



THE MINISTRIES QUARTER

UNIONS

VILNIUS
2023

CONTENTS

- 01 Urbanistic idea for the tender area (3rd level of detail);
- 02 Architectural concept (levels 2 and 1 of detail);
- 03 Solutions are described and presented as they meet the tender conditions:
 - 1. Functional planning of buildings;
 - 2. Materiality of buildings;
 - 3. Integration of sustainable solutions and conceptual engineering solutions.
- 04 The planning of public spaces as it meets the conditions of the competition and the principles of universal design;
- 05 Schemes, solutions and description of different modes of transport, cycling and pedestrian flows;
- 06 Use of energy-saving solutions, application of renewable energy sources, green (sustainable) solutions;
- 07 Essential structural solutions for designed and reconstructed buildings;
- 08 General (structural) indicators of plots and buildings. The following data must be provided in the tables of general static indicators:
 - 1. Plot area;
 - 2. The intensity of construction of the plot;
 - 3. Building density of the plot;
 - 4. Purpose of the building;
 - 5. Total area;
 - 6. Useful area of the building (in multi-functional buildings under design - areas designed for each individual purpose of use);
 - 7. Building volume;
 - 8. Number of floors.

01

URBANISTIC IDEA FOR THE TENDER AREA (3RD LEVEL OF DETAIL)

The new urban concept for the complex is developed by evaluating and continuing the natural environment, historical past, and development specifics of this significant part of Vilnius city center, combining all of these into a unified compositional system and an ensemble. Taking into account the phased development of the territory and existing urban realities as stipulated in the competition conditions, the created vision of the final development of the territory allows for a highly rational, comprehensive, and economically efficient utilization of all the opportunities offered by the territory, forming a sufficiently intensively developed yet cozy and attractive multifunctional quarter typical of the city center morphology, where life could pulse at various times of the day and seasons of the year.

The development of the Lukiskes suburb and the extensive hints of industrial and commercial functions, communication links that have formed, and prevailing relationships significantly changed in the course of history during the urbanization of the 20th century. The pragmatic shaping of the environment, typical of the specificities of Soviet architecture of that time, ignored the realities of the context, erased the local identity but did not form a new spatial system. Some areas were haphazardly and indiscriminately developed on top of Totori graves, including the destroyed mosque.

In the project, we propose to revitalize the life of this part of the city by humanizing and creating hierarchical spatial solutions, restoring, highlighting, and giving meaning to historically established and newly opened functional connections of the city center with the river (Gedimino Avenue – the revived Lukiskes Square - the conversion of the former Lukiskes Prison - the regulated Neris riverside), clearly and firmly strengthening the city street perimeters. The synergy of the new quarter, creating a high, representative quality of the modern environment, will become a significant and attractive part of the city, offering broad opportunities for public collaboration, symbolizing the advantages of democracy.



HISTORICAL FRAGMENT OF VILLAGE

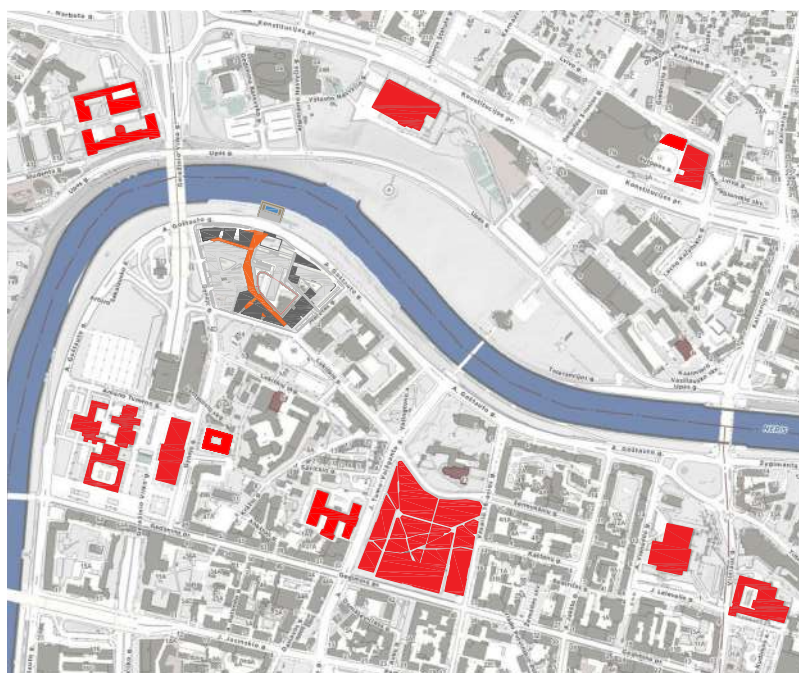
The urban concept of the complex very clearly and sensitively respects the Totori cemetery area, where we propose to create a vision of green tranquility. This area is planted with grass, emphasizing it with a symbolic, very low, lace-like fence typical of parks. Considering the modern approach to the treatment of similar situations, no construction can be done in the cemetery's place. All pedestrian flows are directed around the cemetery, with corresponding formation of pedestrian paths. Newly constructed buildings are composed without violating the boundaries of the cemetery.

The possibility of building construction in stages essentially corresponds to the diagrams provided in the competition task. The layout of the complex buildings and their interconnections ensure consistent development possibilities, smooth and uninterrupted functional and logistic movement of visitors and employees in a circle. Upon the completion of the complex construction, there will be a finished system of connections, allowing for warm internal connections between one building and another, thus ensuring a versatile use of spaces or their redistribution of functions, flexible possibilities for visitor and employee communication, work, and cooperation. On the other hand, zoning of premises allows for a very clear distinction between public accessible or closed spaces and rooms.

After a comprehensive analysis of the current urban situation and the existing volumetric-spatial composition, with the aim of achieving unity between old and new buildings in the ensemble, it is proposed to create relatively more space in the first phase. Considering that a clear respect for the Totorių Cemetery is a prominent aspect of the project, a part of the first-phase area is relocated to a new building next to the intersection of A. Goštauto and Gynėjų streets, thereby freeing up space adjacent to the Totorių Cemetery.

