BAKU WHITE CITY

10 YEARS



BAKU WHITE CITY - 10 YEARS

The history of the world's oil production begins in Azerbaijan.

For the first time in the world, oil started to be produced at an industrial level in Baku, in 1846. In the second half of the 19th and the beginning of the 20th century, Azerbaijan provided most of the world's oil production.

As a result of the oil boom, an industrial district was developed called the Black City, performing such functions as storage, refining and transportation. It has played a major role in the world oil industry for over 100 years. The glorious history of oil production in the Black City resulted in a severe ecological heritage.

Implementation of Decree dated September 2006 on Ecological measures by Ilham ALIYEV, the President of the Republic of Azerbaijan, resulted in an outstanding urban restoration of a heavily polluted former industrial site into a modern residential, business and public area.

The book will lead you through a unique 10-year urban transformation and development process, where world-known legendary architectural companies applied their global experience to convert the past into the future. Large scale decontamination, architectural diversity, transport solutions and provision of attractive infrastructure - made oil refining Black City become a memory, giving way to a sustainable, modern and stylish urban center in Baku.

The grandeur of the concept and the professionalism of the highly regarded work that was carried out places Baku White City at the forefront of the world's leading ecological and urban projects.

Along with urban development and master planning projects in Baku, the book also refers to the Masterplan project developed for Aghdam City of Karabakh. Liberated as result of Second Karabakh War in November 2020, Aghdam city was ruined during 30 years of Armenian occupation referred to as 'Hiroshima of the Caucasus' in the world community.

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BAKU WHITE CITY 10 YEARS









As a result of the oil boom an industrial district developed called the Black City, performing such functions as storage, refining and transportation, and it has played a major role in the world oil industry for more than 100 years.

It was at this spot that the first oil pipeline in the world was built supplying oil from Balakhany oilfield to the refinery in Baku. The first oil tanker to be filled in the world was from the Black City storages. Double refinery, storage in oil tanks and other new technologies were also introduced here.



‘The Black City throughout centuries will turn White, clean, there will be grown flowers, and it will come to be a beautiful sight of Azerbaijan...’

November 4, 2000

HEYDAR ALIYEV
National Leader of Azerbaijan

‘A wonderful project of Baku White City is being launched in Baku. We will create a city within a city. The implementation of the White City project is beginning. This is a very important event for our country and city. The city has a wonderful name, architecture and structure. The establishment of this city in Baku is quite symbolic – the White City is being set up in the Black City. Different people have used the rich oil fields of Baku and Azerbaijan to improve their financial status. But they have caused serious damage to the city’s environment. As a result of the oil operations that were carried out without compliance with environmental regulations, this place was turned into a Black City. A huge effort is now made to clean it up. Oil waste has been siphoned out from a depth of several meters and other environmental measures taken. In general, the cleaning of this area is an extremely important issue for the ecology of Baku. But the establishment of a new city in this cleaned area is a major event, which is an evidence of Azerbaijan’s development.’

Ilham ALIYEV,
President of the Republic of Azerbaijan



Groundbreaking ceremony of Baku White City,
which initiated implementation of the Project

December 24, 2011

BAKU WHITE CITY

President Ilham Aliyev and First Lady Mehriban Aliyeva attended the groundbreaking ceremony of Baku White City.

December 24, 2011



BAKU **WHITE CITY**






BAKI AĞ ŞƏHƏR
BAKI AĞ ŞƏHƏR



PREFACE

Being the oldest centre of the world oil industry, Baku within a short period has turned into a large modern city with its own inimitable appearance.

This rapidly developing city is becoming a desirable place for work and life, for leisure and entertainment, ambitious to attract big business and foreign investment.

The area of Baku White City, historically called Black City, appeared at the end of 19th century in the eastern part of Baku; a piece of urban heritage from the first oil boom and the result of urban development from a distant past. It has played a major role in the oil industry for more than 100 years, performing activities of refining, storage and transportation of “black gold”.

Nowadays, a unique opportunity for the restoration of the Black City area has arisen on an industrial site, which is located directly at the centre of Baku Bay and to the east of the city center. A site with an area of 1650 ha and surrounded by a dynamically developing city infrastructure has a chance to be reborn for a new purpose, and has become one of the most attractive opportunities for investments.

Removal of industrial uses outside the Baku bay, decontamination of land, restoration and redevelopment of Black City and extension of waterfront boulevard are all being implemented as part of Baku White City project based on Baku City Executive Power framework, by the Decree of ILHAM ALIYEV, President of the Republic of Azerbaijan, entitled “COMPREHENSIVE ACTION PLAN FOR IMPROVING THE ECOLOGICAL CONDITIONS IN THE AZERBAIJAN REPUBLIC DURING 2006 – 2010”.

Architectural diversity, ecological compatibility and considered integration of the new development into the existing urban context of the city were identified as major themes in the forming of the project concept. The result has created a project where, aside from fascinating architecture and investment opportunities; land restoration and the stimulation of construction activity, along with the creation of an attractive environment and infrastructure has stimulated a willingness to live and work in such a place.

The grandeur of the concept and the professionalism of the highly considered work that was carried out places Baku at the forefront of urban design and planning and puts it in line with the world's leading urban projects.

With the initiation of this project, the industrial appearance of the Black City will become a memory, giving way to harmony and comfort in the name of Baku White City, called upon to fulfill its role as a new modern centre of Baku - the leading regional city with a unique character.

Baku White City is oriented toward both local and foreign investment, offering a wide range of residential and commercial buildings of various sizes. Baku White City is offering variety of investment and construction opportunities, providing legal and organizational support regardless of the scale of investment.

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BAKU WHITE CITY

Masterplaning / Infrastructure



Baku White City Strategic Masterplan



The East District Masterplan

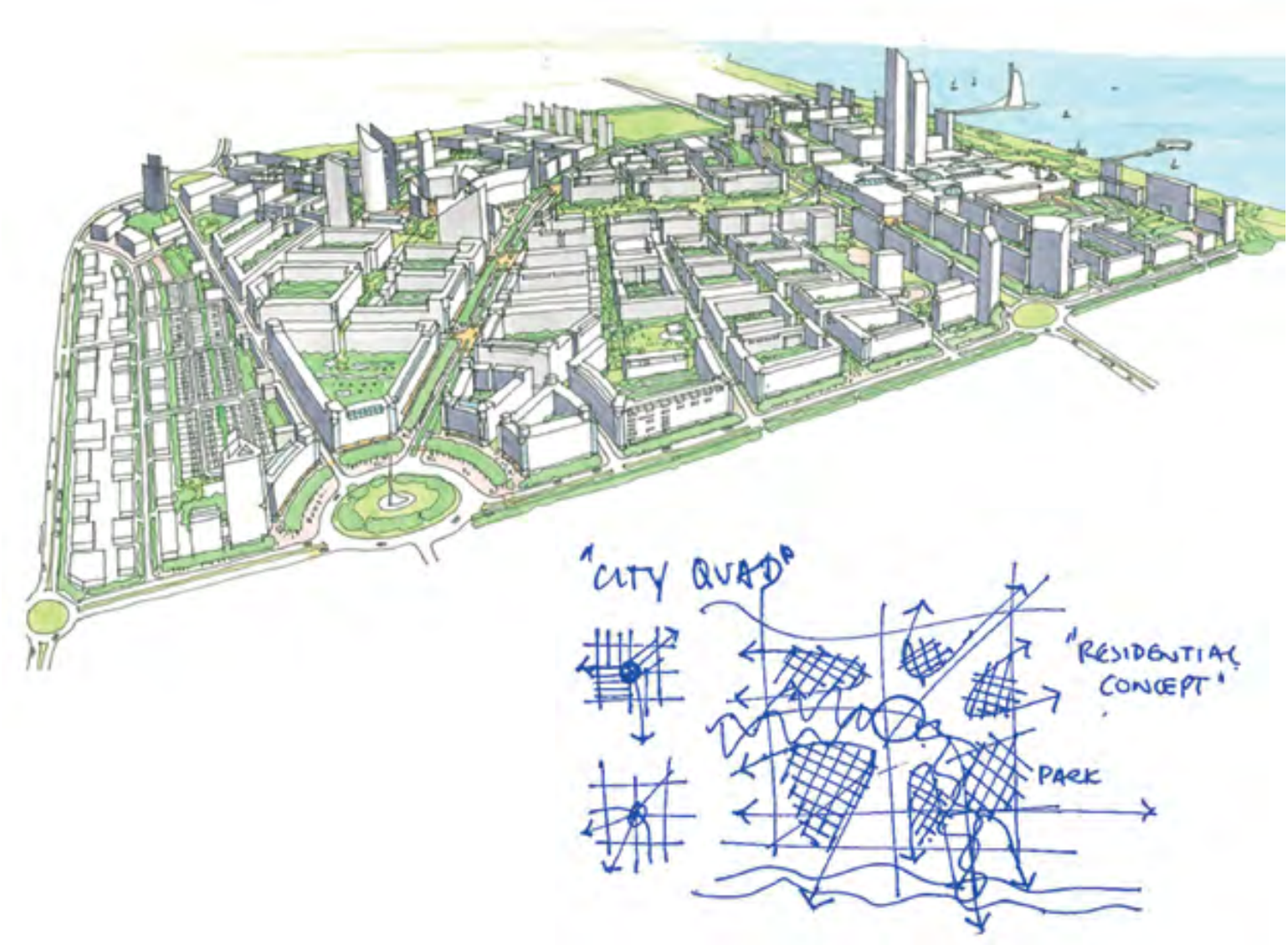


Port District Masterplan



28Ha District Masterplan

Baku White City Strategic Masterplan



Client
ADEC Azerbaijan Development Company

Design Consultants
ATKINS Engineering, Foster & Partners, F+A Architects, DLR Group, UNStudio, CallissonRTKL, URAL Engineering

Highways
ATKINS Engineering, WSP

Infrastructure
AzerSu, AzerIshiq, AzeriQaz, AAYDA

Project area
1650 Hectares

Project figures
- 10 Districts
- 15 mln sqm Gross Floor Area
- 120 000 Residential and Commercial Units
- 280,000 Residents
- 240 000 Workplaces
- 200 000 parking places
- 350 Ha of Landscape
- 10 km of Boulevard Line



History

Located on the southern shore of the Apsheron peninsula, Azerbaijan's capital was founded 1,500 years ago. The first written reference to Baku dates from 885, although archaeologists have found remains of a settlement predating by several centuries the birth of Christ. The city became important after an earthquake destroyed Shemakha and the of the 12th century and the Shirvanshah, Ahistan I, made Baku the new capital. There are a few theories about the origin of the name, the most widely known being that Baku comes from bad kube, meaning "city of winds".

The basis of Baku's economy is petroleum. The existence of petroleum has been known since the 8th century. By the 15th century oil for lamps was obtained from surface wells. Commercial exploitation began in 1872, and by the beginning of the 20th century the Baku oil field was the largest in the world. Towards the end of the 20th century much of the land's petroleum had been exhausted, and drilling had extended into the sea. Baku ranks as one of the largest centres for the production of oil industry equipment. The World War II Battle of Stalingrad was fought to determine who would have control of the Baku oil fields. Fifty years before the battle, Baku supplied half of the world's oil production. Today's Baku is really three cities rolled into one: the old town (Icheri Sheher), the boomtown and the Soviet-built town.



Black City Site as the central spot in Baku Bay.

Site Constraints

Over a century of oil production and industrial activity in Black City has left a legacy of pollution, industrial waste and redundant structures across the site. This includes circular tanks, storage lagoons and elevated pipelines. ECOL carried out a detailed ground investigation and contamination study of the site, the environmental department of the state oil company, SOCAR.

The necessity of industrial relocation away from the city centre and of large scale scouring of Baku Bay was outlined in Order No.1967, entitled “Comprehensive Action Plan for Improving the Ecological Conditions in the Azerbaijan Republic during 2006 – 2010” which was approved by the President of the Azerbaijan Republic on 28th September 2006. It was entitled ‘Improvements to the Ecological Situation in the Azerbaijan Republic and the Cleaning of Baku Bay.’ Its intention was to provide the impetus for the relocation of all industrial facilities to locations outside the city centre. Of all the areas mentioned in the Order, the Black City site is the most serious of ecological challenges and the highest priority for remediation in the centre of Baku.

The ecological and environmental situation, along with problems caused by informal housing on the site is explored in further detail. The site is crossed diagonally by Suleyman Vezirov Street which connects to Babek Prospect, the alignment of this public right of way is to be retained in the masterplan. Similarly a smaller road connecting Babek Prospect to Suleyman Vezirov Street. The unnamed road which forms the western boundary of Nizami Park is also to be retained together with a road that connects this road to the eastern boundary.





Industrial wastes, landfills and unauthorised housing formed a zone with a high degree of negative ecological impact, and created a need to eliminate this impact and bring the area to its original state.

- Partly contaminated area with depth of contamination up to 2m
- 700.000 m^3 area with non-recyclable wastes being generated since 1950
- Contaminated areas 3-8m depth being used as oil storage facilities
- Unauthorized existing buildings

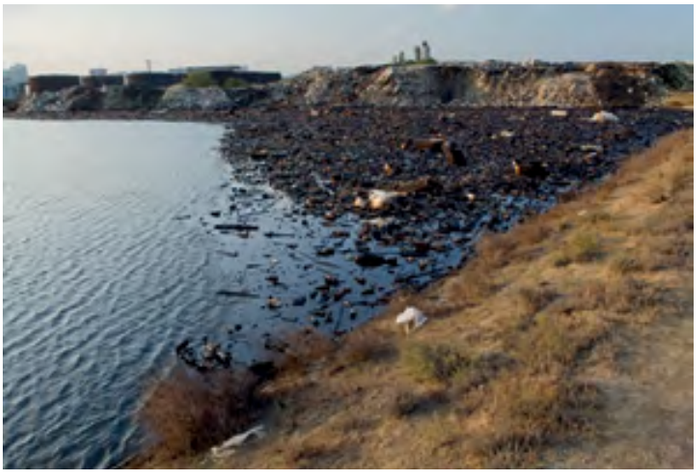
Site Contamination











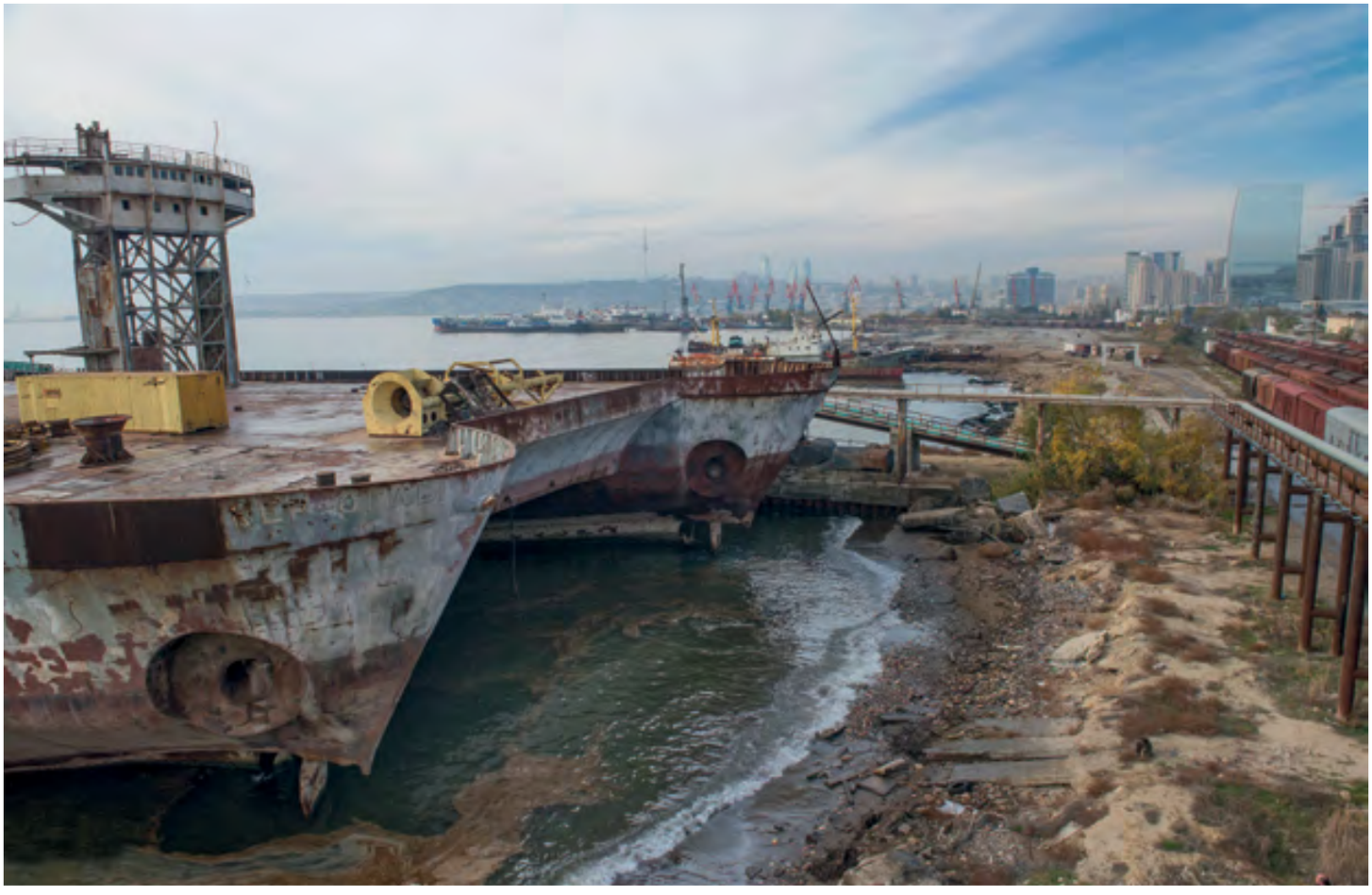






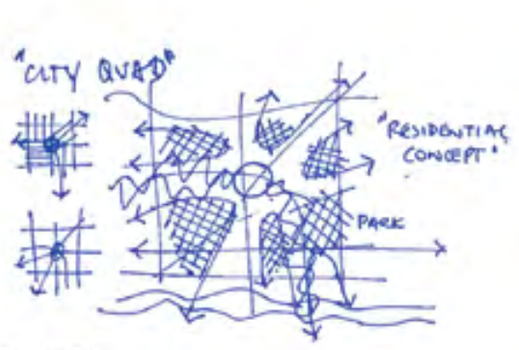




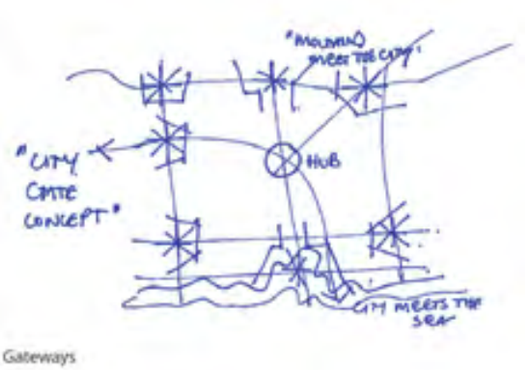




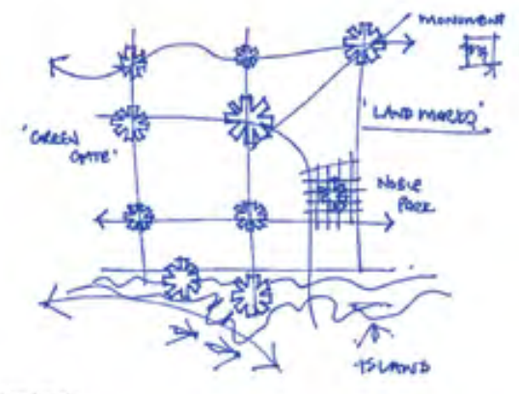




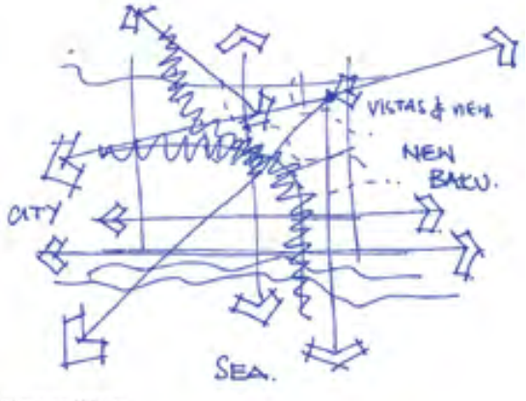
Communities



Gateways



Landmarks



Views and Vistas

Vision

The primary objective of the Black City masterplan is to create a new high-quality urban quarter for Baku which acts as a catalyst for the regeneration of the city and the wider region. The vision for a new development at Black City described in this report aims to achieve this objective through the creation of a cohesive, carefully planned urban environment which offers a distinct character and a high quality of life for residents as well as the opportunity to attract and promote investment, generate jobs and strengthen the city's economy.

The scale of the development offers a unique opportunity to deliver a step-change in the quality of urban living in Baku, a development with highly sought-after residential areas, well connected commercial and business areas and high quality leisure facilities linked together through a series of vibrant public squares, open spaces, streets and boulevards.

Development Concept

The development concept for Baku White City has evolved directly from the Vision set out above, as well as from an understanding of the site's key opportunities and constraints as identified through the site appraisal. The concept is effectively for a high-quality urban quarter, fully integrated into the existing urban fabric of Baku, whilst also enjoying a high degree of self-sufficiency and sustainability.

Baku White City Illustrative Masterplan



Sustainability

A core principle for Baku White City is that the development will be socially, economically and environmentally sustainable. Achieving this goal means that the development will be socially diverse, economically active and environmentally sound whilst efficiently using infrastructure, energy and other resources.

The master plan is inherently sustainable in terms of its structure and land utilization. The development adheres to sustainability principles in the following ways:

- The remediation of significant ground contamination and pollution issues which currently exist on the development site
- The intensification of a key site close to Baku city centre, will utilize existing infrastructure and reduce the need for development on environmentally sensitive land outside of the city
- The development of a range of public transport options, including an underground metro system and a waterfront tram link, to reduce the reliance on private vehicles.
- An urban structure and public realm which encourages walking and cycling throughout the development
- A mix of land uses which provides employment, entertainment and leisure opportunities, as well as a range of community facilities, within easy walking distance of residential areas, thereby reducing the need to travel
- A range of economic development opportunities to enable the growth and diversification of the economy of Baku and Azerbaijan
- The revitalization of existing green spaces, including a range of new open spaces
- The ‘greening’ of streets and avenues that will help to mitigate the effects of pollution emitted from vehicles
- A mix of residential unit types, in terms of size, target market and value, which will help to create vibrant, socially-mixed communities








BAKI AĞ ŞƏHƏR







Eight Districts

The Baku White City Masterplan transforms this area of the city into a brand new urban environment, made up of eight identifiable mixed use urban areas. The entire masterplan is integrated and held together by a hierarchy of tree-lined boulevards, and a string of public squares and landscaped parks and gardens. These have been planned to respond directly to the dramatic topographical character of the site. Key civic focal points of commercial activity, retail and leisure are located along a north-south central spine. Landmarks and gateway buildings have been carefully placed – often on high points and ridges – to create a legible visual structure, and to maximise opportunity for residential developments which command views of the Caspian Sea.



Green Hill

Residential neighborhood of villas, mansion houses and traditional city blocks of apartments with retail at street level on tree-lined boulevards, all located on the east-west ridge of Masterplan. A single local landmark office building, forming the gateway entry to Baku White City from 8-November prospect, offers wide views over the Caspian Sea.



Babek Quarter

Northern-most district located along the main arterial road of Babek Prospect, containing retail showrooms with residential apartment buildings above and tree-lined boulevards.



Central Business District (CBD)

Commercial core of Baku White City, comprising three iconic buildings and several smaller towers of commercial and residential use, metro and bus stations, retail uses and a central civic plaza.



Central Park District

Mixed use urban district of traditional city blocks containing family sized apartments and smaller accommodation, convenience retail and commercial uses at street level on tree-lined boulevards. Schools, pocket squares and parks are distributed throughout. Two-storey commercial buildings on the eastern edge of the district, and a single local landmark building forming the entrance to development from the North.



Fountain Square

Retail and leisure spine linking the CBD to the Waterfront, including residential apartments, Fountain Square Passage and a string of central landscaped gardens.



Park District

Residential neighborhood of city blocks, squares and parks, with local retail and commercial uses at street level on tree-lined boulevards. High-end apartment buildings and a single local landmark apartment building are located on the east-west ridge of White City, carefully planned to maximize views over Nizami Park and the Caspian Sea.



Mall

The Shopping Mall designed by ChapmanTaylor will accomodate a range of high-end and multiple retailers and will contribute a major new addition to the retail offer of the city. The walkway would run through the Shopping Mall to enable access to the Boulevard fronting on to the Caspian See.



Waterfront District

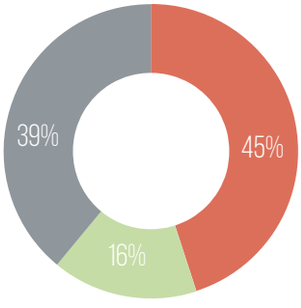
Mixed use water-side district comprising retail, leisure and residential uses, an extension to the city's landscaped waterfront boulevard and a major retail mall and a landmark hotel.

Urban Grid and Density Comparison





LANDUSE



Developable Area 106 Ha

Parks, Squares and Boulevard 37 Ha

Streets, Roads, Sidewalks 94 Ha

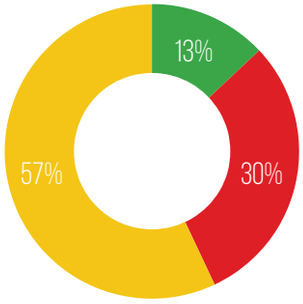
Total Area - 237 Ha

Development Density

The masterplan has been deliberately developed at a relatively high density in order to create a compact urban area that utilises the existing developable area in the most efficient way possible. The relatively high density also allows a range of public transport modes to be supported and creates an environment where a range of uses can be located within close proximity to each other, thereby creating a vibrant urban area and a reduction in the need to travel.

There are two key measures of the density of development:

- The Floorspace Area Ratio (FAR) which measures the total amount of gross floorspace accommodated on a particular area or plot.
- Units per hectare (uph) which specifically looks at the total amount of residential units within a defined area



DEVELOPMENT FLOORMIX

- Office and Administrative 462,000 m² (GFA)
- Retail and Commercial 1,084,200 m² (GFA)
- Residential 2,056,000 m² (GFA)

Total GFA - 3,602,200 m²

Floorspace Mix

Figure bellow illustrates that based upon the above assumptions, the development will accommodate an estimated 3.6 million sq.m of gross floorspace. Residential uses will comprise the largest proportion of the total amount of floorspace (57%). Significant proportions of office floorspace (13%) and comparison retail space (9%) have also been allowed for in the masterplan.

In addition, a further category of 'flexible commercial floorspace' has also been taken into consideration, which makes up the final 21% of floorspace. This category takes account of the potential for ground floor uses in a majority of buildings to accommodate a range of retail, entertainment, community facilities (including childcare, community halls and leisure facilities) and other services, for which the market demand for each is currently uncertain.



40,000
JOBS



12,000
APARTMENTS



50,000
POPULATION

	Est. Area (HA)	Est. Gross Floorspace (Sq.M)	Est. F.A.R
Green Hill	25,8	306,600	1,19
Babek Prospect Quarter	30,8	542,400	1,76
Central Business District (CBD)	9,6	406,500	4,23
Central Park District	40,8	723,800	1,77
Fountain Square	16,1	242,900	1,50
Park District	23,9	490,500	2,05
Mall	14,2	285,600	2,01
Waterfront District	39,2	603,800	1,54

Floorspace Area Ratio (FAR)

It is estimated that the FAR for the entire masterplan (the total amount of gross floorspace that will be developed divided by the total area of development) will be around 1.52. This is comparable to a relatively dense urban area of a European city such as Paris or Barcelona.

The density of development will vary in each of the Character Areas as a result of the variation in building heights, mix of uses and provision of open space. Table demonstrates the FAR by Character Area.

The Masterplan provides a total of 3,602,200m² of gross floor area, of which 57% will be for residential use. It will be populated by a community of 50,000 people, provide homes for 12,000 households and jobs for close 1 to 48,000 people.



BUILDING TYPOLOGIES

- Mixed-use Retails (2-4 storey)
- Mid-rise Towers on Podium (16-18 storey)
- Commercial Blocks (7-8 storey)
- Mid-rise Towers on Podium (20 storey)
- Typical Perimeter Block Residences (6-8 storey)
- Shopping Malls
- High-rise Towers on Podium (36-38 storey)
- Hotels (6-8 storey)
- Residential Villas (1-2 storey)
- Schools (3-4 storey)
- Office Buildings (8-14 storey)
- Open Space



SOCIAL INFRASTRUCTURE PLAN

- Public open spaces
- S — School
- K — Kindergarden
- C — Cinema
- L — Library
- Cc — Cultural complex
- Ps — Petrol station
- V — Vet
- H — Hospital/Polyclinic
- Hc — Health Centre
- S — Stadium
- Sc — Sport Centre
- As — ASAN Public Services

Extending Baku Metro Baku Metropoliten

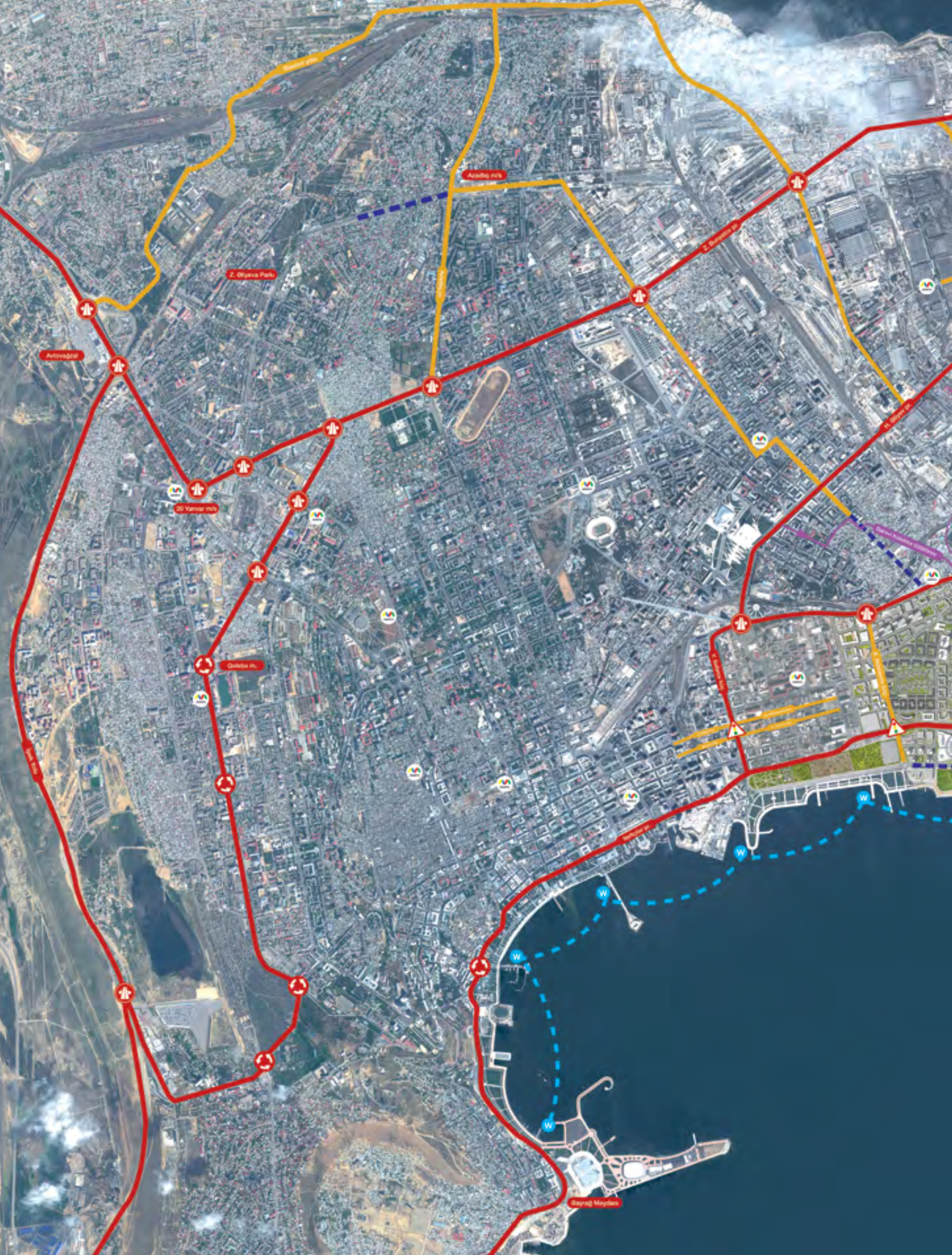


BAKU METRO CONCEPTUAL DEVELOPMENT SCHEME

The Baku metro currently consists of two lines, with total extension of 31,7 km, containing 22 stations. The initial 9,2km section of the first metro phase, which included the first 5 stations, was launched on the 6th of November 1967. By this time, Baku had become one of the largest industrial, cultural and scientific centers of the former Soviet Union, with one of its largest resident populations.

Still today, the Baku metro plays its own important part in the city's growing infrastructure. In recent years, the average annual volume of passengers exceeded 160 million people. In consideration of the central role of the metro system in the city's public transport provision, the pace of the city's infrastructure development, and an ambition to improve public transport and reduce traffic flow, a 20-year State Program order to develop the Baku metro has been endorsed by the President of Azerbaijan Republic, Ilham Aliyev. In the framework of this Program, the construction of 40 new stations is planned.

As part of Conceptual Development Scheme further extention of metro will link into Baku White City by new B8 and Y14 stations on Purple and Green lines.


Z. Əliyeva Parkı
Azadlıq m/s
20 Yanvar m/s
Qoşalıq m.
Bayraq Meydanı

Road and Transport Infrastructure Strategic Development Plan



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The East District Masterplan



Client
ADEC Azerbaijan Development Company

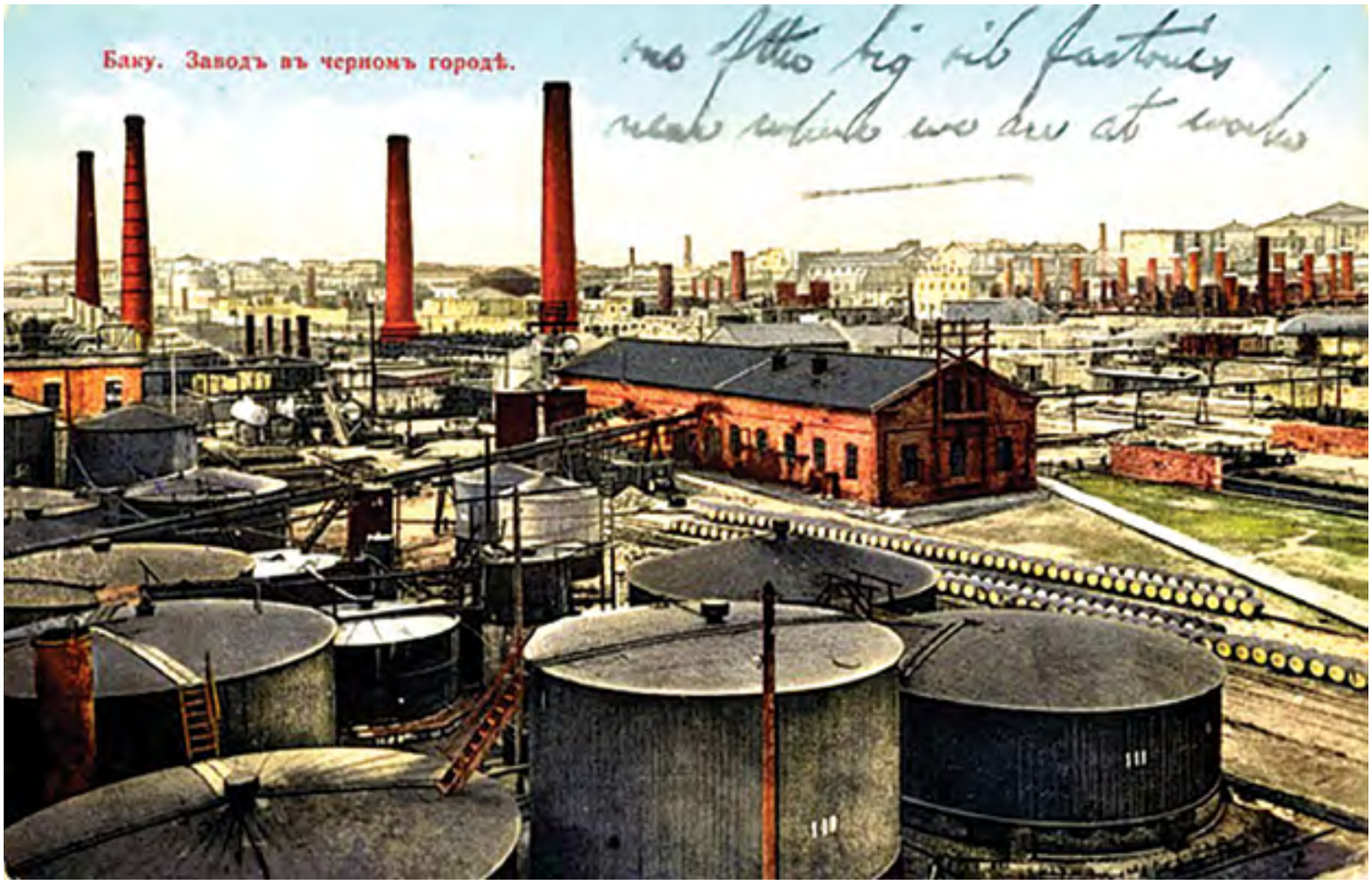
Design Consultants
ATKINS Engineering

Highways
ATKINS Engineering, WSP

Infrastructure
AzerSu, AzerIshiq, AzeriQaz, AAYDA

Project area
608 Hectares

Project figures
- 8 mln sqm Gross Floor Area
- 65 000 Residential and Commercial Units
- 215,000 Residents
- 190 000 Workplaces
- 120 000 parking places
- 140 Ha of Landscape
- 2 km of Boulevard Line



baku2020
APPLICANT CITY

Following the original bidding to host the 2016 Olympic games, Baku engaged the process of preparation for its 2020 Olympic bid and associated venue infrastructure. The event planning group of the Olympics Committee proposed the area to the East of Baku White City to be developed as an Athlete Village and accommodate sports venues and other related infrastructure. Although Tokyo was elected as the host city of the 2020 Summer Olympics, the name of the East District was used to characterize the biggest eastern extension of Baku White City, strategically located off the Caspian Sea.

Ultimately the work completed paved the way for Baku being selected as the host city for the 2015 European Games and has been pivotal in the construction of numerous venues in preparation for future bids, including the 68,700 capacity retractable roof stadium near Boyuk Shor lake.



INTEGRATING WEST AND EAST SERVES AS A CATALYST FOR THE REGENERATION OF THE CITY AND THE WIDER REGION



Over a century of oil production and industrial activity in Black City has left a legacy of pollution, industrial waste and redundant structures across the site. This includes circular tanks, storage lagoons and elevated pipelines. Industrial wastes, landfills and unauthorised housing formed a zone with a high degree of negative ecological impact, and created a need to eliminate this impact and bring the area to its original state.



Given the City's development towards the East, the site is well positioned to take advantage of the City's ongoing growth. Formerly an industrial site with unplanned settlement, the East District (610 Ha) is envisaged to be a new urban quarter for Baku which serves as a catalyst for the regeneration of the City and the wider region. The vision for the development is mixed-use urban quarter offering a dynamic place to live, work and explore. A 'community' that compliments and enriches White City. It is the connective fabric that is activated by culture.

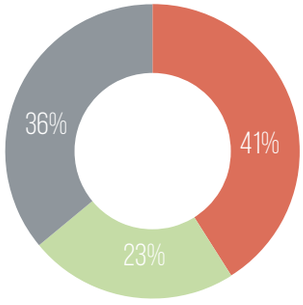
The scale of the development offers a unique opportunity to deliver a step-change in the quality of urban living in Baku. The East District is an addition to eight identifiable mixed-use lifestyle districts of Baku White City woven together in a hierarchy of tree-lined boulevards, public spaces and landscaped parks and gardens that have been planned to make the most of the dramatic site topography. Key civic centres of commercial, retail and leisure activity are strung along a central spine running North-South from the Caspian Sea coastline to Babek Prospect. Landmarks and gateway buildings are strategically located at elevated areas, providing a legible visual structure, in between which residential buildings are carefully located to command the best views of the Caspian Sea. The site occupies a strategic location fronting the Caspian Sea; the government's proposals to extend the City's waterfront boulevard to the East provides the opportunity for a continuous green corridor along the coast connecting the site to the City centre and old City. Further it serves as a key urban amenity that will provide instant value uplift for the development.

Integrating West and East serves as a catalyst for the regeneration of the City and the wider region. The site presents the opportunity of extending a North-South link connecting 5 major roads; Neftchilar Extension, 8-November Prospect, Babek Prospect, H.Aliyev Avenue and Z.Bunyatov Prospect. The site further presents the opportunity of extending a West East link connecting Ukraine Circle with Nizami Park resulting in a central armature that directly connects the East to the West.

The Metro Station along 8-November prospect in the centre of the development is a major catalyst for development.



LANDUSE



Developable Area
250 Ha

Parks, Squares and Boulevard
140 Ha

Streets, Roads, Sidewalks
218 Ha

Total Area - 608 Ha

The vision for the development is mixed-use urban quarter offering a dynamic place to live, work and explore. A 'community' that compliments and enriches White City. It is the connective fabric that is activated by culture.

The urban grid of the the East District was focused on creating direct links to the waterfront via a series of green spines that terminates in a continuous green corridor serving as an urban amenity along the coast connecting the site to the City centre and old City. Urban fabric was also inspired and driven by the Barcelona urban grid; distinctive grid system with short blocks of low-rise buildings and wide sidewalks crisscrossed by broad, tree-lined boulevards. The underlying uniformity proved endlessly adaptable.

Urban grid of Barcelona

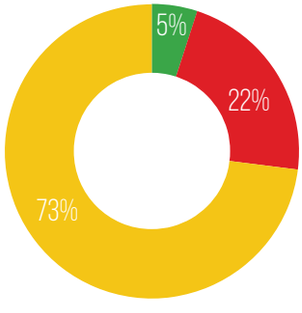


BUILDING TYPOLOGIES

- Mixed-use Retails (2-4 storey)
- Mid-rise Towers on Podium (16-18 storey)
- Commercial Blocks (7-8 storey)
- Mid-rise Towers on Podium (20 storey)
- Typical Perimeter Block Residences (6-8 storey)
- High-rise Towers on Podium (36-38 storey)
- Office Buildings (8-14 storey)
- Social Buildings
- Cultural
- Open Space







- Office and Administrative 408,000 m² (GFA)
- Retail and Commercial 1,747,000 m² (GFA)
- Residential 6,020,000 m² (GFA)

Total GFA - 8,175,000 m² (GFA)

DEVELOPMENT FLOORMIX

The quantum and typology of development has been derived in response to the development concept, aspirations and sustainability objectives as well as the result of various technical studies considering the approach to parking, the density strategy and potential building typologies. The key feature of the master plan is the provision of a balanced mix of uses (residential, office, retail and community facilities), to enable the development of a sustainable community where the need to travel is minimized.



SOCIAL INFRASTRUCTURE PLAN

- S — School
- K — Kindergarden
- C — Cinema
- L — Library
- Cc — Cultural complex
- Ps — Petrol station
- M — Metro station
- V — Vet
- Hc — Health Centre
- S — Stadium
- Sc — Sport Centre

As with most developments within Baku, provision of community facilities is governed by the needs of the emerging neighbourhood.

Residential areas will accommodate other local facilities such as local convenience retail facilities, which are no further than 500m (5 minutes' walk) from any residential building. The concept is that facilities will be provided as close as is possible to homes and workplaces whilst maintaining efficiency in service delivery by providing a sufficient population to underpin viability.



190,000
JOBS

55,000
APARTMENTS

215,000
POPULATION

Floorspace Area Ratio (FAR)

It is estimated that the FAR for the entire masterplan (the total amount of gross floorspace that will be developed divided by the total area of development) will be around 1,34.

The master plan has been developed with the intent to create a compact urban area that utilizes the existing developable area in the most efficient way possible. The proposed density allows a range of public transport modes to be supported and creates an environment where a range of uses can be located within close proximity to each other, thereby creating a vibrant urban area and a reduction in the need to travel.

As part of the sustainability principles central to the development of the master plan, the East District should strive to accommodate a socially diverse community. A socially diverse community is one that can offer accommodation to support a wide range of households. A key goal of the development is therefore to create a truly mixed community that houses people of different ages, backgrounds, lifestyles and economic status.

The relatively high proportion of apartments provided in the master plan is to satisfy current market demand in Baku, where apartment living is common. There will be a wide range of apartment sizes and types, which will appeal to a wide variety of the market. It is expected that apartments will range from one bedroom to four-bedroom apartments.

Attracting employment uses to the development will offer opportunities for residents to live in close proximity to their place of work, thereby reducing the need to travel. It is important that the master plan offers sufficient employment to reduce the number of people community out of the development every day but does not offer an excessive amount that will create incoming traffic and amenity issued for residents of the East District.



The East District Illustrative Masterplan
Baku White City




65ha





Port District Masterplan



The Port District masterplan was developed as part of Baku White City, which was meant to form a western extension of the Project. The 76Ha area, linking Baku White City with downtown, represents a large urban development opportunity in the centre of Baku Bay.

The site has a long history of oil production and industrial activity and accommodated decommissioned industrial wharf facilities, circular tanks, storage lagoons and elevated pipelines, informal housing and areas of landfill and waste storage.

Client
ADEC Azerbaijan Development Company

Design Consultants
ATKINS Engineering

Highways
ATKINS Engineering, WSP

Infrastructure
AzerSu, AzerIshiq, AzeriQaz, AAYDA

Project area
99 Hectares

Project figures
- 773 000 sqm Gross Floor Area
- 3,300 Residential and Commercial Units
- 7,500 Residents
- 5,000 Workplaces
- 9,000 parking places
- 35 Ha of Landscape
- 2 km of Boulevard Line

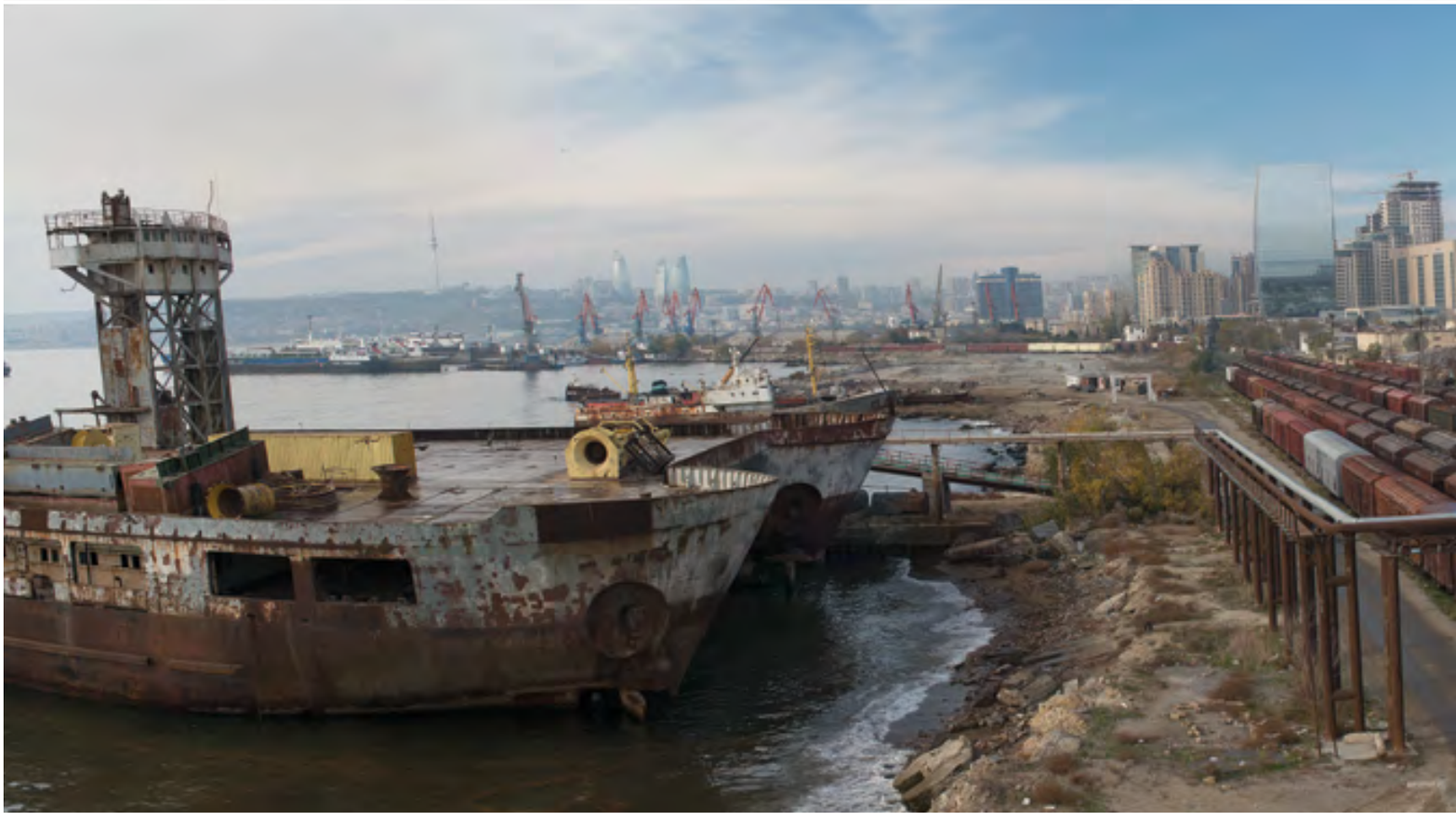




Aerial view of the site with Masterplan area









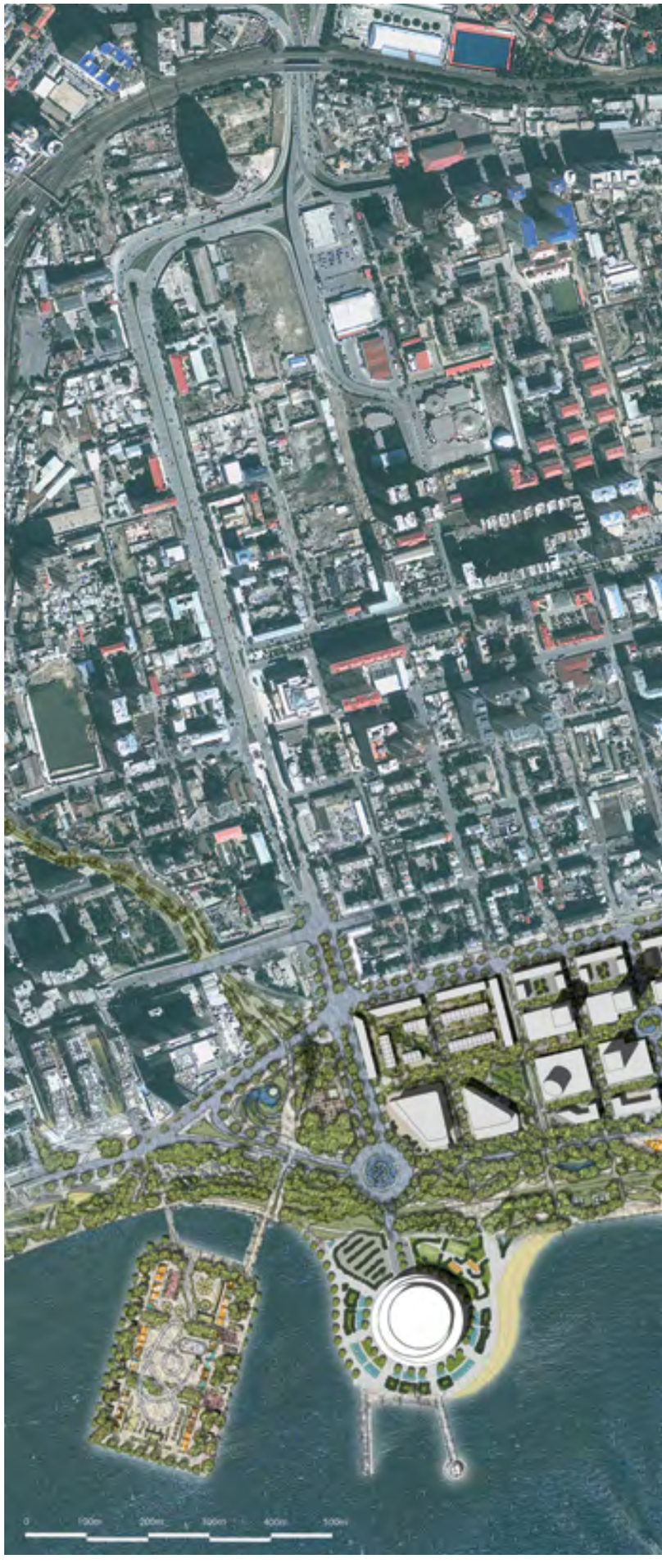


Vision

Within close proximity to the historical and 20th Century centers of Baku and the more recent urban growth of Baku, The Port District, together with its larger neighbor, Baku White City, has the potential to become the residential, leisure and recreational destination for the whole of Baku.

Baku as a city is the touch bearer for a nation. Its transformation into a sophisticated, confident and cosmopolitan world city continues unabated. The city is blessed with a wealth of heritage and culture, a legacy of the past.

Baku is now looking to the future and the revitalization of it's waterfront with the re-imaging the city as a fundamental ambition of the cities decision makers. The principle of redefining the Waterfronts position in the cities urban context necessitates whole scale reorganization of the existing urban structure, land use function, accessibility, public open space and community provision.

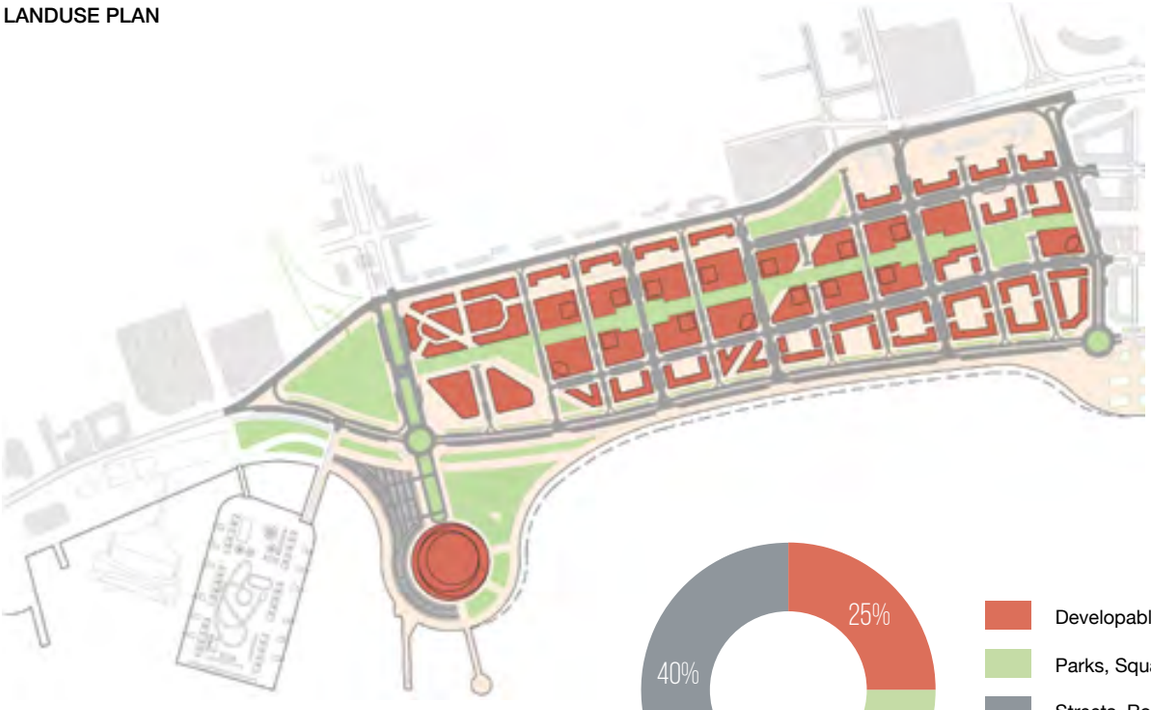



N



EXTENSION OF EXISTING URBAN GRID INTO THE NEW DEVELOPMENT

LANDUSE PLAN



Developable Area 24,6 Ha

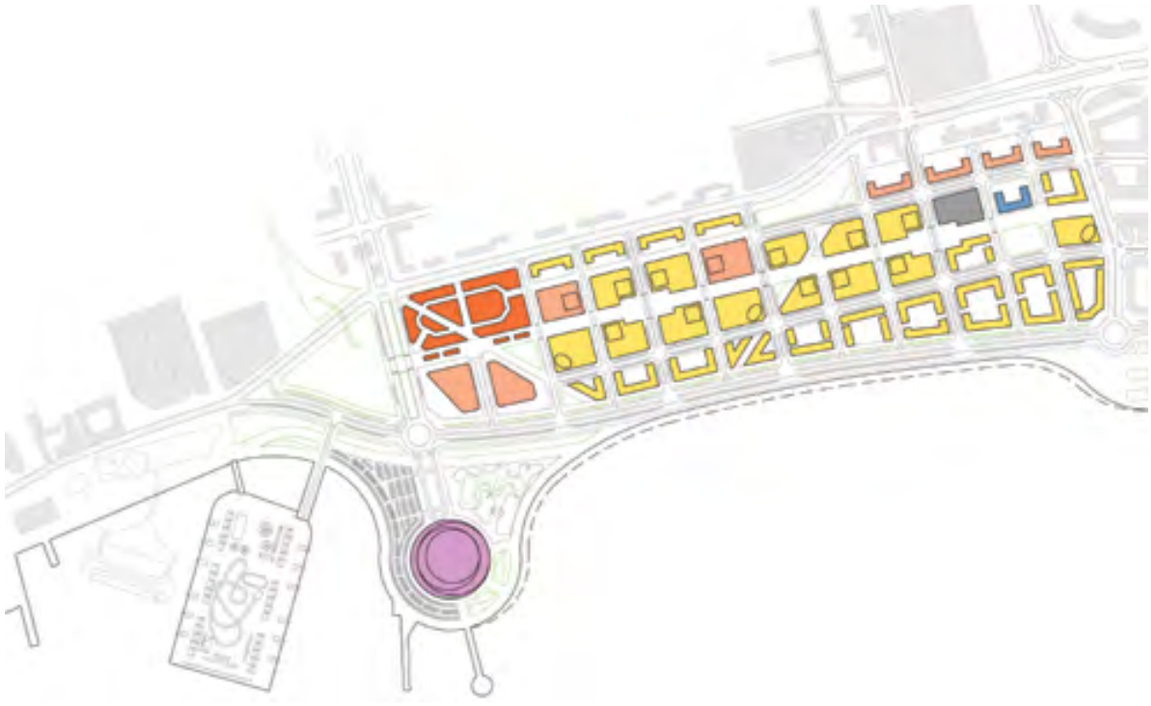
Parks, Squares and Boulevard 35,2 Ha

Streets, Roads, Sidewalks 39,2 Ha

Total Area - 99 Ha

BUILDING TYPOLOGIES

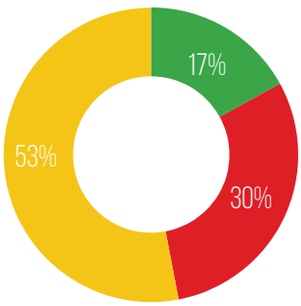
- Residential
- Office
- Retail
- Leisure / Entertainment
- Parking
- Community facilities

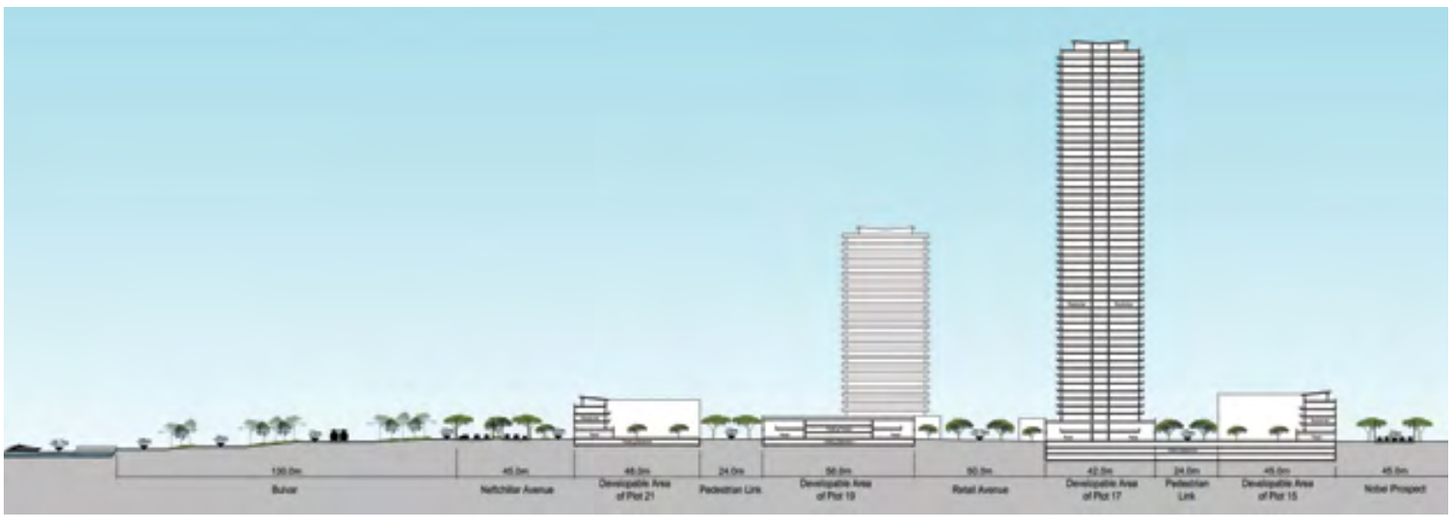


DEVELOPMENT FLOORMIX

- Retail 227,000 m² (GFA)
- Residential 414,000 m² (GFA)
- Commercial / Offices 132,000 m² (GFA)

Total GFA - 773,000 m²







Baku 2015
1ST EUROPEAN GAMES

In 2012, according to European Olympic Committee's General Assembly decision Baku was awarded the right to host the first European Olympic Games 2015. The Organizing Committee responsible for the inaugural European Games in Baku was established by decree of the President of the Republic of Azerbaijan ILHAM ALIYEV. The committee was chaired by the First Lady of Azerbaijan Mehriban Aliyeva.



The commissioning of a modern recreation area on the eve of the first European Games, which was the focus of the world's attention, opened opportunities for ensuring a high level of recreation for tourists who come to our city. Baku Marriott Hotel Boulevard was built in an extremely short period of time as part of Baku Olympics 2015 preparations, offering tourists 800+ family-friendly rooms with premium amenities, upscale comfort and panoramic sea views.



As part of preparation to Baku Games 2015 extension of Baku waterfront boulevard and boulevard avenue, originally considered by Baku White City project, commenced in 2013. White City boulevard extension, being a part of Port District Masterplan, was proposing displacement of oil production related warehousing and shipyard facilities, including removal of Baku Port. By this new extension of Baku Boulevard its total length starting from Bayil Boulevard and Flag Square has reached up to 16km. Due to extremely short timeframe construction of boulevard and boulevard avenue was started prior to removal of Baku Port, which resulted in the reduction of area of Port District, transforming 2.7km of industrial coastline into 33Ha of waterfront boulevard.

The formal opening of White City Boulevard was held by President of the Republic of Azerbaijan ILHAM ALIYEV and First Lady MEHRIBAN ALIYEVA on June 1, 2015.



Following the glorious victory of Azerbaijan Army in Second Karabakh War, also known as 44-day Patriotic War, aimed for restoring the territorial integrity of Azerbaijan Republic, ending nearly 30-years of Armenian occuoation, the area of Port District was proposed to accommodate Military Trophy Park as well as Victory Museum and Memorial. Military Trophy Park was inaugurated by President of the Republic of Azerbaijan ILHAM ALIYEV on April 12, 2021.



Aerial view of originally proposed Port District Masterplan



Port District Illustrative Masterplan





28Ha District Masterplan

The 28Ha district is another western extension of Baku white City between the Project and developed part of the city called Khatai. Squeezed between two distributor streets, this stretched piece of land represented a mix of developments of various use related to the past decades of 20th century.

One of the key challenges of this Masterplan was developing a coherent and structured urban grid with carefully considered historic buildings and integrating the area into progressing development of Baku White City.



Client
ADEC Azerbaijan Development Company

Design Consultants
ATKINS Engineering

Highways
ATKINS Engineering

Infrastructure
AzerSu, AzerIshiq, AzeriQaz, AAYDA

Project area
28 Hectares

Project figures
- 712 000 sqm Gross Floor Area
- 4,400 Residential and Commercial Units
- 12,000 Residents
- 7,000 Workplaces
- 5,000 parking places



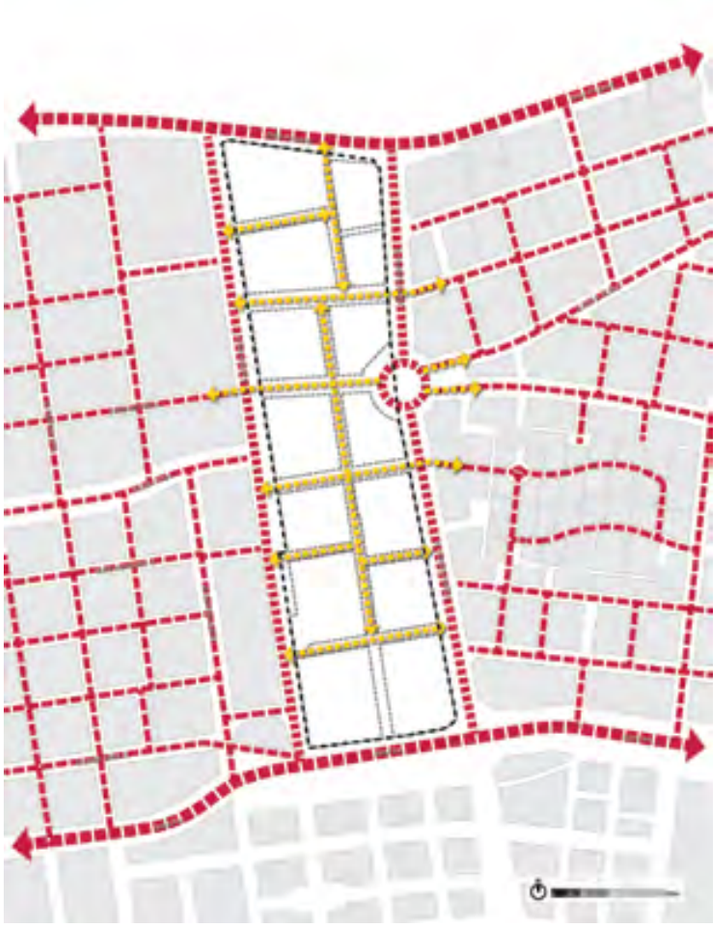
- Disconnected Urban Grid
- Unregulated Parking
- Unregulated Development
- Steep Level Changes
- Unconstrained Urban Density
- Insufficient Urban Infrastructure
- Isolated Development Plans
- Lack of Plot Development Guidance

211, 996 sqm
Developable Area

3.0
FAR enforced by the Architectural Committee

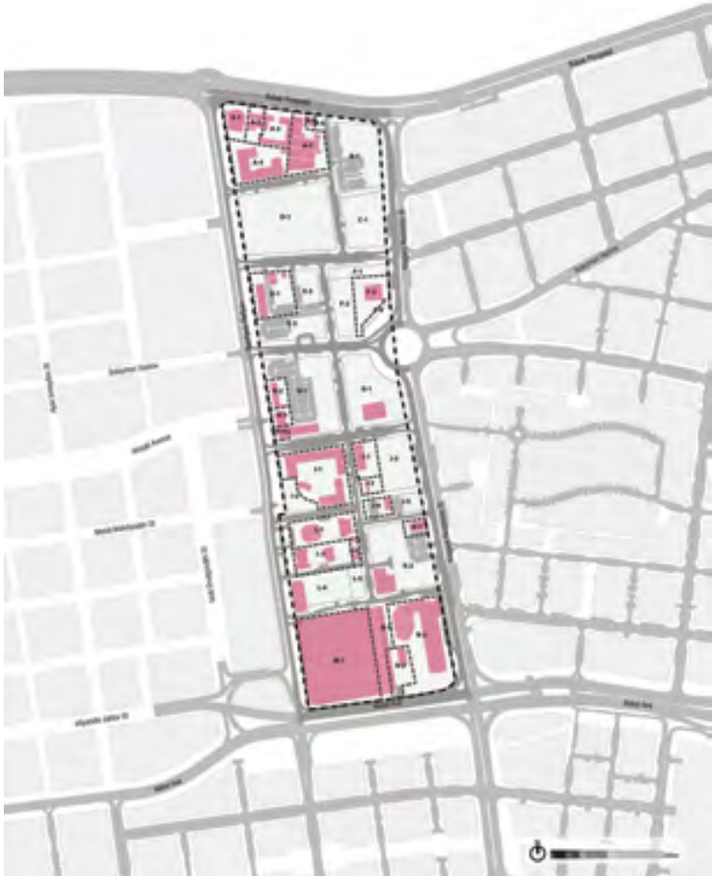
801, 000 sqm
Allowable GFA

+/- 20%
GFA flexibility permissible per plot



28Ha District was a strip of land with disconnected urban grid and unregulated development, lacking sufficient road network and urban infrastructure. Steep level changes between existing development on West and Baku White City on East made the process of integration of new development even more challenging.

