

Bucharest Justice District

High Level Urban Architecture Concept



THE WORLD BANK



MINISTERUL JUSTIȚIEI

Gensler

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Executive Summary

Bucharest is a bustling metropolis. It is Romania's financial, political, and cultural center and the fastest growing capital city in the European Union. But deteriorating infrastructure continues to challenge the city and limit its potential.

A particular challenge is the city's many brownfield sites following the fall of the centralized planning. These parcels blight urban neighborhoods and represent lost opportunities to improve livability, tax revenue, and the public realm.

One such site in the heart of Bucharest, known previously as the "Esplanada", has been identified by the Ministry of Justice to house a new Justice District. This district will be located on the western half of the parcel, while the eastern side of the site will accommodate future mixed use development. The Government of Romania requested World Bank's support for the planning and implementation of the Justice District, tapping into the Bank's expertise to enhance the city's practices in urban regeneration and resilience.


The site is on Unirii Boulevard and is part of the central mixed-use area of Bucharest, and is well connected to the rest of the city, its attractions, and other judicial institutions and government buildings. It is adjacent to the National Library and the Dambovitza River Development Corridor, currently part of an ambitious revitalization process. The site requires demolition and removal of the concrete foundation for the Opera House whose construction was stopped in 1989.


The Justice District development would become the first of its kind in Romania, whereby public uses would anchor a broader urban regeneration strategy and catalyze follow-on investment. Specifically, the project objectives include promoting public access to Justice; stimulating urban regeneration; consolidating and integrating Judicial functions; establishing a vision for the Esplanada; and overcoming the myriad Ministry of Justice infrastructure challenges.






Through consolidation of federal courts and sectors, the Bucharest Justice District will be a model for judicial access, transparency and function; an anchor and icon for the community; and a catalyst for neighborhood regeneration.

 *Bucharest from Above*

 *Bulevardul Ion C. Brătianu*

 *The Esplanada site*

Executive Summary

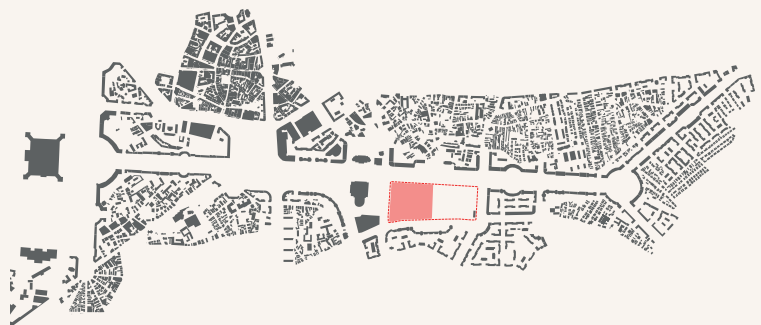
The Justice District has been conceived around five key Planning Principles: Sustainability, Activation, Flow, Remembrance, and Representation. While these principles are specific to this site and the future judicial functions to be located there, they also can be thought of as potential models for other similar urban regeneration developments around the world.

The Justice District is intended to house multiple justice-related institutions. The beneficiary institutions included in Justice District will include the Bucharest Court of Appeal, the Bucharest Tribunal, the Courts for Bucharest Sectors 1-6, the Ministry of Justice, Prosecutors' Offices, the Superior Council of Magistracy, the National Institute of Magistracy, Judicial Inspection, the National School of Clerks, and the National Directorate for Anticorruption.

The total built up area of above ground programs is estimated to be about 187,000 square meters. An additional amount of below grade archive space is also anticipated, potentially up to 38,000 square meters but likely significantly lower based on future studies. Lastly, the plan includes up to 2,400 below grade parking spaces.

The planning team developed a range of ideas and planning concepts to explore the site's potential. Three schemes emerged, reflecting different ways of manifesting the project's goals and planning principles, from a more singular building complex to a series of buildings separated by public pedestrian streets. These three schemes were further shortlisted to two final planning options, incorporating positive features from other options.





- ❖ The primary functions of the Justice District are organized by building
- ❖ The site in the context of Unirii Boulevard
- ❖ The proposed site development in the context of Unirii Boulevard



Executive Summary

After multiple presentations to the MoJ, World Bank, and the core Beneficiaries, a consensus was reached on which concept to take forward. The selected scheme—the Justice Quarter—can be thought of as an Ensemble of Judicial Functions. It is based on creating a small “neighborhood” of buildings and public spaces inspired by Old Town Bucharest. Each major Justice function has its own building and identity.

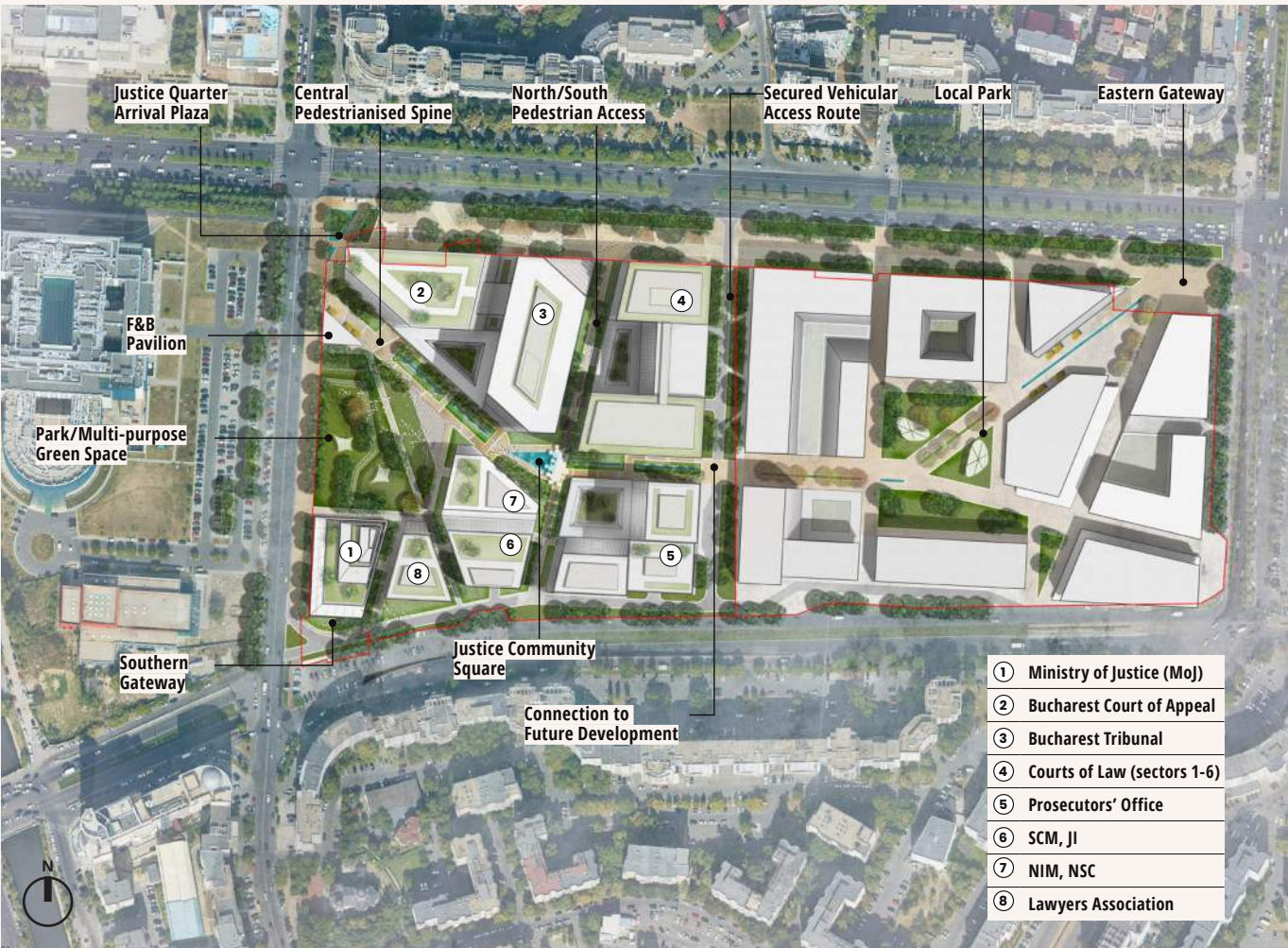
The urban plan stitches and connects to its surroundings, and creates interconnected urban promenades, parks, alleys and plazas. Sustainable and resilient design features underpin the flexible plan, which incorporates low impact and passive design strategies; promotes urban biodiversity; makes outdoors widely accessible; and employs low carbon construction techniques and materials that support emerging sustainable construction industries and companies in the local market.

The design is inspired by historical patterns of urban development in Bucharest, which prioritizes pedestrian movement and an activated public realm. It integrates historic traces of the site into the public realm design, and draws inspiration from local historic building forms.

Architecturally, the design celebrates civic uses and promotes the idea of transparency of justice. It creates a unified district identity as well as distinctive expressions of various beneficiary institutions. It enhances the identity of Unirii Boulevard while purposefully breaking from the continuous and uniform facades that frame it, to create a new and more dynamic expression.

Beyond design and functional considerations, an important success factor for the Justice District project will be its economic impact; its ability to positively impact the surrounding community; to catalyze and stimulate real estate development; expand employment; and help grow and diversify the local economy. This visionary plan sets the course to realize the project’s considerable potential.

View from the southwest
View from inside the Bucharest Court of Appeals: transparency is an important design element







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Project Background

With about 20 million people, Romania is a developing country with a high income economy, and has been a member of the European Union since 2007. Its capital and largest city Bucharest is the country's financial, political, and cultural center. Generating about a quarter of Romania's GDP, Bucharest is also the fastest growing capital city in the EU.





Despite this growth and scale, Bucharest has been challenged in a number of areas. It has relatively low competitiveness and difficulty retaining and attracting talent and expertise to sustain its growth. It has the highest concentration of urban marginalized people in the country.

Improvements in urban management and development planning are needed. Much of Bucharest's public spaces are unkempt and the city has experienced considerable loss of green space. Public buildings and urban infrastructure have degraded over time. Despite Romania's commitment to sustainability, Bucharest suffers from poor environmental quality.

Lastly, Bucharest—and Romanian cities more generally—have some of the largest brownfields in the EU. Following the fall of the centralized planning system, larger Romanian cities were left with large tracts of land occupied by failing industrial enterprises, or tracts of land that were not yet developed by the Communist regime.

Although the Communist regime ended about 30 years ago, Bucharest has not yet re-purposed and developed these sites. These vacant and under-utilized land parcels blight neighborhoods and the urban fabric. Their under-utilization represents lost opportunities to improve the livability and vitality of the city, depresses surrounding property values, and does not contribute towards tax revenues.



Delays in regenerating these land assets and putting them into productive use are often driven by historic land restitution problems post-1989, but also a lack of expertise in the public sector to bring them to market.

One such site, situated in the heart of Bucharest, known previously as the "Esplanada Site", has been identified by the Ministry of Justice to house a new Justice District. Recognizing its spatial and urban value, the site was declared a "Key Support Area" for the development of the city in the 2035 Strategic Concept for Bucharest City.

Given the impact that the Justice District is expected to have on Justice operations and on the surrounding urban fabric, the Government of Romania requested World Bank's support for the planning and implementation of the Justice District, tapping into the Bank's expertise to enhance the city's practices in urban regeneration to incorporate resilience into design, construction, and development.

Project Objectives

In 2014, the Government approved the Strategy for the Development of the Judicial System (2015-2020), which provides for new public investments to improve the justice sector in Romania. Included in this strategy was the development of a Justice District to be built on the Esplanada Site.

To realize the development of the Justice District, regulations require elaboration of a “Conceptual Note” and “Urban Development Plan” (PUD). These two documents will further elaborate the placement of buildings on the site, and articulate the urban design and architectural principles to be employed.

This Master Plan develops a High Level Urban-Architectural concept for the Justice District to inform preparation of the Conceptual Note and PUD, and in so doing to maximize beneficial social, environmental, and economic impacts of the development on the surrounding sites, neighborhoods, and Bucharest more generally.

The Justice District development would therefore become the first of its kind in Romania, whereby public uses would anchor a broader urban regeneration strategy and catalyze follow-on investment.

Specifically, the project objectives include:

1. Promote Public Access to Justice

Establish a legible spatial center and create a landmark development where all justice departments come together to support an efficient and seamless judicial process

2. Stimulate Urban Regeneration

Within the central area of Bucharest The Justice District has the opportunity to become the catalyst for development for an area that has been in decline for over 30 years.



3. Consolidate & Integrate Judicial Functions

Bring together the different justice departments into one holistic development to increase operational efficiency, and foster communication and collaboration.

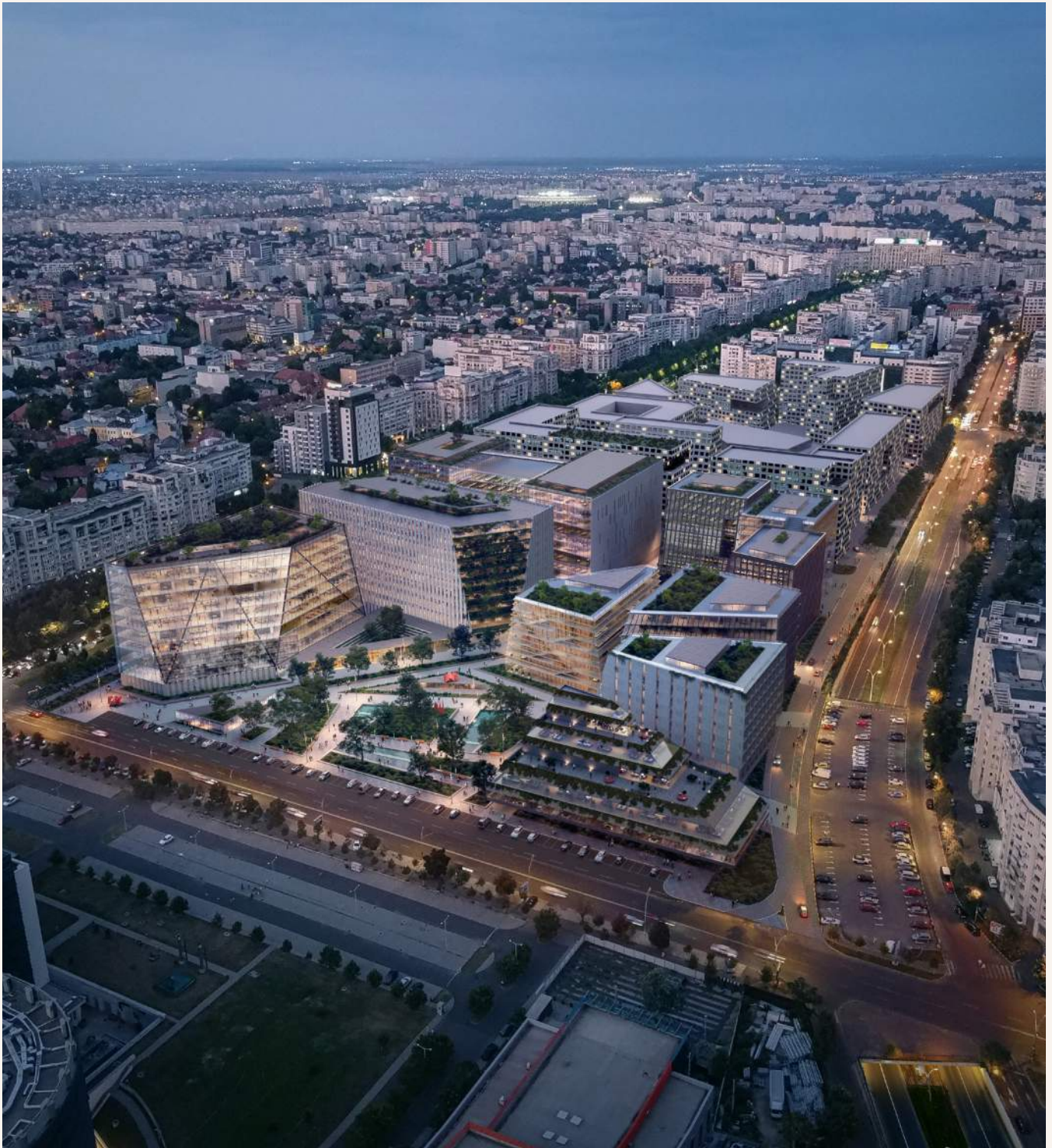
5. Optimize Infrastructure

Including minimizing ownership issues and maintenance challenges and providing an efficient and sustainable workplace environment, while allowing for future growth.

4. Establish Vision for the Esplanada

Transforming the character of an area forgotten for the past 28 years because of physical site constraints and ownership challenges.

Model
+
Anchor
+
Catalyst



Through consolidation of federal courts and sectors, the Bucharest Justice District will be a model for judicial access, transparency and function; an anchor and icon for the community; and a catalyst for neighborhood regeneration.



Context & Site



Site Disposition

The project site is situated in the Municipality of Bucharest, Sector 3. It is bordered by Unirii Blvd to the North, the Octavian Goga Blvd to the South, the Nerva Traian Street to the East, and the Mircea Voda Blvd to the West.

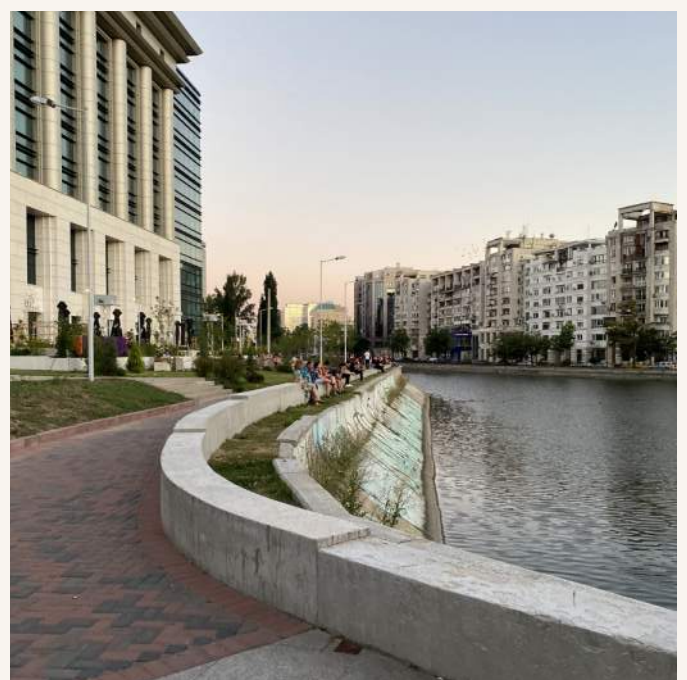
The site is part of the central mixed-use area of Bucharest, with good connectivity with the rest of the city and its attractions and activity centers. It is adjacent to Dambovitza River Development Corridor, currently part of an ambitious revitalization process. The site has excellent proximity to multiple judicial institutions and government buildings.

Romania's Communist Regime identified the 11.7 ha Esplanada Site as its preferred location to build the Romanian Opera House. In the 1980s, the site underwent complex demolition works to prepare for redevelopment. The concrete foundation for the Opera was laid (covering approx. 2.5 ha), but construction was stopped after 1989, when the regime collapsed. The site has remained unoccupied, and in the same condition since, despite its prime location in the heart of Bucharest.

The Esplanada site is predominantly government-owned—by the Bucharest City Hall and Ministry for Development and Regional Planning. Due to forced removals of landowners present on the site during the Communist era, a number of land parcels remain subject to land claims, which are presently being addressed.

Consistent with the Government plan for the site, the Bucharest Municipality approved the Sector 3 Zonal Urban Plan (PUZ) through the Bucharest General Council Decision no. 49/31 January 2019, which anticipated the development of the Justice District on a portion of the Esplanada site. The Sector 3 General Council subsequently codified the planned Justice District in its approval of the Sector 3 PUZ. The PUZ provides for the development of the Justice District ("Cartierul pentru Justiție"), to be situated on the western half of the site.

