



”DIALOG”

EXPLANATORY NOTE

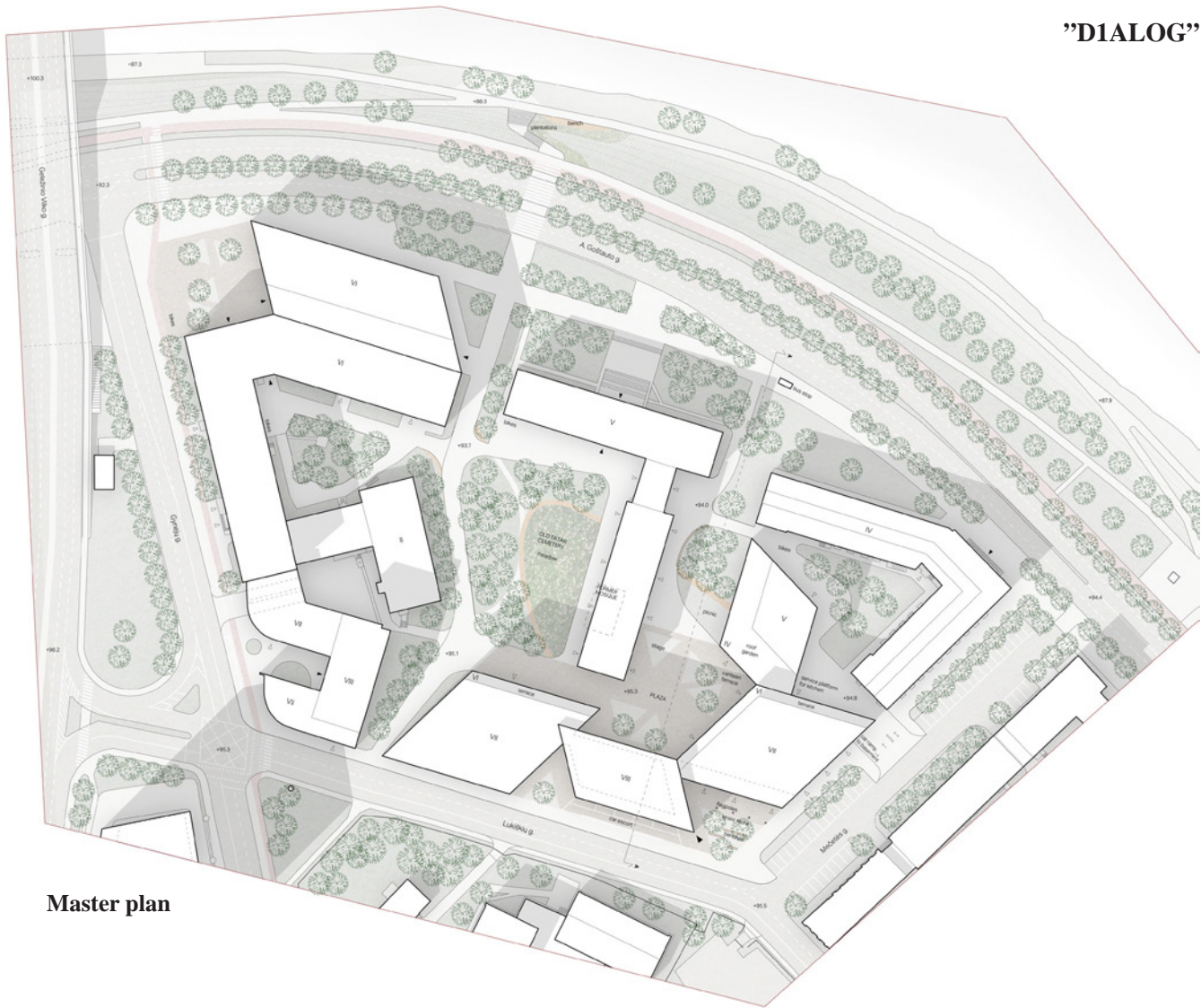
1. Urban design concept for the competition territory (3rd level of detail)

The plan represents a dialogue at two important levels: between citizens and the administration, and between the history and present of the site.

The Vilnius Ministries Quarter will be a transparent, welcoming environment. Close and distinct connections to the surrounding cityscape ensure the urban integrity of the area. The new main building and the network of new routes and courtyards enhance the accessibility, vitality and multifunctionality of the

quarter, revitalizing the area to serve the needs of employees, guests, and citizens.