Developable Land plots have been carefully arranged considering existing urban fabric to allow adequate accessibility to remaining and future developments.



Existing Urban Fabric

22
Developable Areas

319,065 sqm
Existing GFA

150, 918 sqm
Residential GFA

40, 506 sqm
Office GFA

86, 872 sqm
Retail GFA

58, 510 sqm
Hospitality GFA

8, 255 sqm
Education GFA

38%
of 26.7Ha Existing Today


Existing Developments
Future Developments

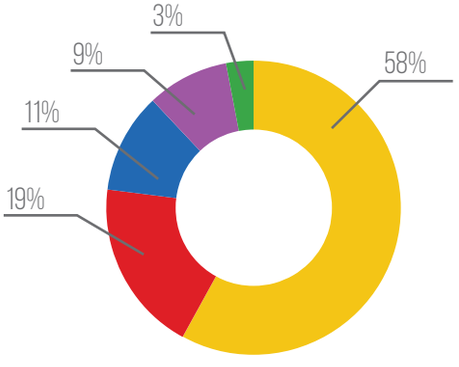

Hotel
Retail
Residential
Mixed Use
Office
School
Fire Station
Utility
Open Space



PROPOSED LANDUSE

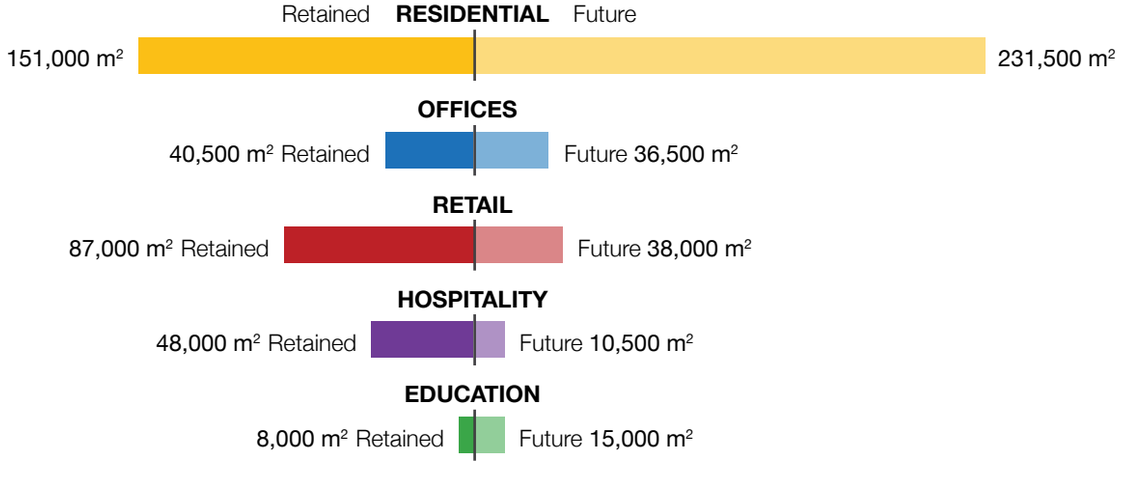
- Hotel
- Retail
- Residential
- Mixed Use
- Office
- School
- Fire Station
- Utility
- Open Space
- Site Boundary

PROPOSED DEVELOPMENT MIX



- Residential 382,500 m² GFA
- Retail 125,000 m² GFA
- Offices / Commercial 76,500 m² GFA
- Hospitality 58,500 m² GFA
- Education 23,000 m² GFA

Total GFA 665,500 m²



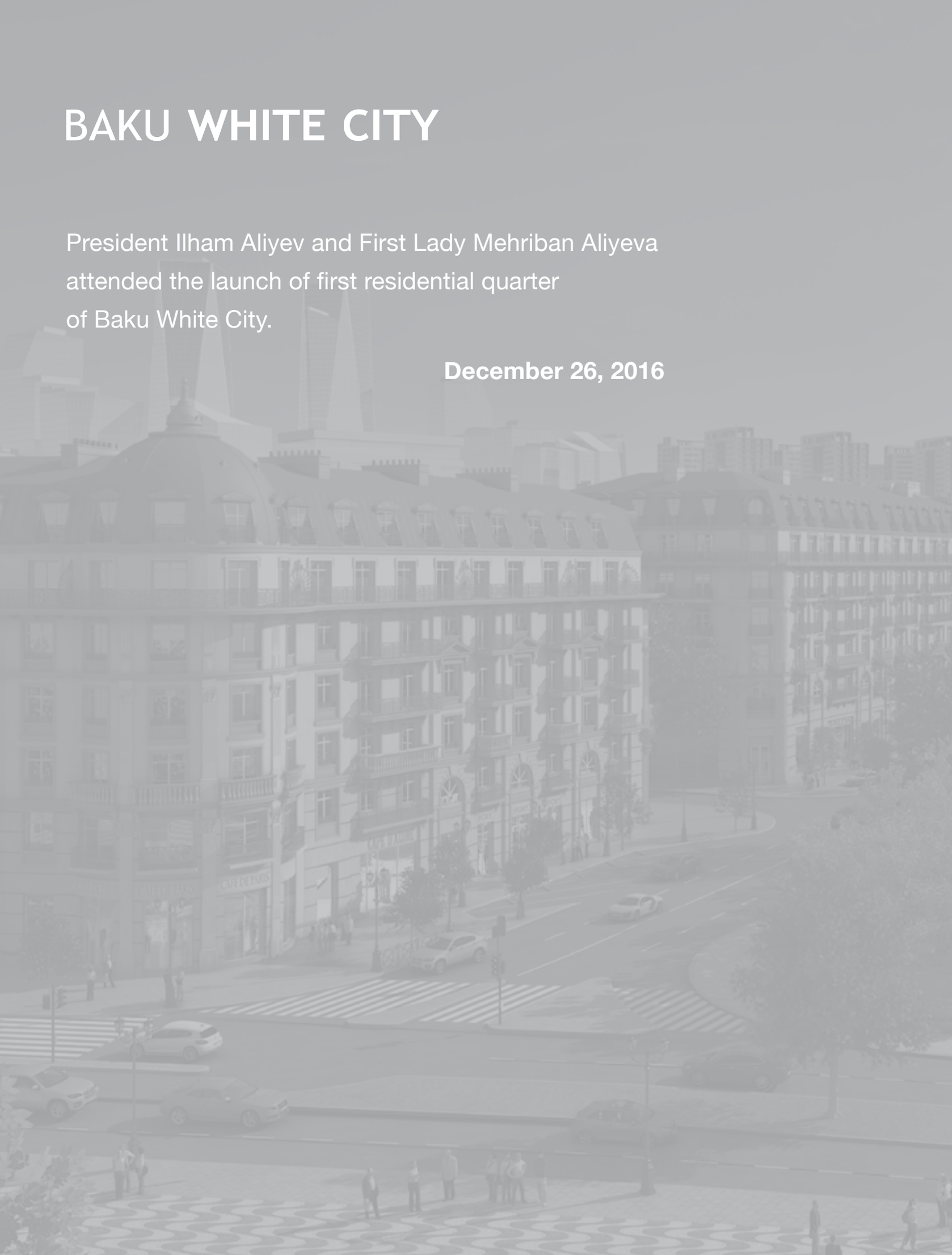
28Ha District Illustrative Masterplan



BAKU WHITE CITY

President Ilham Aliyev and First Lady Mehriban Aliyeva attended the launch of first residential quarter of Baku White City.

December 26, 2016




BAKI
YDANI PARKI
IYADA KEÇİDİ
QOYMA

BAKU WHITE CITY

Living / Residence



Parisian Style Residential



Contemporary Style Residential



Park-side Residential Towers



Park Hill Tower



CBD Residential



Waterfront Towers



Knightsbridge Residential



Olympics Residential



Park Terrace Residence



CBD High-Rise Towers



Villas



The Crescent Residence

Typical Residential Buildings
Classic Parisian Style



A key conceptual feature of the White City Masterplan is the proposal for a field of similar Typical Buildings, located throughout the Masterplan, which serve to highlight certain specific signature buildings through stylistic and massing contrast. From a planning point of view the Typical Buildings, as a whole, form a relatively uniform and tight urban fabric from which signature buildings in key select locations dramatically break free.

The Typical Buildings are urban in character with strong and unbroken street edges, retail on the grade levels, and with vehicular entrances located discreetly along back sideservice lanes. All of these features are intended to ensure a vibrant and activated urban street character. .



Client
ADEC Azerbaijan Development Company

Building area
GBA 18.000 - 39.000m² / GLA 10.000 - 22.500m² (variable)

Design Advisor
ATKINS Engineering

Architectural Advisor
ATKINS Engineering

Structural Engineer
Konstruktor LLC, Qala Group LLC

MEP
Konstruktor LLC, Qala Group LLC

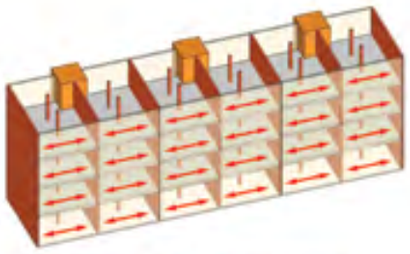
Building site
4.000 - 8,000m² (variable)



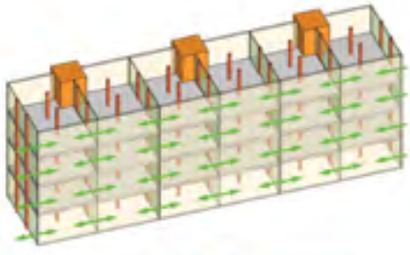
Typical Building plots are found on a range of sites throughout the floowing district of Baku White City Masterplan: Green Hill, Babek Quarter, Central Park District and Fountain Square. Not only the Typical Buildings have to integrate and relate to these various character areas in terms of their facade styles, but they also have to ensure a reasonable degree of facade diversity within each area in order to eliminate potential monotony of street character.

Although the planning and modularity of the Typical Buildings can be quite rigorous, a certain amount of site and façade uniqueness was maintained. The Typical Building concept describes a kit of parts from which specific buildings on specific plots can be composed. This strategy relies on the development of modules which are complete as multi-disciplinary coordinated units but with inherent exibility to ensure a reasonable diversity of facade style and feature elements. The main study plots for the Typical Building project are located in the Green Hill District, which is characterised by a high quality residential development comprising detached villas and medium rise apartments.

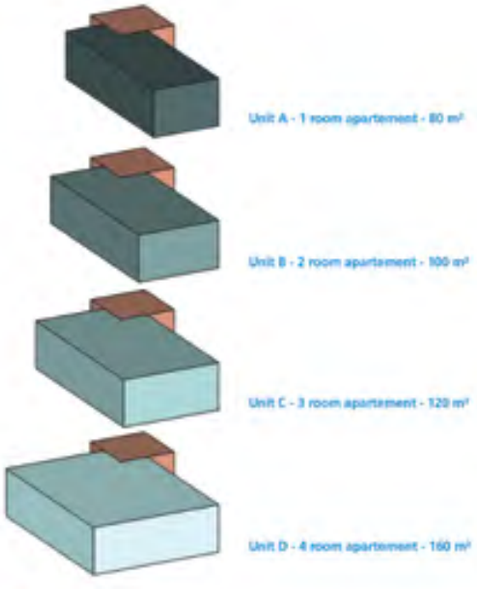
Apartement Unit System



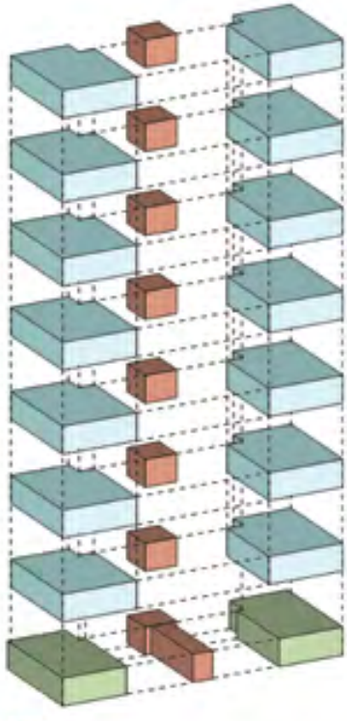
Structural Principles: Wall - Limited flexibility horizontaly.



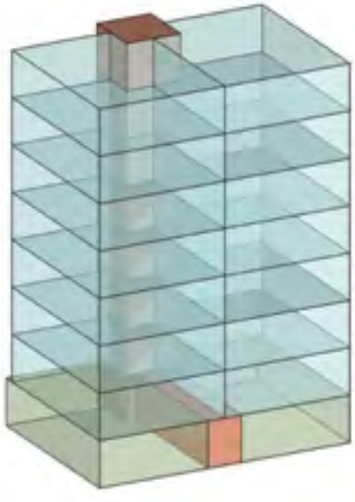
Structural Principles : Column - More flexibility horizontaly.



Unitits



Method



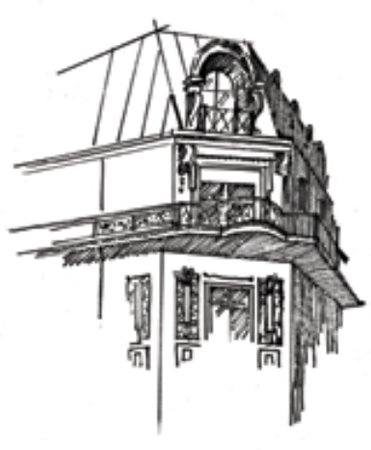
The main purpose of Typical Building design development was to create Typical Building modules which can be recomposed in a range of ways to a majority of Typical Building plots within the Masterplan, develop these modules to allow efficient application as both residential and commercial functions, test these modules on all Typical Building plots in the Masterplan and identify degrees of compliance and noncompliance.

As result of this exercise design team has prepared concept design options for two façade styles, one Traditional Parisian and the other Contemporary style, for the Residential building. Building with the same planning basis of structural grids and the same slab to slab heights for both Traditional Parisian and Contemporary style residential buildings.



These unit types are all to ensure adequate cross ventilation is achieved. The typical module core are to be arranged serving two residential units only, one on each side, while the corner module core is to serve two or three units. Both of these cores are to be located on the courtyard side in order to ensure maximum street frontage for ground level retail units. Both of these cores have a maximum of one fire exit stair. Modules are to be created using a mix of the target unit types with a degree of flexibility included to ensure that the developed modules would be appropriate for a wide range of Typical Building sites.

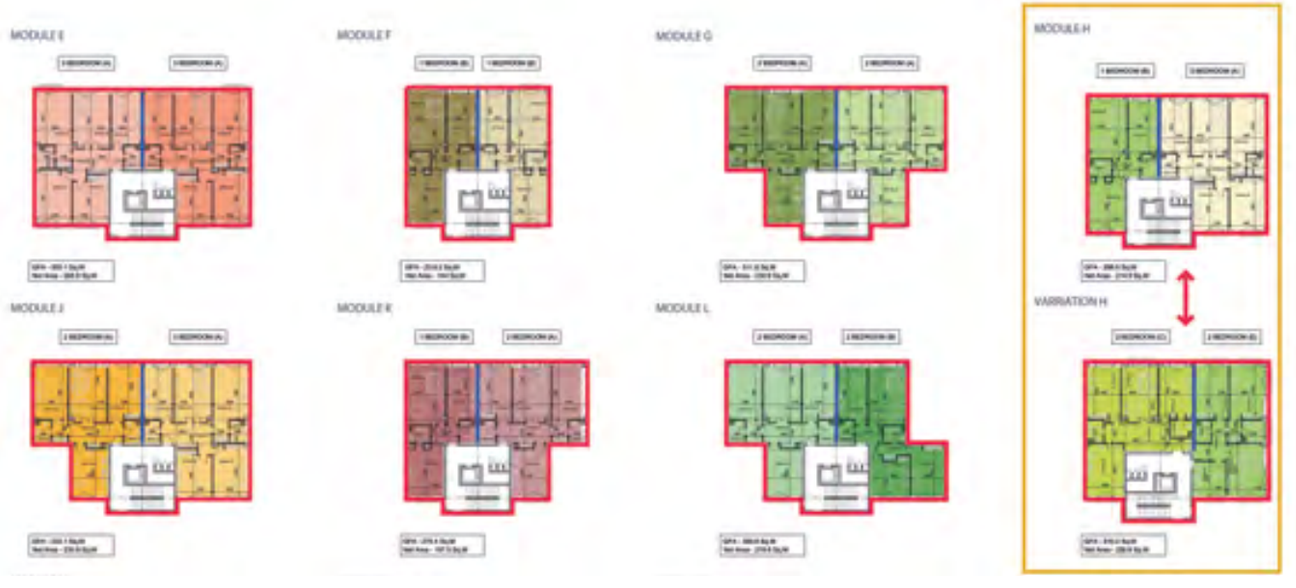
Units are to be provided with a minimal level of interior finishing. Space for tenant provided services was to be provided in a technical terrace outside of the lift cores. Two façade styles are also developed for the residential building following a Traditional Parisian façade style and a Contemporary façade style. The buildings on each plot are designed following local SNIP codes and requirements to ensure smooth coordination with Authorities.



Residential Modules



Side / Front Sitting Modules



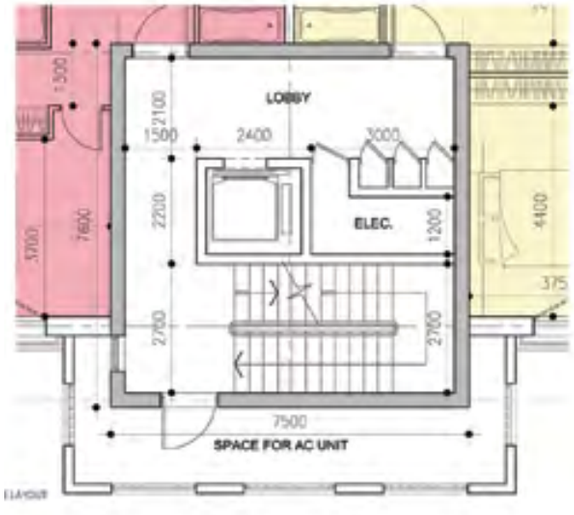
A number of residential modules were developed for both the Corner and Side/ Front siting in a Typical Building. These residential modules have been derived from the structural grid and can be applied to the various Typical Building plots in the Masterplan.

Furthermore, module varriations were studied with different unit configurations which fit within the same stutural grid to provide a varriety of different permutations and combinations of unit types adhering to dfferent sites.

Based on the Typical Residential units developed for this project, a number of structurally independent and dimensionally unique modules can be created along with variations of unit types. This range of modules forms a kit of parts that can be composed on other Typical Building sites and gives a degree of flexibility in matching the sizes and feasibilities of those sites.

Lift Cores





Through negotiation with the local statutory authorities it was confirmed and communicated that a single fire escape stair separated from the lift lobby by a smoke control door would be adequate to serve the proposed residential units in buildings up to 28 meters tall.

As per requirements the lift lobby and escape stair could be ventilated through a common means. No mechanical ventilation or pressurization is required in this type of building typology.

The cores are usually equipped with 630 Kg lift within each core with dimensions of 1400*1600mm.

The current design of the Typical Building is compliant, under SNIP codes, with a building where the top inhabited floor is less than 28m from above the ground level up until the window sill of top floor.

For a building where this level is above 28m, a different core design would be required. From SNIP codes this would necessitate including additional elements such as smoke control doors for the exit stairs, lobby and stair pressurization, access to exit stairs from an external corridor, two means of escape from every residential unit, as well as other FLS related features.

Perimeter Block Typology. Courtyard and Parking



SECTION A-A



KEY PLAN



Parking



Street Parking - 23 Stalls

Courtyard Parking - 48 Stalls

Parking Calculation as per Master Plan

Residential Unit	1.2 spaces / unit (1 per unit +20% visitor)
Retail	3 spaces / 100 sq.m of GFA
Office	3 spaces / 100 sq.m of GFA

Typical Building block developments take form of a 'perimeter block', allowing maximum interaction with the street and an internal courtyard space to accommodate parking and shared landscaped garden areas. The parking is split on one or two underground levels with a limited number of guest parking in Courtyard, to meet the demand for the residential units and visitors.

In addition, these Typical buildings accommodate retail units, such as showrooms, retail and restaurants, offering parking on the street.

The basement levels of buildings are also used for plant rooms and technical spaces like water tanks and pump rooms, electrical LV and MV rooms, generators and etc.

The underground parking level is placed under the courtyard with sufficient level difference between basement roof slab and courtyard finished level to allow for installation of stormwater drainage.

Dedicated deep tree pits, intruding into the basement, are considered in courtyard of each Typical Building allowing a groth of trees with larger crown/shade.

Module Application to Masterplan



Fits Perfectly
(6,4%) - 8 Plots

Minor Modifications
(84%) - 105 Plots

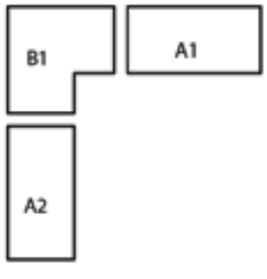
Major Modifications
(9,6%) - 12 Plots

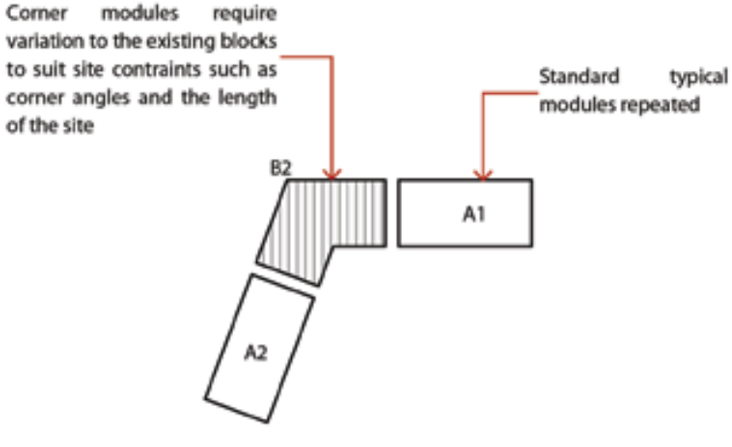
Typical Buildings are located on many non-uniform plot sites throughout the Baku White City Masterplan. In order to ensure that the designs of all of the Typical Buildings follow the intention of the Masterplan Guidelines, a modular approach has been proposed as an overall design strategy intending to standardize a range of compositional elements.

The design of any one Typical Building can be looked at as a composition of several compatible and standardized components; essentially a 'kit of parts' that can be composed and recomposed to effectively address the physical and urban requirements and any specific Typical Building site as well as the programmatic and feasibility requirements of third party developer design briefs.

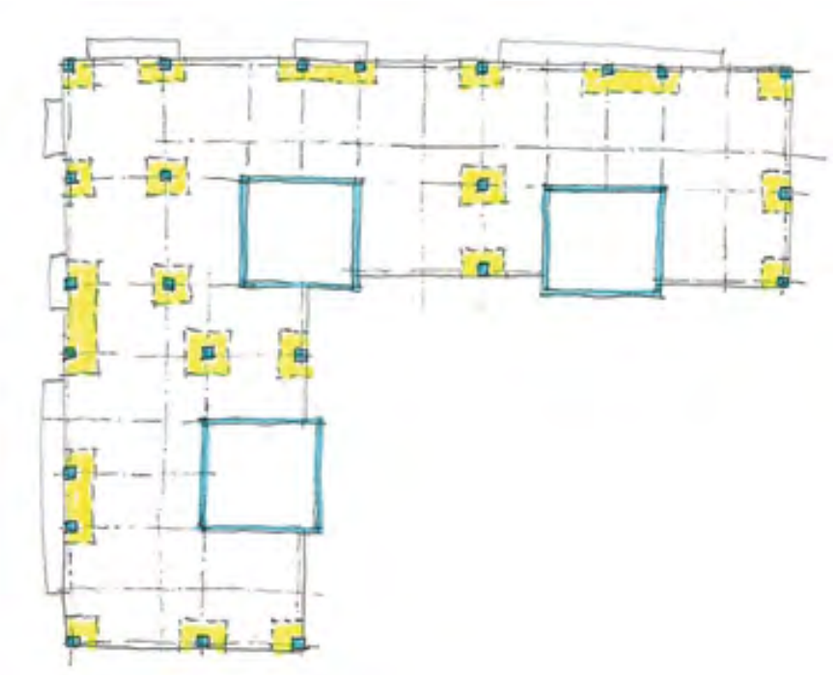
This modular design approach is the overriding design issue across all relevant design disciplines. The intention, of this approach, is to optimize the efficiency of design, procurement and construction and to ensure a cost effective and timely delivery of a significant number of buildings within the development.

MODULE CONCEPT





Structural Design Approach



Three types of floor systems were studied and compared for the feasibility of structure of typical buildings. These floor systems were each designed for a typical area of the floor plan of the structure, following the design criteria set forth in this study. Comparisons have been made upon a number of factors, including structural effectiveness, architectural and mechanical system impacts, construction impacts, fire rating and serviceability. The systems analyzed and considered are:

Option-1: Flat slabs with drop panels

Option-2: Beam-Slab system-1 (with deep beams, thick slabs, and fewer columns)

Opiton-3: Beam-Slab system-2 (with shallow beams, thin slabs, and more columns)

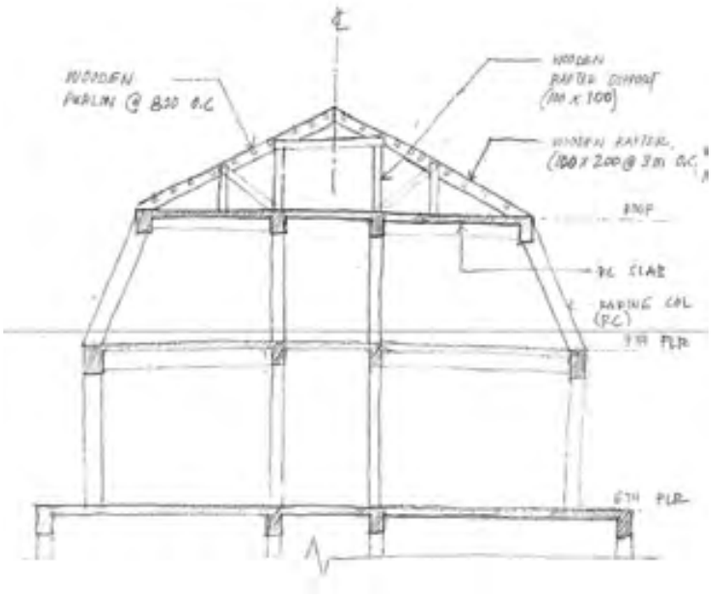
As all three options are made of reinforced concrete, each has the same advantages and disadvantages of general concrete structures. In overall comparison, a combination of Option 2 and Option 3 beam-slab systems is the best solution considering architectural, building services, structural and cost requirements.

This structural system usually features 150-160mm slab thickness, 400*400/600 column dimensions and 400/700mm thick beams depending on span lenght. Longer spans with less columns considered in Option 3 are applied to allow for underground building space to be be used for parking, facilitating the circulation of vehicles between the building columns.

The building usually has common column grids of 4-7.5m. All columns are straight and start from the foundation. For the building set-back (600mm at column grids) at the 6th or 7th floor, there are several transfer beams for columns supporting two upper floors.



Mansard Roof



Wood Truss Type Frame

A mansard roof system will be placed, as pitched roofs are common in Baku. There may be several ways to construct the pitched roof, made of steel, concrete, or timber framing. The original design intent considers use of timber framing and timber purlins on top of the concrete slab at the roof floor.

Building Services



Power
Low current
Fire Fighting
Domestic Boosted Cold Water
Natural Gas

Natural Gas

The natural gas supply line shall be connected to the city mains through a main gas meter concealed within the plot and run at high level within the ground floor prior to distribution through the service cores.

The natural gas supply will run up through ventilated technical terrace areas to supply the apartment tenancies above.

To avoid the risk of gas leakage and ensure safety of resident gas supply is only considered for compact gas-heaters individually installed by each tenant. This principle considers no centralized heating and ensures smooth and independent maintenance and management of building gas supply system.

Cooking stoves and oven in residential units are all considred to be electrically operated which are proven to be safe.

Power Supply

Power supplied from local SMDBs in the basement level electrical rooms shall be distributed through CU/XLPE/SWA/PVC armored cables at high level, above ceiling where possible, to provide power to local distribution boards in all areas of the basement. Molded case circuit breakers (MCCBs) shall be used for circuit protection of the feeder cables to the local DBs.

Paris Facade Analysis





Contextural design - building designed with an intricacy sensitive to the grain of the area,using forms and details inspired by traditional architecture.

Homogeneous Facade Context - visual conection and close physical relationship with adjoining buildings. Use of similar materials, color tonation and building elements vs. monolithic buildings.

Responsible modernity - Creating modern building design, by its virtues, but respecting some simple rules to create a city scape with some of the same qualities and complexity as mid-19th century cities.

Replica authentic facades - Immitating closely mid 19th century building design.

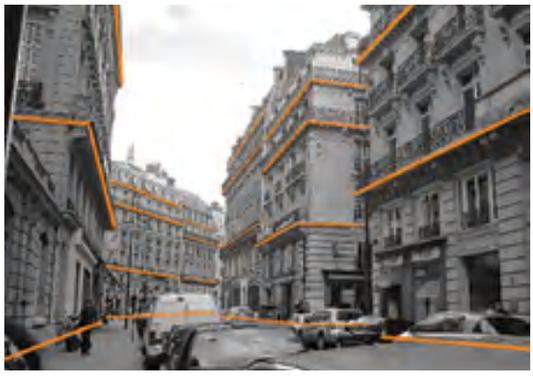
Complexity of architectural detailing - Using traditional and classical architectural elements as ornamenting or re-interpreted into modernism.

Vernacular - An architectural style or design of house derived primarily from popular taste. Vernacular styles usually stem from some more formal or academic style, with simplifications and adaptations; but their origins are still recognizable. Vernacular Georgian, Federal and Greek Revival houses are common in New England.



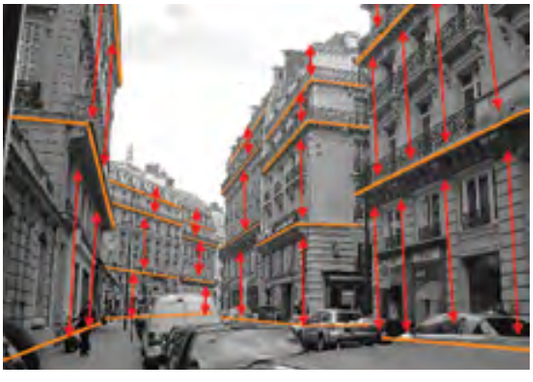


Divition of facade. Clear subdivition of socket floor, middle building and top.



Cornice - Horizontal lines, marking the heights of the building, splitting into proportional sections. Clearly defines storey lines.

Cornice return: horizontal moldings extending inward (toward the vertical centerline of thewall) from the lower ends of a gable-roof cornice.



Vertical Proportion- Arrangement to create perspective disapearance.



Socket floor - Groundstorey. highlighting the base of the building. A change of material or surface pattern. Retail advertising creates variation.



Baldachin - Creates shadow and highlights the socket floor. Ads to visual experience for pedestrians.



Cupola - A short windowed tower or dome, typically located in the center of a flat or low-slope roof.



Pediment - An ornamental accent found above entry ways and windows.



Pilaster - Two dimensional (flat) ornaments which represent columns. Door surrounds. Giant pilasters rising the full height of the facade (usually, but not always, at the corners).



Demilune window - (“half-moon”) window semicircular at the top, straight edge horizontal on the bottom.



Fire separation walls - partitioning between units, adapts level change.



Fenestration - Rythms articulation, pattern, proportions of windows.



Balustrade - Cast iron railing, ornamenting and creating balconies. Accentuating the horizontal lines and main proportions of the building.



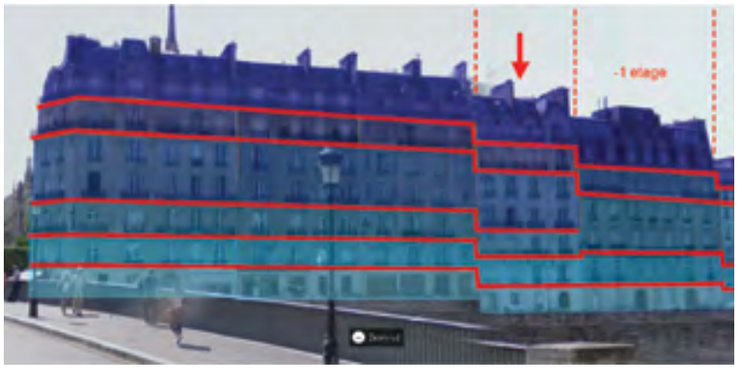
Bracket - Supporting balconies and decorating with detail work.



Quoin - Ornamental features used at the corners of houses. In a brick house, the quoins usually consist of granite blocks, but may also be formed from bricks and painted in the trim color.

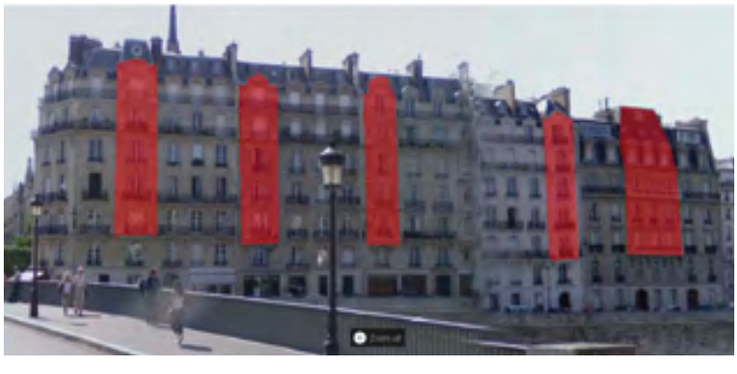


Fire separation walls - partitioning between units, adapts level change.



Cornice - Horizontal lines, marking the heights of the building, splitting into proportional sections. Clearly defines storey lines.

Cornice return: horizontal moldings extending inward (toward the vertical centerline of the wall) from the lower ends of a gable-roof cornice.



Bow - Building element extruding from facade, creating internal niches and variation in the facade line.

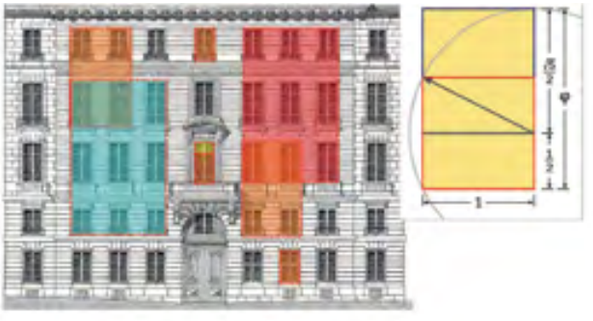
Tower - acentuating corners and breaking the roof line.

Traditional Parisian Elevation Analysis



Traditional Parisan Style Elevation Analysis





The golden ratio, also known as the divine proportion, is a number often encountered when taking the ratios of distances in simple geometric figures.

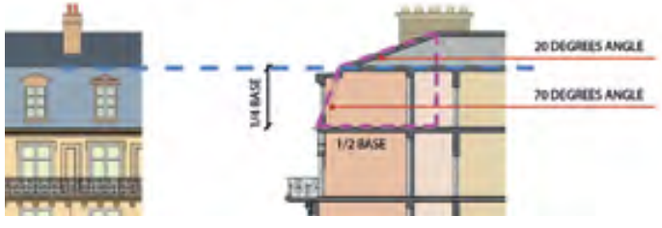
Since Ancient and Classical times, many artists and architects have proportioned their works to approximate the golden ratio, especially in the form of the golden rectangle, in order to achieve harmonious and aesthetically pleasing proportions.

Classical and Renaissance architecture used this proportion device frequently and considered it to be divine and received from God.

The design of the Typical Building traditional façade has made use of this proportion in ordering elements of many different scales allowing elements within elements to be similarly arranged according to this harmonious proportion.







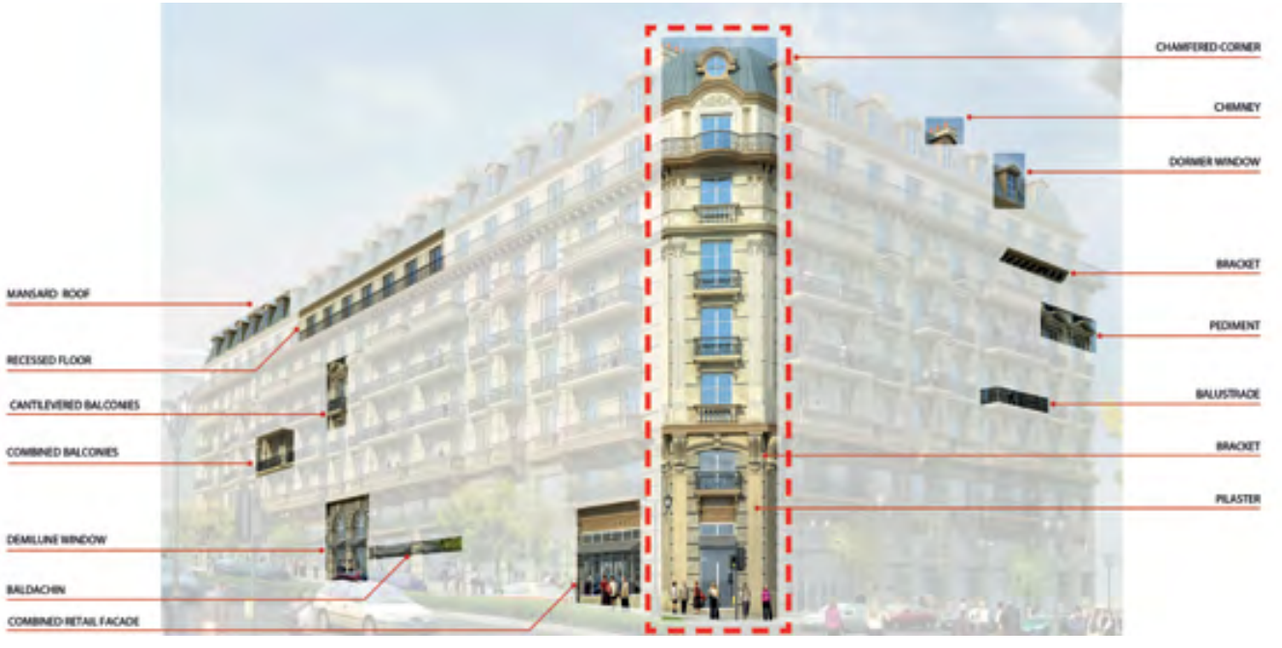
The facade follows a simple scientific design process in which two modules of 1800 mm and 2100mm each are repeated alternatively to create a rhythm. 1800 module has window or door elements, whereas the 2100mm module is the solid part of the facade.

This has been carefully designed to integrate with the building structure as well as the range of room widths. This strategy allows the façade to work in a modular way and will accommodate changing Unit modules and room widths without requiring modification.

External Finishes - Residential Traditional Parisian Facade



Traditional Parisan Style Elevation Analysis



Traditional Parisan Style Building Elevation Studies





Option with Stepped Cornice Band Breaking Socket Definition



View from Street





Typical Residential Buildings
Contemporary Style



Following the same perimeter block typology, structural system and modular units principle Contemporary style residential buildings feature a modern look and ventilated facade system. This facade system considers a dry-installed exterior building envelope, providing the building with a gap between its perimeter wall and the exterior cladding, which moderates the exchange of heat, air, and light that circulates between the interior and exterior of the building.

Contemporary style residential perimeter blocks are planned throughout the Masterplan including in Fountain Square and Central Park districts.

Not only the modern and eco-friendly facade but also the unitplans have been improved offering residents an even expanded range of unit-mixes.



Client
ADEC Azerbaijan Development Company

Building area
GBA 29.000m² / GLA 18.000m²

Design Advisor
ATKINS Engineering

Architectural Advisor
ERBUG Mimarlik

Structural Engineer
URAL Engineering

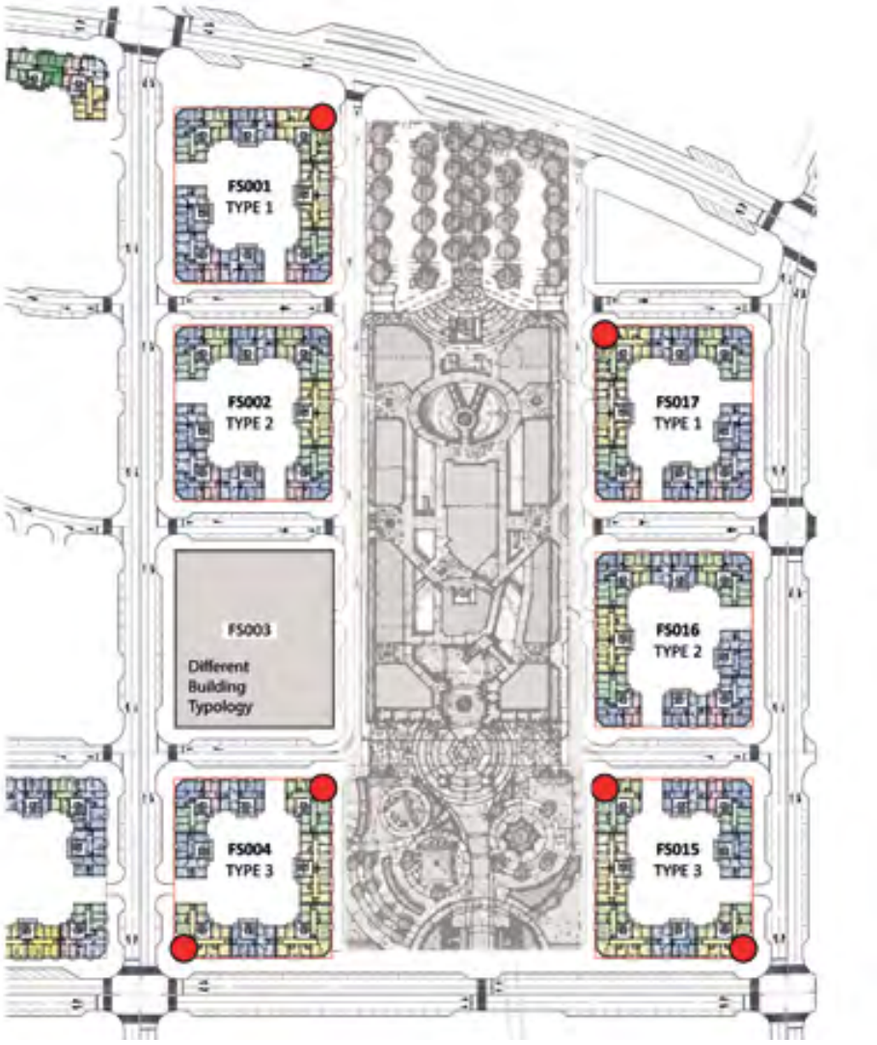
MEP
FNP / RAM Muhendislik

Building site
6.100m²







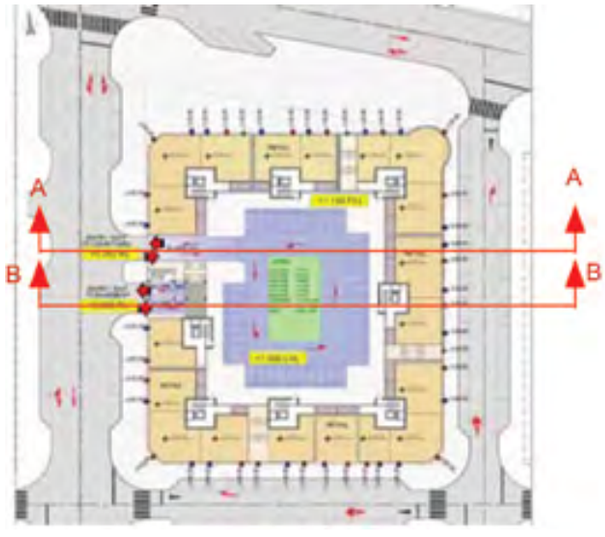




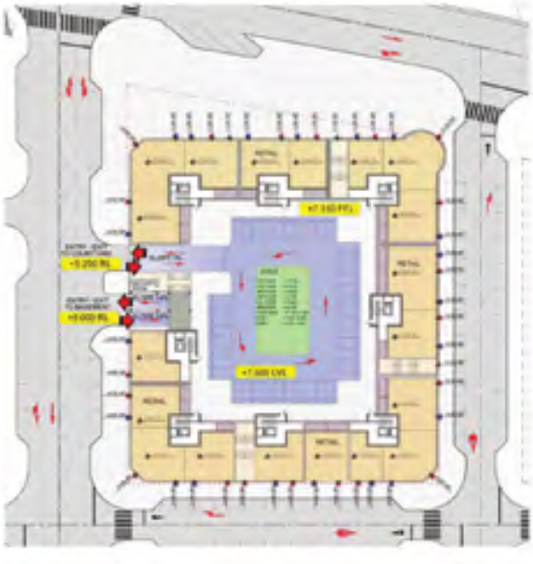
A total of six corner towers have been incorporated into seven residential developments of Fountain Square district as shown in a diagram.

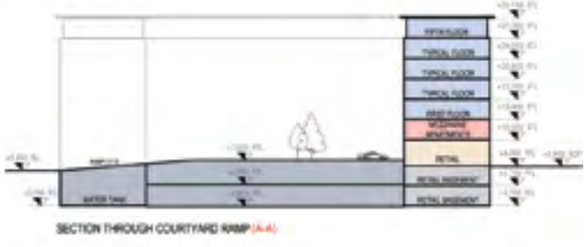
Entrance Strategy

Courtyard and Basement vehicular access adjacent to each other to ensure both vehicular entrances are monitored by a single security gate.















Typical Layout of Apartment Units













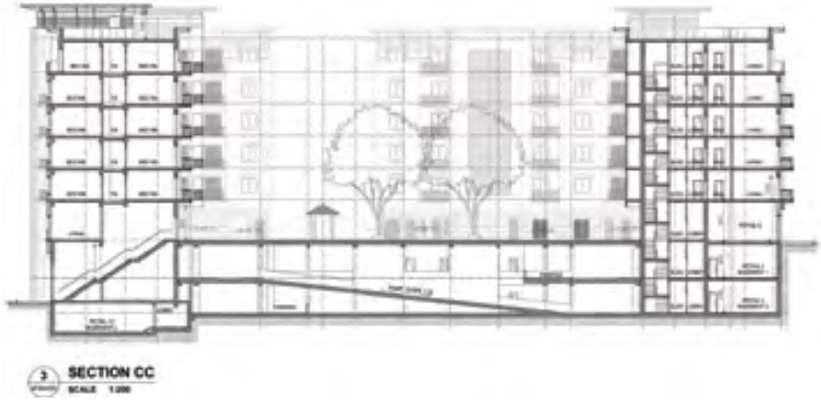


Building features ventilated facade with thermal insulation and dry ceramic installation. This facade type is durable, attractive, colourful and self-cleaning in rainfall.

Prone to damage where vandalism is an issue, or if poorly specified Ceramic tiling is available in a wide range of sizes, colours and types. Tiles are dry-fixed using a metal framing system, which also incorporate an insulation layer. As regards weathering it is very durable and requires little or no maintenance. The wide range of colours, textures and patterns can make it a very powerful option where spectacular appearance is important.



1 ELEVATION 1



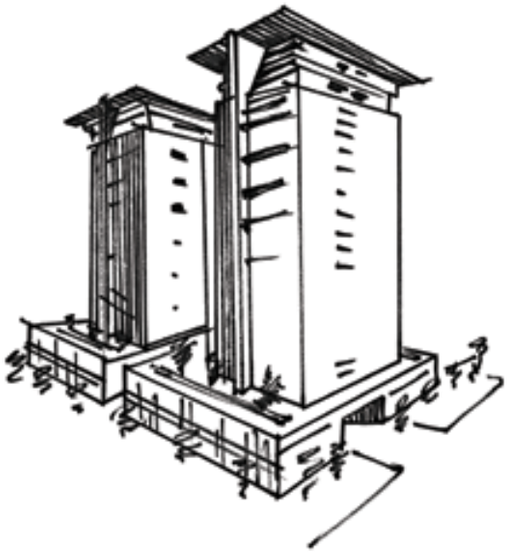
3 SECTION CC





Park-side Residential Towers





A highly desirable residential neighborhood of mid-rise towers, squares and parks, with local retail and commercial uses at street level on tree-lined boulevards. High-end apartment towers and a single local landmark apartment building are located to the north of Nizami Park, carefully planned to maximize views over Park and the Caspian Sea.

Client
ADEC Azerbaijan Development Company

Building area
GBA 27.500 - 33.500m² / GLA 15.000 - 18.500m² (variable)

Design Advisor
ATKINS Engineering

Architectural Advisor
ERBUG Mimarlik

Structural Engineer
URAL Engineering

MEP
FNP / RAM Muhendislik

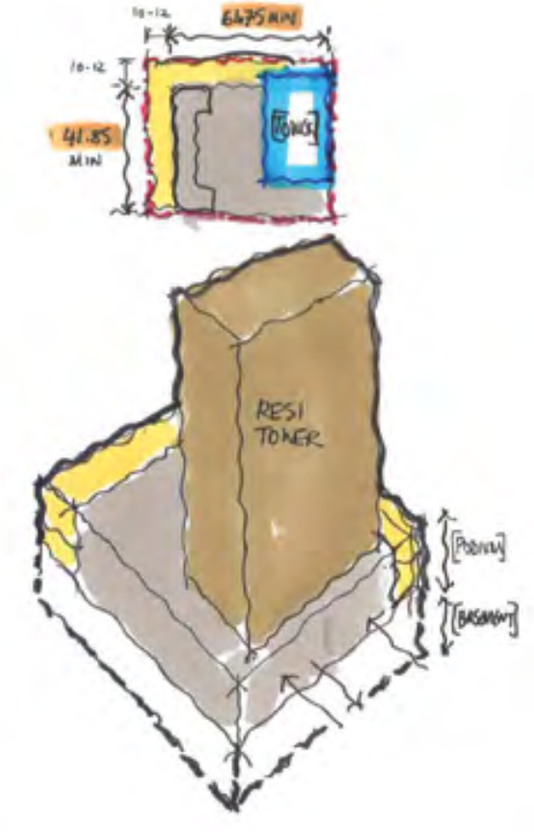
Building site
3.300 - 5.000m² (variable)



Park District will comprise a range of building types which house a variety of high-end residential apartments for families and smaller households. Every advantage will be taken of the elevated position of the district to command views out over Nizami Park and toward the Caspian Sea. Tower buildings with generous balconies and terraces will be carefully positioned to maximize views.

They will appear on the Baku White City skyline as a cluster of scaled-down mid-rise buildings, as a counterpoint to the CBD high-rise towers. Lower, medium-rise apartment buildings will be located against the park edge, in an effort to respond to the scale of the park setting, whilst maximizing views of it. Access to Nizami Park itself will also be a priority.



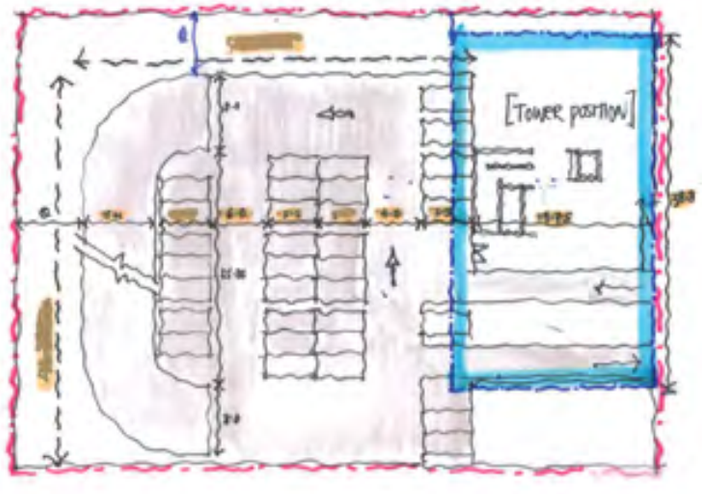


The typology of these buildings considers a rectangular shape 18-storey residential tower placed on 2-storey podium with sleeve retail along its perimeter and parking behind it. Two underground parking levels are also considered in the basement.

Positioning of the tower is critical as the structural frame dictates the positioning and setting out of parking within the podium and basement.

A clear circulation loop of min 6m with double loaded parking bays at 5.5m length and an 8m wide ramp at 1:10.

A flexible unit depth requirement is around 10-12 meters.





The key urban design principles which underpin the masterplan for the Park District are described as follows:

Residential tower buildings are carefully located in staggered rows on the ridge-line to maximize sea views.

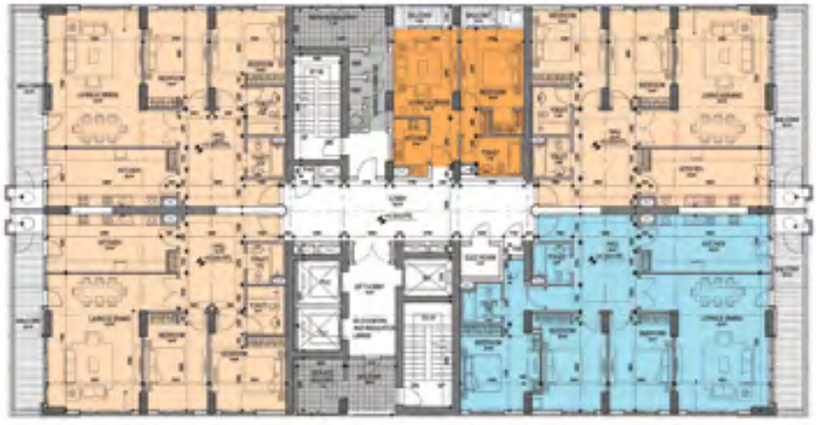
The design of the tower buildings fortifies their role in the White City skyline, particularly in terms of their juxtaposition with the CBD towers. Materials and detailing will respond to the park setting.

All building typologies will be designed to accommodate integrated parking structures that reduce the impact of parking demands on public spaces.

Accessibility to the park is a priority, with internal roads and access points aligning logically with the district's road layout.

All buildings create a maximum of active ground floor frontages to the street; full avoidance of blank walls and a positive pedestrian experience is pursued.

The road layout and orientation of buildings ensure a positive physical and visual integration with surrounding districts.



TYPICAL 2ND-16TH FLOOR PLAN



4 BEDROOM ALTERNATIVE LAYOUT



17TH FLOOR PLAN (PENTHOUSE)

The overal height of tower being well beyond 70 meters and a floorplate of approximate 1000sq.m requires the main lift core to have an externally connected H1 type ventilated staircase and an alternative H2 type staircase.

The lift core features two 630 Kg passenger lifts and a service lift able to act as a fire lift with 2.10 meter deep cabin.

Two technical terraces one on each side of the building are designed to accommodate the external blocks of AC units of 5 No's of residential apartments on the floorplate. Refuse chute and pressurized ventilation shafts are compactly housed inside the lift cores.

As with typical perimeter block buildings gas supply line runs straight up through ventilated closets, adjacent to kitchen of each apartment unit, dedicated to heating only. Cooking stove and oven are meant to be electrically operated.

The floorplan accommodates one Studio unit, three 2-bedroom unit and one 3-bedroom apartment on each typical floor. Flexible structural grid allows combining neighboring apartment in a larger living space. Top two floors feature penthouses with striking views of Caspian Sea and Flag Square.









Park Hill Tower





Park Hill Tower is a stand-alone local landmark building – or 'jewel' – located on a focal point of Boulevard Road featuring high-end residential apartments for families and smaller households.

Client
ADEC Azerbaijan Development Company

Building area
GBA 32.900m² / GLA 19.500m²

Design Advisor
ATKINS Engineering

Architectural Advisor
NIGEL LLC

Structural Engineer
NIGEL LLC

MEP
NIGEL LLC

Building site
4.100m²



Every advantage is taken of the elevated position of 30 meters above the Caspian to command views out over Nizami Park and toward the State Flag Square. Tower with looping balconies and terraces is carefully positioned to maximize the views.

Park Hill Tower, along with other towers in the district, will appear on the Baku White City skyline as a cluster of scaled-down tall buildings, as a counterpoint to the CBD. Lower, medium-rise apartment buildings will be located against the park edge, in an effort to respond to the scale of the park setting whilst maximizing views onto it. Access to Nizami Park itself is also a priority.





Sharing the same structural platform and FLS principles Park Hill Tower features a continuous terrace wrapping around each floor.

Tilted orientation of the tower offers its residents fascinating views to City and Caspian waterfront. Top floor residential penthouses benefit from large private terraces with striking views to Flag Square.



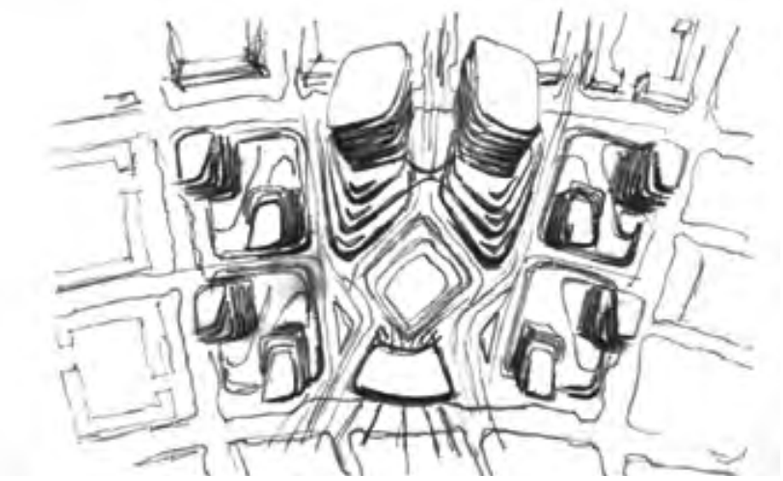




CBD Residential



Commercial core of Baku White City, comprising three iconic buildings and eight mid-rise towers of residential use, with access to metro and bus stations, retail uses and a central civic plaza.



Client
ADEC Azerbaijan Development Company

Building area
GBA 65.000m² / GLA 40.000m²

Design Advisor
ATKINS Engineering

Architectural Advisor
ERBUG Mimarlik

Structural Engineer
URAL Engineering

MEP
FNP / RAM Muhendislik

Building site
8.500m² (variable)







Concept Drivers

WIND EROSION EFFECT

The Central Business District lies at the very heart of Baku White City. Its location has been carefully planned to be as integrated as possible – both visually and physically – into the surrounding urban environment of both White City and wider Baku. The CBD lies on the highest point of the site, and at the northern-most termination of the north-south central spine. It is a key strategic location for landmark buildings, the new metro station and bus hub.

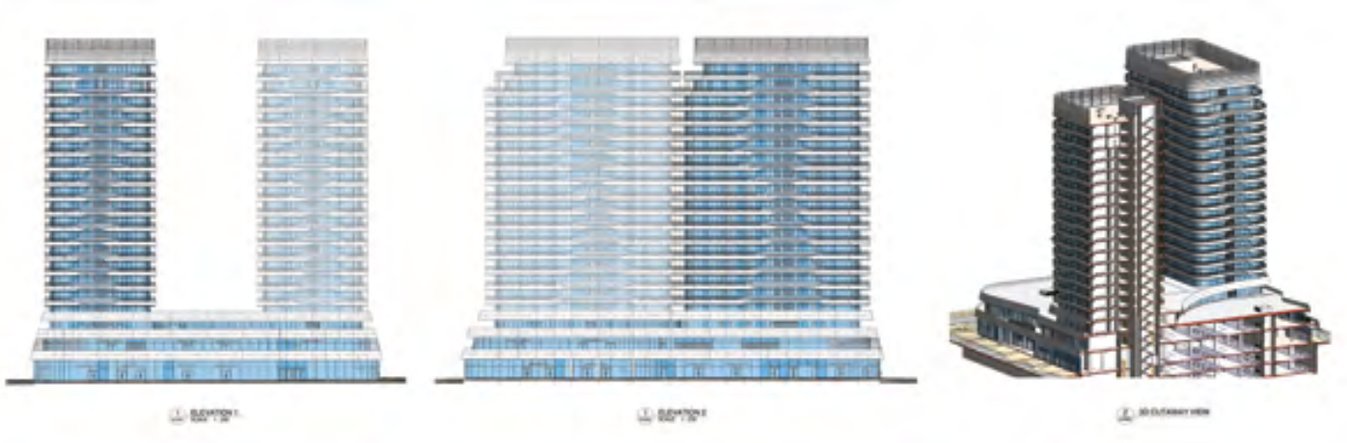
An architectural jewel at the heart of White City, commanding a striking position at the principal gateway to Baku – a city of growing international significance… a striking new city landmark, civic destination and a symbol of economic strength.

The CBD will comprise a combination of activities, including highly desirable residential apartments, a large concentration of offices, and ground floor retailing including restaurants and bars. Some community activities and possibly a hotel could also be included in this area. The use mix has been conceived to generate a 24-hour, live-work-play destination.

The district would accommodate the largest concentration of tall buildings in the masterplan, with towers of up to 38 stories which are visually prominent from strategic locations in Baku. Their design is inspired by architectural motifs which are symbolic of economic strength and resilience.

There is an emphasis on detailing this civic destination with public realm and landscape designs which create animated and accessible pedestrian-oriented public open spaces, and the setting for a lively urban environment and buzzing evening economy.



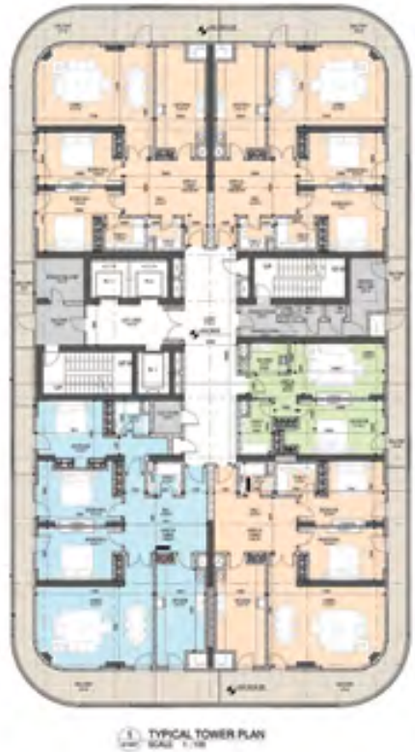


While sharing the same structural platform and FLS provisions of Park District mid-rise towers facade solution of CBD has its own character. Inspired by wind erosion effect these towers feature liquid forms articulated on continuous lines forming the balconies.

Use of GRC and combination of high quality glazing with spandrel panels on facade ensure curving bands of balconies run smoothly while wrapping around the towers.

The floorplate accomodates one Studio unit, three 2-bedroom unit and one 3-bedroom apartment on each typical floor. Flexible structural grid allows combining neighboring apartment in a larger living space. Top two floors feature penthouses with striking views of Caspian Sea and Flag Square.

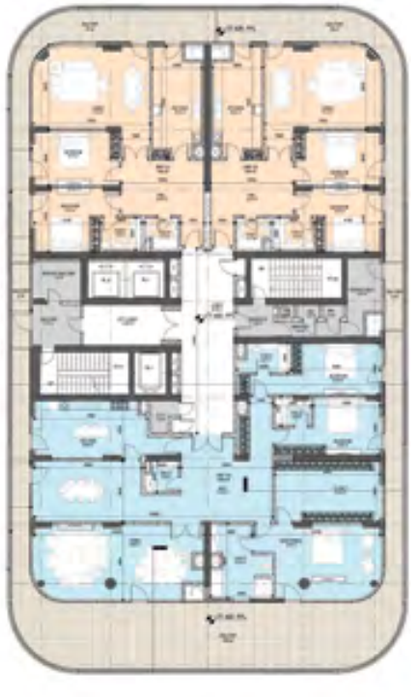




1 TYPICAL TOWER PLAN
SCALE 1 : 100



2 17TH PENTHOUSE 1
SCALE 1 : 100



3 18TH PENTHOUSE 2
SCALE 1 : 100

Waterfront Twin Towers





Twin Towers are located in the Waterfront district of White City which is considered to be a prime location due to its proximity to boulevard. 18-storey tall towers guarantee striking views to Baku bay and Caspian Sea. Streets running parallel to the coast form a pedestrian promenade through a shopping center with great number of entertaining and leisure facilities.

The concept of the area surrounding the towers was developed in accordance with trends of modern urban planning to create a social infrastructure and environmentally friendly area.

Client
ADEC Azerbaijan Development Company

Building area
GBA 25.000m^2 / GLA 15.500m^2

Design Advisor
ATKINS Engineering

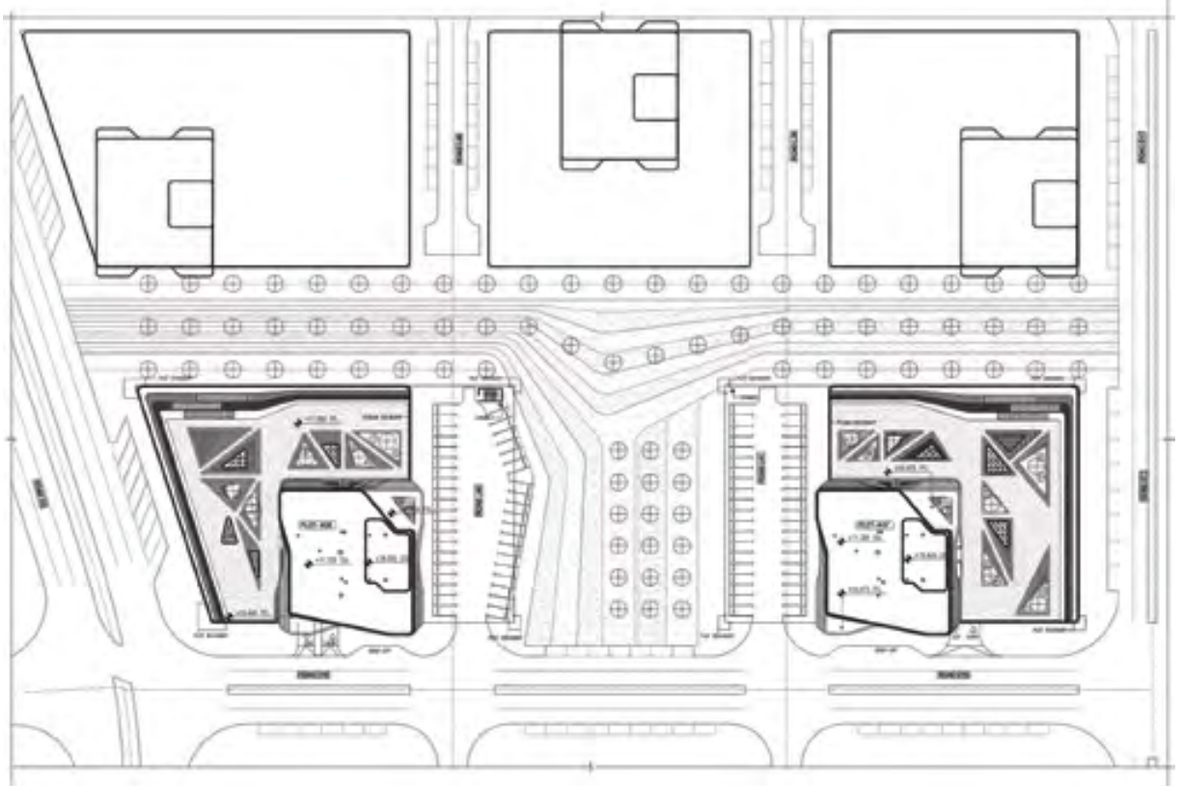
Architectural Advisor
ERBUG Mimarlik

Structural Engineer
URAL Engineering

MEP
FNP / RAM Muhendislik

Building site
3.300m^2





TOWER GEOMETRY


















PRADA
LACOSTE
MANGO

Knightsbridge Residential



Inspired by Knightsbridge and other similarly affluent districts of Central London, Baku Knightsbridge subtly adapts the 18th and 19th century aesthetic of Georgian townhouse architecture to dress contemporary upmarket apartment blocks. Traditionally classical proportioned facades have been updated to incorporate elements such as balconies and penthouses as contemporary aspirations require. Curving rendered facades and colonnades articulate the prominent spaces both within and on the periphery of the development, enclosing landscaped gardens to replicate the approaches applied in London by John Nash and others.



