The conceptual designs for Area B should elaborate the principles underlying the concepts and propose specific solutions for the area. In addition, the following requirements should be taken into account:

- The design must take into account the location of power lines, heat lines, water lines, sewer lines, etc., in accordance with the attached plan of underground infrastructure. Where relocation is proposed, justification and evaluation of the required investment should be provided;
- The number and type of trees proposed to be removed should be described, together with a clear justification for the proposal. The proposed solution should seek careful and justifiable interference with the ecosystem of the site and minimal removal of tall tree vegetation;
- Investment estimate - costing of implementation of the proposed conceptual design, which will serve as indicator for evaluation of the competition projects.

V. PARTICIPATION DOCUMENTS, LAYOUT AND HANDOVER

1. Participation documents

1.1. Application

1.2. Declaration of presence/absence of grounds for exclusion – European Single Procurement Document (ESPD)

The participant must declare the absence of grounds for exclusion by submitting a European Single Procurement Document (ESPD).

Where the participant has indicated that it will use the capacity of third parties to demonstrate compliance with the selection criteria or that it will use subcontractors, a separate ESPD must be submitted for each of these parties.

Where the participant is an association which is not a legal entity, an ESPD must be submitted for each of the participants in the association. Where circumstances relevant to the association need to be declared, an ESPD must also be submitted for the association.

Where documents relating to participation in the procurement are submitted by the person representing the participant as per power of attorney, the ESPD must indicate the scope of the representative's authority.

1.3. Documents establishing the association /where applicable/

1.4. Power of attorney /where the participant wishes to use an authorised person for the registration and submission of the competition project/

Note: Detailed instructions and explanations for completing the Declaration of absence of grounds for exclusion - Single European Procurement Document (ESPD) are provided in Appendix 5.2 to the tender documentation.

2. Competition materials

2.1. Layout of the Competition Project - materials should be in the following form and format:

The project must be presented as specified in the Terms of Reference, by means of graphic material accompanied by an explanatory note.

- Competition project - up to 6 panels - (900 mm/1300 mm) in pdf format up to 15 MB per file. File name - 1.pdf, 2.pdf, 3.pdf, 4.pdf, 5.pdf, 6.pdf. Panels must be vertically oriented (Portrait).
- Typical image - in jpg/jpeg format with Full HD resolution (1920x1080px) and size up to 3 MB. File name - 7.jpg/jpeg
- Explanatory note in which the participant provides an estimate for implementation of the competition project - pdf format. File name - note.pdf up to 3 MB in total.
- The participant may attach any documents it deems necessary - in pdf format up to 2 MB in total.

Graphical representation:

PANEL 1 – ANALYSIS OF THE TERRITORY

(Recommended scale 1:1000 for the entire scope /and additional sketches at a scale of the participant's choice ensuring legibility, clarity and comparability)

Analysis of the existing situation, individualization and specification of the problems identified by the participant. Identification of spatial, functional, communication, social, natural and other characteristics of the environment; Identification of the main tasks of the design solution, which served as basis for elaboration of the concept.

PANELS 2 and 3 - CONCEPT FOR DEVELOPMENT AND IMPROVEMENT OF THE CENTRAL CITY SECTION OF DOBRICH - ZONE A

(Recommended scale 1:1000 for the entire scope /and additional sketches at a scale of the participant's choice to ensure legibility, clarity and comparability)

Concept for organization of the territory and improvement solutions - expressed graphically.

- characteristic plans and sections;
- general functional zoning of the territory;

- transport and communication links;
- bicycle network and pedestrian flow scheme;
- diagrams showing connectivity of the competition area with neighbouring areas and the overall urban fabric;
- schedules proposing phasing of site development;
- green space plans and landscaping development;
- visualisations of volumetric solutions and characteristics of the proposed conceptual solution;
- layouts of outdoor spaces for mass public events (outdoor concerts, events, festivals, etc.);
- all other diagrams, plans, pictorial and graphic models and texts relating thereto which, in the opinion of the designers, contribute to the understanding of the design solution.

The above plans are not mandatory and are not exhaustively listed.

Participants have freedom of expression and of presenting the project concept.