The design gives form and substance to the layers of local identity of the area, formerly diminished during the Soviet occupation. It will ensure synergies and closer cooperation between the institutions located in the area by offering a comfortable shared environment and infrastructure. The Ministries Quarter will be a new urban gem, offering public spaces and creating connections to the surrounding city.



Master plan

2. Architectural concept (2nd and 1st levels of detail)

The architecture draws from the history of the place, the surrounding urban structure, and the program. Modern life and the ancient Tatar history of the place meet in the form of a geometric play. The ministry quarter has been opened to citizens with spatially interesting passageways, reflecting the historical street network of the old.

The building creates a pleasant event square in the green inner courtyard. The parklike courtyard is connected to the street side of the square along the Lukiškių Street via a covered gateway, which serves as a focal point for the ministry block. The

passageways and courtyards provide vistas and routes from the street through the quarter to the riverbank. The park route also creates an ecological corridor between the river and the park south of the plot.

The new ministry building is divided into a transparent, public part on the street level and a more private and controlled upper part. The public character of the lower part is emphasized by the sloping wooden interior ceilings, which not only bring coziness to restaurants and lobbies, but also make the building easily recognizable when walking on the street.



At the street level a lightly undulating wooden ceiling that continues from interior to exterior, together with wooden pillars, forms a continuum with the grove located around the ancient Tatar cemetery.

The building volume has been structured into smaller parts by means of a geometric play. The meandering structure ties the new building into the scale and alignment of the surrounding city, subtly respecting the history of the area. The upper floors with their roof terraces and architecturally recognizable wood-clad canopies rise above the main volume of the quarter like a garland.

3. Description and presentation of the way how the solutions meet the terms of the competition

3.1 Functional planning of the buildings

The buildings are functionally divided into three parts – the accessible public ground floor containing the congress center, the main lobby of the ministries as well as catering facilities and commercial spaces; the main part on 1st through 5th floors containing the premises for the ministries; and the uppermost floors with rooftop terraces and gardens and common facilities for all ministries. The parking and maintenance are located underground in a two-level basement.



The additional building right on the plot 12 A. Goštauto Street is proposed as an annex closely attached to the existing building. The new building volume on north side creates a new, open façade toward the river Neri, while simultaneously framing a more clearly defined riverside entrance park to the Ministries Quarter and the renovated ministry building at 11 A. Goštauto Street. The new building and the two additional floors to the existing building are connected through a large atrium. The efficient building volume provides flexible office spaces while composing a more definite west façade to the quarter.

Building at 9 A. Goštauto Street will be renovated to provide new flexible working environments. The land plots G9 and G11 are proposed to be combined into one plot.

Social sustainability & local character

The ground level of the block is designed to be maximally open to the public. This encourages participation and interaction between the occupants of the building, its visitors, and residents of the area.

Pleasantly lush outdoor spaces with generous outdoor furniture make visitors feel welcome. Large part of the courtyard is open to the public and connects public walking routes across the block.

The brick pavings of the courtyard and plazas add character to the streetscape and create zones for naturally slow traffic. They also connect the development to the brick walls of the neighboring buildings. The porous material also helps the local rainwater management.



A safe and welcoming atmosphere is key in making the project socially sustainable. Principles of universal design are applied throughout the design of both indoor and outdoor spaces to maximize accessibility for everyone. Cafés, restaurants and commercial spaces at the block perimeters, together with strategic public walking routes create urban space that is active and safe also in the evening.

Efficient, adaptable, and comfortable work environment

Efficient building volumes optimize the ratio between the programmatic space and building envelope.

The nature of office work is constantly evolving and therefore the interior spaces are designed to be flexible and easily adaptable to different uses. Flexible, multifunctional spaces are agile to adapt into different use case scenarios in the future. Movable or foldable light furniture allow easy adaptations between the uses. Technical systems of the buildings are designed a holistic lifecycle flexibility in mind.

The ministries can flexibly be arranged in different ways, depending on the changing needs of the user. A floor can either be assigned for a single ministry or divided for several smaller ministries. The floors are zoned into parts with varying degree



of privacy allowing flexible arrangement of the working spaces.

