

# Urban - Architectural Competition



## Centre of Špindlerův Mlýn

## General Competition Brief

\*This document is a translation of the General Competition Brief/Rámcové zadání soutěže in Czech. In the event of any discrepancies or disputes regarding interpretation, the Czech version of this document shall prevail.

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# 1

## Introduction

I am pleased to present to the architectural teams a territory whose transformation is meant to respond to the demands of a year-round, lively mountain town. We see the competition as a tool to test the future form of the centre of Špindlerův Mlýn—its extent and character of development, the quality of public spaces, work with landscape and greenery, and transport relations with a strong preference for walkability. In cooperation with the owner of the key plots, we expect proposals that clearly define the limits of what is possible and, above all, present a comprehensible urban concept—a legible, compact, and dignified heart of the town with a high-quality square, connected public spaces, and a well-considered functional mix for locals and visitors in year-round operation. The brief also includes testing logistics and safety of movement in both winter and summer seasons, applying robust landscape principles, including microclimate measures and water management.

We are at the beginning of the process. The task of the competition is to provide the town and the investor with a basis for further decision-making. Only on that basis will we determine specific functions and volumes and, where appropriate, consider amendments to the land-use plan. We prefer solutions that are built on a clear concept, careful work with scale, and long-term sustainability over flashy gestures. We are looking for an approach that strengthens the identity of the mountain town and creates an environment we can be proud of in the long term—both in everyday life and at the height of the season.

I look forward to proposals that will set the direction for a feasible and vibrant transformation of the centre.

**Martin Jandura**

Mayor of the Town – Špindlerův Mlýn

The centre of Špindlerův Mlýn is unquestionably exceptional, though today unfortunately neglected and inadequate both morally and technically; it therefore deserves a thoughtful and sensitive transformation. The vision of the new centre presented a year ago is the first step toward creating a high-quality public realm that meets the current needs of residents and visitors alike.

We are preparing the project in close cooperation with the town, landowners, the business community, and the public, whose inputs helped to define the specifics of the area more precisely. A working group appointed by the Town Council has unified the brief for an open urban-architectural competition.

We strive for a dignified local centre without the dominance of car traffic, with underground parking, active ground-floor frontages, and urban greenery that supports everyday encounters. The aim is to connect civic amenities, services, housing, and quiet places so that everything harmonises with the mountain setting.

This competition is an opportunity to remedy the debts of past years and to restore the heart of the town to functionality, friendliness, and prestige. Thank you to everyone for your cooperation and engagement; I believe that together we will create a place we can be proud of.

**David Musil.**

Country Managing Director, Penta Real Estate

# 2

## Shared Vision for the Centre of Špindlerův Mlýn

During the preparation of the competition, a working group composed of representatives of the town and the client gathered. A public meeting over a map and an online evaluation of the area also took place. The outputs of all these meetings are summarised in the following vision of the centre of Špindlerův Mlýn.

The town and the investor agreed that the specific form of the new town centre will, while respecting this vision, be selected through an urban-architectural competition. The outputs of this competition will serve as a basis for further negotiations between the town and the investor.

### 1. Respect for the identity of the place



The new centre will build on the historical character and the genius loci of the town. The development will respect the terrain morphology, the views of the surrounding slopes, and it will integrate the Elbe River into the centre. Architecture will match the importance of the centre and harmoniously complement the existing urban structure.

### 2. A vibrant, all year-round centre



A representative, vibrant square will emerge as a natural meeting place for residents and visitors. Ground floors of buildings around the square will offer services, shops, culture, and gastronomy, thus supporting life in the centre even beyond the peak seasons. The square will host markets, festivals, and other events throughout the year.

### 3. Housing and civic amenities



Civic amenities in the ground floors of buildings around the new square will increase the centre's attractiveness for residents and visitors. For economic sustainability of the project, new apartments will also be created. Models of their use will be set however, to limit long-term vacant apartments and support all year-round life in the town centre.

### 4. High-quality public space



The new square and all public spaces connected to it will be designed in a unified visual style and of high architectural quality. An integral part of it will be sufficient greenery.

### 5. Sufficient greenery



Public spaces in the centre will include enough greenery to make it obvious that although we are in the town centre, we are still in the heart of the Krkonoše mountains. The memorial fir and the adjacent spruce will be respected.

### 6. Stronger connection with the Elbe River



The town centre will be more interlinked with the river, with direct access to the water. The connection between the two river banks will be improved, hence linking the park and hotel promenade on the right river bank to the new square.

### 7. Safe movement for pedestrians and cyclists



The centre will be open to pedestrians, permeable, and safe. Most public spaces will primarily serve to safe pedestrian circulation. Cycle routes will be connected to the centre to avoid collisions between cars and cyclists, and between pedestrians and cyclists.

### 8. Streamlined car traffic



Car traffic in the centre will be streamlined and minimised. Service access to existing hotels, guesthouses, and civic amenities will be maintained. The Svatopetrská road will be diverted away from the square.

### 9. Parking largely placed underground



Parking for new buildings and part of visitor parking will be provided underground. The organisation of parking in the underground garages will provide maximum utilisation so that parking spaces do not remain vacant long-term. On the surface level, short-stay parking will serve visitors for the shops and services.

### 10. Sustainability and technology



Modern technologies will be used, with minimal environmental impact and with energy and cost-efficient operation.

# 3

## Basic Information about the Competition

## 3.1 Subject of the Competition

The subject of the competition is to find an optimal urban and architectural design for the centre of Špindlerův Mlýn. This should reconcile the requirements of the town

as defined in the shared vision for the town centre and the requirements of the main private investor, Penta Real Estate.

## 3.2 Area concerned in the Competition

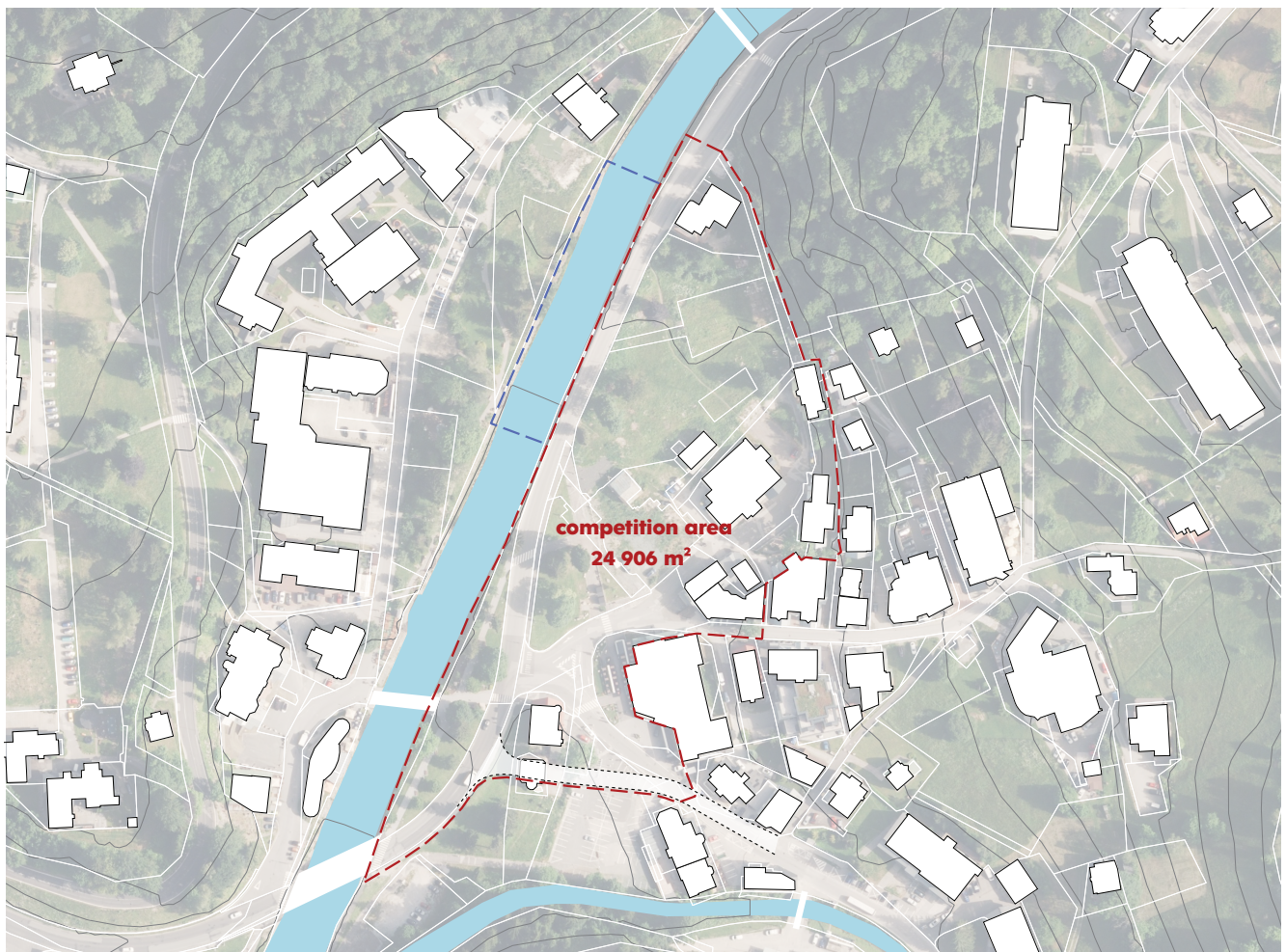
The competition will address the centre of Špindlerův Mlýn, i.e., the area on the left bank of the Elbe, around the junction of the roads to Špindlerovská and Svatý Petr. The area covers almost 25,000 m<sup>2</sup>. It is defined to the west by the Elbe River, to the east by the edge of the terrain slope and the façade of the Central Hotel. The southern boundary is defined by the southern edge of the corridor that is designated in the land-use plan for relocating the road to Svatý Petr.