PANEL 4 and 5 - CONCEPTUAL DESIGN for ZONE B – Scope: 25 Septemvri Blvd, Vazrazhdane Square and Svoboda Square

(Scale 1:500 for the whole scope and additional fragments of choice at a scale chosen by the participant to ensure legibility, clarity and comparability)

Design solutions for the specific area, elements and details must be presented in plan and view/three-dimensional image, at a scale of choice appropriate to illustrate the concept for the volumetric, spatial and artistic solution for:

- terrain modelling;
- street and alley network;

- sports grounds, playgrounds, recreation areas, other objects justified by the concept;
- landscape composition - groups of trees and shrubs, flower and lawn areas;
- decorative elements - benches, fences, fountains, gazebos, pergolas, etc.;
- improvement of the urban space and adjacent buildings;
- appropriate building materials and technologies (pavement, cladding, lighting).

The above elements are not exhaustively listed.

Participants have freedom of expression and of presenting their design solutions.

PANEL 6 - FRAGMENTS AND DETAILS

Fragments and details (scale 1:200, 1:100, 1:50, 1:20) clarifying architectural and artistic elements and landscape solutions.

This should contain: plans, sections, views and/or three-dimensional images. Graphic presentation and techniques are at the choice of the participant. Materials, colours and textures need to be suggested and clarified.

Elements suitable for such detailed presentation: recreation areas, decorative corners, water features and areas, pedestrian and bicycle paths, connections with the surrounding area, small architectural forms, art installations, urban furniture, pavements, details of landscape solutions, etc.

CHARACTERISTIC IMAGES

JPEG file size 1920 x 1080 px (72dpi, RGB colour mode). This file will be used on the competition's webpage. It is intended to distinguish the project. There are no requirements for the characteristic image, the presentation is entirely at the discretion of the Participant.

EXPLANATORY NOTE

The Explanatory note should contain a detailed description of the project proposal, both in terms of concept and the conceptual design presented.

The text should briefly clarify the main idea and should not exceed two A4 pages

The note should contain:

- Justification of the competition concept;
- Elaboration of development decisions;
- Proposed stages for implementation;
- Financial proposal for implementation of the conceptual design for the scope of Area B;

ADDITIONAL MATERIALS

These are not mandatory.

Submission is at the discretion of participants.

Note*: All project materials and supporting documents described above should not indicate by whom they are submitted and should not be signed and stamped by the participant so as not to violate the anonymity of the submitted project. Participants must delete metadata in electronic files. Violation of anonymity is grounds for exclusion from participation.

3. Submission of Entry Documents and Competition Materials

Participants may participate in the competition by submitting Participation documents and Competition materials on their own or via the entry platform on the competition website.

3.1. Submission via the competition platform

In order to enter the competition via the competition platform, participants should perform the following steps:

1. Pre-registration for participation at:
<https://competition.dobrich.center>
2. The Participant will receive a confirmation of registration at the e-mail address provided
3. Through the login section, the participant can access the competition platform and download, complete and attach an application form. Declaration and Power of Attorney;
4. The participant must then submit all other materials described in Section V.
5. The participant will receive a return email confirming that the project has been received.
6. Following submission of the competition materials, the participant will not be able to make further changes. It will only have access to his account if he wants to see what it has submitted.

Access to the electronic submissions will only be granted to the persons responsible for preparing the anonymity and compliance list. The jury will not have access to the names of participants.

The organisers of the competition undertake, in their capacity of authorised persons, to electronically submit the submitted projects to the administration of the Municipality of Dobrich and to carry out all necessary actions for the registration of the participants, in accordance with Bulgarian legislation.

3.2. Self-submission of Participation Documents and Competition Materials.

Submission of Participation Documents under Section V, item 1

3.2.1. The Participation Documents need to be submitted to the Centralized Automated Information System "Electronic Public Procurement" (CAIS EOP) in Bulgaria (<https://app.eop.bg/today>).

3.2.2. The exchange of documents and communications between the Contracting Authority and the Participants, except for the submission of the Competition project, will also be carried out in accordance with 3.2.1.

3.2.3. The platform will store applications in encrypted form until they are opened.

3.2.4. The documents referred to in 3.2.1 will be encrypted with a unique key generated in the user's Internet browser.

3.2.5. The generated key will be stored solely by the relevant participant who will use it to decrypt the documents on the platform during the period from: expiry of the deadline for receipt of proposals until the announced date and time for their opening;

Note: Participants who have not decrypted their documents will be excluded from participation.

