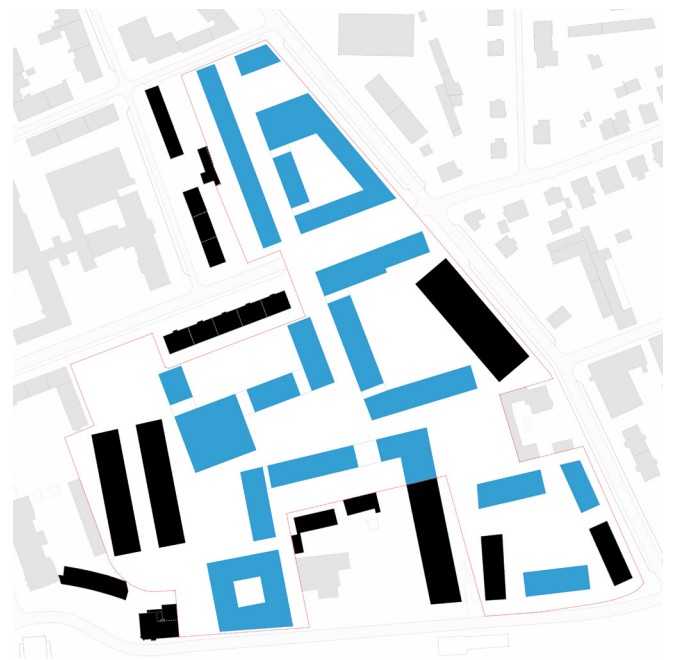


5) Existing as a resource for future development.

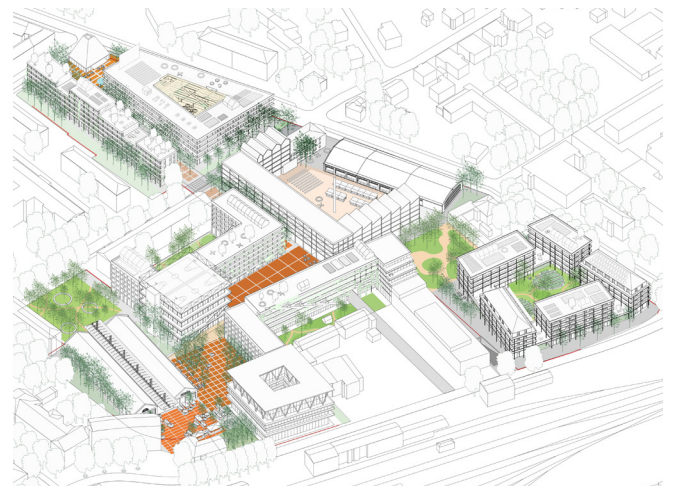
All the new elements on the site use and develop potential of existing resources on the site. The new buildings complete existing dispersed structures in organised urban blocks. Old and new elements assemble together a comfortable urban environment and form the identity of the place. The existing structures preserved and regenerated by the new function and if needed extension. The existing big open spaces (like Makers square) preserved and enriched by allocation of additional functions around and intensified in use.

6) 5 Squares, 5 parks.

Building blocks on the site form pulsating system of open spaces. Enfilade of public squares creates the main circulation route and forms a spine of public spaces of the site, while parks assure comfortable connection with adjoining areas. Each of 5 squares have their own scale, function and atmosphere: Educational square, Multipurpose (central) square, Makers square, Cultural square and Market square. Each of 5 parks celebrates diversity of types of greenery in the city: Communal garden, Children's park, City forest, Secret garden and City park.



New structures complete existing dispersed buildings in well-organised urban blocks. Old and new building assemble together comfortable urban environment and using resources of the existing structure for future development. Combination of old and new, open and enclosed defines exciting atmosphere of the place.