Within the competition area, competitors are required to propose an urban design, including the design of public

spaces, blue–green infrastructure, and an overall traffic solution. The architectural design of all buildings in the area and the architectural details of public spaces will also be required.

Competition entries will also address wider connections to ensure the centre becomes a functional part of Špindlerův Mlýn. Within the wider connections, a section of the Elbe River is defined where competitors may test the suitability of a new link between the right and left banks of the Elbe.

Diagram 1 Definition of the Area Concerned, Author: ONplan



-  competition area
-  potential connection zone
-  corridor for the relocation of the road to Svatý Petr as defined in the land-use plan

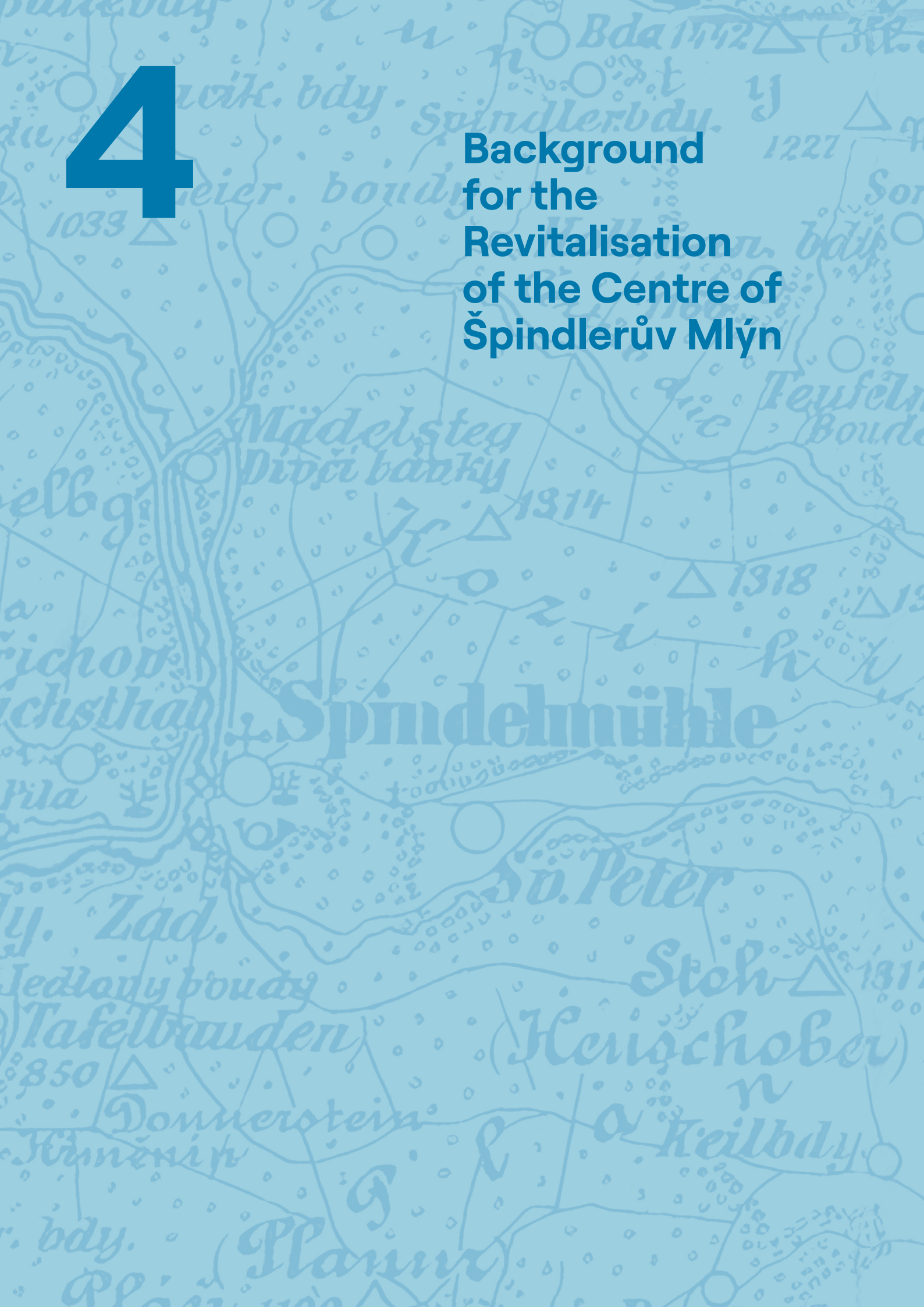
0 25m 50m 75m 100m 

Author: ONplan

Date: 06. 25

# 4

## Background for the Revitalisation of the Centre of Špindlerův Mlýn



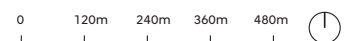
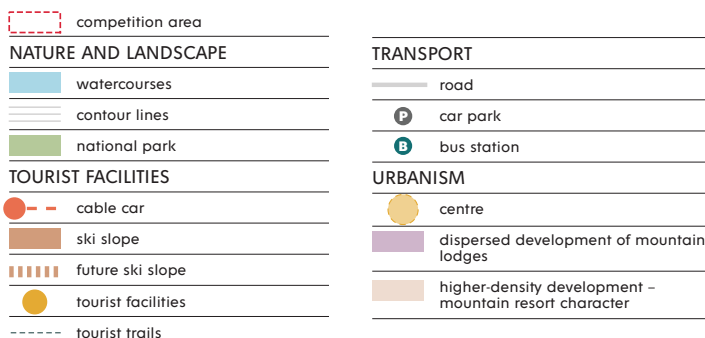
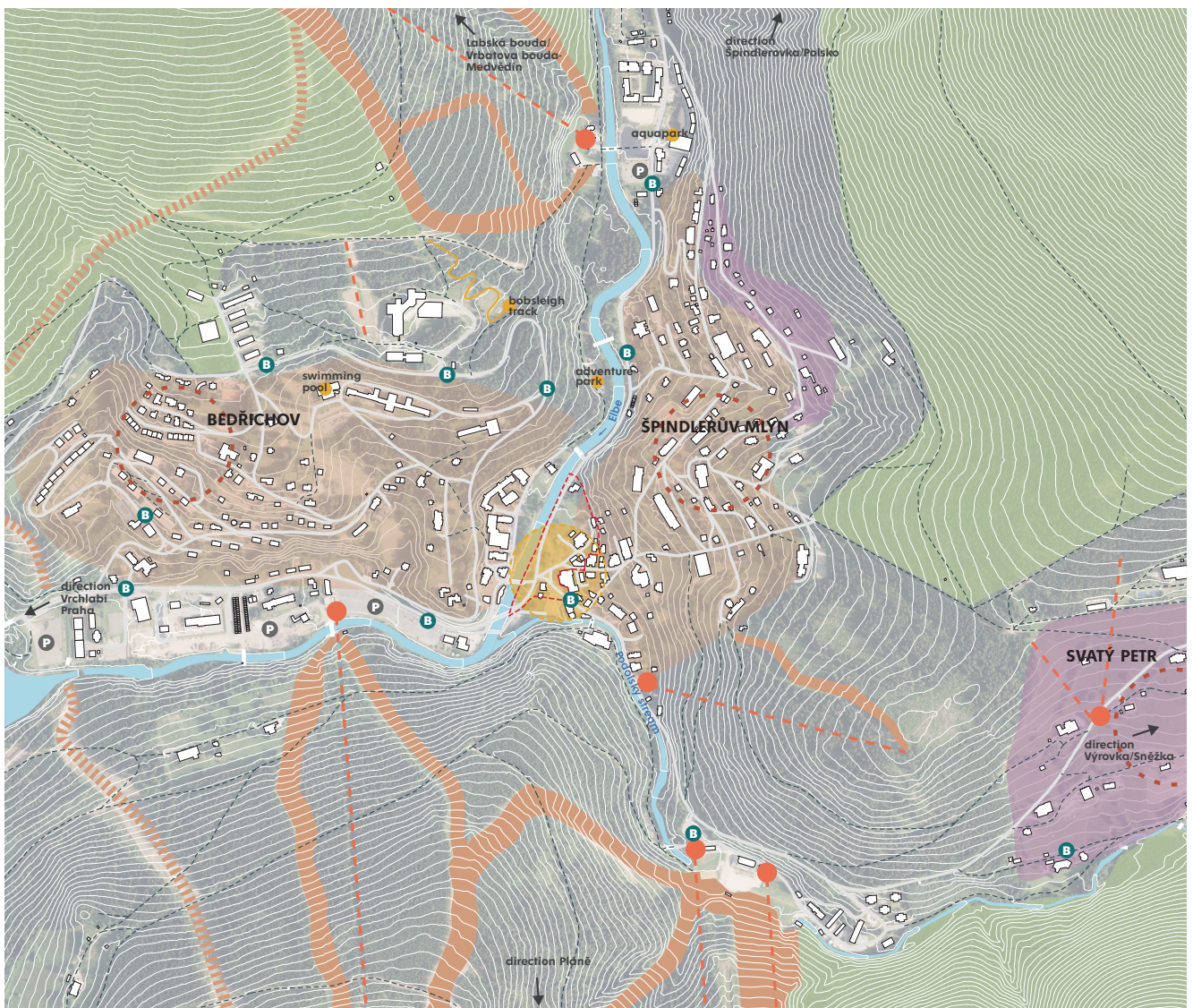
# 4.1 Context

Špindlerův Mlýn is one of the most significant mountain resorts in Krkonoše. The town is situated along the Elbe; its centre is naturally located at the confluence of the Elbe and the Dolní Stream. The town's highest point is Luční hora at 1,555 m a.s.l., the second-highest mountain in the Czech Republic. The town centre lies at approximately 717 m a.s.l.

The town has four parts—Špindlerův Mlýn (including Svatý Petr), Bedřichov, Labská, and Přední Labská. About 1,150 inhabitants live here, but the number of the town users—especially in the high winter season—is many times higher.

Špindlerův Mlýn is connected to Vrchlabí—and through it to the wider road network—only by road II/295, which terminates in the town centre. Beyond it, only local roads continue toward Špindlerovská, Svatý Petr, and Bedřichov. There is a high concentration of hotels, guesthouses, apartments, restaurants, shops, and services around the centre. Major tourist routes lead through the centre; ski slopes (Hromovka, Medvědin, and many others) and further attractions are nearby.