3.2.2. Submission of competition materials under Section V, item 2.

The competition materials may be submitted by the participant or his authorised representative - in person or by postal or other courier service by registered mail with return receipt to the office of the Municipality of Dobrich at:

Municipality of Dobrich

Address: Dobrich - 9300, 12 Bulgaria Str.

Participants or an authorised representative may submit the Competition Materials on paper as follows:

- Panels 1 to 6 (in size 900 mm/1300 mm).
- The orientation of the panels should be vertical (Portrait).
- The panels can be rigid or rolled.
- Characteristic image
- Explanatory note

All necessary documents are available for download at [**https://competition.dobrich.center**](https://competition.dobrich.center)

All submitted materials must also be uploaded as files on digital media (USB flash drive or other) to be placed inside the submission package. The size of the files must comply with the guidelines set out in Section V, point 2.1.

PACKAGING

All materials for the competition must be submitted in a COMMON ENVELOPE,

The packaging needs to state:

- the name of the participant;
- address for correspondence, telephone and, if possible, fax and e-mail address;
- the name of the competition.

Upon receipt of the documents, the number, date and time of receipt will be noted on the package, for which a document will be issued to the bearer.

Competition entries submitted in unsealed packaging or packaging with compromised integrity will not be accepted.

Projects submitted after the deadline for receipt will not be accepted.

Transport costs are at the expense of the participants. In this case, the participants must send the competition materials in such a way as to ensure arrival at the address indicated by the Contracting Authority prior to the deadline for submission of competition projects. The risk of delay or loss of the project will be borne by the participant. The Contracting Authority does not undertake to facilitate the arrival of the project at the address and by the deadline specified by the Contracting Authority.

VI. COMPETITION PROCEDURE

1. Questions and answers:

Anyone interested in participating in the competition may request clarifications in writing.

Questions can be submitted up to 10 days before the deadline for submission of the competition projects - 20.11.2022 year to the following email:

competition@dobrich.center

Clarifications will be provided by posting in the questions section of the competition website, **<https://competition.dobrich.center>**, without identifying the person making the inquiry.

1. Anonymity protection procedure

This competition is anonymous. The names of the participants who have submitted their projects will not be known to the jury until the final ranking.

2. Competition rules and procedures

2.1. Officials and their actions:

After the deadline for receipt of the competition project, the Contracting Authority will designate officials to carry out preliminary actions to ensure the anonymity of the proposals prior to their examination by the jury.

Officials will protect the confidentiality of any circumstances of which they become aware in connection with their actions, for which they will make written declarations. Officials will open the packages of competition documents submitted and check their condition and whether the submission comply with the requirements of the law.

Where some of the projects are found to be in a form that allows their anonymity to be breached and thus cannot be ensured, the officials will transmit them to the Contracting Authority, accompanied by a report describing the discrepancies found, and propose that the projects should not be admitted to the procedure.

A separate number will be assigned to each competition project and placed on all submitted documents under the project. The projects and the explanatory notes bearing the number will be separated from the other documents, which will be placed in a sealed opaque envelope bearing the same number as that assigned to the project.

The designated officials will draw up a list of the numbers and the corresponding names of the participants. The list will also be placed in an opaque envelope and sealed. The jury will be given the competition entries with a separate number and the sealed envelope containing the numbers corresponding to the participants. Projects may be excluded from this competition solely on the grounds of breached anonymity. All submitted projects will be presented to the jury for evaluation and will be examined and evaluated.

3. Jury

The competition projects will be judged by a nine-member international jury. All members of the jury have declared that they will respect the conditions for organisation of the competition, that they will protect the confidentiality of any circumstances they have become aware of in connection with their work, that they have no material interest in the ranking of the project of a particular candidate or participant and are not interested in the final result of the ranking, and that they are not aware of any conflict of interest with any of the participants.

The jury is independent in making decisions or expressing opinions on the evaluation of the competition projects.

The composition of the jury is announced in advance on the competition website **<https://competition.dobrich.center>**. Anyone interested in participating in the design competition may submit to the Contracting Authority a reasoned objection against a nominated jury member and against an alternate member with whom he/she has a relationship that gives rise to a conflict of interest by 30 August 2022. If the Contracting Authority considers that the objections raised are justified, it may replace the juror concerned.

