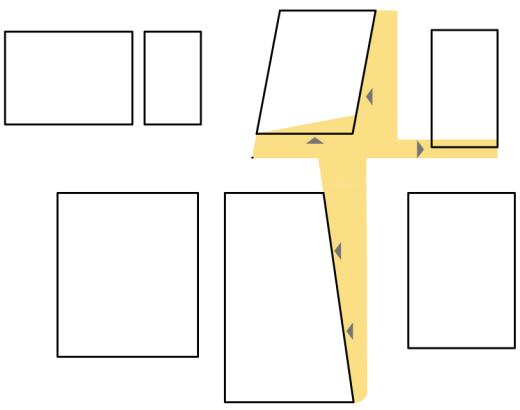
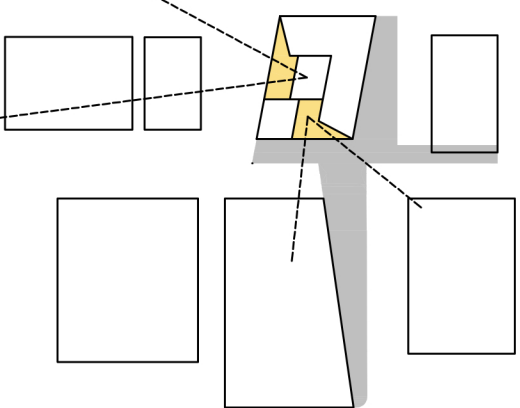


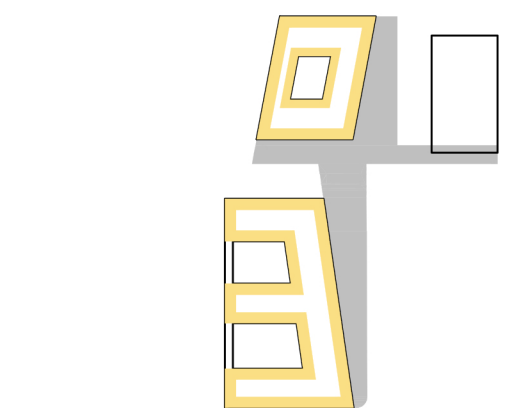
slight corner push of new building masses creates....



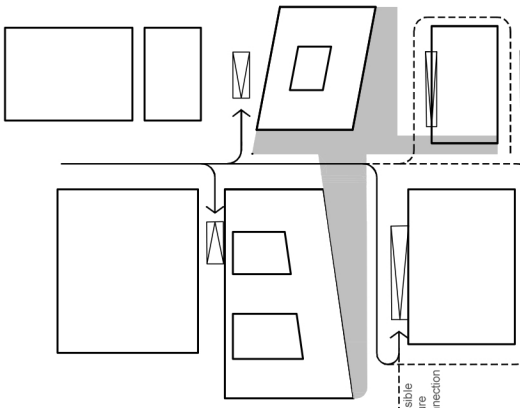
....ground level plateau connecting all pieces of business center



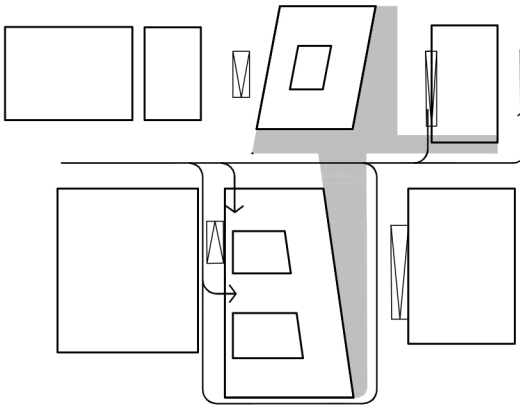
the DBIII building accentuates view to the city and entrance plateau



all new offices have natural light



personal traffic - the entrances to the underground parking allow low traffic zone in the center of the business center



new logistic access is separated from the entrance plateau

The general urban and architectural concept

The Dimnikobau business center is the first big step into the transformation of the Moste industrial zone into a vibrant business district. The quality of the new outdoor and indoor spaces is the key element in the future transformation of the broader area.

Modern business centers have in common a lively ground floor area with coffee shops, restaurants, art, and informal meeting spaces. To achieve a similar attractive environment, we propose to generate a shared entrance plateau that transparently connects all three separated Dimnikobau office buildings and serves as a dynamic exterior meeting and gathering space.

The existing layout of the building block of the industrial zone is similar to the orthogonal grid city. The singular buildings in a grid city generate plateaus with setbacks or chamfering corners. We use the same strategy for the new business center, pushing back one corner of each new building to create the shared entrance plateau.

To create an innovative and inviting building interior, we propose to use an atrium typology, which is also the most energy efficient office building model. The atrium brings natural light to all office spaces and allows stand out vertical communications and lobby - a clear distinction of the A class of the building. It also interiorizes the office space on the lower floors and exteriorizes it on upper floors with the grand opening towards the city center and the mountains.