Client
PASHA Construction

Building area
GBA 24.500 - 53.000m² / GLA 13.000 - 27.600m² (variable)

Design Advisor
Chapman Taylor

Architectural Advisor
Chapman Taylor

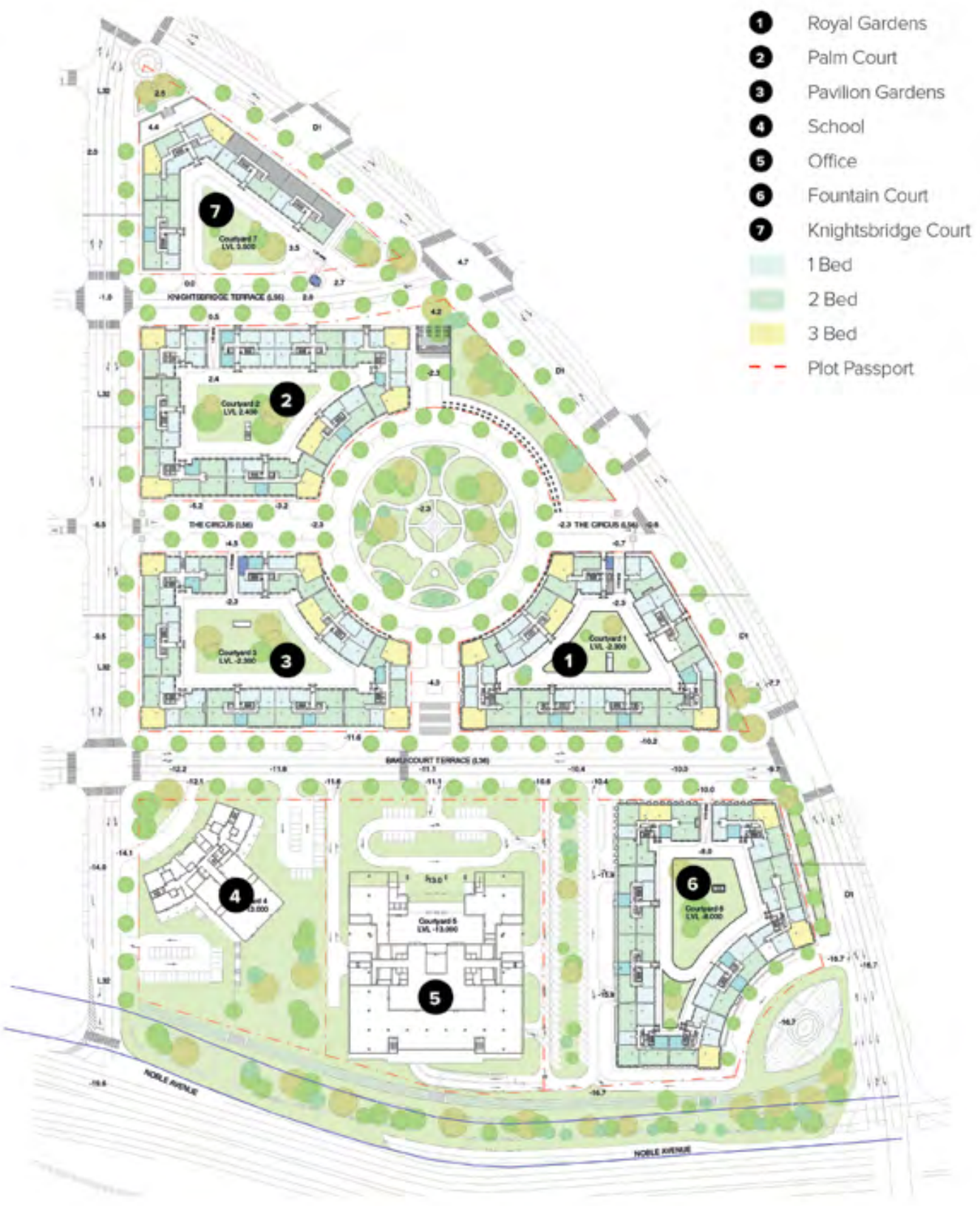
Structural Engineer
URAL Engineering

MEP
Black & White Engineering

Building site
6.800 - 12.600m² (variable)






1 Royal Gardens
2 Palm Court
3 Pavilion Gardens
4 School
5 Office
6 Fountain Court
7 Knightsbridge Court
1 Bed
2 Bed
3 Bed
Plot Passport
KNIGHTSBRIDGE TERRACE (LS6)
THE CIRCUS (LS6)
BAKU COURT TERRACE (LS6)
NOBLE AVENUE
NOBLE AVENUE



The spaces are linked by quality landscaped streetscapes framed by elegant facades of warm buff and red brick, with decorative details in white render to articulate ground floor storeys as well as windows, doors and edgings. London's traditionally low-key back gardens are updated to convey an appropriately aspirational appearance to the rear courtyards, with parking and servicing requirements relocated to basements to create spacious communal private gardens. High quality painted metalwork is utilised to enclose balconies, external staircases and pavement boundaries across the site.

Each residential court has direct vehicle access to each basement level of parking, and to the courtyards. Access to the basement car parking and courtyards is achieved by the internal access roads, rather than the main perimeter roads which are generally used for primary distribution andcirculation for the district. Where two basement levels of parking are provided, access is achieved from two differentlocations so that traffic is distributed over two separate internal roads, avoiding congestion during peak times.

Access to each residential courtyard is restricted to maintenance vehicles where possible. Owner and visitor parking and designated drop off facilities have been omitted from the courtyards and have been relocated to the outside perimeter of each court. This maximises the extent of landscaping opportunities within each courtyard space. Fire Tender access is limited to the external perimeter of each court.

Detailed elevations for all Courts indicate four principle façade treatments which have been included to ensure variety and character. The following elements have been introduced to maintain aesthetic diversity:

Façade Projections

Certain elements of the façade project beyond the main frontage line, such as corner towers and central bays;

Material Change

Major material change from brick (two colour of brick) and render. This is usually coupled with the first point;

Balconies

A variety of balconies in both metal and GRC have been developed with varying degree of decoration responding to the prominence of the location. The depth of the balconies also vary depending on their location on the façade;

Architectural features

Features such as rustication, pilasters, quoining, banding and rainwater goods have been introduced to articulate the facades;

Windows

Both sash windows and French doors are proposed for the elevations. The fan lights over these windows are further varied with differing heights and rectangular and arched tops, dependent on location. Decorative surrounds to all windows introduce additional variation to the windows such as cornices, keystones and pediments; and

Party Wall divisions

Decorative chimneys together with party wall sub-divisions, some of which are also ornamental, have been introduced to break the roofscape and help to re-define the elevations and simulate traditional “townhouse” rhythm in the facades.





COURT 7 WEST ELEVATION
(IN DEVELOPMENT)

COURT 2 WEST ELEVATION



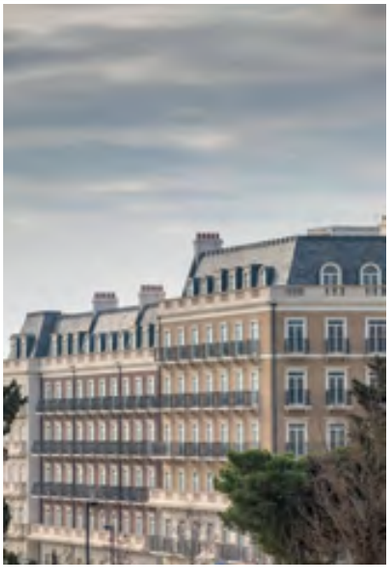










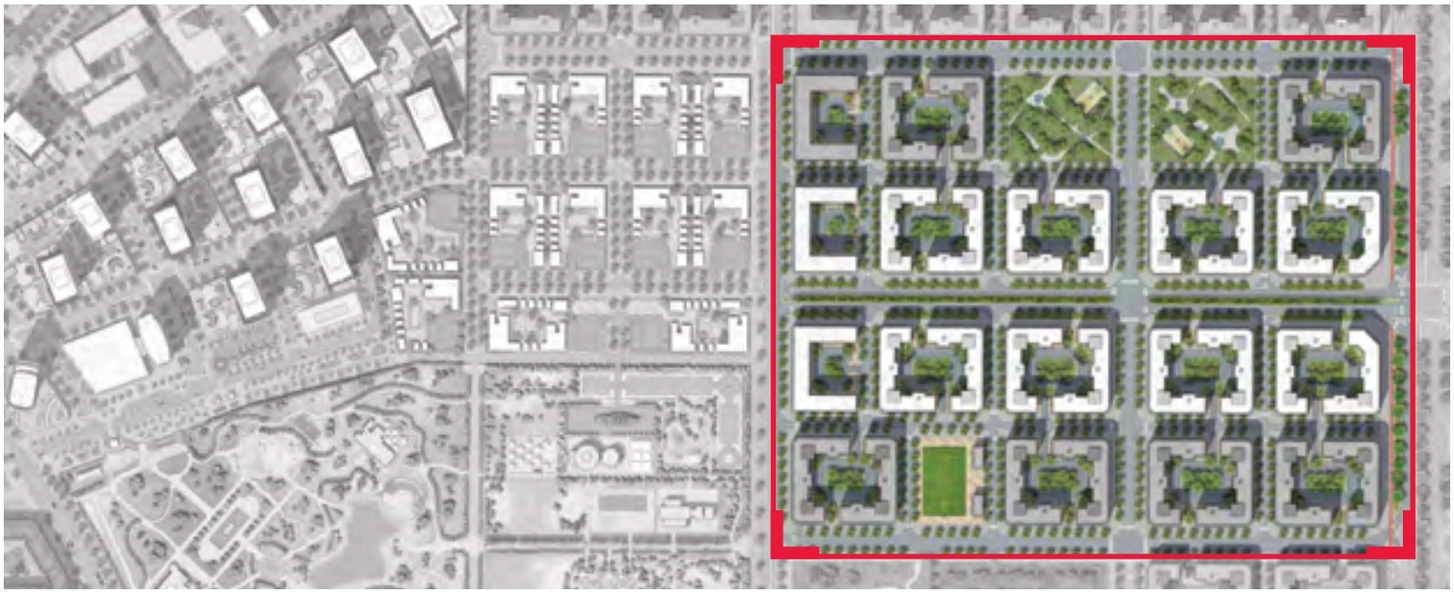


COURT 3 WEST ELEVATION

COURT 4 IN FOREGROUND NOT SHOWN
COURT 6 IN BACKGROUND



Olympics Residential



Architects from Gensler prepared a comprehensive design guide for the residential neighborhood in the Baku White City's Olympics district. An architectural language was developed with the intention of applying it in the newly developed areas.

Designing high quality housing, in 'classical' proportions, with the use of local materials, was the main driver in the design process.



Client
ADEC Azerbaijan Development Company

Building area
GBA 29.000 - 40.000m² / GLA 17.000 - 23.500m² (variable)

Design Advisor
Gensler

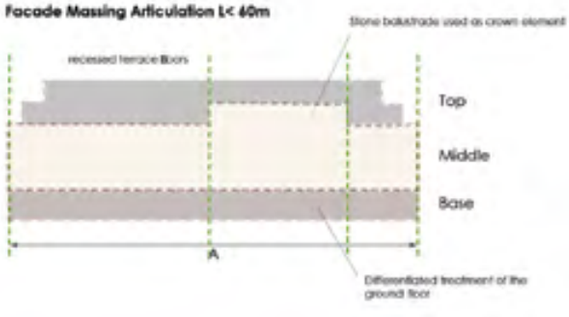
Architectural Advisor
ERBUG Mimarlik

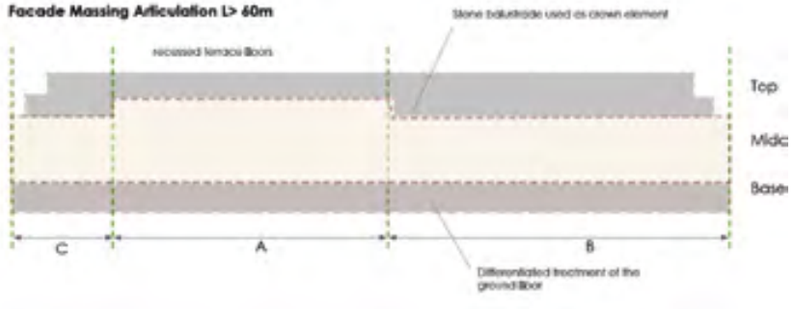
Structural Engineer
URAL Engineering

MEP
FNP / RAM Muhendislik

Building site
4.800 - 8.000m² (variable)













Classical proportions derived from the golden ratio describe the main gestures in the facades. Golden division along the length of the facade allows determining the higher portions of the buildings.



GROUND FLOOR



TYPICAL FLOOR



LEVEL 07



LEVEL 08





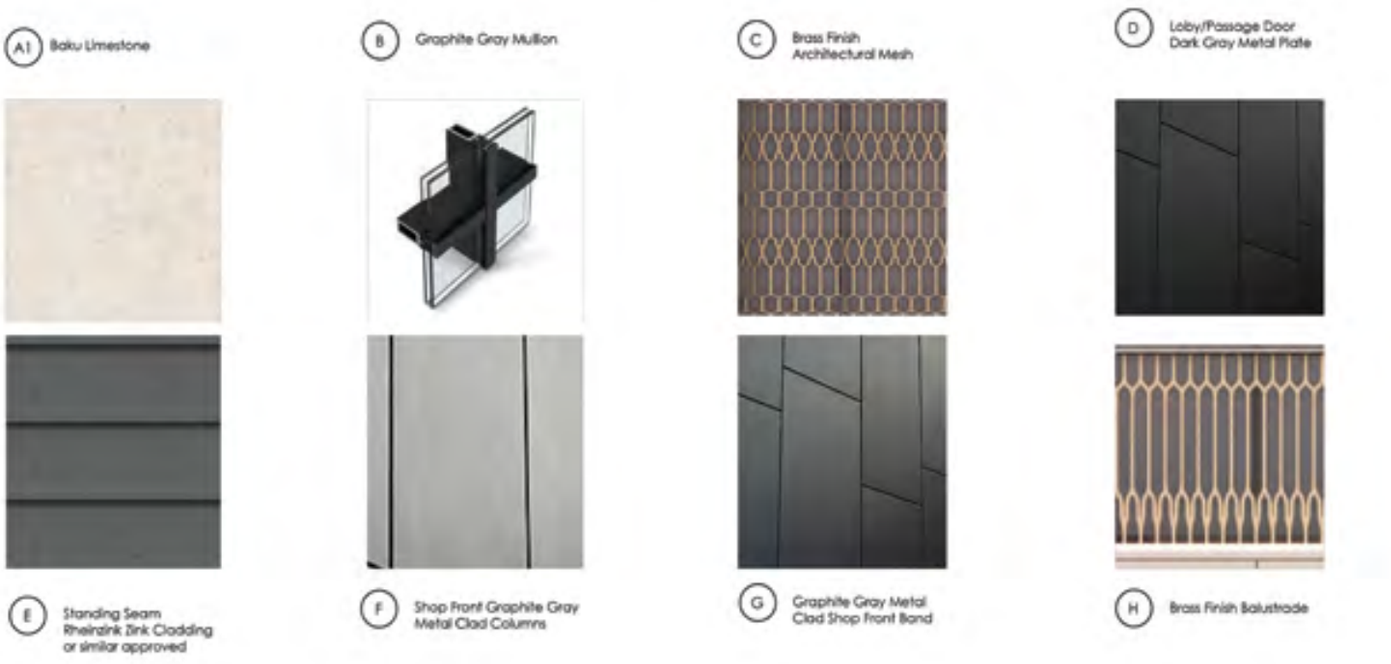






The design for the two blocks in Baku conclude the design development for high-quality housing typology based on the mansion block typologies. Articulated masonry facades resonate with a contemporary interpretation of classical architectural orders.

Material Pallette





The recessed floors are articulated with standing seam zinc cladding.

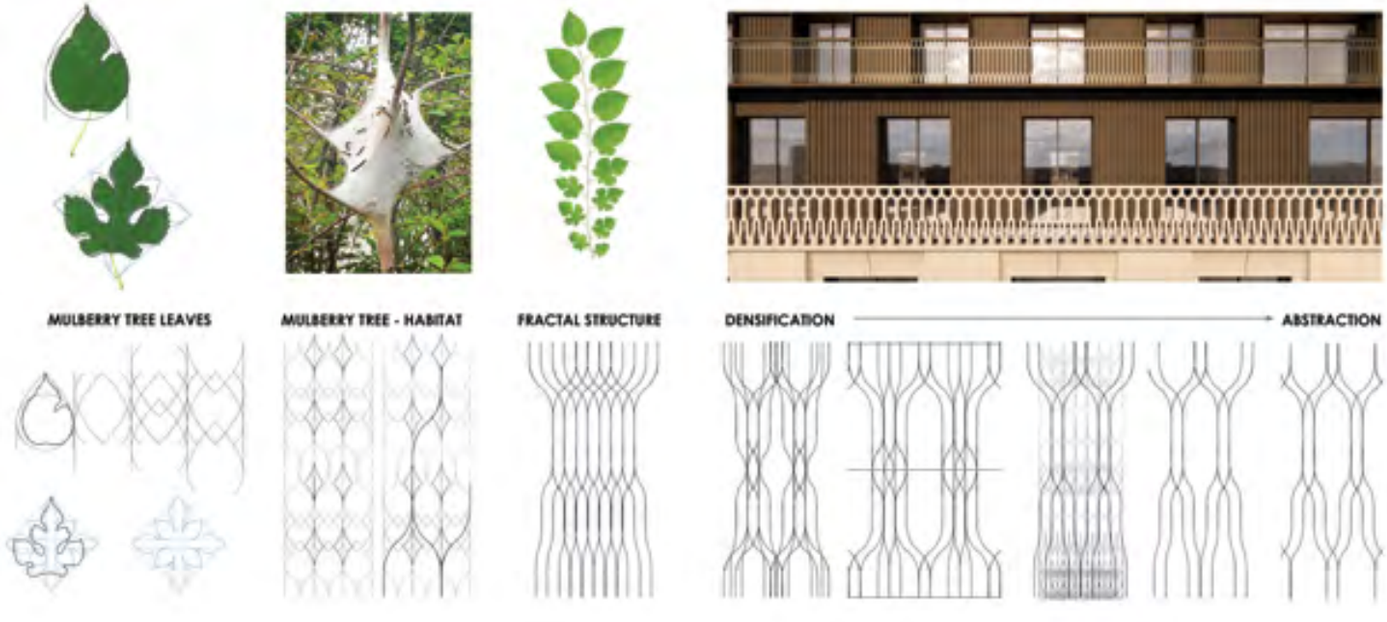
Zinc standing seam cladding compliments the masonry elevations.

The idea of modules allows to compose infinite facade combinations and create diverse streetscapes.



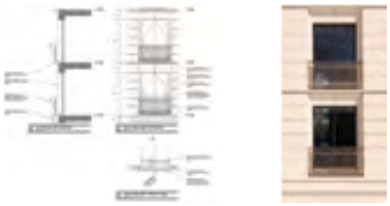
Concept Drivers of Ballustrade Patterns

MULBERRY GROVE AND SILK YARD

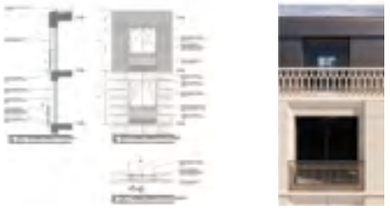


Facade Components

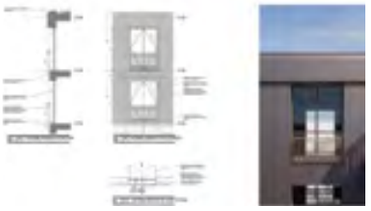
TYPE T-A-1 JULIET BALCONY



MAIN TYPOLOGIES



TYPE P-F-1 COURTYARD WINDOWS
BAKU TYPOLOGY



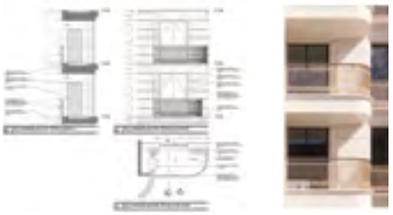
T-D-1 CORE WINDOW
TYPICAL FLOOR



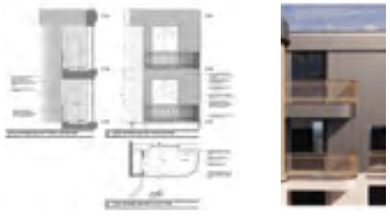
TYPE P-D-1 CORE TOP BAKU TYPOLOGY



TYPE T-E-1 COURTYARD CORE
BALCONY TYPICAL



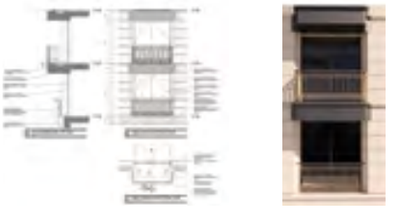
TYPE T-E-1 COURTYARD CORE BALCONY
TOP FLOOR BAKU TYPOLOGY



MAIN TYPOLOGY



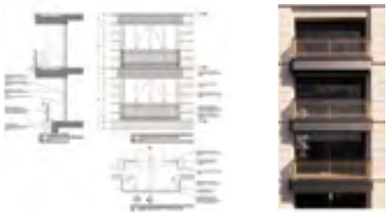
TYPE T-B-1 SHALLOW BALCONY



TYPE T-B-2 FIRE REFUGE BALCONY



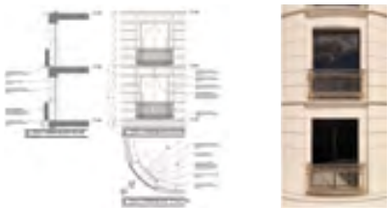
TYPE-B-1 SHALLOW BALCONY



TYPE T-C-2 CORNER WINDOW
WITH BALCONY



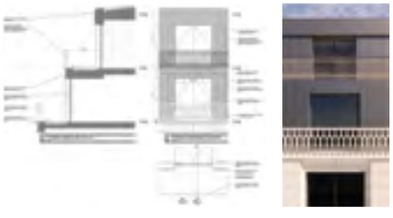
TYPE T-C-1 - CORNER WINDOW



TYPE P-G-1 PENTHOUSE SINGLE STEPPING
- AGHDAM TYPOLOGY



TYPE P-G-1 PENTHOUSE
DOUBLE STEPPING - BAKU TYPOLOGY

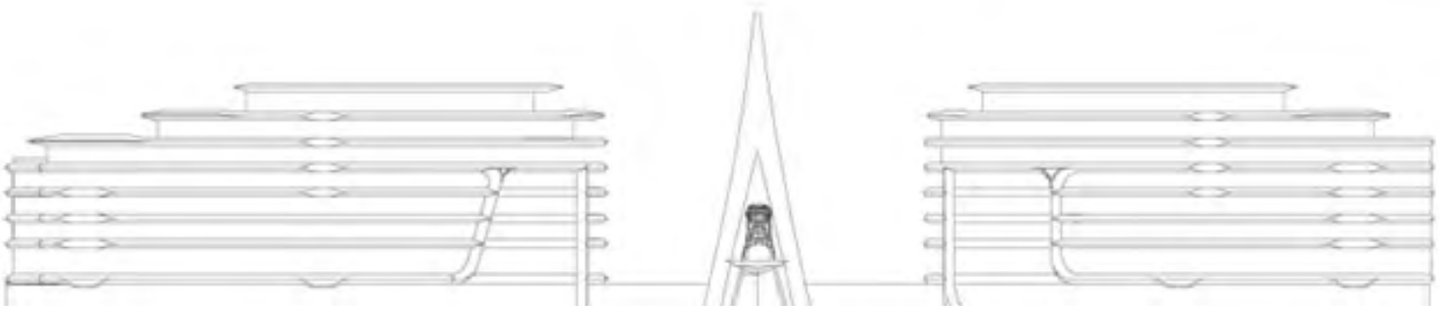





MAGNO

Park Terrace Residence





Client
ADEC Azerbaijan Development Company

Building area
GBA 71.500m² / GLA 40.300m²

Design Advisor
UNStudio

Architectural Advisor
ERBUG Mimarlik

Structural Engineer
URAL Engineering

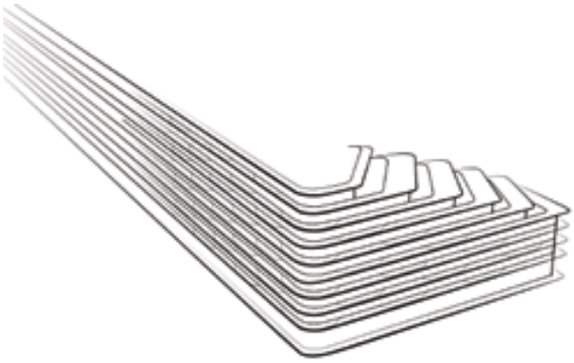
MEP
FNP / RAM Muhendislik

Building site
14.600m²

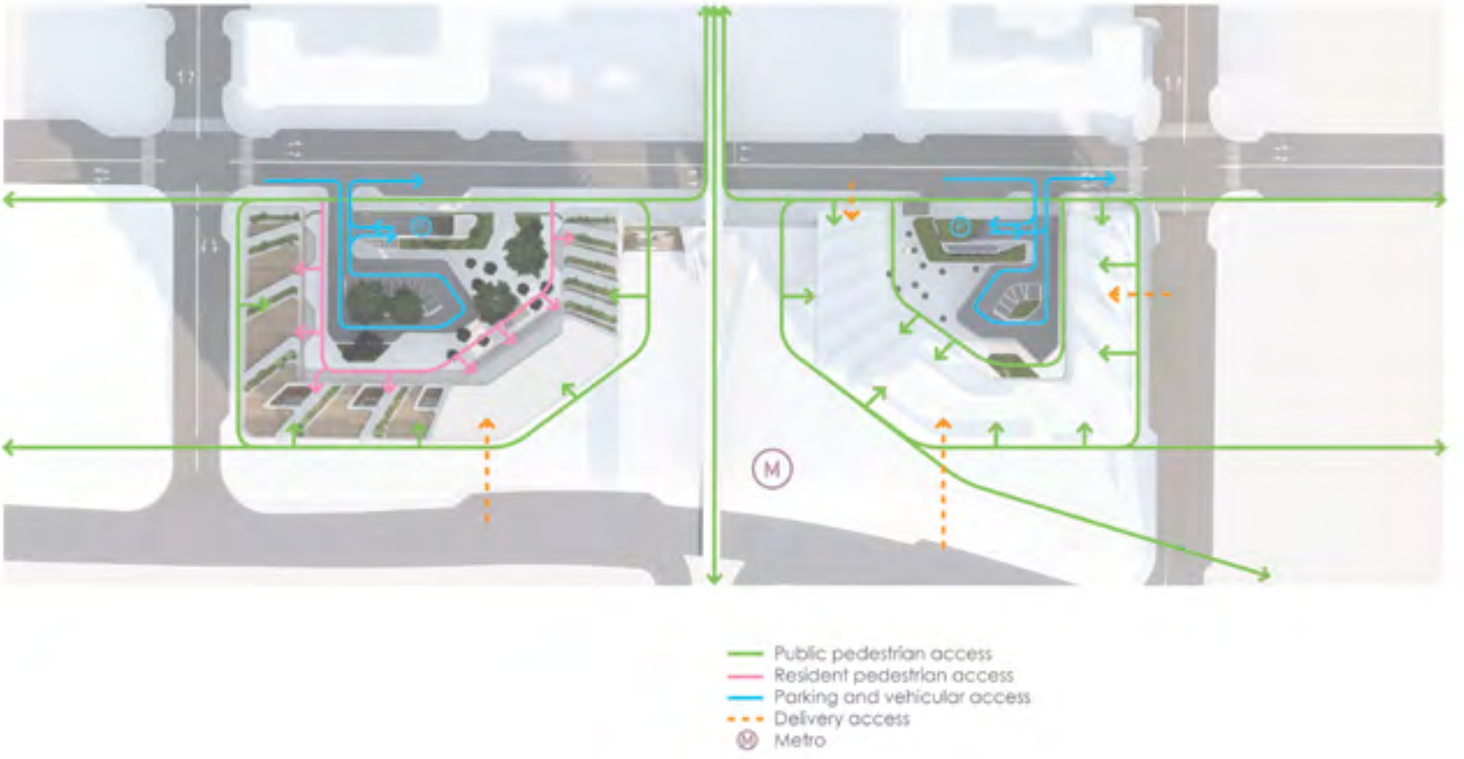


This design creates a statement and landmark with a strong identity at this exceptional location. The architecture of undulating terraces with expressive edges refers to the surrounding coastal area, while in combination with the sophisticated materialization a tight detailing it gives the project a powerful, luxurious appearance.

The terraces with their expressive edges give the complex its unique appearance. The materialization also refers to the surrounding dune landscape. The Fiber-C panel cladding and shimmering custom-fabricated ceramics create an informal resort atmosphere for the residents, in keeping with the yacht club. The sloping terrace bands line the building, creating an elegant bolide. Combined with the natural sandy to brownish-black bronze tones and wooden terraces, this results in an exceptional project with a warm and modern appearance.






M
Public pedestrian access
Resident pedestrian access
Parking and vehicular access
Delivery access
Metro













The Residence

The residential units spread from the third to the tenth floor, consisting of four types of apartment units; ranging from studio typology up to four- bedroom apartment typology. The total number of residential units is 101 apartments.

Residential units placed on the edges of the building feature private terraces with landscaped greenery.





The Retail Platform

The ground floor is dedicated to accommodate one large retail unit, six small retail units and one large cafeteria/restaurant to primarily serve the residents and the office workers, as well as the public and residents from neighbouring areas.

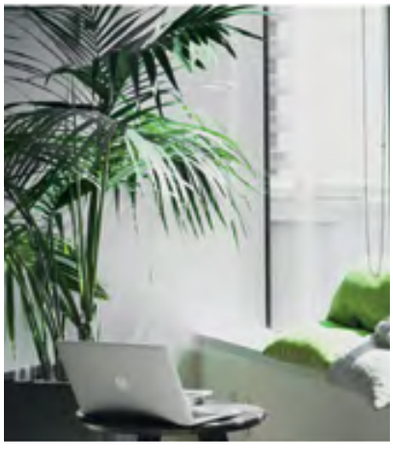




Offices + Fitness Centre

The courtyard level consists of a large fitness centre and a number of office

units of varying sizes with unobstructed views towards the courtyard. While the courtyard is exclusively reserved for the residents, the visual connection to nature enhances work productivity, improves overall wellbeing and increases comfort.

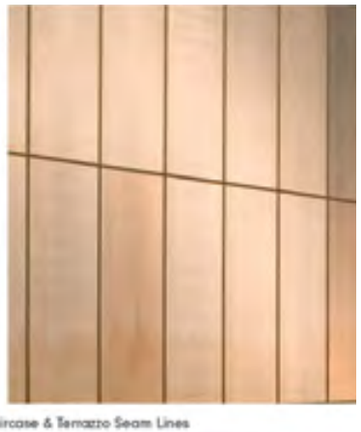




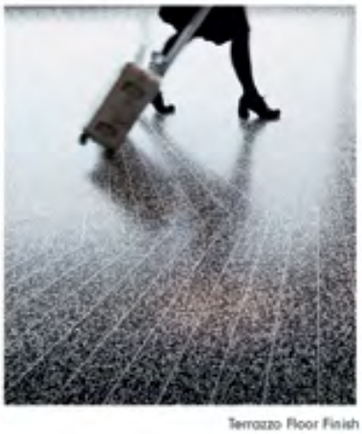








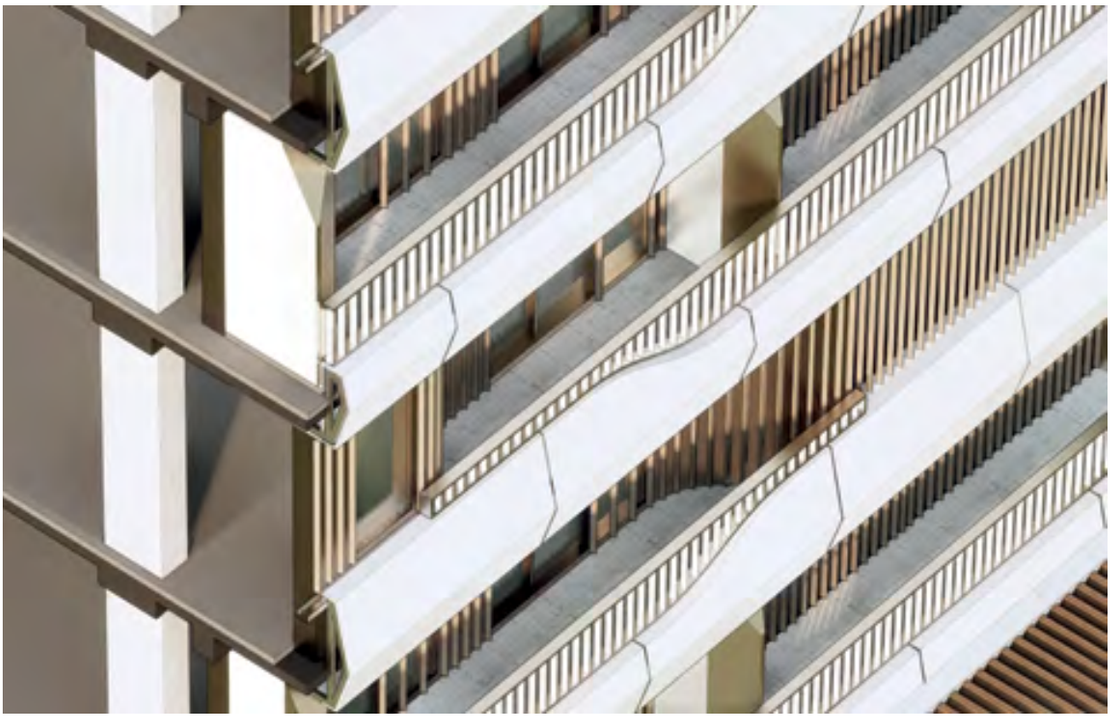
Metal Elements - Elevator, Staircase & Terrazzo Seam Lines



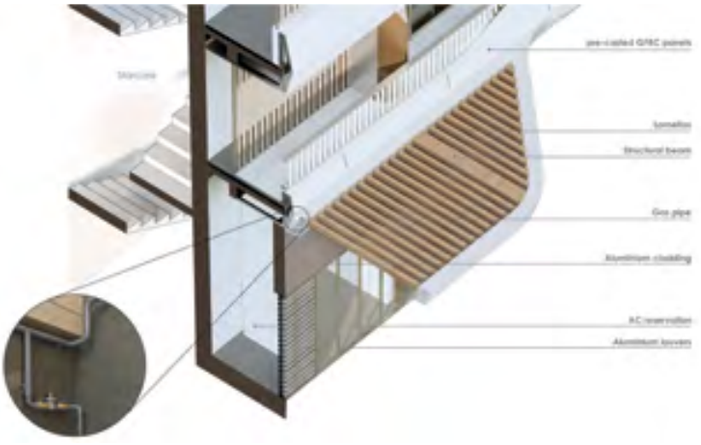


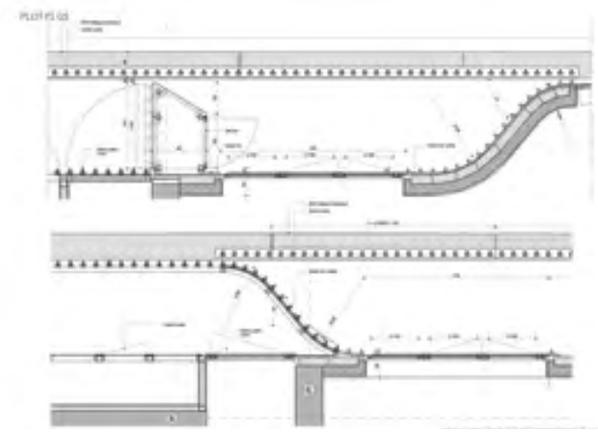
Terrazzo Floor Finish - Ground Floor Lobby

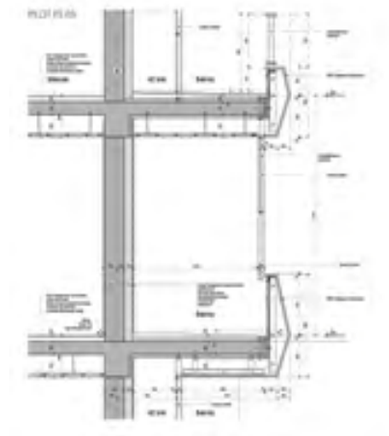
Facade Build-up



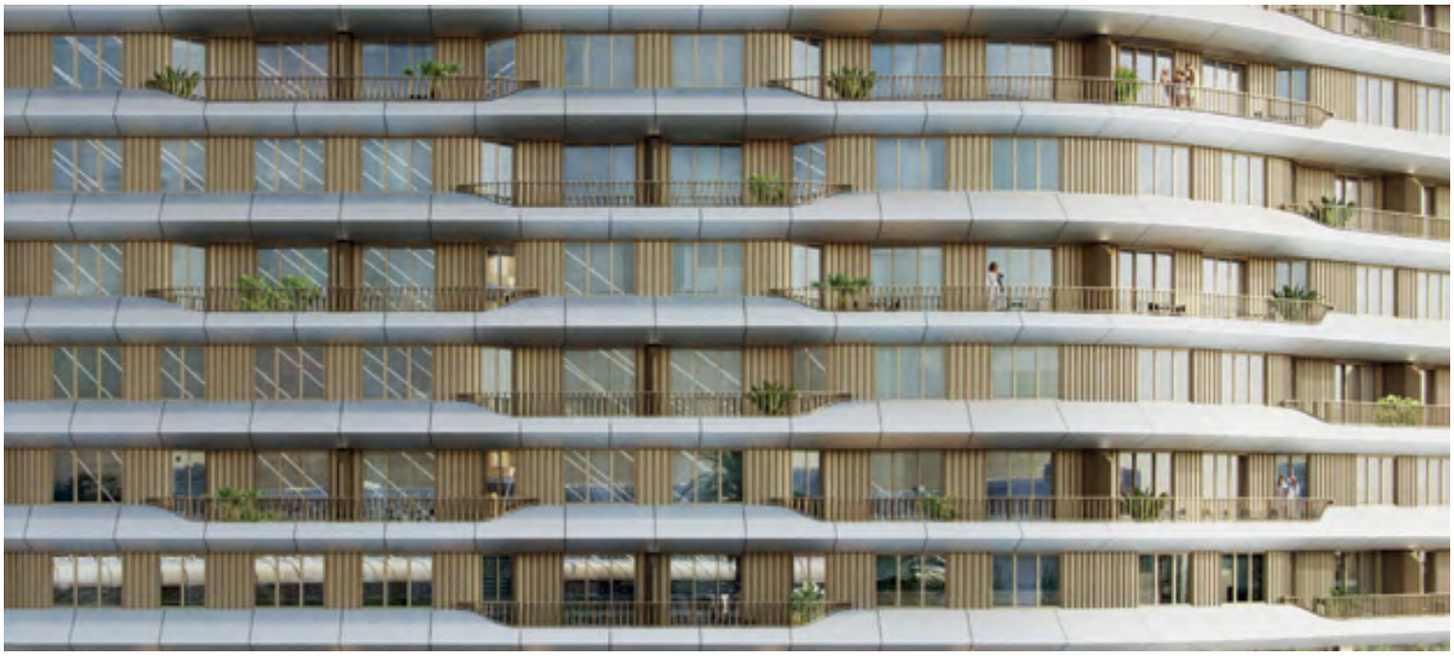








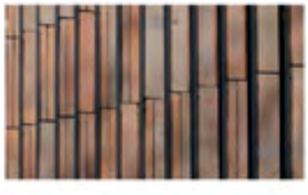




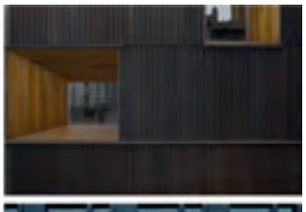


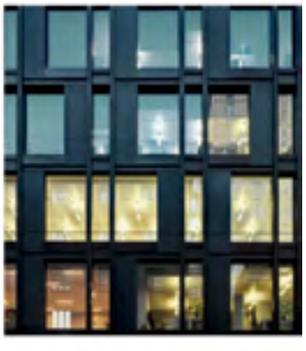
GFRC FRAME





CERAMIC LOUVERS





WINDOW FRAMES / CERAMIC PLATE





RETAIL / OFFICE FACADE

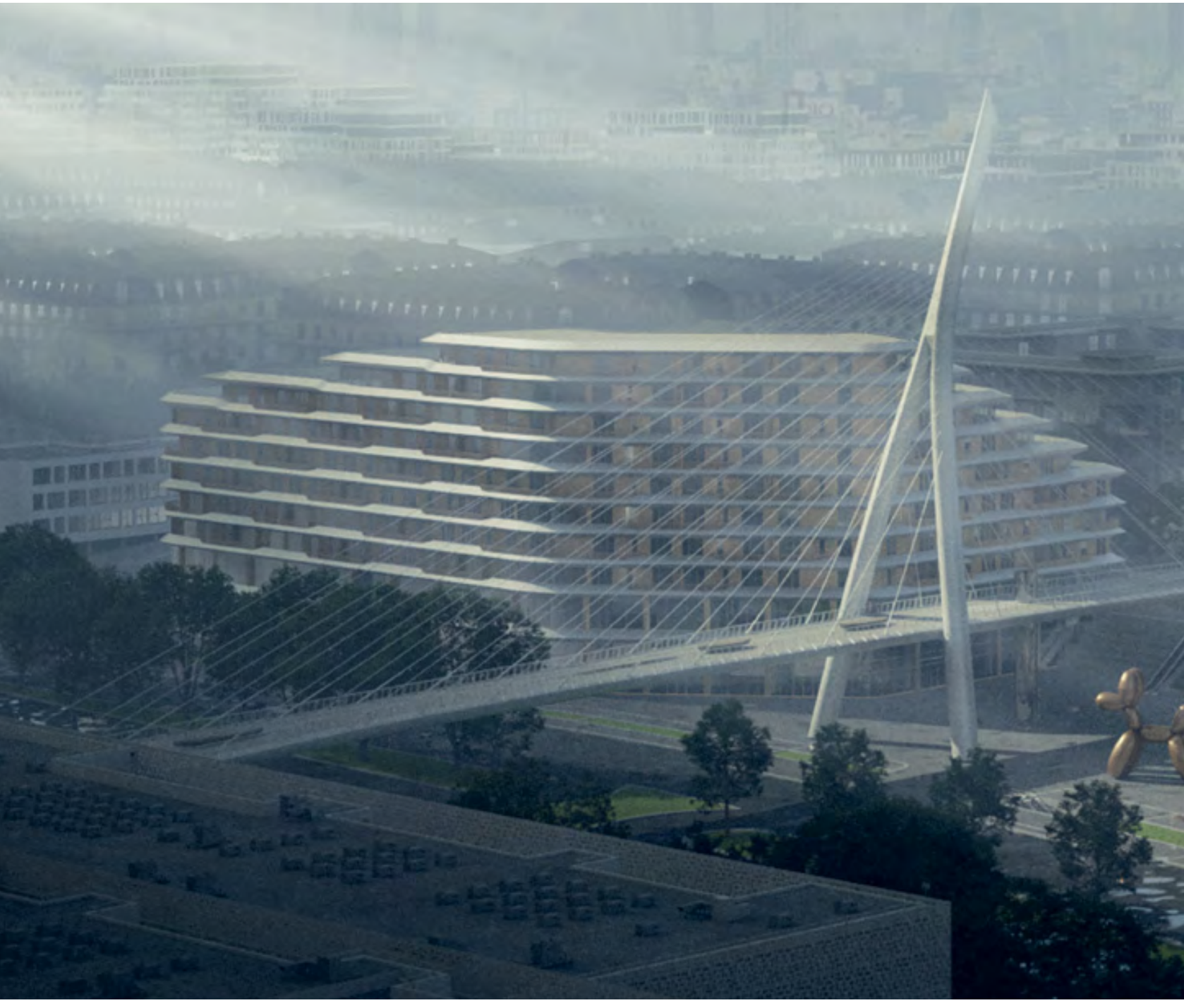


RETAIL / OFFICE CLEAR GLAZING





METAL INSERTS / CERAMIC INLAYS





Green Hill Villas





Client
ADEC Azerbaijan Development Company

Building area
1 storey Villa - 520m² / 2-storey Villa - 920m²

Design Advisor
F+A Architects

Architectural Advisor
ATKINS Engineering

Structural Engineer
ATKINS Engineering

MEP
ATKINS Engineering

Building site
1 storey Villa - 1.300m² / 2-storey Villa - 2.000m²



Residential neighborhood of 1-2 storey villa houses and on tree-lined boulevard, surrounded by lower-rise Parisian style residential blocks.

Green Hill Villas is a gated community of private houses laid out along curved, ‘arcadian’ style streets and straight, formal streets respectively.

Within the district the scale of development is all together lower in terms of density and intensity, and creates a tranquil and green environment aimed at family lifestyles.

Villa Type A



GROUND FLOOR



BASEMENT







Villa Type B



GROUND FLOOR



FIRST FLOOR





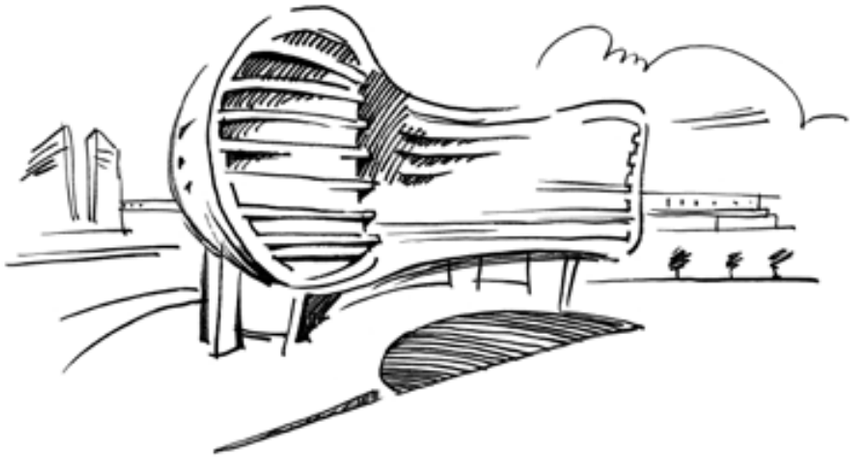




The Crescent Residence



The Crescent building will offer magnificent clear views of the Caspian Sea to the South from the higher floors and views of the Baku White City development to the North.



Client
ADEC Azerbaijan Development Company

Building area
GBA 24.100m² / GLA 15.800m²

Design Advisor
ATKINS Engineering

Architectural Advisor
ATKINS Engineering

Structural Engineer
ATKINS Engineering

MEP
ATKINS Engineering

Building site
10.000m²

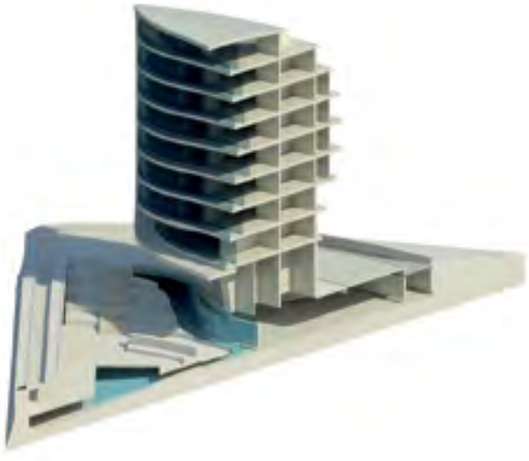


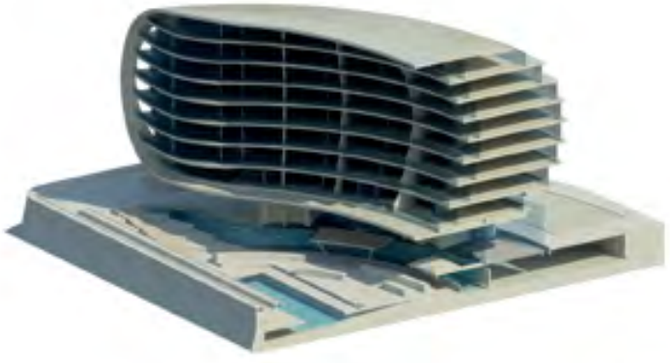
The Crescent building is positioned as a high-end luxury residential development which will house luxurious apartments and amenities of the highest standard and will set the benchmark for future developments in Baku.

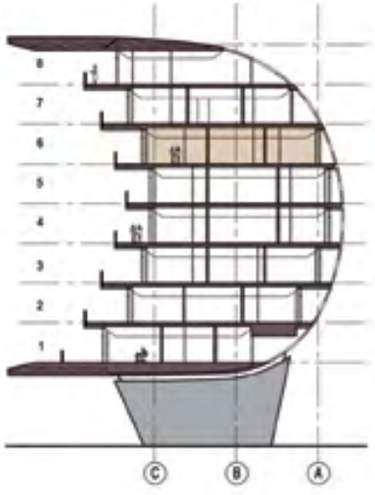
The Crescent building is intended as a modern building, elevated from the ground, and designed to stand out from the period architecture envisaged for the surrounding buildings.

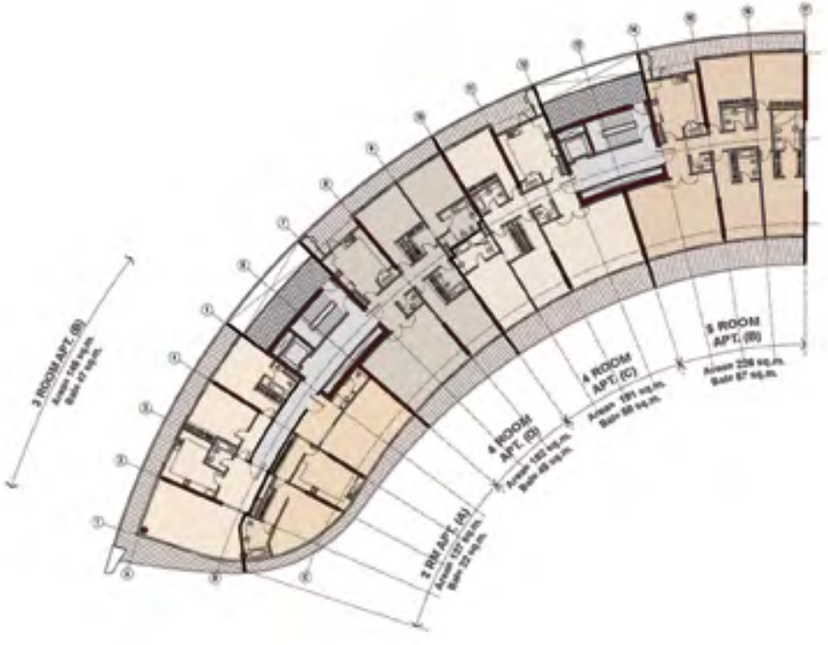









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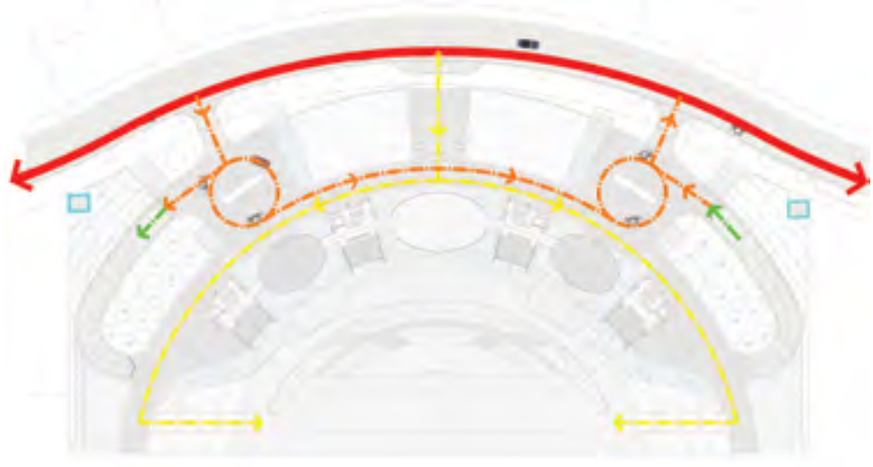

3 ROOM APT. (B)
4 ROOM APT. (C)
5 ROOM APT. (B)
4 ROOM APT. (B)
3 RM APT. (A)

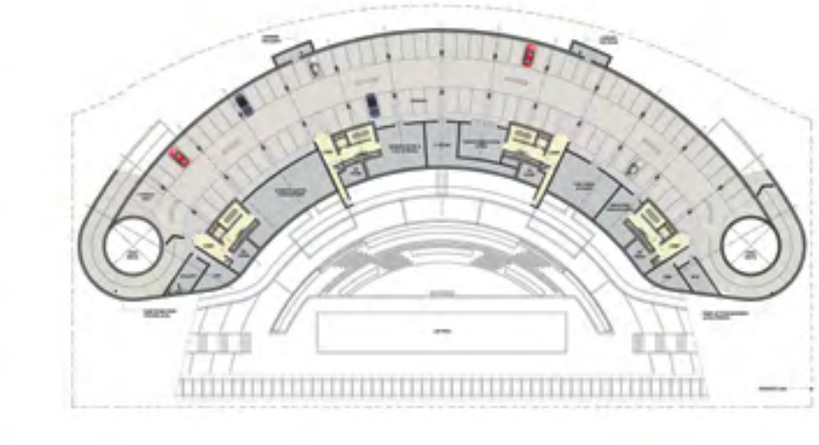








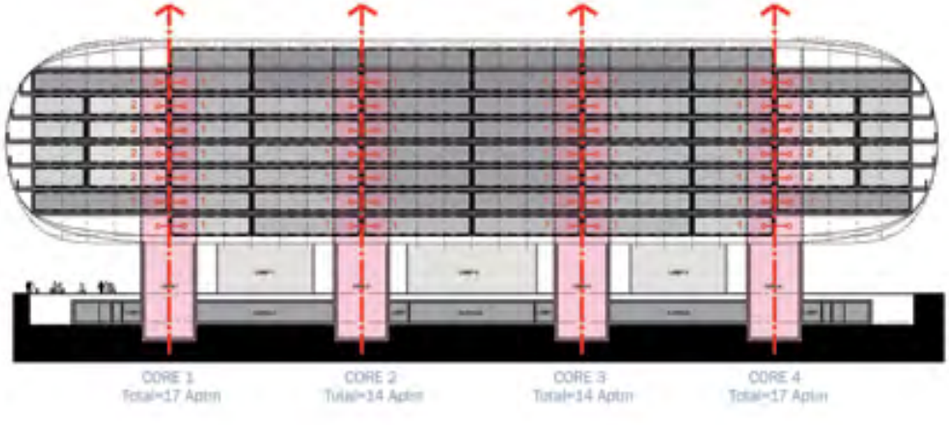




Circultaion to and from the site is limited to the Northern edge of the plot owing to the location of the access road. Two drop off plazas in front of the lobbies mark the entry into the development. Ramps leading down from these plazas connect to the basement which is used for parking and services.

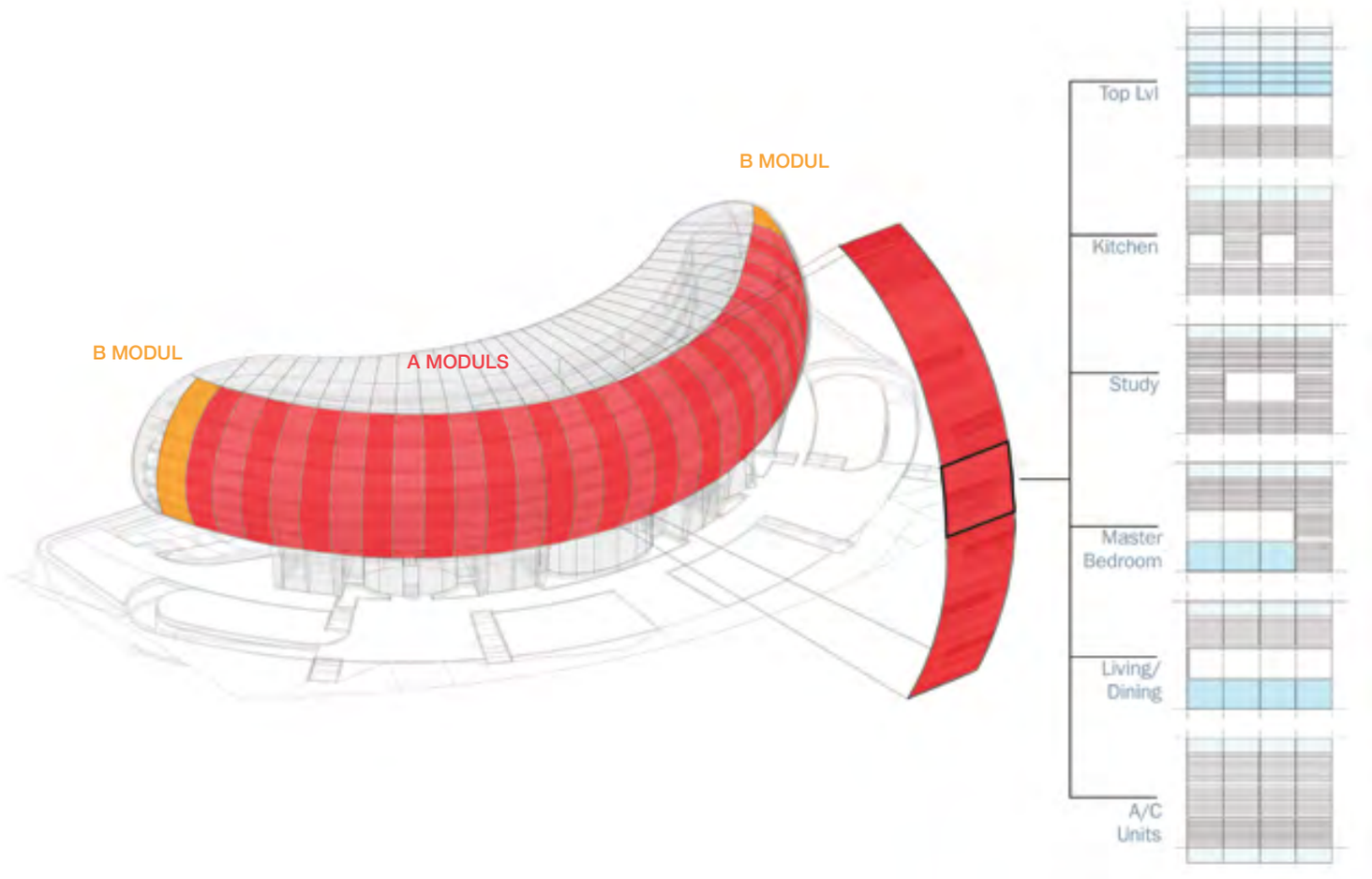
Garbage collection is limited to 2 areas on the NE and NW corners of the site. Initial design studies had sought to conceal these zones within the basement but relocated on the instructions of the client.





The curve in plan and section presented unique challenges to the positioning of the core which in turn impacted the layout of the apartments. The design process explored the advantages and disadvantages of positioning the core either to both the North or the South face of the building. The studies as illustrated here clearly demonstrated the advantages of locating the cores on the Northern edge of the plan, which was subsequently approved by the client.

The configuration of the apartments were driven by two criteria. The first was to achieve cross ventilation and the second was to create an exclusive and luxurious morphology fo the apartments. On average, the design organizes one elevator core for every 2 apartments per floor, which by international standards comprises a very exclusive development model.



The design of the building envisages a unique and dynamic facade which has a layered but smooth South facade and a more structured North elevation with an apparently random distribution of elements. A scientific design process was undertaken to deconstruct the facade into a minimal number of unique modular elements and still achieve the objective of an apparently random and layered appearance.

The North elevation is divided into 2 primary slices A and B of different widths. Module A is repeated 30 times across the facade while 2 modules of type B anchor the ends. Each of these modules is then divided into 8 floor modules, which in turn are made up of 12 facade units. There are 3 types of these facade units measuring approximately 1.2 metres wide by 1.05 metres tall.

Configurational combinations of these are based on the type of living space located behind which when collaged into the elevation achieve the desired artistically random but constructionally rational facade.



External Finishes

South Facade

Facade Wall Glass
Double Glazed clear glass

Glass Balustrades
Laminated Glass on Stainless Steel Frame Work

Spandrel
A.Composite Metal Panel with open joints

Handrail
Stainless Steel Handrail



Soffit
A. Stainless Steel Sheet Cladding

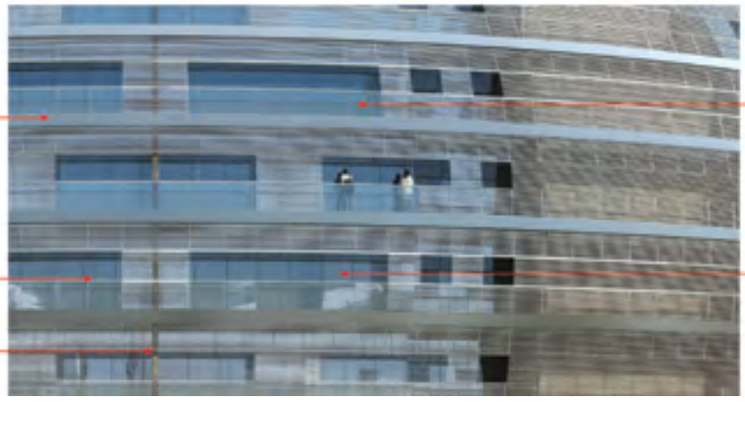
Seperator Panel
A.Double Layer Frosted Glass Panels of Aluminium Frame
B.Composite Metal Cladding on Stain-less Steel Framing

North Facade

Spandrel
A. Composite Metal Panel with open joints

Handrail
Stainless Steel Handrail

Seperator Panel
A.Double Layer Frosted Glass Panels of Aluminium Frame
B.Composite Metal Cladding on Stain-less Steel Framing

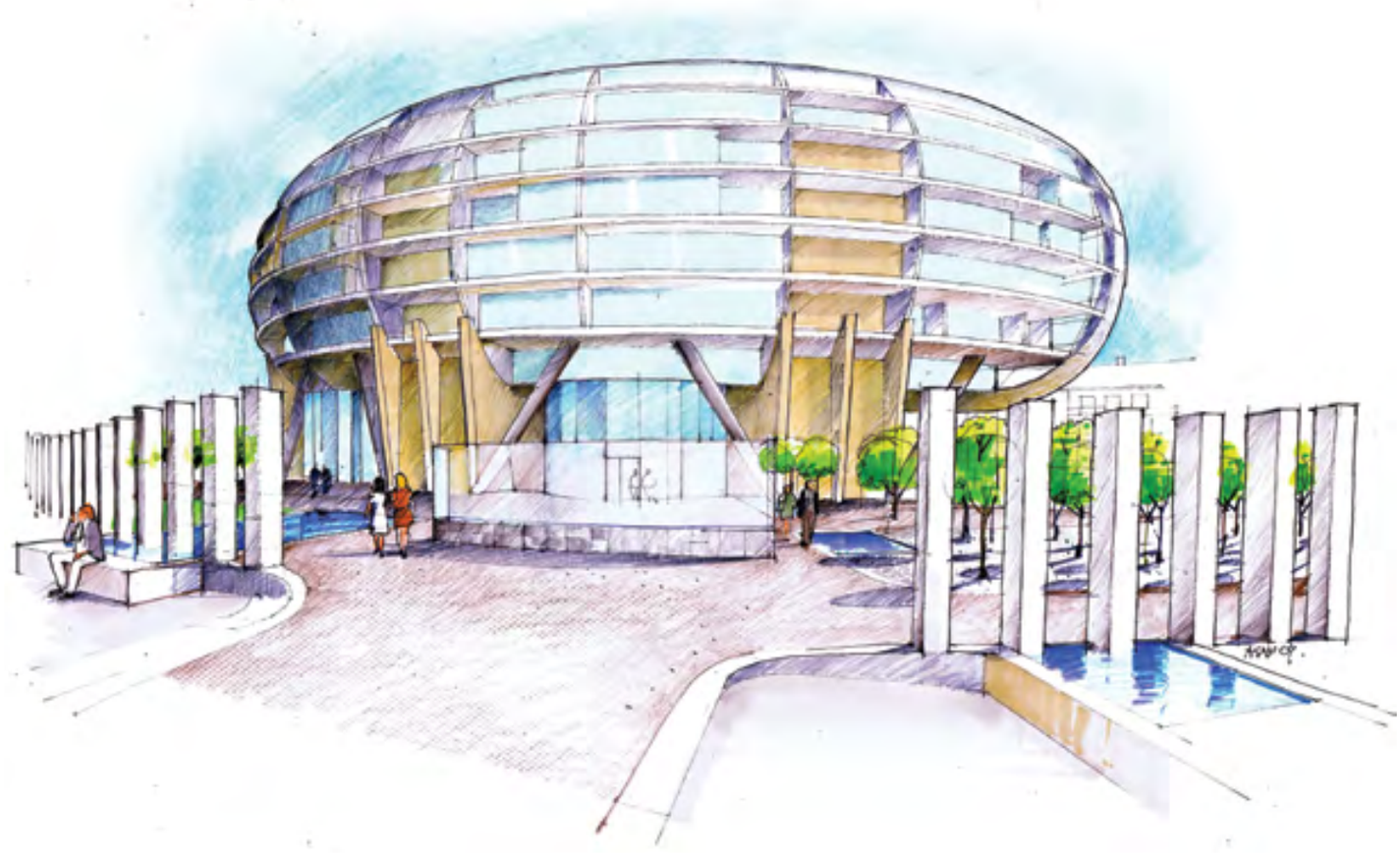


Glass Balustrades
Laminated Glass on Stainless Steel Frame Work

Facade Wall Glass
Double Glazed clear glass











BAKU WHITE CITY

President Ilham Aliyev and First Lady Mehriban Aliyeva attended the opening of Baku White City Office Building.

December 24, 2014





BAKU WHITE CITY

Working / Offices



Baku White City Office Building



Office Building 2020



Nobel 25 Offices



Bank Building



Knightsbridge Office Building



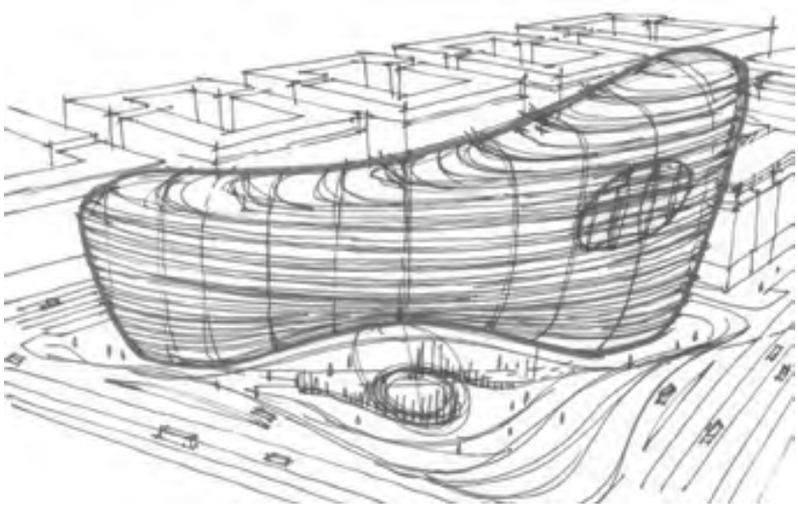
Ministry Building

Baku White City Office Building



The Gateway building is the jewel of the Waterfront character district of the Baku White City.

The Gateway building is a mixed use development featuring Class 'A' offices, convenience retail / commercial areas and a few boutique apartments.



Client
ADEC Azerbaijan Development Company

Building area
GBA 36.000m^2 / GLA 17.900m^2

Design Advisor
ATKINS Engineering

Architectural Advisor
ATKINS Engineering

Structural Engineer
ATKINS Engineering

MEP
ATKINS Engineering

Building site
12.700m^2



Today, Baku's skyline is taking on a new silhouette, with the regeneration of the Black City industrial area, in particular, being an emblem of the city's dynamism. The impetus to the redevelopment of the area situated at the centre of Baku Bay was provided in 2006 when His Excellency Ilham Aliyev, the President, issued a decree entitled "Comprehensive action plan for improving the ecological conditions in the Azerbaijan Republic during 2006-2010". This detailed the steps to be taken to remove industrial facilities outside the city, decontamination of land and improvements to the coastal fringes. It was in 2010 that the project received its eventual go-ahead when the Head of Baku Executive Power authorised the redevelopment and re-planning of the Black City area.

On December 24, 2011 President Ilham Aliyev attended the groundbreaking ceremony of the Baku White City project and unveiled a symbolic Foundation Stone officially marking the start of the project's execution.