It is self-evident that it is more rational and economically easier to achieve the desired high-quality environment in new construction rather than in reconstructed buildings. Therefore, in the first phase, it is proposed to create 26,415 square meters, while in the second phase, 23,600 square meters (in plots G9 and G12). The internal street (a connection with an area of about 2,050 square meters) can be implemented based on economic feasibility, either in the first or second phase.

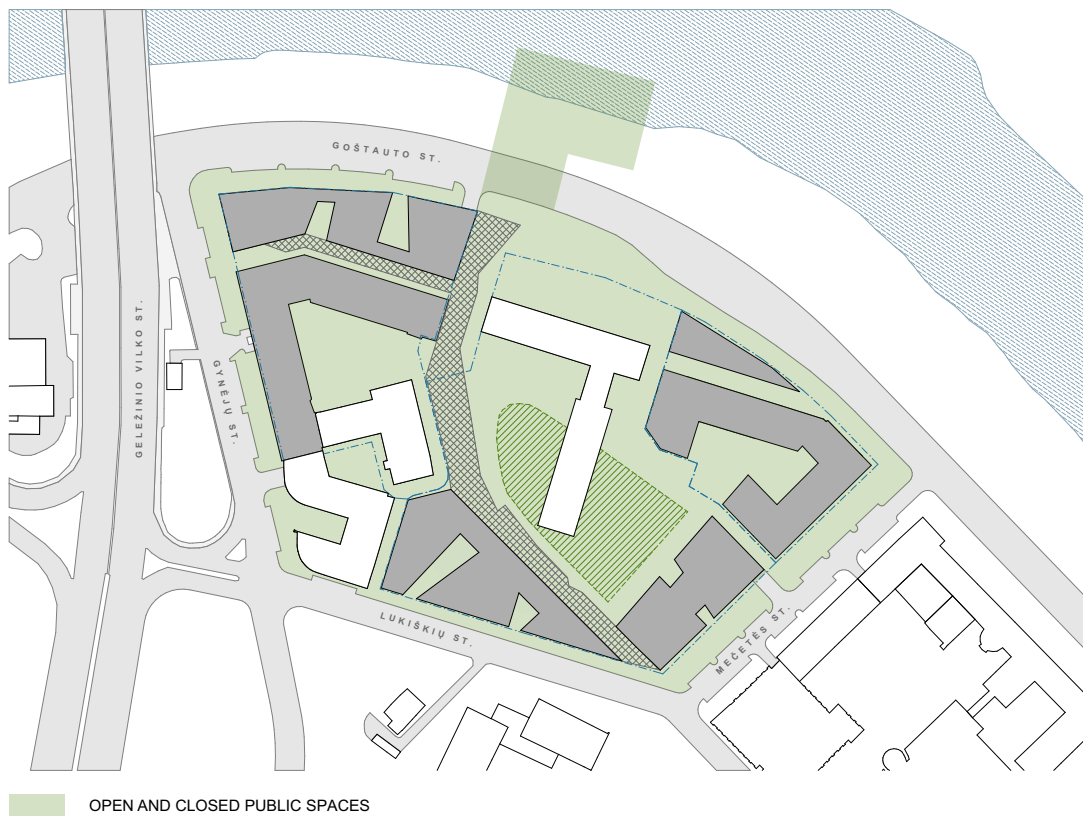
The overall solution for the entire quarter would appear more attractive if the street were already formed in the first phase. The street environment could be designed to change with the seasons, accommodating both cold and warm weather. The created street is not only the compositional backbone of the quarter, facilitating functional connections within the ministerial complex, but also serves as an urban link to the green riverbanks, ensuring the vitality of spaces at different times of the day.