The jury will be appointed by the Contracting Authority by an order specifying:

1. the names of the jurors and of the person designated as chairman;
2. the time limits for completion of the work;
3. the place where documents relating to the design competition will be stored until the jury has completed its work.

4. Jury sessions

The jury will meet on four consecutive days from 16.12.2022 to 19.12.2022 in closed sessions.

The members of the jury declare in writing that they are not aware of any conflict of interest with the participants.

The jury examines and evaluates the submitted projects in closed sessions on the basis of the criteria set out in the call for proposals and in the competition documentation, and ranks the projects that meet the previously announced conditions. In examining and evaluating the projects, the jury will, where appropriate, note any points that need clarification in relation to various aspects of the projects. The results of the evaluation and ranking of the projects, as well as any questions, will be recorded in a report to be submitted to the officials.

Minutes will be kept of all jury sessions.

On the last session day - 19.12.2022 - the results of the jury and the final ranking of the submitted projects will be announced publicly. Media and stakeholders will be invited to attend the public presentation of the results. The ranking of the numbers under which the projects are evaluated will be announced first, after which the envelope containing the list in which the numbers are matched to the names of participants will be opened in the presence of all.

After announcement of the ranking and transmission of the minutes, the jury will be given access to the participation documents of those participants whose projects have been ranked. The jury will examine the documents and information will be exchanged with the participants through the officials.

On completion of its work, the jury will draw up a report which will be submitted to the Contracting Authority together with all the competition documentation.

The report contains:

- the composition of the jury, including changes that have occurred in the course of its work;

- the participants;
- the ranked projects and the participants proposed for award;
- projects proposed to be excluded from participation because they do not meet the conditions previously announced, where applicable;
- the participants proposed for exclusion, where applicable;
- the reasons for the proposals under points 4 and 5;

The report will be signed by all members of the jury and submitted to the Contracting Authority together with all documentation, including all documents produced in the course of the jury's work, such as minutes, evaluation tables, special opinions, etc.

Completion of the procedure. Decision on the ranking of the competition projects:

1. The procedure may result in a decision to:

- A) rank the contestants and award the relevant prizes;
- B) terminate the procedure.

The Contracting Authority will, within 10 days of validation of the report, issue a decision on the ranking of the participants in the competition, indicating the prizes to be awarded, where applicable.

2. The Contracting Authority will terminate the procedure by a reasoned decision when:

- (A) no competition project has been submitted;
- (B) none of the projects comply with the conditions previously announced by the Contracting Authority.

3. The Contracting Authority may terminate the procedure by a reasoned decision where:

- (A) only one competition project has been submitted;
- (B) there is only one competition project that meets the conditions previously announced by the Contracting Authority.

EVALUATION

The jury evaluates the projects according to the requirements set out in the Terms of Reference for the competition, as well as according to the prepared graphic and textual project documentation.

EVALUATION CRITERIA

Criterion 1 (C1):

URBAN PLANNING

Proposed solutions for:

- functional zoning and connections;
- organisation of traffic flows through the territory;
- creating new spaces;
- accessibility of the environment;

Maximum possible score: 30 pts.

Criterion 2 (C2):

APPROPRIATENESS

The proposed solutions are evaluated for:

- appropriateness of the presented solution, according to the set goals and objectives in the Terms of Reference;
- overcoming the problems identified for the territory - spatial, functional, communication, social, natural, etc.;
- compliance with the general requirements for design solutions.
- Feasibility of the conceptual designs.

Maximum possible score: 30 pts.

Criterion 3 (C3):

ENVIRONMENTAL DESIGN

Under this criterion projects are evaluated for:

- integration of the competition project into the environment;
- reuse of existing urban elements and their contemporary incorporation;
- original, functional and sustainable treatment of spaces and elements of the urban and park environment;
- convenience of the design elements in terms of movement and recreation;

Maximum possible score: 20 pts.

**Criterion 4 (C4):
ORIGINALITY**

Proposed solutions are evaluated for:

- taking into account contemporary ideas of urban planning, urban environment and urban space design;
- originality and creative personality;
- innovativeness of solutions;

Maximum possible score: 10 pts.