BAKU WHITE CITY

OFFICE BUILDING

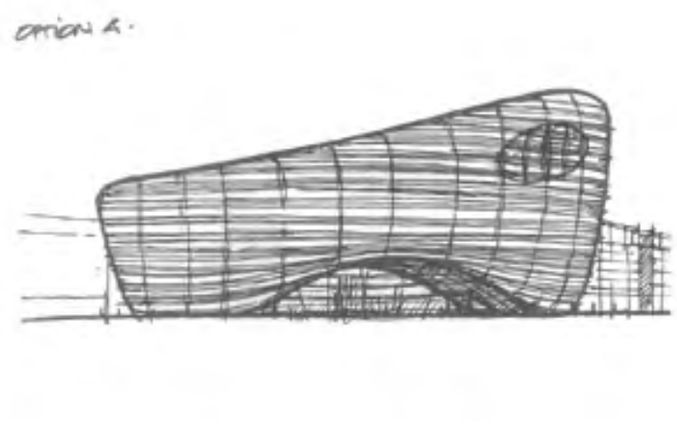


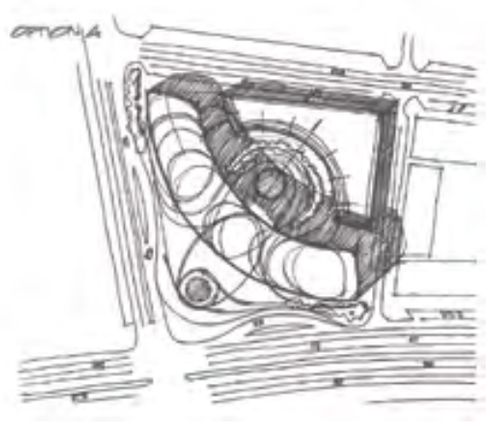


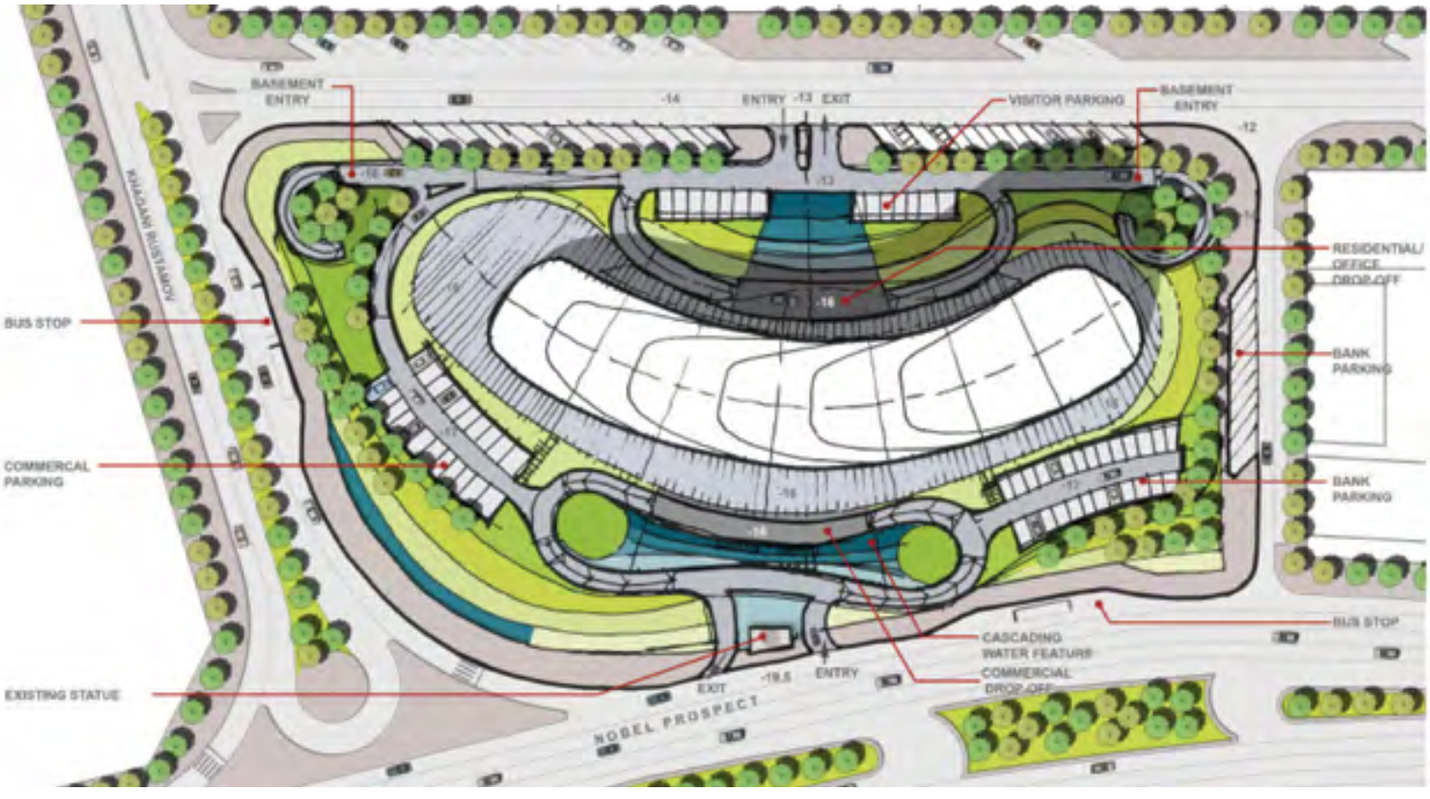
Conceived and created to offer dynamic and leading-edge businesses a truly international workstyle and lifestyle experience, Baku White City Office Building's ideal location and distinct architecture position it as a landmark address.

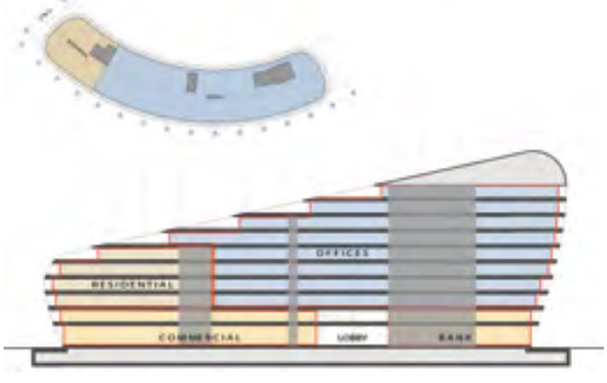
Standing prominently at the entrance to the Baku White City scheme and strategically located at the junction of Babek and 8-November highways, the offices are easily accessible by road and two metro stations – the existing one and the one under construction, and by landscaped walkways designed to be pedestrian-friendly. The building is also extremely well-connected to key destinations in the city, being a relatively short drive away from the airport, the city's entertainment and leisure quarter, and the finest business hotels. It is also just across the road from an extension of the city's famous coastal boulevard - one of the world's longest and widest, as well as the French School, Boulevard Hotel and Baku City Mall.

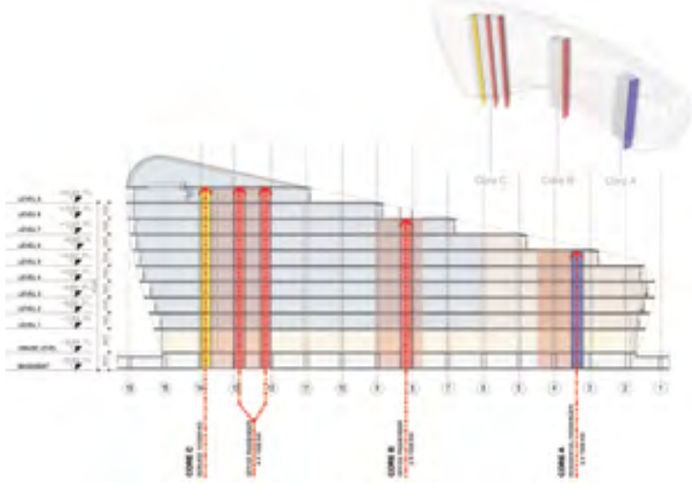
Along with world-class facilities and specifications, as well as the most accommodating floorspace and designs, the location and architecture constitute outstanding credentials that will rank the Office Building as one of the most desirable places to work and do business in Baku.











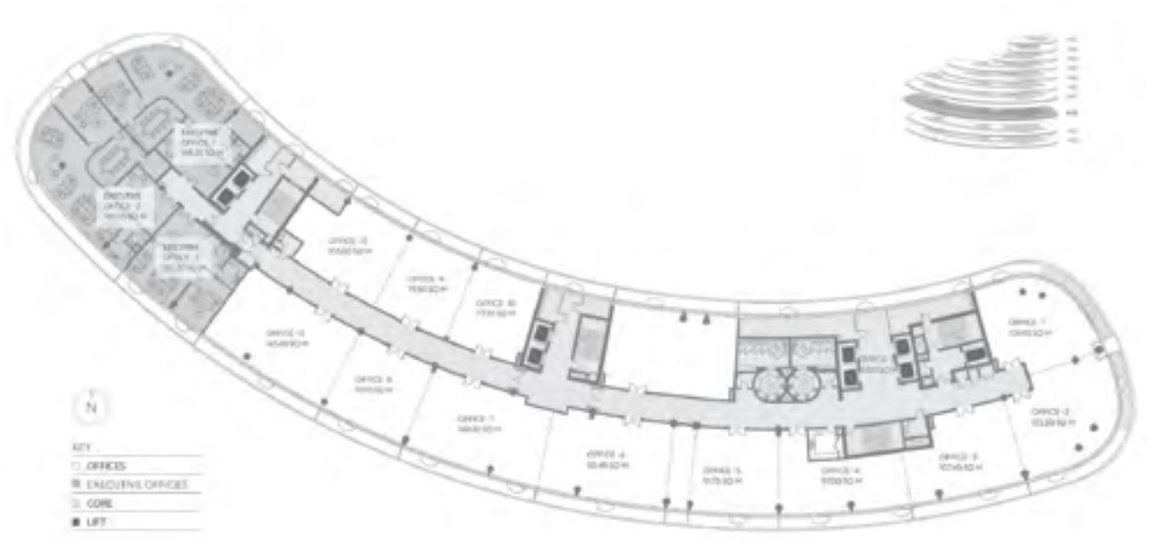
Original design intent was designed to include residential and commercial use making it a mixed use building. The typical floorplate was divided in two, with one core dedicated for residential use at the shorter end of the structure and a main core assigned to serve offices which still formed the bulk of the floor area. Another core was added in the middle of the building length to serve as an additional fire shaft for the office component. The lower two floors were devoted to commercial use which was seen as high end retail, banks and Café's. During the construction phase the design intent was modified and the residential component was replaced by offices.

Elevators in the Gateway building are distributed across three cores along the length of the structure.

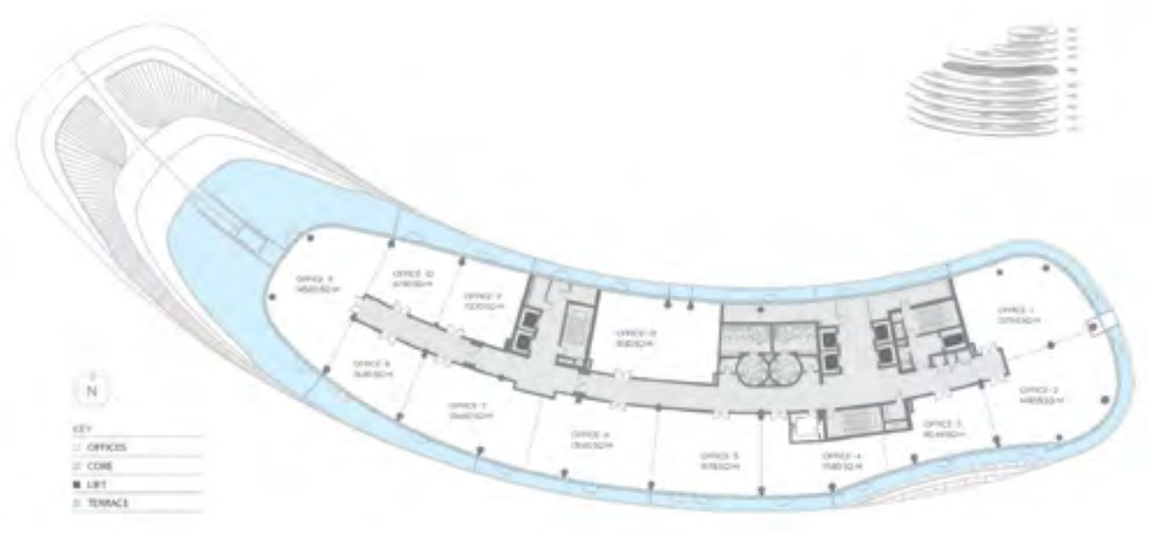
Core A or the residential core is served by two 1000kg passenger elevators. These elevators start at the basement level and serve till the 5th floor. Core B serves as a fi re shaft and also has two 1000kg passenger lifts. This shaft starts in the basement and reaches up till the 7th level. Core C is the main office core and is serviced by four 1000kg office elevators. In addition to this there is a 1000 kg deep cab service lift in the attached fire shaft. All these elevators also start at the basement level and travel all the way up to the 9th floor.

BAKU **WHITE CITY**

THIRD FLOOR
2,160 SQ M



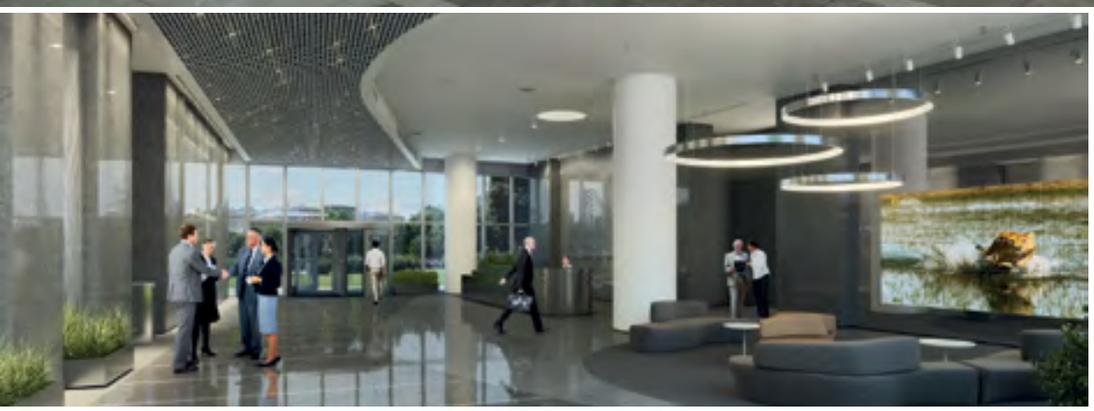
SIXTH FLOOR
1,510 SQ M

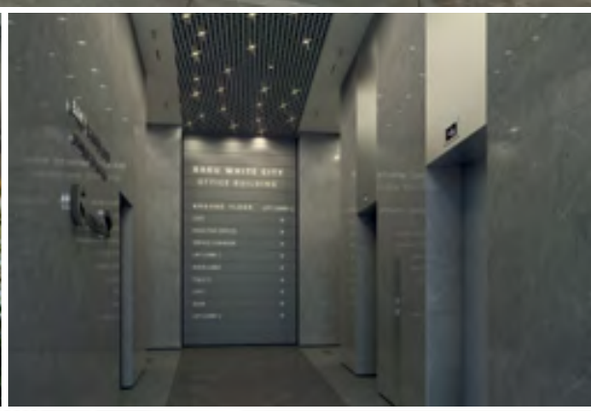


If you need an office that reflects your brand, embodies your industry stature or communicates your success, then Baku White City Office Building ticks every box. Designed by the British firm ATKINS, the building and its immediate environs incorporate leading-edge designs that have been geared to stimulate the utmost creativity, collaboration and productivity in your workspace and a sense of pride and wellbeing when you're outside or elsewhere in the building.

From landscaped gardens and futuristic styling to an impressive lobby and world- class amenities, it's a building that fits every need and meets every demand, whether it is flexibility, connectivity or accessibility. Ultimately, being a tenant at the Office Building will say a lot about your business and its success and will impress your clients and connections.

















Class A Offices
The Baku White City Office Building provides Class A offices with all that you would expect in terms of high-quality fi nishes and advanced specifi cations and systems. Along with the building's exceptional accessibility and a host of other features, the state-of-the-art offi ces will give your business a defi nite market presence.

Flexible Floor Layouts
The structural design of the Offi ce Building reduces the total number of columns in each tenant space, providing total flexibility for layouts of individual offi ces, open-plan spaces, furniture and equipment. Ceilings in most areas of the building are free of protruding beams, which means higher ceiling heights as well as easy reconfi guration of partitions and rooms.

Terraces & Balconies
Every fl oor has its own balcony and the five highest levels of the building feature extensive terraces; both allow you to capture the air, the sun and breathtaking views of the Caspian Sea and the city. From top to bottom, the brilliant natural light and vistas from the building will provide an inspiring environment for your business.

Soundproof Glass & Impressive Facade
Helping to minimise sound and provide a calm workplace is a 'quiet' wall system that incorporates high-performance double-glazing. This effectively blocks external noise, so you will be undisturbed by the traffi c on the nearby highways. Giving the building a striking appearance and making it stand out, not just in the immediate vicinity but across Baku as a whole, are modern, attractive and sustainable materials that are intrinsic across the whole design.

Parking
There is the comfort and convenience of underground as well as street-level parking for both tenants and visitors, with a total number of 350 spaces equating to one parking slot for every 60 square metres of office space. It's all part of being at one of the most enviable address in Baku.

Green & Sustainable
In keeping with a forward-thinking scheme, a fundamental consideration in the Office Building's development has been the local environment and ecology. The building has therefore been designed and constructed to meet the highest sustainability standards, and is currently being rigorously assessed by BRE Global (an independent approvals body) for the globally-recognised BREEAM certification.







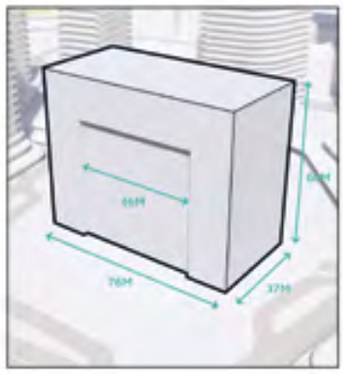




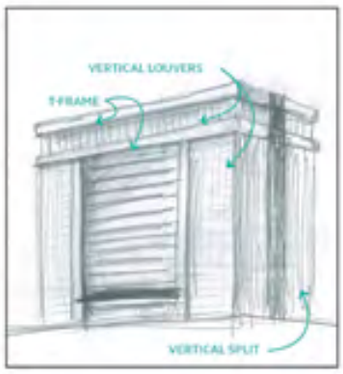
Lighting the entrance to Baku White City In striking contrast to its surrounding historic buildings and the influence of Parisian architecture,Baku White City Office Building with its flowing, aesthetic lines represents the best in contemporary, elegant design. It's a stunning structure that acts as an appropriate gateway to the White City.

Office Building 2020





MASSING & PROPORTIONS



CLIENT SKETCH ILLUSTRATING ELEGANCE OF T-FRAME, VERTICAL LOUVERS & VERTICAL SPLIT TO REDUCE MASS

An architectural jewel at the heart of White City, commanding a striking position at the principal gateway to Baku White City – a project of growing international significance… a striking new city landmark, civic destination and a symbol of economic strength.

Client
ADEC Azerbaijan Development Company

Building area
GBA 49.100m² / GLA 21.500 m²

Design Advisor
CallisonRTKL

Architectural Advisor
CallisonRTKL

Structural Engineer
URAL engineering

MEP
FNP / RAM Muhendislik / CD+M Lighting

Building site
8.900m²



Office Building 2020 seats at the very heart of Baku White City. Its location has been carefully planned to be as integrated as possible – both visually and physically – into the surrounding urban environment of Masterplan. The Building lies on the highest point of the Baku White City, and at the northern-most termination of the north-south central spine. It is a key strategic location for landmark buildings, the new metro station and social hub.

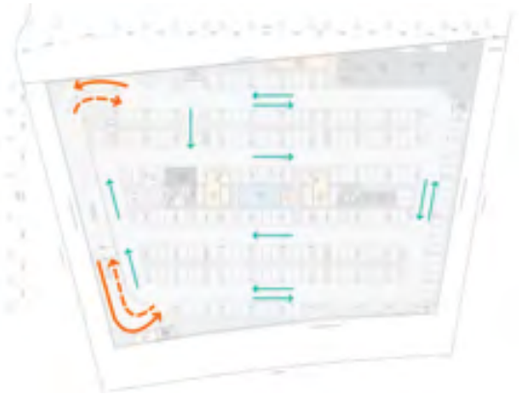




This diagram illustrates proposed vehicular circulation, with main entrance and drop-off from the south, VIP drop-off on the east, access to guest parking and a single in and out ramp to the basement floors on the west side of the plot.

Vehicular Roads

- Major Road
- Minor Road
- Staff Circulation
- VIP Circulation
- Guest Circulation
- Bus Stop





Vehicular Roads

- Staff Circulation IN
- Staff Circulation OUT
- Traffic Direction













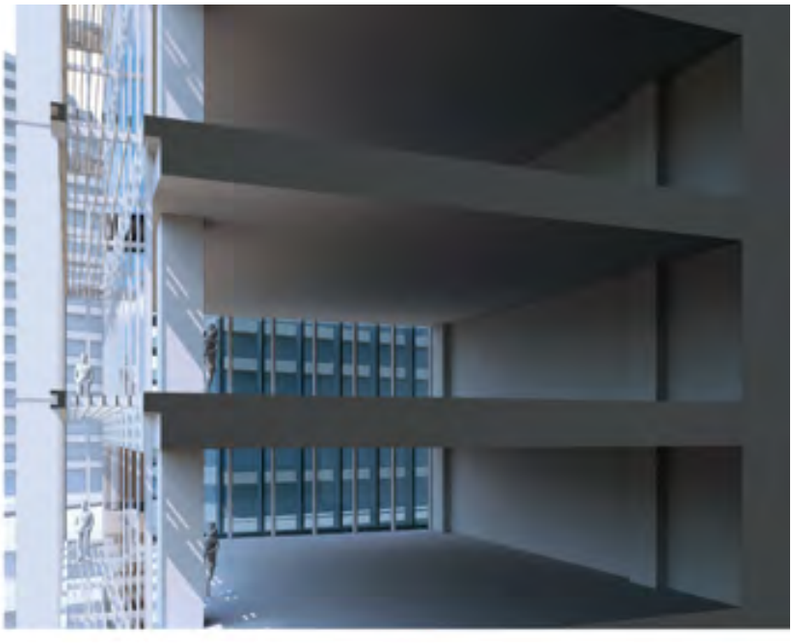



IN BETWEEN LOUVERS & GLAZING


INSIDE OFFICES


OUTSIDE

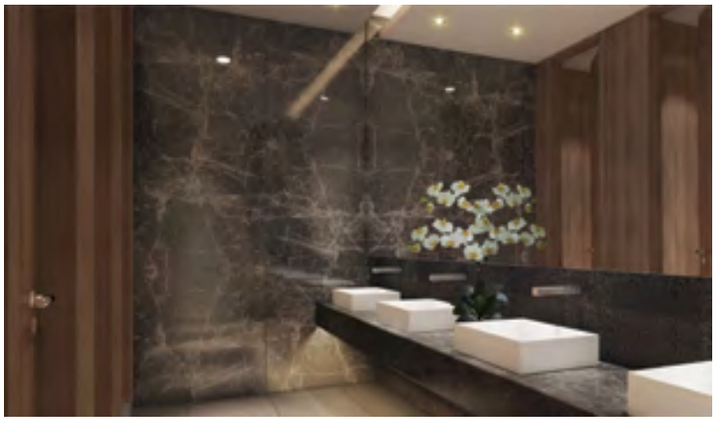

CLOSE UP





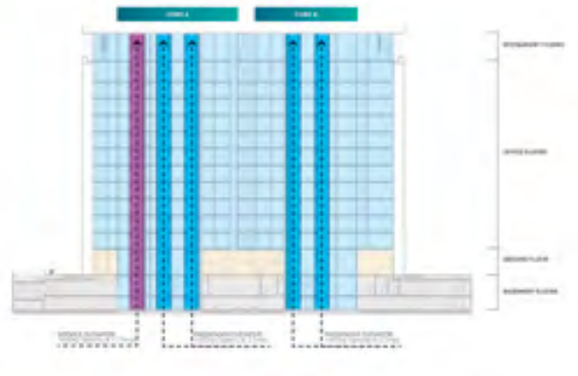







BAKU





Office Passenger Elevators
The office building is designed to achieve “class A” office building standards with an average waiting time of 26 seconds during peak periods. The system is equipped with Destination Control smart card reader access system.

Two groups of passenger elevators (each group having 4 elevators) serving all floors with a capacity 1600 kg and speed of 2.5 mps meet the design criteria for class A offices & provide good service.

Service Elevators
One dedicated service elevator serving all floors (capacity 1600 kg and speed 1.75 mps) with deep cab arrangement to double as the designated fireman’s access elevator with phase 1 & phase 2 control systems.

VIP Elevators
A dedicated VIP elevator serving all floors (capacity 1600 kg and speed 2.5 mps) with deep cab arrangement.





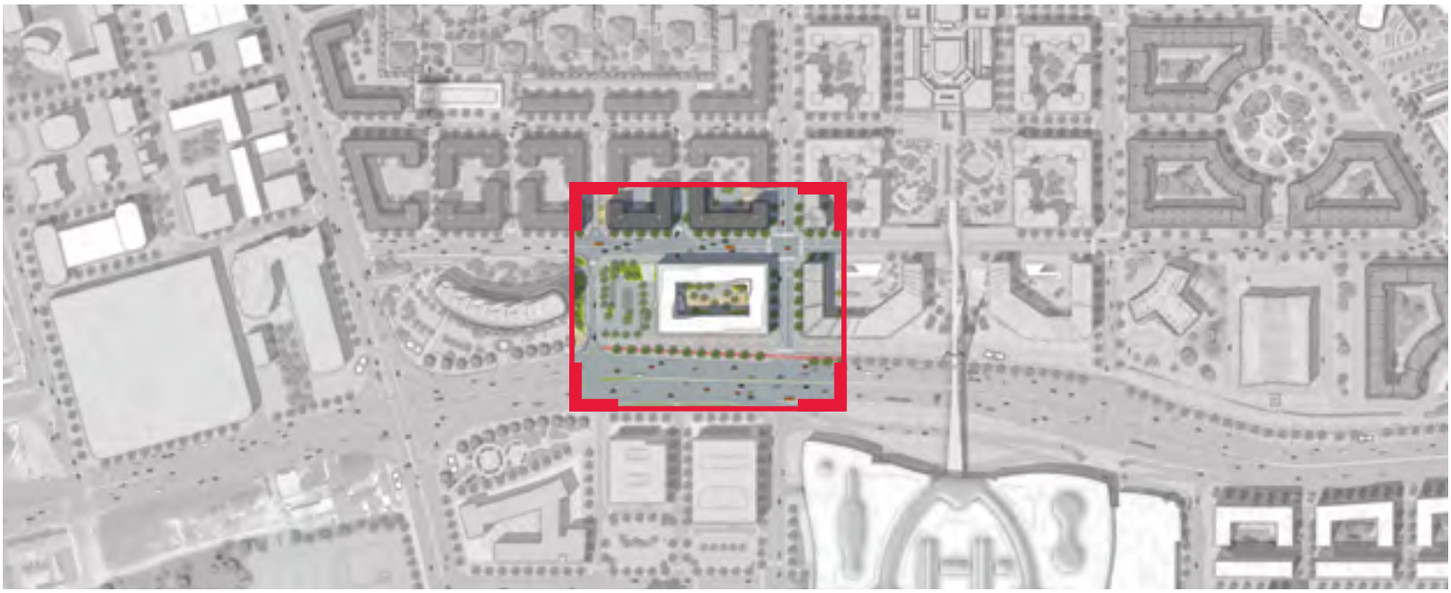
The exterior lighting scheme for this office building complex incorporates a wide spectrum of lighting systems and layers of light. These distinctive layers interplay and complement each other including different consideration factors ranging from cost, maintenance, security, and safety.

Green & Sustainable

In keeping with a forward-thinking scheme, a fundamental consideration in the development of NOBEL25 has been the local environment and ecology. This includes energy performance, water consumption, waste management, building management and health, safety, transport issues. The building has therefore been designed and to be built to meet the highest sustainability standards, and meets the requirements of BREEAM certification.



Nobel 25 Office Building



Compact and clean volume on top of a fluid and plastic base.
Urban massive exterior vs. Textured and landscaped interior.



Client
ADEC Azerbaijan Development Company

Building area
GBA 54.000m^2 / GLA 21.100m^2

Design Advisor
UNStudio

Architectural Advisor
UNStudio

Structural Engineer
URAL Engineering

MEP
FNP / RAM Muhendislik

Building site
10.700m^2

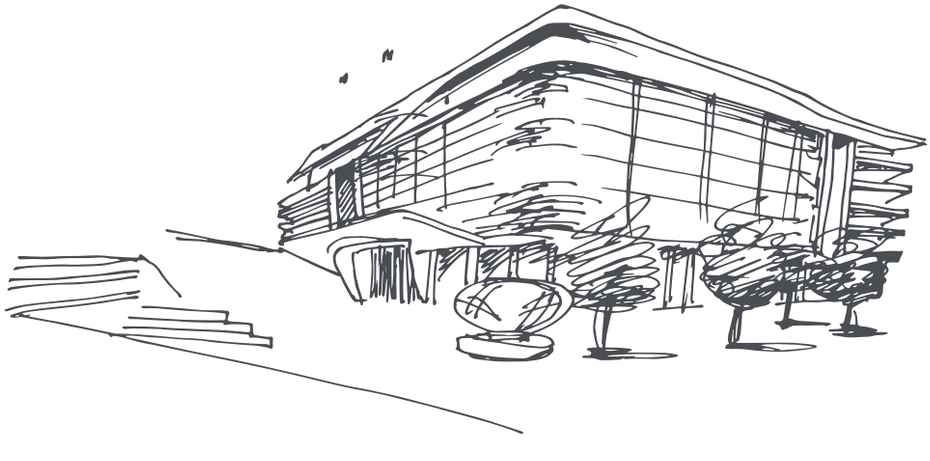


Nobel 25 Conveys Your Home Comfort To Your Office

As the development of luxury along with the circumstances of the modern age becomes the common goal of all people, it would be impossible to think that this phenomenon remains limited to private life only.

At this very point, NOBEL 25 brings a new meaning to the business world, which is perceived as measurable only with the parameters of physical conditions and monetary gains. NOBEL 25 encircles business lives of the professionals in which they spend a substantial part of their time with modern and rational luxury. Even in doing this, it does not isolate you from the city, on the contrary, puts its signature on Nobel Avenue in Baku White City, the main artery where the business life meets dynamism of the city.

Providing great ease for today's professionals who are working and racing against time, Baku White City brings you tens of options like sports, shopping and entertainment after work.

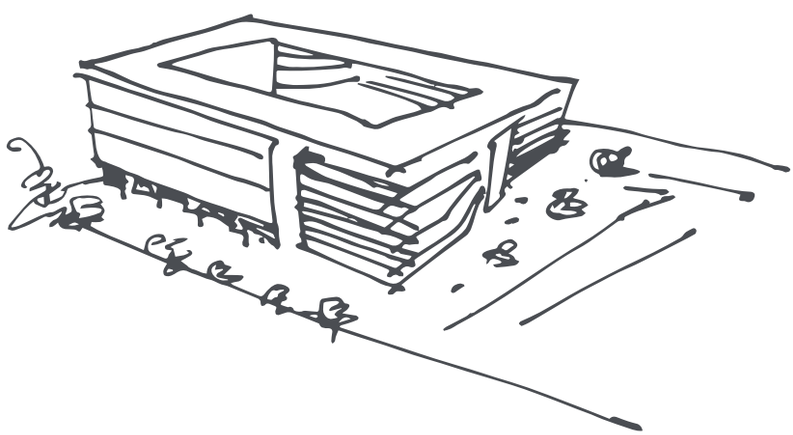




In The Center Of The City, Nested Within The Life

In Baku, which becomes an important intersection of the world economy, NOBEL 25 brings extraordinary luxury to the center of Baku White City – Baku's most well-connected business hub.

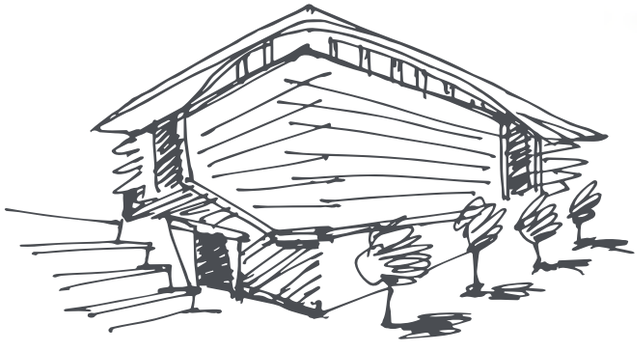
Located extremely close to key destinations in the city and being a relatively short drive away from the city's entertainment and leisure quarter and the finest business hotels, NOBEL 25 allows you to open doors to professionalism and luxury at the same time. Designed to offer an international lifestyle experience at work, distinct architecture and ideal location of NOBEL 25 will make it perfectly recognizable and very well- known. Your business partners will not only discover Baku White City but also have variety in accessing the business center either by road or two metro stations, or by landscaped pedestrian-friendly walkways.



Urban Garden Within

NOBEL 25 not only eliminates the classical notion of business environment with its spacious and modern offices but also turns your breaks into privilege by locating a cozy courtyard within. Cafes and landscaped open areas encourage tenants to take a break from the hasty tempo of the day and enjoy minutes of refreshment!





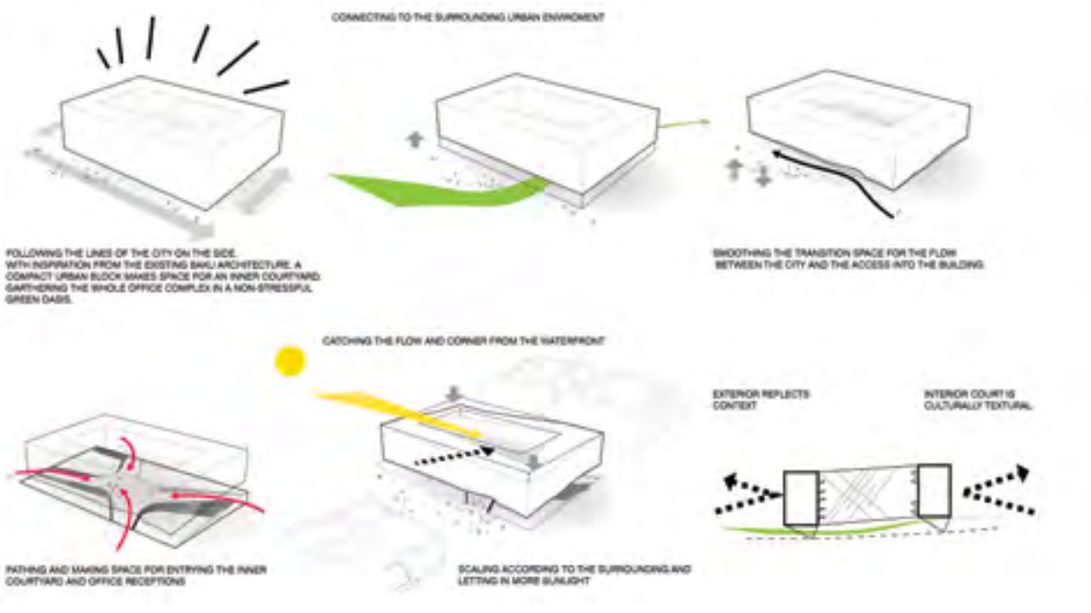


Green & Sustainable

In a rapidly changing world, sustainability factors are increasingly becoming essential elements of buildings that maximize benefits for people while minimizing negative impacts on the environment.

BREEAM - Building Research Establishment Environmental Assessment Method - first published by the Building Research Establishment (BRE) in 1990, is the world's longest established method of assessing, rating, and certifying the sustainability of buildings. It helps to use natural resources more efficiently.

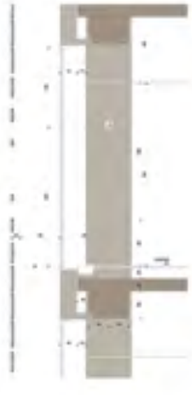
Thus, in keeping with a forward-thinking scheme, a fundamental consideration in the development of NOBEL25 has been the local environment and ecology. This includes energy performance, water consumption, waste management, building management and health, safety, transport issues. The building has therefore been designed and to be built to meet the highest sustainability standards and meets the requirements of BREEAM certification.

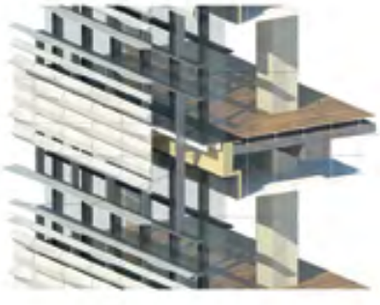


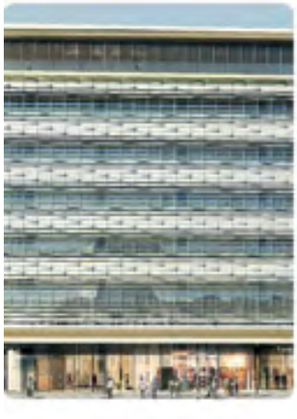






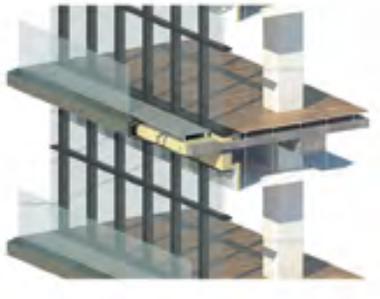




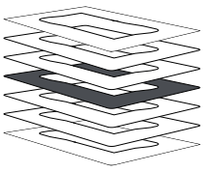








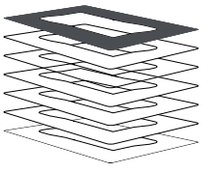




1. Lobby
2. Lifts
3. Cargo Lifts
4. Pantry
5. Toilets
6. Tech. Area
7. Balconies
8. Terrace

TYPICAL FLOOR PLANS





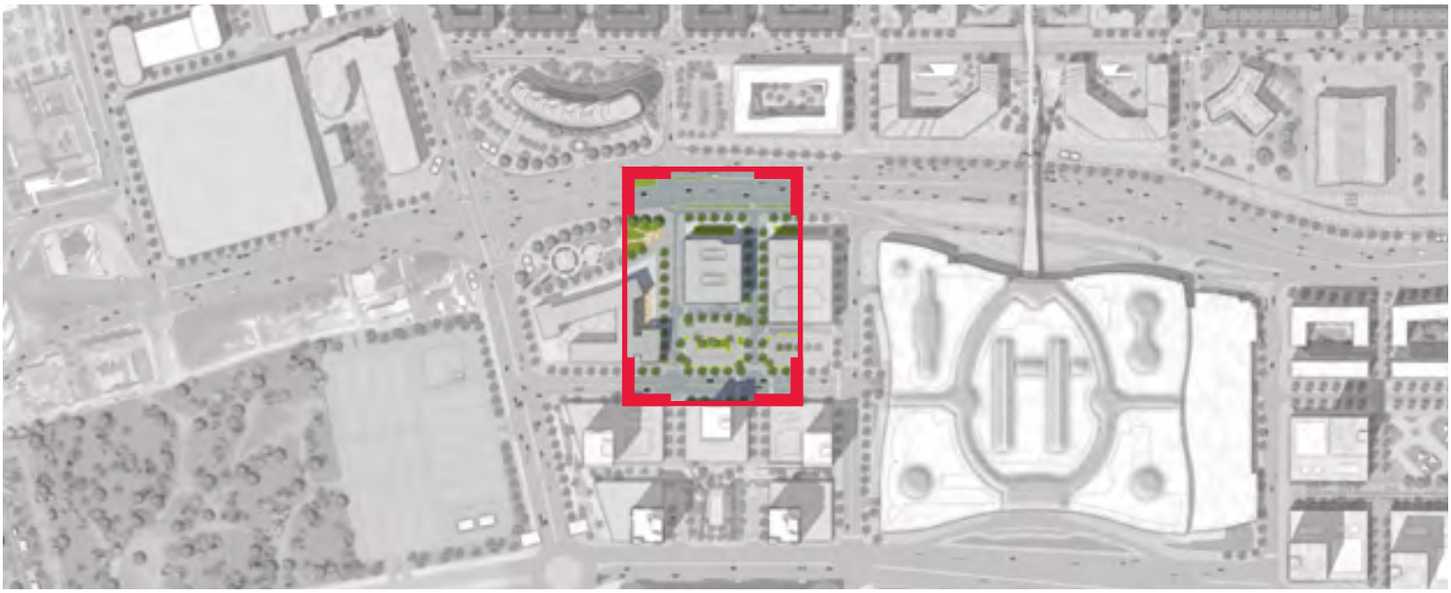
1. Lobby
2. Lifts
3. Cargo Lifts
4. Pantry
5. Toilets
6. Tech. Area
7. Balconies
8. Terrace

TOP FLOOR PLAN

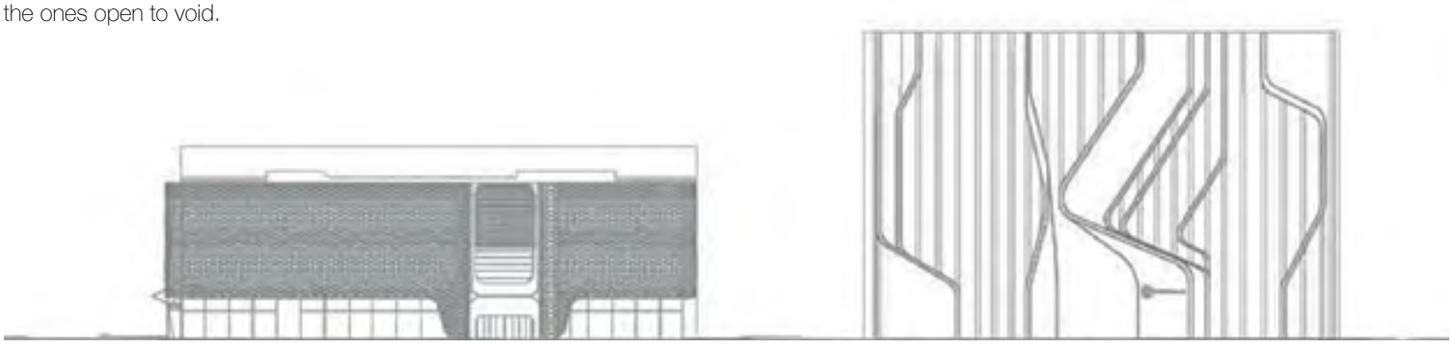




Bank Building



The composition and form of the seven-story building are inspired by monumental shapes of bank vault. A huge void in the middle of the building provides natural lighting both to offices on the outer perimeter and the ones open to void.



Client
ADEC Azerbaijan Development Company

Building area
GBA 19.000m² / GLA 8.100m²

Design Advisor
UNStudio

Architectural Advisor
TBA

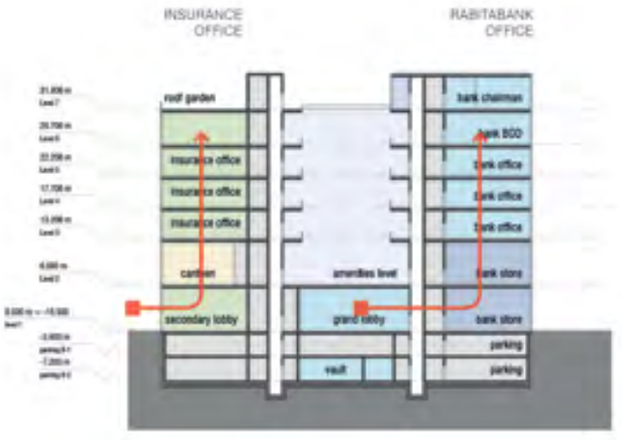
Structural Engineer
TBA

MEP
TBA

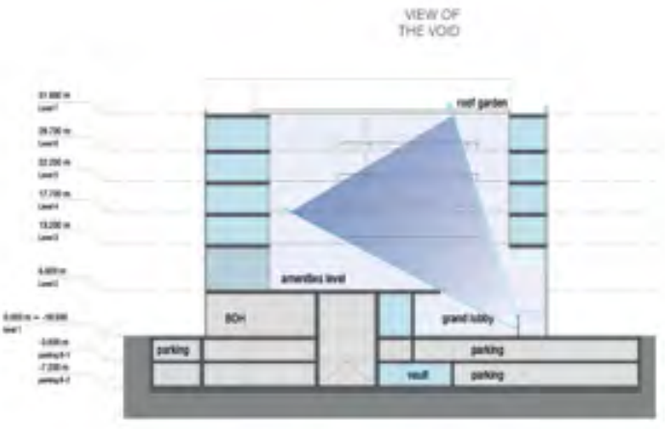
Building site
5.500m²



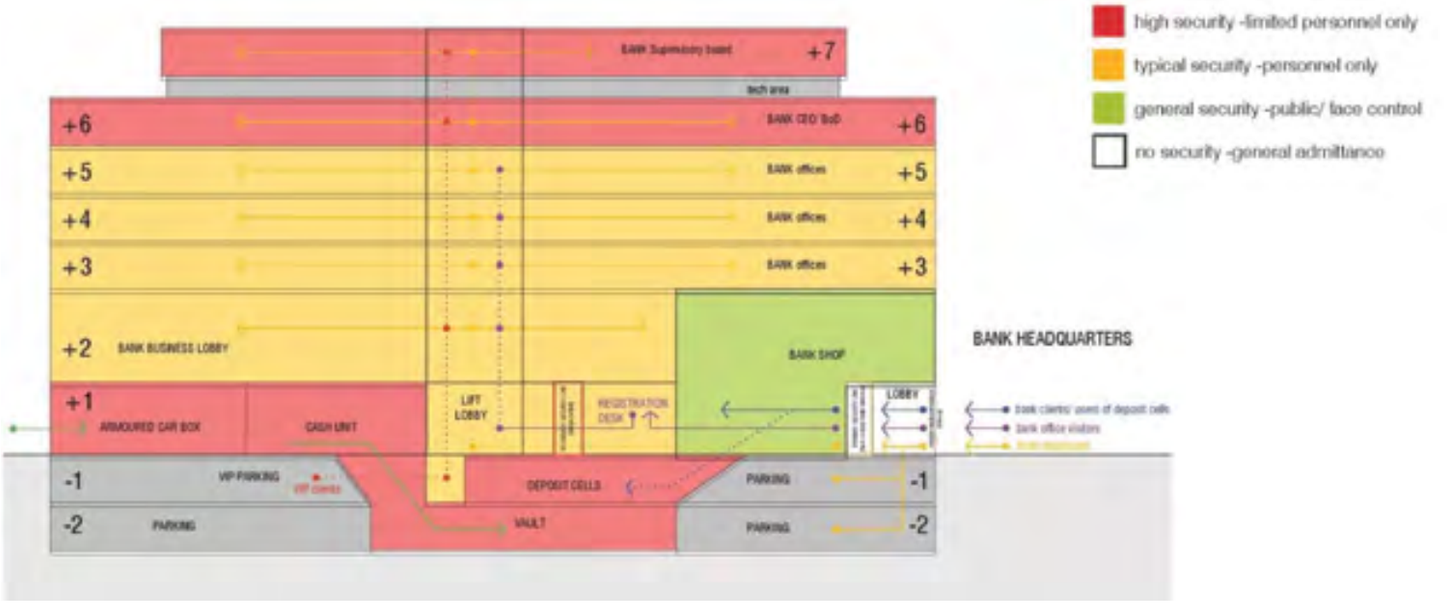
SITE PLAN



CROSS SECTION / TWO TENANT RELATION



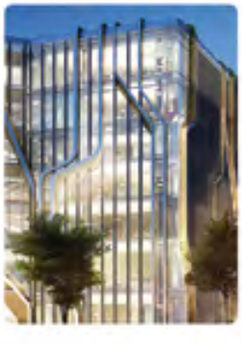
LONG SECTION / ENTRANCE & THE GRAND VOID

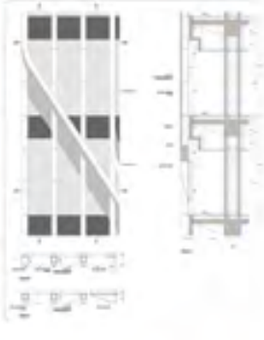


CONCEPT SECURITY PATHS

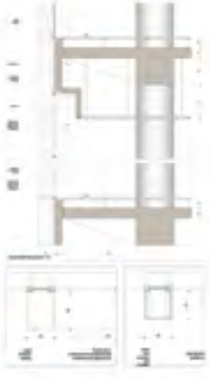
The levels above the 1st floor are organized around a generous central void that gives a unique identity to the interior space. It serves as infrastructural spine for all levels. With its thickened circulation areas for gathering, informal meeting and relaxing it becomes the social pivot point of the building. Transparency and a skylight make the basis for a high quality office environment.

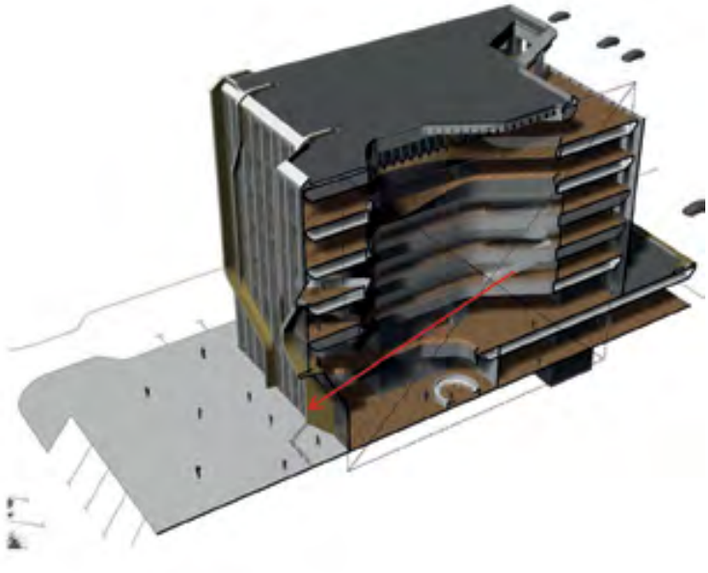














BASEMENT 2



BASEMENT 1



LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5



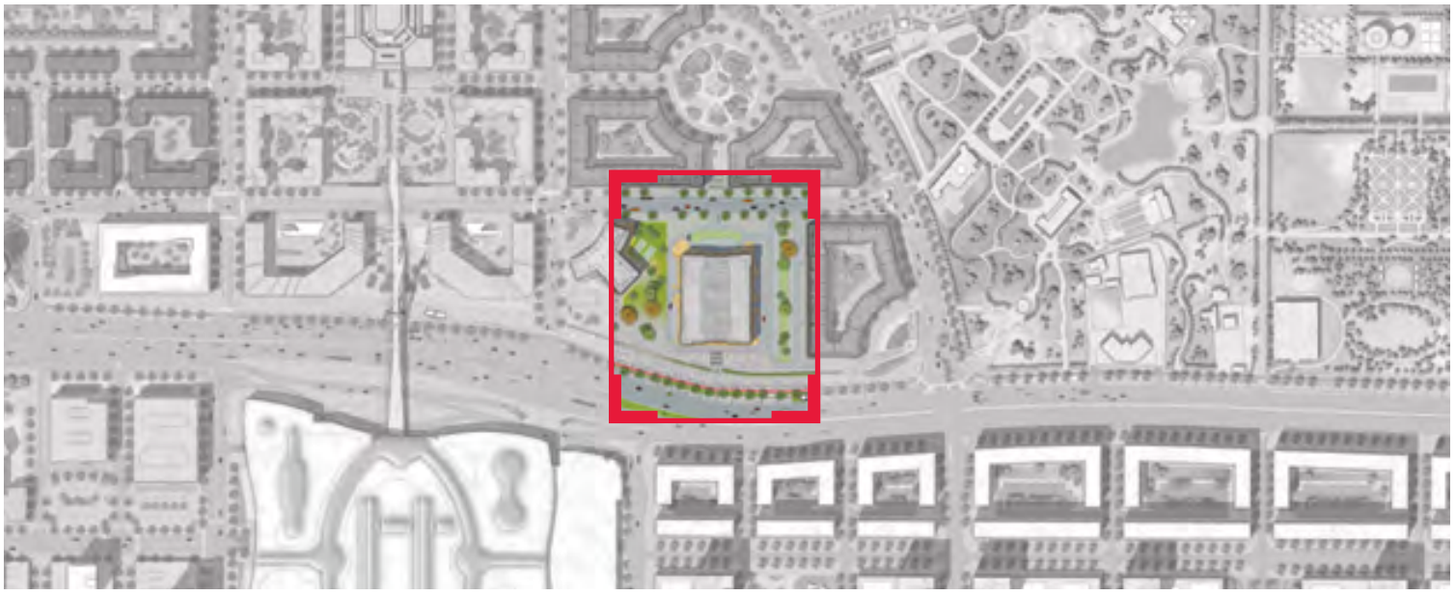
LEVEL 6

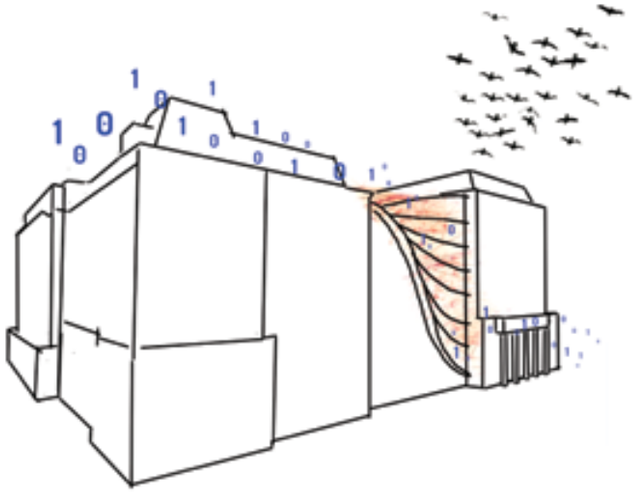


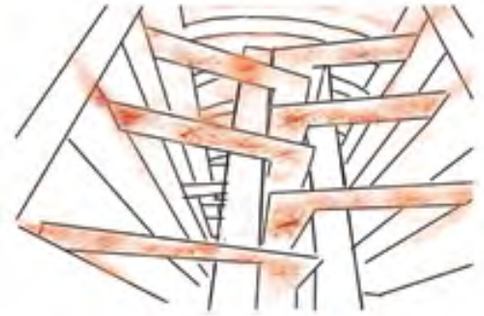
LEVEL 7



Knightsbridge Office Building







Client
PASHA Construction

Building area
GBA 19.000m² / GLA 8.100m²

Design Advisor
Chapman Taylor

Architectural Advisor
Chapman Taylor

Structural Engineer
Metdizayn

MEP
Jain & Partners, SCAPE Design Associates

Building site
13.500m²



The Knightsbridge Office Building site is located on axis with, and to the south of, the Circus residential Courts which form the heart of the wider Baku Knightsbridge masterplan.

The Office is bounded by the Knightsbridge school to the west and the residential Court 6 to the east. The site has excellent infrastructure connections due to its access to the L36 road to the north, and occupies a prominent location along 8-November Avenue, one of the principle arterial roads into the centre of Baku.

Bounded by residential Courts the Office draws on the Knightsbridge style to mark itself as part of this wider aspirational development.





The concept for the Knightsbridge Office Building is forming an impressive modern atrium street between two traditional buildings. This synergy of traditional and modern anchors this prominent building with both the surrounding Baku Knightsbridge residential Courts, and the modern Office buildings that feature in the wider White City masterplan.

The traditional elevations of the Knightsbridge Office Building are inspired by Knightsbridge and other similarly affluent districts of Central London. These elegant facades of render, red brick and slate, with decorative details in white render to articulate the ground floor storeys facades attempt to subtly adapt the 18th and 19th century aesthetic of Georgian architecture to dress the contemporary Office building. A landscaped garden to the east forms a buffer zone between Office Building and the Court 6 residential apartment blocks. The traditionally informal gardens of London are updated to convey an appropriately aspirational appearance while blending the parking and servicing requirements into the landscaping.



Conceived as a dramatic sculptural wave form, the facades of the central atrium street draw their inspiration from the Caspian Sea. Designed as an iconic element within the city the concept is seen as part of the wider family of modern landmark buildings within the Baku White City masterplan.

The building derives its strong architectural identity from the curving fins which flow between the traditional facades. At night these facades would be illuminated by colour changing LED lights creating attractive effects across the building. The entrances to the north and south create impressive views into the building drawing people into the vibrant spaces within. The ground floor features restaurants and retail offers opening into the impressive winter garden atrium and boasting spectacular views across the landscaped boulevard to the Caspian Sea. Seen as destination attractions in themselves the restaurants are able to open to the elements during the summer months. Visually striking walkways and link bridges connect the two sides of the atrium at the upper levels creating a vibrant interior space enjoyed by all tenants.

The goal of this concept is to deliver a bold architectural landmark on this important site within Baku White City.



The building facades are split into two sections;

Georgian Facades follow the design principles of the other Residential courtyards on the Knightsbridge site, and the glazed atrium roof and facades including the featuresculptural fins.The traditional facades have been developed in line with theapproved CGIs. The changes on these facades during Stage C has been to refine the detail of each of the key elementsboth retaining the principles from the residential courts, butaltering them to suit an office building use within.

Glazed Atrium Façade and Roof Façades. The key feature of the Knightsbridge Office design is the fully glazed atrium, with glazed facades on the north and south elevations and a fully glazed rooflight running between.


South Façade


East Façade


North Façade

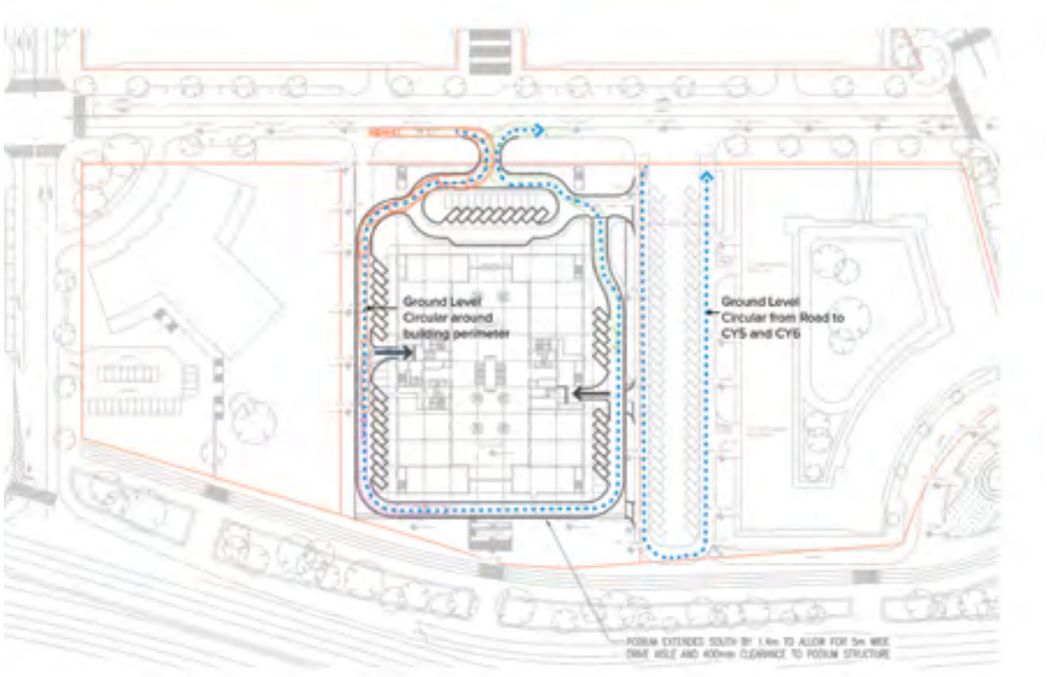

West Façade



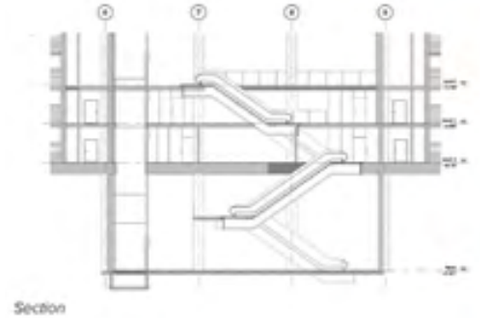
The design of this atrium glazing has been significantly altered tosimplify construction whilst maintaining the approved design captured in the original CGIs. The Glazed facades are now formed in vertical flat glass with no setbacks and no complex geometry.

The key to delivering these facades will be to ensure simple but high quality detailing and to coordinate the design of feature fins which will take support from the glazing. The glazed atrium roof has been amended to remove any requirements for either hot bent or cold bent glass, with all panels now flat glass, but retaining a gentle overall curve in the roof running north-south, but formed using faceted panelsat every panel junction. The glazed roof in the east-west direction is fully flat.

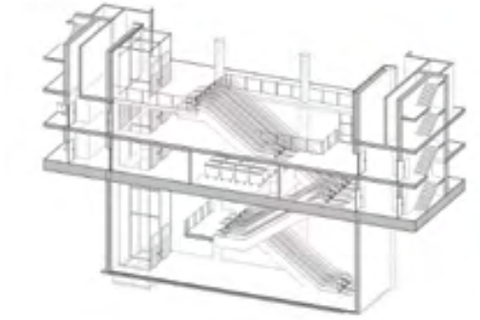
Traffic & Transport



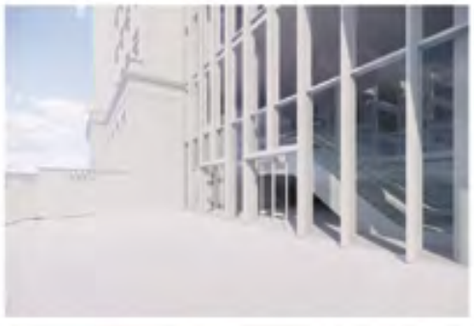
Vehicular access to the site is only from the north via road pn north. Pedestrian access will be from both north and south with the future Metro Station sitting under the south west corner of the site. Pedestrian access from the metro station will arrive at the building on the south of Courtyard 5 so pedestrian access to the south of the building will be significant once the Metro is operational.



Section



Escalator 3D View



Option 1 - Visuals 1&2



Option 2 - Visuals 1&2



GROUND FLOOR

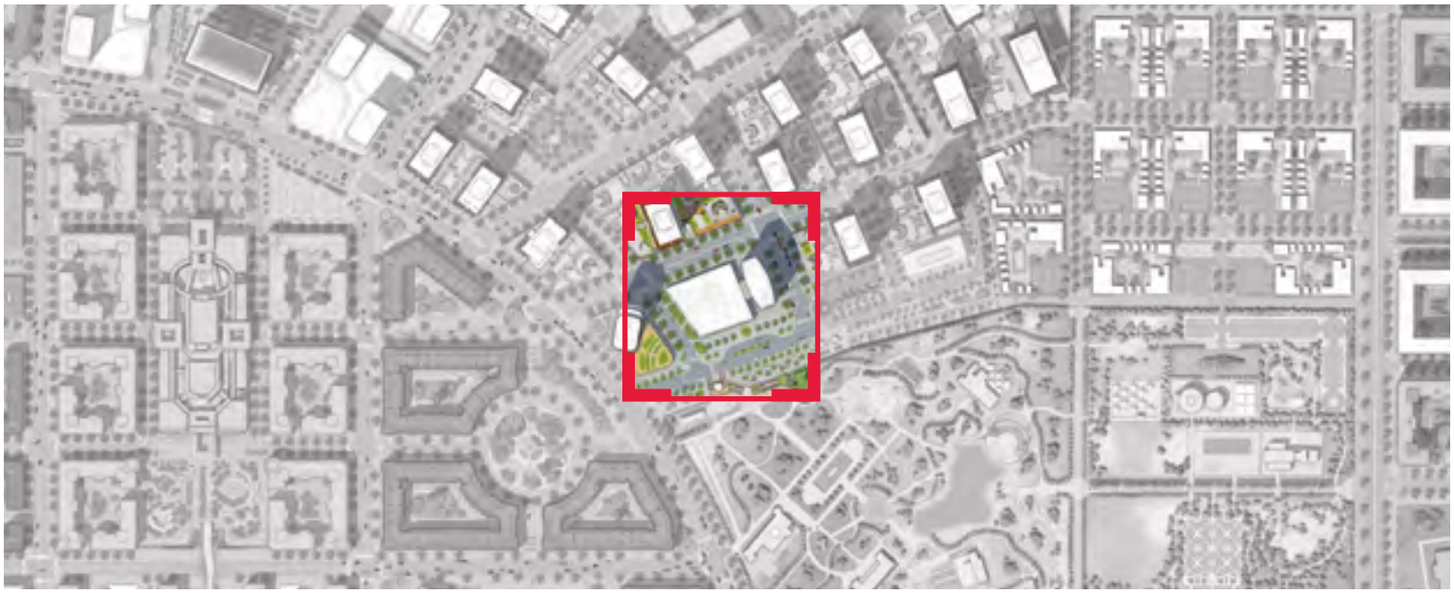


TYPICAL FLOOR

The Office floor space will be provided over 7 floors with floor plates designed to provide both efficient and flexible use by the incoming tenants. Office space is also provided at ground level accessed off the winter garden.



Ministry Building





Administrative building designed for a State Authority, featuring two-storey podium with atrium and garden terraces and 14-storey office tower with bright offices and fascinating views of Nizami Park and Caspian sea.

Client
ADEC Azerbaijan Development Company

Building area
GBA 25.000m² / GLA 12.000m²

Design Advisor
CallisonRTKL

Architectural Advisor
TBA

Structural Engineer
TBA

MEP
TBA

Building site
6.200m²





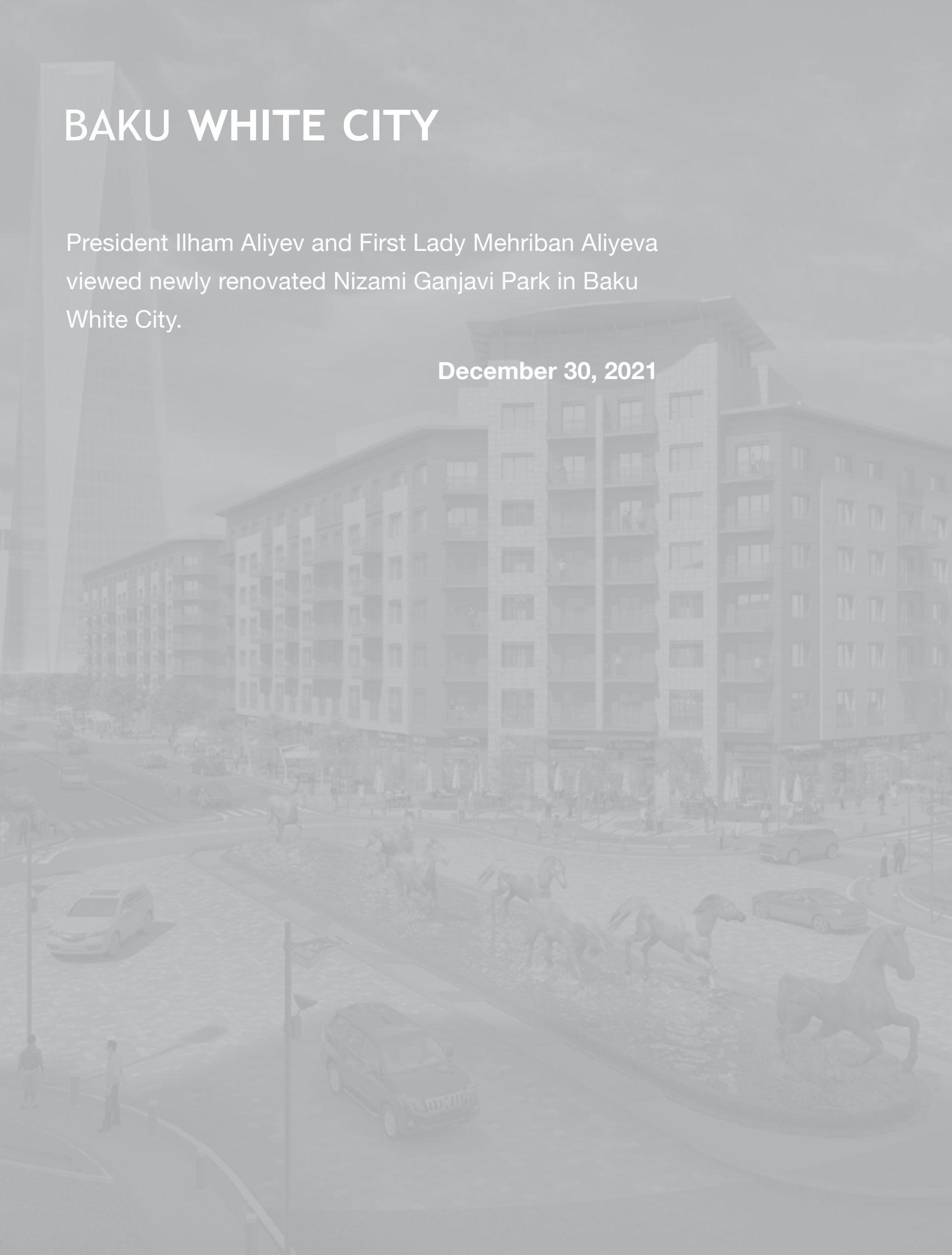




BAKU WHITE CITY

President Ilham Aliyev and First Lady Mehriban Aliyeva viewed newly renovated Nizami Ganjavi Park in Baku White City.