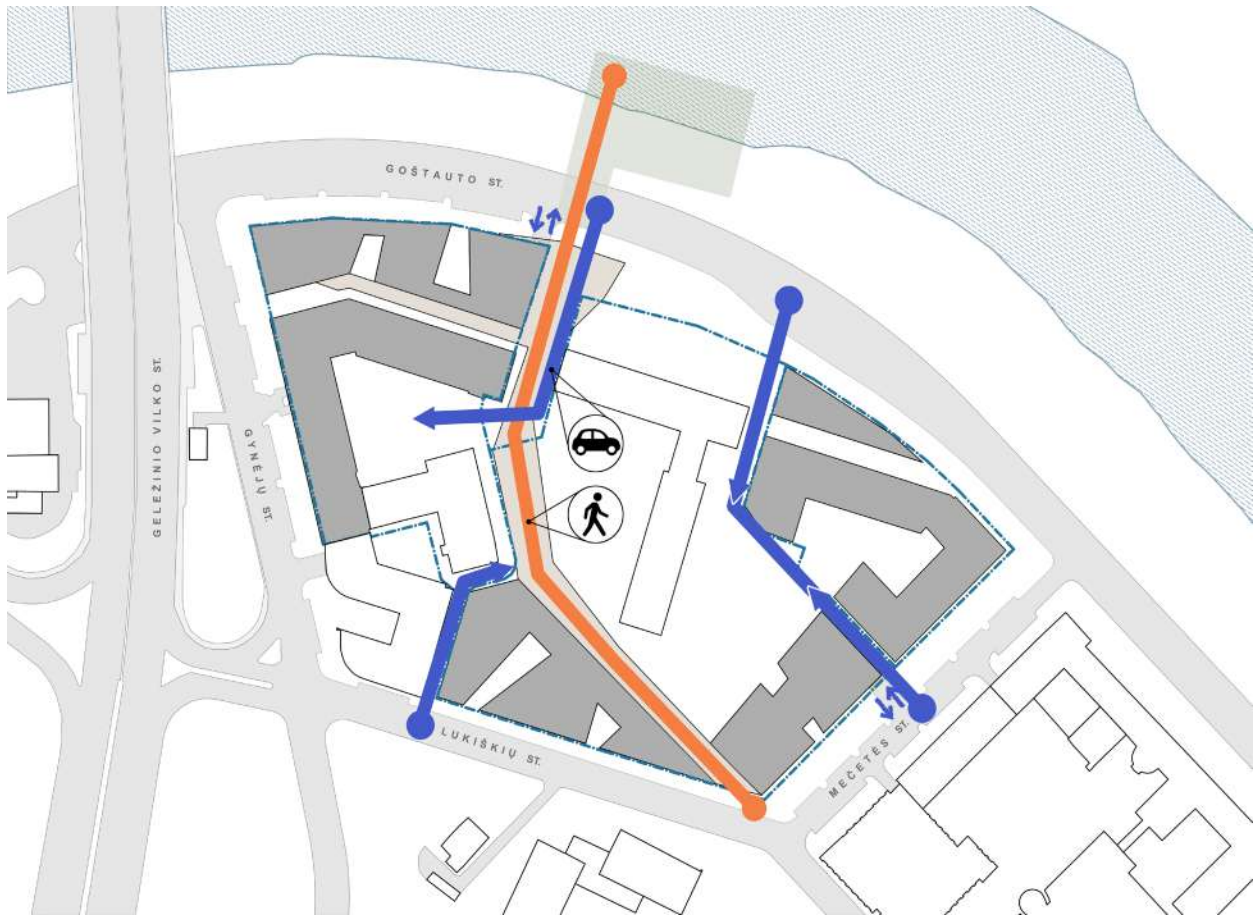
IMPORTANT OBJECTS IN THE VICINITY



HISTORICAL AND NEW CONNECTIONS



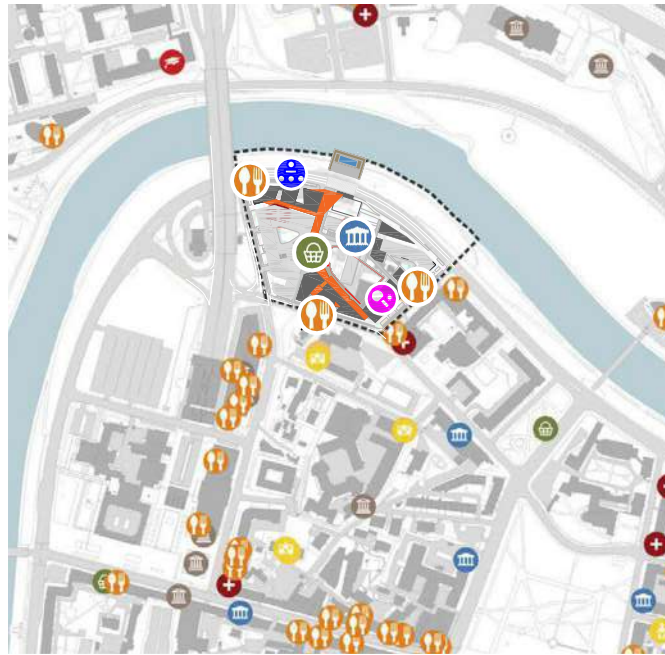
OPEN AND CLOSED SPACES



TRANSPORT SCHEME

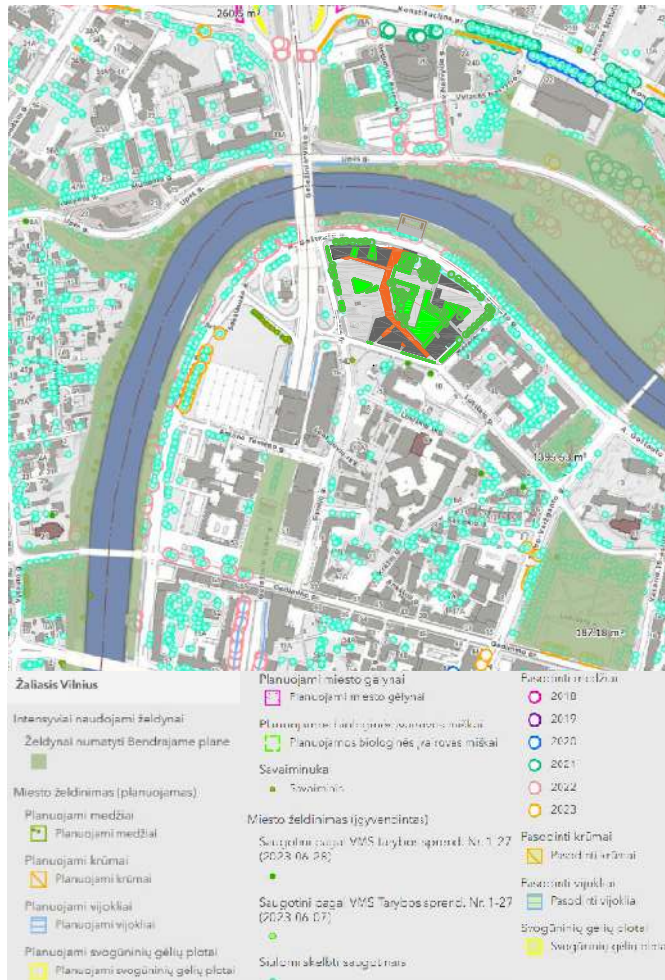


GREEN INFRASTRUCTURE



- Food court
- Ministries
- Shops
- Conferences
- Active leisure

SERVICE DEVELOPMENT SCHEME



GREEN INFRASTRUCTURE

02

ARCHITECTURAL CONCEPT (LEVELS 2 AND 1 OF DETAIL)

The proposed architectural concept in the project is closely related to the urban development concept of the quarter. Naturally extending the specificity of spaces that have developed over the centuries, supplementing and highlighting them with new elements, shaping street perimeters and sidewalks, and sustainably assessing the condition of existing buildings during future reconstructions, a new architectural quality of the environment is created. Structurally expressed, the ground floor spaces of multifunctional buildings and the upper enclosed workspaces provide real conditions for public integration while ensuring and mandatory articulating opportunities for a safe environment.



EXISTING AND NEW VOLUMES

03

SOLUTIONS ARE DESCRIBED AND PRESENTED AS THEY MEET THE TENDER CONDITIONS

Functional planning of buildings

The newly designed buildings are created in accordance with the competition program and the applicable regulatory requirements in the country. At this stage, their smooth integration with the future reconstruction of existing buildings into a unified functional complex is planned, ensuring closed, warm connections. In the underground levels below the newly designed structures, interconnected two-level underground car parks are designed, which are connected to the street structure by inclined entrances. These parking facilities are connected to the upper levels through closed, warm connections via elevators and staircases.