Diagram 2 Wider Context, Author: ONplan



Author: ONplan  
Date: 03. 25

## 4.2 History

From the 16th century onward, Špindlerův Mlýn gradually evolved from a mining and forestry settlement—the centre of a specific mountain-farming economy—into a popular summer tourist destination and air spa, and later into the most visited winter resort in the Krkonoše mountains.

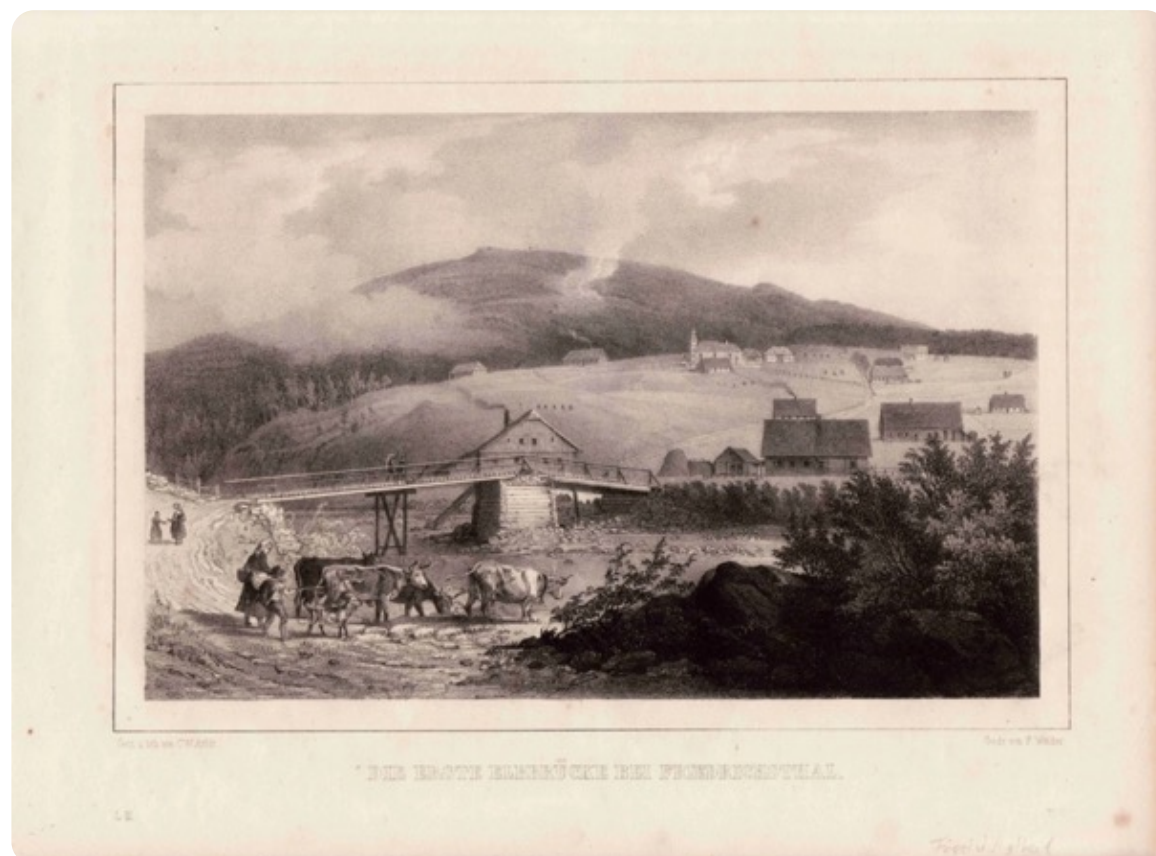
### 16th century – arrival of the first inhabitants

The first inhabitants in the area around Špindlerův Mlýn in the 16th century were miners, extracting mainly iron ore and silver. Forestry workers also operated in the area. They began settling in the mountains and built the first dwellings—‘boudy’ (mountain huts), kept cattle, and farmed. Ore mining in Krkonoše gradually ceased during the 18th century. The inhabitants of the mountain huts moved to Špindler’s mill. Due to a coincidental administrative error, the mill’s name ‘Špindlerův mlýn’ was transferred to the municipality that had previously been called Svatý Petr.

### 19th century – development of tourism

In the 19th century, Špindlerův Mlýn gradually became a favourite starting point for early tourists. Owners of the mountain huts provided accommodation to the first visitors, and some expanded their dwellings. The first hotels and restaurants appeared. By 1894, there were already 18 hotels and restaurants operating here, and tourism gradually replaced grazing and mining. In the second half of the 19th century, climate (air) spas operated here.

Lithograph from 1840 depicting a wooden bridge over the Elbe and a hillside with a church, Source: Špindlinfo





The center of Špindlerův Mlýn with Hotel Central in the 1920s,  
Source: ('Geschichte', n.d.)