To create an iconic building, the relatively low permitted height of the DB III building and needed proportions to fulfill the required square area on each floor, doesn't allow making a slick tall building. Rather than trying to emulate a tall building, we based our proposal on sculpting the building mass to make it iconic. The sculpting is archived mainly by two openings that connect the central atrium with its surrounding.

The facades of all buildings are a unique rational design. The main design element is an exterior sun shading vertical screen that with different rhythms generates the outlook of the whole business center. The sun shading element converts into pergola of the perimeter terrace on last VIP floor. The elements are placed over the continue hanging façade composed from triple glassing windows and glassed sandwich panels.

We imagine the interiors welcoming, warm, representative and contemporary. To achieve this image we propose the use of wood but in a modern manner, covering it with semitransparent white varnish, and in combination with stone in the foyer, carpet in office areas, extensive use of interior vegetation and transparent and translucent glass.

Planning development of the entire area

Accesses

Pedestrian accesses to all buildings are from shared entrance plateau that crosses the internal road. The plateau becomes the central place for outside informal gathering and allows clear orientations to users and visitors.

Traffic solutions

To maintain the entrance plateau with low traffic, we place all new entrances to the garages to the west of both new buildings. As we need to keep the ramps to the basement of DBI building the traffic and parking around this building are maintained and separated with a dense green fence from the restaurant terrace.

We arrange the logistic of the DBIII building on the north-west corner, in a space that is between DBII and the neighbor building, intentionally separating it from the entrance plateau.

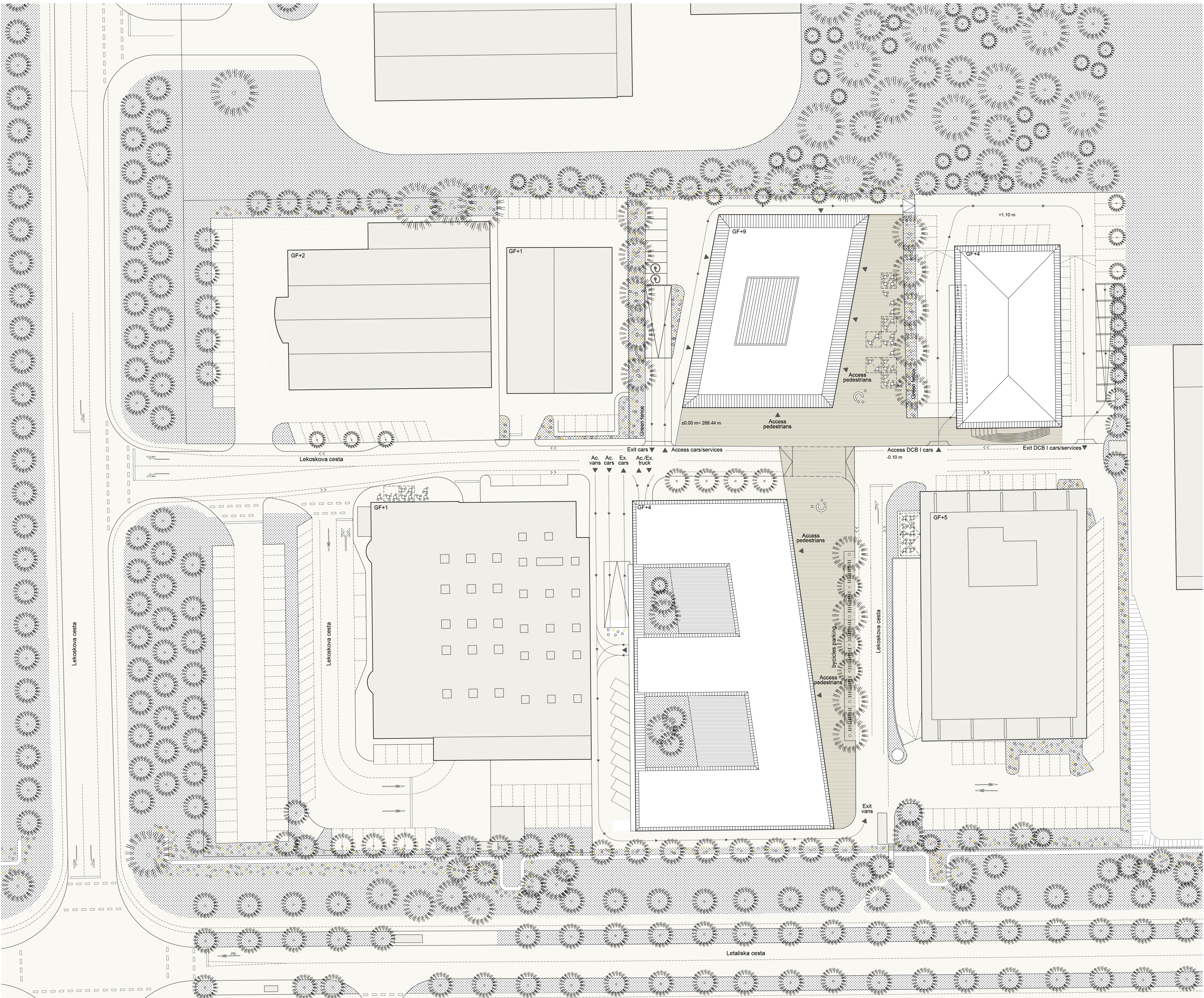
Also, we place the logistic access part of the DBIII building on the west side next to the garage ramp.