The ground floors of the newly designed buildings are publicly accessible from both the city streets and the interior spaces and newly formed passages. Essentially, they are intended for the general public, concentrating various functions (dining establishments, cafes, beauty salons, fitness complexes, leisure and entertainment spaces, small shops, and other necessary service and commercial activities, providing as much vitality as possible to the complex). Separate entrances to ministry premises are provided on the ground floors. Here, special meeting rooms for visitors and ministry employees are designed, which can be accessed without special permissions. Elevators, staircases (accessible only with permits), security posts with auxiliary rooms, visitor sanitary facilities, and more are planned. The halls have rational-sized atriums, visually providing a sense of representativeness to the interiors of the buildings. Universal workspaces are designed on the upper floors, which can be easily transformed and adapted to various types of work, from larger or smaller offices to open-plan collaborative spaces.

Great attention is paid to the facades – roofs of the buildings. Based on historical information, small volumes are symbolically placed on the roofs, which can be used for various work or leisure functions. The roof planes are treated as green areas, providing various possibilities for decorative landscaping. This way, another characteristic of the local identity is highlighted and emphasized. These roofs are usable and can be accessed by elevators or stairs. Additional meeting and consultation rooms, dining establishments, and more are planned here. Architectural means will be used to hide the spaces and technical equipment. Roof solutions not only give more expression to the silhouettes of the buildings but also create new urban spaces and interesting viewpoints for the valuable surrounding environment (riverside, city center, etc.) panoramas.

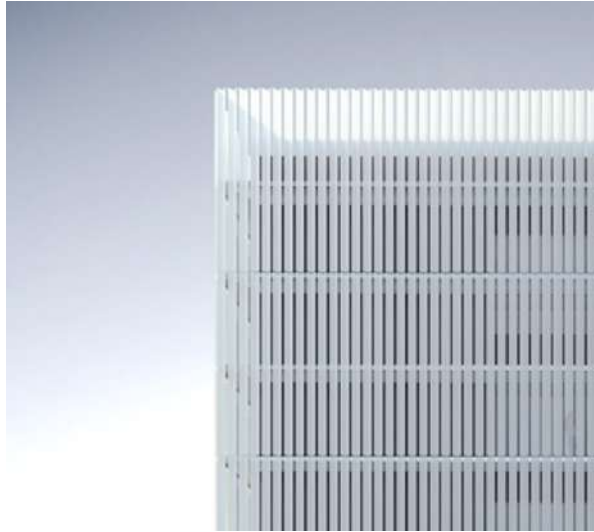
Materials of the Buildings

The building structures suggest assembled or cast-in-place reliable reinforced concrete and wood structure frames, ensuring versatile use of future spaces and, if necessary, easy redesign. Taking into account the Lithuanian Government's policy on the use of natural resources, the project envisages the use of not less than 50 percent of wood and other organic building materials from renewable natural resources, applying the criteria and methodology approved by the Minister of the Environment. Facades are assembled from warm and economical element-based glass facade systems produced using modern technologies. Innovative materials that meet the highest ecological requirements are used for optimal heat preservation and protection against overheating. External blinds are additionally designed to achieve and maintain optimal heat preservation conditions and protection against overheating. Different elements of blinds used on the facades of different buildings are made of highly sustainable and long-lasting materials, such as recycled plastic, ceramics, glued wood, stainless steel, and more. Although each building has its own artistic expression, their visual harmony creates an image of complexity, airy and dignified representativeness.

Integration of sustainable solutions and conceptual engineering solutions

Production or similar technological processes are not envisaged in the buildings. Wastewater disposal will be designed in the technical project according to the connection conditions received from UAB "Vilniaus vandenys." Rainwater drainage will be designed in the technical project according to the technical conditions issued by UAB "Grinda." Specialized spaces are designed for household waste storage. There is a provision for cold water supply and distribution. Garbage containers will have closed lids. Their removal is organized by building administrators through contracts with waste disposal companies. Separate containers are provided for glass, plastic, and paper. Electricity supply will be designed in the technical project according to the connection conditions received from AB "Energijos skirstymo operatorius." Water supply: Water supply will be provided in the technical project according to the connection conditions received from UAB "Vilniaus vandenys."





RECYCLED PLASTIC



CORTEN



ECOLOGIC CERAMIC

04

THE PLANNING OF PUBLIC SPACES AS IT MEETS THE CONDITIONS OF THE COMPETITION AND THE PRINCIPLES OF UNIVERSAL DESIGN

Significant attention has been given to the creation of the public space system in the urban design project. By accentuating and developing the historical attraction from the city center towards the river, conditions are created for movement from Gedimino Avenue, through Lukiškių Square towards the waterfront. Along this route, people are directed towards the newly formed green inner courtyard of the complex and the representative square of the ministries is expressed. On the Neris riverside, at this square, on the other side of A. Goštauto Street, a prominent flat-bottom boat dock, an observation wheel, and attractive leisure spaces and equipment have been designed.

The square of the Ministries' town is formed from three sides by building facades (the central structure is existing, while two buildings are newly designed). The fourth edge of the square is open to the river, with direct access to the amphitheater and pontoon pier planned on the waterfront. The square is paved with a representative granite stone surface, valuable trees are preserved and integrated, and small architectural elements are installed (water features, benches, street lamps, trash bins, bicycle stands, flagpoles, etc.). The democratic, open-to-the-city-and-the-world square design symbolizes and reflects the transparent mutual relationship and constant collaboration between society and government.

The form and concept of the Green Inner Courtyard are dictated by the preserved contours of the historical Totori cemetery. Recognizing this fact, we propose to symbolically honor the cemetery area and treat it as a kind of natural memorial—a peaceful green area where hard-surface pathways are not installed, giving priority to grass and plants. Visitor flows are directed along the periphery of the former cemetery, and a covered, convenient pedestrian passage is created parallel to the perimeter, connecting all the buildings into a unified circulation system.

In the Ministries' town complex, public access points have been created from all sides, providing both clearly defined entrances to the buildings and open passages to the inner courtyard. All public spaces are integrated into a unified system and designed according to universal design principles, fully accessible to people with disabilities.



05

SCHEMES, SOLUTIONS AND DESCRIPTION OF DIFFERENT MODES OF TRANSPORT, CYCLING AND PEDESTRIAN FLOWS

Pedestrians

Pedestrian and motor vehicle flows in the quarter are separated. Public spaces are adapted for pedestrians and non-motorized transportation. The main pedestrian flows are projected from Gedimino Avenue and Lukiškių Square, directing them towards the central public space from which the flows disperse into internal spaces or through an underground passage under Goštauto Street towards the revitalized and accessible Neris riverbank.