The Government of Romania intends to re-zone the Esplanada District and to plan for this site's utilization as a Justice District on half of the land, while the Bucharest City Hall aims to develop on the other half a strategy for urban regeneration for future cultural attractions, parks, social, administrative, and potential mixed-use development in the same space.





- The Esplanada site at ground level
- Dambovitza Riverfront walkway next to National Library offer pedestrian connections between sites

The site is located at the center of Bucharest

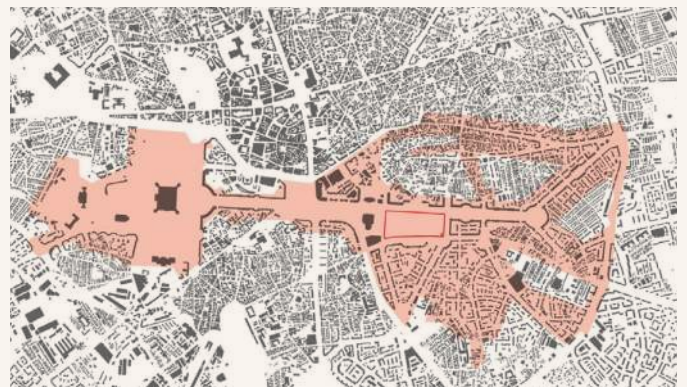


Historical Background

At the turn of the twentieth century, the Esplanada site was in keeping with the typical lower scale, primarily residential, organic urban fabric, evident today in Old town. The site had a human scale with smaller blocks and high levels of permeability and density and a fine urban grain. Up until the 1980s the site was part of a larger Jewish residential neighborhood.

Through the process of systematization under Nicolae Ceausescu in the 1980s many of these historic neighborhoods, which included homes, monasteries, synagogues, churches, a sports stadium, among others, were razed and replaced with large, formal government, civic, and residential development. This redevelopment scheme included the Esplanada site. Central to this scheme is the Unirii Boulevard with its wide expanse modeled on the Champs-Elysees, which bounds the Esplanada site on the north. This Civic Center today is architecturally uniform and lacks commercial activity and vibrancy, with most of the neighborhood's pedestrian oriented retail and food and beverage north of the Boulevard.

The idea originated as a solution to organize and structure the city and its urban fabric. The location for City Center, Arsenal Hill, was chosen because it provided an enhanced topographic setting for a future, with important public building at the top of the hill. The scheme represented a push for representative public buildings and a celebration of socialism and the communist leader.



<1980s

Jewish Residential Neighbourhood



1980s

Systematization



1980s

The Civic Centre Plan & demolition area



✦ The neighborhood context
before systematization
...and after

The Esplanada site
with National Library
in background. Note
existing concrete
foundation for the Opera
House to be removed



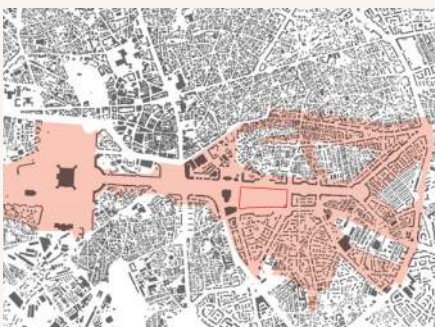
A unique epoch marking achievement, the most
important project of systematization, construction and
architecture ever achieved on Romania's territory."

—DINU GIURESCU



1980s—1990s

Building the Civic Centre—Impact



2000

Bucharest 2000—Design competition



Present

Under-utilised land in a prime location



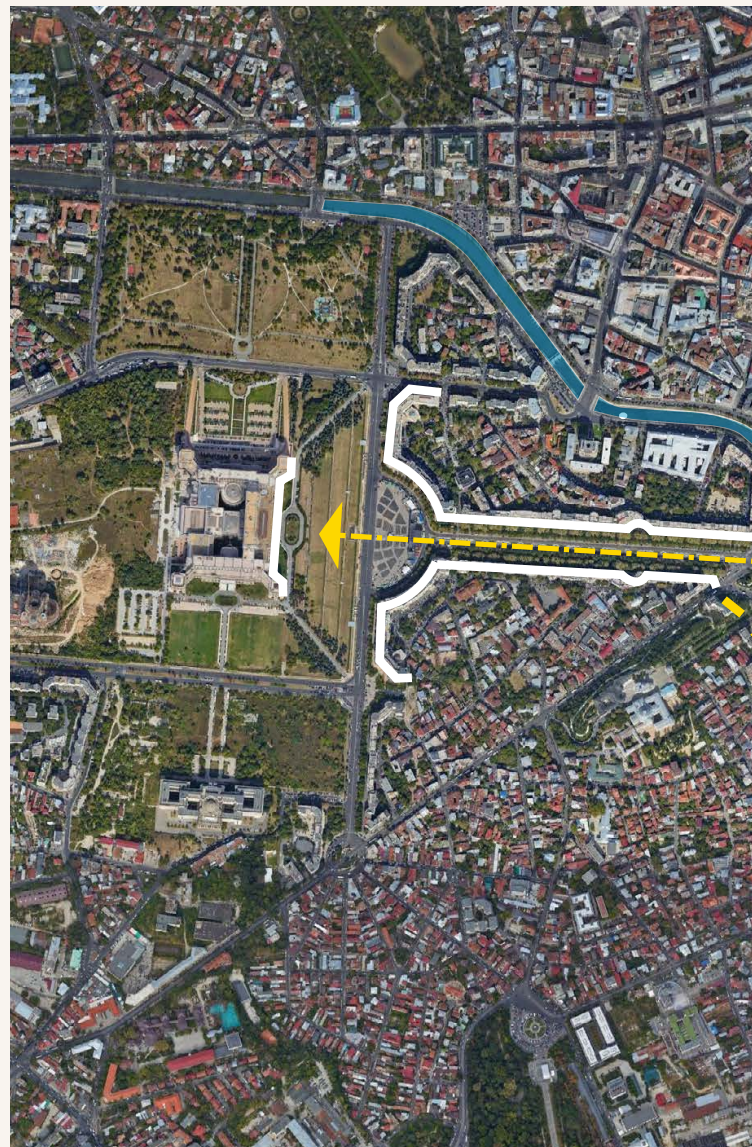
Unirii Boulevard

The new east-west urban axis of Unirii Boulevard broke the continuity of the urban fabric and divided the central area of the city, disrupting permeability. The buildings framing the 3.5 km long 'Socialism Victory Boulevard' brought a dramatic change in scale and massing. A significant number of other proposed public buildings, meant to border the boulevard, were never completed.

In finally settling the status of—and long term vision for—the Esplanada, an important goal is to “correct” at the site specific scale these problems that systemization created, while setting an example and guidepost for future adjacent and nearby redevelopment. One specific point of view of the planning team is to “break” the long and uninterrupted wall of boulevard facades and to create a new and more dynamic face to the boulevard.

The Dambovitza Riverfront: view of Parliament Building at the end of the Unirii Boulevard axis

Unirii Boulevard, or Socialism Victory Boulevard, is characterized by continuous socialism era architecture. The Esplanada site has the opportunity to break away from this pattern to create more a more dynamic street-scape.





Neighborhood and Site Context

One of the key assets of the site is its proximity to the Old Town—the most vibrant 24 hours area of the city. It also has good proximity to large academic clusters developed around higher education institutions. It is adjacent to one of the oldest retail centers in Bucharest—Unirea Shopping Centre, as well as an emerging mixed-use center engaging the waterfront and several neighboring cultural buildings.

As noted previously the site is part of an historically important civic axis meant to celebrate public architecture. The imposition of this axis means that the site is surrounded by low density residential neighborhoods, 'hidden' behind grand apartment buildings frontages.

The site benefits from very good public transport connections and is a 5 -10 minute walk to one of the best connected metro stations in the city, as well as to several bus and tram stops. It has direct access to some of the most connected—and congested—corridors in the city, both N-S and E-W.

The neighborhood suffers from poor pedestrian permeability, with the boulevard acting as a divider between the northern and southern areas. The site itself as it stands today and for the past 30 years is a barrier to movement, with a lack of established pedestrian connections and bounded by pedestrian hostile, large urban roads and a perception of single-sided frontages. Traffic noise and pollution, particularly along Unirii Boulevard, is a concern. There is a busy junction at Unirii Square which interferes with pedestrian movement to and from the site.

The site is part of Dambovitza River Development Axis and is next to the National Library and 'Ion Dacian' Theatre—an emerging cultural and educational centre. Given its elevation, the site's future buildings will offer distinctive views of the city, as well as towards key landmarks and the riverfront. With proper planning, view corridors into the site from adjacent main roads can enhance its appeal.

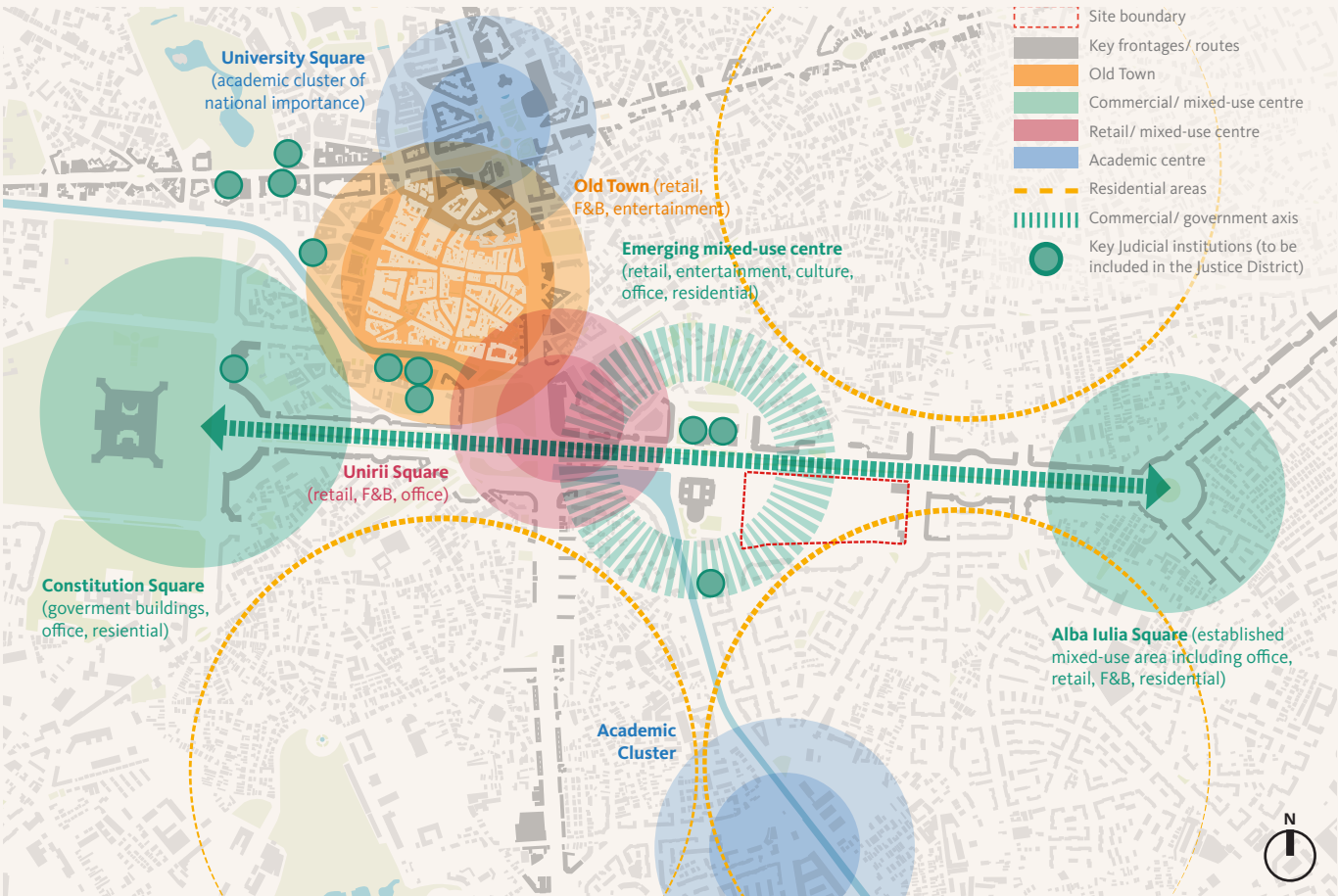


The site has excellent connectivity to the river, activity areas, parks, streets and transit

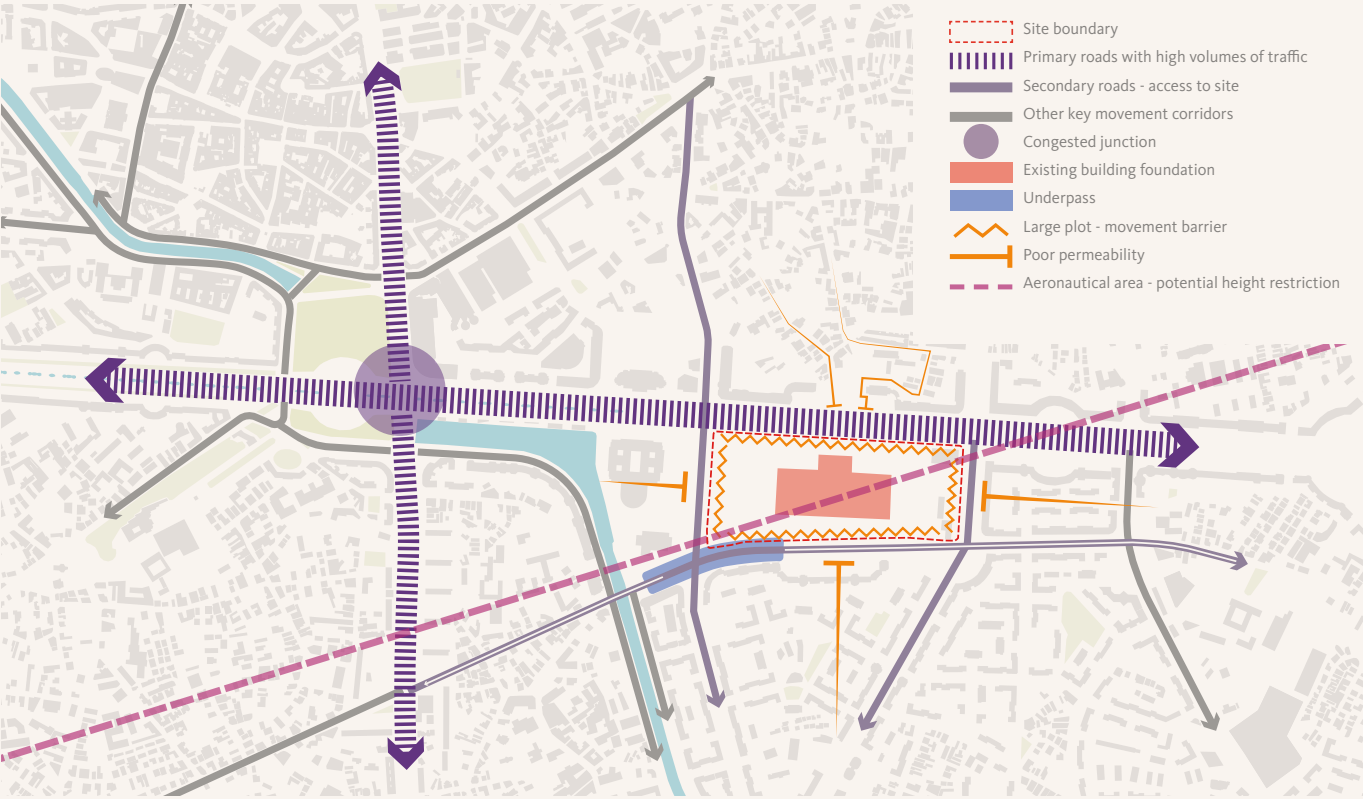
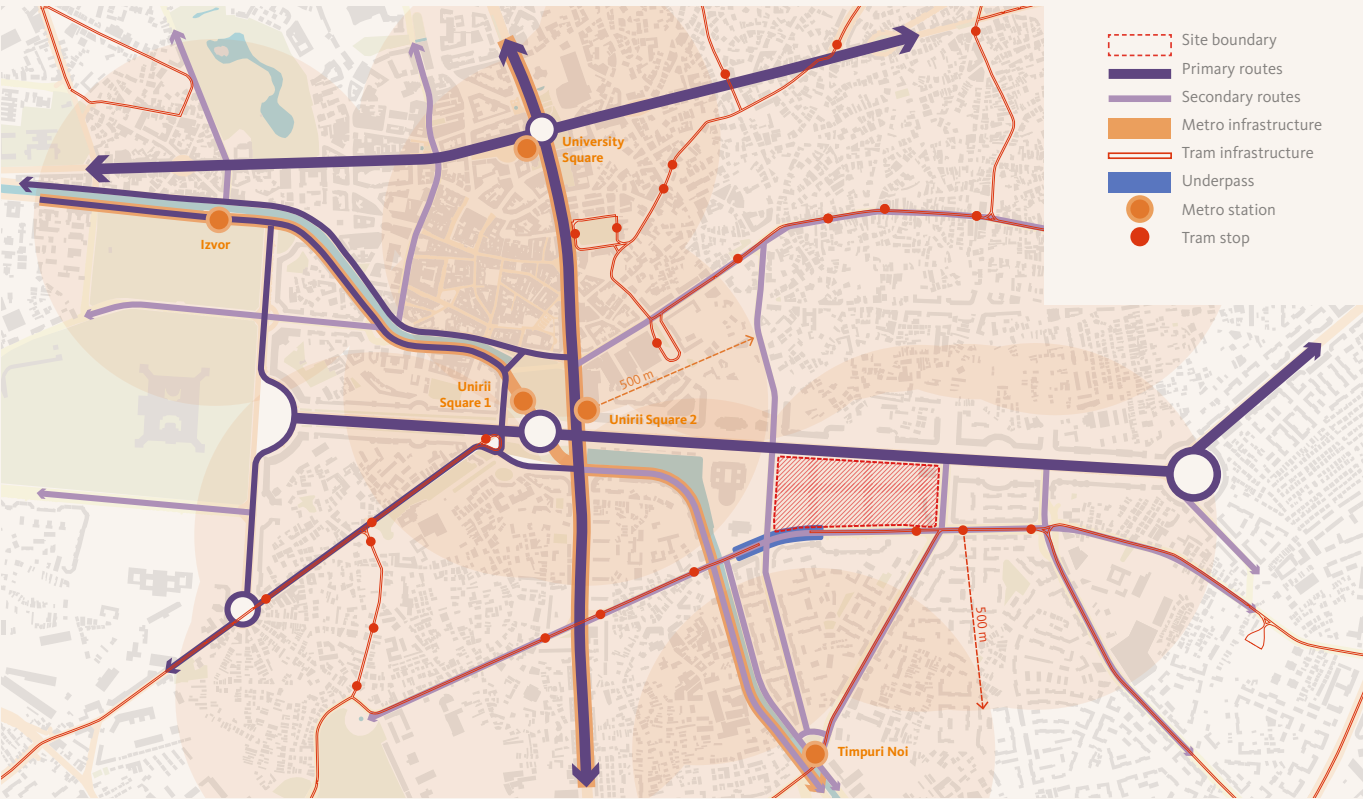


The site is central to nearby uses and activity centers








Neighborhood and Site Context





 The site benefits from great visibility, views, access, and prominence

 The site has good transport connections

 The site is challenged due to poor permeability

Neighborhood and Site Context



- 1 The Justice District site is only about half of the larger Esplanda site. The wester part will be eventually developed into active mixed use
- 2 Primary and secondary routes and access
- 3 Required green spaces

- 4 Key access points
- 5 Possible pedestrian connectivity and visual permeability
- 6 Overlaying the history of the site on its current form reveals planning opportunities



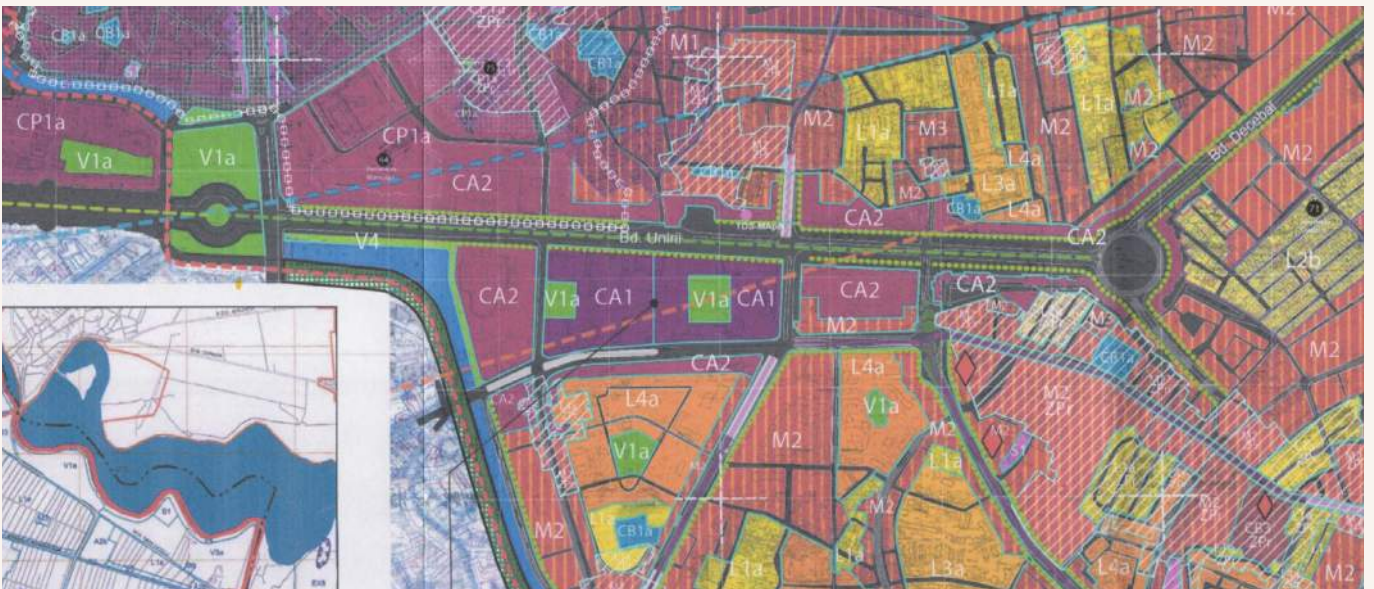
Planning Guidance and PUZ Regulations

A summary of the planning regulations pertaining to the site is below. The site plan illustrates required public park (V1A) on the site. In summary key parameters include a 45 meter height limit, maximum 75% building site coverage, a recommended FAR maximum of 4.5, minimum 10 meters between buildings on the site, minimum 30% green space, minimum 90% green space on the V1A park site, and up to 80% of plot area for underground parking.