The center of Špindlerův Mlýn on a  
postcard from 1901, Source: Špindlinfo,



Descent with horned sleds from Petrova Bouda on a historical postcard, Source: Špindlinfo



## 20th century – emergence of a winter resort

Initially, the tourist season took place mainly in the summer, but winter sports by sled, and later by skis, grew in popularity. The first single chair lift in Špindlerův Mlýn was built in 1947, leading to Pláně. In the 1950s and 1960s, additional ski slopes and lifts were gradually built in Svatý Petr, Hromovka, and Medvědí. Špindlerův Mlýn thus gradually became one of the largest alpine skiing centres in the Czech Republic.

## 20th–21st centuries – population decline and tourist growth

From the end of the 19th to the mid-20th century, the number of inhabitants in Špindlerův Mlýn ranged between 2.5 and 3 thousand. Today, only about a third of the original number of registered residents live here. In the winter season, however, the number of users of the town multiplies. In the second half of the 20th century, many hotels and guesthouses were built; in recent decades, mostly new apartments have been built.

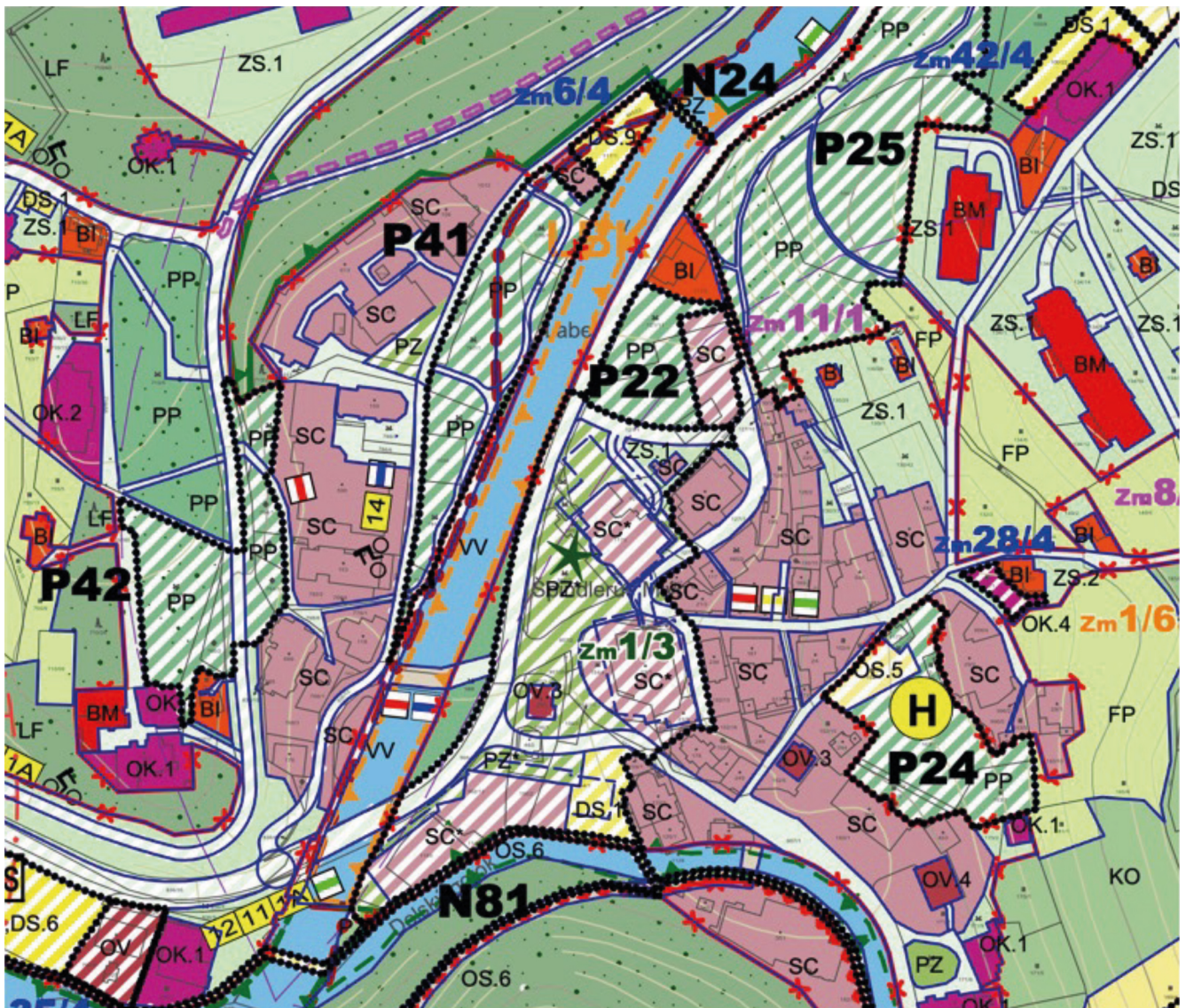
Original single-chair cable car on Pláně, Source: Špindlinfo



## 4.3 Planning History

In the currently valid land-use plan, the area to be addressed by the competition is not conceptually designated as the new centre of Špindlerův Mlýn. Buildable Areas zoned as 'mixed housing in the central zone' are delineated essentially where historical, now non-existent buildings once stood. This configuration of the area cannot be considered ideal for shaping a new centre, which should be ideally defined by buildings with active ground-floor.

The outputs from the competition will serve as a basis for discussions with the town about a potential amendment to the land-use plan. The land-use plan is therefore not a binding basis for the competition.



		Bydlení smíšené v centrální zóně
		Bydlení smíšené v centrální zóně v lokalitě ZMI/3
		Bydlení individuální – rodinné domy (kapacita ubytování do 8 lůžek) Bl. 1 – Rodinné domy (ubytování do 8 lůžek) s doplňovými stavbami
		Veřejná prostranství s dominantní funkcí pěší dopravy a veřejné zeleně v lokalitě ZMI/3
		Veřejná prostranství – parky

Excerpt from the main drawing of the Špindlerův Mlýn Town Master Plan, Source: (Hýsek & Rucký, 2023)

SC purple - mixed housing in central zone, SC\* mixed housing in central zone on site ZMI/3, BI red - individual housing, family houses (accommodation capacity up to 8 beds), BI.1.red - family houses (accommodation up to 8 beds with ad on buildings), PZ\* green - public spaces with predominantly pedestrian traffic and public greenery on site ZMI/3, PP green - public spaces- parks

## 4.4 Analytical Inputs

The aim of this chapter is to describe the main values and problems of the town centre. The presented analysis was the starting point for formulating individual themes of the competition and the tasks to be addressed.

Detailed information about the area will be provided in the publication 'Information about the Area', which will be handed to the selected participants together with the invitation to participate in the competition.

### Main values of the town centre

#### A town amid nature

Špindlerův Mlýn lies within the Krkonoše National Park. The town centre is naturally located in the valley of the Elbe at its confluence with the Dolski Stream, on a flat area defined by the slopes of the rugged Krkonoše mountain landscape. Some of the slopes enclosing the centre are forested. On the gentler eastern slopes, the built up area transitions into mountain meadows. The centre is thus in direct contact with the surrounding mountain landscape, which strongly shapes its character.

There are valuable coniferous trees in the town centre. The most significant is the 'Špindlerovská jedle' (a protected memorial fir). These trees also serve as wayfinding landmarks in the centre and can be seen as a reference to the town's coat of arms.

#### Preserved basis of the characteristic urban fabric

Despite numerous changes, Špindlerův Mlýn retains the basic features of its original urban fabric, which is largely determined by the strong local terrain morphology. Many historic paths remain, as does the location of the centre, and a somewhat chaotic building pattern that relaxes significantly from the centre into the landscape.

From the town centre there are many views of the nearby and more distant mountain slopes. These views significantly shape the centre's character. Some views back toward the centre from the surrounding slopes have also been preserved.

#### Valuable public spaces in the centre

The park on the right bank of the river Elbe has an urban, almost spa-like character and can be regarded as a reference to the past of Špindlerův Mlýn as an air spa. The park connects directly to Harrach's Path, the oldest tourist route in the Krkonoše mountains, which becomes a hotel promenade in the centre of town.

On the left bank of the river Elbe, at the landing of the White Bridge, there is a small park with benches which, although bounded by a road, has a calmer character than the hotel promenade. This park is a remnant of the original layout of the town centre.

The street informally called Okružní historically links the town centre with the Church of St Peter and the school. The section adjoining to the centre is lined with hotels and guesthouses with active ground floors and can be considered an important public space of the town.

#### Historic paths, bridges, and footbridges preserved over the Elbe

Historic routes from the centre into the surrounding slopes have, despite intensive new development, retained the character of 'mountain paths' connecting individual huts on the slopes. Many of these paths are used for servicing nearby buildings; however, the traffic system treats them as shared spaces that are also used by pedestrians.