Non-motorized transport

Integration of non-motorized traffic into the city's infrastructure is facilitated, and additional non-motorized transport routes are created within the quarter to connect to the Neris riverbank.

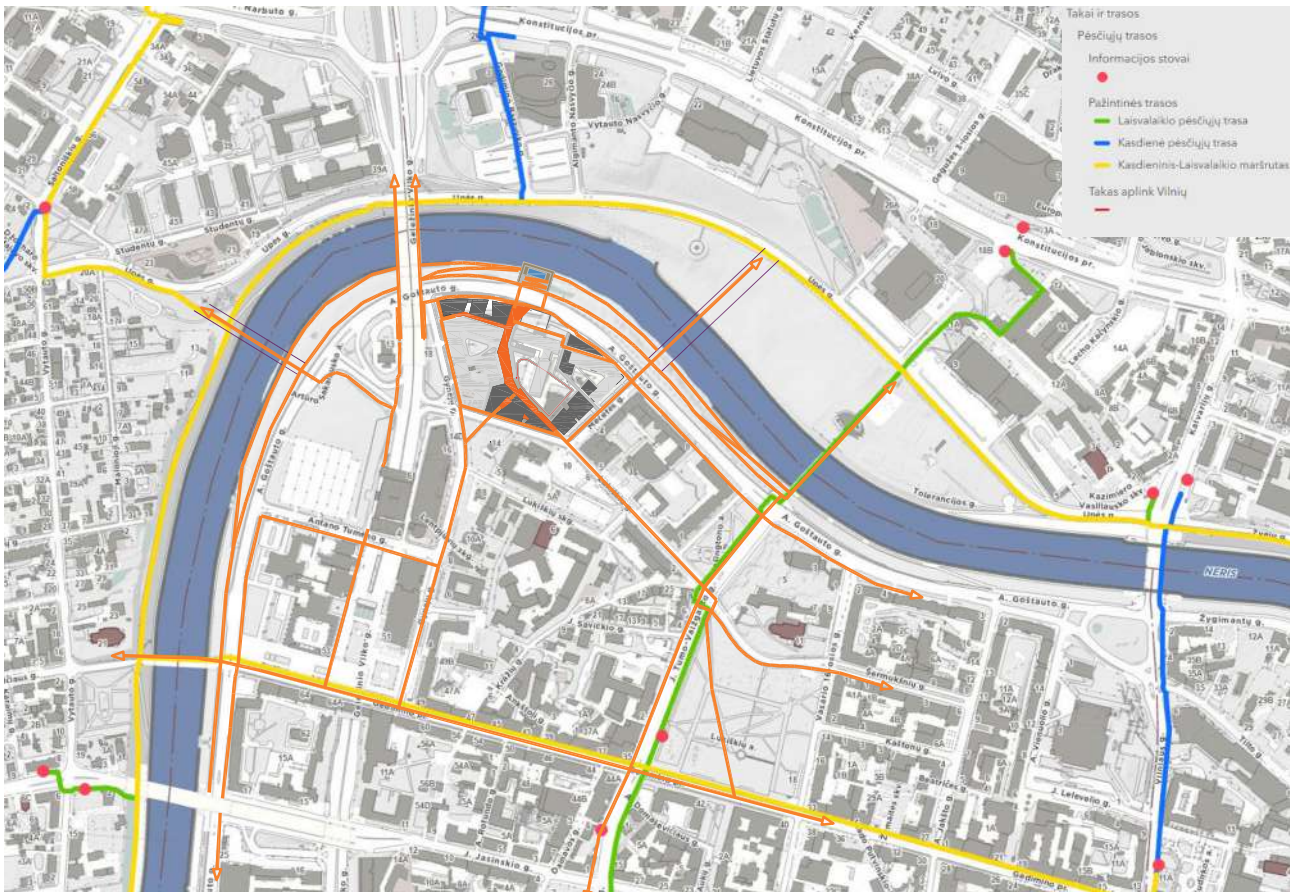
Above-ground parking solutions are minimal, including only access roads, temporary stopping areas, and special transport access points, such as TV equipment for bus stops.

Transport. Parking. Service approaches

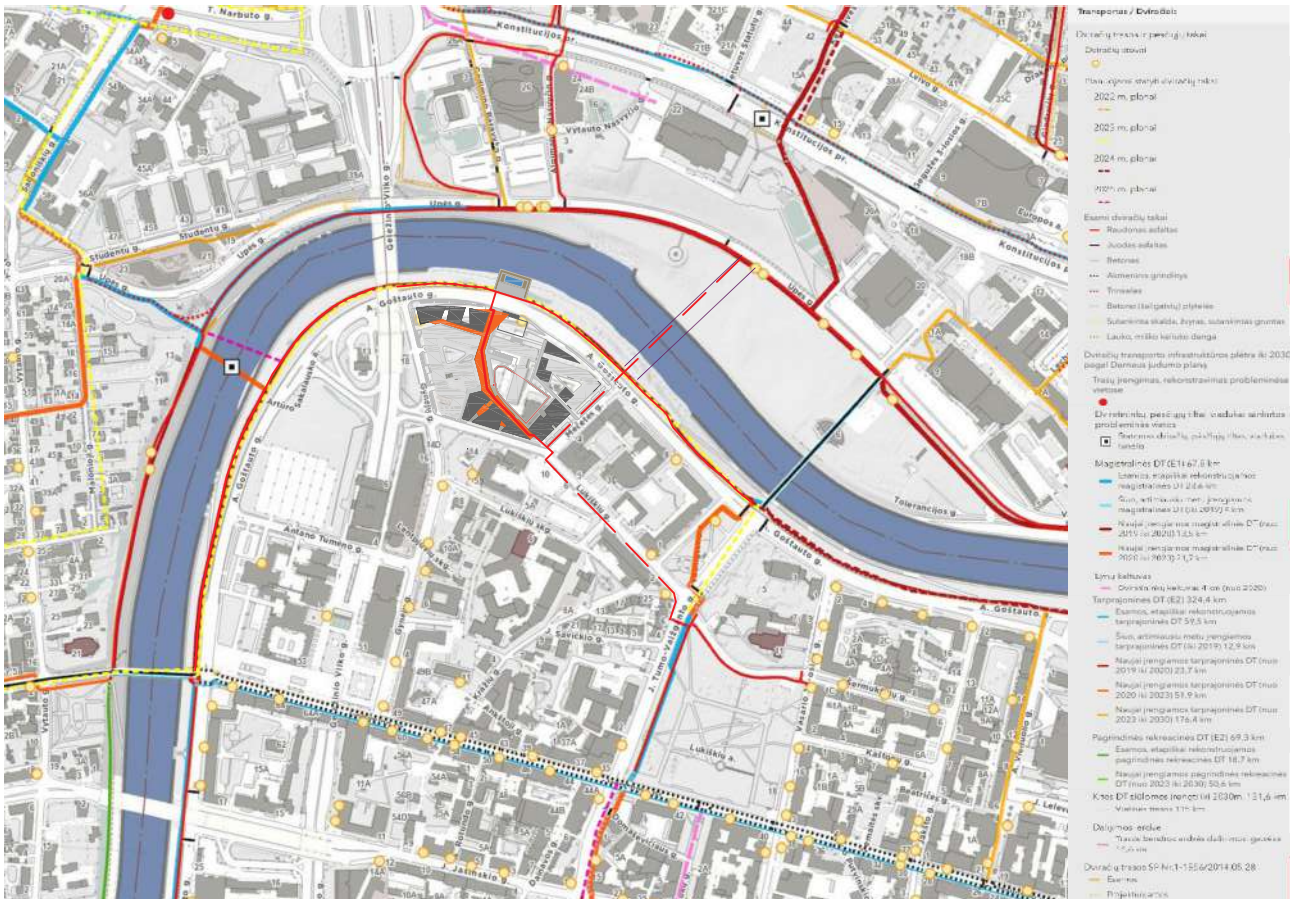
Traffic is planned in a loop around the quarter, and both underground and above-ground parking spaces are designed. Several entrances to underground car parks are planned, including from A. Goštauto and Mečetės Streets.