Summary of Planning
Guidelines



PUZ Regulations

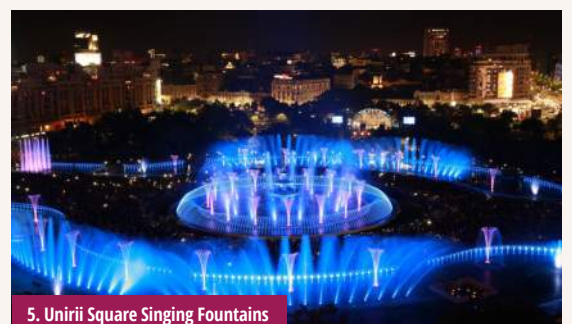


REGULATIONS		
DENSITY		
P.O.T. (site coverage) -Calculated as building footprint/plot area	15%	75% Up to 80% of the rest of the plot with 2 storey buildings (max 8,00 m) used for commercial activities, performance space etc
C.U.T. (FAR equivalent) -calculated as gross floor area/ plot area	0.2	Not limited, but recommended maximum 4.5
HEIGHT		
	2	The height of the buildings will not exceed the width of the space in between frontages (proposed frontage and adjacent ones). If there isn't an established opposite frontage, the distance will be measured from the centre line of the road (x2) 1 or 2 recessed floors could be permitted depending on the character of the street To exceed the 45m height, a zonal plan (PUZ) will have to be developed to demonstrate that the proposed heights are appropriate (studying primarily how the building is perceived from the main roads adjacent to the site)
FRONTAGES		
		Buildings can be set back or positioned on the plot boundary, according to the character of the street, as long as there are no blind walls facing (existing or proposed) any adjacent buildings of significant (architectural) importance If the proposed building height is bigger than the distance between the (existing and proposed) frontages, the proposed building will be set back so that the maximum height is not larger than the distance to the frontage across the street. Minimum street frontage (for this site) is 30,00 m
SETBACKS		
From the sides of the plot		min. 3m, but not less than 1/3 of the height of the building. If H/3 > 10,00m, set-back from the back of the plot can remain 10m.
From the back of the plot		No setback from the sides of the plot is permitted if the proposed building will be attached to an existing building, or if it's possible for a future building to be attached to it in the future, under the following conditions: the adjacent plot to be vacant, and the proposed blind wall (if visible from the public space) to be treated architecturally in the same way as the other facades. Buildings are not allowed to sit on the plot boundary, unless attached to a blind wall
Between buildings on the same plot		2/3 of the average height (of the buildings facing each other). If 2/3 if the height is >10,00m, the distance can be kept at 10,00m. The distance between buildings can be reduced at 5,00 m, but not less than 1/3 of the height, only if the facades have no windows, or the windows belong to non-habitable rooms/ any permanent activity that requires natural light
OPEN SPACE		
	Can include pathways, street furniture, leisure and sports equipment, exhibition space, retail and F&B, toilets, but on maximum 10% of the total green area	Minimum 30% green space of the plot area—2/3 of which needs to be on ground Trees over 4m tall and 15 cm diameter should be protected. For each tree removed, there is a requirement for 10 other to be planted in a public green area nearby Front gardens of public buildings need to include at least 40% tall plants and vegetation
OPEN SPACE		
		On plot circulation can be private Access for disabled required Cycle parking required at 60x250 cm per bike Car parking provision only allowed on plot. For surface car parking 1 tree/4 parking spaces If parking provision can't be met on site, a site for a multi-storey car parking structure will be identified and demonstrated to be viable (within 500 m of the site) Up to 80% of the plot area can be used for underground parking, but 10% of that needs to ensure a 2,00m deep area for planting

Key Areas & Activities Around the Site



Culture and Entertainment



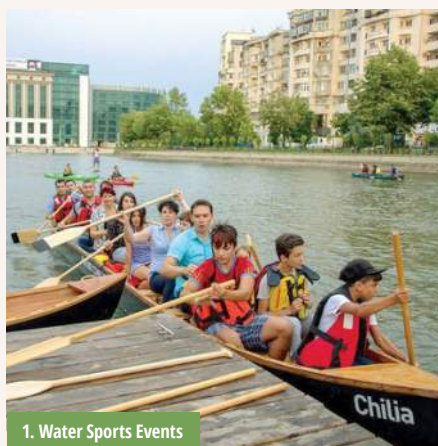
Events



2. IMap Lights Festival



4. B-Fit in the Street



1. Water Sports Events

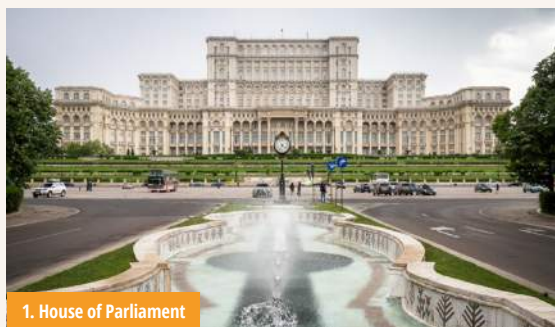


3. Romanian Design Week



5. The Colour Run

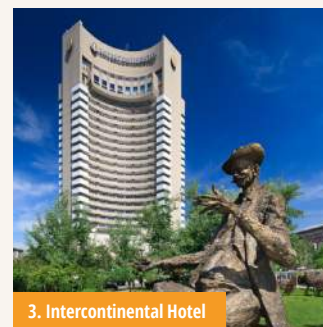
Landmarks and Tall Buildings



1. House of Parliament



2. National Theatre of Bucharest



3. Intercontinental Hotel



4. Unirea Shopping Centre



5. Salvation Cathedral



6. Unirii View Office Building

Bucharest's Urban Spaces

Bucharest's open spaces are comprised of large green spaces used for leisure and family-oriented activities as well as smaller civic gardens and plazas designed to support architectural objects. Over the last few decades the city has suffered from a loss of green space, a growing amount of unkempt public spaces, degraded environmental quality, and deteriorating public buildings. In addition, a growing challenge is the increased privatization of open space for commercial purposes.

Large green spaces used for leisure purposes & family-oriented activities and smaller civic gardens designed to support architectural objects



Increased privatisation of open space for commercial purposes & deficiency of high-quality, vibrant public squares



Planning Principles



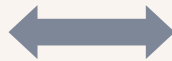
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Urban Regeneration

As noted previously, the Vision for the Justice District is for it to act as a model for judicial access, transparency and function; an anchor and icon for the community; and a catalyst for neighborhood regeneration. The specific planning principles developed for the project are rooted in these aspirations.

Urban Regeneration

The process of renewal, restoration, and growth that makes ecosystems resilient.



Urban Resilience

The capacity of people, communities, institutions, businesses, and systems within a city to survive, adapt, and thrive no matter what kinds of chronic stresses and acute shocks they experience.

Regeneration of urban neighborhoods is increasingly dependent on establishing and implementing a resilient framework for development. Holistic in nature and sustainable in implementation, effective resilient measures are also highly localized, responding to the unique challenges and issues of a locale.

Regeneration is dependent on activating a place and making a reason people want to come, encouraging people to move through and engage with an urban locale. Increasingly experience is the differentiator, and experience has multiple modes that successful urban regeneration projects tap into.





Modes of Experience



First, a place needs to support the activity or task for which it is intended, in this case a myriad of judicial functions and activities. Second, it needs to support the social interaction through a sense of community and belonging and connecting with other people. Third, it needs to foster discovery, allowing people to explore and reflect in unstructured time. Fourth, it needs to offer entertainment options to the degree the core functions allow for it, so that people can have fun and escape from everyday life. In a Justice District this is particularly important given the inherently stressful nature the core functions trigger in users and visitors. Lastly, a person's experience in a place should on occasion be aspirational, allowing for personal growth and a sense of making a difference.

Regeneration and ideas around activation are dependent on good design. Design matters. Well-designed, purpose-built environments positively impact productivity and

business outcomes. Good design also sets a bar for future, adjacent development. And research shows a direct connection between design and positive emotions, which in turn drive experience and engagement. Beauty, authenticity, uniqueness, and other design factors all have a significant, positive impact on experience. Design can also signal and amplify institutional values and visually represent an organization's mission and characteristics.

Lastly, successful urban regenerations often adopt new and sometimes pioneering models of the future while at the same time not forgetting or totally erasing the past. These projects can be a bridge from past to future. The Esplanada site in particular has layers of history and geopolitics, and suffers from a perception of ill advised development schemes. But its history is also one of an active neighborhood stitched to the larger urban framework.

Creating Successful Places

Successful urban neighborhoods share common attributes. While all neighborhoods have their own unique characteristics, idiosyncrasies, and personalities, the most successful have some combination of walkable streets, great buildings, a mix of uses, integrated mobility, activation of public spaces, an abundant amount of green space, a commitment to sustainability and wellness, and a sense of authenticity and surprise. The Bucharest Justice District will purposefully integrate these underlying characteristics as the project's planning and design progress.

Furthermore, successful urban planning initiatives look to the future. Profound changes in mobility including the rise in autonomous vehicles are beginning to restructure transportation networks and the relationship of people and vehicles. Urban sensors, big data and other smart city technologies will reshape our interaction with the public realm. Response to climate change and needed resilience strategies have become urgent. At the same time inclusivity, diversity, and social equity require more nuanced and prioritized solutions. Cities are increasingly designed for adaptability with real estate typologies becoming more hybrid and blended. Experience, customization, and individualism are the new criteria for success. With focus on the individual, wellness and healthy urban environments are increasingly prioritized. Lastly, with recent experience of Covid-19, cities are considering a range of adaptive strategies.

Key Ingredients

- 1 Great Streets**
Walkable, cohesive streetscapes and wayfinding
- 2 Great Buildings**
Diversity of architecture; historic character; high quality civic buildings
- 3 Mix of Uses**
Synergy of live/work/play, enhanced with higher education, innovation districts, and cultural amenities
- 4 Integrated Mobility**
Transit oriented, multiple modes, micro-mobility, walkable, future focused
- 5 Public Activation**
Purposeful permanent and temporary programming of public spaces
- 6 Parks and Public Spaces**
A network of green spaces, natural landscapes, plazas, public art
- Sustainability**
Environmentally, socially and economically resilient places
- Intangibles**
Authenticity, beauty, organic development, welcoming



Economic and Community Impact

Public sector urban redevelopment projects can have significant positive impacts on economic development of their communities and can spur implementation of new and existing urban planning initiatives.

An important success factor for the Justice District project is its ability to positively impact the surrounding community; to catalyze and stimulate real estate development; expand employment; and help grow and diversify the local economy. With its sheer scale, the Justice District will have a big impact. However, because the project is a largely single-use courthouse district that does not permit a mix of synergistic commercial uses, its impact can be limited. Therefore, careful consideration of strategies to enhance both direct and indirect benefits is key to optimizing neighborhood regeneration.

One key to realizing community benefit is adoption of a process that maximizes commitment and investment in local development goals. In this regard, it is recommended that a collaborative design process with the local community be employed, which can produce more locally targeted outcomes. These projects can encourage discussions around larger community planning issues, which requires alignment with city development goals, including the opportunity to create a larger vision for the locality. However, a key constraint can be limited capacity of the local government.

Community impacts can have measurable direct economic benefits as well as indirect benefits. Direct economic benefits include the actual construction of the project and the construction jobs it generates. Longer term impacts are through operations. Once a building is constructed, the economic activity generated by the building's operations over time can be significant, determined by number of employees, visitors, and retail opportunities nearby. Another direct impact is the supporting retail spin-off for employees who work there.

The last direct economic benefit is the growth of supporting businesses that choose to locate near public sector facilities because they have an indirect supporting relationship, such as, for example, law offices that locate near courthouses or large concentrations of government contractors that choose to locate nearby, solely for that purpose.

The indirect economic benefits can also be significant. One factor is location: Is the placement of jobs well connected to the populations who would benefit? Another factor—design—is harder to measure but tangible nonetheless. Does the project stitch together surrounding context to invigorate a neighborhood fabric ahead of market forces? Also the scale and iconography of a project can maximize the impact. A project can create visual identity and icon demonstrating confidence and encouraging others to invest in the neighborhood.

Another important indirect benefit is that public sector investment in land development can help resolve difficult sites and properties that investors have avoided or may have challenging ownership arrangements. Related, a mission-oriented project can help reinvigorate a site with a troubling reputation or history.

Lastly, careful consideration to public space, activated property edges, ground level design, street level activity, and public programming, can all change perceptions and stimulate an underutilized area.

Successful Urban Regeneration

Moakley Courthouse, Boston

Site area: approx. 30 ha (courthouse plot approx. 15 ha)
GFA: 63,000 sqm (courthouse)
Uses: Judicial building, Office, Cultural

- The courthouse was completed in 1998-99 and surrounding development followed, shaping today's Seaport District/ South Boston
- Other key buildings include The Institute of Contemporary Art & New Boston Convention Centre
- The waterfront development allowed access through the site for the Harbour Walk, a planned 69 km trail, connecting Boston waterfront to the city's neighbourhoods;
- Festivals and events were organised on undeveloped land to attract people to the area



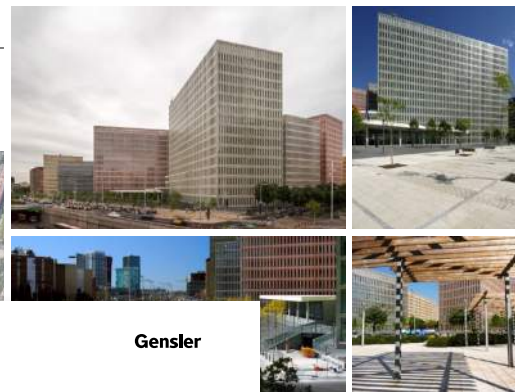
Gensler

Scale and Massing

City of Justice, Barcelona

Site area: 5.3 ha
GFA: 213,000 sqm
Uses: Judicial buildings

- Built on a brownfield site - former military barracks;
- Complex of 8 buildings designed to express rigidity and seriousness of justice through a repetitive, monolithic approach to architecture;
- The robustness of the built form creates a powerful urban presence, but the buildings are perceived as unapproachable, struggling to engage visitors and passers-by;



Gensler

Celebrating Justice - Architectural Approach

Paris Courthouse, Paris

Site area: Approx. 2.5 ha
GFA: 62,000 sqm
Uses: Judicial institutions, private amenity space

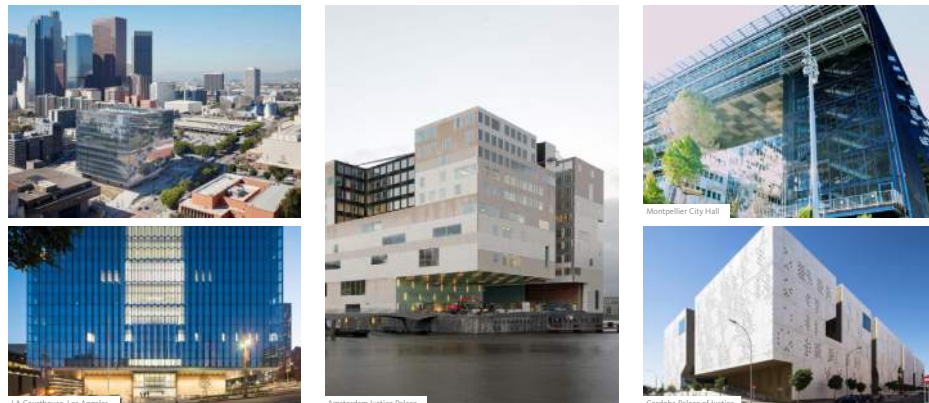
- The building reunites public functions, offices and amenity space under one roof, set out to be the catalyst for development around Porte de Clichy.
- The concourse is totally visible from the exterior through a crystal-clear glazed facade, reinforcing the idea of transparency.
- Tower form divided into 3 'levitating' blocks of 10 storeys each, sitting on top of a Pedestal to achieve an iconic/ distinctive building profile amongst other tall buildings.
- Arrival through a 6,000 sqm plaza;



Gensler

Celebrating Justice - Architectural Approach

World-wide Precedents



Gensler

Planning Principles

With this background in mind, the Justice District has been conceived around five key Planning Principles: Sustainability, Activation, Flow, Remembrance, and Representation. While these principles are specific to this site and the future judicial functions to be located there, they also can be thought of as potential models for other similar urban regeneration developments around the world.



Activation

- + Plan for, encourage, and create a model for social and community space at the ground level public realm
- + Plan for adaptability, accessibility, multiple uses, and hybrid typologies at the public realm
- + Promote and encourage programmable open spaces
- + Consider development of a "Phase 0" where the public park is built before the larger development to stimulate early use of the site.