December 30, 2021





BAKU WHITE CITY

Cultural / Public



Oil Museum



Park Cafe



Ballroom



Pedestrian Bridge & Time Square



Boulevard Hotel



Fountain Square Park



Nizami Park



Garabagh Horses Square

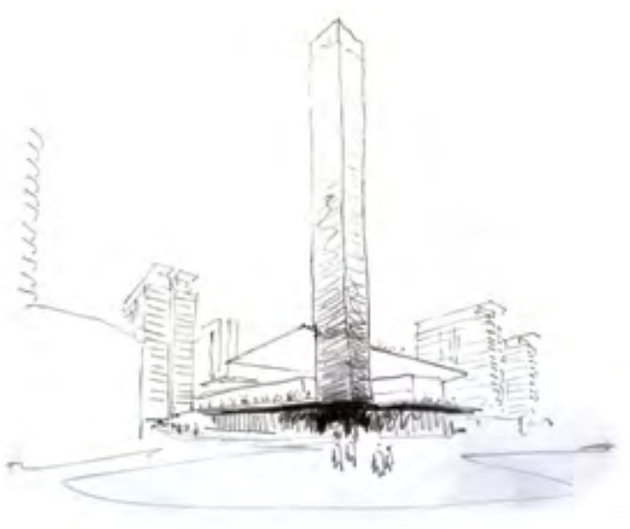


City Parks and Squares

Oil Museum



A cultural icon inviting everyone to experience the past, explore the present and immerse themselves in the future of oil and power in Baku through an engaging and memorable environment.



Client
ADEC Azerbaijan Development Company

Building area
GBA 14.600m² / GLA 9.000m²

Design Advisor
Gensler

Architectural Advisor
TBA

Structural Engineer
TBA

MEP
TBA

Building site
6.000m²





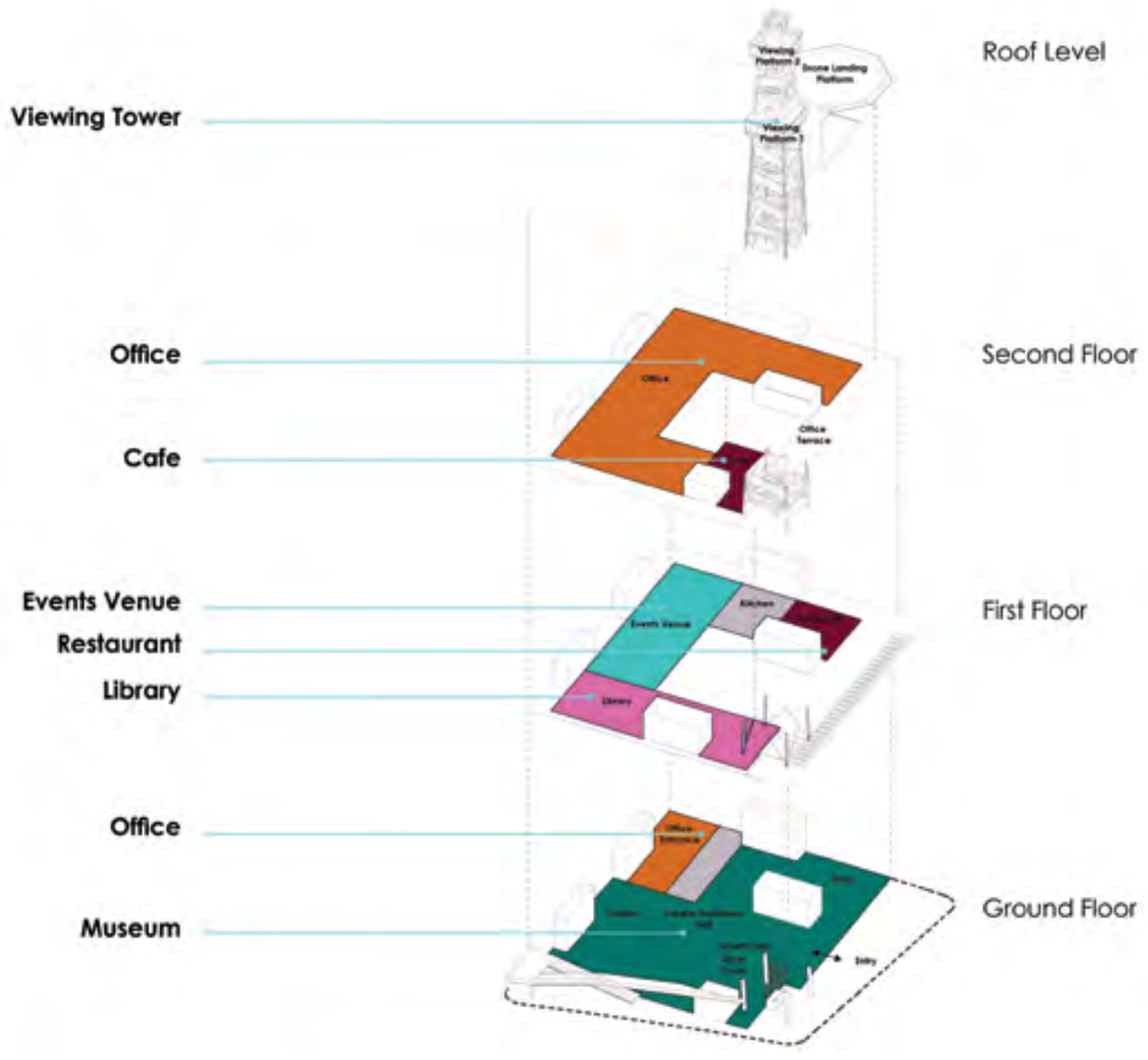


Concept Drivers

KINETIC PERFORMANCE

The references to the oil extracting infrastructure is the main driver of the design. Oil tower analysis has been developed. The tower appearing in Muslim Magomayev's video "My Baku City" became one of the main precedents for the viewing platform. The aim is to give this discarded object an aesthetic value.


Kit of Parts
VIEWING PLATFORMS
BOX TRUSSES
TECTONIC TOWERS
LANDING PLATFORM
CRANES
STAIRCASES
BRIDGES

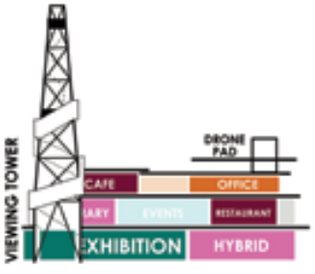

Viewing Tower
Roof Level
Office
Cafe
Second Floor
Events Venue
Restaurant
Library
First Floor
Office
Museum
Ground Floor



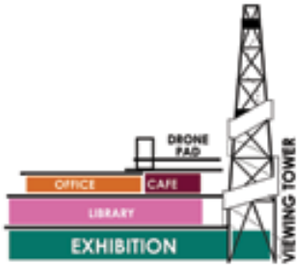


BAKU **WHITE CITY**

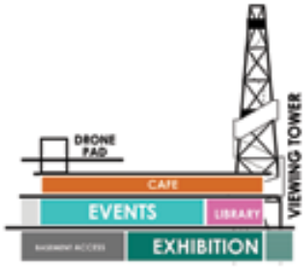




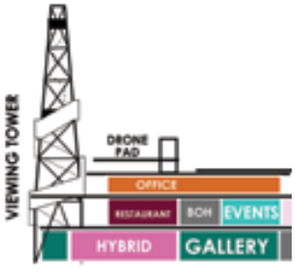
South Elevation



West Elevation



North Elevation



East Elevation

The museum's purpose was to celebrate Baku White City's role in the oil industry in the past, present, and future. Studies on the exhibition sequence have been developed in order to inform the design of the galleries.

Strong verticality of the tower will be potentially amplified by light design. Dramatic openings and repeated skylights will not only provide natural daylight to the exhibitions but will also emphasize the character of everyday work on an oil rig. The exhibition on the black fossil fuel extracted through interaction with the elements will be displayed via a journey through a gradient of lighting conditions.

Library will be a publicly accessible facility, providing a new meeting point in the city. Examples which integrate the book collection into the public space and test different modes of circulation have been explored. Museum is intended to host a variety of events in its premises.



The cafe on the second floor would allow guests to take advantage of the views of Baku. A sit-down (formal) restaurant will create a destination at the Museum that can work in conjunction with, but also independent of the Museum.

Extruded terraces and set back glazing emphasize the horizontal articulation. The system of terraces not only provides an alternative mode of circulation but also can serve as an extension to the Events Venue.

Visitors can access the tower from the ground floor, where the lobby is the start of all the user journeys.

The tower is reminiscent of the oil platform component. The industrial character of the building is reinforced with a braced corner structure.



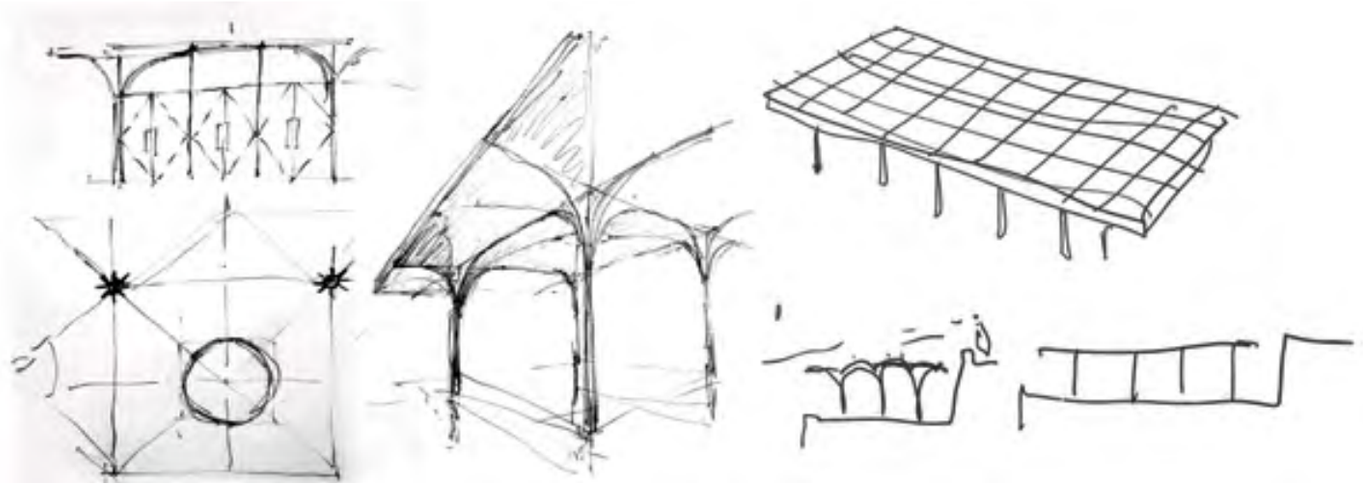
SOCAR





Park Cafe





Client
ADEC Azerbaijan Development Company

Building area
GBA 300m² / GLA 240m²

Design Advisor
Gensler

Architectural & Interior Advisor
Gensler

Structural Engineer
URAL Engineering

MEP
FNP / RAM Muhendislik

Building site
6.000m²



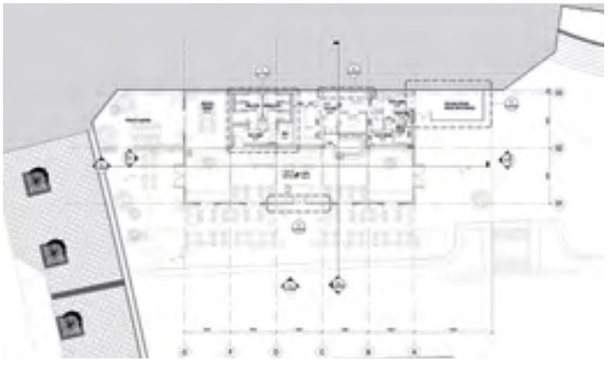
The site is located in the North-Western corner of Nizami Park. Originally the park was developed in 1884 by Nobel Brothers, the founders of one of the biggest oil companies in the world. Located on the border between the residential and industrial sections of Baku, familiarly known even to this day as “White City” and “Black City”, it was here that the Nobels built their own residence which they called Villa Petrolea. This vast park is being renovated as part of the Masterplan, as well has gaining extra area to the East which will become an established recreation zone, holding an opportunity to be heavily activated.

Initial sketches of the proposed design reveal a combination of arched structures that resonates with the historical caravanserai and an almost flat standing seam metal roof creating covered terraces on the perimeter.





SITE PLAN



GROUND FLOOR PLAN

The following section of this report highlights the access strategy and identifies the site constraints.

In terms of servicing and access to the site, there are two main guest entrances, one from the East though a set of stairs that connects with the Oil Plaza and a proposed entrance from the West, which will provide a direct connection with the adjacent neighborhood.

Deliveries and BOH Servicing could be provided via vehicular access to the east of the site though the park. Due to a significant change in level from the North to the South of the park, the site is surrounded by retention walls on the North, West and South edge. The design has been developed taking it into consideration every aspect of its surroundings.













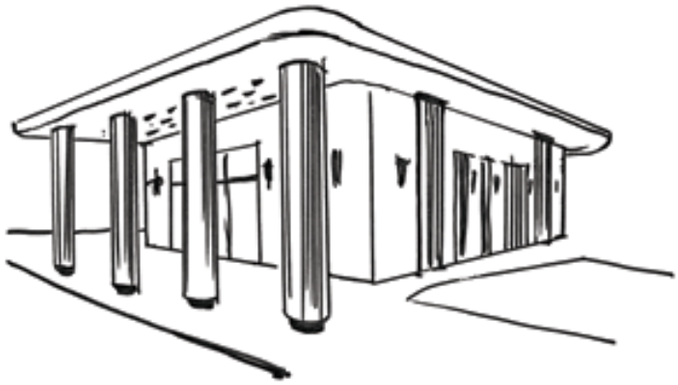
Ballroom



The Ballroom project was designed to be a space for leisure and family gatherings seated on an individual landplot with elegant landscape and greenery.

The main hall of ballroom has a capacity of up to 24 people sitting comfortably at the dining table, in addition to 8 seats in dining with its own bar, and a private dining room with its own facilities. Main hall and private dining area have access to outdoor seating on terrace opening up to landscaped garden.

A service area, a bathroom, and a toilet support the services, a wine cellar, and a deck complete the atmosphere of tranquility and leisure of the proposal. The orientation of the openings and glass panels were designed to favor cross ventilation and the visual integration of vegetation in the environment, the deck provides solar protection and forms a veranda with gardens to receive guests.



Client
ADEC Azerbaijan Development Company

Building area
GBA 740m^2

Design Advisor
ADEC Azerbaijan Development Company

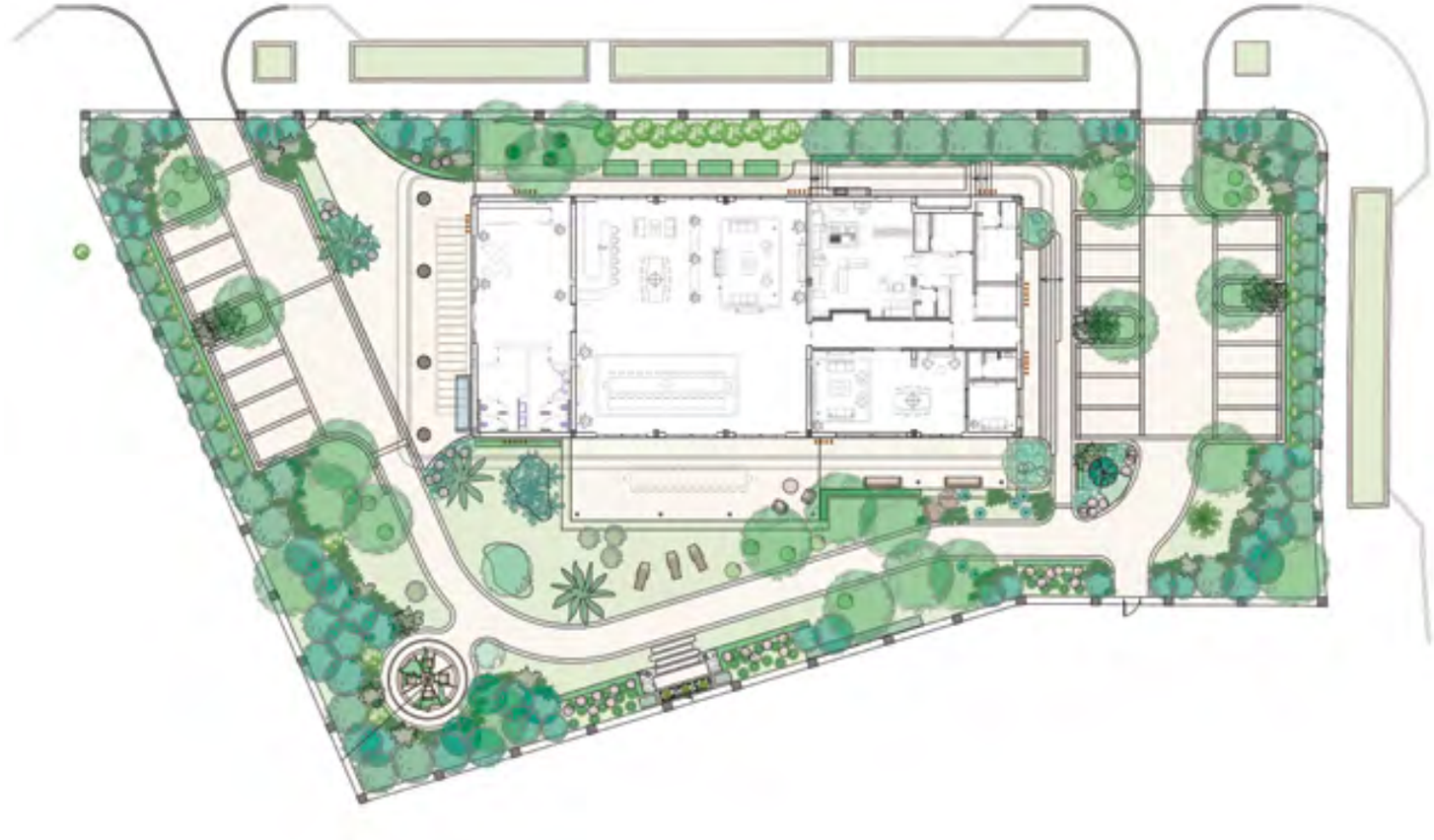
Architectural & Interior Advisor
ROMB Design

Structural Engineer
Qala Group LLC

MEP
Qala Group LLC

Building site
3.400m^2

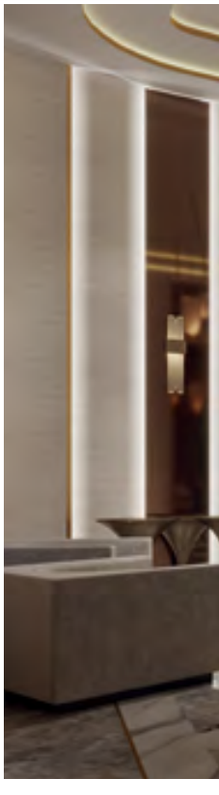




LANDSCAPING PLAN

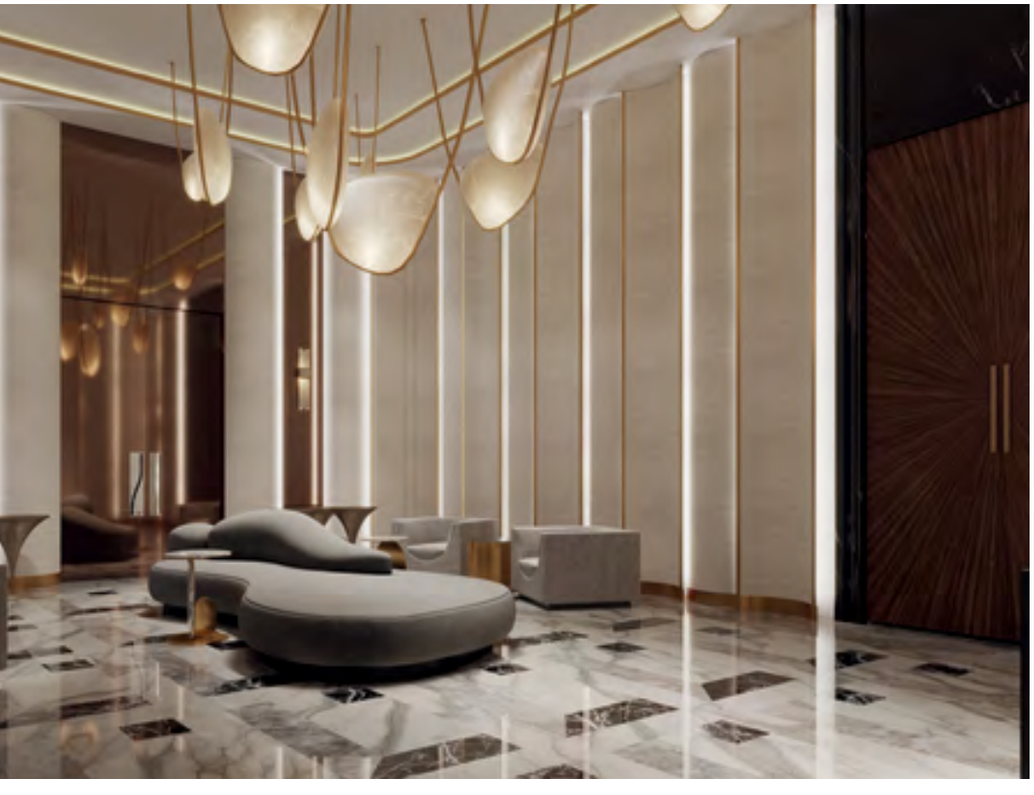






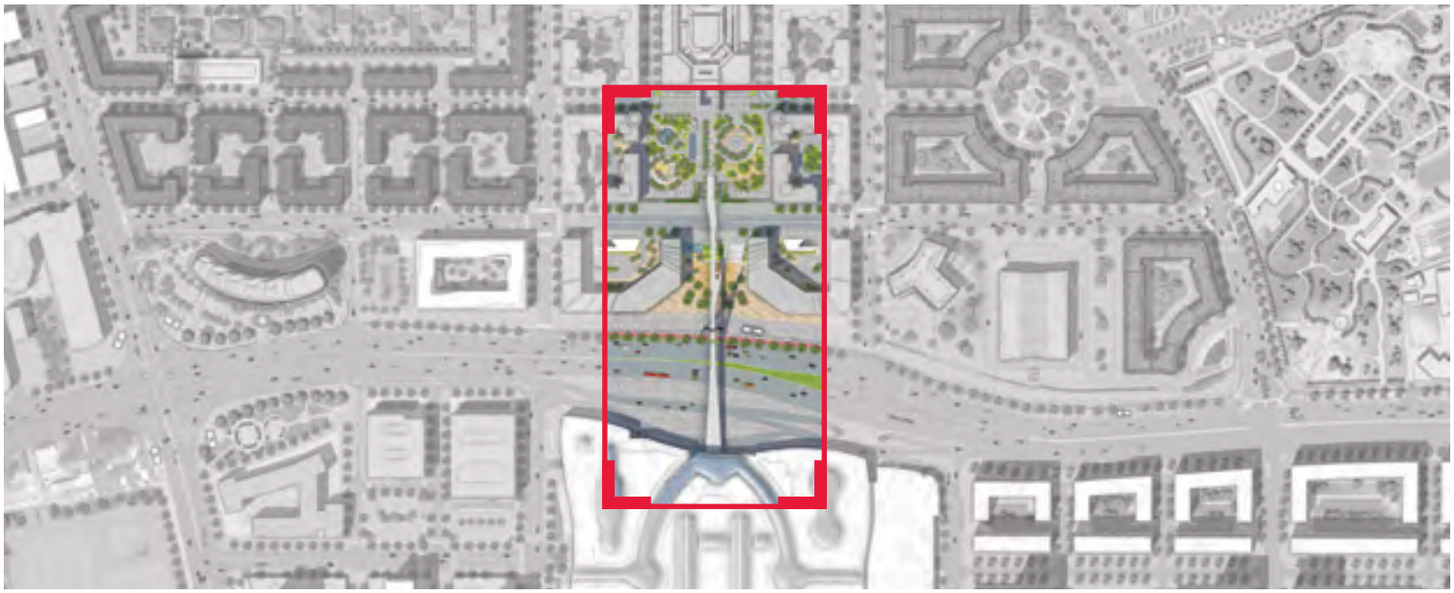


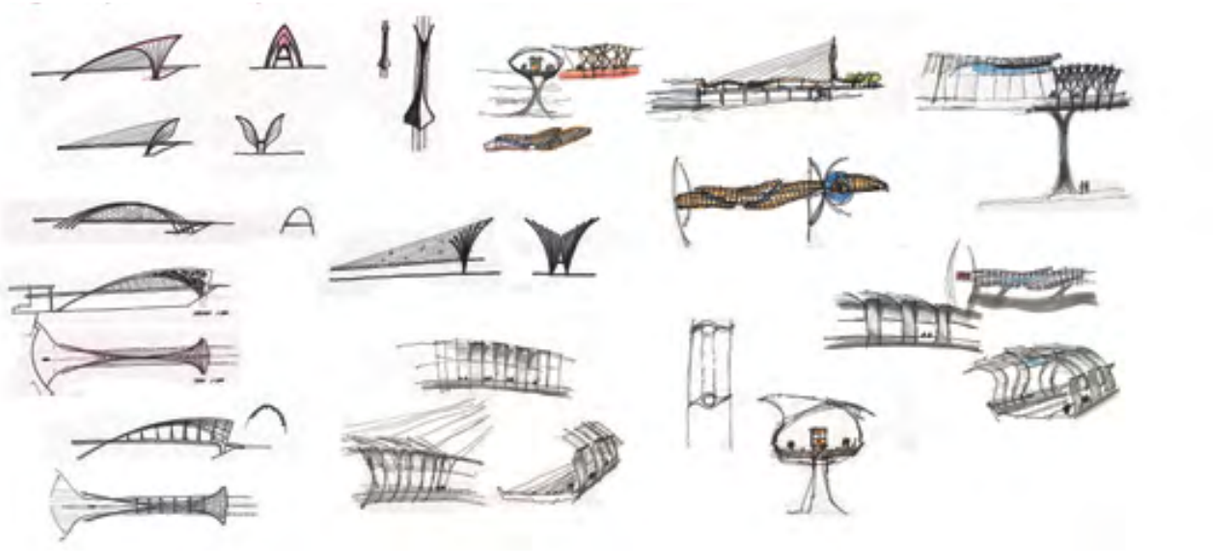






Pedestrian Bridge & Time Square





Client
ADEC Azerbaijan Development Company

Design Advisor
F+A Architects, UNStudio

Architectural Advisor
UNStudio

Structural Engineer
Werner Sobek

MEP
Werner Sobek, Hydrotrans Engineering LLC,
LDC Lighting

Building site
7.500 m^2

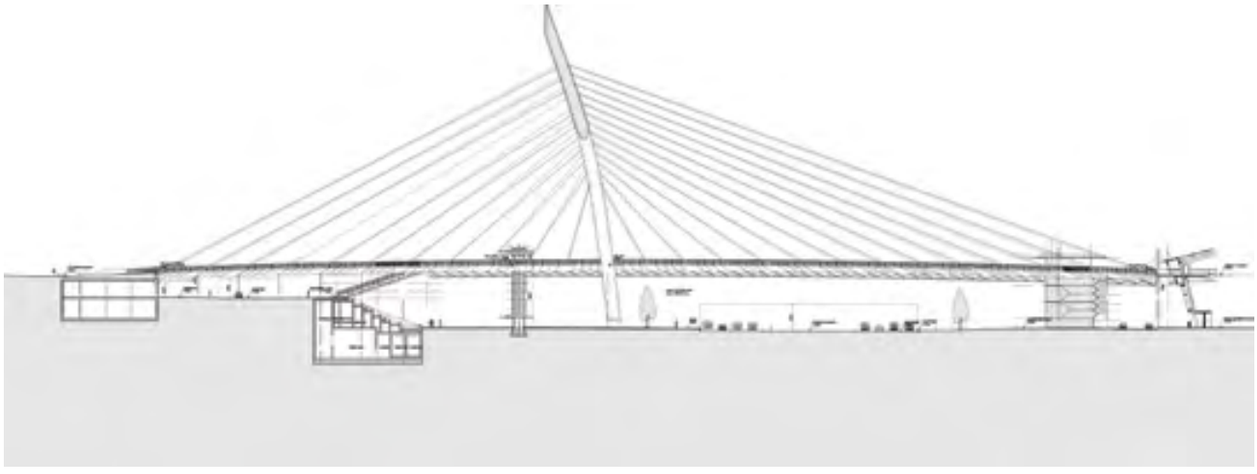


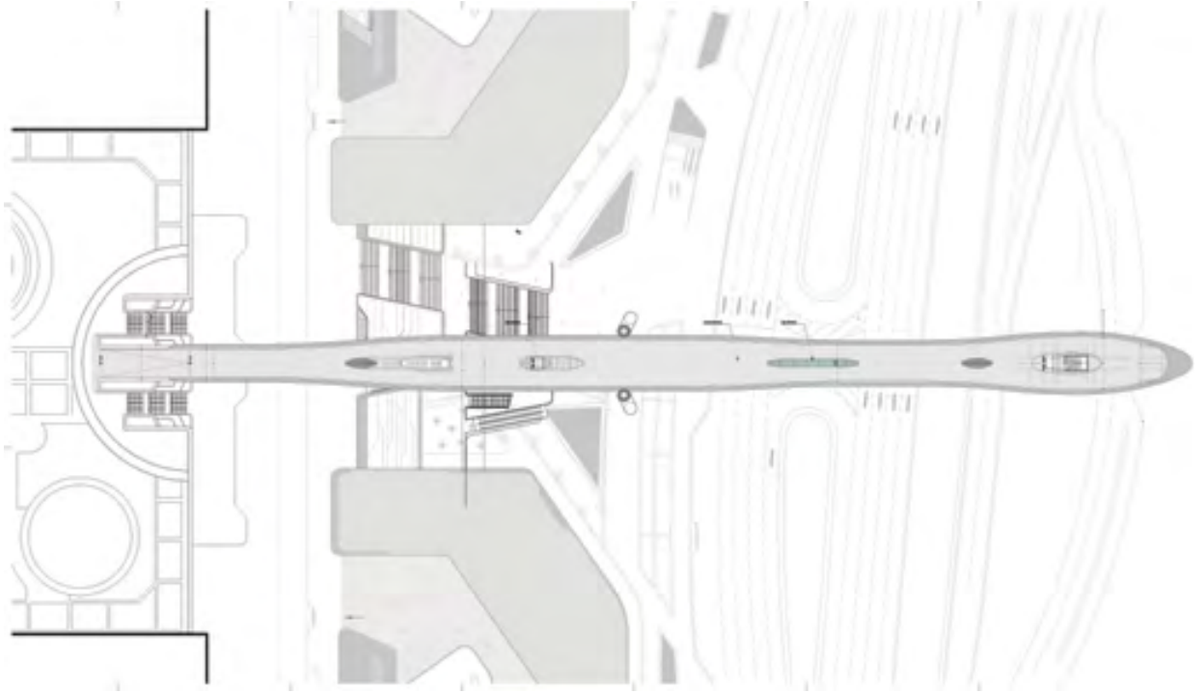


A high level pedestrian bridge will create a direct link between Fountain Square and the upper levels of the Baku City Mall. The Bridge will act as a striking landmark on 8-November avenue - one of the main arteries leading into the city centre.

The Bridge will symbolize the transformation of Baku White City and linkage between the distinct neighborhoods of the new district. It will act as a very important strategic north-south link, between the CBD and other areas to the North of Baku White City, and the Waterfront to the south.

The Millenium Bridge designed by Fosters & Partners was also considered for inspiration.



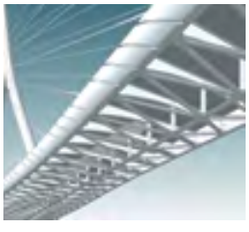


DECK SIDE FACADE OPTIONS





BOTTOM OF THE DECK OPTIONS



DECK SIDE FEELING



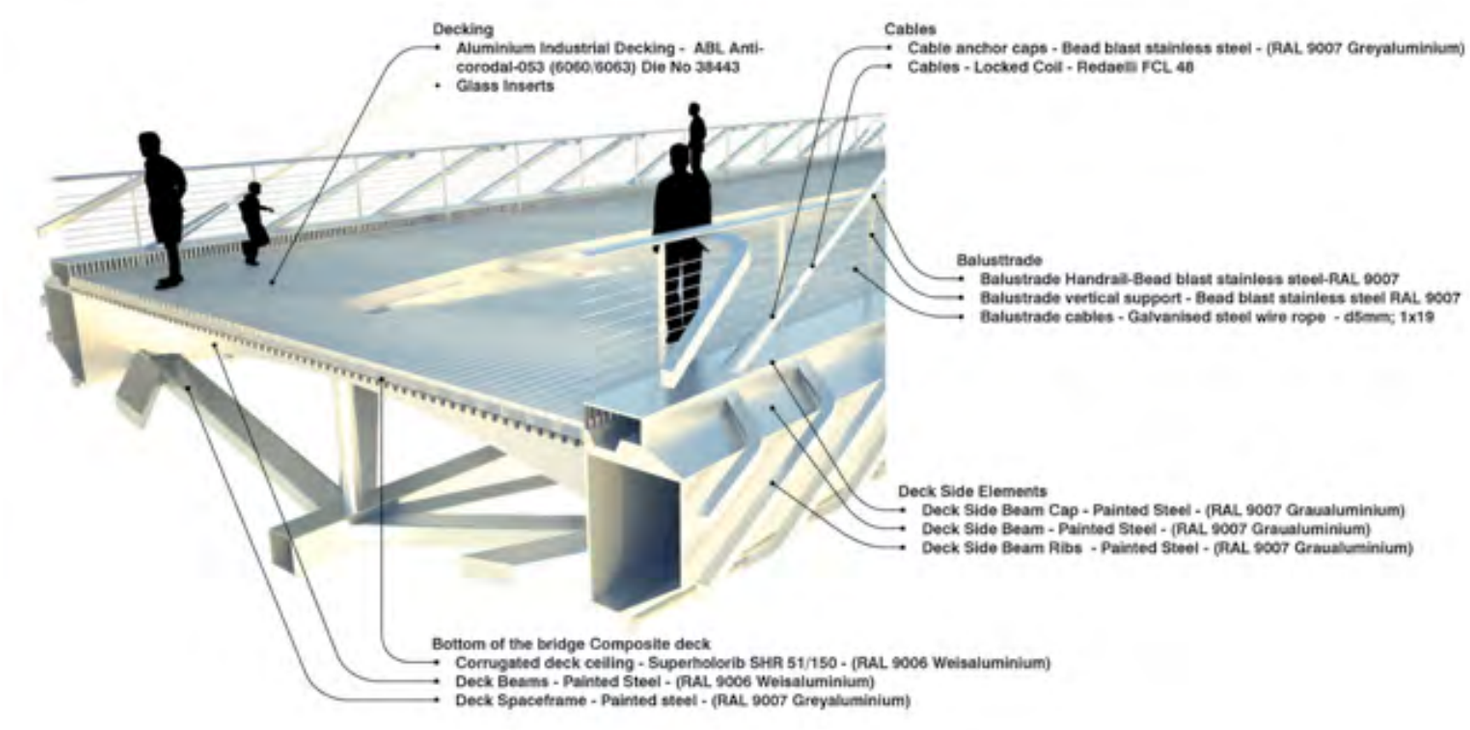


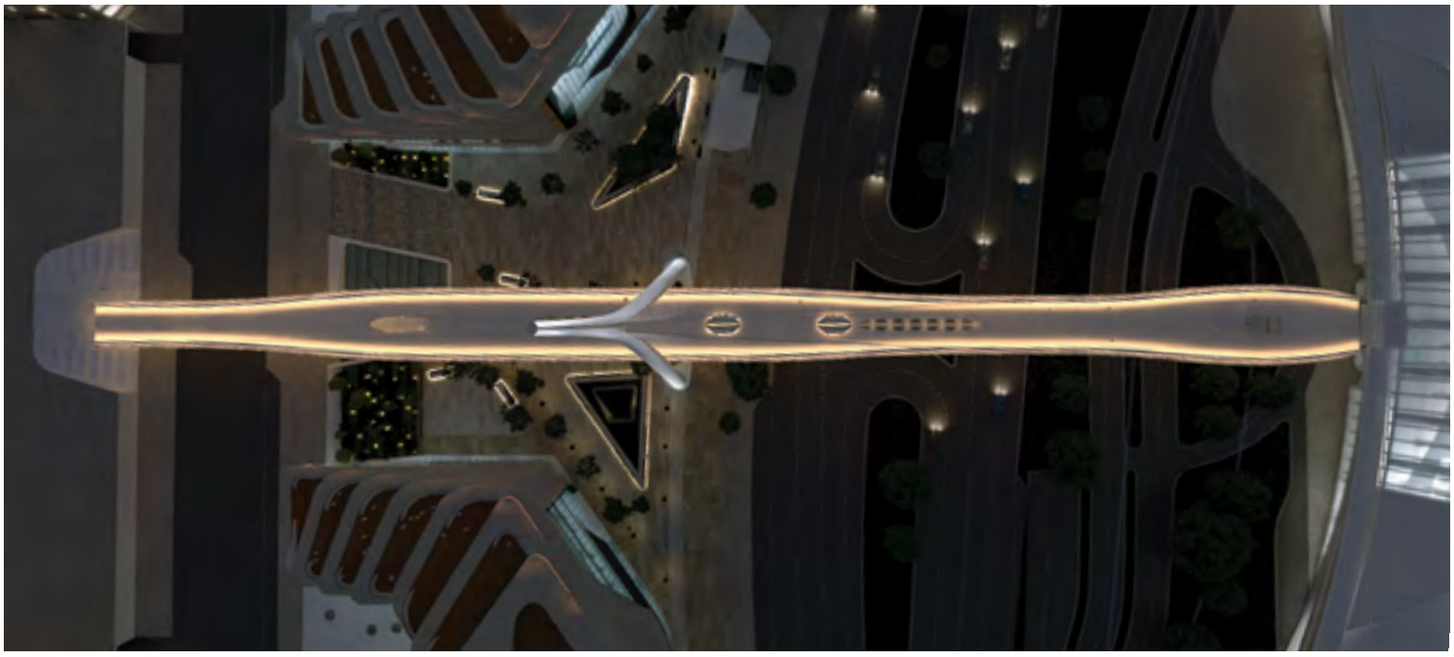
METAL





GENERAL MATERIALIZATION





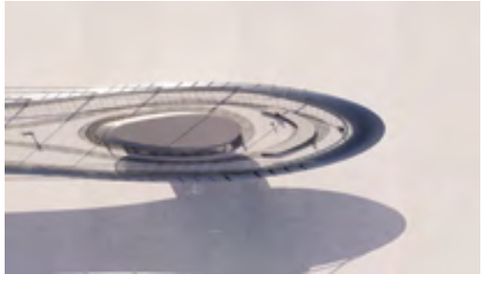




The lighting proposal generates an elegant and subtle night time identity for Baku White City Bridge. It highlights the vertical and horizontal elements using two different colour temperature: a colder tone for the cables ,the pylons as well as the staircase and a warmer tone for the horizontal part including the deck and the underbridge.

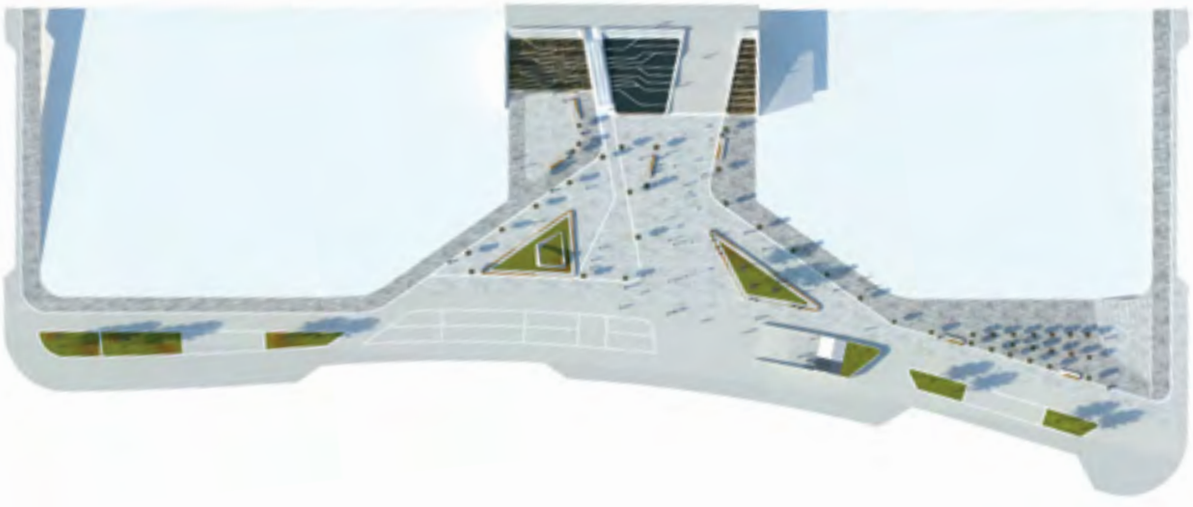


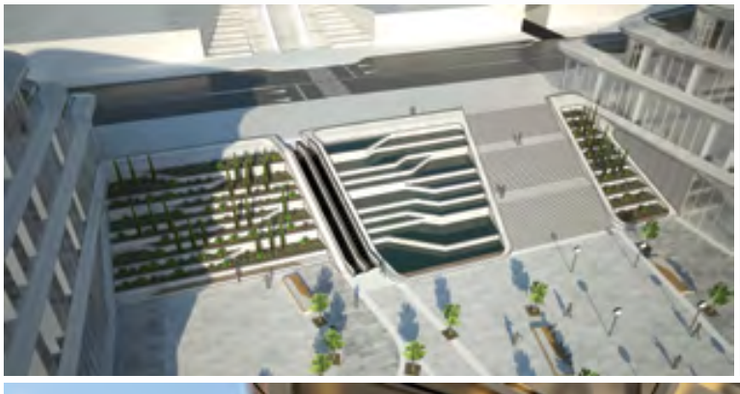




An alternative solution of bridge deck termination was proposed by architects in case construction of bridge is to be completed prior to Baku City Mall.

Time Square









The Iconic Bridge is not only an extremely graceful, visually strikingwork of art and engineering; it is a vital component of the city's newinfrastructure. This efficiently designed footbridge will become alandmark and the symbol of new development in Baku. The main pointof access across 8-November Avenue to the Fountain Square District, thebridge serves as a critical linkage from the Baku City Mall through the Fountain Square Gateway and Gardens and on to the Central Business District. A remarkably simple design statement, the bridge and itsgleaming tower mast are sculptural elements that will be seen from allacross the city, up and down the shore and boardwalk, and from the Caspian Sea. The Spine Bridge is an imaginative variation on the modernicon of the single pier suspension bridge. Two massive pylons join at anapex in shape of an immense wishbone. Cable stays hung symmetricallyfrom each side of this tapering apex suspend the bridge deck.

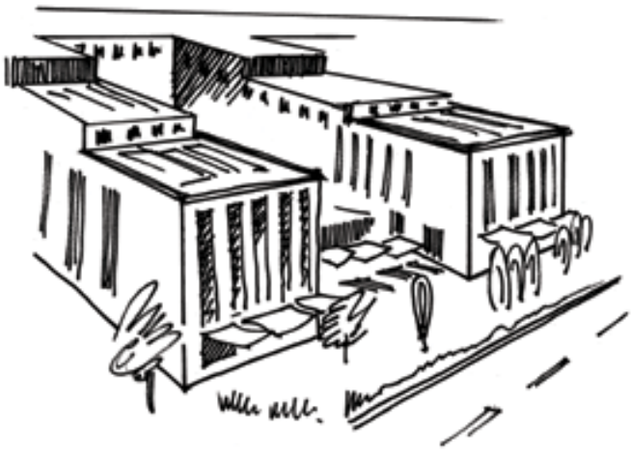




Boulevard Hotel



Located in the heart of Baku White City District, and named after the eponymous seafront promenade, the Boulevard Hotel offers 818 spacious and comfortable guestrooms. This venue has the largest hotel conference facilities in Azerbaijan and offers a wide range of other amenties – from flexible multipurpose meeting rooms through a “state of the art” fitness centre, a beautifully appointed spa and a host of exciting dining options.



Client
PASHA Construction

Building area
GBA 92.400m² / GLA 50.800m²

Design Advisor
ReardonSmith Architects

Architectural & Interior Advisor
ReardonSmith Architects, Blue Sky Hospitality

Structural Engineer
URAL Engineering

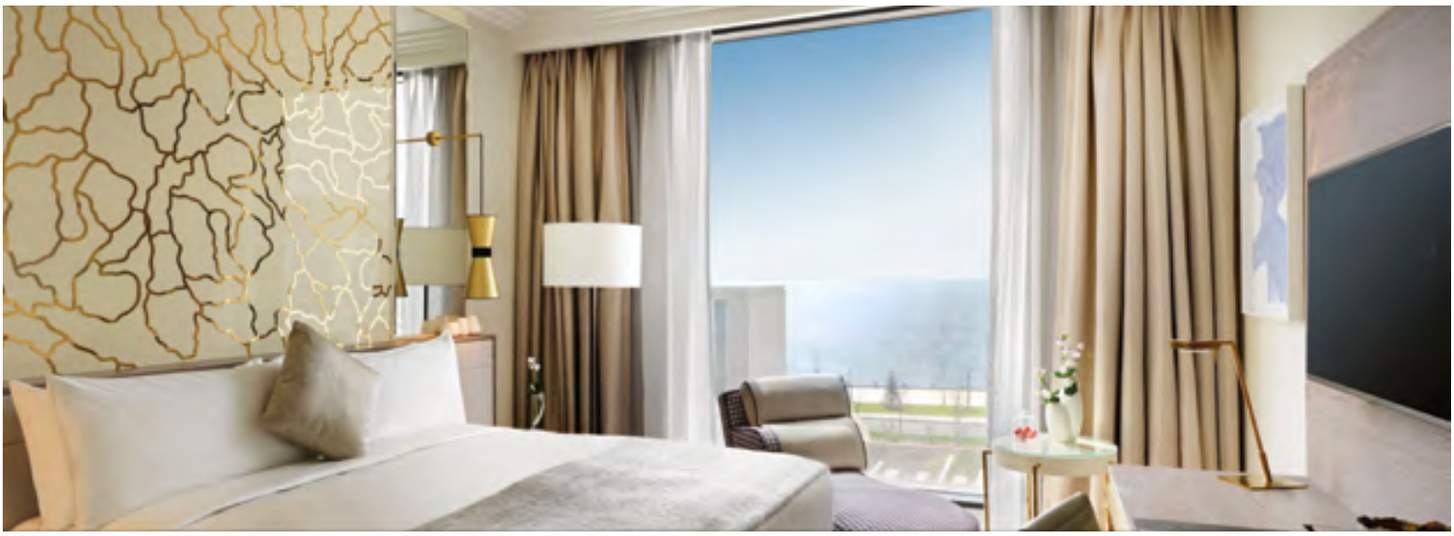
MEP
RED

Building site
21.000m²







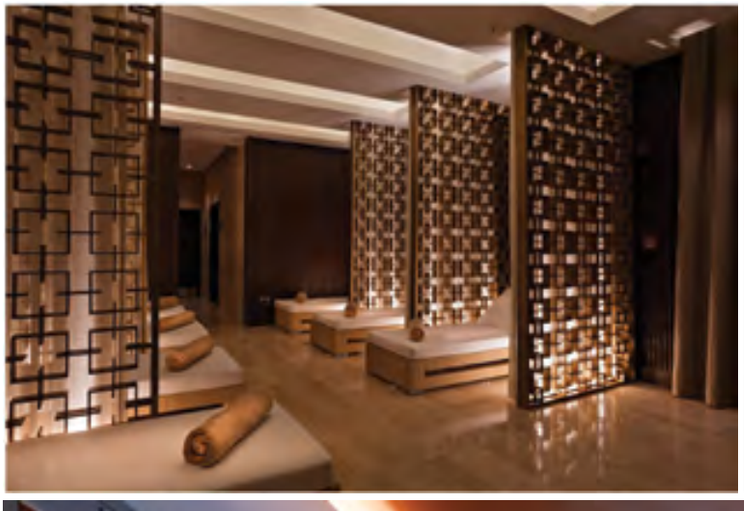


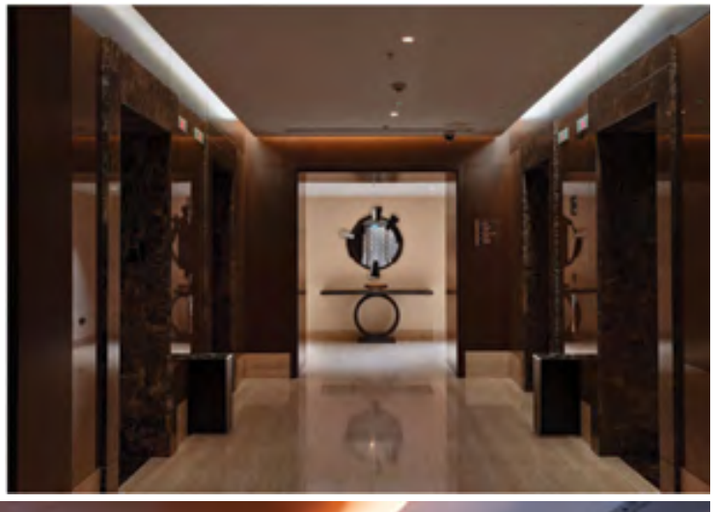


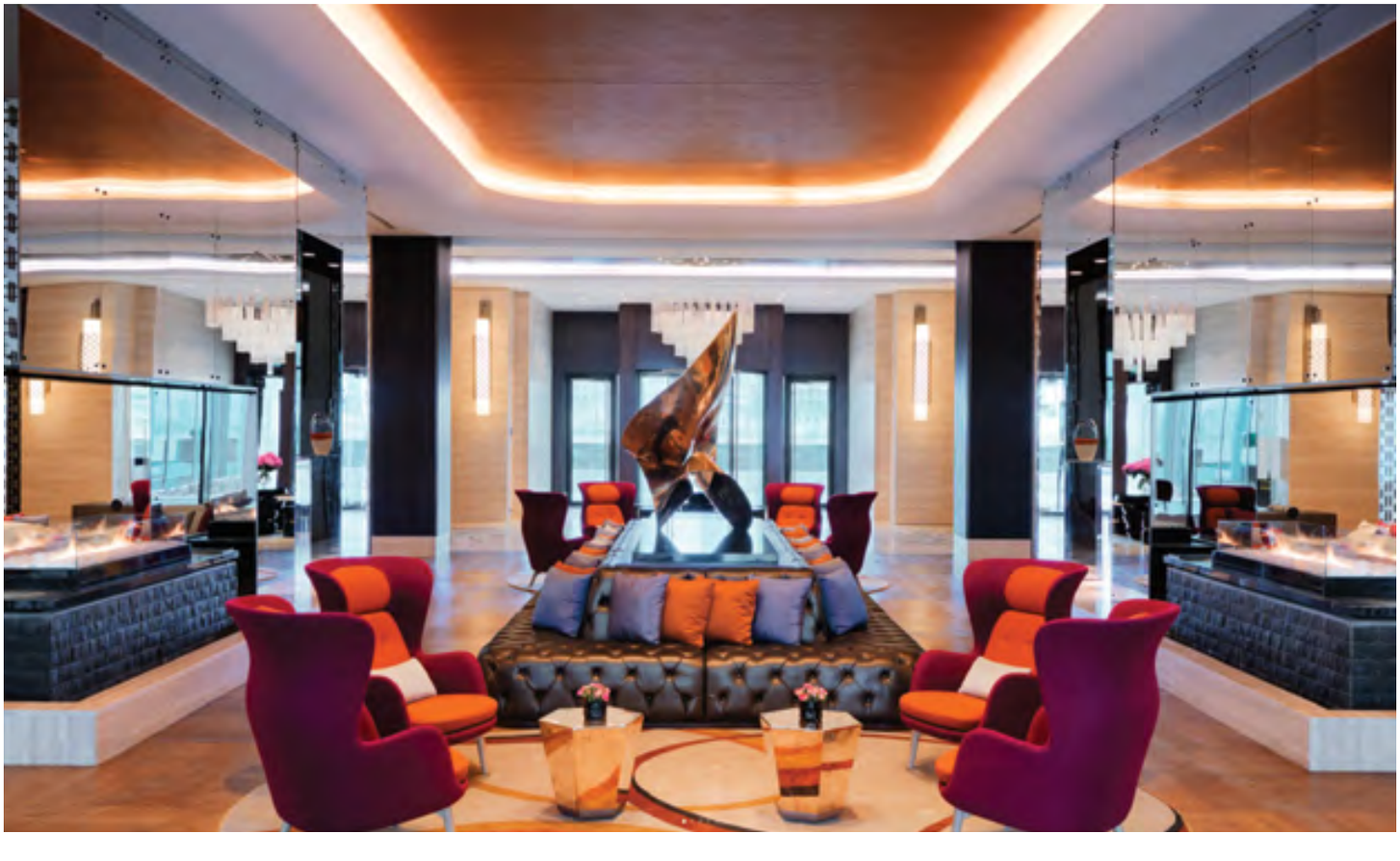




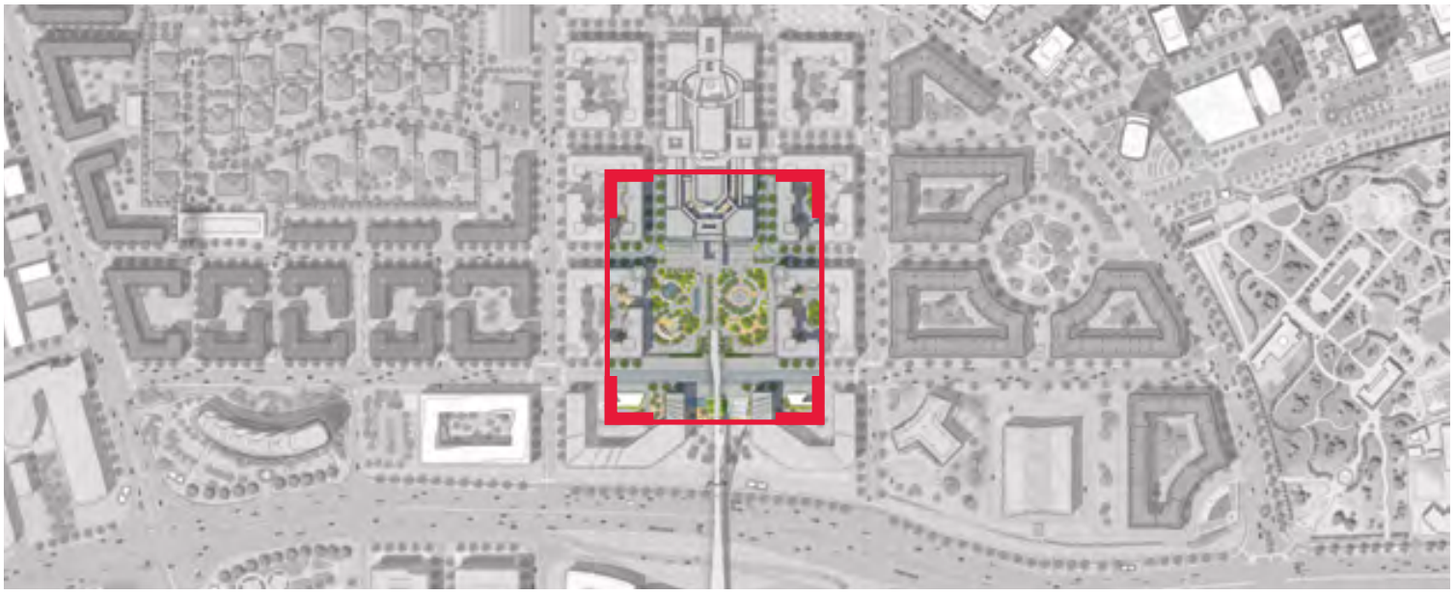








Fountain Square Park





The Fountain Square Park is the more freeform, organically designed part of Fountain Square district. With small pond and fountain, children playground, curved lines and informal landscaping, people are invited to linger and relax, and enjoy the sun and the open sky.

Client
ADEC Azerbaijan Development Company

Design Advisor
F+A Architects

Landscape Advisor
HERMITAGE Landscape

Structural Engineer
URAL Engineering

MEP
FNP / RAM Muhendislik

Park site
10.200m²







Fountain Square Park and the surrounding Retail Passage are carefully integrated with the adjacent residential neighborhoods and an iconic state of the art pedestrian bridge. The hyper-modern Iconic Bridge across 9-November prospect to Fountain Square Park will serve as major work of art and engineering for the Baku White City.

A strikingly simple design statement, the bridge and its pylon tower are sculptural elements that will be seen from all across the city, up and down the shore and boardwalk, and out onto the Caspian Sea. The sleek stainless steel bridge tower and suspension cables will rise at sharp angles 75 meters into the air. The bridge serves as a critical linkage from Fountain Square Park to Baku City Mall on a spine from Central Park District to the waterfront boulevard and on to the Central Business District.







Nizami Park





The Park area has a long heritage of oil production and industrial activity which was initiated by the Nobel family – worldwide famous oil producers, founders of the Nobel prize. In 1880th Nobel brothers established this park as an attempt to normalize living conditions and provide a place for their engineers and top level employees to relax.

Client
Baku City Executive Power

Design Advisor
MB Design

Architectural Advisor
MB Design

Structural Engineer
MB Design

MEP
MB Design

Park site
110.000 m²







Nobel employees in White City. January 22, 1901

History of Nizami Ganjevi Culture and Leasure Park Since 1880 this part of the world's oil capital, Baku has been accommodating offices and production zones belonging to a number of well-known oil companies.

After the 1917 October revolution, former office facilities and their surrounding green areas were utilized as shelters for homeless children, and orphanages.

In 1930, the territory was expanded and re-structured as a park of culture and leisure. The new park was named "Rote Fahne", in honor of the German socialist newspaper.

In 1941 the world celebrated the 800th anniversary of the poet Nizami Ganjavi. By a directive of the Supreme Council of the Azerbaijan SSR in 1943, the park was renamed the "Nizami Ganjavi Culture and Leisure Park". For many years this park was a favourite recreation spot for Baku city residents, but following the collapse of the Soviet Union in 1990 the park was neglected and, without any maintenance, became abandoned.



BIRD VIEW FROM NORTH-EAST

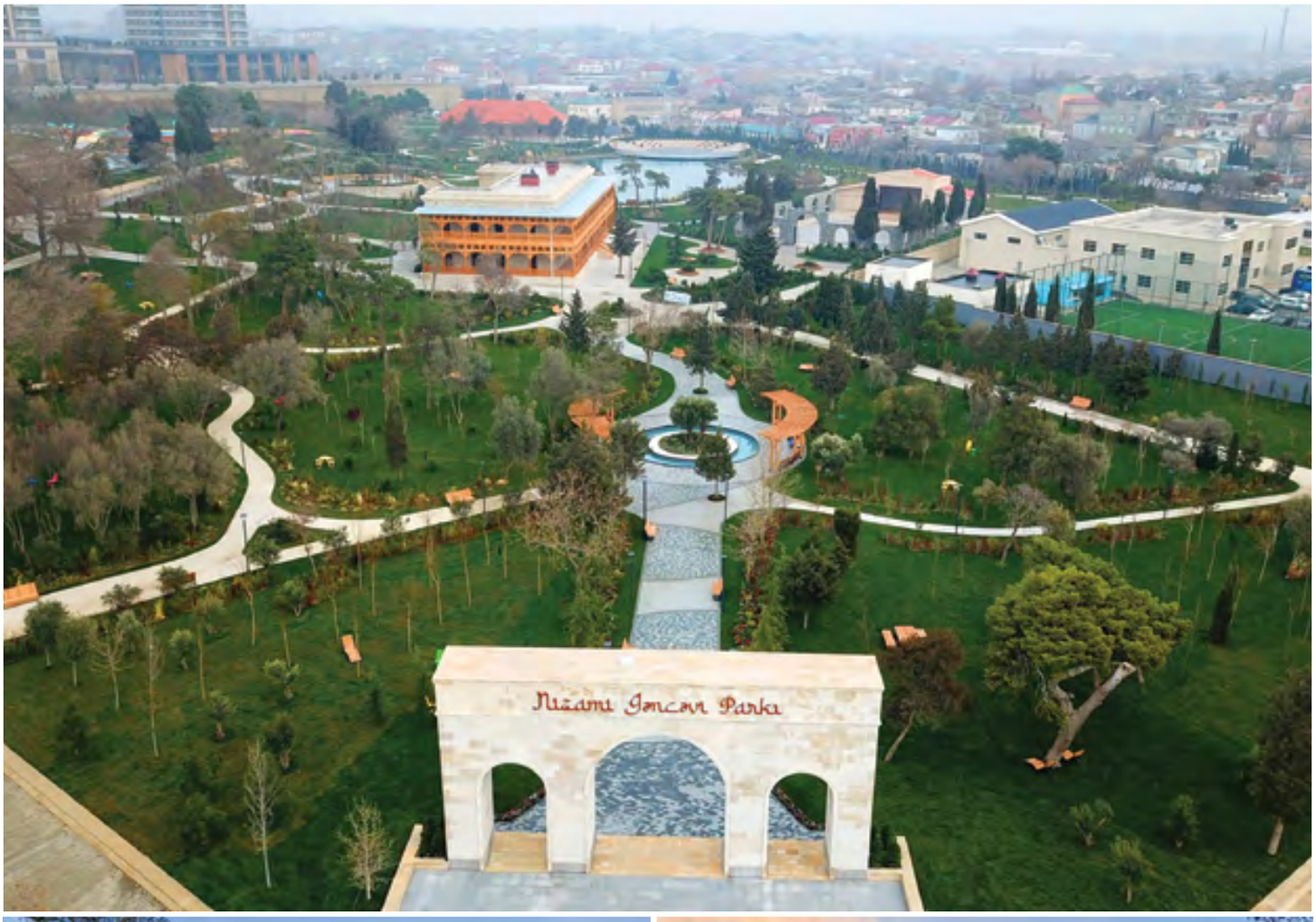






During the Soviet Union time the place was renovated, new special trees were planted and new amenities created, and it made the Park a favorite entertainment and amusement place for all Baku city residents for many years.

In the framework of Baku White City project, Nizami Park is seen as public recreation and entertainment space with trees and grass planting, interactive follies added to the existing historical elements, with outdoor performance facilities, children play structures, sculptures museums, Caspian Sea lookouts.


Nizami Gəncə Parkı









The restoration of the park was planned as a part of the Baku White City project carried out under the Decree of September 28th, 2006 by His Excellency Ilham Aliyev, the President of the Azerbaijan Republic, entitled "Comprehensive Action Plan for Improving of the Ecological Conditions in the Azerbaijan Republic during 2006 – 2010".

On December 24, 2019, President Ilham Aliyev, First Lady Mehriban Aliyeva and Leyla Aliyeva held a tree-planting ceremony, and the improvement of the park began.

In 2021, on the eve of the 880th anniversary of the great poet Nizami Ganjavi, the territory of the park was expanded and reconstructed under the respective Decree of Ilham Aliyev, the President of the Republic of Azerbaijan, "On measures for improvement within the Nizami Culture and Leasure Park located in the Khatai district of Baku".

Garabagh Horses Square



Karabakh horse breed, one of the oldest horse breeds in the world, is a symbol of the national heritage and pride of Azerbaijan.

Graceful, friendly, loyal horse embodies the value of the country traditions and its aspire to continually move forward.

The sculpture of Karabakh Horses is dedicated to the Victory in the Second Karabakh War, which put an end to nearly 30 years of Armenian occupation, ensured the liberation of Azerbaijan's lands and the restoration of the country's territorial integrity.



Client
ADEC Azerbaijan Development Company

Design Advisor
ATKINS Engineering

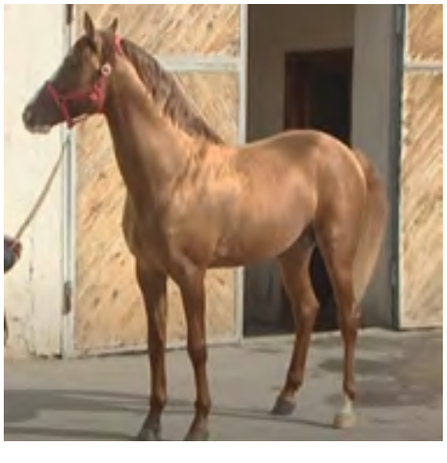
Art Advisor
Robert Summers

Square Area
4,400 m^2

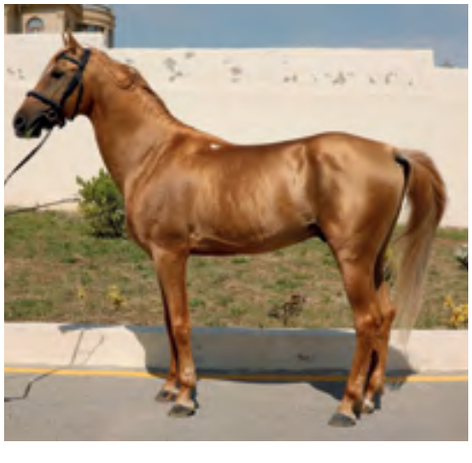


Perspective View of Garabagh Horses Square

After careful study by the experts' recommendations the following stallions were selected as references



SOLTAN
Breeder Y. Guluzadeh



SHOHRET
Karabakh horse presented to HM Queen Elizabeth II



SEREYYIN
Karabakh Equestrian Complex in Agjabedi



ROBERT SUMMERS
Sculptor proposed for the creation of Karabakh horses (based on his experience and technical capabilities for making sophisticated compositions)



The Cattle Drive sculpture complex was created by Robert Summers in 2001.

The sculpture complex is located at Pioneer Park in Dallas, Texas and features 49 bulls and three drivers that have been scaled down to 1:1.25.

Work in Progress










starcoffee

City Parks and Squares

There is a total of 37Ha of public open space in Baku White City, which are very diverse, some are large, like 11Ha Nizami Park on East and 19Ha Waterfront Boulevard on South of development, and others are more modest with only a few trees or equipment for the elderly. They are part of a system of protected areas, green areas, and open spaces, included in the Baku White City masterplan to encourage residents citizens to engage in outdoor activities.

Renaissance square

Renaissance Square is a 6000sqm open space next to Renaissance Residence with ground floor cafes and restaurants spilling out to the square. The Square is squeezed in between Suleyman Vazirov and Central Boulevard streets, featuring a small playground for children and breathtaking greenery.







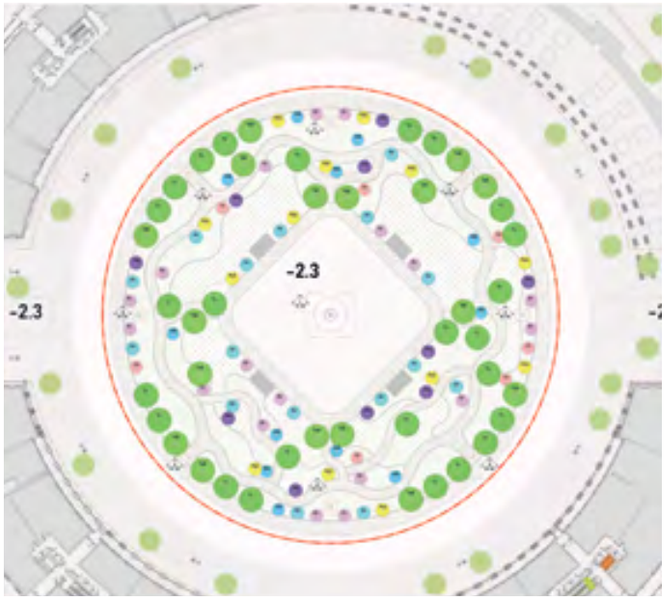












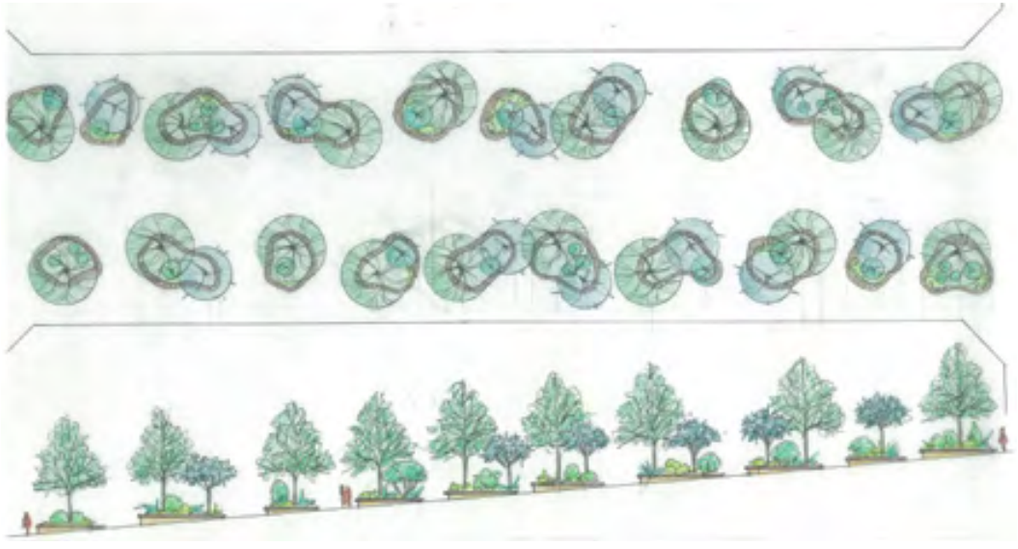


Knightsbridge Circus

Renaissance Square is a 6000sqm open space next to Renaissance Residence with ground floor cafes and restaurants spilling out to the square. The Square is squeezed in between Suleyman Vazirov and Central Boulevard streets, featuring a small playground for children and breathtaking greenery.