Special vehicles (firefighting, medical assistance, service, and environmental maintenance vehicles) can enter the quarter through specially designated gaps between buildings.

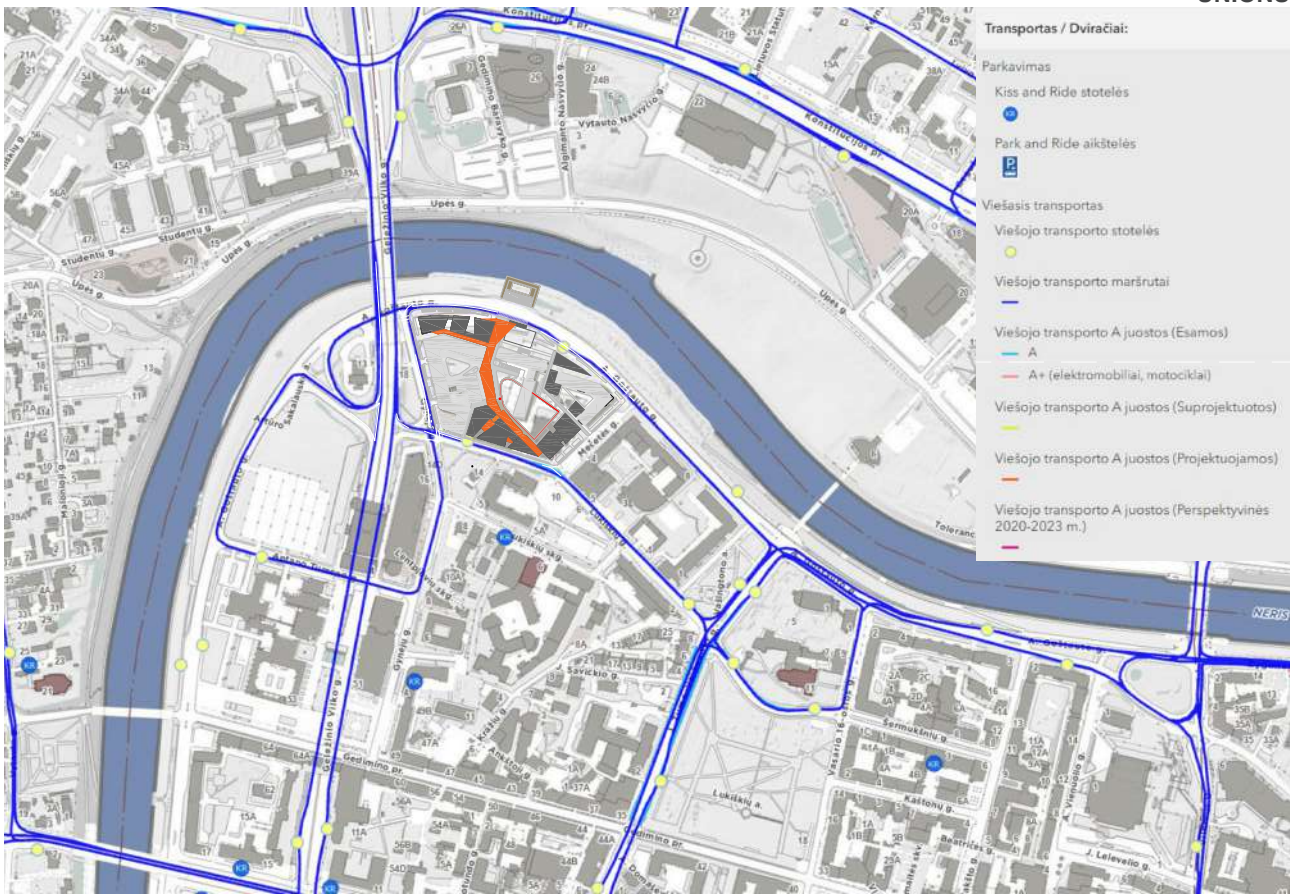
UNIONS



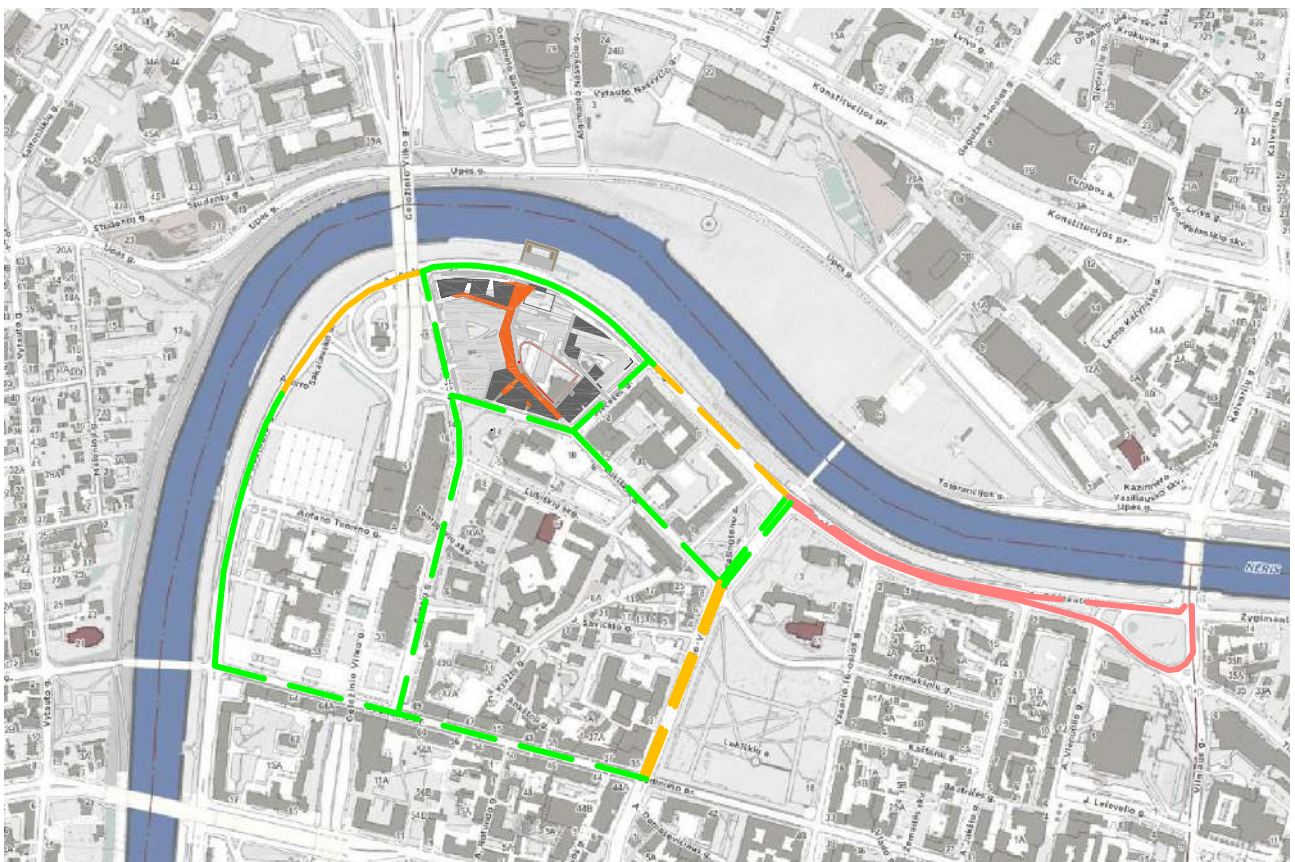
PEDESTRIANS



NON-MOTORIZED TRANSPORT



PUBLIC TRANSPORT



Vidutinis transporto srautas aut/h



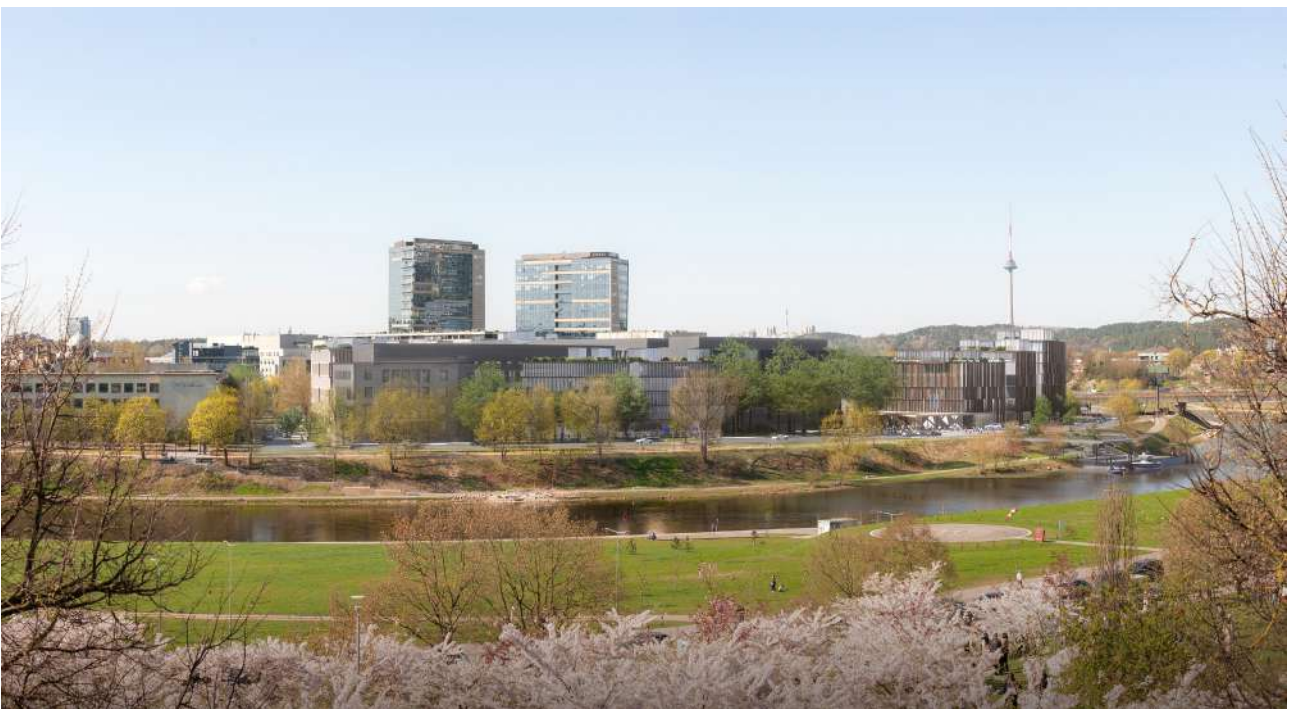
TRAFFIC FLOWS

06

USE OF ENERGY-SAVING SOLUTIONS, APPLICATION OF RENEWABLE ENERGY SOURCES, GREEN (SUSTAINABLE) SOLUTIONS

Two types of sustainable engineering and architectural measures are used in the buildings. One type helps reduce energy consumption, while the other helps generate energy from renewable sources. Energy systems (solar photovoltaic panels) are planned to be integrated into the glass roof atrium. This solution allows for the orientation of the glass planes facing south. They generate electricity for the building's needs and cover a portion of the building's annual electrical consumption. Photovoltaic panels cast shade beneath them and protect the spaces below from overheating (the greenhouse effect). This solution reduces the amount of energy needed for cooling the building. In this way, all glass roofs generate solar energy and provide natural (non-excessive) lighting for the interior during the day. Depending on the requirements, photovoltaic elements can be transparent or of a grayish color.

Rainwater harvesting and use for the building's needs are planned within the building. Additionally, there are provisions to reduce water consumption compared to baseline values. Water-saving faucets, urinals, kitchen faucets, and showerheads are designed for the building. Separate zone water consumption meters are planned. Water leak detection systems are also included to identify significant water leaks in the water supply. Flow control devices are also planned to regulate water supply to each WC zone or fixture to reduce water wastage.





07

ESSENTIAL STRUCTURAL SOLUTIONS FOR DESIGNED AND RECONSTRUCTED BUILDINGS