Flow

- + Conceive a permeable and pedestrian-oriented plan encouraging people movement through site
- + Stitch urban plan to neighboring areas
- + Plan for multi-use streets that prioritizes pedestrian use
- + Promote urban storm water management and site catchment
- + Ensure Security and Safety are prioritized given the judicial functions

Sustainability

- + Plan buildings flexibly and for long life
- + Adopt low impact and passive design strategies with focus on orientation
- + Promote urban biodiversity and maximize green space
- + Make outdoors widely accessible, horizontally and vertically
- + Employ low carbon construction techniques and materials
- + Support emerging sustainable construction industries and companies in the local market

Remembrance

- + Model the plan based on Old Town Bucharest organic urban block structure
- + Integrate historic traces of site into public realm design
- + Draw inspiration from local historic building forms

Representation

- + Celebrate civic uses through architectural expression
- + Promote idea of transparency of justice through architectural expression
- + Create unified identity of overall District in combination with distinctive expressions of beneficiary institutions
- + Make entries welcoming and ceremonial
- + Establish a new gateway into city center
- + Enhance identity of Unirii Boulevard and surrounding streets





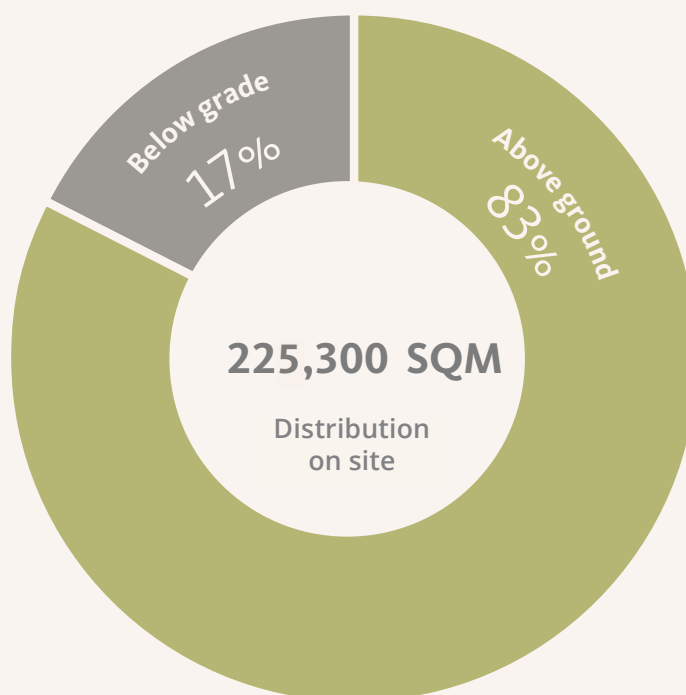
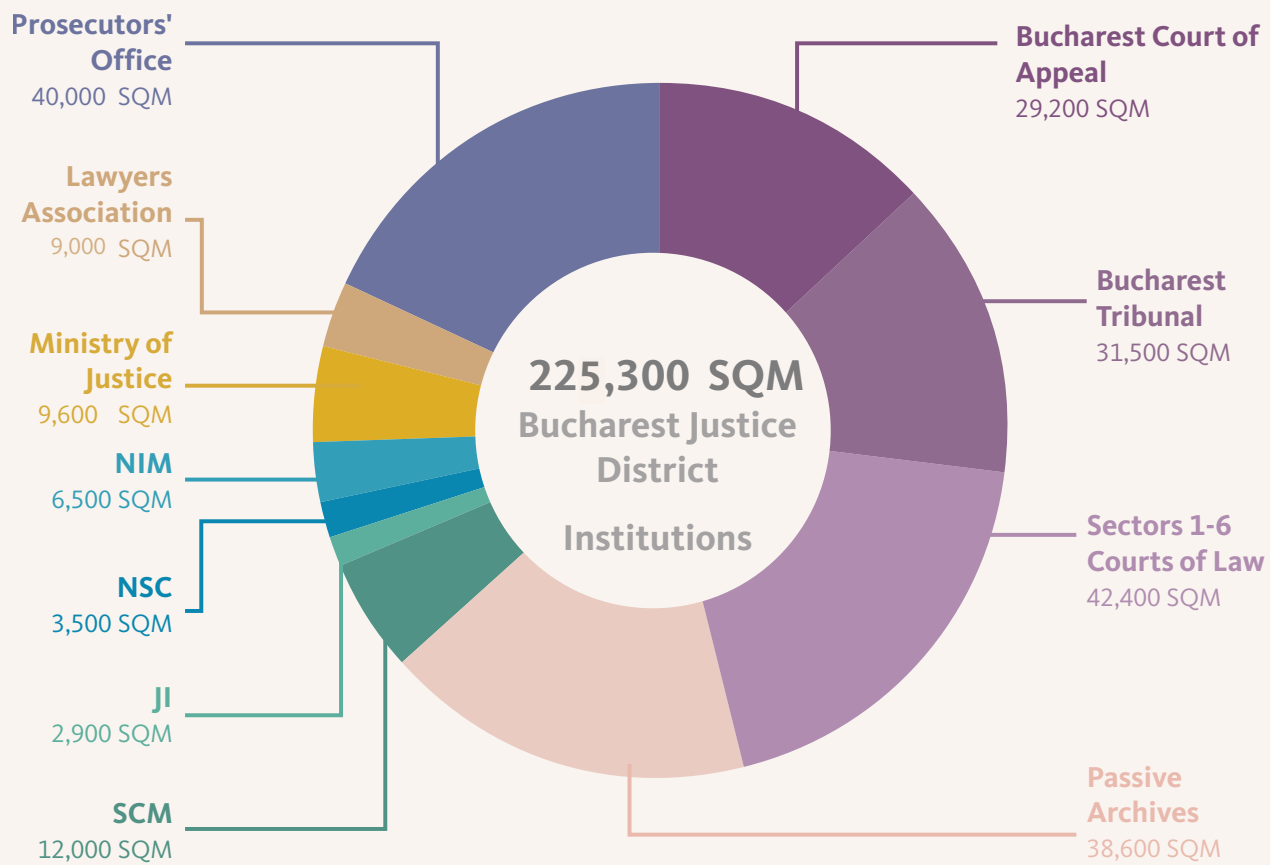
Functions & Beneficiaries



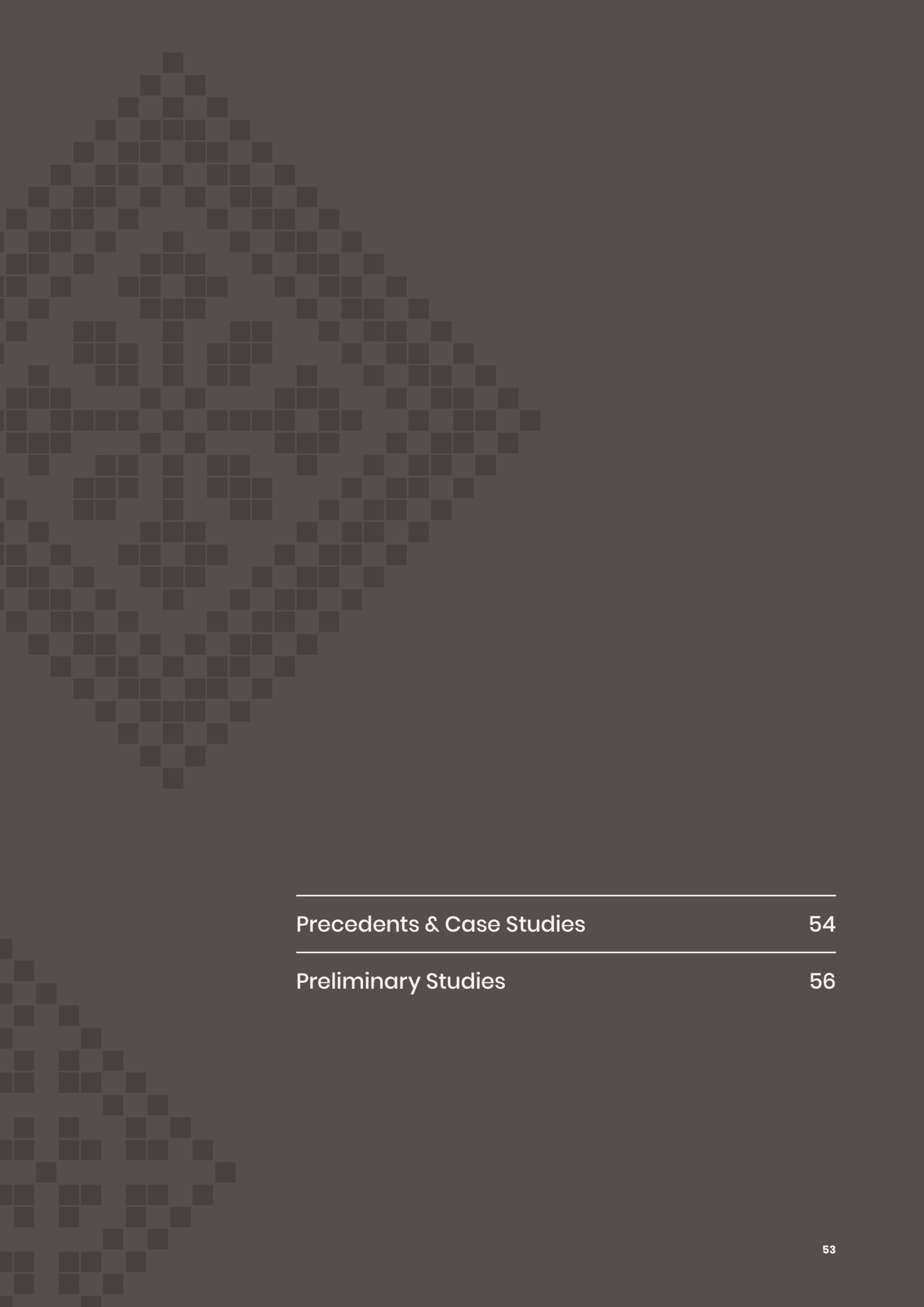
Romanian Judicial System & Beneficiary Institutions

The Judiciary of Romania is based on a civil law system and organized as a hierarchical structure of courts. This Justice District is intended to house multiple justice-related institutions. The beneficiary institutions included in Justice District is envisioned to include:

- + Ministry of Justice (MoJ)
- + Bucharest Court of Appeal (BCA)
- + Bucharest Tribunal (BT)
- + First Instance Courts for Bucharest Sectors 1-6 (6 first instance courts) (CFI)
- + Superior Council of Magistracy (SCM)
- + Judicial Inspection (JI)
- + National School of Clerks (NSC)
- + National Institute of Magistracy (NIM)
- + Prosecutors' Office—Public Ministry (PM)
- + Prosecutors' Office attached to Bucharest Tribunal and to all 6 Sector First Instance Courts
- + National Directorate for Anticorruption (NDA)



Planning & Design Explorations



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Precedents & Case Studies

The planning team studied successful urban regeneration projects around the world, including several justice districts. Some key themes emerged.

These include a strong connection to, and activation of, parks and waterfronts; highly activated and multipurpose public spaces; revitalization of industrial and brownfield sites; inclusion of major anchor users and tenants; a strong sense of community; a network of flexible open spaces and vibrant pedestrian streets; a commitment to sustainability; and strong architectural expression with landmark buildings.

Justice District
Bucharest

Successful Urban Regeneration

King's Cross, London

Site area: 27 ha
GFA: 315,000 sqm work space, 46,400 sqm of retail & leisure space, and 2,000 homes
Uses: Office, Retail, F&B, Culture, Education, Residential

- Re-developed on a former industrial wasteland as one of the most vibrant destinations in London;
- Approx. 50 new buildings, 20 new streets, 10 new major public spaces;
- Strong sense of community developed between both new and existing residents;
- A network of flexible and adaptable open spaces;
- Continues to attract innovation through diversity of uses and good place-making.



Justice District
Bucharest

Successful Urban Regeneration

Spinningfields, Manchester

Site area: 11.2 ha
GFA: approx. 430,000 sqm
Uses: Office, Judicial buildings, Retail and pop-up stores, F&B, Culture, Leisure, Entertainment;

- The largest commercial district in Manchester, as well as an established leisure, retail and entertainment destination;
- Includes Manchester Civil Justice Centre, Manchester Crown Court, Coroner's Court and the Magistrates Court, as well as John Rylands Library;
- The main public space, Hardman Square (approx. 2,500 sqm) is surrounded by ground floor activity and accommodates various temporary uses and events;



Justice District
Bucharest

Successful Urban Regeneration

Spinningfields, Manchester

Vibrant pedestrianised streets



Landmark judicial buildings integrated in the urban fabric

Cluster of judicial buildings



Pavilions positioned to better frame the open spaces

Gensler

Justice District
Bucharest

Successful Urban Regeneration

More London, London

Site area: approx. 5.3 ha
GFA: 280,000 sqm
Uses: Office, Government buildings, Retail, F&B, Culture, Hotel.

- The development has played a key role in the regeneration of Southwark;
- Home to the City Hall that accommodates offices for Greater London Authority and London Assembly;
- Building design expresses transparency and accessibility of the democratic process;
- Sustainable approach to building form;
- Pedestrian routes opening up towards the main public space and waterfront;



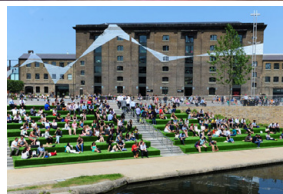
Justice District
Bucharest

Successful Urban Regeneration

King's Cross, London



Multi-purpose spaces



Integration of the canal and celebration of water features

Contained, activated spaces



Elevated green walkways to connect key destinations

Gensler



Gensler

Preliminary Studies

The planning team developed a range of ideas and planning concepts to explore the site's potential. The ideas were shaped by the project principles—sustainability, remembrance, flow, activation, and representation—previously described.

To compare and evaluate these early explorations, a series of “planning levers” were developed. These examined how contextual a scheme was; whether it was more inwardly or outwardly focused; whether it had potential to be more iconic or should be more understated; how accessible and transparent versus respectful and reverential a scheme appeared to visitors; whether it presented a more unified image of justice versus celebrating its distinct programs; whether the option can accommodate a wider range of civic and commercial uses; and how secure versus open and accessible the scheme should be.

About a dozen early schemes were sketched, and three were taken forward for further development. These three schemes—the Justice Center, the Justice Promenade, and the Justice Quarter—reflected different ways of manifesting the project's goals and planning principles, from a more singular building complex to a series of buildings separated by public pedestrian streets. These three schemes were further shortlisted to two final planning options, incorporating positive features from other options.

Justice Center



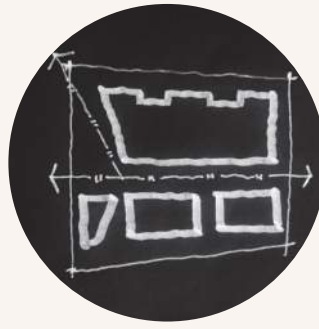
Justice Promenade



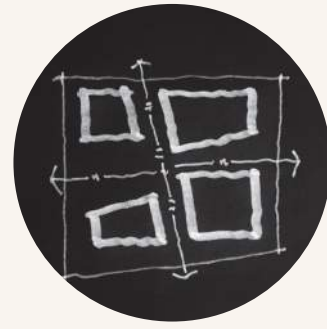
Design Strategies



Design Strategy 01
Justice Center

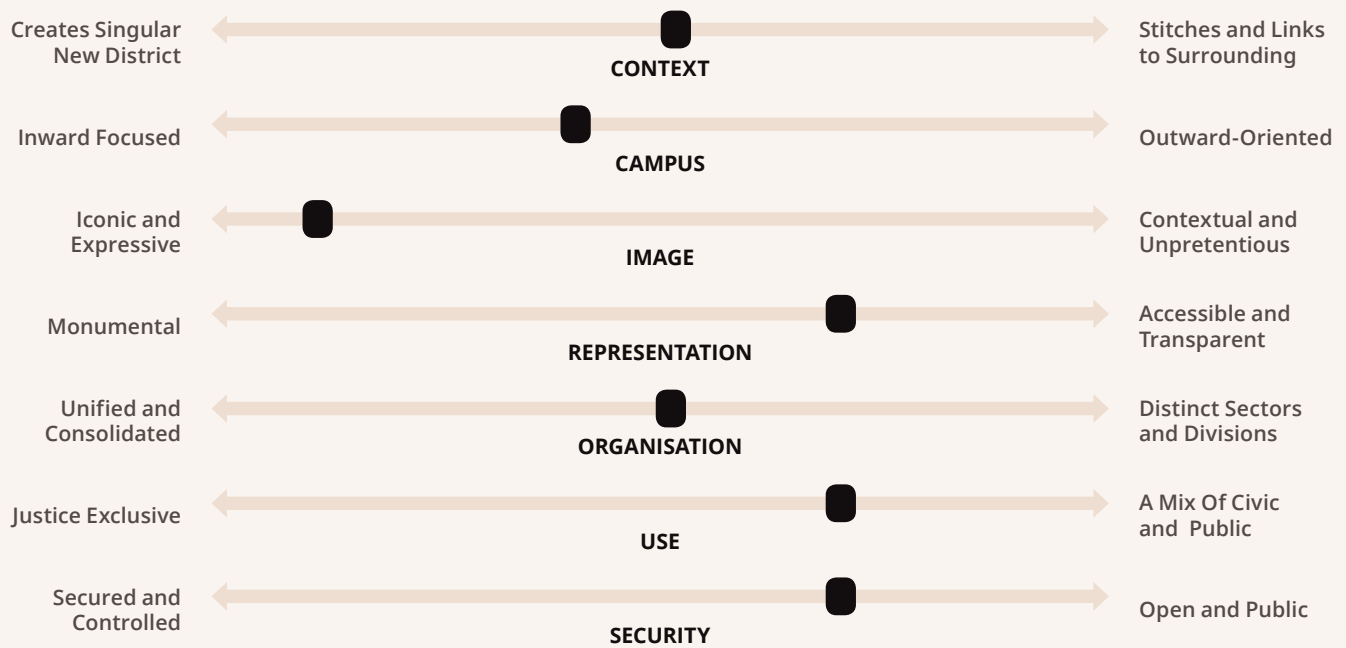


Design Strategy 02
Justice Promenade

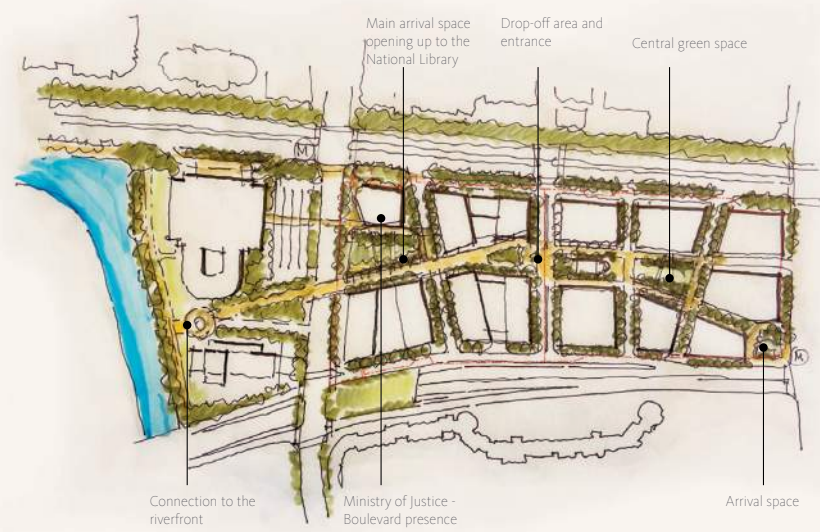


Design Strategy 03
Justice Quarter

Planning Levers



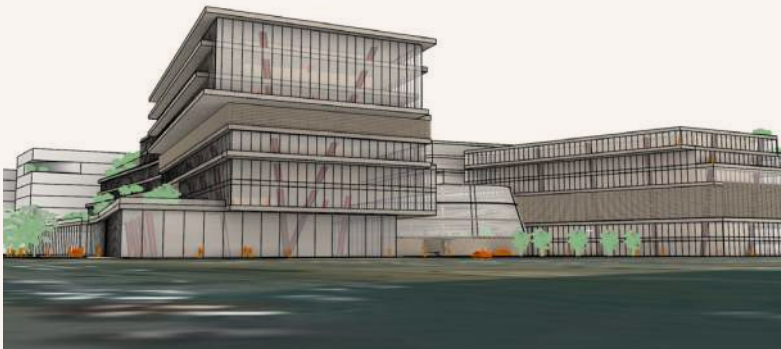
Justice Quarter



Preliminary Studies



- BCA/BT/ Sectors CFI
- Prosecutors' Offices
- Moj
- Education

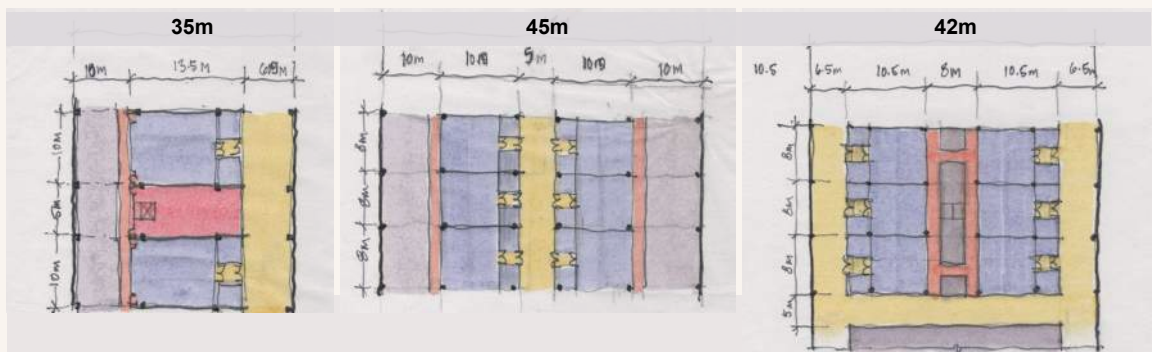


Prototypical Court Layouts

Typical
Courtroom
Modules



Courtroom
Modules
Configuration

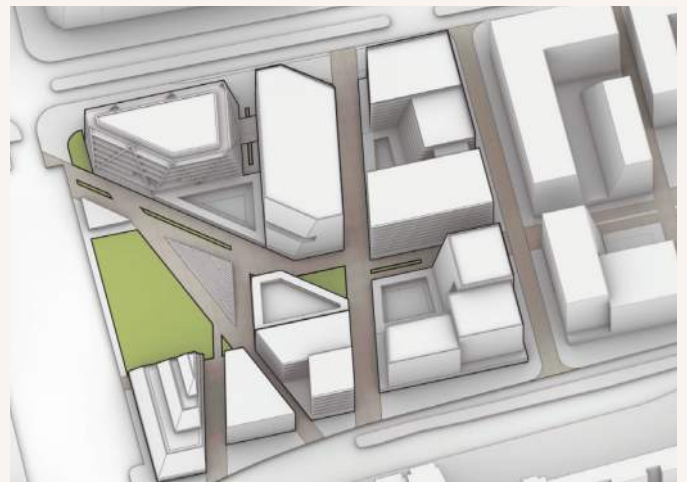


Preliminary Studies

The first scheme, the Justice Center, formed a “nexus” of judicial functions. This option created a unified architecture expression with most functions in a single building complex. The Justice functions were interconnected and organized horizontally to encourage communication. The site massing created a large, central outdoor space as the symbolic heart of district. The site plan encouraged movement through the site with building scale broken down. And the building form opens out towards river and library.