There are four bridges/footbridges directly in the centre ensuring connection across the river Elbe. The bridge on Vrchlabská road serves both cars and pedestrians. The White Bridge, the footbridge south of the Vrchlabská road bridge, and the new wooden footbridge north of the concerned area are pedestrian-only and connect the area to the bus station and park-and-ride, to the hotel promenade, and to Harrach's Path.

#### Concentration of civic and tourist amenities in the town centre

Špindlerův Mlýn ranks among the most significant mountain resorts in Krkonoše, with high visitor numbers and many tourist attractions in and around the town. Around the centre there is civic infrastructure and amenities used by local residents—town hall, library, GP practice, post office. On the slope above the town centre are the Church of St Peter with cemetery and the primary and nursery schools, linked to the centre by paths. In the town centre there is a JIP grocery store, other small shops, and a pharmacy.

There is also a high concentration of amenities in the wider town centre primarily serving visitors—hotels and guesthouses. In the immediate vicinity of the centre these dominate over apartment-type accommodation, which is more prevalent in the wider area. There are restaurants, wellness facilities, sports stores, clothing, and rentals/servicing of sports equipment. The main ski areas are situated roughly 500 m from the centre.

## Cultural heritage and examples of various Krkonoše architectural types

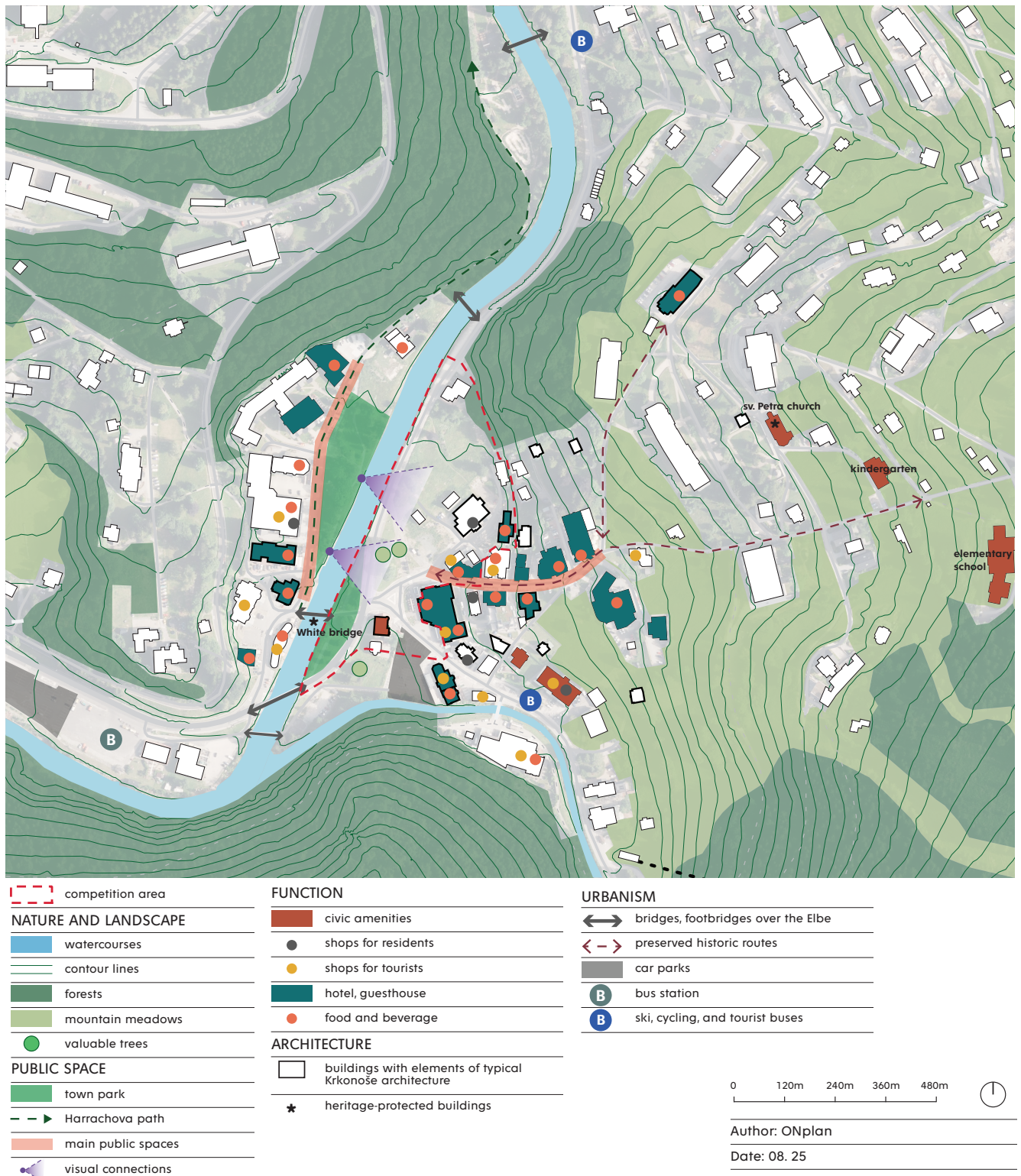
Directly in the town centre is the listed White Bridge, built in 1911 after the river channel was regulated. It is a reinforced-concrete arch and has become a symbol of the town. A statue of St John of Nepomuk stands at the left forefront of the bridge.

On the slopes above and near the centre, there are buildings that bear features of typical Krkonoše architecture—mountain cottages and hotels.

## Park-and-ride and public transport

South of the town centre, within walking distance, there is a park-and-ride at the boarding base of the Hromovka slope. It catches a large share of traffic in the main tourist season before vehicles enter the town centre. Nearby it is the bus station, hence inter-city coaches do not enter the town centre. Shuttle skibuses connect the park-and-ride, the town centre, and the ski areas.

Diagram 3 Values in the Area, Author: ONplan



## Main problems of the town centre

### **The original centre has lost its function and form**

The town lacks a central public space in the form of a square. The appearance of the centre does not correspond to the importance of the place and significantly harms the town's overall image.

In recent decades several buildings have been demolished; some remaining buildings are in poor or even critical technical condition. The urban design of the centre is incoherent and new development has not been addressed conceptually.

Today, the centre serves largely car traffic and does not offer space for meeting or for holding municipal civic and cultural events.

### **Traffic in the centre is confusing**

Today, the town centre is essentially a large, confusing junction. Numerous traffic deficiencies and places dangerous for pedestrians can be identified. The situation is worse in winter due to snow cleared from the main road.

Parking in the centre occurs 'wherever possible'. Parked cars complicate the traffic situation, especially in the main winter season.

### **Low-quality surfaces and public-space equipment**

In the town centre and its surroundings, the surfaces of roads and paths are not unified. Many are in poor technical condition. Street furniture is very heterogeneous; part of it is in poor condition and it is illogically placed.

Market stalls and covered outdoor seating lack a unified character and burden the image of the town centre. Some of these structures form barriers in the area. The centre and adjacent public spaces are heavily burdened by unregulated advertising, business signage, and billboards.

### **Dilapidated original park arrangements and inaccessibility of the river**

The original layout of the centre—supplemented by park arrangements with an almost spa-like character—has disintegrated due to transport infrastructure. Remnants of the original green areas are now fragmented, divided by roads and junctions, partly non-functional, and in poor condition.

North of the original centre is an area of almost ruderal character, including the site of the demolished 'Špindlerovská' and two dilapidating buildings. A similar character is found near the 'Labužník' on the opposite side of the Elbe.

The Elbe and the Dolski Stream are inaccessible; their hardened banks do not allow access or direct contact with the water.

Diagram 4 Problems in the Area, Author: ONplan



- competition area

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- NATURE AND LANDSCAPE**
- watercourses
- contour lines
- forests
- mountain meadows
- inaccessibility of the river and st
- non-functional original landscap town centre
- ruderal (unused) areas

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- PUBLIC SPACE**
- visual clutter

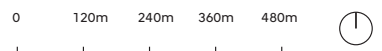
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- URBANISM**
- non-functional town centre
- civic amenities located outside

- ARCHITECTURE**
- dilapidated buildings

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- TRANSPORT**
- ➔ disordered traffic in the centre
- unsafe pedestrian movement along road
- confusing area with bus stops
- ↔ uncomfortable pedestrian connection between the centre and the central car park at Hromovka



Author: ONplan

Date: 08. 25

## 4.5 Outputs from Public Participation in Mapping the Area

The public were involved through a 'meeting over the map' held on 26 May 2025 at the Military Recreation Facility in Bedřichov, attended by approximately 150 residents of Špindlerův Mlýn. In May and early June, an online map-based questionnaire allowed comments on the current conditions in the town centre, its values and problems, and the needs that should be addressed in the centre.