Green Hill Square

Green Hill Square is a 2000sqm strip of open space in between two Parisian style residential blocks, creating a visual and landscape link that connects two dwelling courtyards.





BAKU WHITE CITY

President Ilham Aliyev and First Lady Mehriban Aliyeva attended Baku White City pavilion on Azerbaijan International Real Estate and Investment Exhibition.

November 23, 2016



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BAKU WHITE CITY

Mixed-use



Babek Commercial Showroom



NBC Commercial Showroom



Green Hill Villas Gate Building



Commercial Retail Boxes



Mixed-use Commercial Building



Mixed-use Retail Building

Babek Commercial Showroom





Public activation



'Shop window' facade

Client
ADEC Azerbaijan Development Company

Building area
GBA 10.600m² / GLA 5.200m²

Design Advisor
Gensler

Architectural Advisor
ERBUG Mimarlik

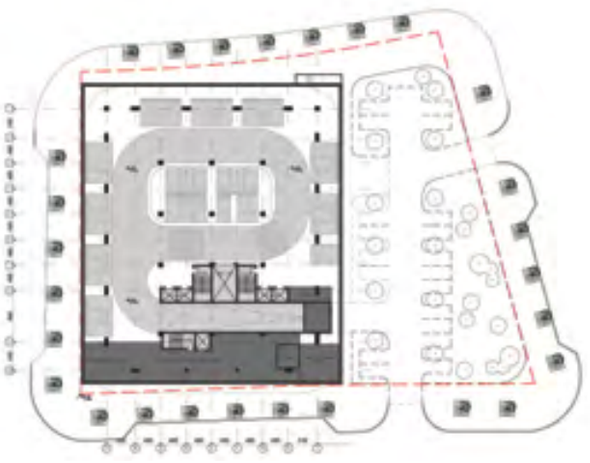
Structural Engineer
URAL Engineering

MEP
FNP / RAM Muhendislik

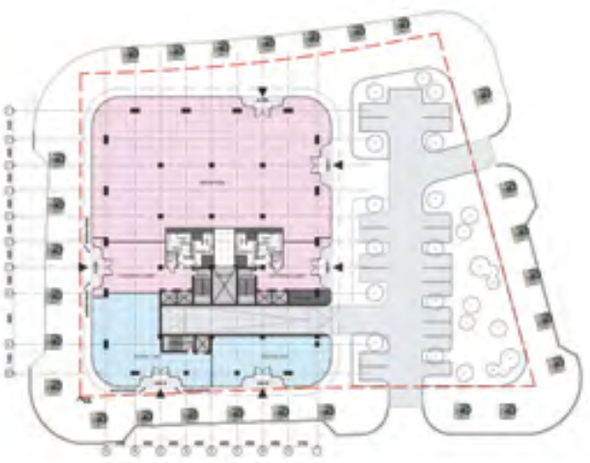
Building site
4.400m²



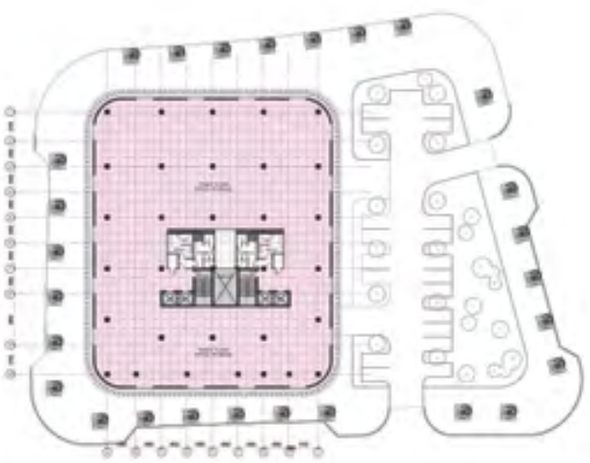
A versatile base structure with a high level of flexibility enables a variety of activation strategies.The base structure is informed by the overarching programme requirements taking into account size range and scale, back of house infrastructure, adjacencies and specific spatial needs.



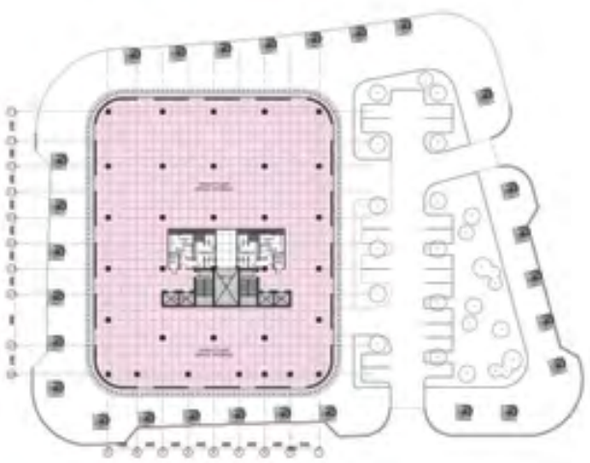
BASEMENT 1



LEVEL 1



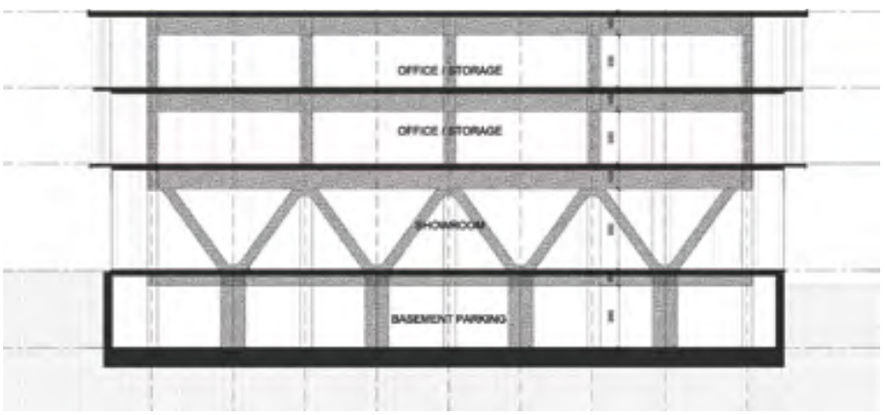
LEVEL 2



LEVEL 3

By ensuring that the three-storey height is divisible, the building is designed for future flexibility, whether that be the expansion of an existing tenant or a complete programme shift.

From the on set the building strategy was developed to treat the main showroom facade as a 'shop-window'. This approach ensures that there is sufficient visibility and space for tenants to showcase their products efficiently, whilst optimising the attention they grab from passers by.



STRUCTURAL CROSS SECTION

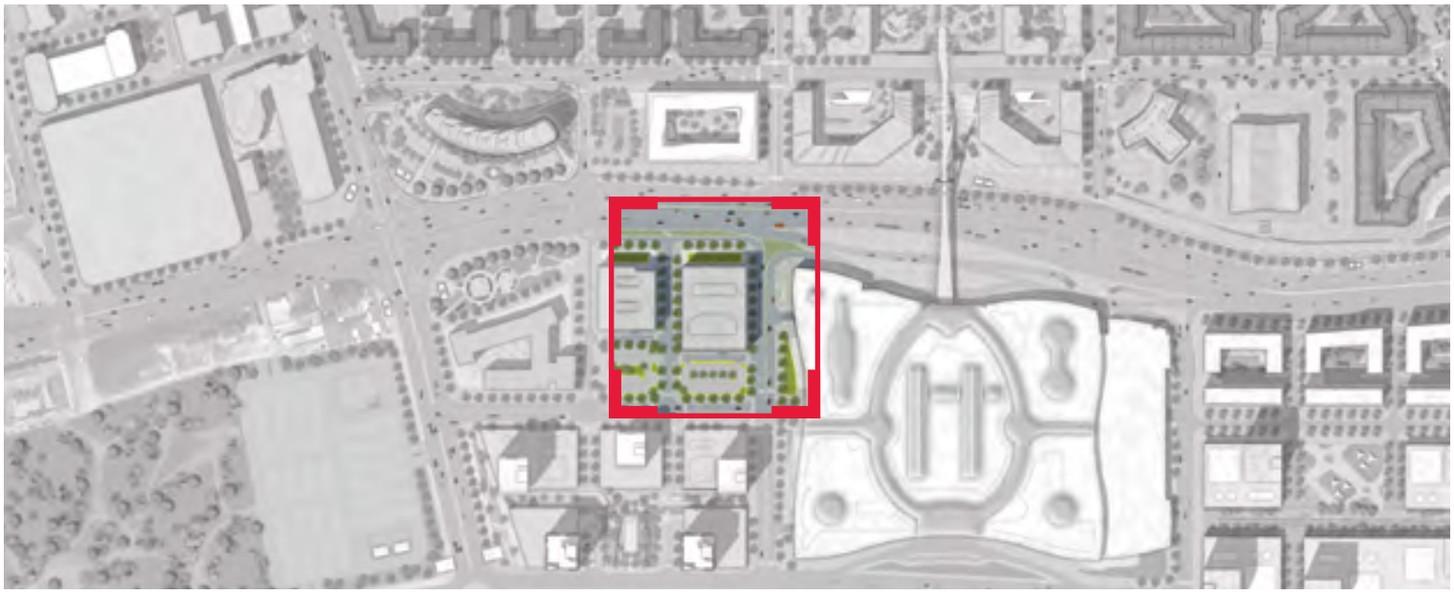




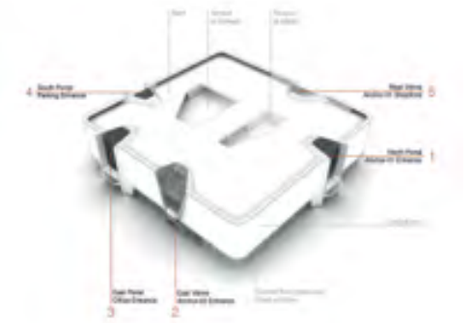


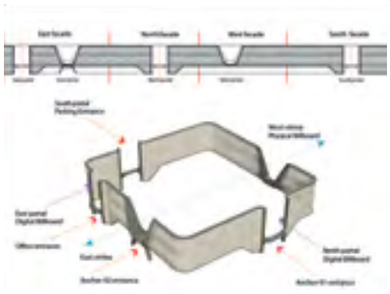


NBC Commercial Showroom









Client
ADEC Azerbaijan Development Company

Building area
GBA 16.600m² / GLA 9.900m²

Design Advisor
UNStudio

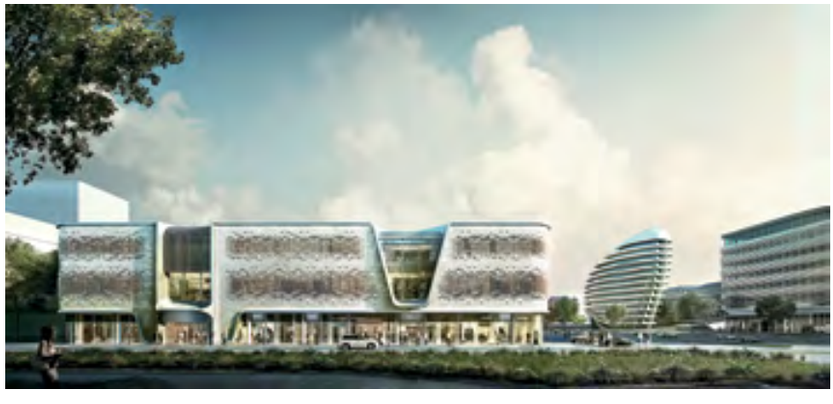
Architectural Advisor
UNStudio

Structural Engineer
URAL Engineering

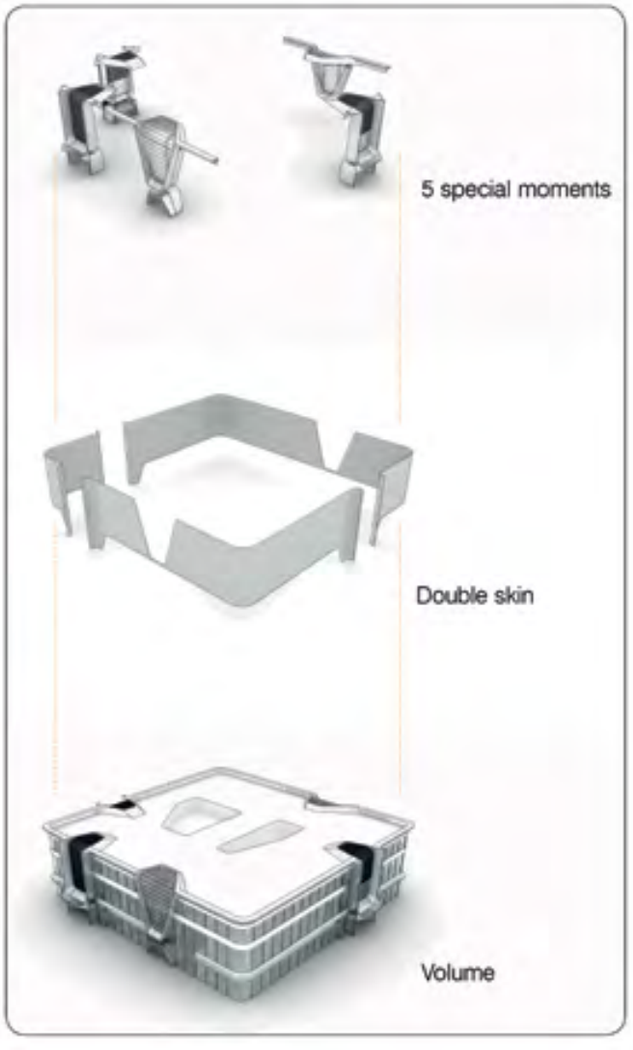
MEP
FNP / RAM Muhendislik

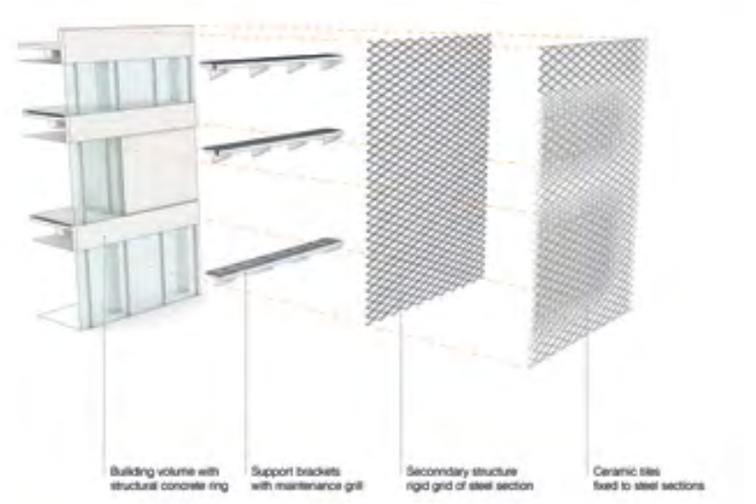
Building site
6.300m²

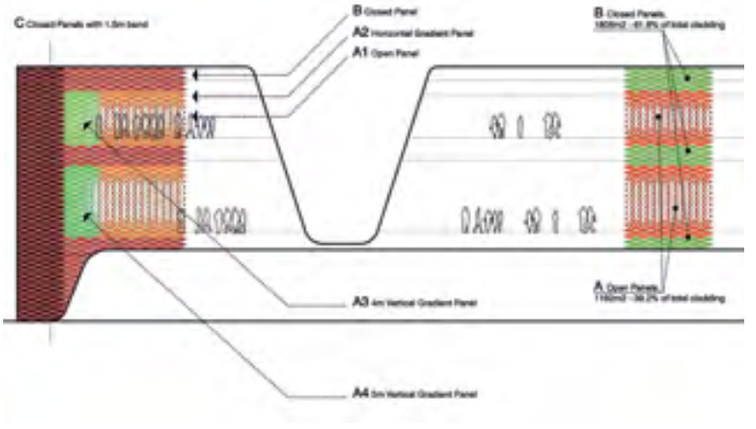
The commercial potential of the ground floor is related to the infrastructural hierarchies within the urban fabric. The northern facades are exposed to the main road and have an optimal attraction with the most visibility. Anchor retailers should be located here and on the south side of the building blocks where they face another important traffic flow. The side streets are reserved for smaller retail units.











The design of Showroom was developed from the inside out and is inclusive, which means that it takes in all characteristics necessary for a functional building. Its programmatic function as an office, as a showroom is visible from its exterior but derives from its interior. The volume functions like a jewel box, a showcase for the showroom to radiate its multifunctional ambition.

Circulation around an open void makes sure that communication between employees is optimal while it also shows a clear hierarchy in organizing the building. The grand entrance on the boulevard and the varied character of visiting and bypassing people are visible in the approach of the building. The north façade consists of a tapestry of typologies moving vertically up the building and horizontally around. The pattern binds the building together and takes care of climatic circumstances such as wind, heat radiation and sunlight. With cantilevering floors and boxes we protect internal rooms from external heat, but lamellas make sure the light is reflected deep inside. Glass, metal cladding, mesh and wood present a mix of materials which show a clear modern architecture mixed with local influences.

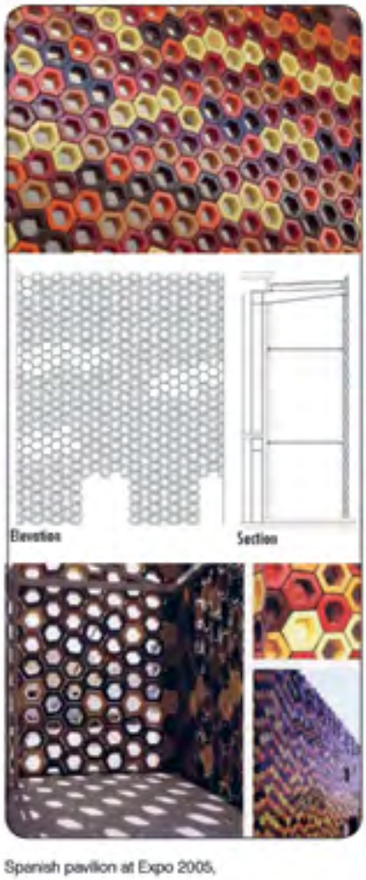


Ceramic shells
cladded on metal arches



Lisbon Aquarium new extention,
Lissabon, Portugal

Ceramic tiles
hung on metal studs



Spanish pavilion at Expo 2005,
Aichi, Japan

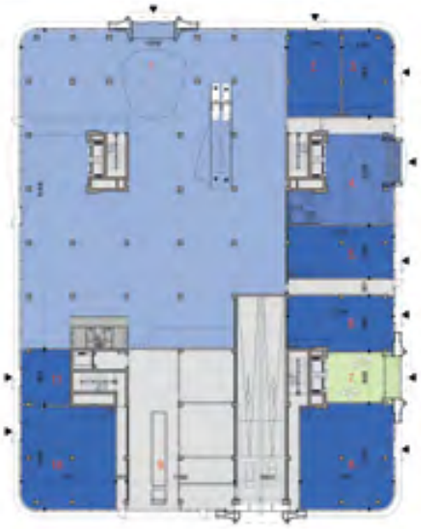
Ceramic 3d elements (bricks)
stack on each other



School,
Barcelona, Spain



BASEMENT



LEVEL 1



LEVEL 2



LEVEL 3




Panasonic


Panasonic

Green Hill Villas Gate Building





The Gate building is a mix-used developed forming an entry to gated community of Green Hill Villas. Along with a limited amount of offices it also integrates a convenient retail space to serve the daily needs of neighboring residents.

Client
ADEC Azerbaijan Development Company

Building area
GBA 3.700m² / GLA 2.200m²

Design Advisor
BUDA Mimarlik

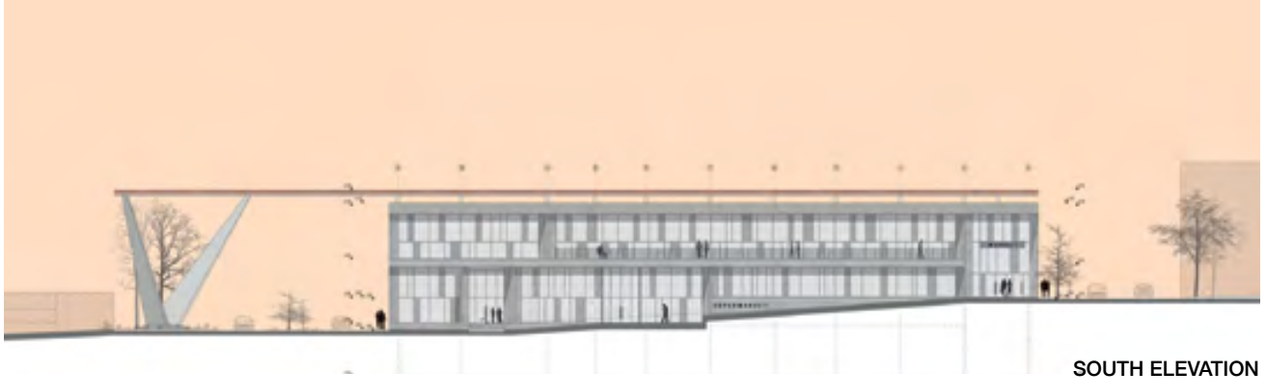
Architectural Advisor
BUDA Mimarlik

Structural Engineer
GrandProje LLC

MEP
BUDA Mimarlik

Building site
4.200m²



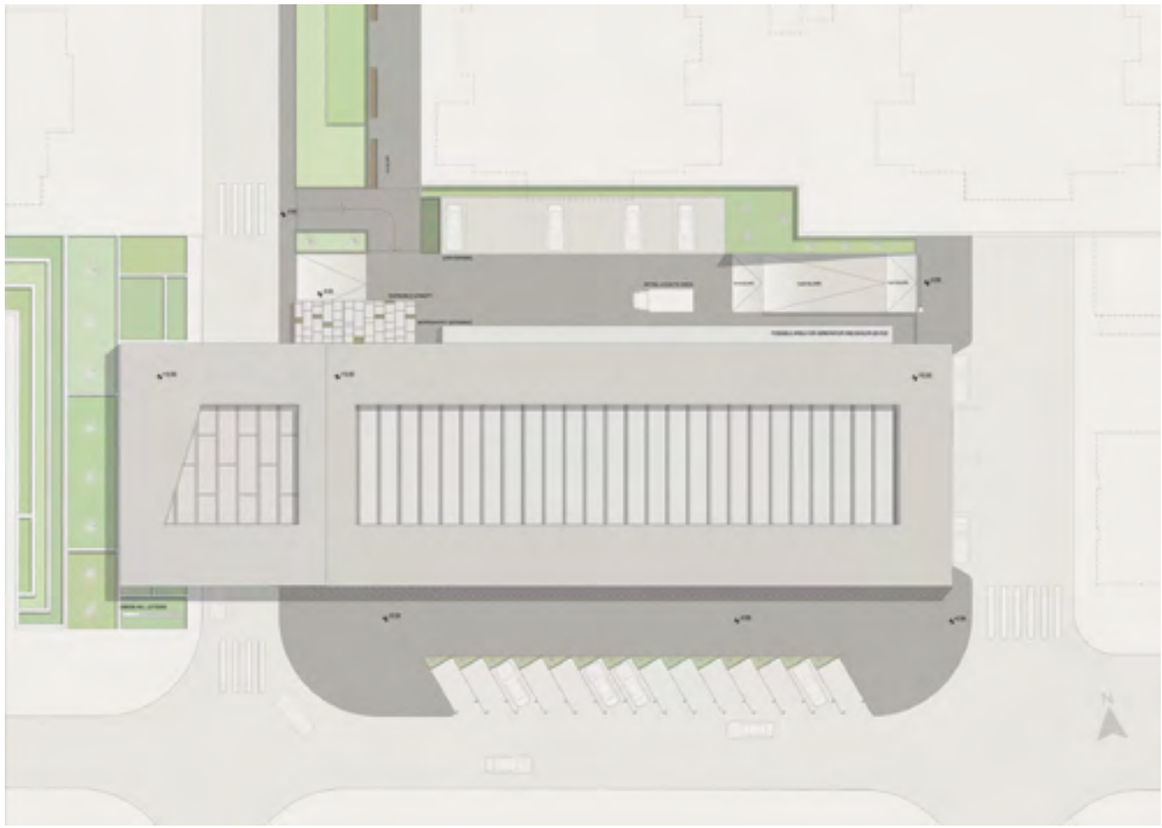


SOUTH ELEVATION



NORTH ELEVATION





SITE PLAN





GROUND FLOOR



FIRST FLOOR

Commercial Retail Boxes



A series of commercial retail box-type building designed for a flexible use by variety types of tenants. The two-storey building is featuring separate entrances for each floor, plenty of basement storage space, private backyard with elegant landscaping and on-plot parking.



Client
ADEC Azerbaijan Development Company

Building surface
GBA 1.900m² / GLA 1.200m²

Design Advisor
BUDA Mimarlik

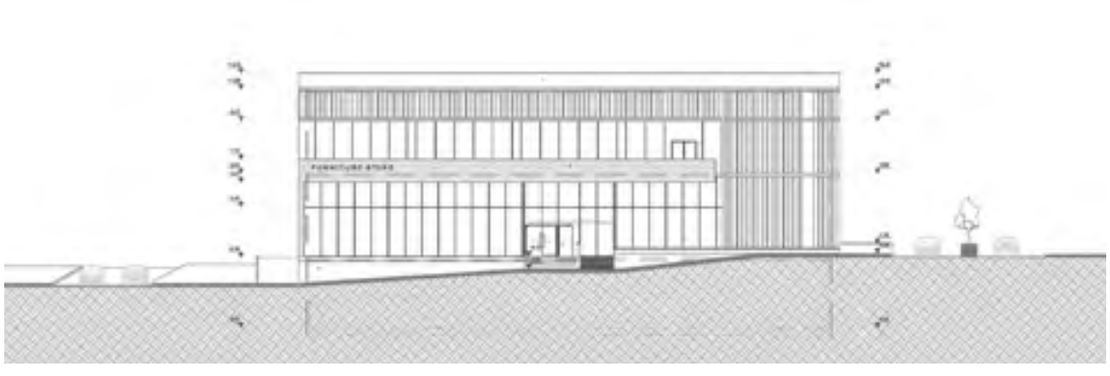
Architectural Advisor
BUDA Mimarlik

Structural Engineer
Qala Group LLC

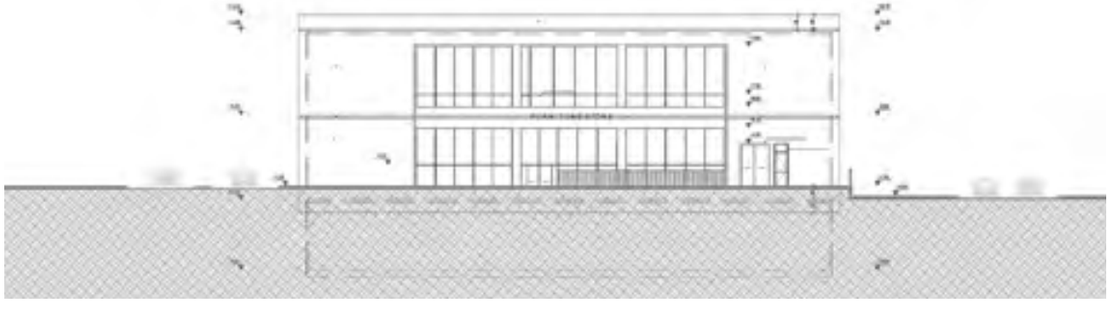
MEP
Qala Group LLC

Building site
2.300m²





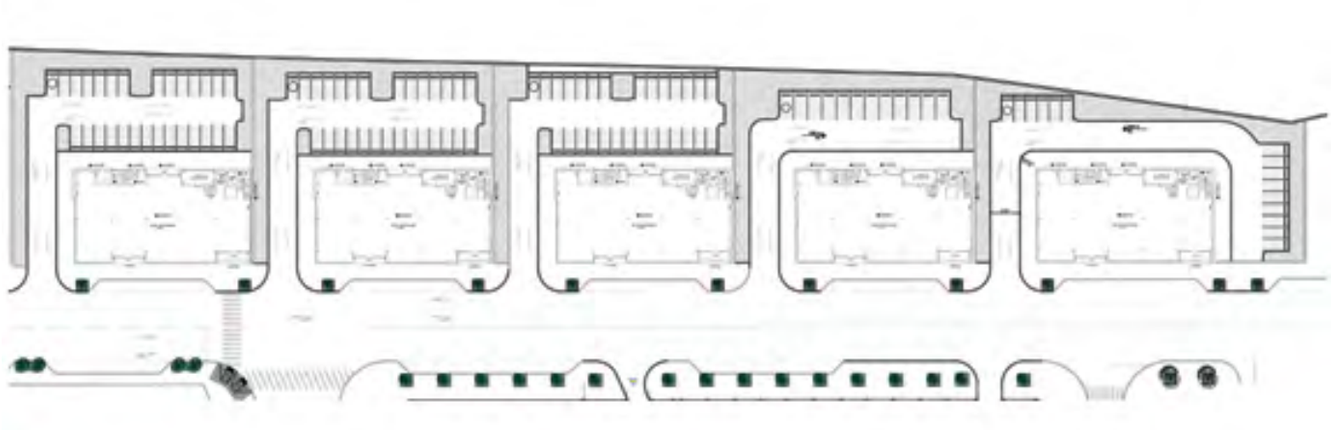
EAST ELEVATION



WEST ELEVATION









LEVEL 1



LEVEL 2

TYPE 1



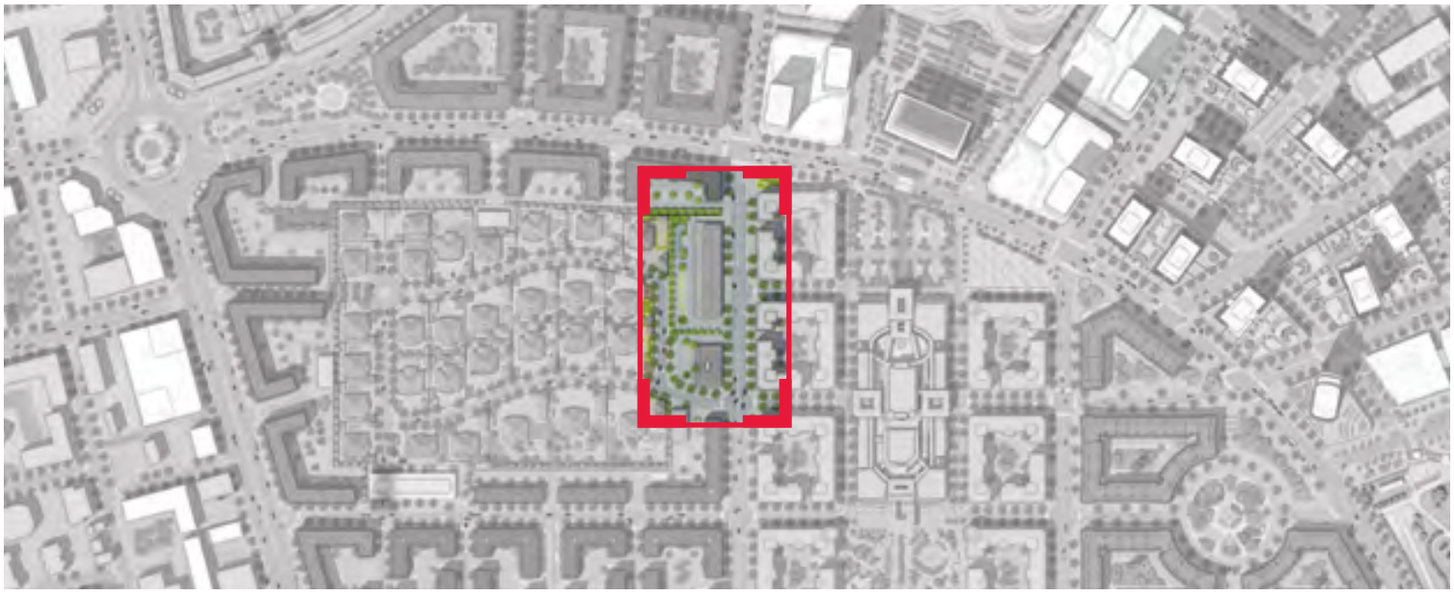
TYPE 2



TYPE 3



Mixed-use Commercial Building



Forming the east boundary of low-density Green Hill district of Parisian residential blocks and private villas this 3-storey mixed-use commercial building was designed with versatility of use in mind. The ground floor is split into 3 large retail with high-ceilings and access to the upper floor through its own escalator, luxurious stairs and private lift, giving a variety of options for ground floor oriented use.

The ground floor retails are also accessible from courtyard, featuring an at-grade guest parking and access to the basement with storage facilities and parking for staff.

The top floor is designed primarily as an office space with plenty of natural light, floor-to-ceiling glazing and access to private terraces. The offices are accessed by two groups of lifts and stairs. The entire floor can be split into two independent office spaces either.



Client
ADEC Azerbaijan Development Company

Building surface
GBA 9.100m^2 / GLA 4.800m^2

Design Advisor
Erginoglu & Calislar

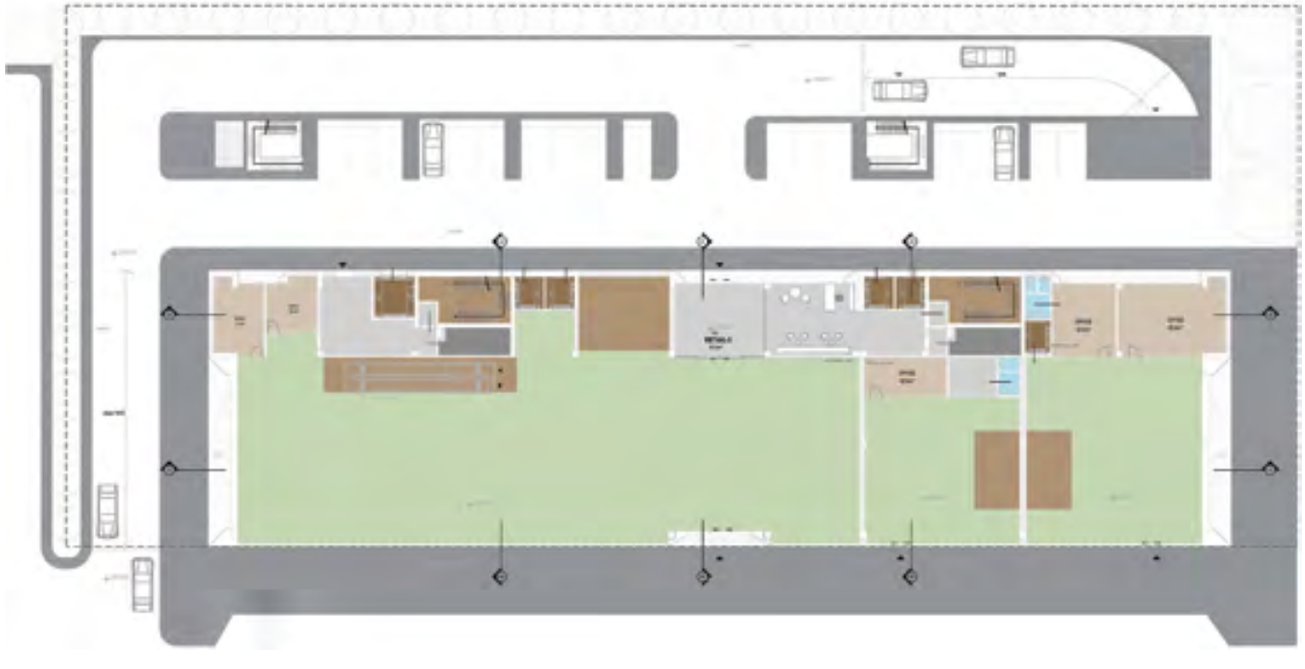
Architectural Advisor
Erginoglu & Calislar

Structural Engineer
Konstruktor LLC

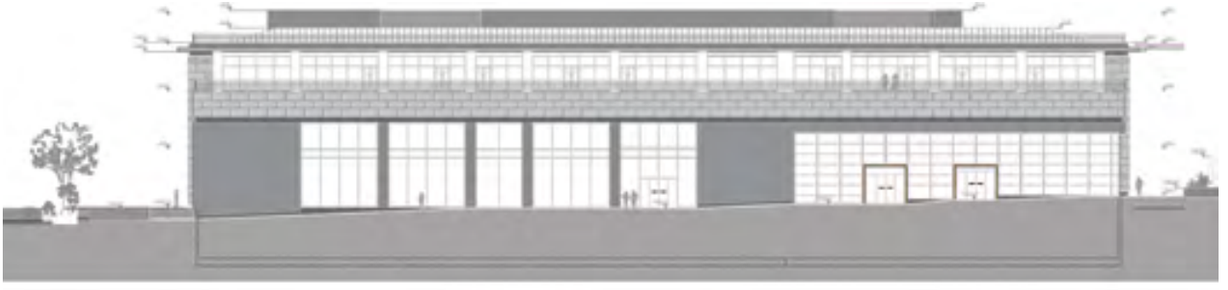
MEP
Konstruktor LLC

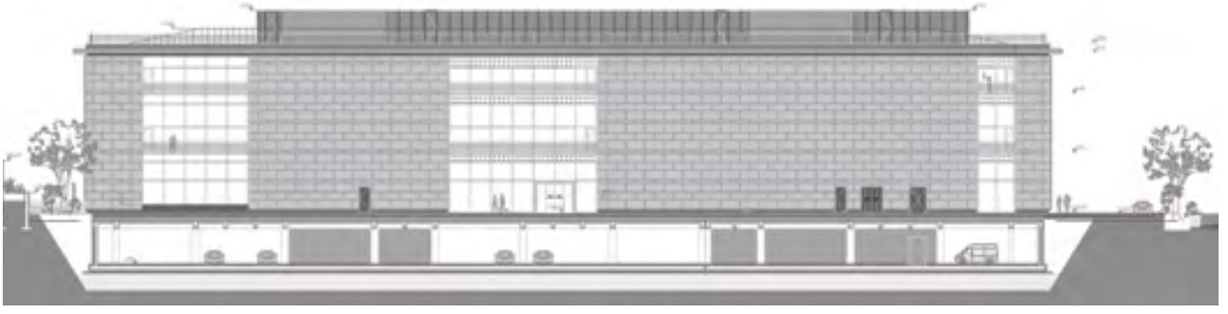
Building site
5.500m^2



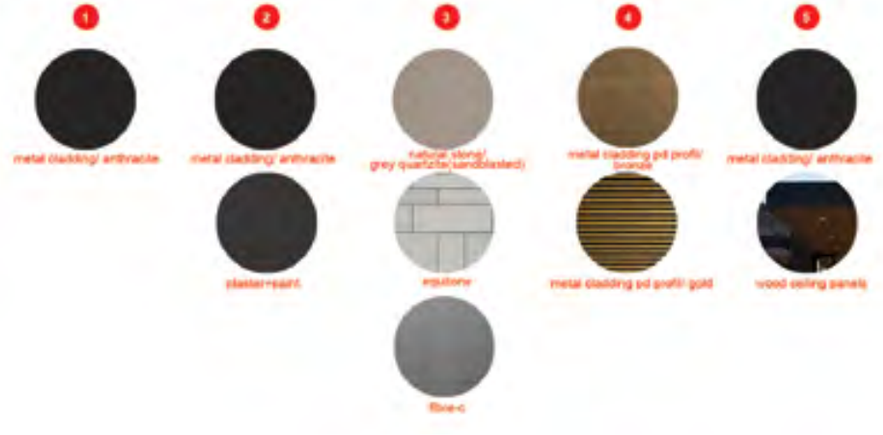


SITE PLAN - LEVEL 1






eaves 1
suspended ceiling 5
columns 2
facade cladding 3
bordeviine 1
cladding 4
(north-west and south-west corners)
frames 1


1
2
3
4
5
metal cladding/ anthracite
metal cladding/ anthracite
plaster+paint
metal cladding/ anthracite
wood ceiling panels







LEVEL 02



LEVEL 03

Mixed-use Retail Building



Two-storey mixed-use retail building originally designed as a high-end restaurant, featuring spacious interior space with high ceilings and terrace with panoramic views to landscaping of Nizami Park.



Client
ADEC Azerbaijan Development Company

Building surface
GBA 2.800m² / GLA 2.300m²

Design Advisor
Elmir Huseynov Design

Architectural Advisor
Qala Group LLC

Structural Engineer
Qala Group LLC

MEP
Qala Group LLC

Building site
1.400m²









BAKU WHITE CITY

Ilham Aliyev and French President Nicolas Sarkozy attended a foundation-laying ceremony for the French Lyceum in Baku

October 7, 2011

President Ilham Aliyev and French President Francois Hollande reviewed the construction of the French Lyceum of Baku.

May 11, 2014


AVROPA LİSEYİ







BAKU WHITE CITY

Education



Baku European Lyceum



Public School



Baku French Lyceum



Children Development Center

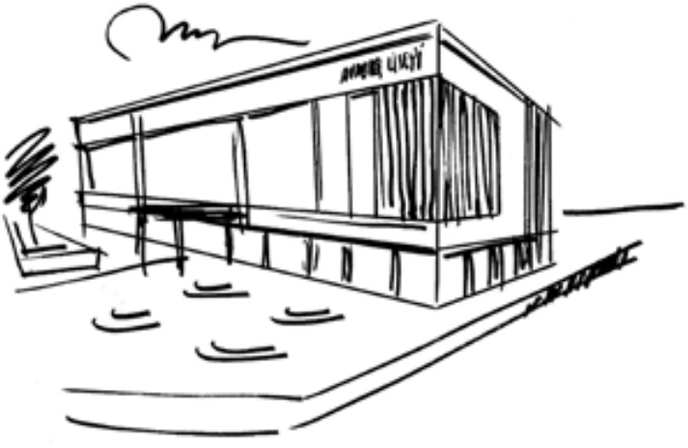
Baku European Lyceum



Funded in the early 90's as part of Baku State University Baku European Lyceum was there to adopt and integrate best European and US educational practices locally. European Lyceum is one of the leading schools of Baku with a goal of discovering and motivating talented pupils to explore their creative and intellectual potential and growing a future human capital based on a cultural and moral heritage.

In 2021 European Lyceum was open to its inhabitants in a newly designed and constructed School in Baku White City. Designed in a contemporary style, the schools offers more than 70 standard classrooms, biology, physics and chemistry labs, cinematography classes, art-studio, kids zone and many other facilities for up to 1450 pupils.

The landplot of 1.30Ha includes a football pitch, basketball playground, running lanes, outdoor seating and sufficient greenery.



Client
Ministry of Education of Azerbaijan Republic

Building areas
GBA 17.200 m² / GLA 11.400 m²

Design Advisor
BUDA Mimarlik

Architectural Advisor
ArchiCO

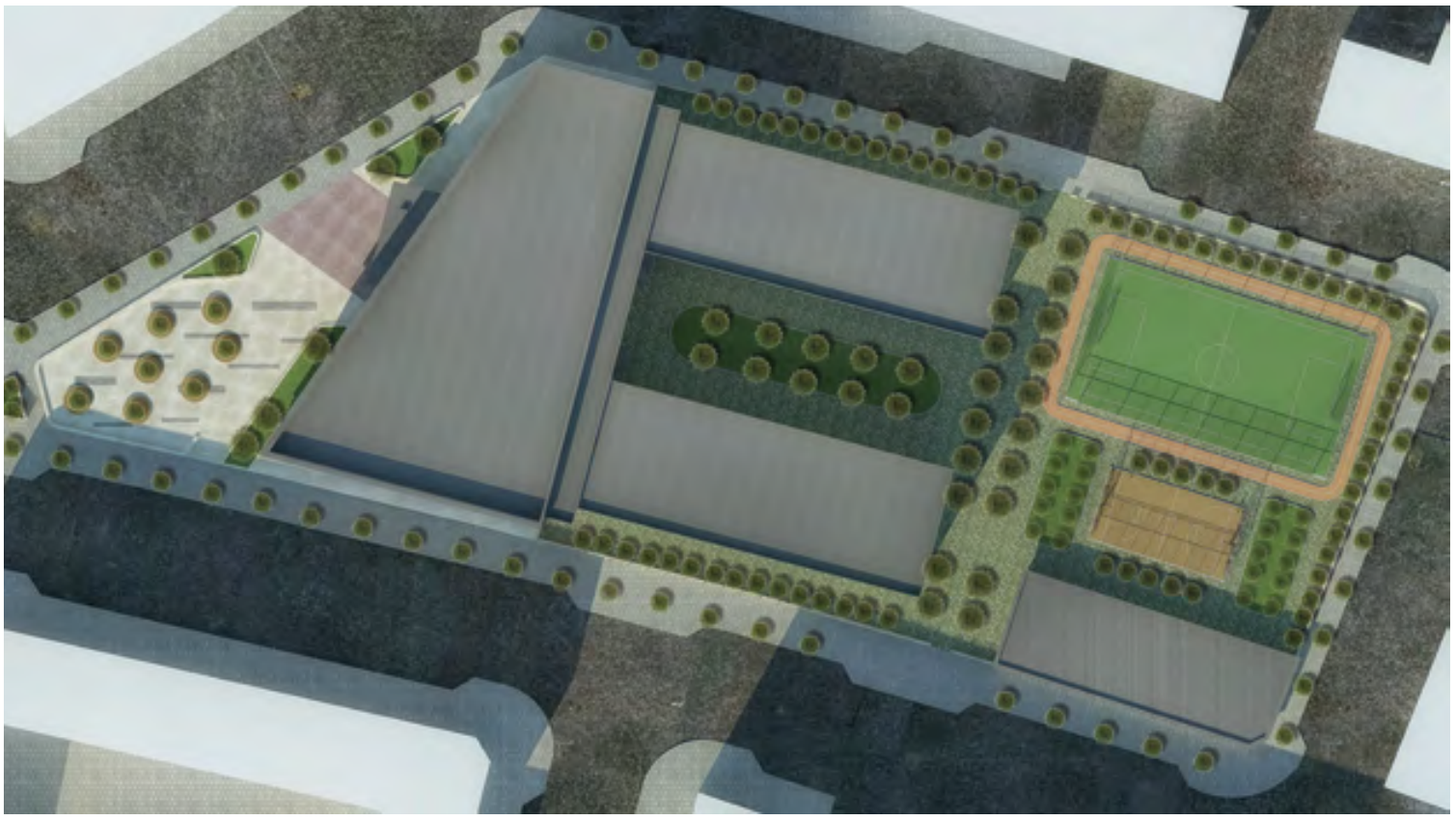
Structural Engineer
ArchiCO

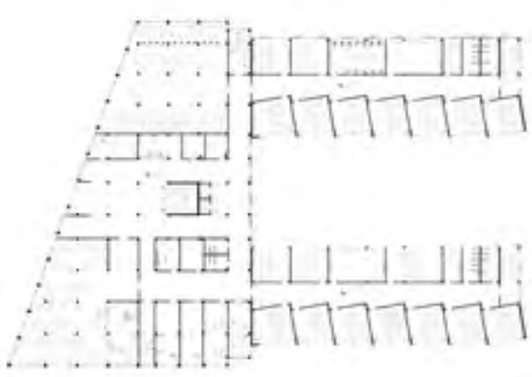
MEP
ArchiCO

Building site
13.000 m²


AVROPA LİSEYİ


AVROPA LİSEYİ
AVROPA LİSEYİ



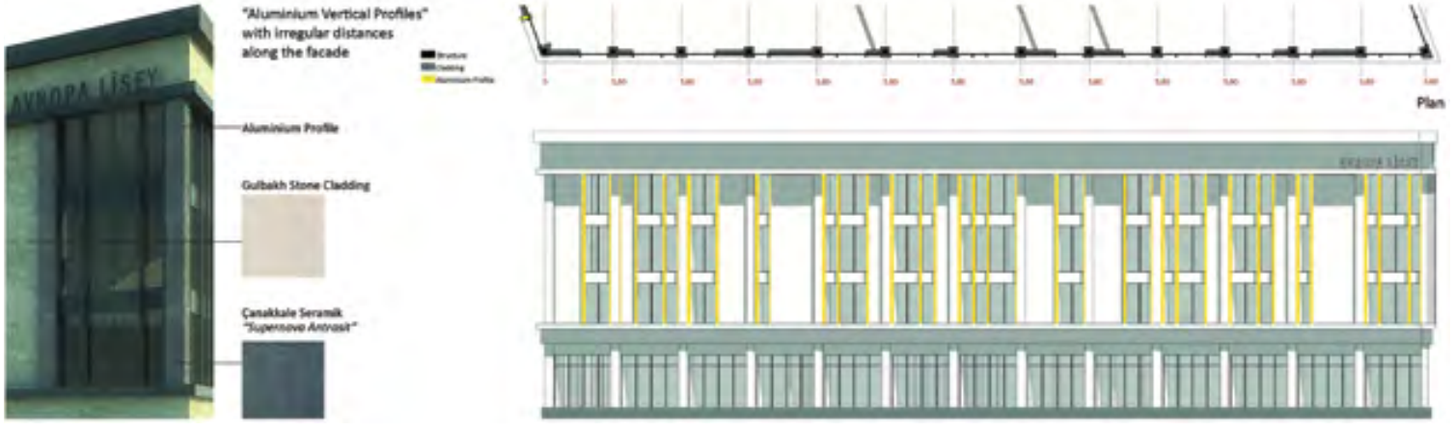









AVROPA LİSEYİ


"Aluminium Vertical Profiles"
with irregular distances
along the facade
Aluminium Profile
Gulbakh Stone Cladding
Çanakkale Seramik
"Supernova Antrasit"
Plan



Public School



Along with European Lyceum, this Public Shcool is a second elementary school located in Central Park District, aiming to accommodate primarily children residents of Baku White City. Contemporary style 4-storey School has a landplot of 1.25Ha and consists of one administrative block and two educational buildings smoothly interconnected with each other.

Designed for up to 1000 pupils the School offers its inhabitants comfortable and motivating educational premises, featuring standard classrooms, special classrooms, laboratories, library, a gym and an athletic field adjacent to one another to support cross-disciplinary interaction.

Indoor and outdoor spaces flow into one another and are both treated as learning spaces. This allows students to stay in touch with the outdoors. Greenery is integrated into the School campus and distributed throughout the school to ensure pupils stay close to nature and learn from it.



Client
ADEC Azerbaijan Development Company

Building area
GBA 22.582 m² / GLA 21.700 m²

Design Advisor
BUDA Mimarlik

Architectural Advisor
TBA

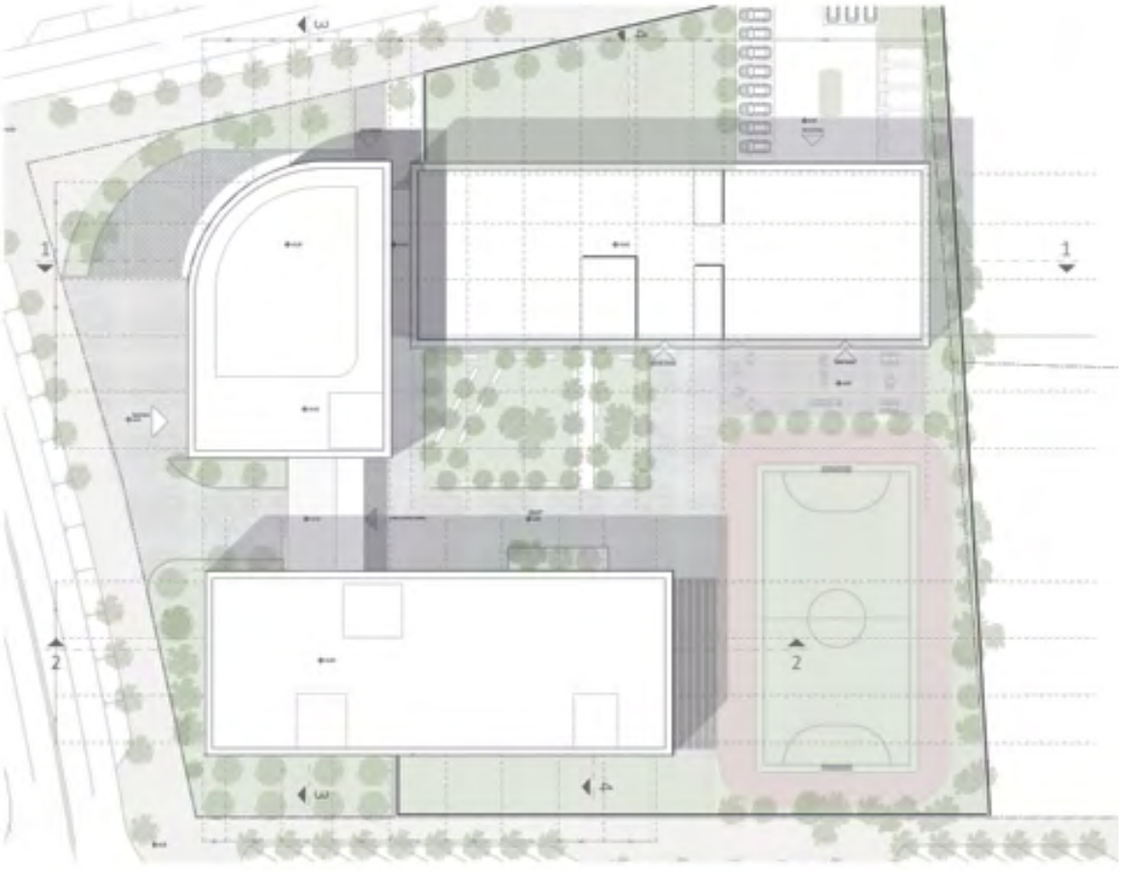
Structural Engineer
TBA

MEP
TBA

Building site
12.550 m²







SITE PLAN



LEVEL 1



LEVEL 2



LEVEL 3

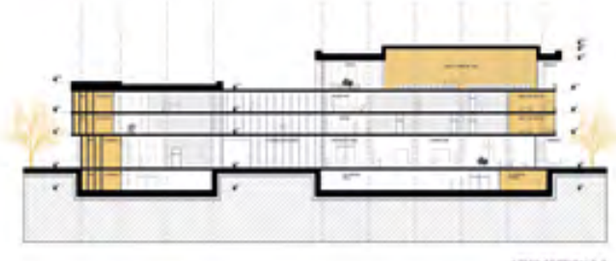


LEVEL 4





1/200 SECTION 1-1



1/200 SECTION 3-3



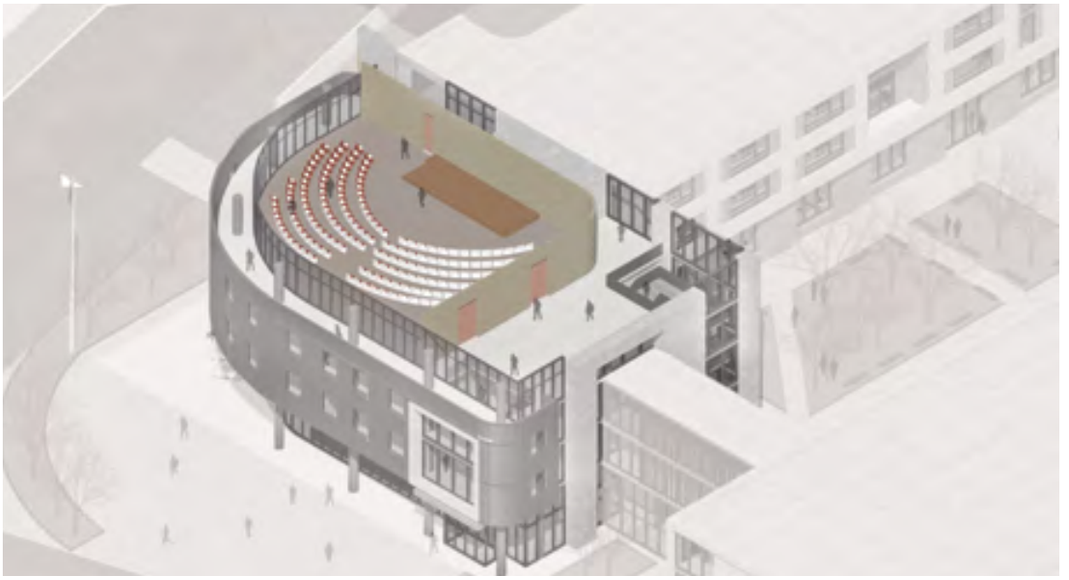
1/200 SECTION 2-2



1/200 SECTION 4-4













Baku French Lyceum



Baku French Lyceum is a French international school in Baku, Azerbaijan founded in 2013 to provide education for French speaking foreigners and Azerbaijanis who wish to study French. Heydar Aliyev Foundation, the Embassy of France in Baku and the State Oil Company of the Azerbaijan Republic (SOCAR) initialized the building of the school with the foundation ceremony held in 2011. During an official trip to Azerbaijan in 2014, the president of France Francois Hollande met the construction progress of Lyceum with the attendance of Azerbaijani president Illham Aliyev and first lady Mehriban Aliyeva.

The school is capable to provide educational services for 400 students. Education is taught in French and qualified to the France National Education System.



Client
Ministry of Education of Azerbaijan Republic

Building area
GBA 12.900 m² / GLA 9.500 m²

Design Advisor
BakiDovlatLayihe

Architectural Advisor
BakiDovlatLayihe

Structural Engineer
BakiDovlatLayihe

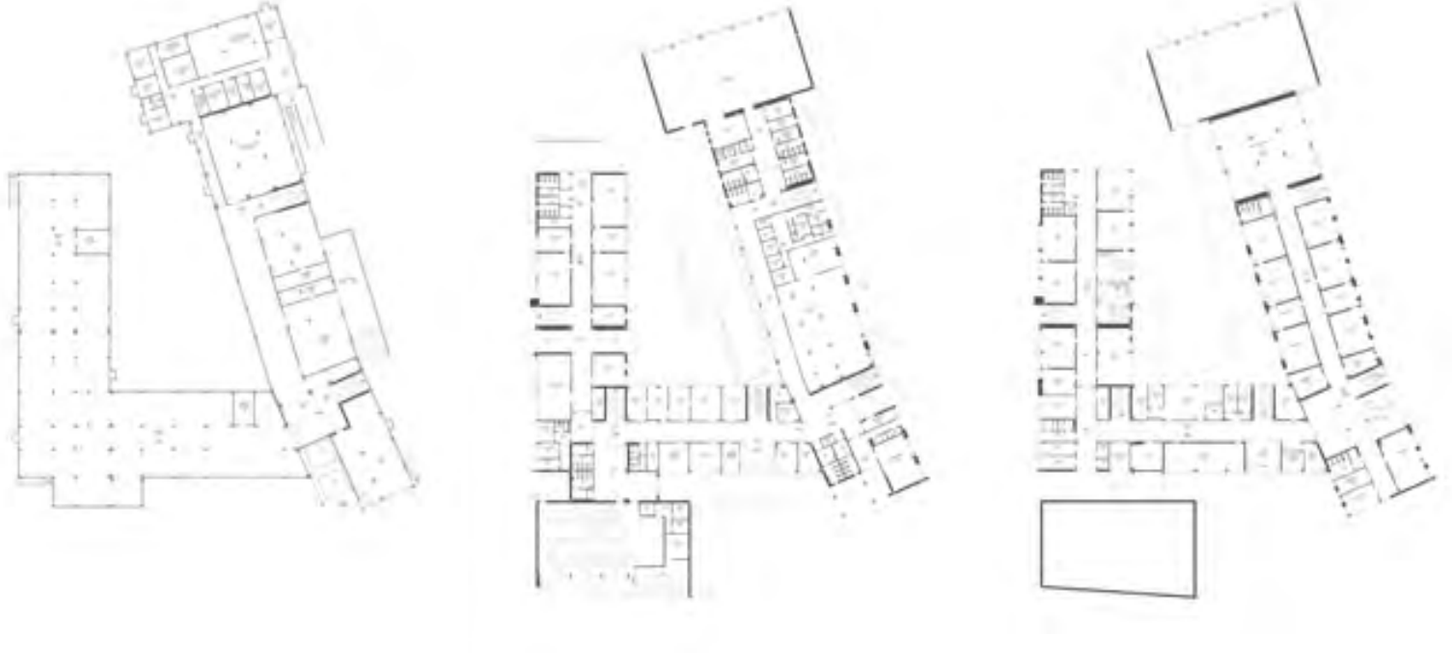
MEP
BakiDovlatLayihe

Building site
9.800 m²


ECOLE FRANÇAISE












ECOLE FRANCAISE

Children Development Center



The Children Development Center is a new educational center at an urban level in Baku White City development. The infrastructure is designed and conceived to carry out activities that promote comprehensive development in early childhood as well as in school years.

The academic extension areas are an essential part of the learning system, therefore they are transformable, multipurpose spaces that allow the development of various activities like library, exhibition center, workshop, music classes, play ground, etc., contributing to the educational development of pupils.

The public areas and basic services (café, kitchen, zoom playground etc.) are arranged on the first level of the building with the possibility of opening onto the courtyard, taking advantage of the landscaping potential of the site, whereas the main classes are located on upper floors.

Client
Amal Invest Group

Building area
GBA 3.400m^2 / GLA 2.200m^2

Design Advisor
SHUR Company

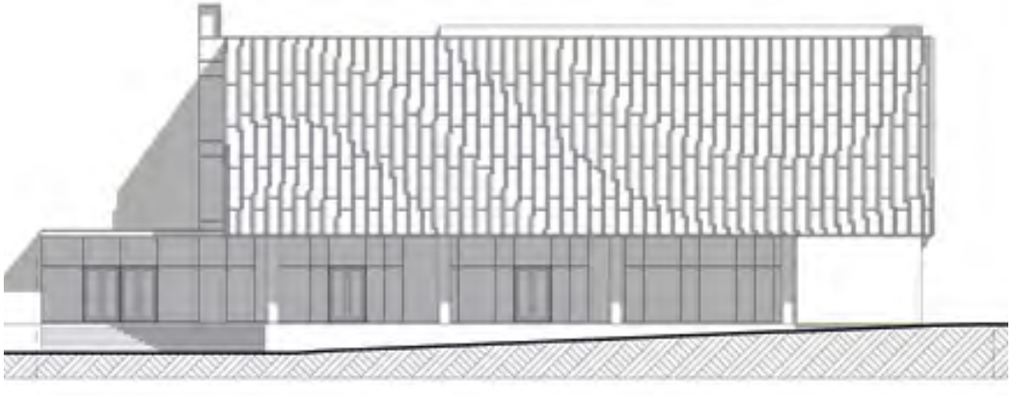
Architectural Advisor
AchiCO

Structural Engineer
AchiCO

MEP
AchiCO

Building site
2.255m^2

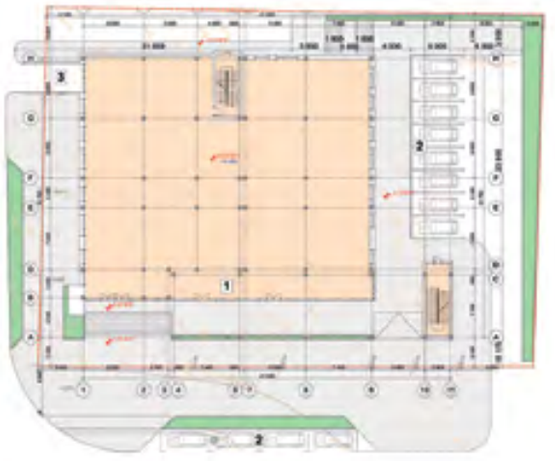




EAST ELEVATION



SOUTH ELEVATION



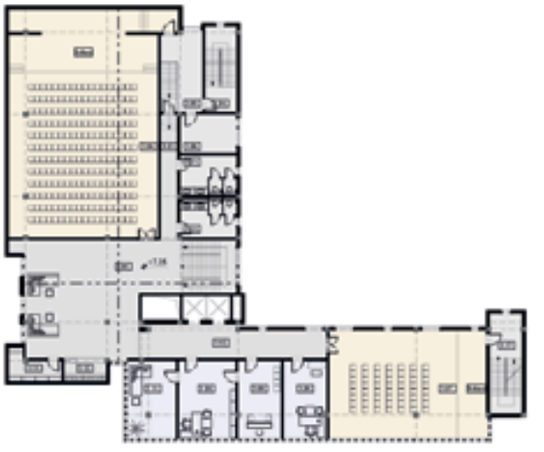
SITE PLAN



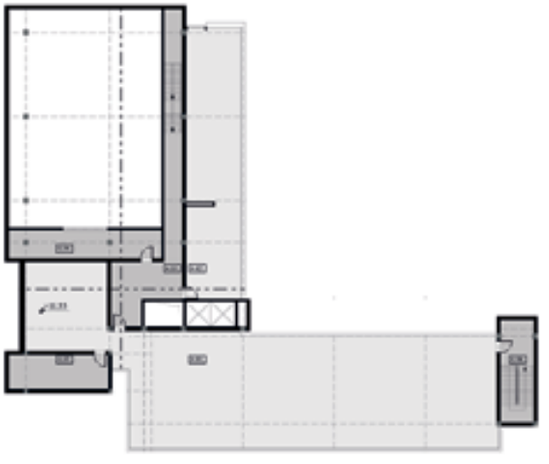
LEVEL 1



LEVEL 2



LEVEL 3



ROOF PLAN



BASEMENT







BAKU WHITE CITY

President Ilham Aliyev, First Lady Mehriban Aliyeva and Leyla Aliyeva attended the opening of Central Boulevard avenue and Park District residential quarter.

December 24, 2019




BAKI AĞ ŞƏHƏR
www.bakuwhitecity.com

BAKU WHITE CITY

Commercial / Entertainment



Baku City Mall (F&A Architects)

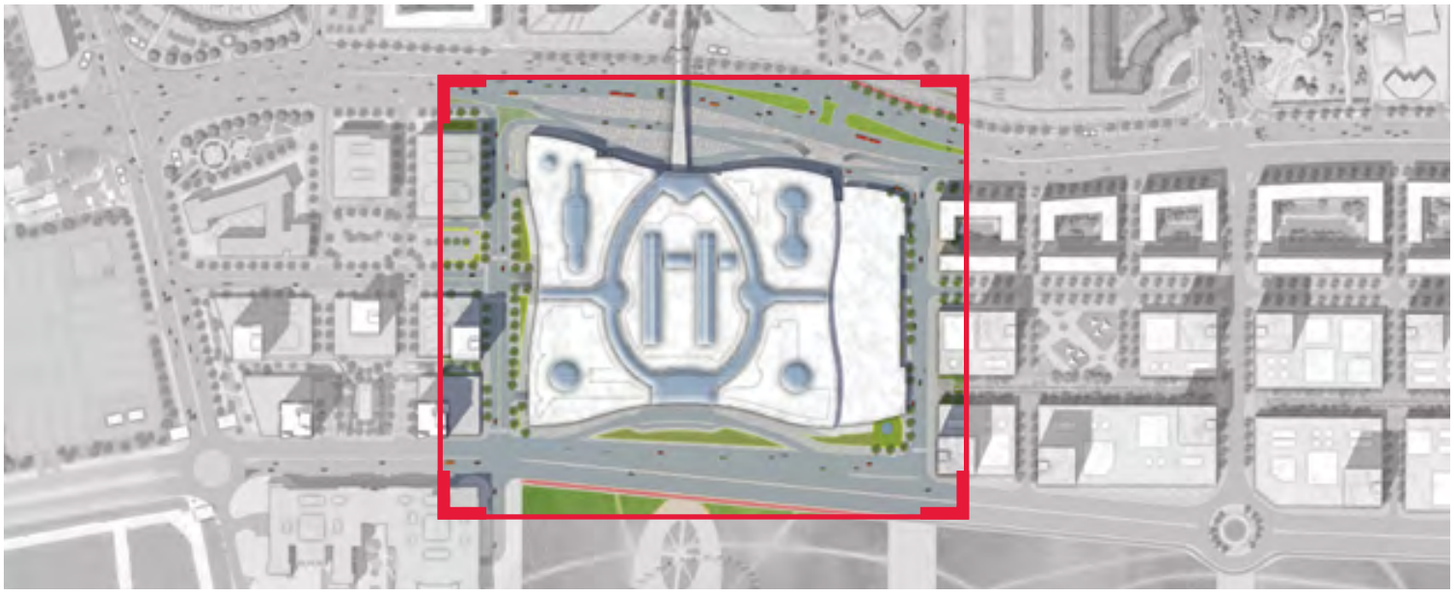


Baku City Mall (Chapman Taylor)



Fountain Square Passage

Baku City Mall
(F&A Architects)



The Baku City Mall was designed as a retail and entertainment magnet not only for Baku White City but also for City of Baku. Fully integrated with the new development and accentuated by the iconic Spine Bridge, the Mall is a major landmark of both Baku White City and the Caspian Sea itself.

Designed by F&A Architects and inspired by major international shopping districts and monuments including the Milan Galleria and Rodeo Drive in Beverly Hills, Mall was intended to become the most important urban shopping and leisure destination in Azerbaijan.