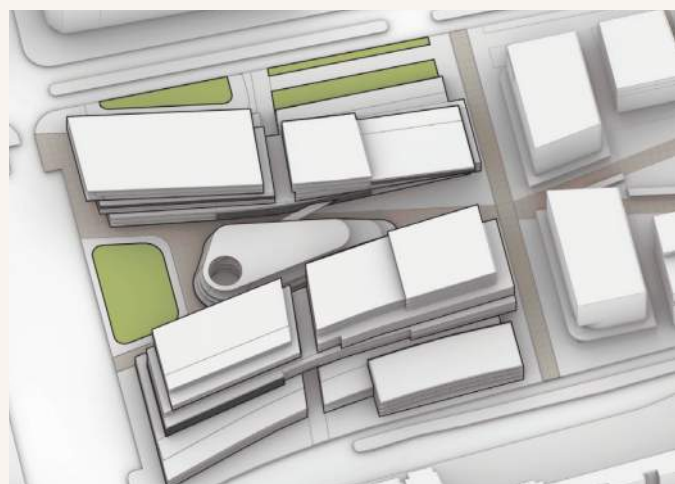
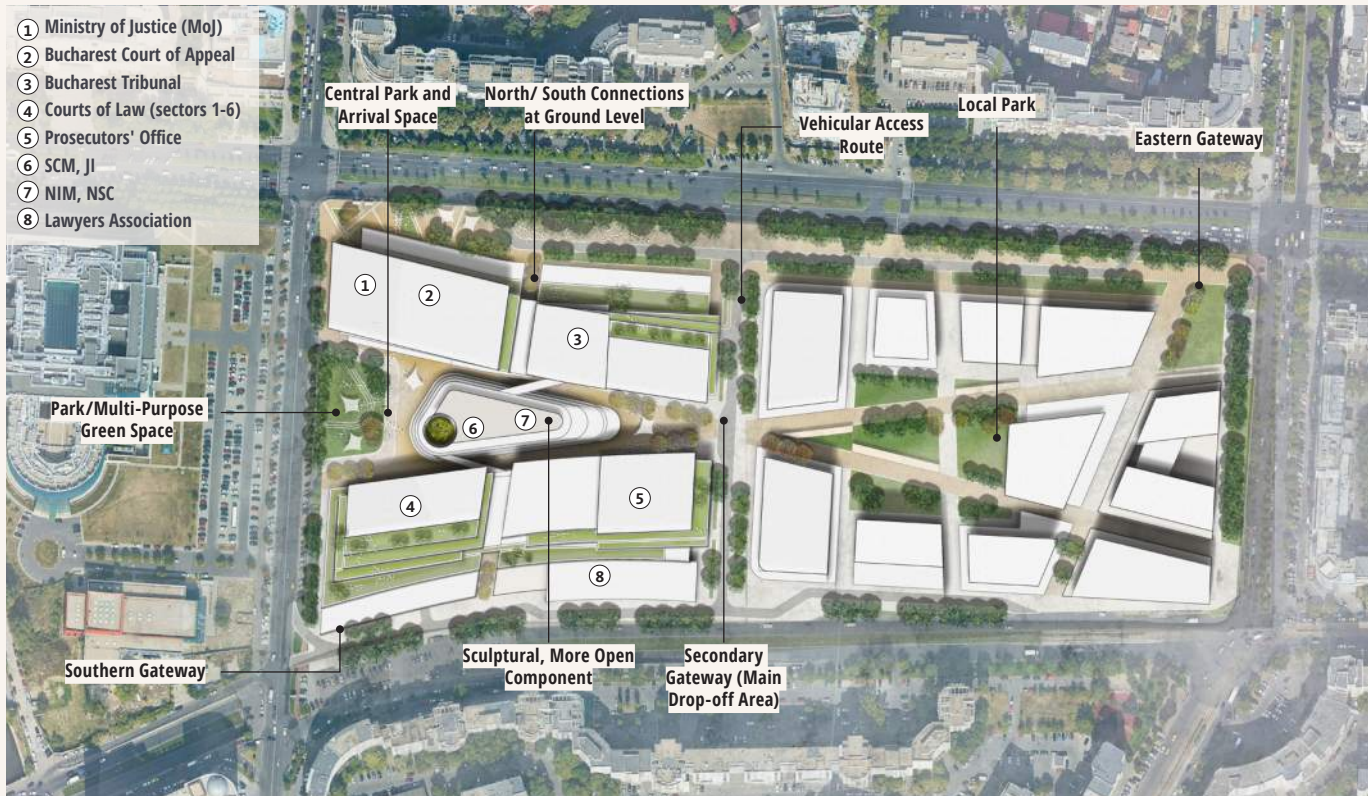
The second scheme—the Justice Quarter—was selected to take forward. It formed an “Ensemble” of Judicial Functions. It created a small “neighborhood” inspired by Old Town Bucharest, and each major Justice function has its own building and identity. The urban plan stitches and connects to its surroundings, and forms interconnected urban promenades, parks, alleys and plazas.

As the scheme selected to take forward, the “Justice Quarter”, was renamed to the “Justice District” in keeping with the nomenclature for the project.



Justice Quarter
An Ensemble of Judicial Functions





Justice Center
A Nexus of Judicial Functions



The Justice District

The Justice District	
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The Justice District

An Ensemble of Judicial Functions

The Justice District establishes a new “neighborhood” of buildings and public spaces inspired by Old Town Bucharest. Each major Justice function has its own building and identity.



The urban plan stitches and connects to its surroundings, and creates interconnected urban promenades, parks, alleys and plazas. Sustainable and resilient design features underpin the flexible plan, which incorporates low impact and passive design strategies; promotes urban biodiversity; makes outdoors widely accessible; and employs low carbon construction techniques and materials that support emerging sustainable construction industries and companies in the local market.

The design is inspired by historical patterns of urban development in Bucharest, which prioritizes pedestrian movement and an activated public realm. It integrates

historic traces of the site into the public realm design, and draws inspiration from local historic building forms.

Architecturally, the design celebrates civic uses and promotes the idea of transparency of justice. It creates a unified district identity as well as distinctive expressions of various beneficiary institutions. It enhances the identity of Unirii Boulevard while purposefully breaking from the continuous and uniform facades that frame it, to create a new and more dynamic expression.



The Justice District

Historical Inspiration

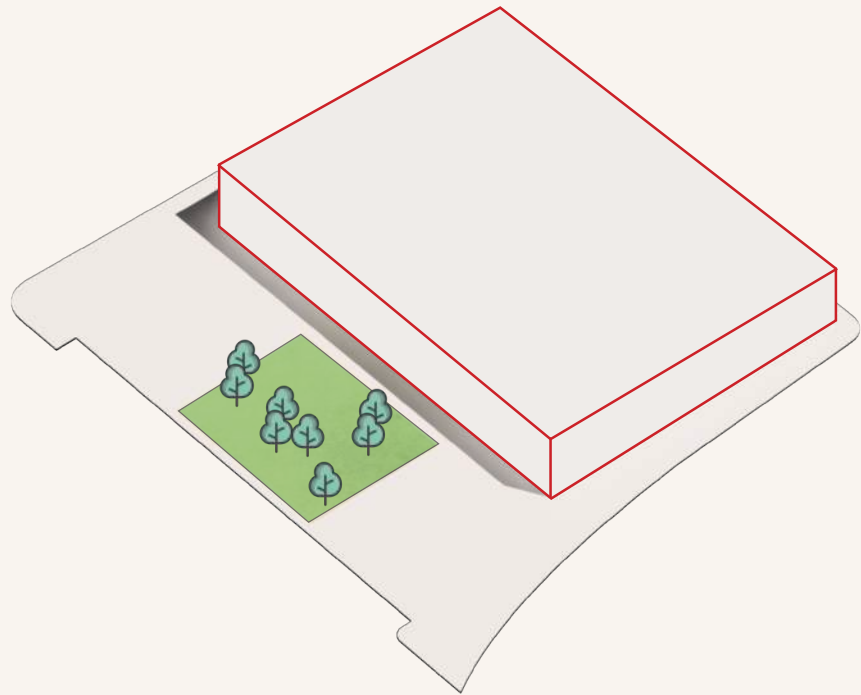
Taking inspiration from Old Town Bucharest with its interconnected streets, public plazas and intimate spaces

Typical historic urban blocks

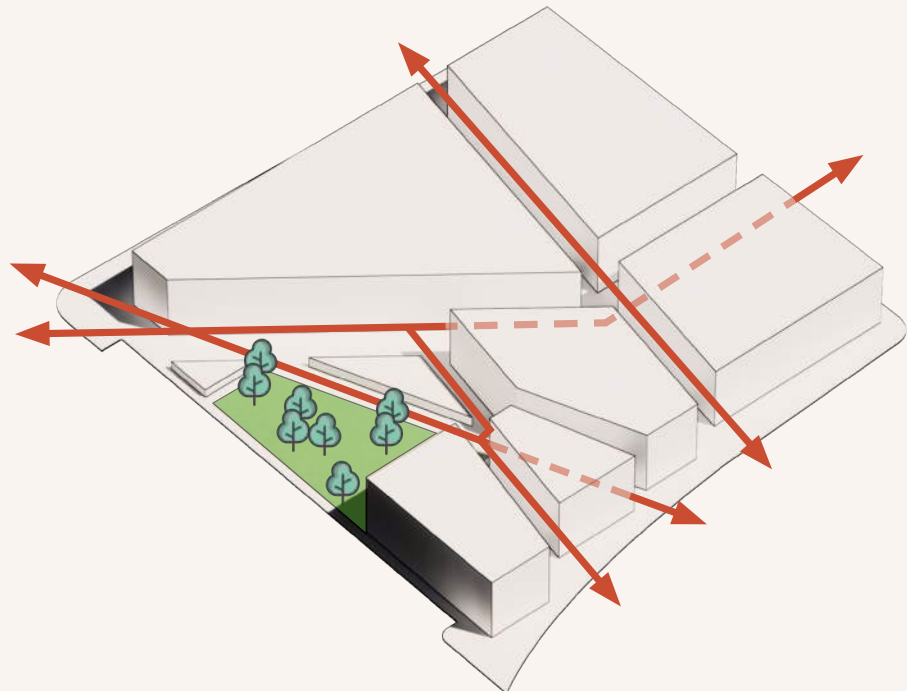
Arrival spaces/ plazas



Program located
on site, V1a park
requirement
identified.



Promenade and
connection routes
generate blocks,
inspired by Old
Town Bucharest.



The Justice District

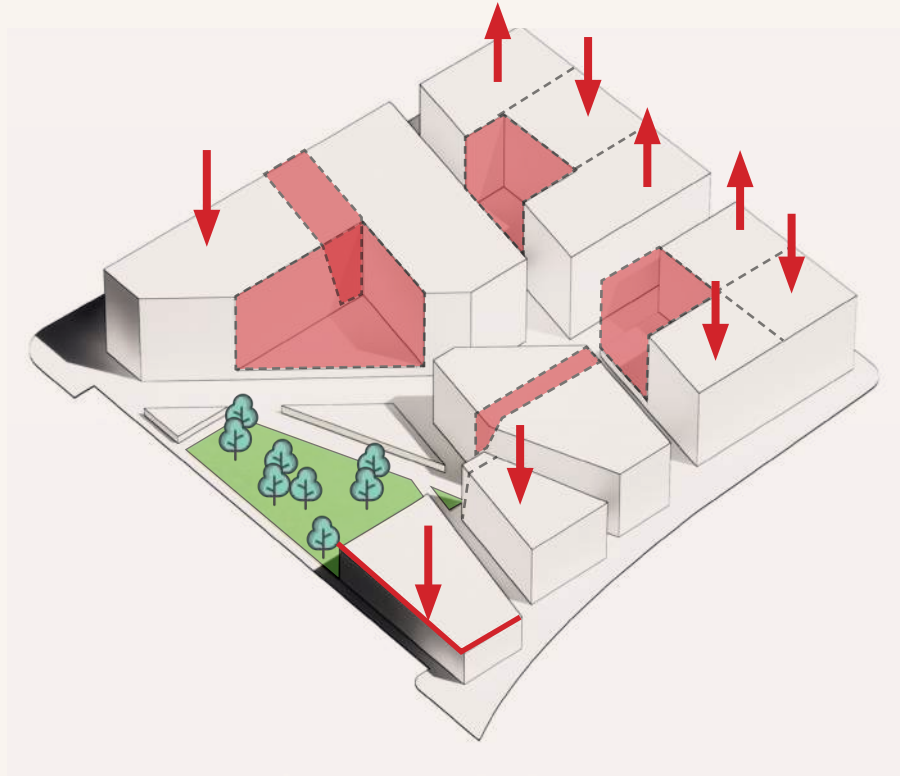
Historical Inspiration

The Justice District takes its blocks and forms from Old Town.

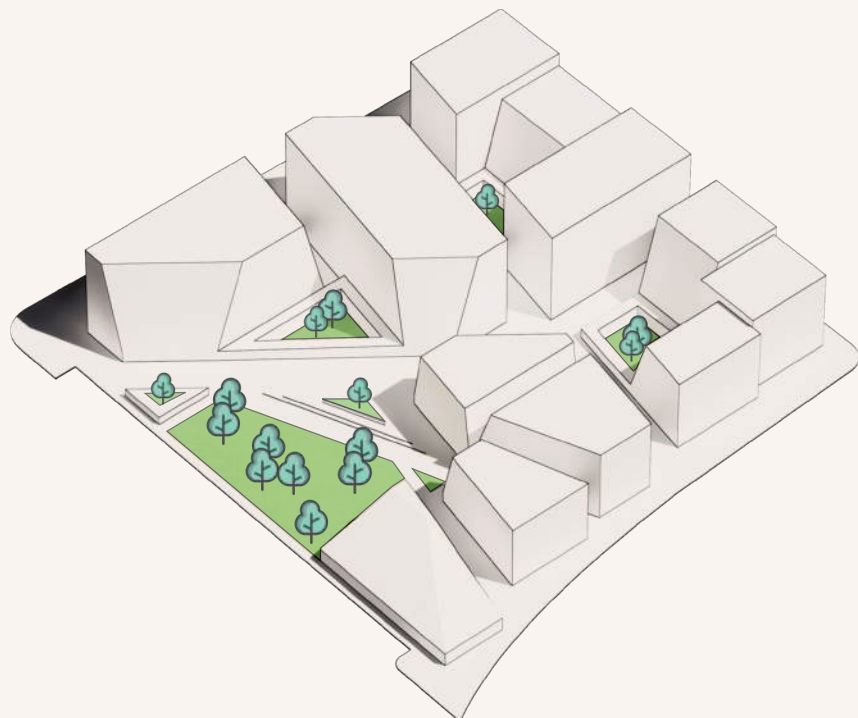
The various heights and forms that make up Old Town Bucharest reflect the activity and vibrance generated by the pedestrians passing by.