The inputs were carefully evaluated and summarised in a separate document, 'Report on Public Participation', which, as one of the competition background documents, supplements this general brief.



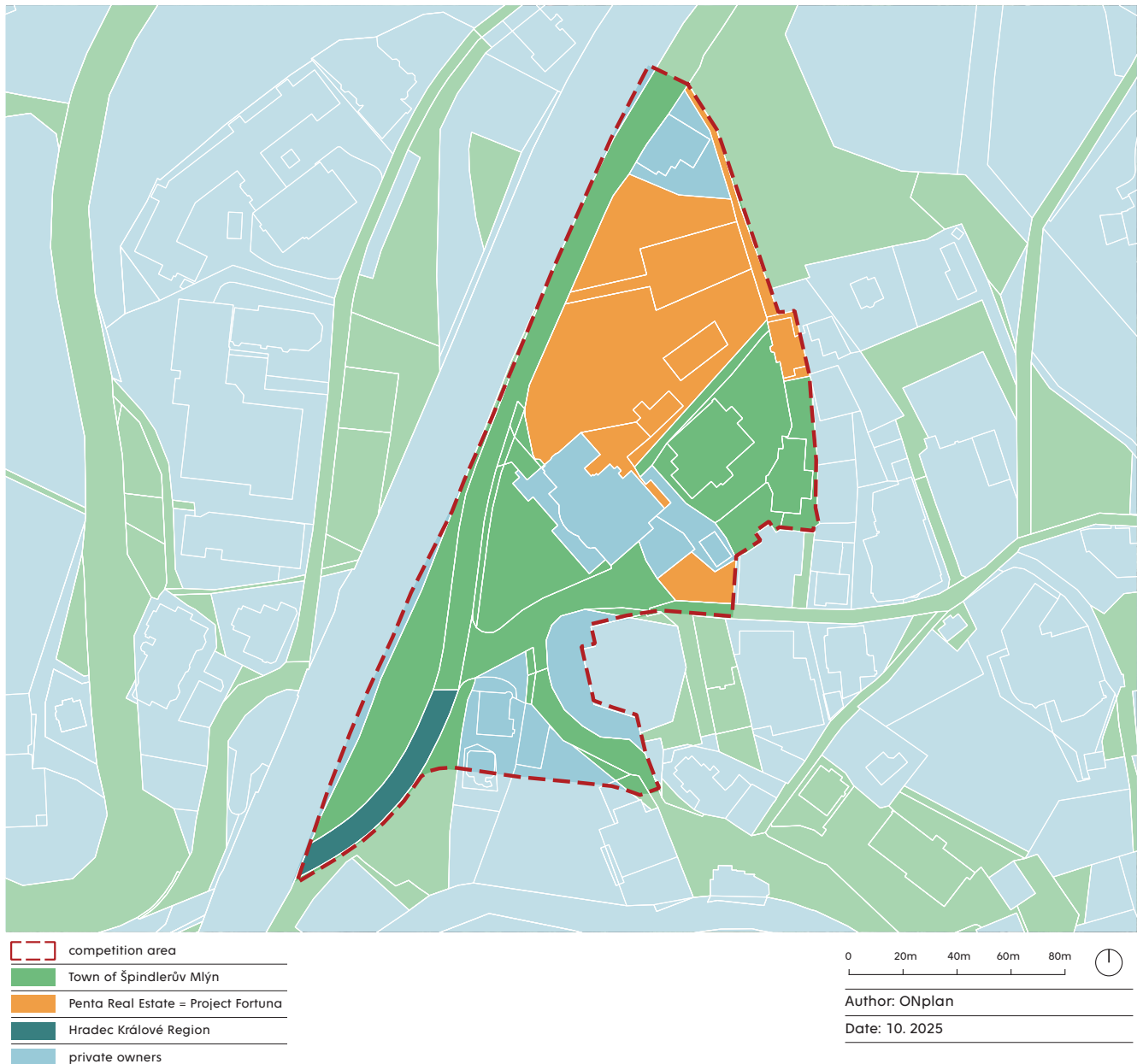
First public meeting over the map, source: ONplan

## 4.6 Ownership Relations

The Town of Špindlerův Mlýn owns the Eden and Erika buildings and a substantial share of public spaces in the area concerned (especially Špindlerovská road, the small park around the memorial fir, and the access and surroundings of the Eden and Erika buildings).

The competition contracting authority is a major owner of plots in the area concerned and is in discussions with other private owners and about test options for future use of their plots, or buildings, within this competition.

Diagram 5 Ownership Relations in the Area, Author: ONplan



## 4.7 Constraints

This chapter describes the main constraints applicable to the town centre and its surroundings. More detailed information will be provided in the publication 'Information about the Area', to be handed over to selected participants together with the invitation to participate in the competition.

### **Cultural heritage protection**

At the boundary of the area lies the listed White Bridge. No other immovable cultural monuments are located near the centre.

### **Nature and landscape protection – large-area protection**

The area concerned lies within the inner protective zone of the Krkonoše National Park. The entire national park, including its protective zones, forms part of the EU Natura 2000 site 'Krkonoše' and the 'Krkonoše' Special Protection Area for birds. In the centres of larger municipalities in the Krkonoše mountains, 'areas of reduced natural and landscape potential' are designated, where development can occur with minimal conflicts with the Park Administration's interests. The centre of Špindlerův Mlýn also falls within such an area.

Since 1992, the Krkonoše mountains together with the Polish side have been included among the UNESCO Man and the Biosphere reserves. The area concerned lies in the transition zone, allowing various human activities with an emphasis on sustainable development.

### **Territorial System of Ecological Stability (ÚSES)**

No ÚSES elements extend into the area concerned. Along the western boundary runs a local bio corridor in the Elbe riverbed, which connects north of the area to a local mostly-forested bio centre.

### **Memorial tree**

A protected memorial tree known as the 'Špindlerovská jedle' (fir) stands in the area concerned. The tree is 20 metres high with a trunk circumference of 254 cm. Its protective zone is a circle with a diameter of 8.28 metres.