BAKU City MALL

Client
Pasha Construction

Building surface
GBA 381.000 m² / GLA 142.000 m²

Design Advisor
F&A Architects

Architectural Advisor
DEEP Design & Engineering Enterprises PVT

Structural Engineer
DEEP Design & Engineering Enterprises PVT

MEP
DEEP Design & Engineering Enterprises PVT

Building site
135.000 m²





The Baku City Mall is located on the shore of the Caspian Sea at the south end of the central spine and pedestrian corridor that runs through Fountain Square and the core of the entire Baku White City development. It is the pendant that hangs across the city on the necklace of green open space and the gleaming iconic bridge. As a principle attraction within the entire district, the Baku City Mall enjoys a highly designed linkage and connectivity in every direction, both pedestrian and vehicular. 8 November prospect, the principal thoroughfare that parallels the shore of the Caspian Sea, adjoins the north edge of the mall and offers direct access from the outlying areas of the city.

While the exterior is modern and contemporary, the interior includes many classical elements and is divided into several shopping zones or districts. These include a high fashion area, an entertainment district, an extensive traditional souk, a hypermarket, many cafés and restaurants and a modern international food court. The ground plan of the three-level complex is in the form of a racetrack with several extensions that connect to the adjacent structures and open spaces. The entertainment and leisure district includes an Olympic size ice rink that overlooks the Caspian Sea, a multiplex cinema, a family entertainment center and a glass elevator that rises up through the interior of a three-story aquarium.

Design Principles

The key design principles for the Baku City Mall are as follows:

• Since the middle ages, a broad mixture of architectural styles has distinguished the urban character of Baku. The exterior of the Baku City Mall features a contemporary highly curved modernist aesthetic, using precision cut stone façades and columns, glass and steel.

• The timeless natural materials that make up the exterior skin of the structure are arrayed in a carefully designed neutral palette. All of the edges and angles of the structure are curved; there are no square corners throughout the entire exterior of the project.

• The detailing, all of the joints where each of the materials meet and interact, is carefully designed to support and reinforce the sleek, curvilinear modern design. The exterior lighting is also integrated with concealed lighting fixtures to create a dramatic contemporary effect.

• The simplicity of plan and circulation is one of the key design principles for the interior of the mall, including excellent visibility for the retail shops and merchants. The ground plan of the three-level complex is in the form of a racetrack with several extensions that connect to the adjacent structures and open spaces. It is paramount that all of the interior spaces emphasize comfort and ease of shopping, both for the customers and for the merchants.

• Escalators and elevators provide vertical transportation to the three shopping levels and atriums.

• While the exterior is modern and contemporary, the interior includes many classical elements. A wide variety of experiences, and the highest quality of materials and environment, characterizes the design of the interior of the mall.

• The more than two million square foot interior of the complex is divided into several shopping zones or districts. These will include a high fashion or haute couture shopping area, an entertainment district, an extensive traditional souk, a hypermarket, many cafés and restaurants and modern international food court.

• The Baku City Mall brings today's global metropolis into the ancient city of Baku, carefully integrated with office towers, a modern hotel and residential condominiums and town homes. The project's careful urban design provides proximity and easy access to 8 November prospect, to the park, the beach, and to Fountain Square.

• The open spaces between the structures offer fountains, outdoor seating and lush landscaping.





Exterior Road Map



Grand Entrance



The Grand entrance accentuates the Baku city malls landmark status as a major structure on 8 November Avenue. The curved glass façade and sleek contemporary design of the exterior of the mall match the spectacular view of the iconic Spine Bridge as it crosses above 8 November Avenue from the Fountain Square Gardens to the north. Pedestrians enter at the ground level through a series of glass doors as vehicles enter the mall through a fly up a ramp to the parking garage.

East Entrance



The Feature Lake is the centerpiece to the open courtyard between the mall structure itself and the parking garage. A grand fountain at the center of the lake and the lush landscaping and greenery complement the sleek contemporary design of the mall and the garage. The glass, concrete and steel surfaces of the façades that surround the courtyard offer a high degree of transparency and reflectivity. The complex creates an elegant air of restraint and exuberance in a single gesture.

Vip Entrance



The VIP Entrance on the west side of the mall offers valet parking and opens into the ground level, linking directly to the escalators up to the Via Rodeo District. The VIP Entrance lines up directly across on an east-west axis with the Feature Lake and the parking structure on the opposite side of the mall.

Southwest Entrance



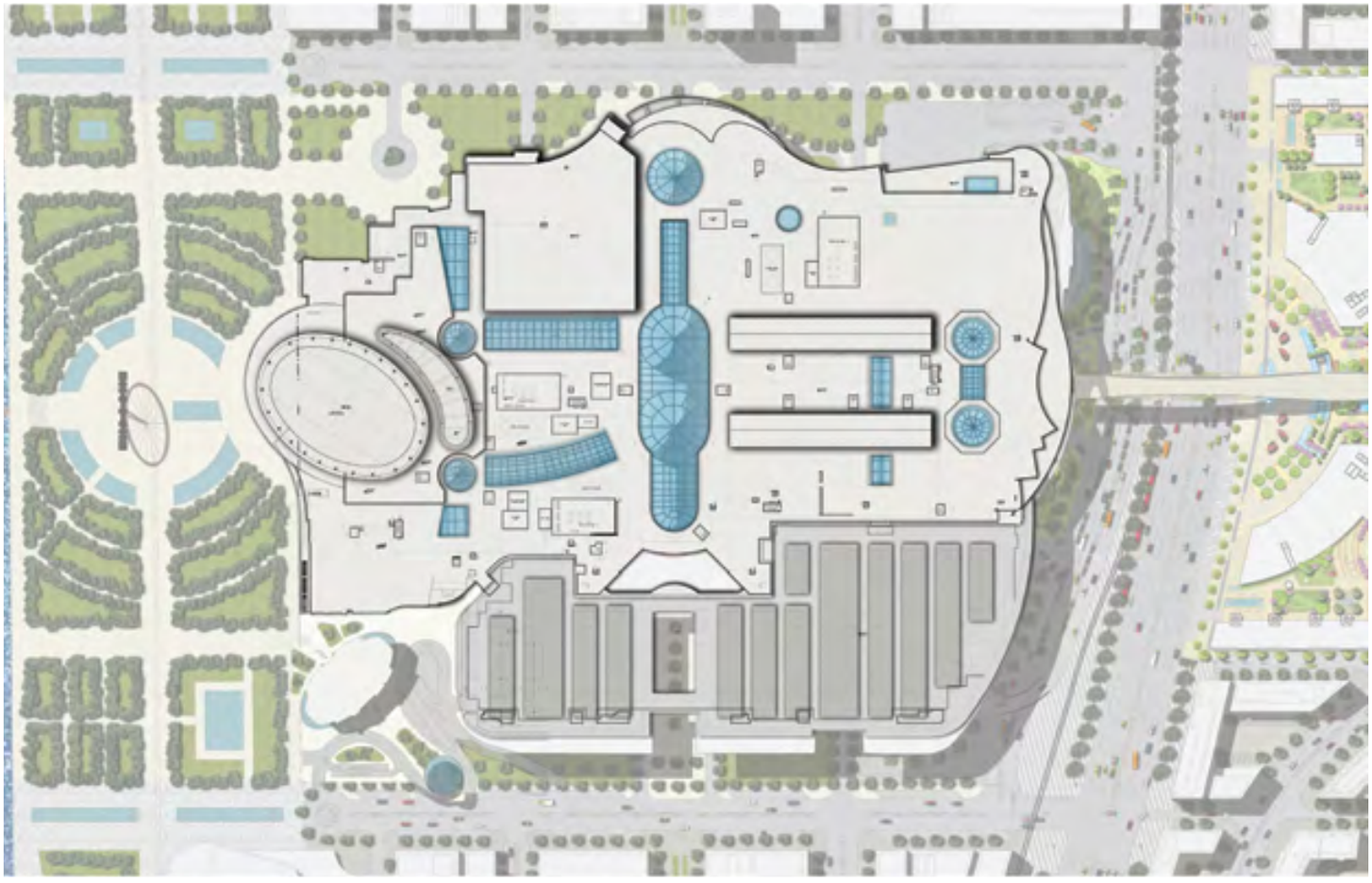
The Southwest Entrance opens into the Food and Entertainment District for pedestrians at the ground level and connects the exterior of the mall directly to the adjacent hospitality element of the project.

South Entrance



The South Entrance to the Baku City Mall connects to the boardwalk along the Caspian Sea as well as to 8 November prospect at the ground level, offering pedestrian access to the ice skating rink and to the Food and Entertainment District. The retail shops and stores along the side of the mall also feature glass storefronts that open to the exterior with access to the boardwalk.

Overall Siteplan / Roof Plan



Three levels of subterranean parking for more than 2500 cars provide expedient access to the surrounding boulevards.



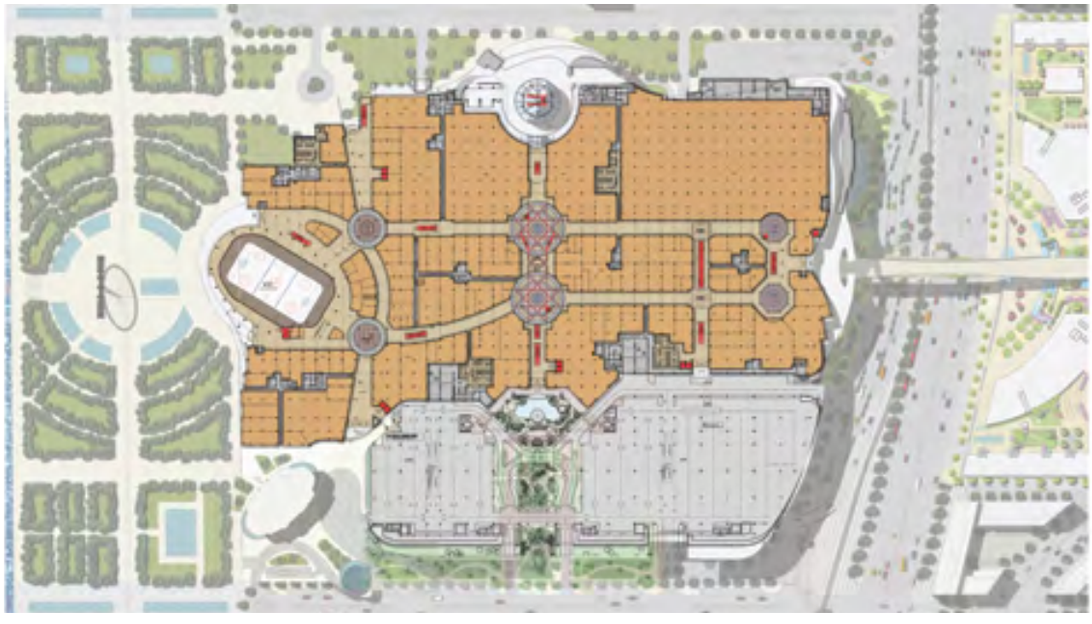
BASEMENT PLAN



M1 PLAN



M2 PLAN



M3 PLAN

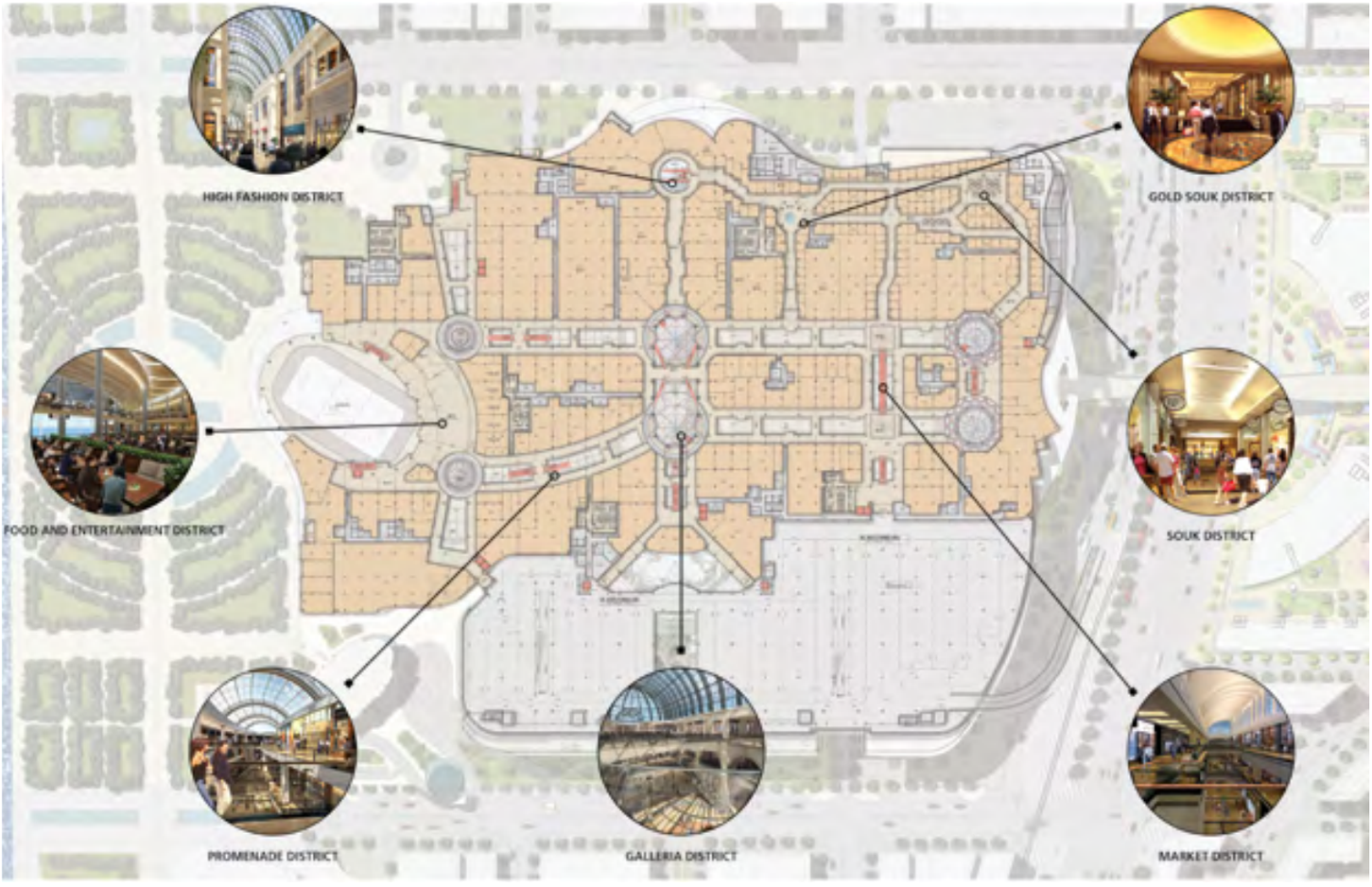

MALL



The 8 November prospect entrance accentuates the Baku city malls landmark status as a major structure on Nobel Avenue. The curved glass façade and sleek contemporary design of the

exterior of the mall match the spectacular view of the iconic Spine Bridge as it crosses above 8 November prospect from the Fountain Square Gardens to the north. Pedestrians enter at the ground level through a series of glass doors as vehicles enter the mall through a fly up a ramp to the parking garage.

Interior Road Map



Galleria District

The Galleria District is the masterpiece and heart of the mall. Situated at the very center of the structure, the Gallery runs from east to west. This east-west orientation lies in contrast to the principal "racetrack" circulation, heightening the architectural drama. Entering the central galleria transports visitors into the beauty and grandeur of classical Milan. In addition to the ground floor entrances, the Galleria is directly linked to the ceremonial entryway drives, the garage, and to the underground parking via elevators and escalators.







Market District

The Market District is located at the north end of the mall, one of key entry points to the entire project. The iconic Spine Bridge across 8 November prospect leads directly into the Market District on the second level of the mall from the Fountain Square Gardens to the north. Designed in a simplified classical style, this District of the mall is easily accessed from the adjoining parking garage at all three levels. Travelators, elevators and escalators provide the vertical connection to the underground parking below. Entry courts lit by skylights greet visitors and bring them into the core of the District.





Promenade District

Connecting the Fashion District to the Entertainment Zone, the Promenade District is located between the Galleria and the Food & Entertainment District and offers direct access to the underground parking garage. The east and west connectors, one straight and one curved, are the critical links between the classical Galleria and the contemporary Food & Entertainment District. As if positioned at the crossroad of the two worlds, the Promenade enjoys a maximum flow of foot traffic.



High Fashion District

The classically themed high fashion retail district brings visitors images of the Champs Élysée, Beverly Hills and the Galleria di Milano with all the glamour and luxury that those names may conjure. The Via Rodeo District is located on the second level, positioned at one end of the Galleria.

Along the street, each store features an individually designed façade with varying heights, widths and a variety of fine stone materials. Classical elegance accentuates an understated use of relief, repetition and rhythm.





Food and Entertainment District

An Olympic size ice rink designed to professional standards anchors the Food and Entertainment District at the south end of the mall. Developed along the east-west axis the district is accessible from the east and west concourse as well as the parking garages above and below grade. Diners at restaurants and the food court enjoy the view of skaters on the ice rink as well as the hundreds of tropical fish flashing by in the quiet luminescence of the aquarium.







Old Souk District

The passageways of the Gold Souk are lined with shops and boutiques that showcase the latest trends of jewelry and accessories from around the world. The souk can be entered from either the center of the Market District or from the grand atrium of the Via Rodeo District. The Gold Souk shares the grand atrium with the Via Rodeo District to provide an enclave for the most exclusive and luxurious retailers. The grand scale of the atrium transitions at the half domed intersection, quickly reducing to a more intimate scale. In the Gold Souk, the shopper's attention is directed towards the close-up window displays of precious metal, watches, and exquisitely crafted jewelry.





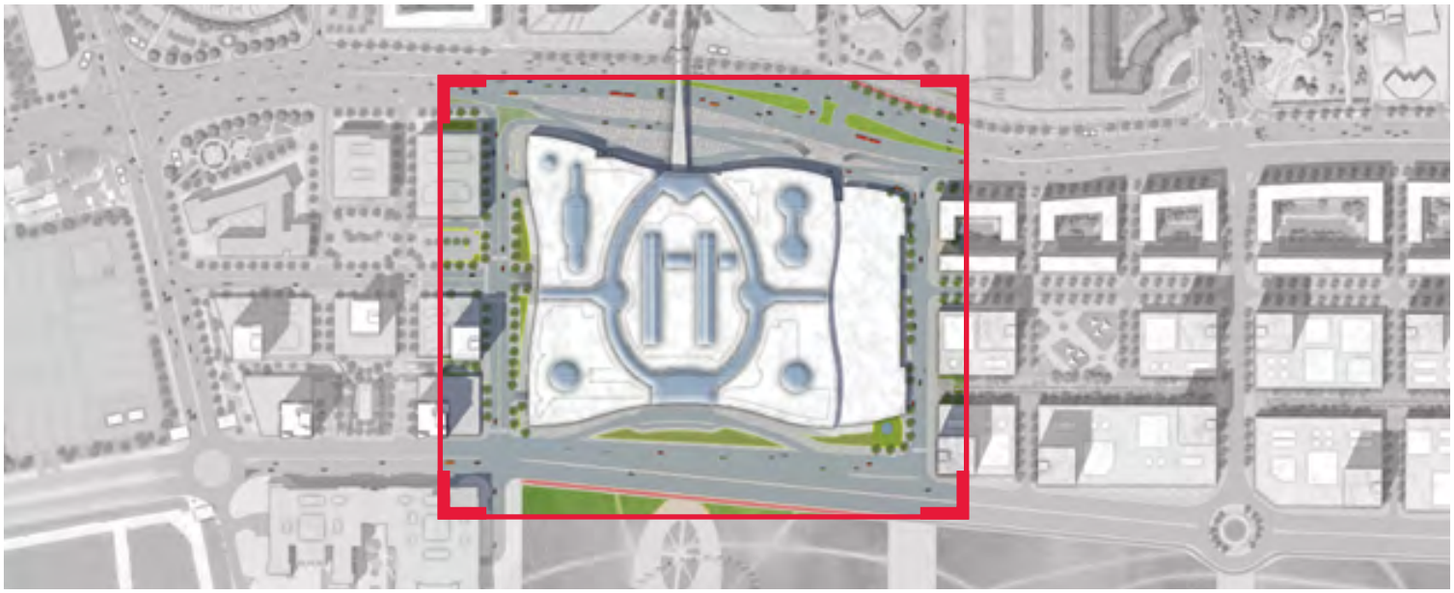
Souk District

The General Souk is a bazaar of indoor lanes lined with small shops. The District is located at the northwest corner of the Mall and is accessed from the Market District and the Gold Souk District. A maze of densely packed stores and passageways provide a colorful and adventurous detour from the main mall.

Along the way, there are people crossing the indoor streets and squares, and merchants marketing their wares from their shops. All kinds of merchandise are piled in the stores and spill out into the corridors. A festive mood prevails as visitors find their way through this distinctive section of the Mall.



Baku City Mall
(Chapman Taylor)



Conceived as a dramatic sculptural wave form, the building draws its inspiration from the Caspian Sea. Designed as an iconic destination within the city the concept is seen as part of the wider family of modern landmark buildings within Baku White City.

Conceived as a dramatic sculptural wave form, the building draws its inspiration from the Caspian Sea. Designed as an iconic destination within the city the concept is seen as part of the wider family of modern landmark buildings within Baku White City.

The goal of architects was to deliver a bold architectural landmark on this important site within Baku White City.

BAKU CITY MALL

Client
Pasha Construction

Building surface
GBA 285.600 m² / GLA 90.000 m²

Design Advisor
Chapman Taylor

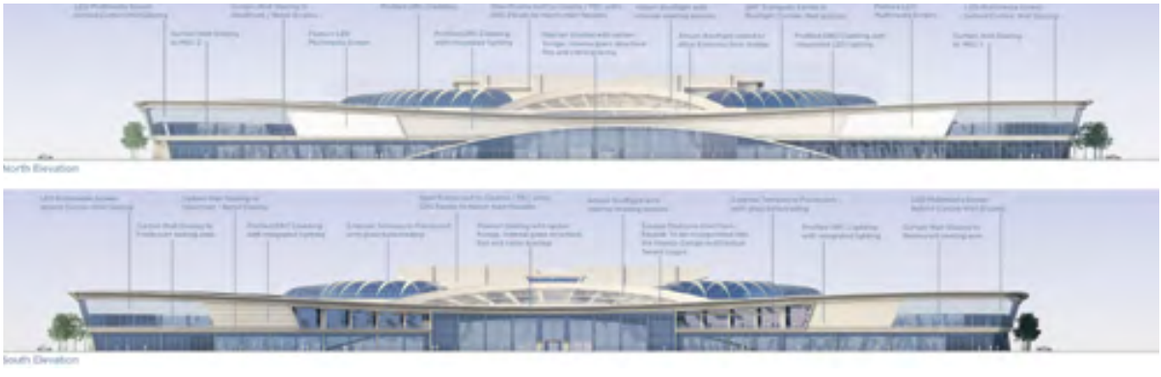
Architectural Advisor
Chapman Taylor

Structural Engineer
URAL Engineering

MEP
Black & White Engineering / WSP / JGA

Building site
82.000 m²



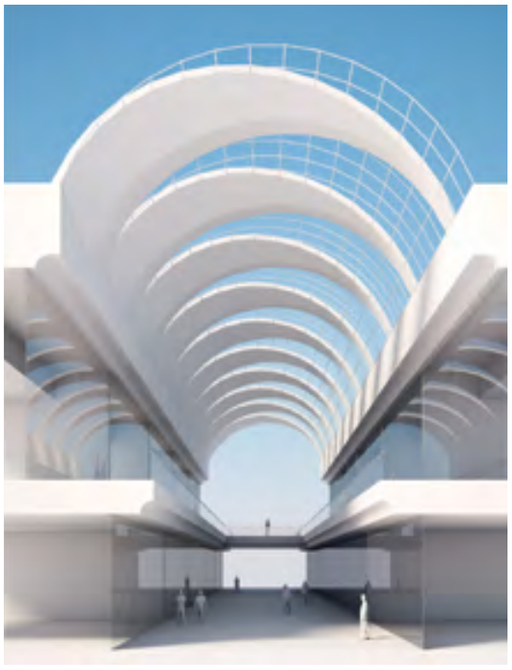


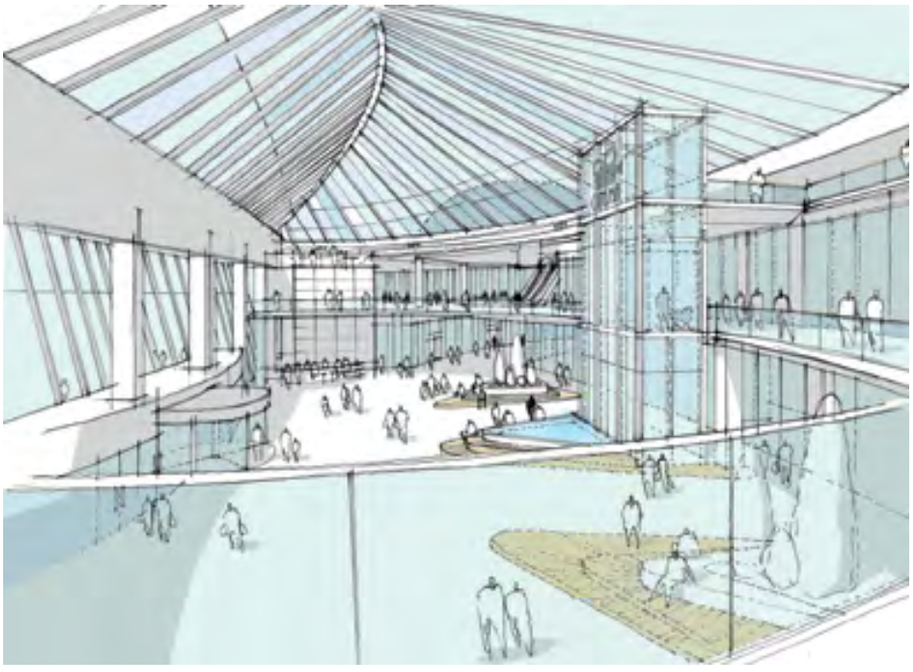
The building derives its strong architectural identity from the curving facades which flow around the scheme. The principle facades are formed of glass and aluminum cladding with vertical fins edged by elegantly expressed horizontal lines of white stone.

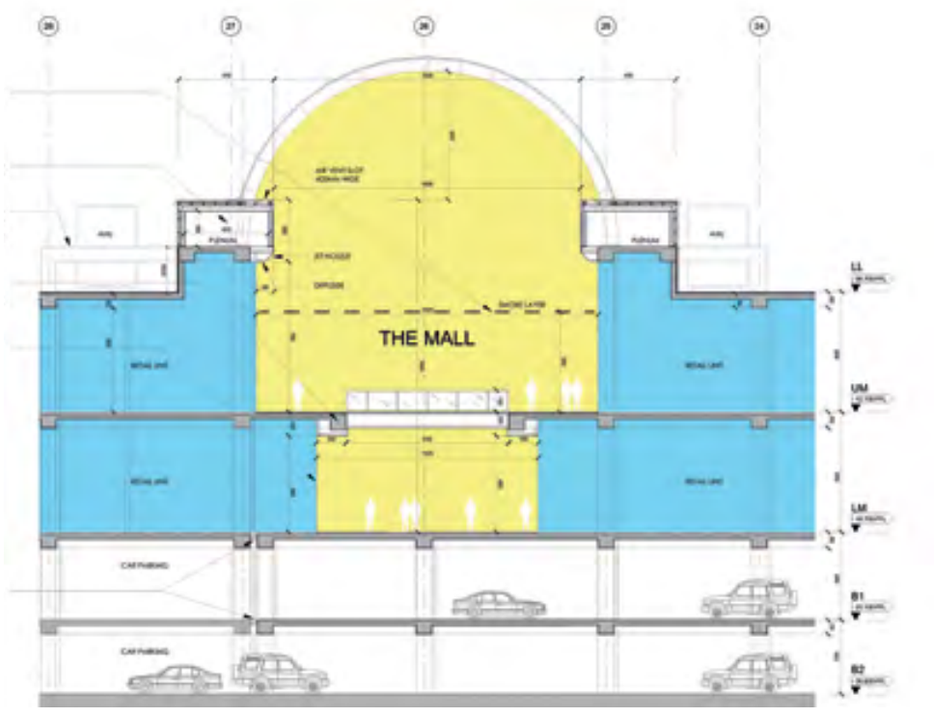
The principle east and west corners are marked by powerful retail display windows drawing the eye into the scheme and allowing the important tenants within to express their identity. Prominent LED multimedia screens offer advertising opportunities at these key locations along the main roads to the north and south of the site.

The entrances to the north and south create impressive views into the building allowing the interior attractions to draw people into the vibrant spaces within. A human scale is created at street level by the introduction of retail display windows adding colour and vibrancy as people approach the entrances.

On the southern facades feature restaurant winter gardens boast spectacular views across the landscaped boulevard to the Caspian Sea. Seen as destination attractions in themselves the restaurants are able to open to the elements during the summer months.







TYPICAL MALL SECTION

The mall is laid out on a circular "racetrack" arrangement with two large atria & entrance spaces to the North and South and two nodes midway between the atria. Off these nodes, East and West link malls connect the main Vertical Transportation and Toilet Provision as well as entrances at Lower Mall.

The Mall section is design to ensure good visibility of units from both the Lower and Upper Mall.

The South atrium has been increased in size to act as an Event Space should this be required. The Upper Mall and Leisure level walkways set back to form a tiered space and increased volume above.

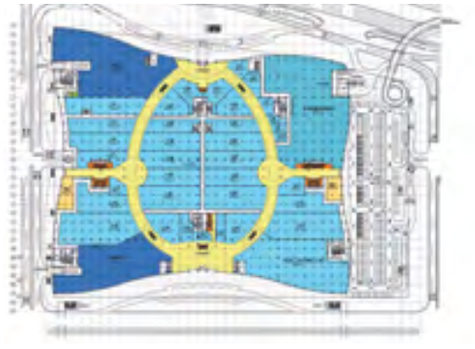


Baku City Mall is set to become a major attraction within the wider Baku White City masterplan with an unparalleled catchment area stretching all the way to the centre of Baku thanks to its excellent infrastructure connections. As the Baku White Citymasterplan is developed the mall's catchment area will significantly extend to the north and to the east. The primary facades are orientated north and south to provide dramatic frontages onto the twomain roads into and from the centre of Baku, with dramatic restaurant terraces facing towards the Caspian Sea across the southern facade. The "Wave" concept is expressed across all the facades, flowing from corner to corner in dramatic curves, reinforcing the iconic destination attraction the mall will become.

The mall roof lights are formed of alternating solid and glass triangle elements reducing the amount of glazing to 50%. The diamond patterns add visual interest and variety to these mall interior spaces as natural light plays across the geometry. Atnight the solid surfaces can be washed with colour changing lights, or utilised as further advertising opportunities by projecting onto them.The solid elements are orientated along the inside of the mall's curve to minimise the visual effect of the cinema / FEC volume above.

Located at the upper mall level the external sea view terraces are accessed from the food court, and offer spectacular views across the Caspian Sea.The attraction of open air dining can be further exploited by the introduction of retractable glazing between the food court and these terraces.





LOWER MALL PLAN



UPPER MALL PLAN



LEASURE LEVEL PLAN

Site Access

Vehicular access to the development will be via the external road network running around the site perimeter, and comprising 8-November Avenue to the north, Boulevard Road to the south and local access roads running along the western and eastern perimeters of the development.

Drop-off Capacity

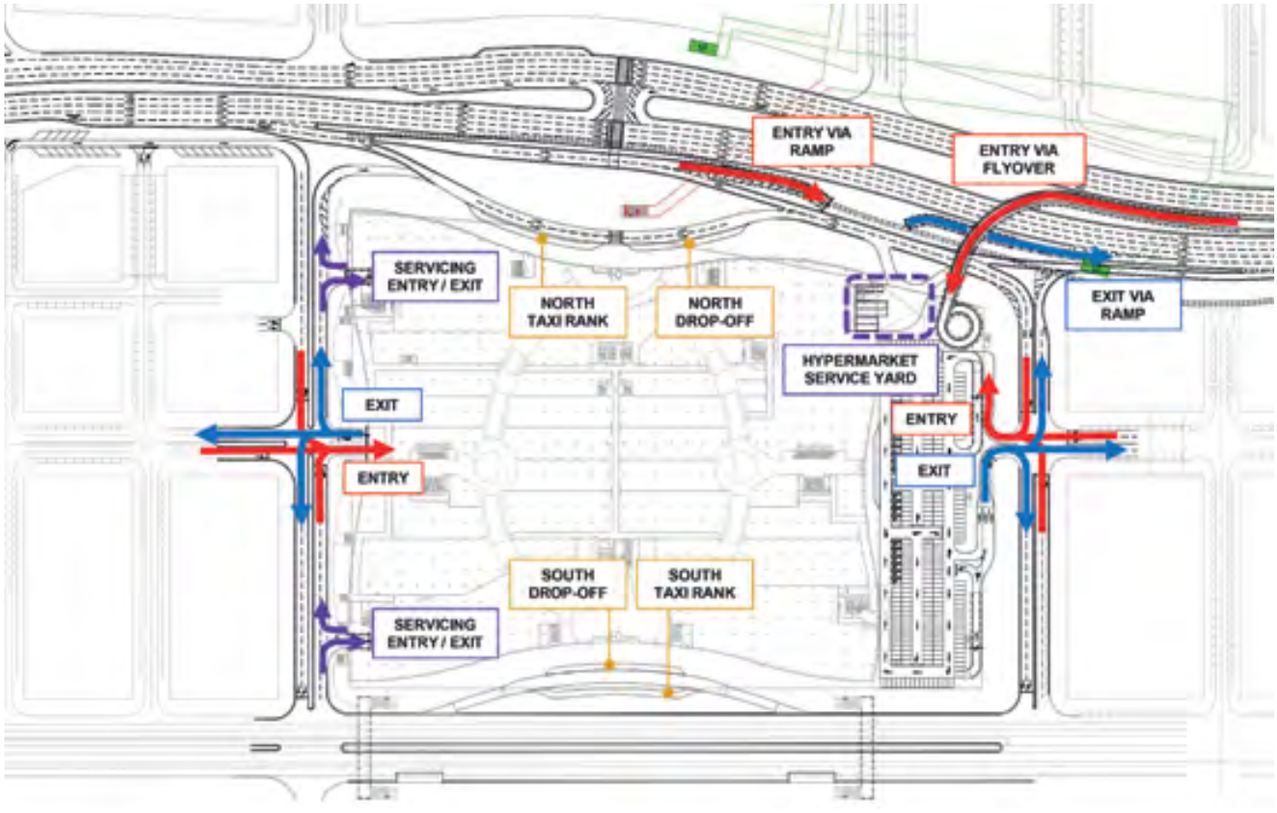
Pick-up and drop-off areas (PDAs) will be provided on the north and south sides of the development, adjacent to the main mall entrances. These facilities will accommodate shoppers arriving at the drop-off areas as car passengers or in taxis. The sizing of the drop-off area has been calculated based on the benchmarking study.

Taxi, Public Transport & Staff

In order to accommodate taxi pick-up demand, the transport proposals also include provision for a taxi rank on both sides of the mall. Taxis dropping off passengers will be able to utilise the general drop-off facilities adjacent to the north or south frontages and then circulate around the mall to stack up in one of the taxi ranks as necessary.

Public bus services are anticipated to operate along the mainline carriageway of 8-November Avenue to the north and along Neftchilar Prospekti to the south. At-grade crossing facilities will be provided in alignment with the north entrance of Baku City Mall to provide direct access to the mall from public bus services and Baku White City to the north. Further discussions are required with local bus operators to ensure services can stop in close proximity to the mall access points on the north and south sides of the development.

Provision has been made for shuttle bus / coach boarding/alighting facilities (25m) and staff bus drop-off/pick-up (25m) on the south-east and south-west sides of Neftchilar Avenue respectively.





The Parking

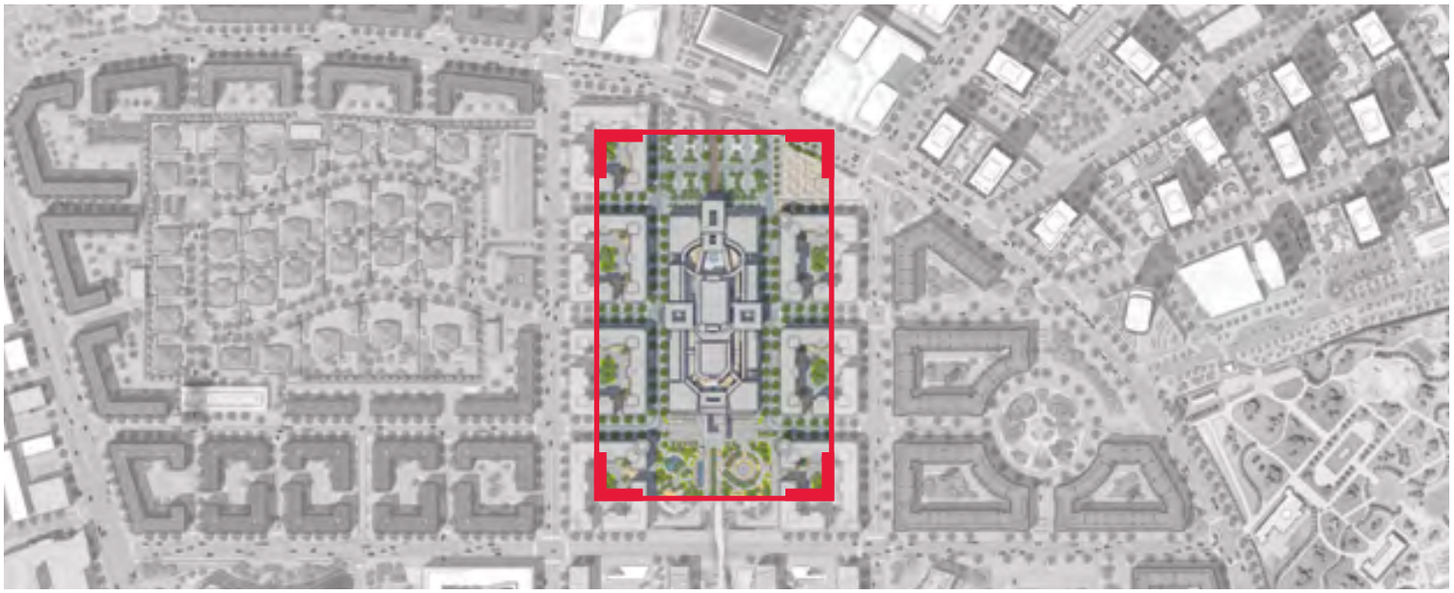
The comparison of established shopping malls within the UK and Middle East suggests a mall of this size should be targeting a ratio of between 3 and 4 parking spaces per 100m2 GLA.

A total of 3,049 on-site parking spaces will be provided, giving a ratio of 3.39 parking spaces per 100m2 GLA. This is considered to be appropriate given the location of the site relative to the City Centre and wider White City development, combined with the proximity of the proposed metro station, which will result in the Mall being readily accessible by public transport, on foot and by bicycle.

On-site parking will be distributed between a two-level basement car park and a surface car park located on the east side of the development. The basement car park will extend across the full width of the site in an east-west direction. The surface car park will sit at the eastern end of the mall, with direct pedestrian access to the hypermarket and lower mall level. Vehicles will be able to circulate between all basement and surface parking levels via an internal system of D-ramps.

Levels B1 and B2 will accommodate 1,300 and 1,459 parking spaces respectively, equating to 2,759 spaces in total across two levels. The surface car park will accommodate 290 parking spaces.

Fountain Square Passage



Fountain Square Passage is located at the heart and core of the entire Baku White City. The square, and the open-air type retails and walkways to the north and south constitute the central spine of the entire master-planned district. This lushly landscaped and highly designed corridor of retail space, civic amenities and architecture, and pedestrian walkways links the Central Business District to the Baku City Mall and the Caspian Sea, including the iconic bridge over 8-November avenue. The district slopes gently toward the shore and revolves around Fountain Square itself, a broad public plaza centered on a monumental fountain.



Client
ADEC Azerbaijan Development Company

Building surface
GBA 73.000m^2 / GLA 18.200m^2

Design Advisor
F+A Architects

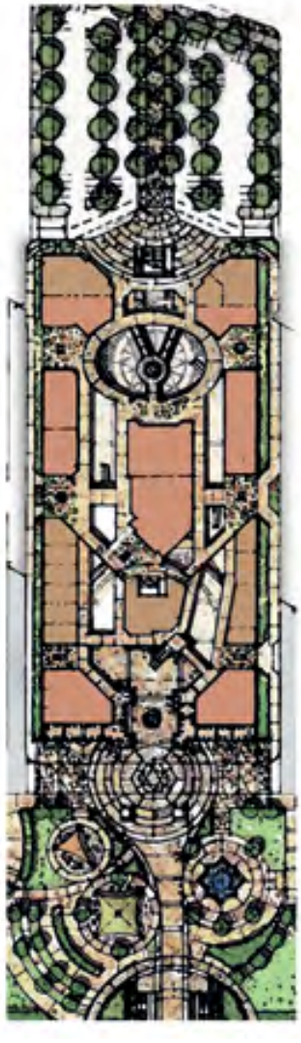
Architectural Advisor
ERBUG Mimarlik

Structural Engineer
URAL Engineering

MEP
NFP / RAM Muhendislik / WSP

Building site
32.900 m^2

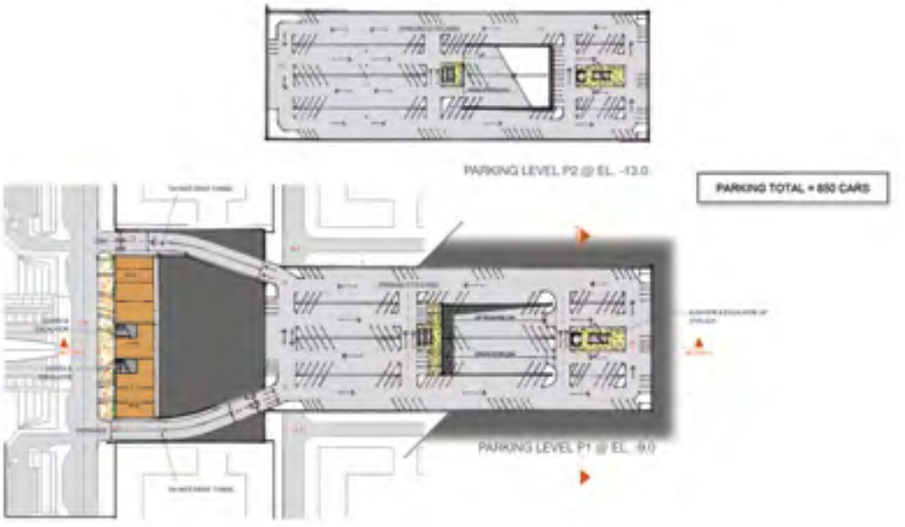




The Fountain Square Passage includes fashionable retail, grocery stores, events plaza, F&B zones, commercial space and undeground and surface public parking that are surrounded by residential neighborhood connecting to the rest of the city to the east and west.

The essential characteristic of the Fountain Square Passage is the sheer pleasure of walking from the Central Business District through the retail space and Fountain Square park over the Iconic Bridge down to the Baku City Mall and the shore of the Caspian Sea. This vital pedestrian corridor serves as the heart and spine of the entire area, the principal crossroads and linkage at the core of the Masterplan. This attractive public gathering place and pedestrian promenade, filled with fountains, ponds, benches, lawns and greenery, also has direct access to the Metro and other forms of transportation.

The surrounding Fountain Square Passage is designed to be an equally appealing area for strolling, shopping and dining, for both residents and visitors. Filled with restaurants and cafés, a wide variety of shops, stores and services, Fountain Square also encompasses a sunlit, open-air retail shopping and garden district with large courtyards and smaller courts, pedestrian streets and intimate lanes or mews, all surrounding the public park and central square. The retail district is strategically integrated with urban residential buildings, both within the inner square and courtyard area and immediately surrounding the central shopping district.



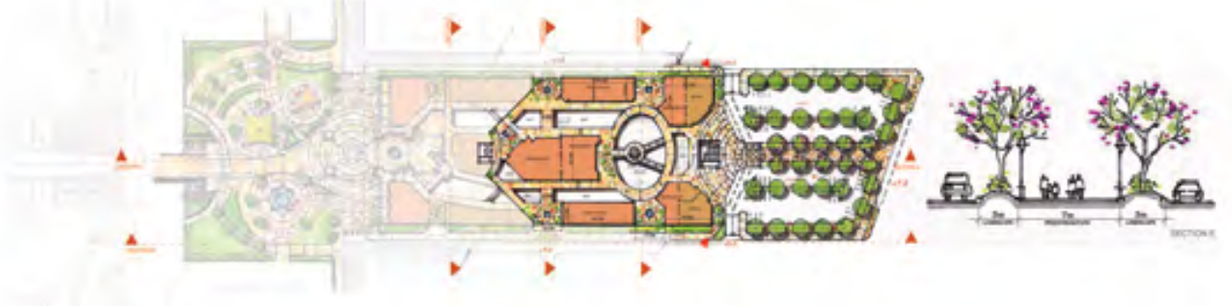
PARKING PLANS



GROUND FLOOR PLAN - 9,430 S.M.
EL. -5.0



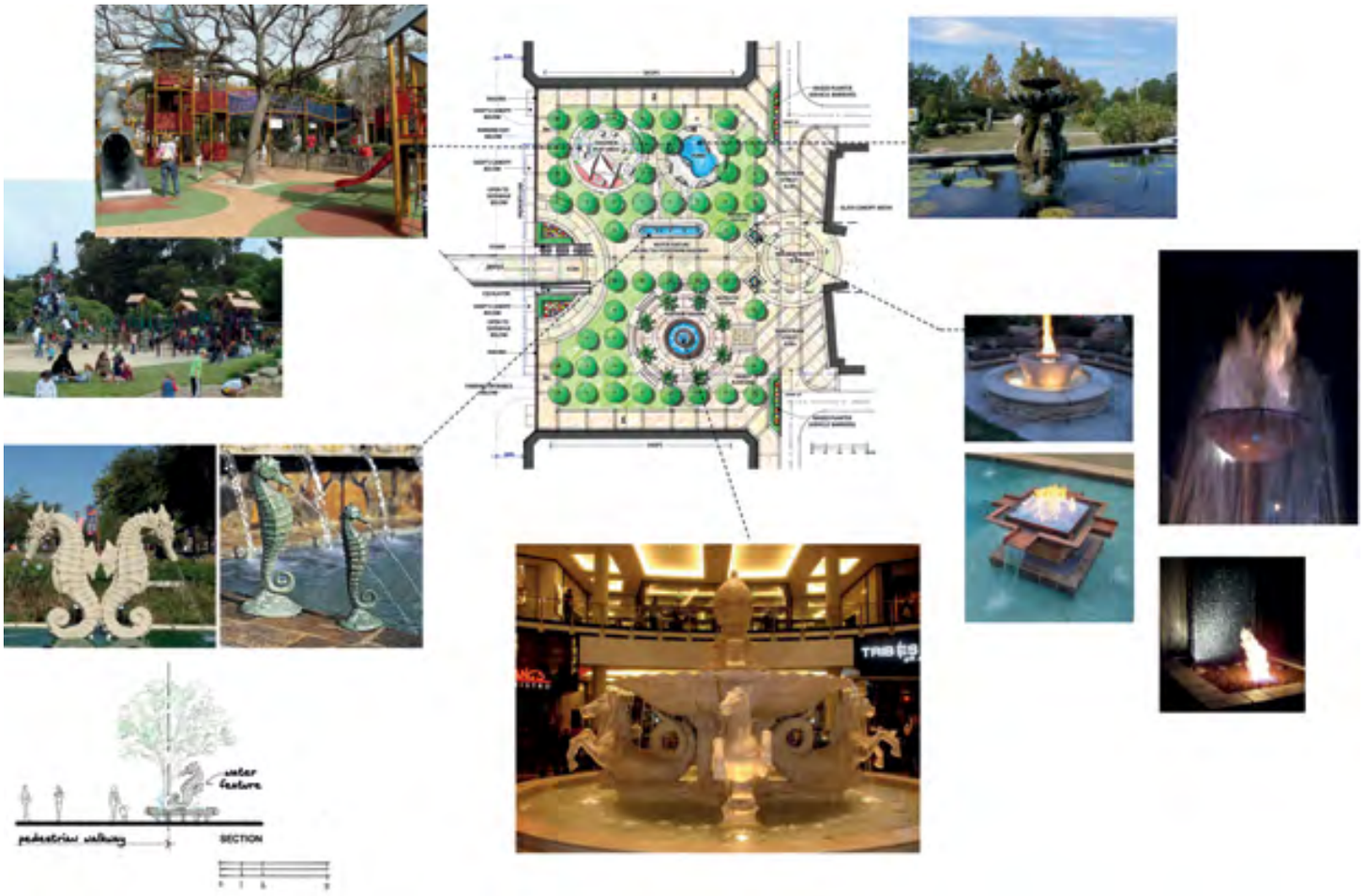
2ND FLOOR PLAN - 5,960 S.M.
EL. +1.0



3RD FLOOR PLAN - 3,400 S.M.
EL. +7.0




ENLARGE SECTION A @MALL ENTRANCE
LONGITUDINAL SECTION A
EAST ELEVATION


water feature
pedestrian walkway
SECTION














FOUNTAIN SQUARE



BAKU WHITE CITY

President Ilham Aliyev, First Lady Mehriban Aliyeva and their daughter Arzu Aliyeva have attended the opening of the Baku White City boulevard.

June 1, 2015

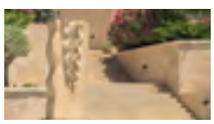






BAKU WHITE CITY

Art Content


Chrysalis


Karabakh Horse by LLADRÓ

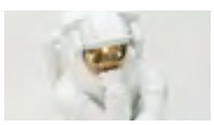

Observer 2

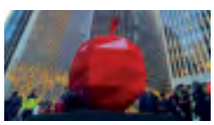

It is, it isn’t


Space Fish


Qoç


Beautiful Baku


The Thinker


La Gran Manzana



Harmonie



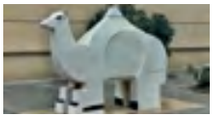
Dragon



Öküz



Sea Horses



Camel



Umbrellas Lighting Sculpture



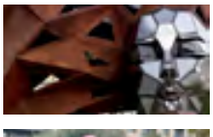
Caspian Sea



Water pavilion



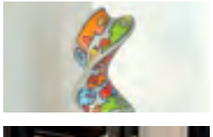
Kerosene Refinery Base



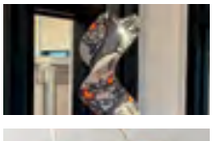
Beautiful Khanum



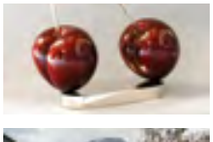
Gorilla



Orange tree



Double Helix Noir



Tender Folow me



Zen Gorilla

Chrysalis





Author

Ebru Akinci was born in 1975 in Istanbul, Turkey. Ebru, who graduated from the Mimar Sinan University of Fine Arts, specializes in sculpture. Over the past 20 years, the sculptor, who works with stone and marble, has taken part in exhibitions in France, Italy, Spain, the Netherlands, China, Canada and many other countries.

Project

Chrysalis, 2018

Location

First Yashil Ada street,
Baku White City, Azerbaijan

Sculpture is one of the most ancient types of fine arts, and in Azerbaijan, this art goes back to times immemorial. Back in the ancient times, various natural stones with distinct features and colours used to be mined in Azerbaijan. Plastic features of Absheron's limestone, Garabagh's river-stone and black marble, Shamkir's yellowish-white sandstone define uniqueness of the local sculpture and its decorative patterns.







The sculpture Chrysalis was presented on September 30, 2018 in Gala archaeological and ethnographic museum complex as part of the III International Sculptural Symposium 'Music in Stone'.

`20 sculptors from 17 countries participated in the symposium held by initiative of Leyla Aliyeva with the organizational support of the Heydar Aliyev Foundation and the Ministry of Culture. In December 2018 the art of the Turkish sculptor Ebru Akinci was placed in Fountain Square quarter of Baku White City.

Works created within the Symposium are displayed in various parks of Baku city.

Karabakh Horse by LLADRÓ



Author

Ernest Massuet is the artist who created the most successfull sculpture of horses. His study of models' anatomy is nearly sientific.

Creation of a high porcelain sculpture of Karabakh horse by world known brand LLADRO with further placement in online and printed catalogues and becoming available through 700 exclusive shops internationally







SPANISH HORSE
SKU 01002007

DEEP IMPACT
SKU 01009184

QUARTER HORSE
SKU 01001980

ARABIAN HORSE
SKU 01002020

ENGLISH HORSE
SKU 01009469



The world of horses has always featured prominently in Lladró's work.

The elegance, nobility and discipline of these sublime animals are carefully rendered in High Porcelain creations. Thousands of horse figurines in different sizes are being sold through exclusive shops.

The number of Limited edition horse figurines is about to reach 3000.





This Malibeyli Karabakh carpet has been recommended by the Azerxalca experts for ornamentation details.

Observer 2





Author

Novruz Mamedov is a young artist born in Salyan, Azerbaijan and is a graduate of Sculpturing of Azerbaijan State Academy of Fine Arts. Novruz is experimenting with paintings, graphics, installations and sculpturing, referring back to specific themes and topics. Series of psychological projects of artist are researching the depth of human nature. Novruz attended in a number of projects and exhibitions in Azerbaijan and outside the country.

The sculpture presents a person observing through a glance the development and changes in Baku White City. This sculpture is a variation of Observer 1 sculture originally displayed during the 1st International Sculptural Symposium “Music in Stone” organized by the Heydar Aliyev Foundation in Baku in September 2016.

Project

Observer 2, 2016

Location

First Yashil Ada street,
Baku White City, Azerbaijan





It is, it isn’t





The statue of the world famous British sculptor Tony Cragg, “It is, it isn’t” is located in the backyard of Baku White City Office Building. The work decorating the north entrance of the business center was made by Tony Cragg in 2010 and was posted here in 2014. As with many of Cragg’s works, the vertical layers of this sculpture resemble a human silhouette or facial features.



Author

Turner Prize winner Tony Cragg studied at Wimbledon School of Art and the Royal College of Art. Cragg’s work, known for his creations from waste and recycled materials at the beginning of his career, can now be found in many parts of the world. Its bronze, marble, wooden, steel, plastic, ceramic, porcelain and glass sculptures decorate not only museums, but also streets and squares, companies and banks of London, Liverpool, Vienna, Dusseldorf, Washington, New York and other cities. One of his best-known works is Terris Novalis (1997), an enormous, enigmatic public steel sculpture of engineering instruments.

Project

It is, it isn’t, 2010

Location

Baku White City Office Building, Baku White City, Azerbaijan

Space Fish





Author

Suleyman Rustamov is an Azerbaijani artist, a graduate of Sculpturing of Azerbaijan State Academy of Fine Arts.

Suleyman is an author of following projects:

2013 “Sand Sculpturing and Graffiti Art Festival”;

2013 “Conceptual Art” project, organized by Yarat Contemporary Art Centre in collaboration with British Artists;

2014 “Living History Exhibition” organized with support of the Azerbaijan Republic Youth Foundation;

2014 “Salt Made Sculptures Exhibition” organized with support of Azersun Holding;

2015 “Art Creation Exhibition” organized with support of the Azerbaijan Republic Artists Union;

2015 “Tolerant Azerbaijan Youth Exhibition” organized with support of the Azerbaijan Republic Artists Union;

2015 “Portrait Exhibition” organized with support of Khatai Art Centre;

Project

Space Fish, 2017

Location

ADEC, Baku White City,
Baku, Azerbaijan

The sculpture embidies a fish having a walk throughout times. The sculpture has been displayed at the II International Sculpture Symposium “Music in Stone” organized by the HEYDAR ALIYEV FOUNDATION in September 2017.

Qoç







Author
Zakir Akhmedov is Azerbaijani sculptor, born in Baku in 1955. Graduate of Azerbaijan State Drawing School and Azerbaijan State Art Institute named by M.Aliyev.

Sculptures of Zakir Akhmedov are represented in world leading online art gallery Saatchi.

Project
Qoç

Location
Baku White City, 6th Park street

Beautiful Baku





Author
Joseph Klibansky was born in 1984 in Cape Town, South Africa, attended business school in the Netherlands, but left to pursue a career in the arts. Since 2016, he has worked on a series of pop art sculptures in bronze, such as Reflections on Truth.

The Dutch artist is best known for his highly reflective sculptures, depicting animals and distinctive characters as shining monuments that can be found all across the globe.

The work was created by the talented Dutch artist Joseph Klibanski in 2014 after visiting the capital of Azerbaijan. During his visit, the artist got acquainted with the old and new architectural masterpieces of the city, visited Baku White City project. Inspired by the dynamics of development and the architectural style of Baku, Klibansky expressed a desire to reflect what he saw in a new art-work. The work “Beautiful Baku” is an urban landscape consisting of hundreds of photographs taken on the streets of Baku.

Project
Beautiful Baku, 2014

Location
Baku White City Showroom,
ADEC, Baku White City, Azerbaijan



The Thinker





Author
Joseph Klibansky

Project
The Thinker

Location
Central Boulevard Road,
Baku White City, Azerbaijan

La Gran Manzana







Author
Enrique Cabrera is a multidisciplinary contemporary artist originally from Veracruz, Mexico. He is a sculptor and professional photographic restorer dedicated to promoting Mexican culture. He has ventured into the virtual arts, sculpture restoration, music and photography. Enrique has been recognized and awarded nationally and internationally and his works have been exhibited in Louvre Museum and the Musee Picasso.

N1 Grand Manzana placed in New York at Avenue of the Americas 1251.

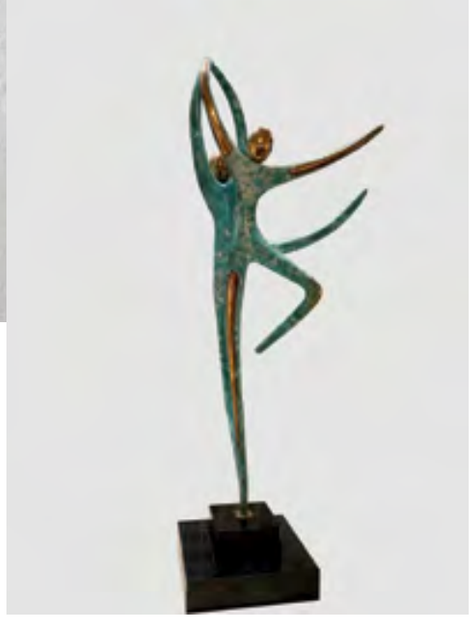
Limited edition of 7 to be placed in various cities of the world.

Project
La Gran Manzana

Location
Central Boulevard Road,
Baku White City, Azerbaijan

Harmonie







Author
Alain CANTAREL was born in 1949. The artist devotes himself very young to the sculpture on wood, stone, plastic material, marble. Then he found his balance in metal: steel, duralinox and especially bronze.

His finely polished or patinated solid art bronze sculptures offer us refined and harmonious forms.

The favorite themes of the artist are the couple, dance, sport.

Project
Harmonie

Dragon

maas





Author
Modern art and architecture society (maas projects) has gathered around itself people of diverse ages and professions, united by the desire to introduce a unique insight into the culture of everyday life and add warmth and color to the surroundings. maas is attaining these goals through the synthesis of classical representation of beauty and the possibilities of modern design technology.

In the process of materializing the ideas, anyone can become a sculptor, an architect, a designer, and a member of maas projects community.

Famous high porcelain brand Lladro created a figurine of a polygonal red dragon to celebrate the 70th anniversary.

Project
Dragon

Location
Baku White City,
Central Boulevard Road

Öküz







Author
Farhad Dadashzada is Azerbaijani sculptor, born in Baku in 1991. Graduate of Azerbaijan State Academy of Art and Kharkov State Academy of Design and Art. A member of the Association of Young Artists and Art Critics within the Union of Azerbaijan Artists since 2017.

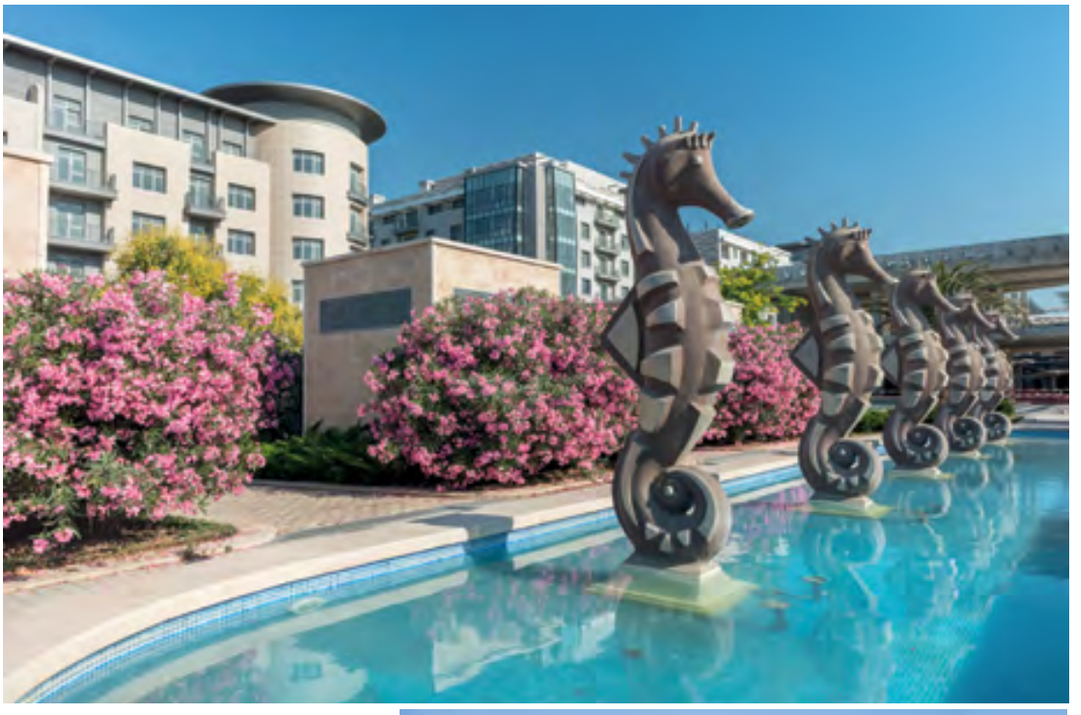
Participated in many competitions and exhibitions in Baku and Kharkov.

Project
Öküz

Location
Baku White City,
4th East street

Sea Horses





Author

Tural Rzakuliev is one of the most famous young sculptors in Azerbaijan. A graduate of the University of Culture and Art, Tural Rzakuliev considers portrait genre the most important direction of his work. He is the author of a number of state orders for portraiture - a monument to Shah Ismail Khatai, erected in the Masalli region, busts of tariffs Khabib Bayramov and Bahram Mansurov in International Mugam Center, etc.

Project

Sea Horses, 2018

Location

Fountain Square Park,
Baku White City, Azerbaijan



Group sculpture featuring Sea horses is one of three fountains located in the park opened in 2018.

For the youngest generation of Baku White City dwellers the fountain straight away became one of the most favourite attraction.

Camel



Author
Tural Rzakuliev

Project
Camel, 2016

Location
Ilqar Mirzayev street
Baku White City, Azerbaijan



The work “Camel”, located in the Zeleny Ostrov quarter in 2016, is a copy of the sculptural sculpture of a camel, located in the place known as “Deva Piri” in the village of Sangachal (a suburb of Baku).

Since ancient times as a tireless assistant to man, he warmed him with wool, watered milk, and also participated in travels and wars. Camels saved human lives many times, bringing their lost owners into a well or oasis. Caravans of goods on the Great Silk Road passing through Azerbaijan consisted of camels.

Umbrellas Lighting Sculpture

Author
Vincentaa is a world leading sculpture designer and manufacturer with 17-Year Experience and 300+ Projects around the globe.

Vincentaa is at forefront of creating unique art and decorations for world city urbanscapes.



Project
Umbrella Lighting Scultpure, 2022

Location
Baku White City, Azerbaijan



Caspian Sea







The sculpture was presented on October 10, 2017 as part of the II International Sculpture Symposium “Music in Stone”. About 20 sculptors from Azerbaijan, Turkey, Russia, Ukraine, New Zealand, Iran, Tunisia, Jordan, Spain, Serbia, the UK and China took part in the symposium held Gala district with the support of the Heydar Aliyev Foundation and the Icherisheher State Historical and Architectural Reserve.

The “Caspian Sea” was created by Chinese sculptor Liu Yang from natural stone in the open air in Gala during the symposium. According to the author, the statue represents the symbol of yin-yang of the Caspian Sea. Shores are a barrier to water. But although water is a source of refinement, it changes the coast. The sculpture was placed in the garden at Central Park District of Baku White City.

Author

Liu Yang is a Chinese sculptor who works in the field of public art, a participant in numerous symposiums and one of the most active and influential Chinese sculptors in the world. He is one of the founders of ISSA, the International Sculpture Symposium Alliance, and believes that symposiums play an important role in cultural exchange.

Project

Caspian Sea, 2017

Location

Suleyman Vazirov street,
Baku White City, Azerbaijan

Water pavilion





Information

Water pavilion that provided residents with clean water from 1890s to 1940s

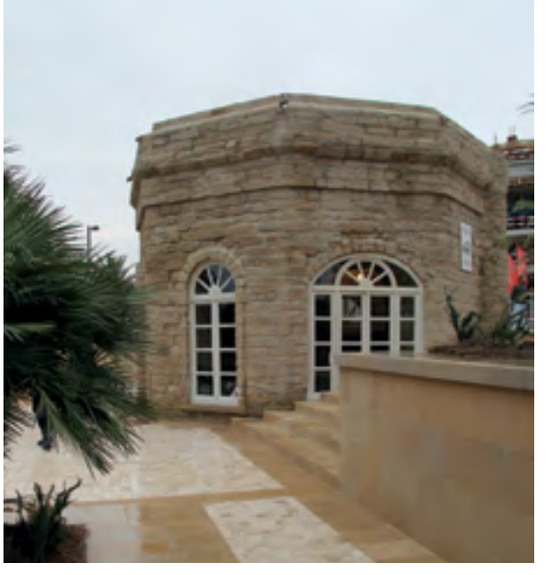
Location

Nizami Park,
Baku White City, Azerbaijan

As historical monuments of the territory Water Pavilion in Nizamin Park was restored. From the end of the 1800's till the late 1940's water pavilions were used to distribute water within Baku city.

The daily water supply to Baku city:
1894 - 2,000 m^3
2019 - 1,382,000 m^3





Kerosene Refinery Base





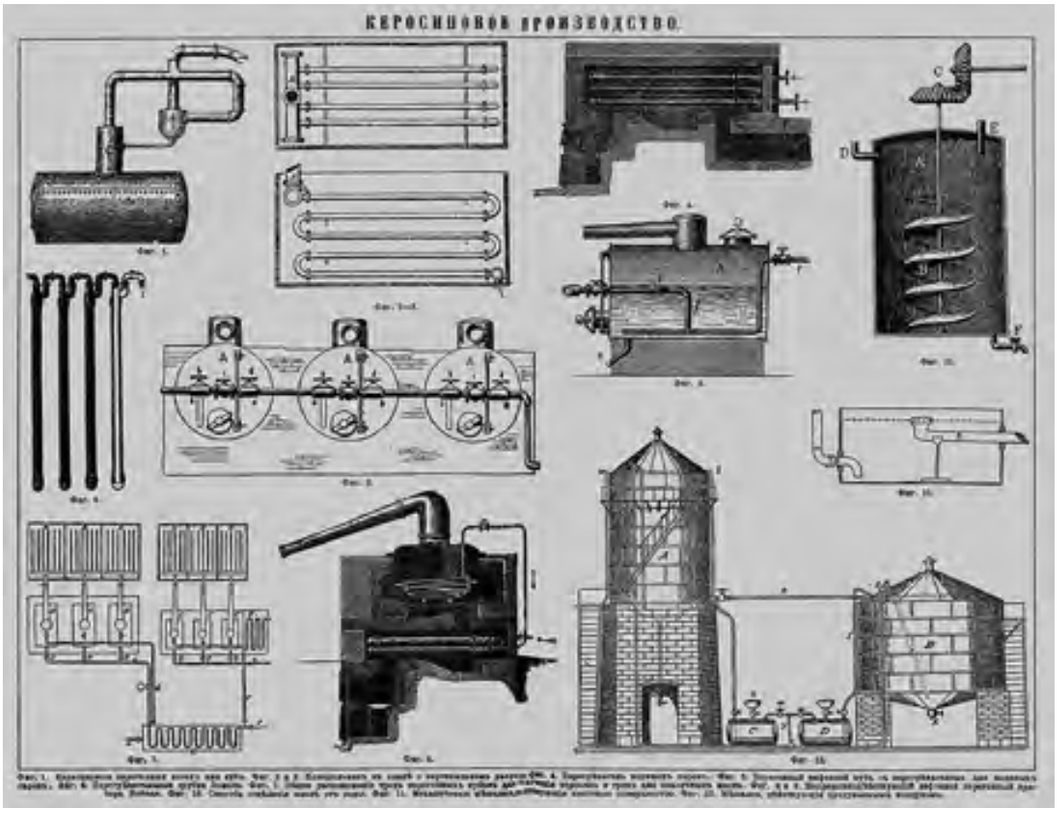
Information

The structures formed the base of the kerosene double refinery equipment. This method was applied for the first time in the world in1863 in Baku using the technique introduced by the famous chemist Dmitri Mendeleev

Location

Nizami Park,
Baku White City, Azerbaijan

As historical monuments of the territory, the most advanced kerosene treatment facilities in the world for the 19th century were restored here, an old retaining wall that enclosed oil storage at the end of the 19th and beginning of the 20th centuries.