The main circulation is on the courtyard side of the middle two building volumes. Spaces for meeting and connecting as well as flexible workspaces are easily accessible from the more public circulation areas. Office rooms and fixed workspaces are located on the outer perimeter of the floor, allowing more privacy and concentration. Functional backroom spaces in the cores of the building volumes are easily reachable from all spaces.

Identity and cityscape

The uppermost floors contain spaces and functions shared by all ministries. The grand meeting room on top of the tallest building volume and the smaller meeting spaces of varying sizes in the connecting volumes are surrounded by a string of indoor gardens and roof terraces overlooking the city of Vilnius. The lobbies and indoor gardens provide places for flexible work, for instant and informal meetings, for events and receptions, as well as for relaxation during the workday. The wood-

clad canopies provide an instantly recognizable architectural element visible from the street.

3.2 Materiality of the buildings.

The new ministry buildings have a wooden load-bearing structure. Besides acting as a carbon storage, massive wooden frame brings tranquility to the interior spaces. The wooden structure is protected from weathering by a glass cladding and from security threats by low-carbon concrete where needed.

Durable, natural materials such as stone and wood reduce the need for maintenance. The highest quality materials are used in the areas of most intensive and public use. In the auxiliary spaces, simple, cost-efficient materials and components are selected.

Comfortable & healthy indoor spaces

Indoor spaces designed according to biophilic principles to ensure comfortable and healthy conditions for everyone. Natural materials such as wood and stone create a relaxing atmosphere.



Natural materials are also haptically accessible. For instance, wooden handrails, auditorium staircase seatings and café tabletops bring natural materials to haptically important user interfaces. Stone floors in the lobbies provide a dignified atmosphere and high durability with a low need for maintenance.

Use of M1-class low emission materials ensures a healthy indoor air. Plentiful indoor plants also help in purifying the indoor air while also creating a visually and acoustically pleasant atmosphere.

The acoustic environment of the indoor spaces is carefully designed. The generous use of wood in the interiors and structures provides a soft, absorbing background for the spaces. There

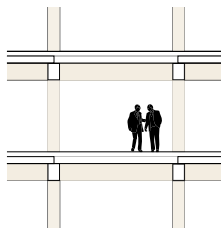
are also designated quiet zones and spaces for working and relaxation.

The use of natural light is maximized: Natural light is channeled deep into the building through large windows and reflecting light shelves. Naturally changing daylight helps the users of the building keep the natural circadian rhythm intact. Unrestricted views to the lush, densely vegetated courtyard create a visually pleasing background to the office spaces. Locally adjustable lighting helps in creating suitable lighting conditions for different uses of the spaces.

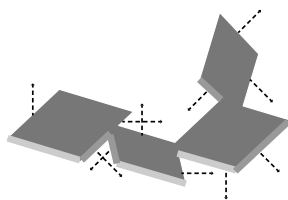
Ceramic fritted glass is used in the south and west facing facades to reduce glare and to reduce solar heating during the warmer months.

3.3 Integration of sustainable solutions and conceptual engineering solutions.

Energy efficiency & carbon footprint

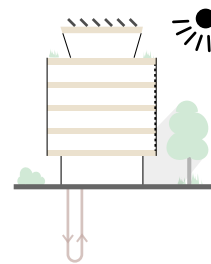


The wooden structures of the building vastly reduce the life cycle CO₂ equivalent emissions of the development compared to a concrete building. Wooden structures also have a good sound absorption level and add to the acoustic qualities of the spaces. The good heat capacity of wood reduces the heating costs of the buildings, and the low weight of wood structures allows lighter foundations. Visible wooden structures form a pleasant background for the indoor spaces.



Passive thermal control and solar optimization help in minimizing the building energy consumption. The parallelogram shape of the floorplates ensures an efficient building envelope while opening multiple

long sightlines and allowing daylight deep into the building core. Facades are designed according to their orientation: south and southwestern walls have more sun shading than the east and north facing facades. Energy efficient windows, external doors and external walls ensure high operational savings in the long run.

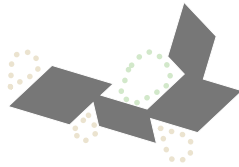


The design features on-site renewable energy production: the buildings have solar panels on the roofs and geothermal heat array provides the buildings with a sustainable heating source. The buildings have heat recovery systems that are attached to air heating. The systems recover thermal energy from outgoing air and water systems, so that thermal energy can be reused. Plants are used to actively aid thermal control. Deciduous trees and vines provide shade in the summer and let the precious sun through in the wintertime.