Construction materials will be selected based on the client's specifications and economic considerations. Barriers and partitions will be chosen in accordance with soundproofing requirements. Due to the high acoustic demands for outdoor barriers, walls must be made of dense and cohesive structures. External wall insulation will be selected based on energy calculations. Interfloor floor structures are expected to be made of prefabricated reinforced concrete slabs, and monolithic floors will be installed in non-square areas of the building.

External walls: Silicate brick masonry or monolithic.

Load-bearing internal walls: Monolithic reinforced concrete.

Other internal walls: 250mm thick silicate bricks with a crushing strength of not less than 15 N/mm².

Internal partitions: Gypsum board panels on a steel frame, sanitary node partitions will be masonry.

Floors: 270mm prefabricated reinforced concrete slabs and 250mm monolithic reinforced concrete slabs with gaps between panels filled with C30/37 class concrete.

Stairs: Prefabricated stair flights supported by masonry walls, with support points protected by sound insulation intermediaries or retractable sound-reducing elements.

Elevator shafts: Monolithic reinforced concrete walls.

08

GENERAL (STRUCTURAL) INDICATORS OF PLOTS AND BUILDINGS.
THE FOLLOWING DATA MUST BE PROVIDED IN THE TABLES OF GENERAL STATIC INDICATORS:

No.	Name	Unit of measurement	Quantity	Notes
I. SITE G9, A. GOŠTAUTO G. 9				
1.	Site	m²	4520	
1.1	The total area of hard surfaces on the plot (2.1+3.1)	m ²	2951	
1.2	Building density of the plot	%	65	
1.3	The intensity of construction of the plot		3.29	
2.	Building A. Goštauto g. 9			Existing
2.1	The total area of hard surfaces on the plot	m ²	1757	
2.2	Total area of the building	m ²	8785	
2.3	Number of floors	pcs	4	
3.	Extensions to the building A. Goštauto g. 9			Designed, administrative purposes
3.1	The total area of hard surfaces on the plot	m ²	1194	
3.2	Total area of the extensions	m ²	6100	
3.3	Extensions volume		24480	
3.4	Extensions max. high (alt.)	m	22.2	
3.5	Number of floors	pcs	6	
II. SITE G11, A. GOŠTAUTO G. 11				