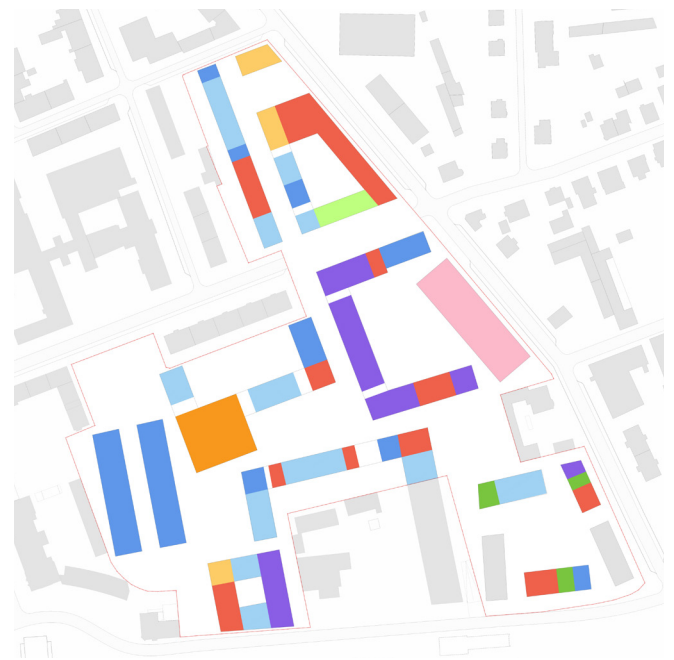
Enfilade of 5 public squares offers new circulation route to the city. 5 parks assures comfortable balance of public greenery on the site. Combination of different types of public squares with different types of greenery creates an inspiring atmosphere of the place and allows productive coexistence of different types of uses.

7) Dispersed education as a uniting urban layer.

Education as one of the main function on the site exist almost in every building. Rooms of different size and configuration mixed with production, living and commercial. Access directly from the street as well as from inside the institutions, allows to use these facilities for educational activities of different type and students (from children and family to older generation). The same spaces could be rented for any external events: from city presentations or business meetings to private celebrations. The entire site could be seen as available to book facilities for a long or very short term. Availability of the facilities will attract new users and participants and allow to recreate fresh, ever-developing future oriented community. Regimes of occupation will be defined by the community, external interest and economical sense.

8) Mixed use and mixed users.

The structure of the buildings offers flexible modular system, which allows coexistence of the functions of different type and different scale. The functions can occupy either singular module or constellation of modules. That assures smooth transition from small to big functions, from private to institutional scale. Living, education, production and culture - all these types of functions comfortably coexist on the site. Market and event squares, communal gardens and parks, Educational boulevard and covered street, multipurpose Makers square and Seminar garden. These diverse open spaces surround the buildings and create a gradient of atmospheres: from active to calm, from open to closed. Structural system of the buildings unites the site, while functions create diversity and identity of the site.



Functions of different type comfortably coexist, creating unique facilities for education and innovation.



Enfilade of public squares: Market square, Cafe square and Event square.



9) Flexible and efficient 24/7.

The layout and access system of the buildings offers flexible usage and regimes of use, which allow to share different functions the same physical space in time. The regimes of use of the site make it attractive and interesting all day long, seven days a week. Possibility of transformation over the weekend and working days, reflect seasonal changes and host different functions in the morning and in the evening makes the development much more ecological-oriented and economically efficient as well as well-prepared to the challenges of the future.

10) Green and technological.

Greenery as an essential part of architecture which unites all the parts of the site and in combination with technological solutions define the architectural appearance of cluster. Extensive greenery on south-oriented facades works as sun protection, possibly combined with urban farming. Green rooftops serve as sportgrounds, playgrounds, leisure and agricultural facilities. On the ground level different configuration of the greenery donates to definition of atmosphere of public squares, and serves as the main tool of diversification of green zones.



Markers square: production and presentation, culture and education, users and visitors of different categories can use the same multipurpose square.



Green rooftops, green facades, communal gardens, and greenery on squares and boulevards defines and organise public, semi-public and private spaces.