**Criterion 5 (C5):
ECONOMIC EXPEDIENCY**

This criterion is used to assess

- the economic adequacy of the proposal, according to the estimated cost for implementation of the conceptual design;
- the proposed value is used in the evaluation formula described in the evaluation methodology.

Maximum possible score: 10 pts.

EVALUATION METHODOLOGY FOR THE COMPETITION PROJECTS

Each member of the jury makes his/her assessment by indicating the number of points for each criterion and each project in an evaluation table. The number of points is awarded according to the maximum number of points indicated for the criterion. The overall score for each criterion is formed by the arithmetic mean of the individual scores made by the members of the jury.

The project score is the sum of the total scores for criteria 1 to 5 as follows: $C_1 + C_2 + C_3 + C_4 + C_5$, with a maximum score of 100 points.

Under Criterion 5 (C5) - ECONOMIC EXPEDIENCY

The proposed value (total) - PV of each of the participants is calculated according to the following formula:

$$PV = (V_{\min}/V) \times 10, \text{ where:}$$

V_{\min} - the minimum proposed value among all projects selected for evaluation

V - the value proposed in the evaluated tender of the participant

The PV is calculated to the second decimal place.

The total score for each of the criteria K_1 to K_5 is formed by the arithmetic mean of the individual scores of the jury members.

The number of points is awarded according to the evaluation methodology and the corresponding maximum number of points for the specific criterion.

THE COMPOSITE SCORE (CS) IS CALCULATED USING THE FORMULA:

$$CS = C_1 + C_2 + C_3 + C_4 + C_5$$

The project with the highest composite score is ranked first.

Maximum points - 100

The Contracting Authority may terminate the competition and not award prizes in the event that only one competition project has received a total score of more than 65 points according to the evaluation criteria and methodology.

COPYRIGHT AND AWARD

- Part of the prize is the possibility of commissioning elaboration of the TECHNICAL and DETAILED INVESTMENT DESIGN and implementation of author's supervision.
- By applying and submitting a project in the competition, each participant agrees to the copyright terms described in this brief.
- The ranked projects for the COMPREHENSIVE CONCEPT for development, improvement and design of the CENTRAL CITY PART OF DOBRICH become property of the Municipality of Dobrich, under the conditions described in this documentation.
- Each of the participants accepts and agrees, in case of ranking as a finalist in one of the first three places, to conclude a contract with the Contracting Authority (attached to the documentation) for award of the design of the investment project (technical and detailed design phase), developed in accordance with the conceptual design submitted by the same participant, as well as to carry out the author's supervision.
- The maximum estimated cost for elaboration of the investment project (technical and detailed design phase) and the author's supervision is up to a maximum of EUR 225,000 /BGN 450,000/ excluding VAT.
- Following completion of the competition, the Contracting Authority sends a notification to the first three ranked participants and invites them to participate in negotiations for the award of the development of the investment project (technical and working phases) and author's supervision.
- The Municipality of Dobrich will hold a consultation with and vote by citizens to assist the municipality in the selection of the contract.
- The inalienable copyrights in any part of the concept and conceptual design will remain the property of the designer.
- When using the participants' projects for exhibitions, publication in the press, archives, etc., the author must always be noted.
- The Contracting Authority is entitled to publish parts of the submitted projects or the projects in their entirety for archival purposes or in publications, but only in connection with the competition, and it is a prerequisite that their authors be mentioned.

APPENDICES

Appendix 1: Photo documentation

Appendix 2: Interactive map on the competition website

Appendix 3: Working DWG files

3.1. Extended extract from the cadastral map, covering the territorial scope of the competition area and areas adjacent to the competition area. (Wider scope around the competition area)

3.2. Current regulatory basis

3.3. Extract from the underground cadastre

3.4. Cadastral plan

3.5. Geodetic survey

3.6. High resolution aerial orthophoto within the range of the Competition Area

3.7. Expert assessment of long-lived vegetation - condition, characteristics and damage for each item of vegetation

Appendix 4: Additional materials

Appendix 5: Documentation

5.1: Application

5.2: Declaration (ESPD)

5.3: Power of Attorney

5.4: Contract draft

5.5: Grounds for exclusion

5.6: Instructions for completion of the ESPD



2022