Smart, locally adjustable lighting keeps the energy costs to minimum and allows adaptable atmosphere in meeting spaces and different working environments. Energy efficient LED lamps keep the indoor plants thriving also during the wintertime. The light reflected from the indoor plantings and gardens creates a cozy, natural atmosphere to the working environments.

4. The planning of public spaces, showing the way how they meet the terms of the competition and the principles of universal design

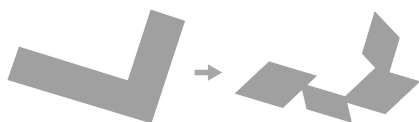
Urban fabric & site



The urban structure of the new development opens to the surrounding streets forming an active, inviting urban block that can be enjoyed by employees, visitors and local residents alike.



Public, green pathways allow pedestrians to cross the block through the courtyard. The green courtyard works as an extension of the Neris riverside.



The urban block is divided into smaller parts to provide a human scale in the large new development. The porous urban block edge also

forms enjoyable plazas to the street space. The building heights are designed to connect the block boundaries to the surrounding buildings.



The streetscape of the block is designed according to the Vilnius Street Standards: pedestrian access is prioritized, trees and plants are plentiful, brick paving adds character to the street and the most public functions are located at the street level. Abundant vegetation, trees and green pockets help in creating a pleasant microclimate to the area. Planted, soft surfaces also absorb street noise effectively.

5. Diagrams, solutions and descriptions for different modes of transport, cycling and pedestrian flows

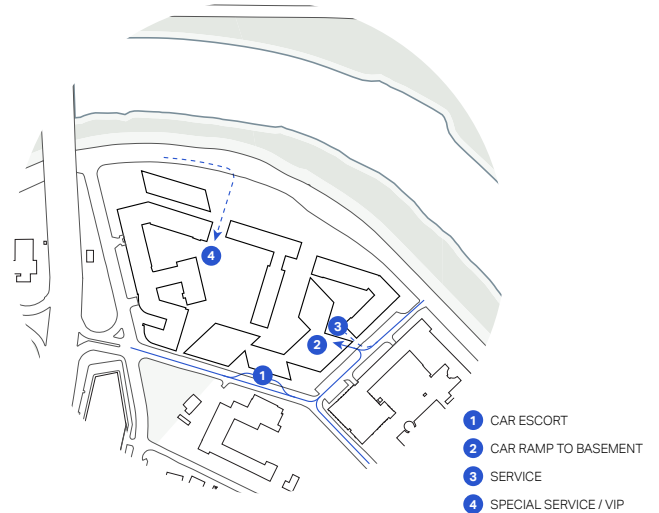
Vilnius city mobility plan and its intent to change the status quo of car-bound transport forms the basis for the transport solutions of the block. The use of public transport, walking, bicycling and shared mobility services are strongly encouraged: The open and active street level inspires to walk and the paths across the block connect to important walking and cycling routes of the city. The block has an excellent location near one of the main public transport arteries of the city so there is real potential for multi-solution mobility.

To encourage cycling, secure bicycle parking spaces are designated in highly accessible

Pedestrian circulation and main green links



Traffic entrances



locations on the courtyard and in the basement. Bicycle parking areas have good connections to the dressing rooms. There is also designated space for bicycle maintenance with shared toolsets. To enhance bicycling connections, a new bike path is introduced on the western edge of the block, on Gynėjų street. The bike path connects the Ministries Quarter and neighboring blocks in the south to the A. Goštauto street bicycle path along the Neris river.

Car escort for the Ministries Quarter is located along the Lukiškių street, conveniently near the main entrances. A connecting walkway, weather protected in a portico, leads to the building main entrances.

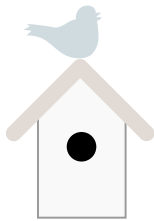
For the car parking solution, the architects propose a holistic mobility strategy for the block that facilitates shift parking, preferential parking for carpoolers and shared mobility systems, public transit passes and car- and bikeshare

memberships. During the building design process, the future users of the building will be gathered to map their mobility needs and their possibilities for using different mobility solutions. This data is used to tailor a synergetic mobility plan for the whole block that will greatly reduce the need for car parking. The design features two levels of underground parking that can be flexibly developed and divided in the as the mobility strategy forms and evolves in the future.