Blocks are moulded and cut out for further variety and opportunities



View corridors, pocket gardens and identity generated for each block



The Justice District

An Ensemble of Judicial Functions





The Justice District

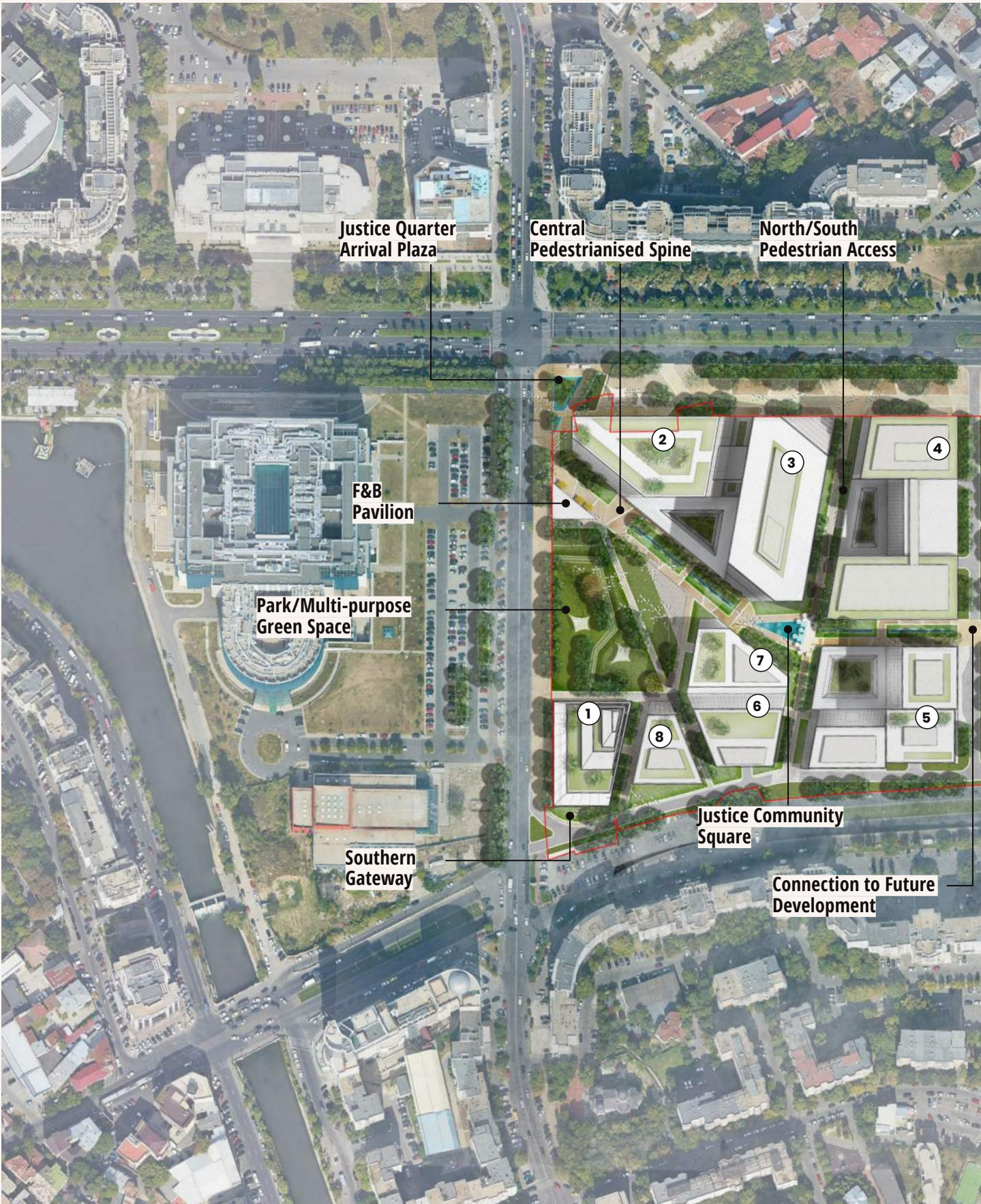
Proposed Site Plan in Context





The Justice District

Proposed Site Plan

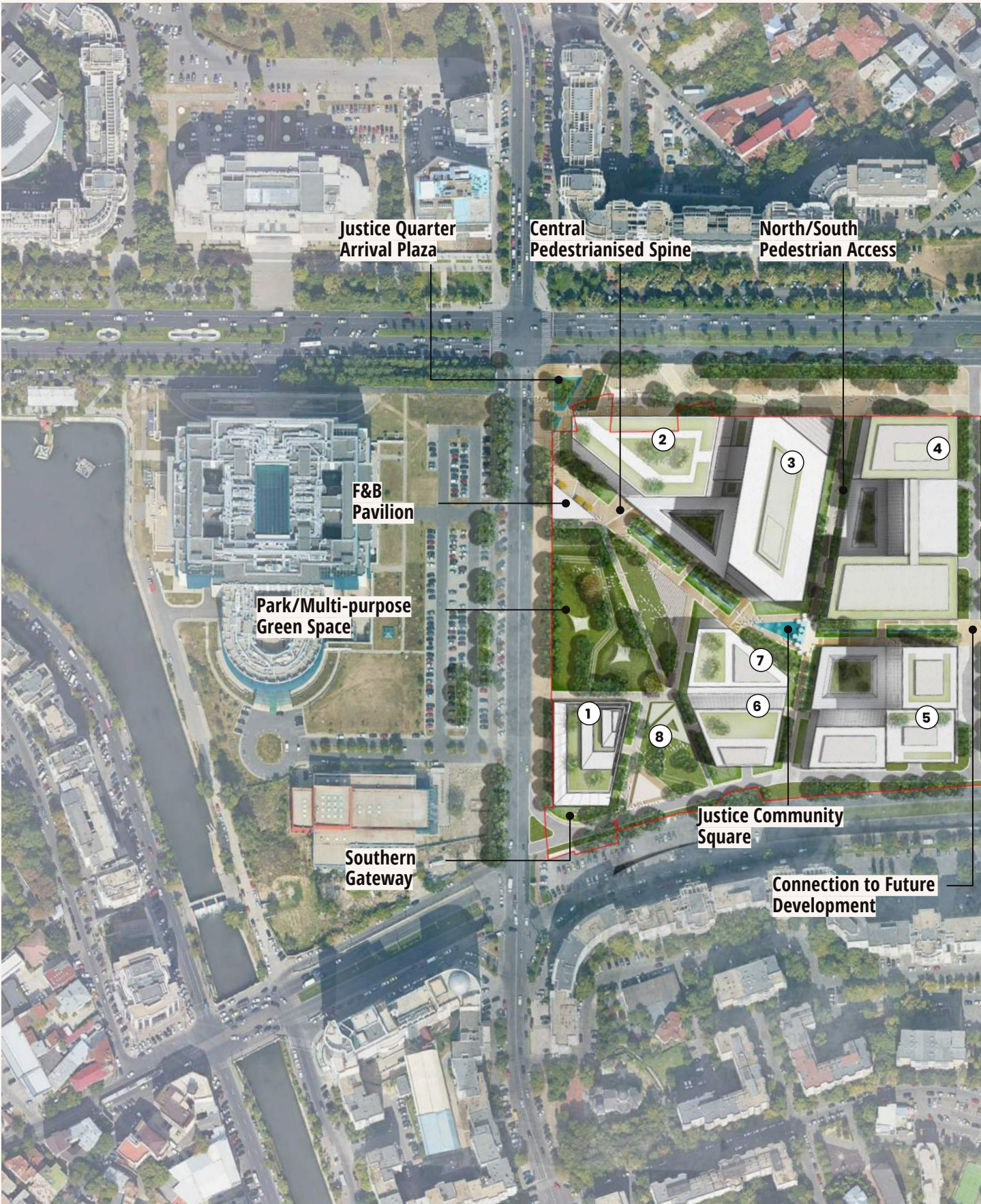




①	Ministry of Justice (Moj)
②	Bucharest Court of Appeal
③	Bucharest Tribunal
④	Courts of Law (sectors 1-6)
⑤	Prosecutors' Office
⑥	SCM, JI
⑦	NIM, NSC
⑧	Lawyers Association

The Justice District

Proposed Site Plan (Excluding Lawyers Association)





The Justice District

Distribution of Judicial Functions and Beneficiaries

The justice district is an ensemble of connected buildings that house each 8 judicial functions listed within the program: Bucharest Court of Appeals, Bucharest Tribunal, Courts of Law, Prosecutor's office, National institute of Magistracy & clerks, the Supreme Council Magistrate & Judicial Inspection, Lawyer's association & the Ministry of Justice. The designation of each of these programs within their respective buildings allows for separate but related identities as well as a public realm experience to weave in and around the edges of the buildings. The site boasts 223,300 sqm of program with 83% of it above grade and 17% below (archives, holding-cells and parking etc.)

Bucharest Court of Appeals

Gross Floor Area: **29,200sqm**
Number of Levels: **9**
Typical Floor Area: **3300 sqm**
Below Grade Archives: **12,000 sqm**

Bucharest Tribunal

Gross Floor Area: **31,500 sqm**
Number of Levels: **8**
Typical Floor Area: **4400 sqm**
Below Grade Archives: **12,000 sqm**

Sectors 1-6 (Courts of Law)

Gross Floor Area: **42,400 sqm**
Number of Levels: **8 & 9**
Typical Floor Area: **5500 sqm**
Below Grade Archives: **14,600 sqm**

Prosecutors Office

Gross Floor Area: **40,000 sqm**
Number of Levels: **9, 10 & 11**
Typical Floor Area: **4100 sqm**

NIM & NIC

Gross Floor Area: **10,000 sqm**
Number of Levels: **7**
Typical Floor Area: **1530 sqm**

SCM & JI

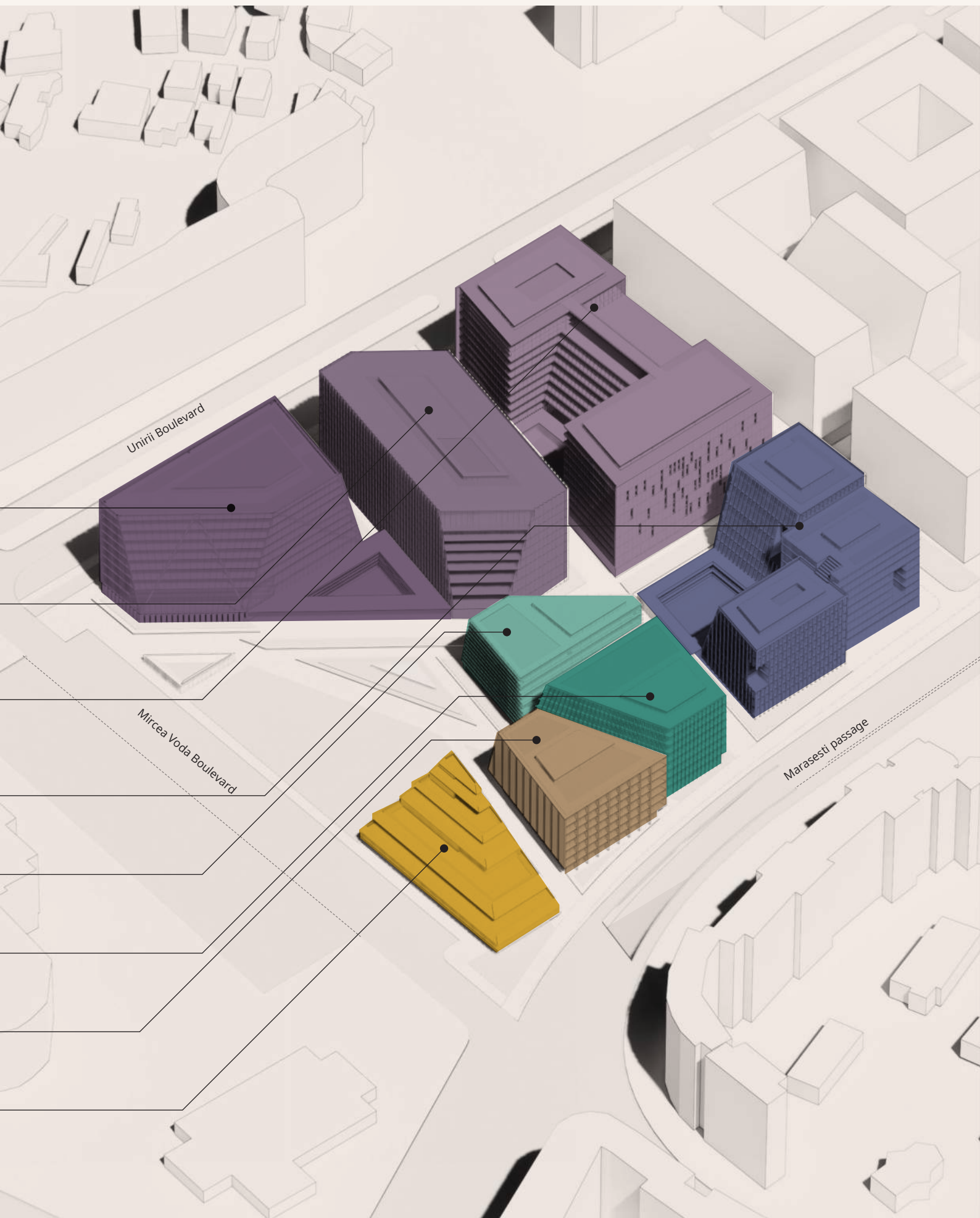
Gross Floor Area: **14,900 sqm**
Number of Levels: **8**
Typical Floor Area: **1920 sqm**

Lawyers Association

Gross Floor Area: **9000 sqm**
Number of Levels: **7**
Typical Floor Area: **1350 sqm**

Ministry of Justice






Gross Floor Area: **9,600sqm**
Number of Levels: **5**
Typical Floor Area : **Does not apply**



The Justice District

Site Circulation

Acting as a superblock, the proposal includes a connected below grade parking with other judicial functions such as security, holding-cells and passive archival spaces. Vehicular circulation is also planned around the site with access points to below grade around this edges. This allows for a seamless pedestrian experience above grade and in between the buildings. The public realm is hence promoted on the site making way for a public park, an abundance of green space with pocket gardens, cafes and kiosques as well the opportunity for local art installations.

-  Open space
-  Pedestrian circulation
-  Vehicular circulation
-  Below grade access
-  Car drop off



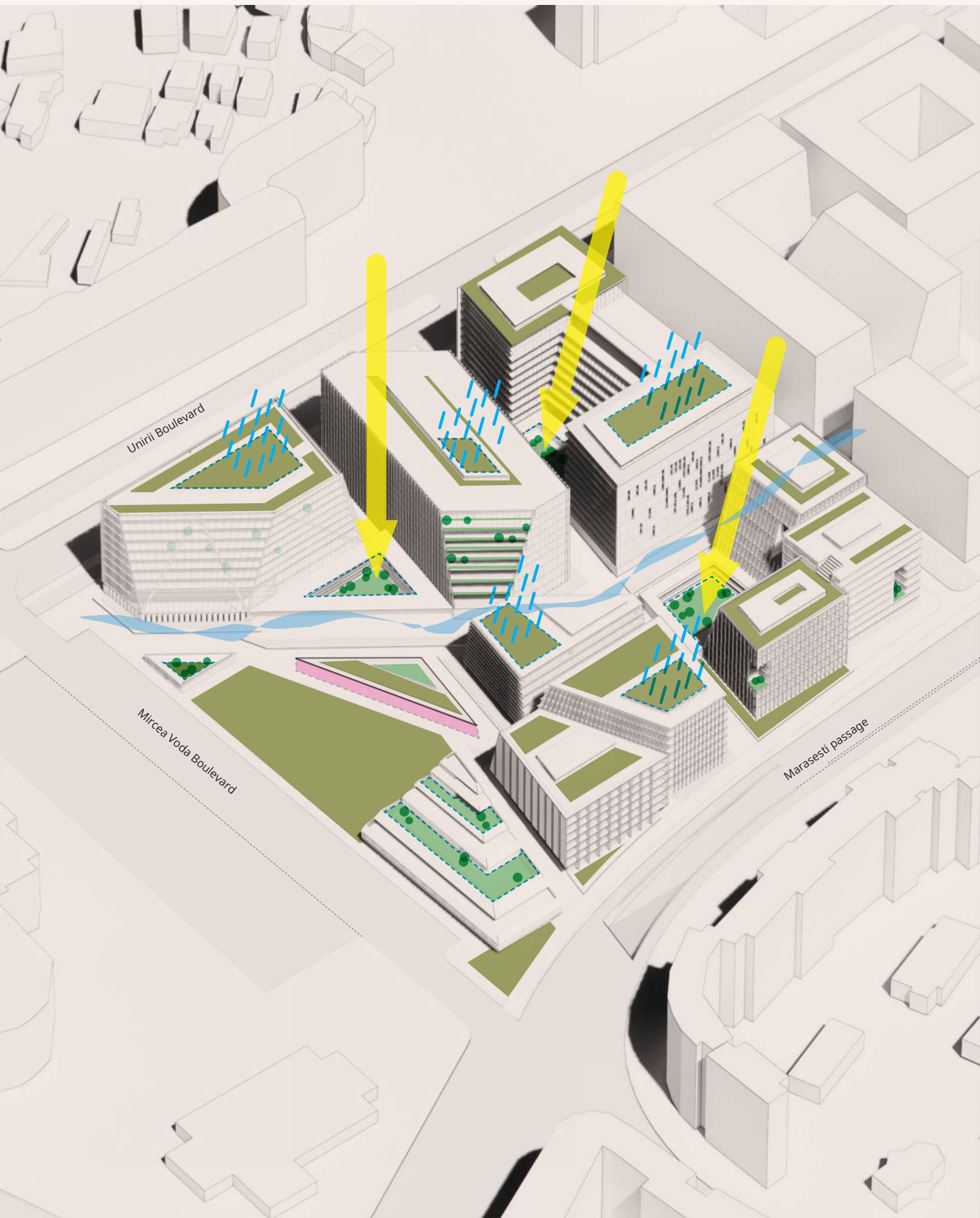
The Justice District

Sustainability and Resiliency Strategies

The 'ensemble' thinking methodology creates an opportunity for collective sustainable strategies to be adopted within the proposal. Ground-level lobby gardens allow for day light access to reach alleys and building facades that would commonly be dim and dark due to large program requirements. Rooftop gardens help in reducing the heat island effect, whilst acting as a means for storm water management. Oblique massing cuts allow for biophilia integration within the interior of buildings as well increasing the general glass façade for more day-light. The site is laid out to respect the prominent East- West Bucharest winds thus promoting passive cooling techniques around the edge of the buildings.

In addition, the ensemble of buildings makes outdoors widely accessible, both horizontally and vertically. The design will employ low carbon construction techniques and materials and will support emerging sustainable construction industries and companies in the local market





-  Green roofs & open parks
-  Daylight access
-  Storm water management
-  Biophilia integration
-  East/west wind direction
-  Below grade central plant

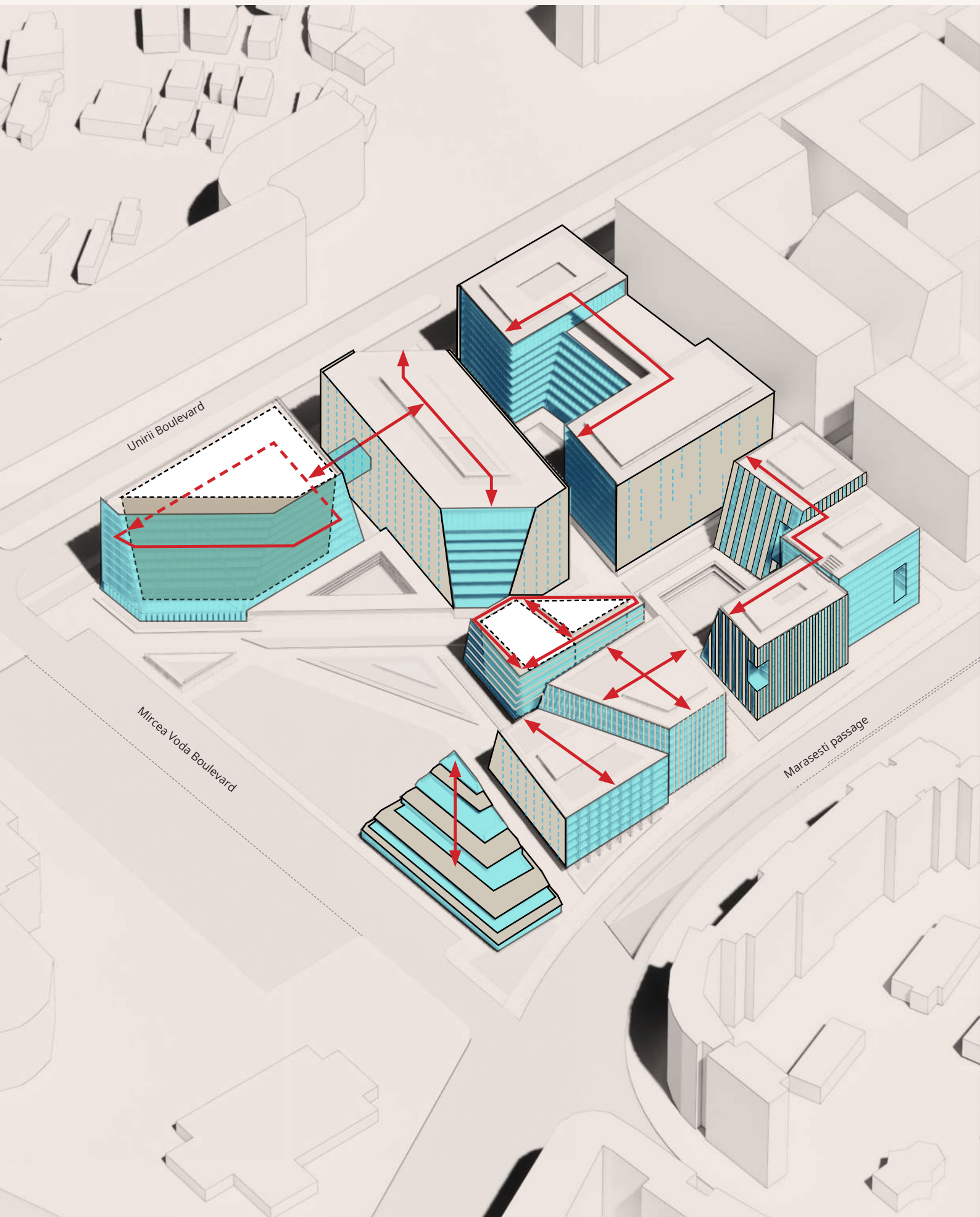


The Justice District


Massing, Transparency and Opacity

Transparency and opacity on the site is balanced amongst the buildings and rationalized in response to the general program and circulation of each of the buildings within the ensemble. Judicial programs that generally require more solid surfaces for security and privacy are either placed in the center with public circulation around it, on the outer edge with public circulation centered, or on one side of the building with public circulation on the other. Curtain wall glass is then introduced primarily on the public side with shading strategies depending on where it faces. This strategy allows for a porous and transparent judicial program that does not hinder or compromise it's security requirements.