Brockhaus and Efron
Encyclopedia, Section Kerosiene,
Vol 15, 1895

Beautiful Khanum

maas

Author

Modern art and architecture society (maas projects) has gathered around itself people of diverse ages and professions, united by the desire to introduce a unique insight into the culture of everyday life and add warmth and color to the surroundings. maas is attaining these goals through the synthesis of classical representation of beauty and the possibilities of modern design technology.

In the process of materializing the ideas, anyone can become a sculptor, an architect, a designer, and a member of maas projects community.





Project
Beautiful Khanum, 2022

Location
Central Boulevard Road,
Baku White City, Azerbaijan

Gorilla





Author
Modern art and architecture society
(maas projects)

Project
Gorilla, 2022

Location
Fountain Square Park,
Baku White City, Azerbaijan

maas

Orange tree



Author
Thierry Noir

Project
Orange tree, 2015

Location
Baku White City Showroom,
Baku, Azerbaijan



Purchased by the Baku White City project at Christie's Auction in London, organized on the 13th of October 2015 under charity action "What's in your DNA?" to benefit construction of the Francis Crick Institute on Cancer Research (UK)

Double Helix Noir





Author
Leyla Aliyeva

Project
Double Helix Noir, 2015

Location
Baku White City Office,
Baku, Azerbaijan

Polyester resin and glass fibre reinforcement, 2015

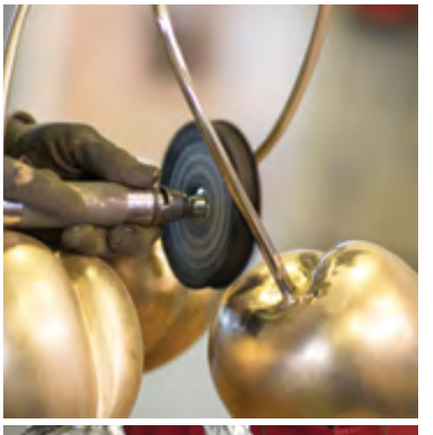
Purchased by the Baku White City project at Christie's Auction in London, organized on the 13th of October 2015 under charity action "What's in your DNA?" to benefit construction of the Francis Crick Institute on Cancer Research (UK).

Tender Folow Me

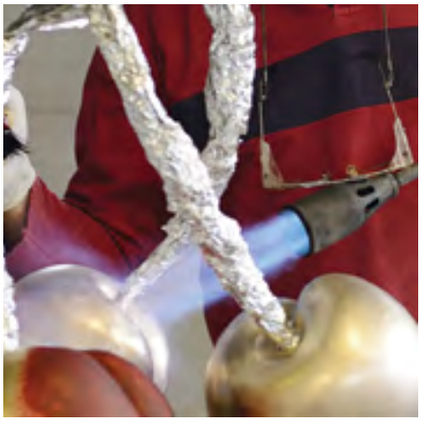












Author
Sculptural beauty, inspired by daily life, plays an important part in Lothar Vigelandzoon's work. He makes bronze sculptures using the method of cire perdu. By using different patines on his sculptures he tries to soften the bronze. The realistic colored fruit, as well as the other figurative sculptures are characterized by movement and balance, and leaves sufficient space for the viewer's own fantasy.

Lothar Vigelandzoon was born in Paramaribo, Surinam. He is now living in Vence, France, where he is active as a sculptor. He exposes in Paris, Cannes and St. Paul de Vence, Honfleur, New York, London and Singapore.

Project
Tender Folow Me, 2022

Location
Baku White City Office,
Baku, Azerbaijan

Vigelandzoon is able to translate an illusion into reality. As a spectator you will believe this is all real. You can see it, almost eat it. And certainly you want to touch it and feel it. The only thing you'll want is to get into this illusion of reality.

Zen Gorilla





Author
Modern art and architecture society (maas projects)

Project
Zen Gorilla, 2022

Location
Fountain Square Park,
Baku White City, Azerbaijan

maas


BAKU
WHITE CITY


TELEPHONE




YAŞIL ADA KVARTALI
GREEN HILL DISTRICT
22 Ha
320,000 m2
1,500
2,100
BAKI AĞ ŞƏHƏR
2011 - 2016


BAKI AĞ ŞƏHƏR
BAKU WHITE CITY

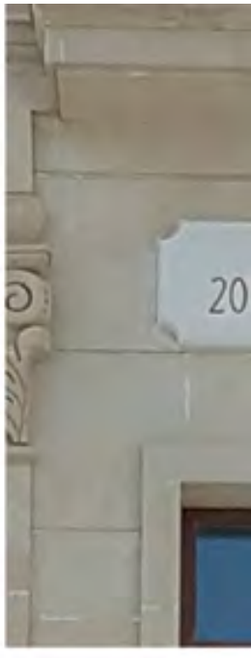



1000 m
DƏNİZKƏNARI MİLLİ PARK
Seaside National Park
950 m
BULVAR OTELİ
Boulevard Hotel
700 m
AĞ ŞƏHƏR METROSU
White City metro
BABƏK PROSPEKTİ
Babek avenue
300 m
MƏRKƏZİ PARK
Central Park
300 m
BAKI AĞ ŞƏHƏR




2014
RENESSANS
EL İNŞAAT
MTK


2014
LA
MAISON


20







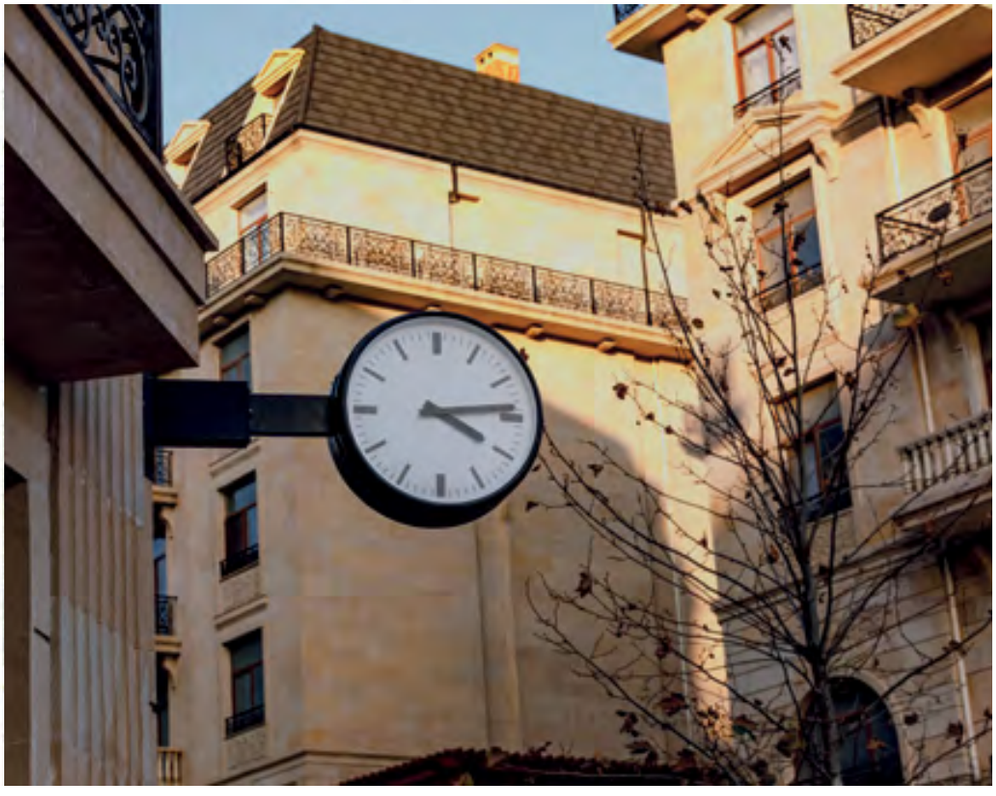



14 S.E.T.A. MTK













KARABAKH IS AZERBAIJAN!

The Victorious Army of Azerbaijan, under the leadership of the President of Republic of Azerbaijan and Supreme Commander-In-Chief Mr. Ilham ALIYEV ended the 30-year Armenian occupation and liberated from the enemy Azerbaijan's Karabakh lands of FUZULI, JABRAYIL, ZANGILAN, GUBADLI, AGDAM, LACHIN, KALBAJAR and SHUSHA, and hundreds of towns and villages!



BAKU WHITE CITY

President Ilham Aliyev and First Lady Mehriban Aliyeva visited Gubadli and Zangilan districts.

December 23, 2020



BAKU WHITE CITY

President Ilham Aliyev attended opening of Military Trophy Park.

April 12, 2021



BAKU WHITE CITY

President Ilham Aliyev and First Lady Mehriban Aliyeva laid the foundation stone for the Patriotic War Memorial Complex and the Museum of Victory

September 27, 2021


Vətən müharibəsi memorial kompleksinin
və Zəfər muzeyinin təməli
Azərbaycan Respublikasının Prezidenti
cənab İlham Əliyev tərəfindən
27 sentyabr 2021-ci il tarixində qoyulmuşdur.

BAKU WHITE CITY

President Ilham Aliyev attended the ceremony to lay foundation stone for the restoration of Aghdam city

May 28, 2021


AĞDAM
QARABAĞ
AĞDAM ŞƏHƏRİ

BAKU WHITE CITY









BAKU WHITE CITY

Aghdam City Masterplan



Aghdam City Masterplan



Aghdam Pavilion

Aghdam City Masterplan



Located some 250 km west of Baku, the city of Aghdam serves as the historical capital of the Aghdam District within Azerbaijan. The city has a rich history, with influences dating as far back as the Parnithian, Seleucid and Roman Empires. The city itself was established in the early 19th century, growing and expanding during the Imperial Russian and Soviet era, culminating in a city with a population of some 40,000 in the early 1990s. Following the First Karabakh War and Armenian occupation that began in the 1990's the Aghdam district was entirely ruined, prompting world community to refer to it as the 'Hiroshima of the Caucasus'.

As part of the peace agreement that ended the Second Karabkah War the City and its surrounding district were returned to Azerbaijani control on 20 November 2020; allowing for mass reconstruction and resettlement programmes to begin, while restoring the surrounding agricultural lands to their former prominence.

Client
State Committee on Urban Planning and Architecture of the Republic of Azerbaijan

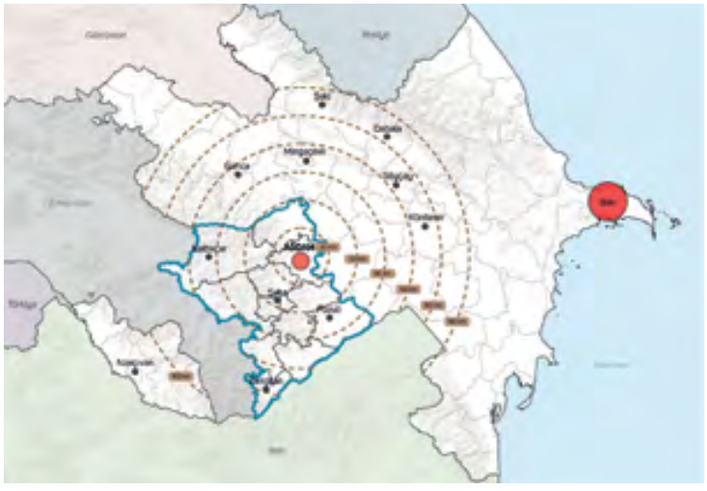
Design Consultants
ADEC Azerbaijan Development Company, ATKINS Engineering

Highways
ATKINS Engineering

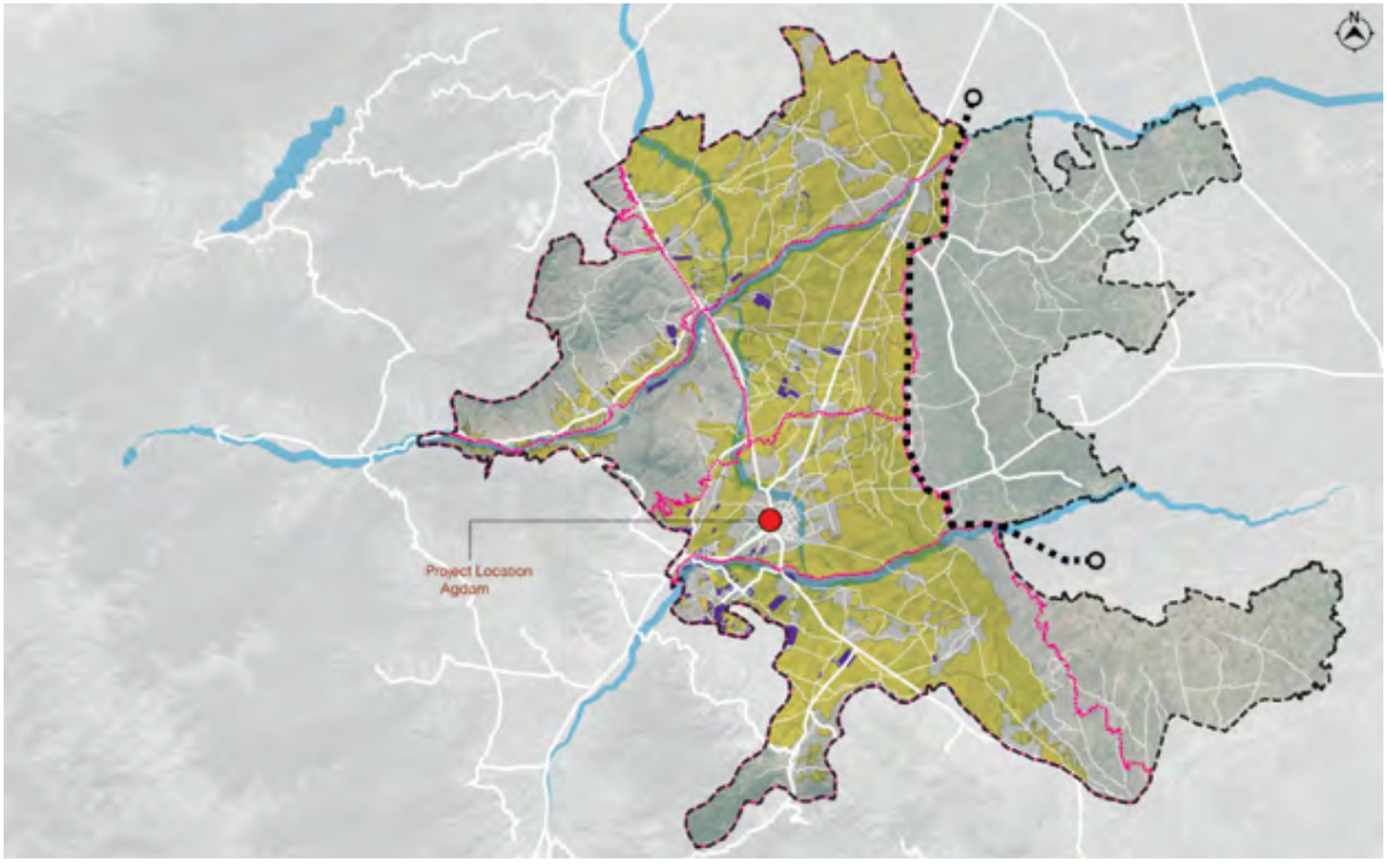
Infrastructure
AzerSu, AzerIshiq, AzeriQaz, AAYDA

Project area
1750 Hectares

Project figures
- 8,700 mln sqm Gross Floor Area
- 25,000 Residential Units and Private Houses
- 100,000 Residents
- 79 km of Cycling Lanes
- 5 Lines of Fully Electrified Bus System





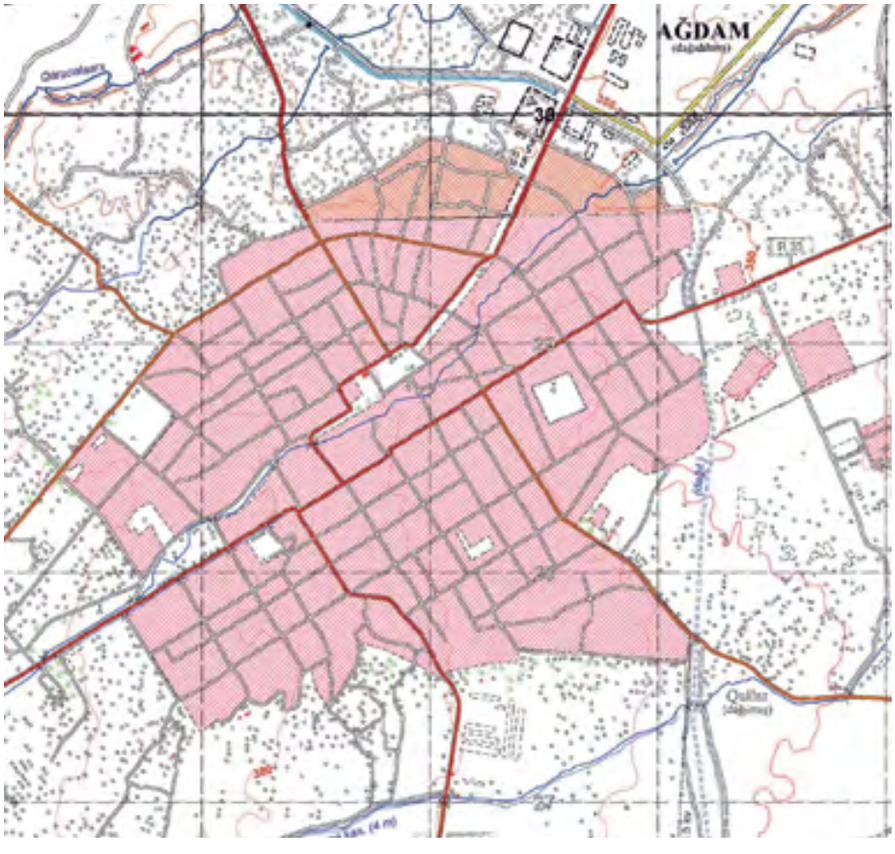


The city of Aghdam lies within - and is the historic capital of - the Aghdam District, which is itself located in the Karabakh Region of South Western Azerbaijan, some 250km from the national capital Baku, and nestled between the Karabakh Highlands and the Karabakh Steppe; two landforms known for their stunning visual and natural beauty. The region is typified by a variety of landscapes, featuring lowlands, forested areas and mountainous and hilly areas.

The restoration of Aghdam is underpinned by core principles which guide the development of key urban design, environmental, open space and mobility elements of the master plan. To develop these principles, design team have looked to the United Nations Sustainable Development Goals (SDGs), so as to position the city Aghdam as a new paradigm for urban development in Azerbaijan, by ensuring that the restoration is carried out in a way that ensures the resulting city is smart, sensitive and sustainable.

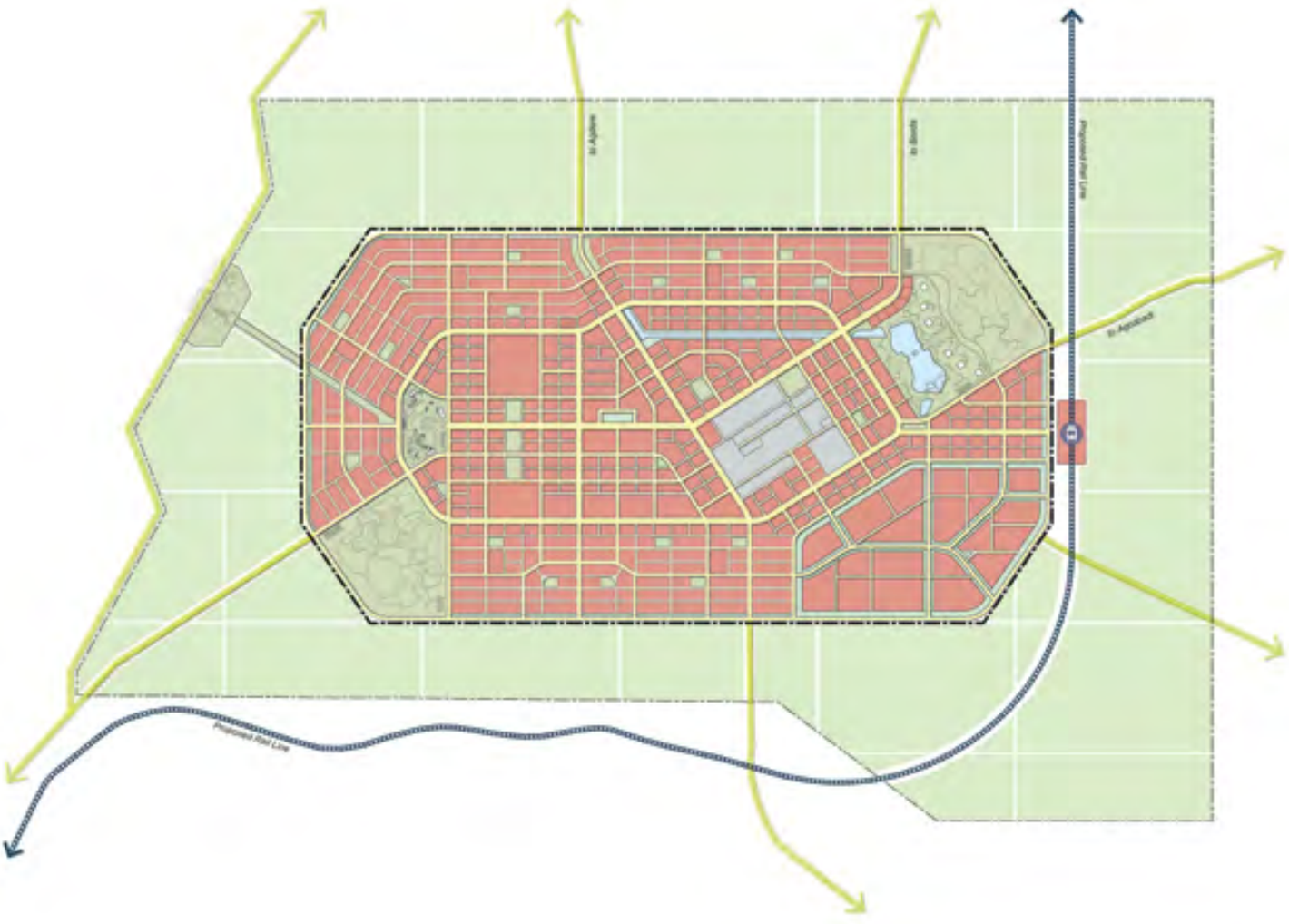
Aghdam City Latest Masterplans 1977 and 80's





Founded in 1747, the city of Aghdam quickly became a regional hub for economic, social and cultural activity. At it's height, the city hosted food manufacturing industries, schools, sporting grounds, hotels and numerous green spaces all set within a low-rise and simple urban fabric. Key assets and destinations within the city included the local bread museum, and a popular, iconic tea-house and many others.

Prior to the outbreak of the First Nagorno-Karabkah War, the city had a population shy of 37,000 people. However, following the war and during the Armenian occupation, the city was depopulated, falling within in a militarised buffer zone, leading the city to decay rapidly.



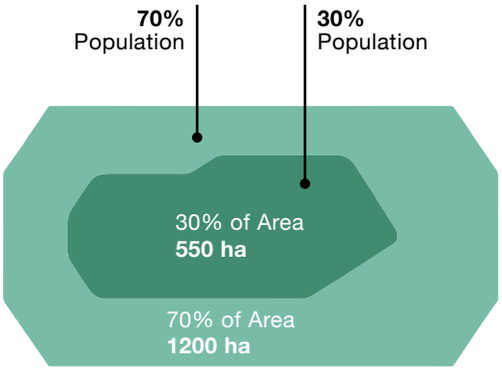
GROSS FLOOR AREA RATIO (FAR)

Gross floor area ratio (1750 ha) - 0,50

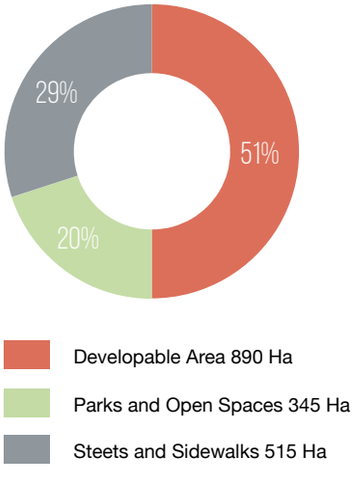
Downtown FAR

Gross floor area ratio, 3-4 storey (550 ha) - 0,85

Gross floor area ratio, 5-6 storey (550 ha) - 1,00



LANDUSE

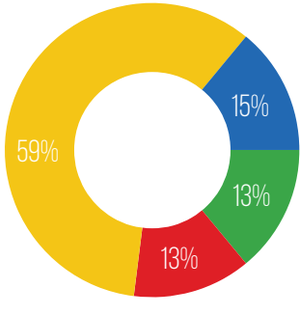




LANDUSE

- 1-2 storey private houses
- 3-4 storey residential blocks
- 3-4 storey canalside residences
- 5-6 storey residential blocks
- 9-16 storey residential towes
- 1-2 storey commercial buildings
- Parks and open spaces
- Water canal and lake

DEVELOPMENT FLOORMIX



- Office and Administrative 1,165,000 m² (GFA)
- Retail and Commercial 1,103,000 m² (GFA)
- Residential 5,163,000 m² (GFA)
- Industrial 1,275,000 m² (GFA)

Total GFA - 8,706,000 m²

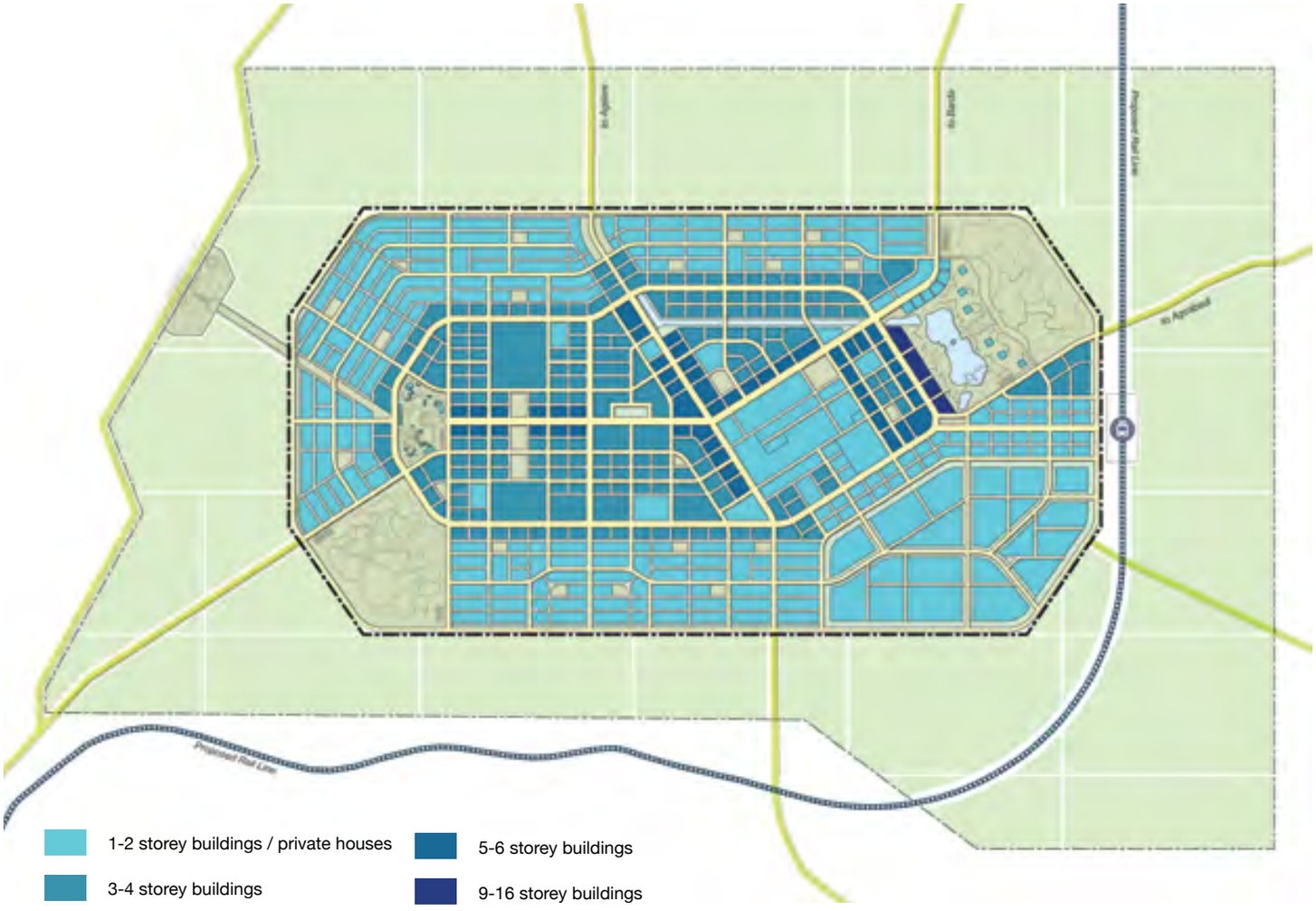
1,750
PRIVATE HOUSES

23,250
RESIDENTIAL UNITS

100,000
POPULATION




ZAHA
PARIS



BUILDING TYPOLOGY

The development of the Aghdam City Master Plan has identified 6 varied building typologies. These typologies are differentiated and defined by key factors like GFA, FAR, building height and population densities. The 6 key building typologies are enlisted as below - 01. Estate housing (1 to 2 stories) 02. Mixed use Apartments (3 to 4 stories) 03. Mixed use Apartments (5 to 6 stories) 04. Canal View Apartments (3 to 4 stories) 05. Residential Towers (16 to 20 stories) 06. Commercial (1 to 2 Stories) These six key typologies are further categorised into various building architecture styles. The building architecture style respects the adjacent land uses and the character district it falls under. This section showcases the GFA, FAR, building volume study and other essential building parameters for the six key typologies. It also includes architecture character references for different building types.

The following four categories were identified which define low, medium and high intensity building heights respectively: Low Rise: No taller than two storeys, this category largely applies to the residential units distributed at the periphery of the city as villa typologies. Medium Rise A: Serving as the intermediate height category across the city center, buildings of this height are no taller than four storeys and located within the central loop road in the heart of the city. Medium Rise B: No taller than 6 storeys, these buildings define the historic core of the city and front the major axis roads that run through the city center. Tall: Buildings within this category are 15 storeys tall and located adjacent to the Forest Park, to ensure and leverage sweeping views over the park and the wider landscape and to maximise economic returns on the residential units.















SOCIAL INFRASTRUCTURE

1 Schools
2 Hosptitals
3 Social Sevices
4 Mosques
5 University Quarter
6 Administrative
7 Sport and Recreation
8 Parks and Open Spaces
9 City Square
10 Panahali Khan Imarat Palace
11 Occupation Museum
12 Transport Hub
13 Industrial Zone
14 Water Canal and Lake





The vision for Aghdam was to re-develop the city in a way that ensures the city becomes a smart, sensitive and sustainable city which locals, and all of Azerbaijan can celebrate.

At full build-out, the city of Aghdam will have an area of 1750 ha and host a population of 100,000 people and the associated industrial, agricultural and public services which the city was formerly known for in a modern day urban environment. To ensure the history of the city is honored, the urban core will be retained as an open-air museum and the historic urban form and street grid.



EDUCATIONAL SERVICES

A total of 15 schools have been provided, corresponding to one school per district. This allocation has been developed with respect for a 500m walking catchment in res-idential areas. Schools in the central area are placed along the transit Loop, and schools in the periphery districts are placed along the secondary/phase two bus route so as to encourage the use of public transport amongst students.

19Ha has been allocated for a university located along the transit loop; with connections to the Aghdam Stadium via the linear park.

13 No's of schools with kindergartens with a capacity of 1250-1400 pupils are considered in Aghdam Masterplan.

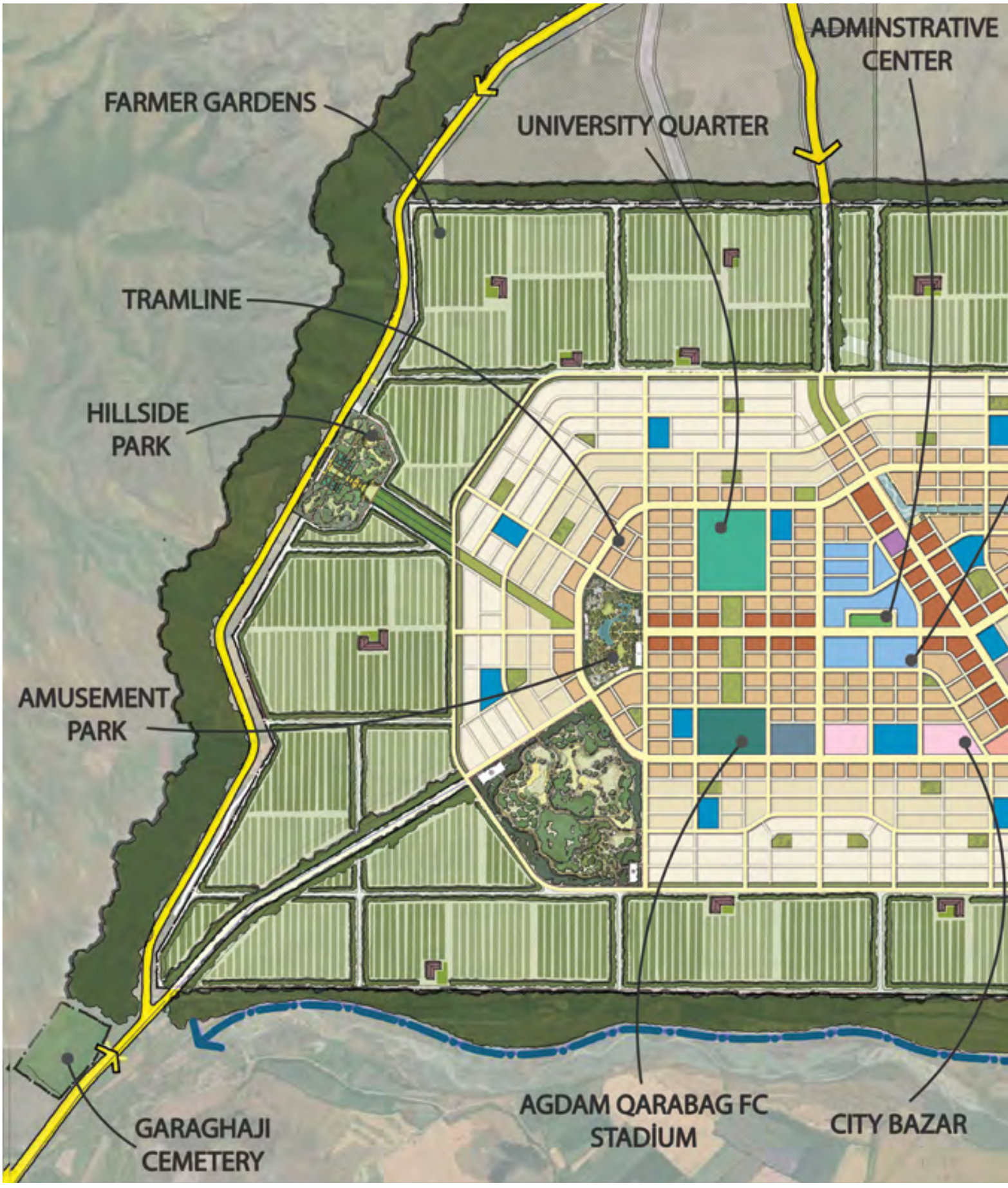
Schools and kindergartens are located within proximity of 500 meters.

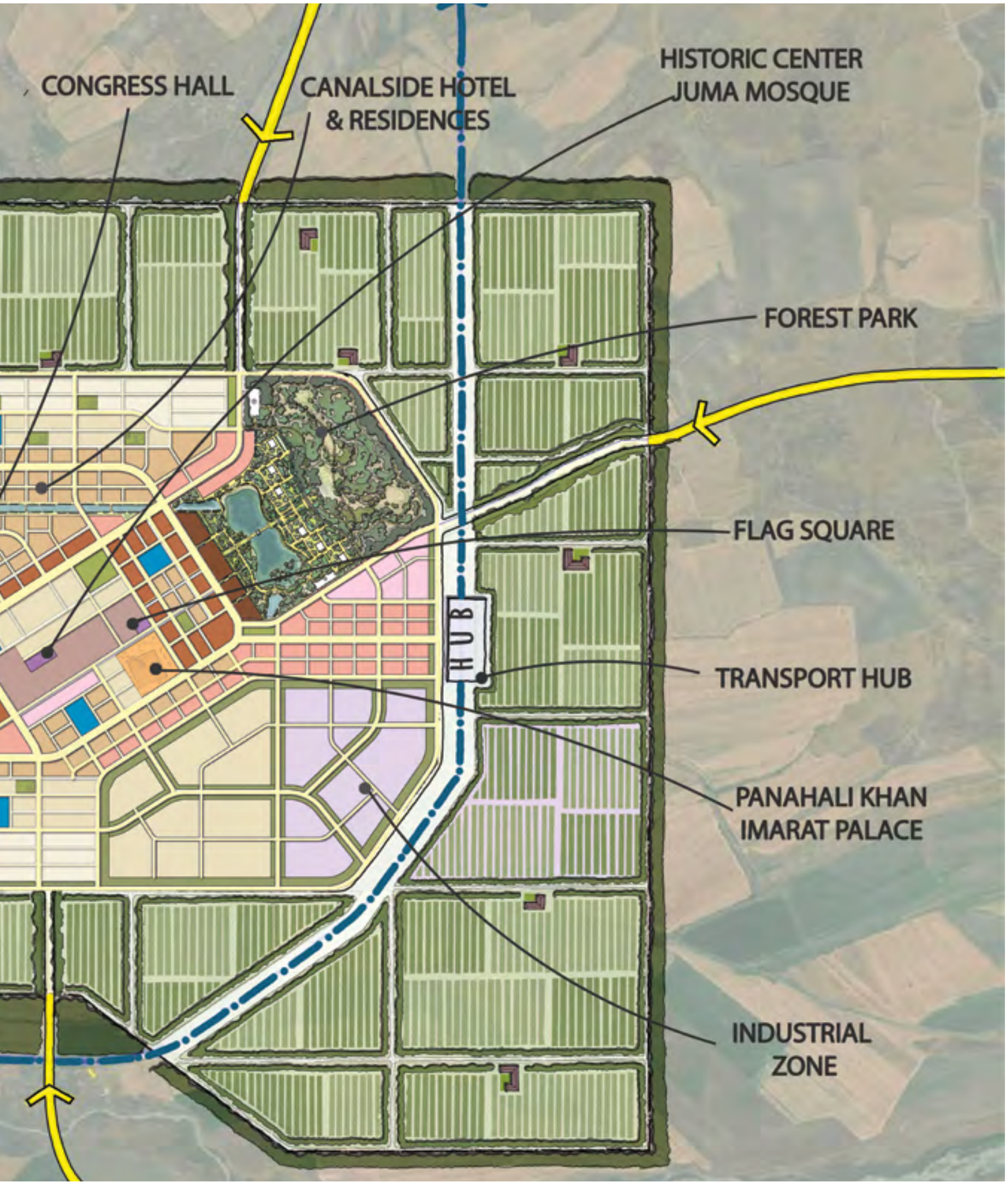
According to local requirements schools demand is defined as 180 pupils per 1000 people of population.





Aghdam City Ilustrative Masterplan




CONGRESS HALL
CANALSIDE HOTEL
& RESIDENCES
HISTORIC CENTER
JUMA MOSQUE
FOREST PARK
FLAG SQUARE
HUB
TRANSPORT HUB
PANAHALI KHAN
IMARAT PALACE
INDUSTRIAL
ZONE



FULLY ELECTRIFIED PUBLIC TRANSPORT NETWORK

- Transport Hub
- Red Line
- Green Line
- Blue Line
- Route 1 (Phase 2)
- Route 2 (Phase 2)
- 350 meters catchment
- 500 meters catchment









The Transportation vision statement for Aghdam is to create a smart and sustainability city which gives greater priority to walking, cycling and public transport. Travel shall be promoted through an integrated, socially inclusive and environmental friendly transport offering; without depending on privately owned vehicles. Attractive choices will be provided for Aghdam's residents through innovative mobility options while centering sustainability in all proposals.

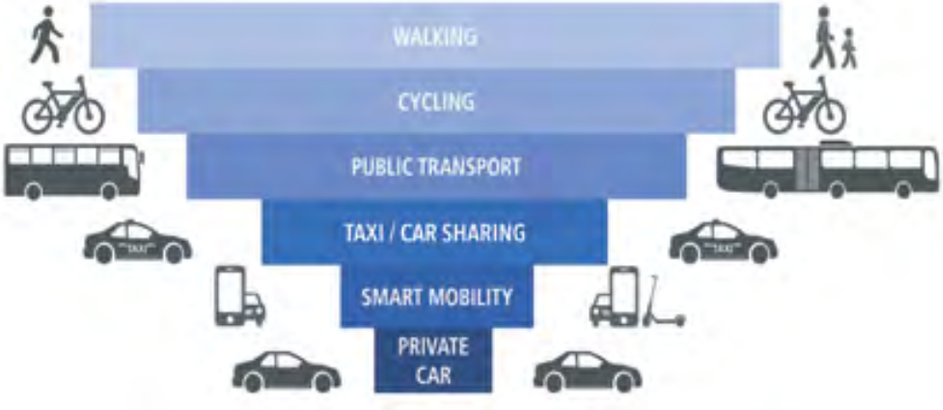
As part of the public transport strategy for Aghdam, an efficient and convenient Bus Rapid Transit (BRT) system is proposed. BRT is a high quality bus-based transit system that delivers fast, comfortable, and cost-effective services at light rail capacities. It does this through the provision of dedicated lanes, with busways and iconic stations typically aligned to the edge of the road, off-board fare collection, and fast and frequent operations. It is much more reliable, convenient and faster than regular bus services. With the right features, BRT is able to avoid the causes of delay that typically slow regular bus services, such as being stuck in traffic and queuing to pay on board.

The transport strategy for Aghdam is made of the following key sub-strategies:

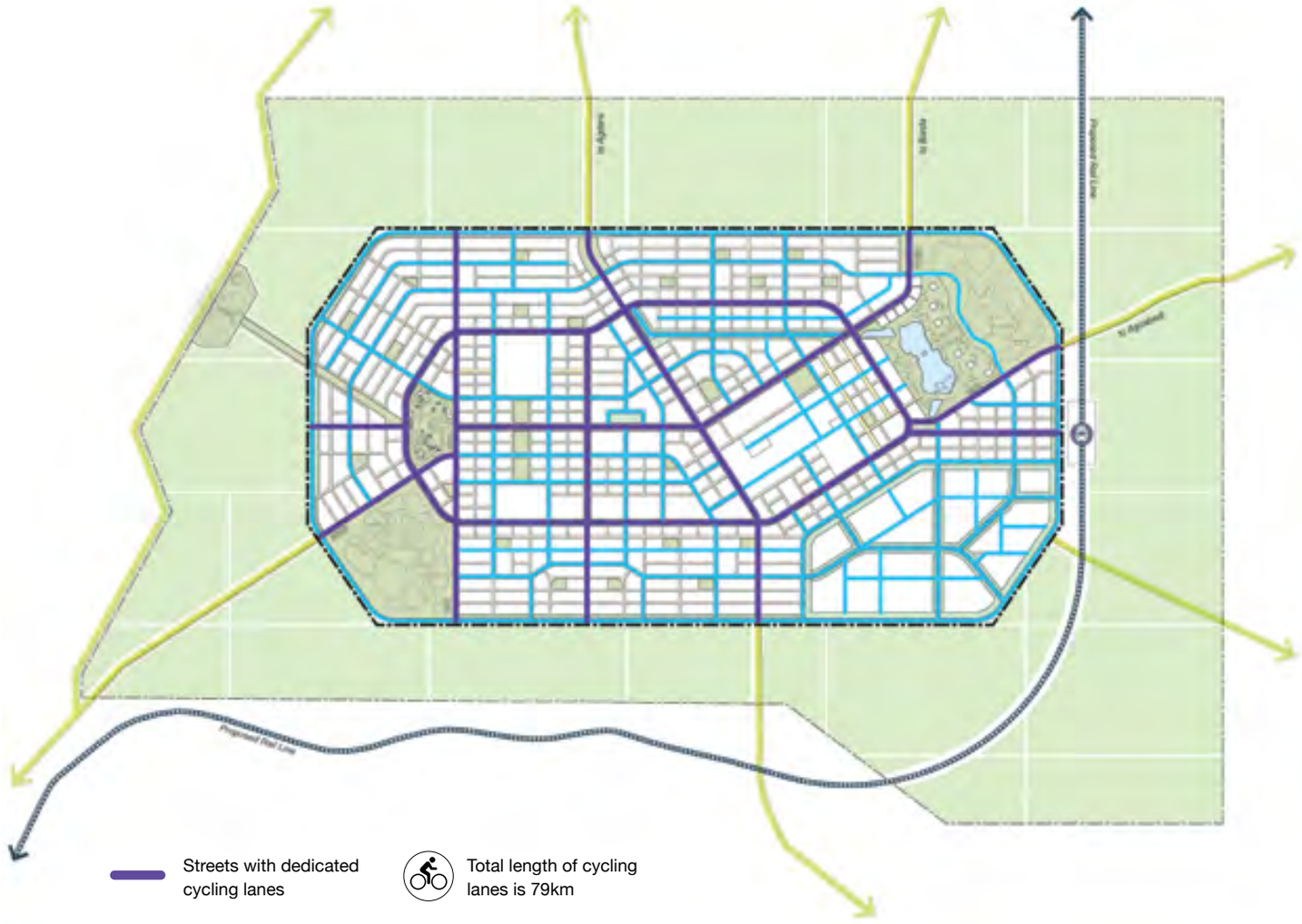
- Pedestrian and Cycling Strategy
- Public Transportation Strategy
- SMART Mobility Strategy
- Travel Demand Management
- Efficient Internal Road Network
- Strategic Road Connectivity
- Parking Strategy



SUSTAINABLE TRANSPORT STRATEGY



Aghdam is aligned with the United Nations Sustainable Development Goals and will be developed as a liveable city with smart and sustainable mobility at its core. Sustainable transport is based on three pillars which are environmental, social, and economic sustainability. It provides an equitable solution to every layer of society by consciously weighing the environmental, social, and economic impacts against increased mobility.





Mode choice analysis is the third step in the conventional four-step transportation model, following trip generation and trip distribution. Considering Aghdam's vision to reduce the need for private car travel and to encourage public transport, walking and cycling as a sustainable mode of travel, mode split targets have been established based on the benchmark exercise carried out for sustainable cities in Europe. Figure 5-18 illustrates the mode choice targets considered for Aghdam City based on sustainable objectives.







Perspective aerial view of Aghdam city from South-West



Aghdam city Masterplan Sketch. 21.01.2021



Small hotels with 10-50 hectares farmer gardens proposed as part of agricultural tourism program



Lavender oil production in gardens proposed on outskirts of Aghdam city



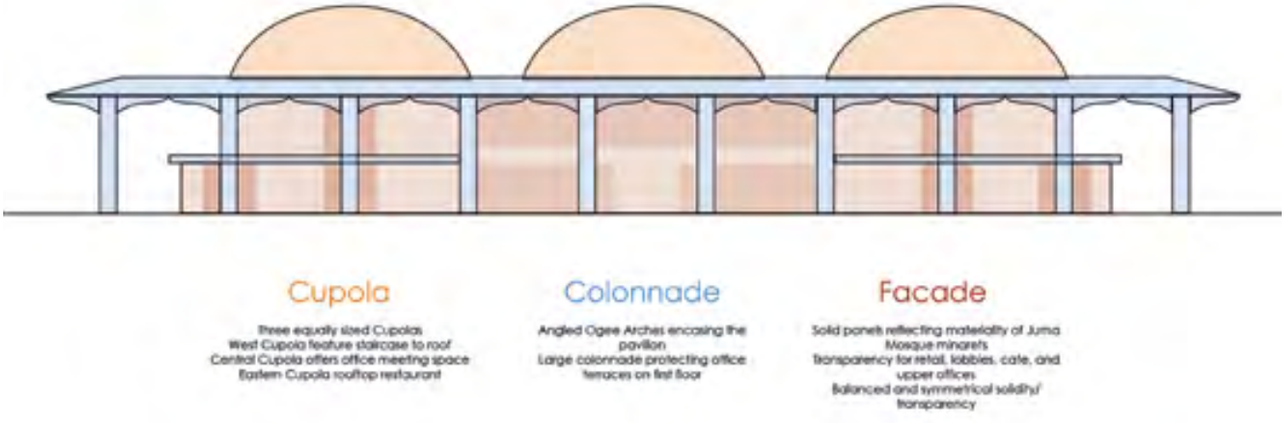
Bronze age Aghdam city Garaghaji cemetery, completely destroyed by Armenian occupants





Aghdam Pavilion





Client
ADEC Azerbaijan Development Company

Building area
GBA 9.000m² / GLA 6.000m²

Design Advisor
Gensler

Architectural Advisor
TBA

Structural Engineer
TBA

MEP
TBA

Building site
20.300m²

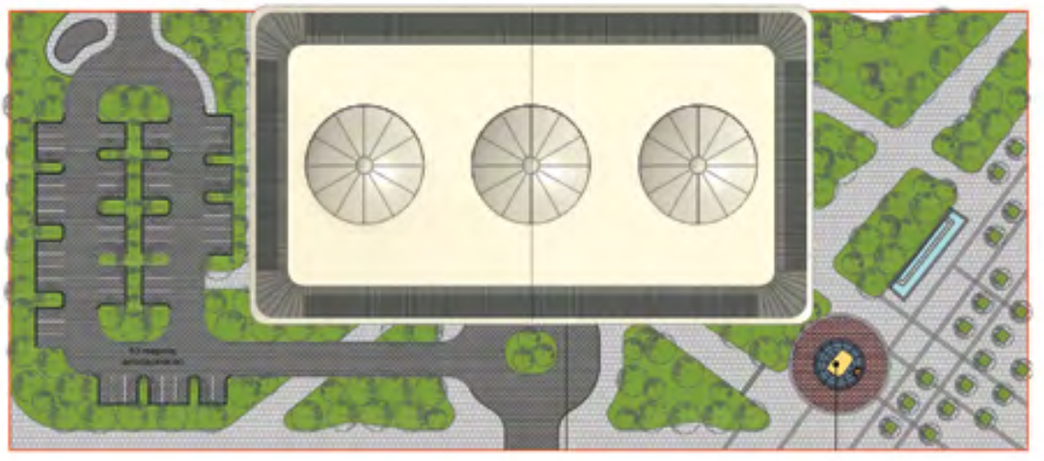


Aghdam Pavilion is to be one of the first buildings to be constructed in the city of Aghdam. The Pavilion to be a symbol of rebirth for the city of Ağdam. A building that is hightech, hyper-modern, and most importantly, respectful of the architectural history of the city.

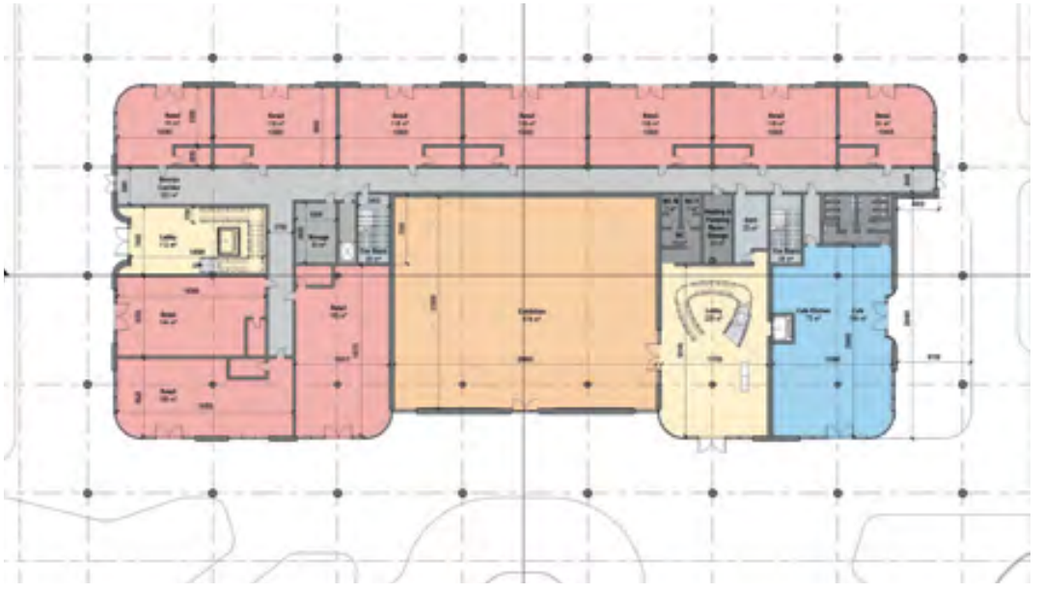
The Pavilion is designed to accommodate a city model exhibition showroom, offices with split tenancy, two office lobbies, café and memorial monument on site.

The architectural language of the context and precedents drives the design form and materiality:

- The vernacular form of the Arch
- Cupola and Domed buildings
- Natural stone construction methods



SITE PLAN



LEVEL 1

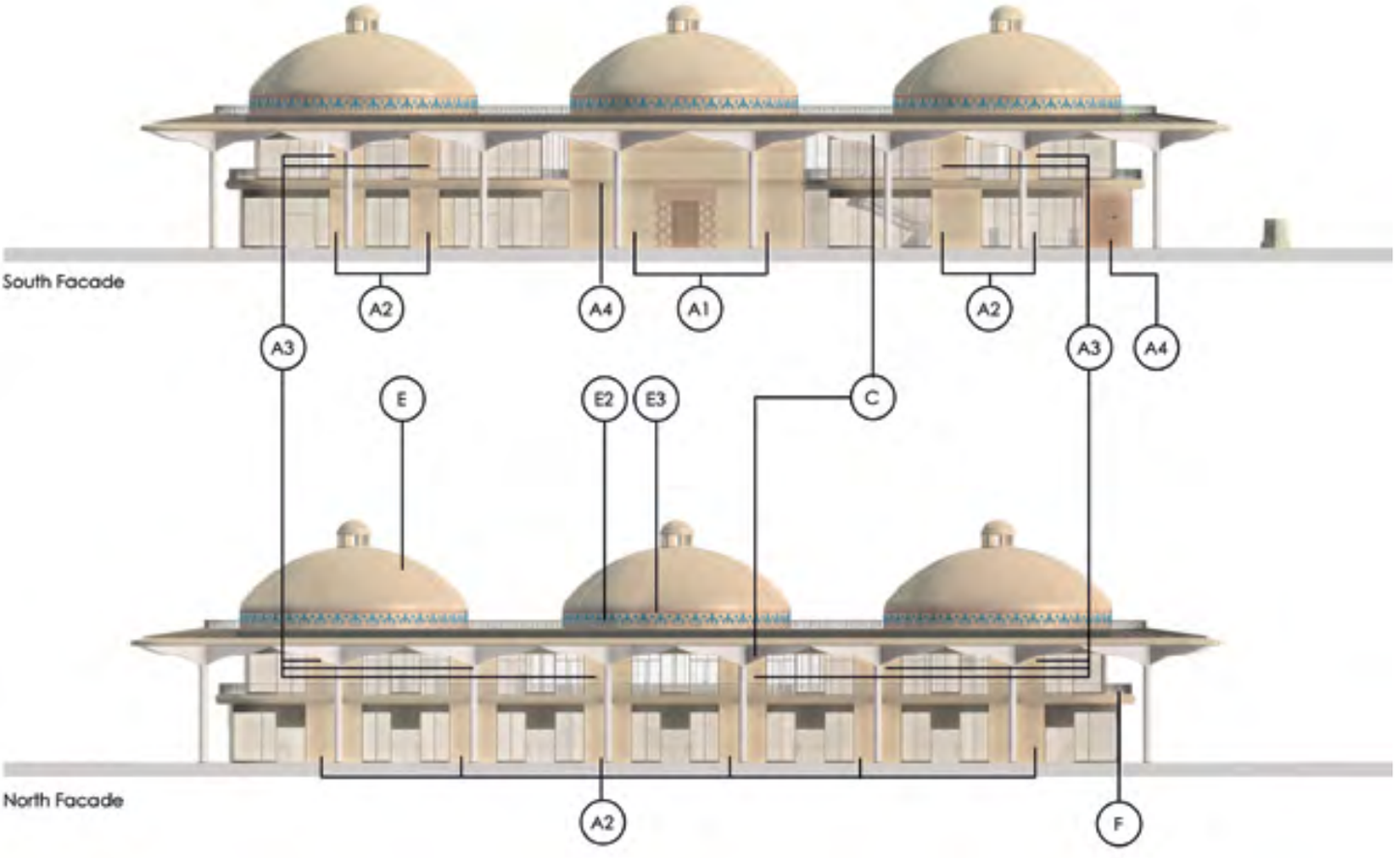


LEVEL 2

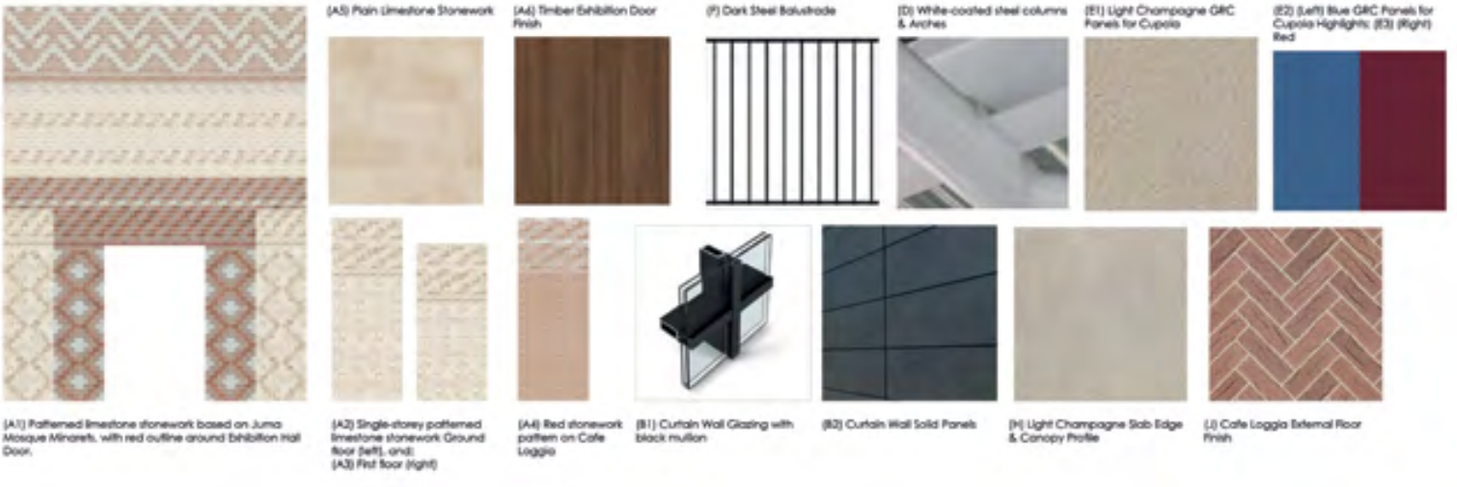




Elevations



Materiality







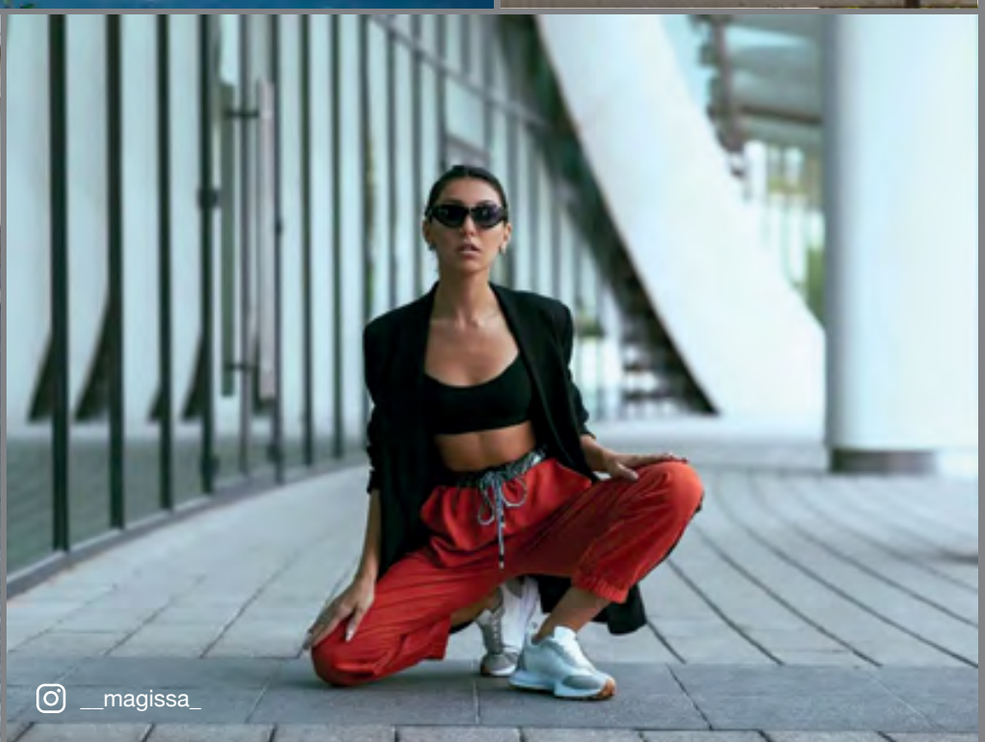
Lifestyle

From primary school, variety of F&B, gym, nurseries to an array of shops and amenities are all in the pipeline of Baku White City residents.










pilates_yana_instruktor

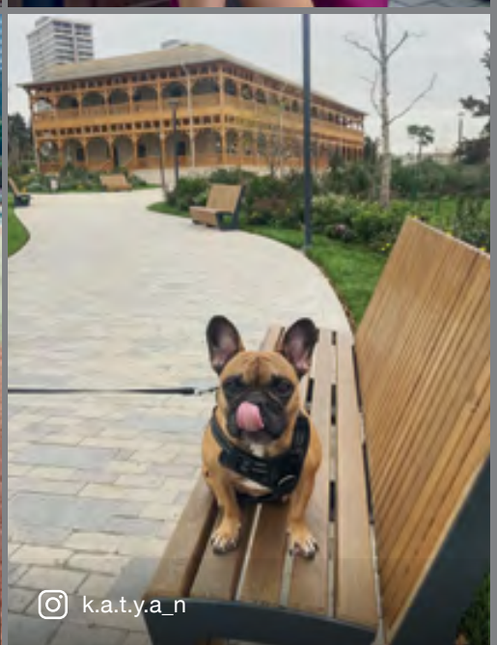

realestateross


orkhanaslanov


ahgunel


elxeyrulla


_baby_rafael_


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tofiq_alakbarov


yasin_burjaly


aina_wedding_room


orkhanaslanov


rplonka


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muradhatemlli


leyline.az


aina_wedding_room


orkhanaslanov


BAKI AĞ ŞƏHƏR
orkhanaslanov


aynurtalibli


youcoffeebaku


ahgunel




sabdullayev


jeonelvira


aqil.h6


bakuwhitecityproject


bakuwhitecityproject


sahlasadiko


ewheelrider


TELEPHONE
orkhanaslanov



ATKINS

ATKINS (UK) specialises in architectural and engineering designs. The company has created and carried into life a string of remarkable projects in 200 countries world-wide since its inception way back in 1938. The most famous project of ATKINS, Burj-Al-Arab, is the tallest hotel in the world built on water; it has been entered into the Guinness Book of Records.



Foster + Partners

Norman Foster is the founder and head of the company “Foster + Partners”. Founded in 1967, the company has the worldwide practice with workshops in more than 20 countries. Baron Foster won international recognition for his diverse projects including the re-construction of Der Reichstag in Berlin, the Bank of Hong Kong, the building of Kommerzbank in Frankfurt and Sainsbury Centre for Visual Arts in Norridge. The company has been decorated with more than 400 awards and certificates for excellence and has won more than 65 international and national competitions.



F+A ARCHITECTS

The American architectural bureau “F+A Architects” established in 1973 joined the ranks of leaders by creating retail trade facilities in vacant areas as well as by re-constructing and reviving the underdeveloped trade enterprise placement regions. F+A Architects are known also for their commercial facility designs.



DLR Group

DLR Group is an integrated design firm providing architecture, engineering, planning, interior design, and sustainable consulting throughout USA and China. Founded in 1966 DLR Group has designed many constructions such as Morrison Stadium in Nebraska, Edward Roybal Learning Center in California, Overland Park Convention Center in Kansas and others.



UNSTUDIO

UN Studio is an experimental architecture bureau. The architects of the Studio do not limit their imagination while changing the design of the space. Architect Ben von Berkel and arts critic Caroline Bos based the Dutch architecture studio in 1988. The company specializes in architectural, infrastructure projects and urban planning projects. Studio based in Amsterdam, based offices also in Shanghai and Hong Kong.

Partners



CALLISONRTKL

RTKL was founded in 1946. Callison is a global architecture firm established in 1975. Merged in 2015, Callison RTKL has become a global architectural planning and design firm, and today it has offices around the world.

Projects developed by RTKL include Ebay, located in Salt Lake City, Utah and the Hilton Baltimore in Maryland. The City Crossing complex received the highest award of five stars in the “Multifunctional development” category at the Asia Pacific Property Awards 2011 for showing outstanding successes in environmental protection, architectural merit, design and success of commercial development. RTKL also won the Special Award of Excellence and the Gold Nugget Award at the Pacific Coast Builders Conference in 2009.



Gensler

Gensler is a global architecture, design, and planning firm with 52 locations across Asia, Europe, Australia, the Middle East, and the Americas. Founded in 1965, the firm serves as trusted advisors to 3,500 active clients in virtually every industry. Guided by determined optimism, we believe the power of design can spark positive change and create a future that promotes equity, resilience, and wellbeing for everyone.



URAL
ENGINEERING INC.

URAL Engineering Co. Ltd. has over 25 years of experience in the engineering and construction fields with extensive design and consulting engineering background. The company works with leading Turkish, US and European design and consulting partners. URAL is a member of American Concrete Institute, American Society of Civil Engineers and International Code Council.



WSP

WSP Group is one of the world’s leading professional services companies providing transportation & infrastructure engineering services. It was founded in 1973 in the UK. Most notable projects of WSP Group are Hungerford Bridge in London, UK, The New York Times Building in New York City, USA, the Torre Mayor in Mexico City, Mexico and others.



Konstruktor MMC

Konstruktor MMC is engaged in detail planning of the buildings, and provides structural engineering solutions. The company operates in Azerbaijan and has become one of the leading structural and civil engineering companies in the local market.

World Architecture Festival

EUROPEAN PROPERTY AWARDS

mipim ASIA SUMMIT

COMPANY OF THE YEAR

AZERI BUSINESS AWARD

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM
BRE GLOBAL

ASIA PACIFIC PROPERTY AWARDS
DEVELOPMENT

AZERBAIJAN
RecExpo
REAL ESTATE

Cityscape

Baku White City Awards

Azeri Business Awards. ‘Best Contribution to the Development of Modern Architecture of the City’ category

Asia-Pacific Property Awards. Office building and Office architecture category

Company of the Year. ‘The business center of the year’ category

BREEAM sustainability assessment certification

World Architecture Festival. Participant

RecExpo Real Estate and Investment Exhibition. Participant

2011 Best Central & Western Asia Futura Projects. MIPIM Asia

2011 Winner of Best Masterplanning Award. CityScape Global

2014 Business Center of the Year. National Business Award

2014 Best Office Development Award. Asia Pacific Property Awards

















BAKU WHITE

The history of the world's oil production begins in Baku, Azerbaijan.

In the second half of the 19th and beginning of the 20th century Azerbaijan provided most of the world's oil production. Baku Black City has played a major role in the world oil industry for more than 100 years, performing such functions as oil storage, refining and transportation, at the same time inventing the most advanced oil industry related technologies.

Crude oil from the oilfields was coming to Baku Black City via the world's first oil pipeline. The first oil tanker was filled from the Black City storages. Double refinery, storage in oil tanks and other new technologies were also introduced over here. However, the glorious history of oil production in the Black City resulted in a severe ecological heritage.

With the initiation of Baku White City project, the industrial appearance of the Black City became a memory, giving way to harmony and comfort in the name of the Baku White City project, called upon to fulfill its new role as a modern center of Baku.

BAKU **WHITE CITY**

8 November avenue, 25
Baku, Azerbaijan

www.bakuwhitecity.com

9 789952 390742