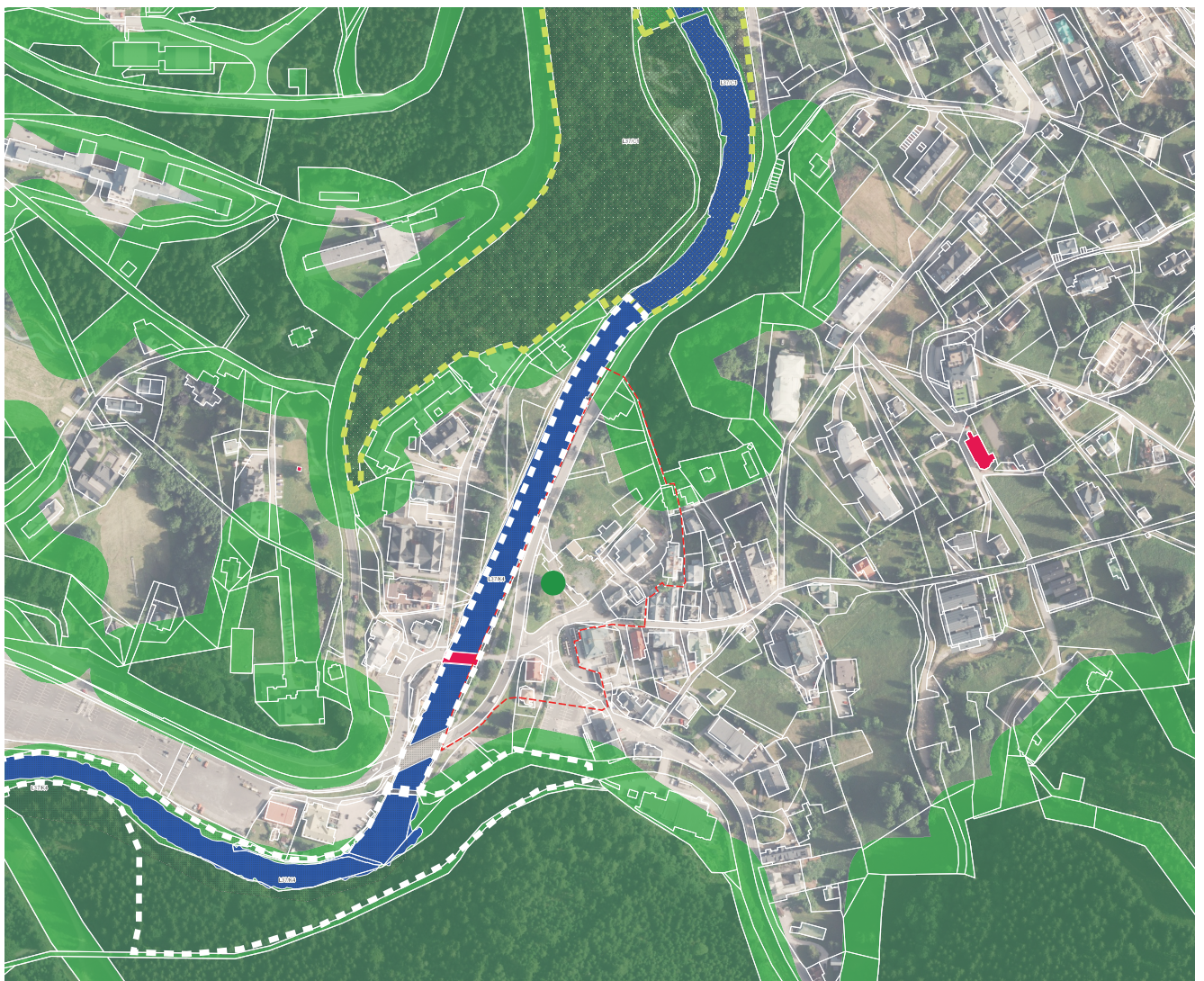
### **Forest protective zones**

There are several forest plots near the area concerned with a statutory protective belt of 30 metres. Development within this belt requires consent from the competent state authority.

### **Floodplain**

The area concerned borders the Elbe riverbed to the west. South of the area, the Dolski Stream flows into the Elbe. The Q100 floodplain is delineated mostly within the regulated riverbed of the Elbe and does not limit development of the area concerned.

Diagram 6 Constraints in the Area, Author: ONplan



- competition area

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- forest land

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- local biocorridor

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- local biocentre

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- forest protection zone (30 m)

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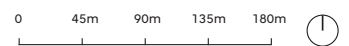
- memorial tree

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- Q100 flood line

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- immovable cultural monument



Author: ONplan

Date: 03. 25

## 4.8 Future development

This chapter summarises the key intentions in the area that must be reflected in the design of the town centre.

### Town's future development

The town intends to build a representative centre with a vibrant and pleasant square where local residents and visitors can meet. The town also seeks to limit car traffic in the centre and make it safer for pedestrians.

### Penta Real Estate's intention

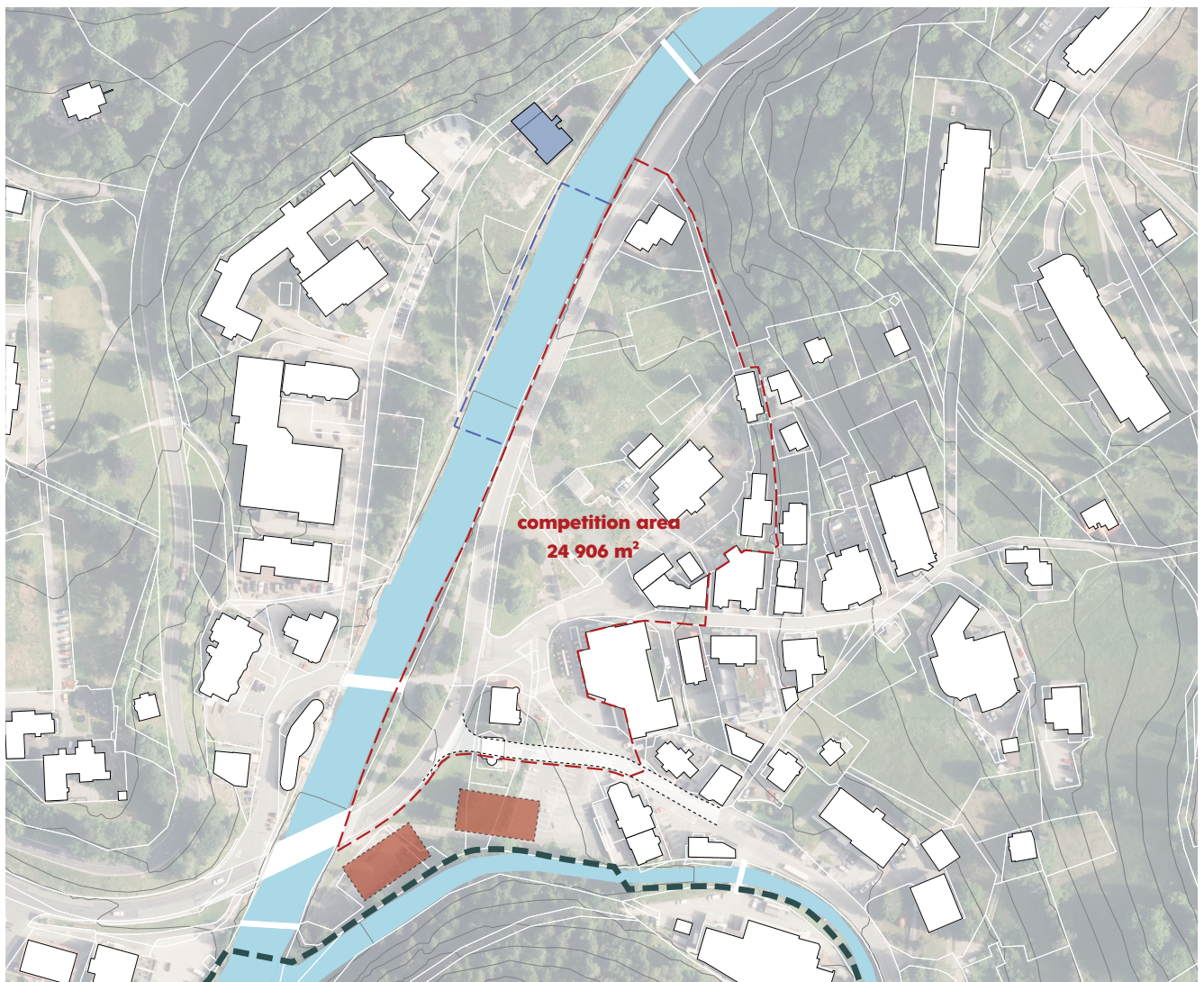
Penta Real Estate intends to build residential buildings with retail and services on their ground floors and with parking located underground. The intention includes the creation of high-quality public spaces with a central area aspiring to be the main lively town square.

### Other significant intentions

Other significant intentions in the vicinity are summarised below. Details of relevant intentions will be provided in the publication 'Information about the Area', which will be handed over to the selected participants together with the invitation to participate in the competition.

Name of project	Project proponent	Status of the project
Road relocation to Svatý Petr	Town of Špindlerův Mlýn	corridor designated in the land-use plan
New route for skiers, pedestrians, and cyclists designated in the land-use plan	Town of Špindlerův Mlýn	corridor designated in the land-use plan
Hotels Labe I and Labe II	Projekt CentráI a.s.	permit documentation (uncertain in source)
Reconstruction of the 'Labužník' building	Private investor	study

Diagram 7 Intentions in the Area, Author: ONplan



- competition area
- potential connection zone
- corridor for the relocation of the road to Svatý Petr as defined in the land-use plan
- Hotel Labe I +II
- reconstruction of the "Labužník" building
- new route for skiers, pedestrians, and cyclists designated in the land-use plan



Author: ONplan

Date: 06. 25

# 5

## Themes and Tasks to Address

# 5.1 Structure and Character of Development



## Vision

The area concerned will be shaped into a representative town centre with a vibrant square. The buildings defining the square will contain ground-floor functions and enable activities that ensure residents and visitors have reasons to come and stay, making the square functional and vibrant throughout the day and across the whole year.

It is crucial to draw on the site's *genius loci* and the town's history. New development will build on the partially preserved town urban structure, which is determined by the strong local morphology; it will integrate the Elbe into the centre and will not block views of the surrounding slopes. The density and height of the new development will relate to that on the opposite bank of the Elbe and on the slope above the centre, while acknowledging that this is the town centre.