-  Solid inside
-  Solid outside
-  Transparency (glass)
-  Interior circulation





A man in a grey suit stands on a modern architectural balcony, looking out at a city with glass-walled buildings and greenery. The balcony has a glass railing and is supported by a network of cables. In the background, there are several buildings, including one with a large glass facade and another with a grid-like facade. There are also green plants and trees visible. The scene is set in a bright, sunny environment.

An important feature of the design is the idea of transparency and visibility, which reinforces the goal of consolidation and integration of judicial functions; celebrates civic uses; and promotes the idea of transparency of justice.

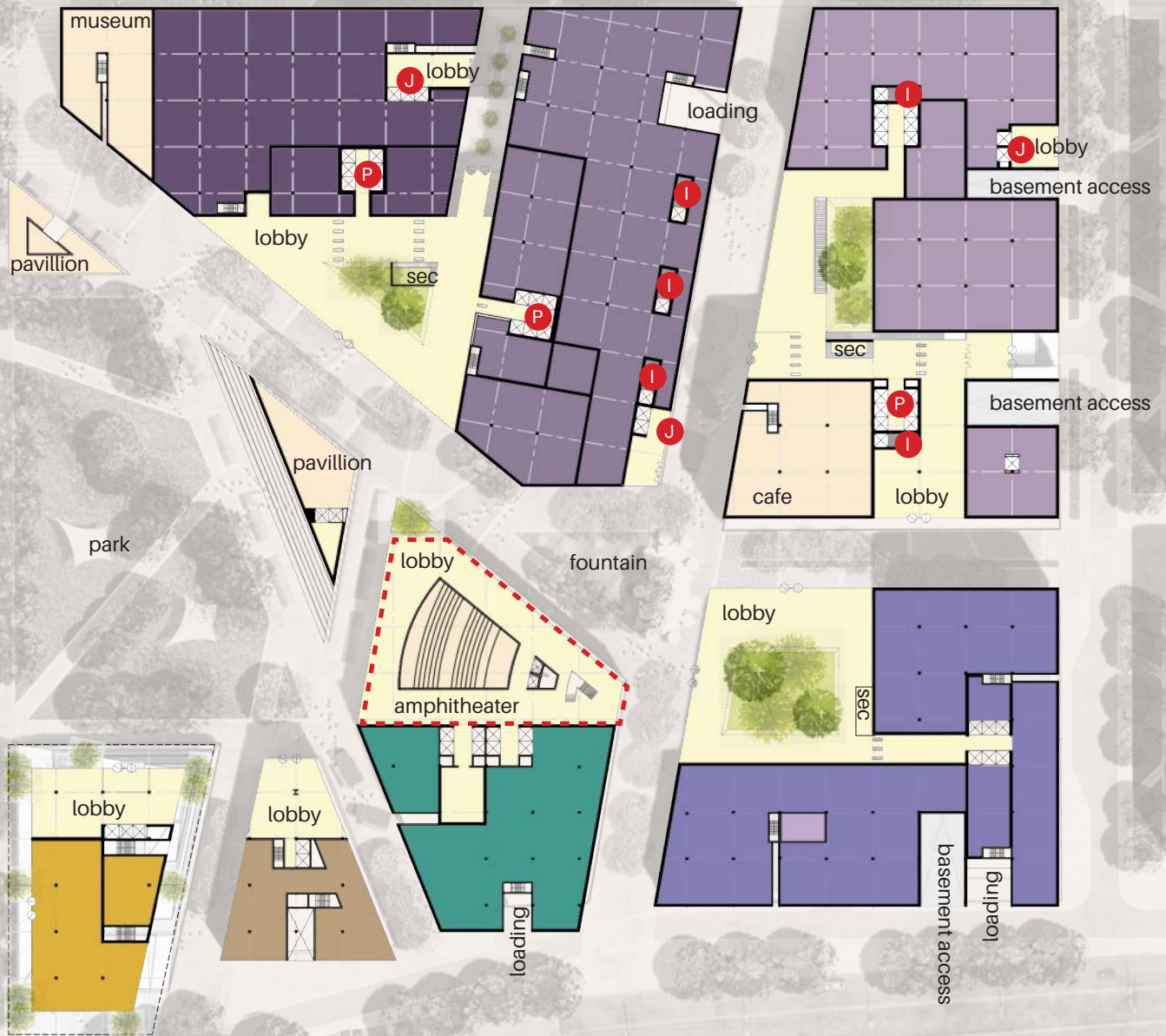
The Justice District

Ground Floor Plan

The distribution of uses at ground level reinforces the role of the main pedestrian route as ‘the spine’ of the development. In addition to public lobbies and courtyards that establish an increased level of transparency, pavillions will draw people into the heart of the Justice District and encourage social interaction. These could accommodate the following temporary and/or permanent uses:

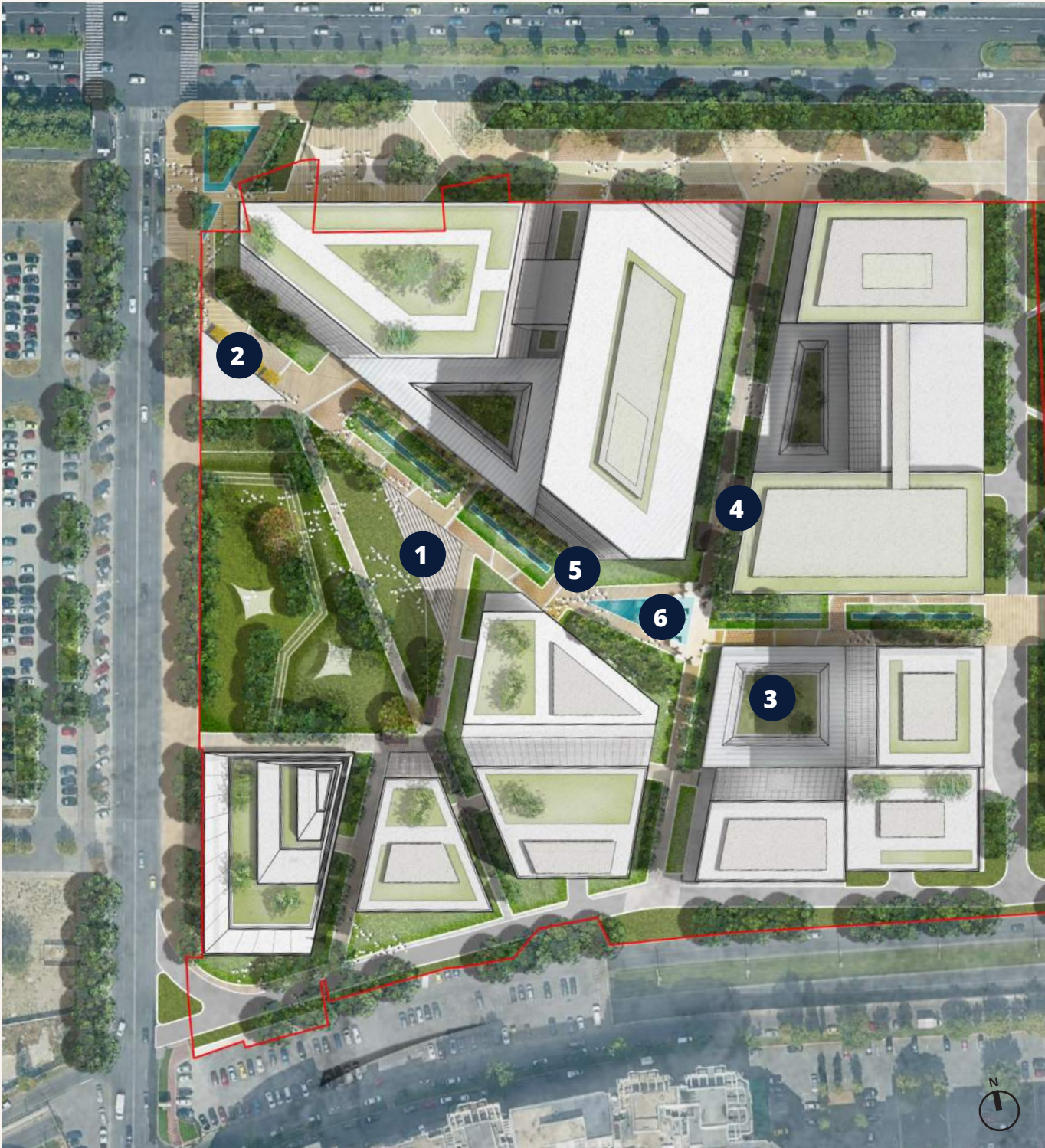
- + Info centre including an interactive map of the Justice District
- + Copy centre
- + Café/ F&B with potential spill-out outdoor space
- + Exhibition space showcasing the history of the place/ programmed for different events throughout the year
- + Pop-up retail / convenience retail
- + Wellbeing info/support centre
- + User testing research pod (engage and learn from the user groups first hand)
- + Market suite (prior to the development being finalised)

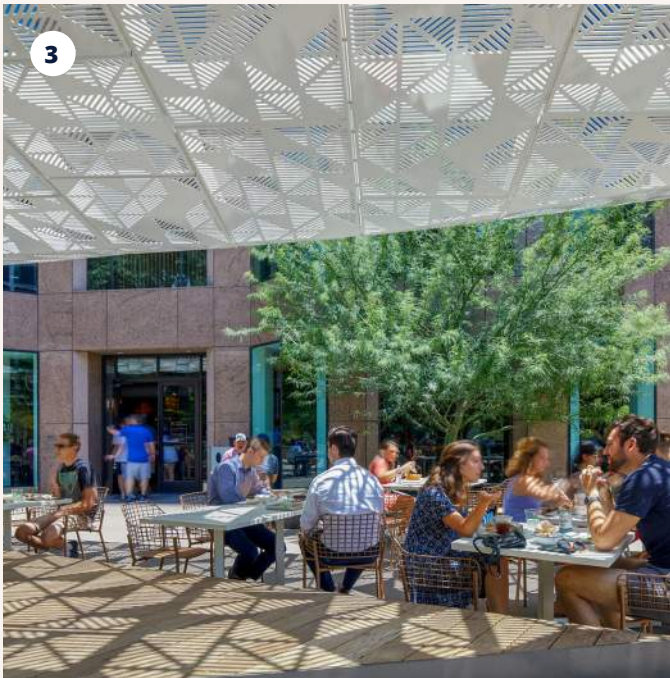
	Prosecutors' Office
	Bucharest Court of Appeals
	Bucharest Tribunal
	Sectors 1-6 (Courts of Law)
	Superior Council Magistracy & Judiciary Inspection
	National School of Clerks and National Institute of Magistracy
	Ministry of Justice
	Lawyer's Association
	Judge's entrance
	Inmate elevators
	Public access



The Justice District

Activation Strategy

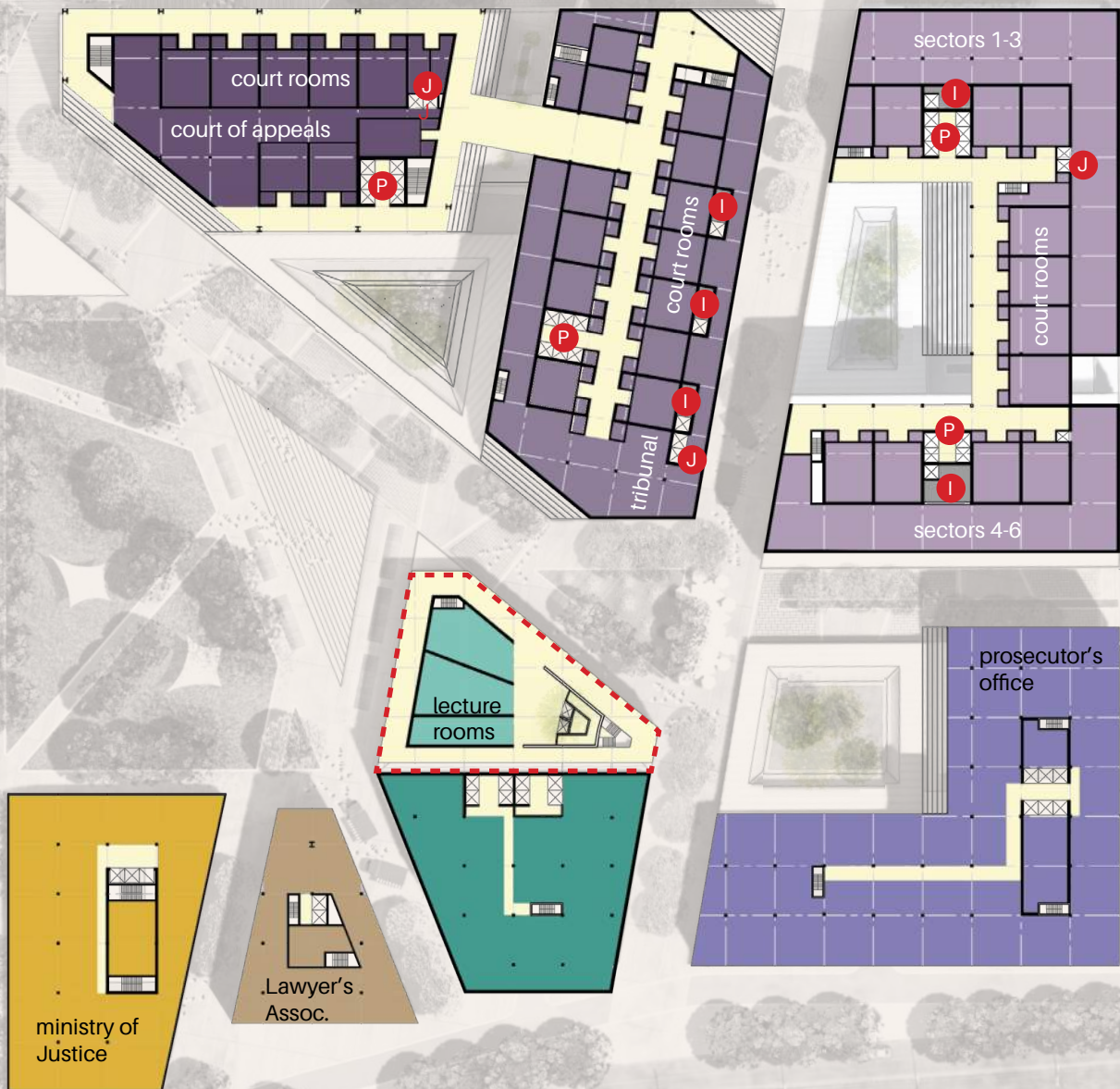




The Justice District

Typical Floor Plan

	Prosecutors' Office
	Bucharest Court of Appeals
	Bucharest Tribunal
	Sectors 1-6 (Courts of Law)
	Superior Council Magistracy & Judiciary Inspection
	National School of Clerks and National Institute of Magistracy
	Ministry of Justice
	Lawyer's Association
	Judge's entrance
	Inmate elevators
	Public access



The Justice District

Basement Access Diagram



The Justice District

Basement Plan Diagram



- Archival Storage
- Prisoner Holding
- Prisoner Transportation Sys.
- Mechanical Spaces
- Parking Area