6. Use of energy-saving solutions, renewable energy sources and green/sustainable solutions

The proposed design features a rich palette of feasible sustainability solutions in many different scales. The holistic approach to sustainability helps in delivering a sustainable urban block even if the individual design choices change in course of the design process. Strategic approach also facilitates finding the most cost effective ways to reach the sustainability goals.

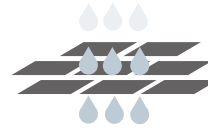
Biodiversity



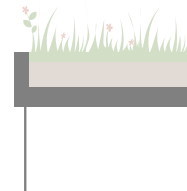
The courtyard of the block acts as an incubator for the local biodiversity: it features a lush biodiversity garden that is open to the public. In the garden there are nests for local wildlife: insects, birds, and bats. The meadows and gardens form a haven for pollinators and increase the biodiversity potential of the whole neighborhood. The ceramic frits in the glass facades help in preventing bird collisions.



A diverse selection of hardy local plants is used in the courtyard. The courtyard and plazas feature heterogenic meadows instead of homogenic grass lawns. This minimizes the need for constant maintenance, fertilization and watering and maximizes the biodiversity benefits for the local flora and fauna. The green layer also works as a natural air filtration system against urban pollution.



Storm water is managed via network of green roofs, retention ponds and bioswales. Rainwater is harvested and used for watering the courtyard gardens. The use of porous pavement materials is maximized to facilitate better drainage and natural water flow. The slow flow of water through the green structures and the courtyard forms an oasis for the local nature and people.



The green structures of the buildings have been designed biodiversity in mind. Green roofs and walls feature a rich mosaic of plant species that blossom in phases throughout the growth season. The rooftop terrace has space for beekeeping and the top floor winter garden brings plants to the building core. Coniferous plants keep the yard green and welcoming also during winter.

7. Essential structural solutions for the buildings under design and construction

The new ministry buildings have a wooden load-bearing structure. The wooden structure is

protected from weathering by a glass cladding and from security threats by low-carbon concrete where needed.

A strategic life cycle approach in the building structures and components greatly enhances the economic feasibility of the building in the long run. The primary, core systems such as load bearing structures are designed for a 100+ year life span. They need not be changed even if the buildings undergo drastic changes in the future. Secondary structures such as façade, interior walls and vertical connections are designed for a 50+ year life span and can be eventually changed or updated when the use of the building evolves. Tertiary structures such as non-load bearing walls, technical installations and systems are designed to be agilely changed in course of a 25+ year life span.

8. General (building) details for land plots and buildings

New main building for ministries on plot G11 (phase 1)

Use of the building: mixed use
 Gross floor area: 25390m²
 Gross floor area including basements: 37400m²
 Useful floor area: 21150m²
 Useful floor area public use: 4450m²
 Useful floor area ministries: 16700m²
 Volume of the building: 108600m³
 (above ground level)
 Number of floors: 7+1=8 (+2 basements)
 Building height: 34,4m

Building A on plot G9 (phase 2)

Use of the building: mixed use
 Gross floor area: 8785m²
 Volume of the building: 37800m³
 Number of floors: 4 (+basement)
 Building height: 21.5m

Building B on plot G11 (phase 0)

Use of the building: mixed use
 Gross floor area: 8940m²
 Volume of the building: 46400m²
 Number of floors: 5 (+basement)
 Building height: 25.8m

Building C and extensions on plot G12 (phase 2)

Use of the building: mixed use
 Total gross floor area: 22900m²
 Gross floor area, existing building:
 11900m²
 Gross floor area, additional two floors:
 4250m²
 Gross floor area, annex: 6750m²
 Total volume of the building: 117000m³
 Volume of the building, existing: 54700m³
 Volume of the building, additional two
 floors: 19200m³
 Volume of the building, annex: 43000m³
 Number of floors: 6 (+basement)
 Building height: 31m

Building D on plot G12

Gross floor area: 1555m²
 Volume of the building: 8211m³
 Number of floors: 2
 Building height: 8.5m

Total gross floor area on all plots: 79580m²

Total volume on all plots: 318000m³

Plots G9 and G11 will be combined

Land plot area G9+G11: 4520+14520=19040
 Land plot development intensity: 2,9
 Land plot development density: 40%

Plot G12

Land plot area: 8096m²
 Land plot development intensity: 2,5
 Land plot development density: 35%