1.	Site	m²	14520	
1.1	The total area of hard surfaces on the plot (2.1+3.1+4.1)	m ²	7993	
1.2	Building density of the plot	%	55	
1.3	The intensity of construction of the plot		1.97	(not larger)

2.	Building A. Goštauto g. 11			Existing, non- designed
2.1	The total area of hard surfaces on the plot	m ²	1798	
2.2	Total area of the building	m ²	8940	
2.3	Number of floors	pcs	5	
3.	Planned building, building B			Designed, administrative purposes
3.1	The total area of hard surfaces on the plot	m ²	4673	Including the passage
3.2	Aboveground area	m ²	12226	
3.3	Total area (3.2+3.6)	m ²	23701	
3.4	Aboveground volume	m ³	53050	
3.5	High	m	29.0	
3.6	Underground area (together with the common underground part of building C)	m ²	11475	
3.7	Underground volume (together with the common underground part of building C)	m ³	37930	
3.8	Number of floors	pcs	7	
4.	Planned building, building C			Designed, administrative purposes
4.1	The total area of hard surfaces on the plot	m ²	1522	
4.2	Aboveground area	m ²	7415	
4.3	Total area	m ²	7415	
4.4	Aboveground volume	m ³	35800	
4.5	High	m	25.8	
4.6	Number of floors	pcs	6	
III. SITE G12, A. GOŠTAUTO G. 12				
1.	Site	m²	8096	
1.1	The total area of hard surfaces on the plot (2.1+3.1)	m ²	5148	
1.2	Building density of the plot	%	64	
1.3	The intensity of construction of the plot		2.71	(not larger)

2.	Building A. Goštauto g. 12			Existing
2.1	The total area of hard surfaces on the plot	m ²	2380	
2.2	Total area of the building	m ²	11900	
3.	Planned building, building A			Designed, administrative purposes
3.1	The total area of hard surfaces on the plot	m ²	2768	
3.2	Aboveground area	m ²	9416	
3.3	Total area (3.2+3.6)	m ²	15616	
3.4	Aboveground volume	m ³	47308	
3.5	High	m	30.00	
3.6	Underground area	m ²	6200	
3.7	Underground volume	m ³	21020	
3.8	Number of floors	pcs	7	

Number of parking spaces in the underground parking lot - up to 570 units; on the territory - 8 units.

Notes:

The provided indicators are approximate and may change during the design process. Existing building indicators - according to the conditions of the competition.