The Justice District

Materiality



Structural Steel



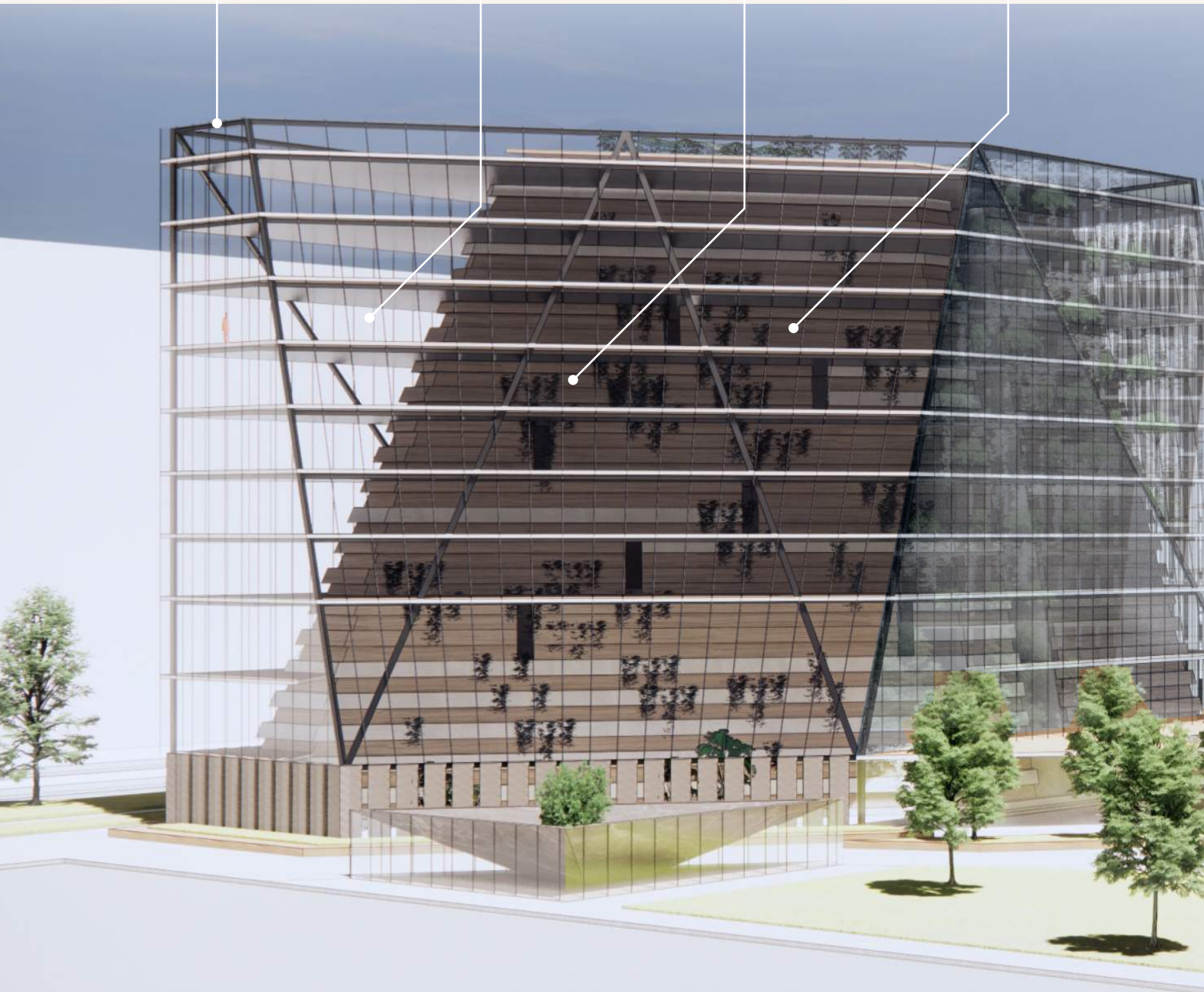
Curtain Wall



Stone Variety



Wood shading





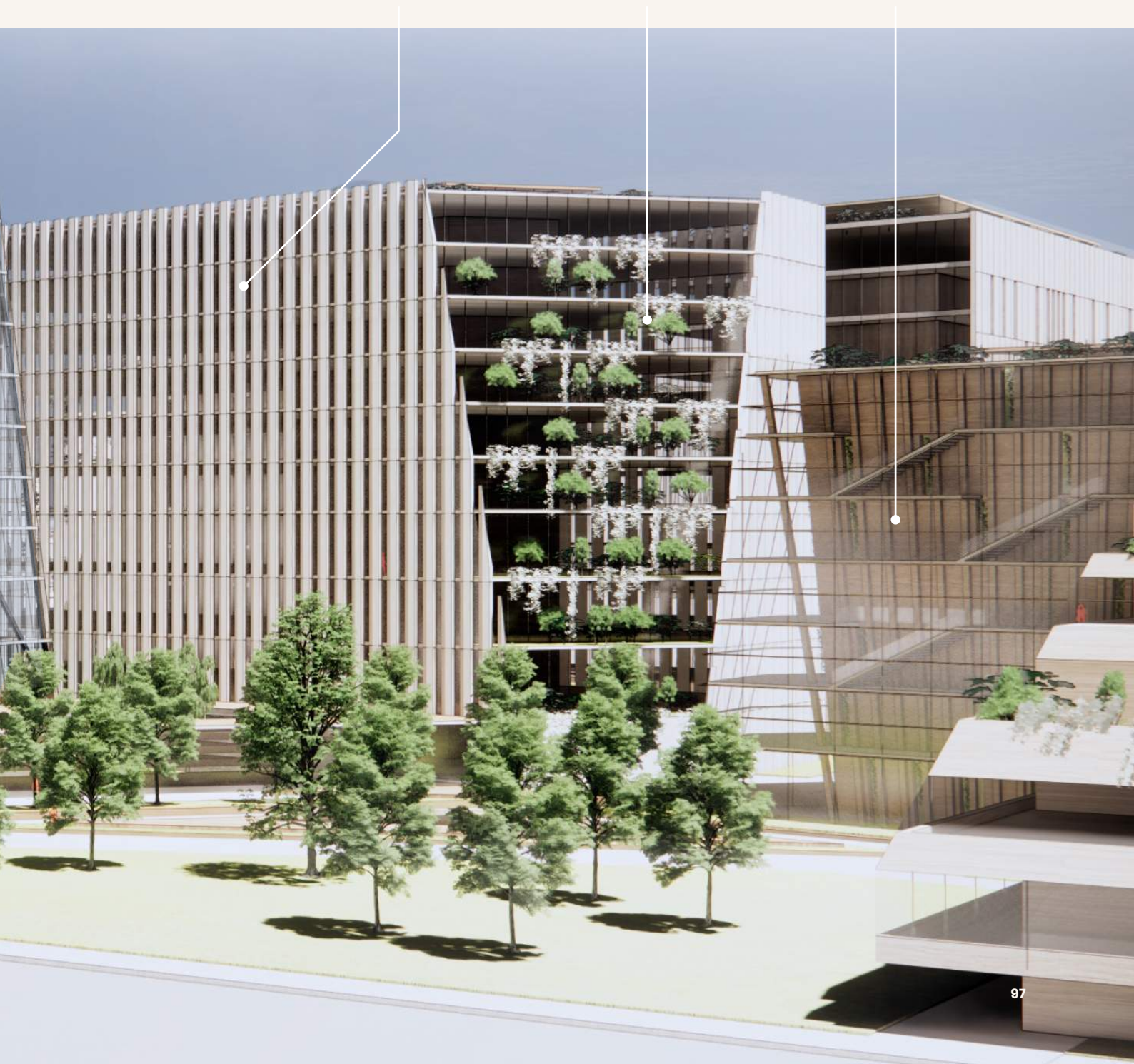
Stone Variety



Vegetation

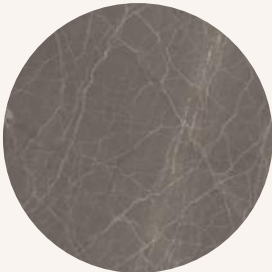


Wood Interiors



The Justice District

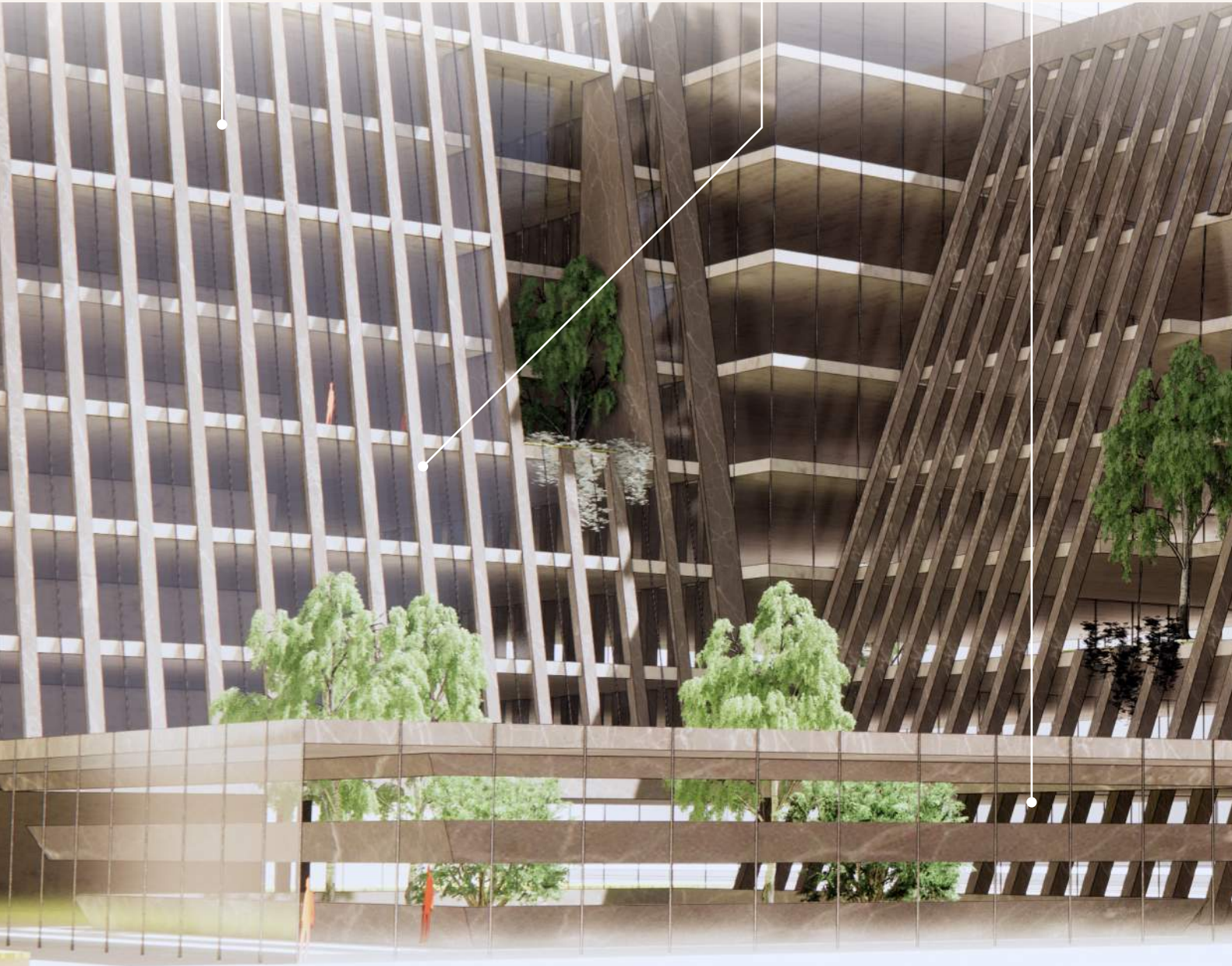
Materiality



Stone Variety



Structural Glass





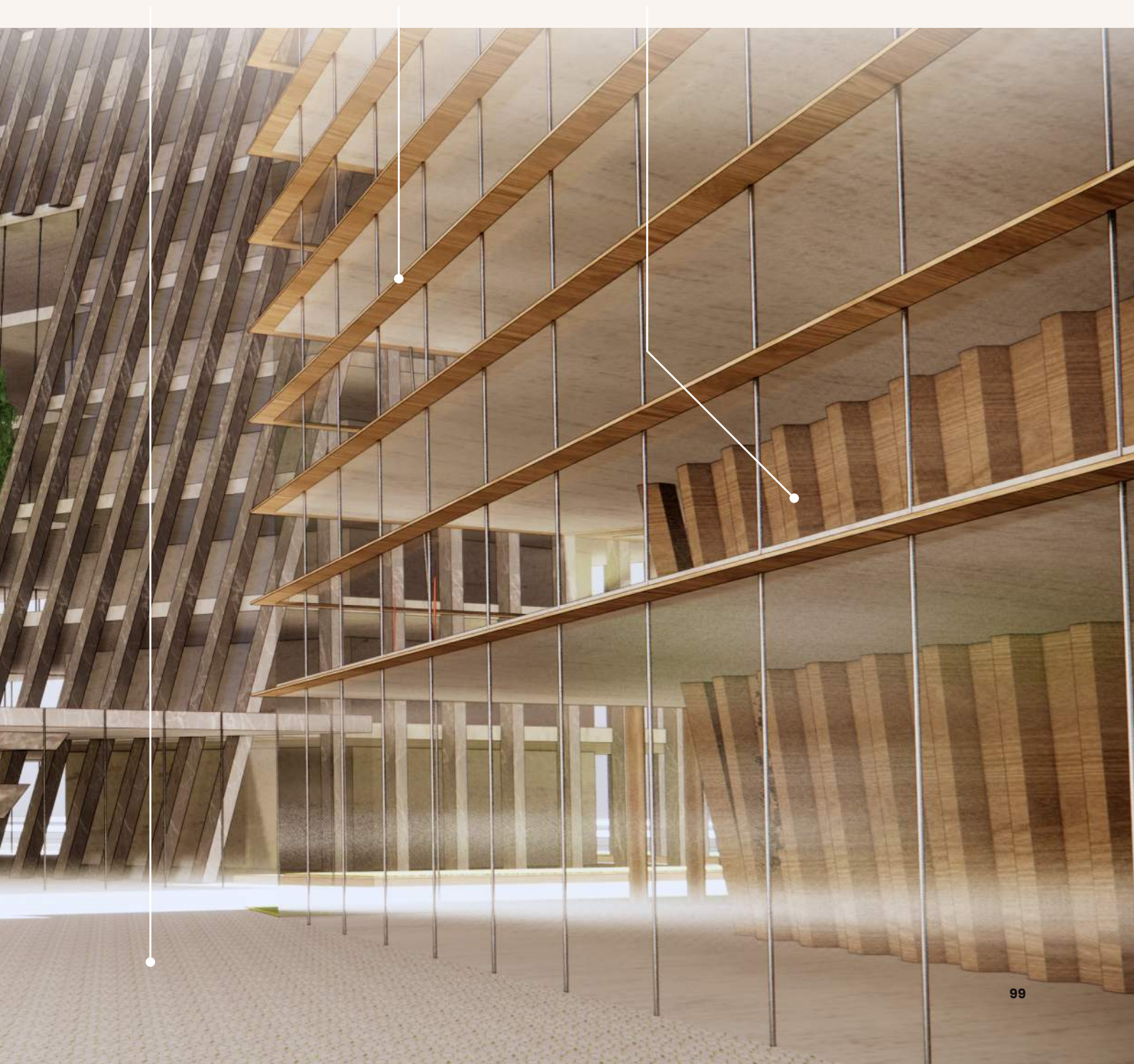
Patterned Paving



Wood Louvers

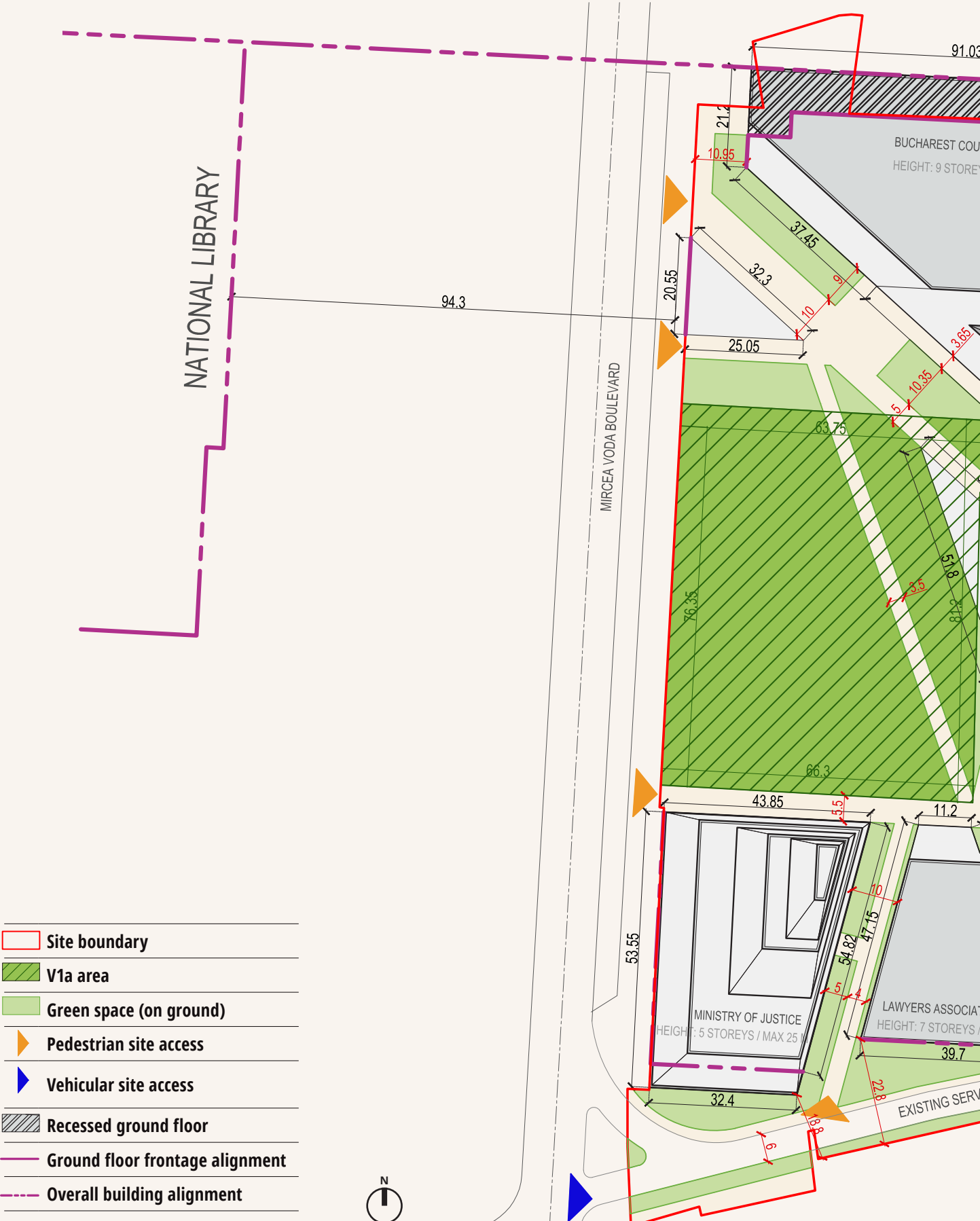


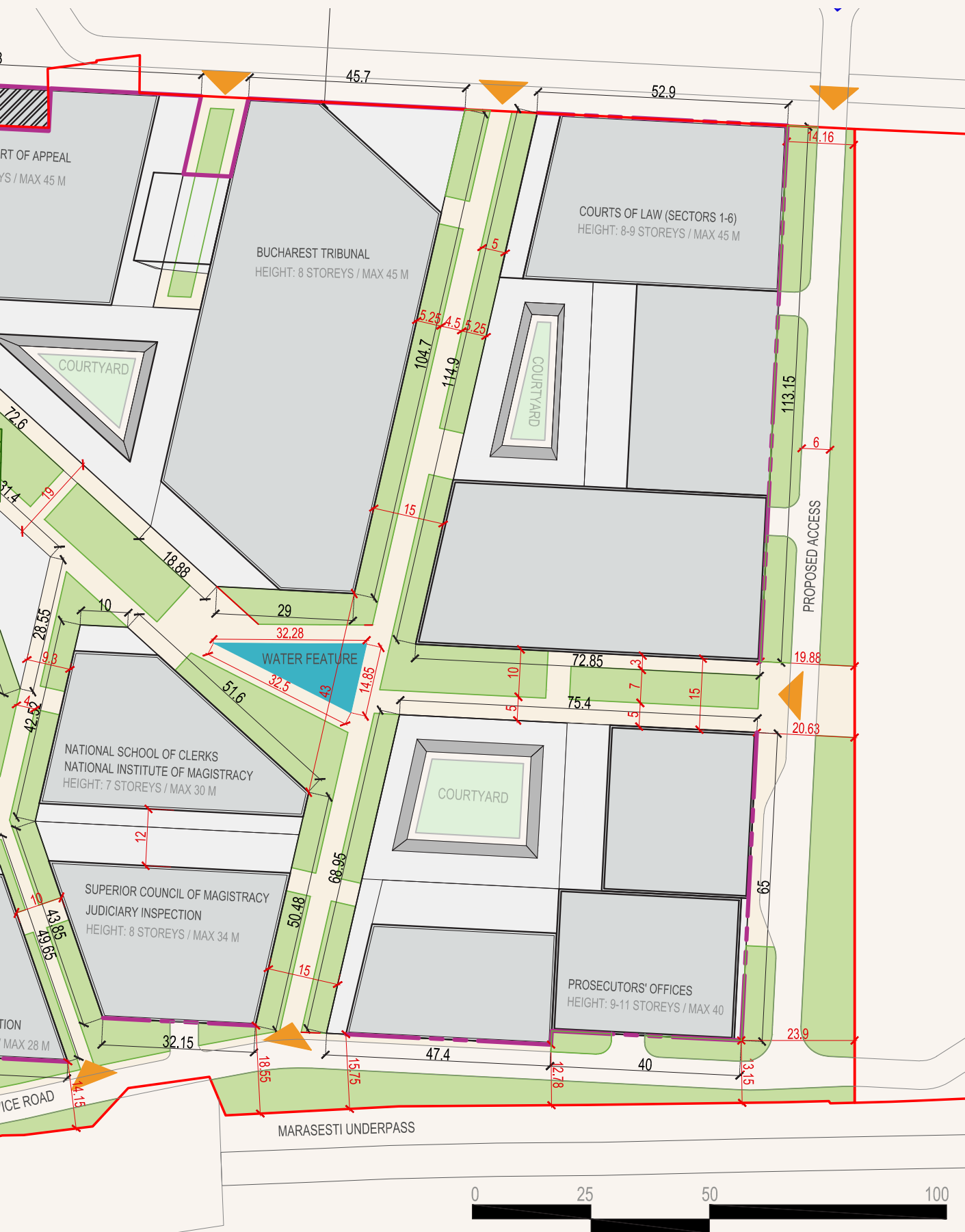
Wood Interiors



The Justice District

Technical Site Plan





The Justice District

PUZ Sector 3 Compliance

	PUZ area Requirements	Comments
Site area	53,270	
V1a	5,270	Measured based on PUZ overlay
V1a green	4,743	90% of V1A area
CA1	48,000	Excludes V1a area
Maximum building footprint	36,000	Based on 75% plot coverage (as regulated in PUZ Sector 3) - can increase up to 80% if used for max 2 storey buildings/ pavillions (commercial activities, performance spaces, retail etc)
Maximum GEA	216,000	Based on maximum 4.5 FAR defined in PUZ
Plot coverage/ POT	75%	
FAR/ CUT	4.5	
Green space CA1 (on ground)	9,600	20% of CA1 area
Green space CA1 (terraces/ above ground)	4,800	10% of CA1 area
Green space CA1 total	14,400	30% of CA1 area
Basement	38,400	Up top 80% of the plot area can be used for underground parking, but 10% of that needs to ensure a 2,00m deep area for planting

* Areas shown in SQM

Proposed master plan	
	53,270
	5,270
4,708	*4,743 sqm could be achieved if the shape if the V1a area would allow an addition to the north or east (i.e. change in shape)
48,000	
29,380	
186,600	*above ground
61%	
3.9	
9,640	* including 230 sqm of water features (central square)
4,800	*including courtyards
14,440	
37,905	* excluding V1a area



Through consolidation of federal courts and sectors, the Bucharest Justice District will be a model for judicial access, transparency and function; an anchor and icon for the community; and a catalyst for neighborhood regeneration.