We situate the bicycle parking area on the south branch of the plateau, central to most of the entrances.

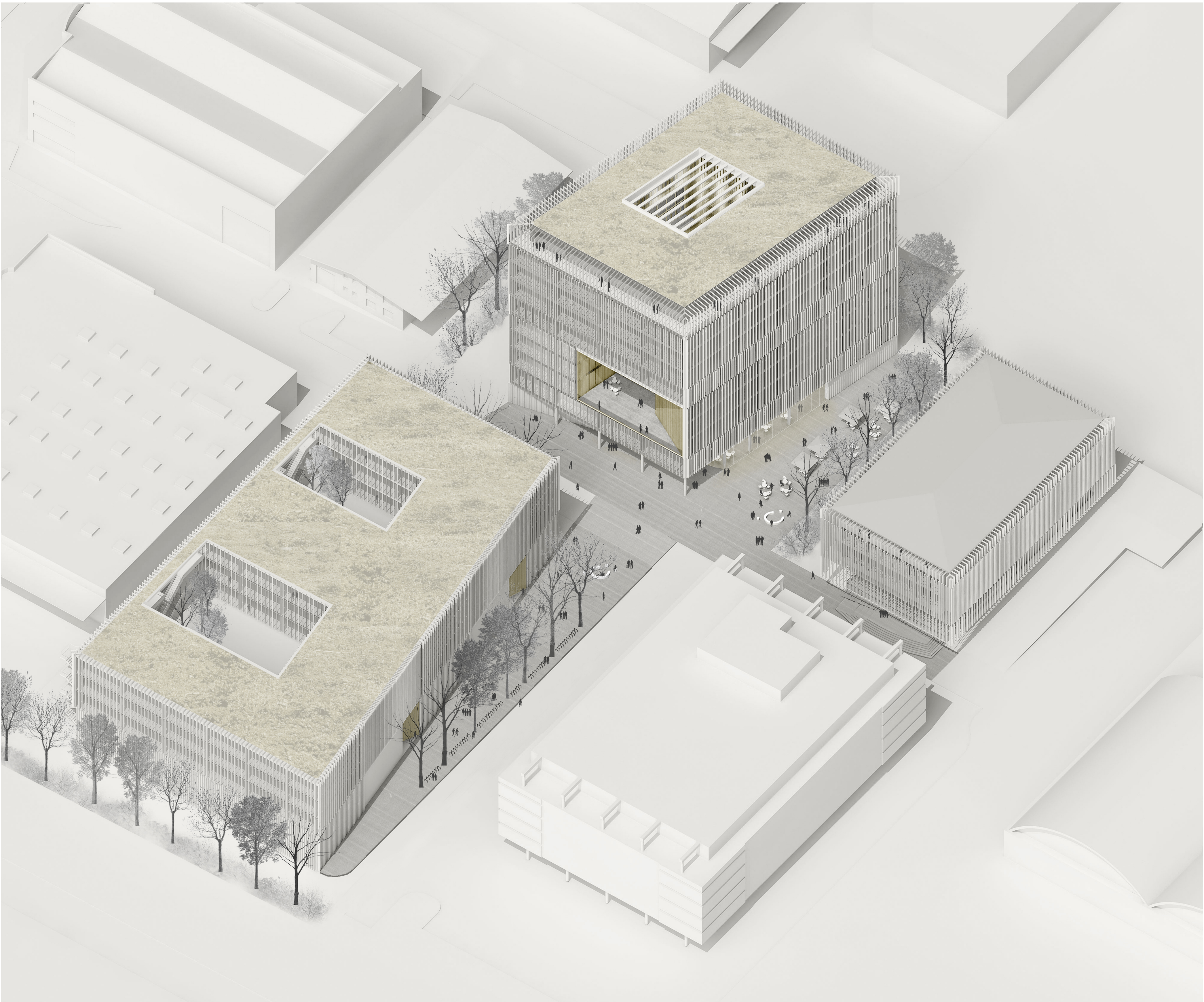
Green zones

Green zones serve as barriers and visual uplift for the offices on the lower floors. The green fence (shrubs and trees) are planted on the west, north and south border and along the north-south internal street. The existing trees between DBI and DBIII building are maintained and densified with low vegetation (shrubs) to give the new restaurant terrace needed ambient and summer shadow.

In the two patios of the DBII building situated over the storage, we plant low trees and shrubs to create visually pleasing views from DBII office spaces. The upper roofs of DB II and DB III building have an extensive green roof with low maintenance requirements.



site plan 1:500



axonometric view