## Tasks

- Work with a maximum total buildable area of 30–40% of the area concerned. The utilisation of the built-up area should be based on the conditions for the SC\* zone – mixed housing in the central area, as defined in the town's land-use plan.
- Within the area, test development with a total gross floor area (GFA) in the range of 16,000–20,000 m<sup>2</sup>. (Total GFA is the sum of areas defined by the external outline of all above-ground storeys of new and retained buildings, excluding partially open parts such as balconies, loggias, passages, roof terraces, etc.)
- Reflect the height of the surrounding development and local topography in the height of new buildings. In your design, respect existing residential and accommodation buildings on the slope above the centre, the terrain, and the adjacent landscape. Work with building heights of 3 above-ground floors plus an attic, and in some cases 4 above-ground floors plus an attic. Local landmarks are permissible where they underscore the importance of the town centre.
- Work with existing buildings within the area concerned (except the post office) is at the competitors' discretion. However, consider the overall project economics, the urban design concept including underground parking, and the fact that these buildings are not in ideal technical condition and do not represent the town centre as to their quality.
- Assume the Central Hotel and the post office remain in their current volumes; address only their integration within the urban design of the new town centre and public spaces.
- In your proposal, respect the intention to build the Labe I and Labe II hotels.
- Conceive the development so it does not create a visual barrier. Prefer multiple separate buildings (with a shared basement or ground-floor) and maintain views to the surrounding slopes; in particular, respect the view from the White Bridge across Okružní Street and the visual connection between the centre and the Elbe.
- Propose an urban design and architectural coherent entity that does not read as overly massive.
- Place entrances to retail, services, and civic amenities in ground floors primarily facing the square to the maximum extent possible.
- Locate the visitor centre—or at least its main entrance—in the most frequented and visually prominent part of the square. Reflect its importance in the architectural design.
- Work with the site's *genius loci*; draw inspiration from the town's history and the Krkonoše context.
- In the architectural design, consider using local materials and inspiration from traditional Krkonoše architecture.
- When designing active ground floors and outdoor seating/terraces, take the climate into account so they can be used in winter or in rainy weather.

## 5.2 Use of the Area



### Vision

Apartments will be created within the centre to ensure the economic viability of the project. For a significant share of these units, however, operating models will be set to ensure they are used for short-term rentals throughout the year and do not remain vacant for most of the year.

At the same time, the buildings defining the square will accommodate functions that ensure the reasons for town residents to come and meet, making the square functional and lively even outside the main tourist season. Civic amenities will make the town more attractive to younger residents and will be one of the reasons for them to become a permanent resident.

### Tasks

- Propose mixed-use buildings for housing, accommodation, and both commercial and non-commercial civic amenities.
- Design non-residential premises in the ground floors of all buildings. Except for entrances to residential parts and technical/service rooms, treat remaining ground-floor areas as commercial spaces (shops, services, restaurants) and non-commercial civic amenities (e.g., a visitor centre).
- In the ground floor of one building, provide a space for a grocery store comparable to the existing shop in the Eden building, with a minimum floor area of 400 m<sup>2</sup>.
- Within the ground floor of one building, provide space for a municipal visitor centre. Situate it to activate the square and to serve as a base for civic and cultural events on the square or adjacent public spaces. The visitor centre will also include smaller community and social rooms serving both local residents and visitors.
- Provide ground-floor spaces for cafés, restaurants, and retail. Direct outdoor seating primarily toward the square so they significantly contribute to activating the space.
- Include ground-floor spaces for services such as wellness and doctors' surgeries, with access for local residents as well.
- Provide housing on the upper floors. Design them to allow flexible use and various operating schemes. A portion of the units will be for sale to end customers; another portion will be of serviced hotel type, operated with a commitment to regular short-term rentals. The town envisions that spaces for public short-term accommodation will form the majority, ensuring that the buildings in the centre are not empty for part of the year and that the centre does not become lifeless.

## 5.3 Public Spaces and Blue–Green Infrastructure



### Vision

A lively, functional square will be created—a meeting place and a venue for civic and cultural events, such as town fairs, Easter festivals, and markets.

Public spaces in the centre will be addressed conceptually, with a unified visual style and high architectural quality. Public spaces—especially the square—will improve the town’s overall image; residents will be proud of it and will enjoy spending time there. Art should form an integral part of the centre, reflecting the town’s history and the mountains.

There will be sufficient greenery in public spaces to make it clear that, even in the town centre, we are in the heart of the Krkonoše mountains. The memorial fir and the adjacent spruce will be respected. The town centre will be connected to the river with direct access to the water. The connection between the two river banks—linking the park and the hotel promenade on the right river bank with the new square—will be improved.

### Tasks

- Base the public-space concept on the requirement that 60–70% of the area concerned remains not built on.
- Design a fully functional public-space system centred on a square of approximately 4,000–5,000 m<sup>2</sup>.
- Design the square to be a lively, attractive meeting place for locals and visitors of various age groups. The square must be laid out and equipped to allow occasional civic and cultural events (town fairs, Easter festivals, markets, etc.).
- As an integral part of public spaces, provide sufficient greenery to clearly signal the Krkonoše context. Ensure green areas account for at least 20% of the not built on surfaces.
- Maximise the connection between the town centre and the Elbe. Propose measures enabling direct contact with the river.
- Respect the memorial fir and the adjacent spruce in the overall design of the town centre. (Given that the fir is probably not viable long-term, the spruce may take over its dominant role in the future.)
- Design a comprehensive rainwater-management system in buildings and public spaces with an emphasis on minimising surface runoff. Link rainwater systems with vegetation elements into a coherent blue–green infrastructure.
- Account for climatic conditions in the design of public spaces. Enable winter maintenance—i.e., snow removal from roads and public areas—without obstructing pedestrian permeability.
- Incorporate art that encompasses the town’s history, the mountains, and other topics associated with Špindlerův Mlýn.

## 5.4 Transport and Mobility



### Vision

Car traffic will be removed from the centre to the maximum feasible extent, while maintaining service access to existing hotels, guesthouses, and civic amenities. The Svatopetrská road will be diverted away from the square. The goal is to make pedestrians feel safer and to extend their time there and to ensure maximum pedestrian permeability.

Parking will be provided primarily in underground garages; on the surface level, only short-stay parking for visitors to civic amenities in the area will be located.

### Tasks

- In the overall urban design, address the traffic situation so that the road to Sv.Petr does not encroach on the new square and is relocated behind the post-office building, similarly to the current land-use plan. In the road design to Sv.Petr include measures for safe movement of pedestrians and cyclists.
- Provide service access and deliveries to existing hotels, guesthouses, and civic amenities—and to new commercial premises—primarily access at grade level.
- Configure the town centre design so that most public spaces primarily serve safe pedestrian movement.
- Ensure maximum pedestrian permeability throughout the town-centre area in your design.
- The square should be both the starting point and destination of all pedestrian routes leading into the centre. Address connections to all pedestrian axes and tourist trails in the vicinity.
- Test the possibility of a new footbridge over the Elbe to connect the square with the opposite river bank, i.e., the park and the hotel promenade.
- Provide parking for owners of apartments, visitors staying in apartments, and operators of shops, services, and other amenities in underground storeys. Test the possibility of placing visitor and public parking underground as well.
- Organise underground parking so that capacities are utilised fully and apartment-assigned spaces do not remain vacant long-term.
- On the surface level, provide short-stay parking for visitors to shops and services in the town centre.
- On Špindlerovská road (within the area concerned), propose measures that ensure maximum linkage between the centre and the Elbe while ensuring pedestrian and cyclist safety and maintaining traffic flow.
- Connect cycle routes along Špindlerovská and Svatopetrská to the town centre/square to avoid collisions between cars and cyclists and between pedestrians and cyclists.
- Provide cycling infrastructure within the town centre—bike stands and charging points for e-bikes.

## 5.5 Technical infrastructure

### Vision

Existing utilities in the area concerned need not be retained; a complete new utilities layout is envisaged. The Client does not plan to use gas or other fossil fuels as a heat source. The intention is to use the state of the art technologies to build an energy-efficient development with minimal operating costs.

### Tasks

- Propose the principles of the technical-infrastructure concept for the area; work with innovative technologies and methods to deliver a sustainable solution with minimal environmental impact.
- Determine the required capacities of individual utilities in relation to the proposed programme in the area concerned.



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