

An aerial photograph of a city landscape, likely Tashkent, showing a mix of urban development and agricultural fields. A large, semi-transparent masterplan overlay is centered on the image. The plan features a dense grid of streets, numerous green spaces (parks and trees), and a network of blue lines representing waterways or canals. The plan is more detailed and colorful (with greens and blues) than the underlying photograph, which is in a muted, brownish-grey tone. The text 'NEW TASHKENT DISTRICT 1 MASTERPLAN' is written in large, bold, white capital letters across the middle of the plan. Below it, in a smaller font, is the subtitle 'A NEW BENCHMARK FOR CENTRAL ASIA'.

NEW TASHKENT DISTRICT 1 MASTERPLAN

A NEW BENCHMARK FOR CENTRAL ASIA

SITE UNDERSTANDING

OVERVIEW

Site Location: Tashkent, Uzbekistan

Site Area: 25,258 hectares

Target Population Density: 100 ppl/ha

Target Population: 2.5 million



Site Area
25,258 Hectare (252,575,277 m²)
Existing Sites 31,342,764 m²

Land Area Breakdown



Development Land Take
131,339,144 m² (52%)



Infrastructures Land Take
50,515,055 m² (20%)



Open Space Land Take
58,092,314 m² (23%)



Future Development Land Take**
12,628,764 m² (5%)

* Target GFA includes existing development GFA (Phase 00)
** Future Development Land Take will be considered as part of the urban green parcel therefore total green space add up to 28% of the site

District 1 :



Target Total GFA *
194,483,000 m²
Residential 75,772,590 m² (30 m² per person)
Community 25,257,530 m² (10 m² per person)
Commercial 78,598,230 m²
Cultural 12,077,290 m²
Gov Centre 2,780,000 m²

Density Assumption



Plot Coverage
30%



Gross FAR
0.77



Target population
2,525,753 (100 pp / hectare)



Building Height Restrict
18 Storeys Max. (T7 District Only)



AREA SUMMARY

YONGI TOSHKENT Site Area:

25,118 ha

YONGI TOSHKENT Total GFA:

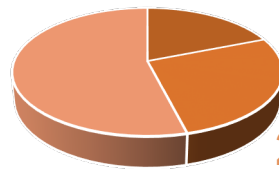
166,388,190 sqm

- Existing Development 6,346 ha
- Proposed Development 10,207 ha
- Open Space & Future Development 5,057 ha
- Infrastructure 3,507 ha

19% Infrastructure / utility



Proposed Development **54%**



27% Open Space



Population (100pp/ha) : 2,511,775

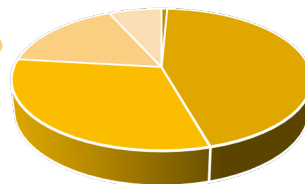
- Residential 74,448,040 sqm
- Commercial 51,862,700 sqm
- Community 27,285,760 sqm
- Cultural 11,184,680 sqm
- Government 1,209,710 sqm
- Transport & Utility 397,291 sqm



Culture **7%**

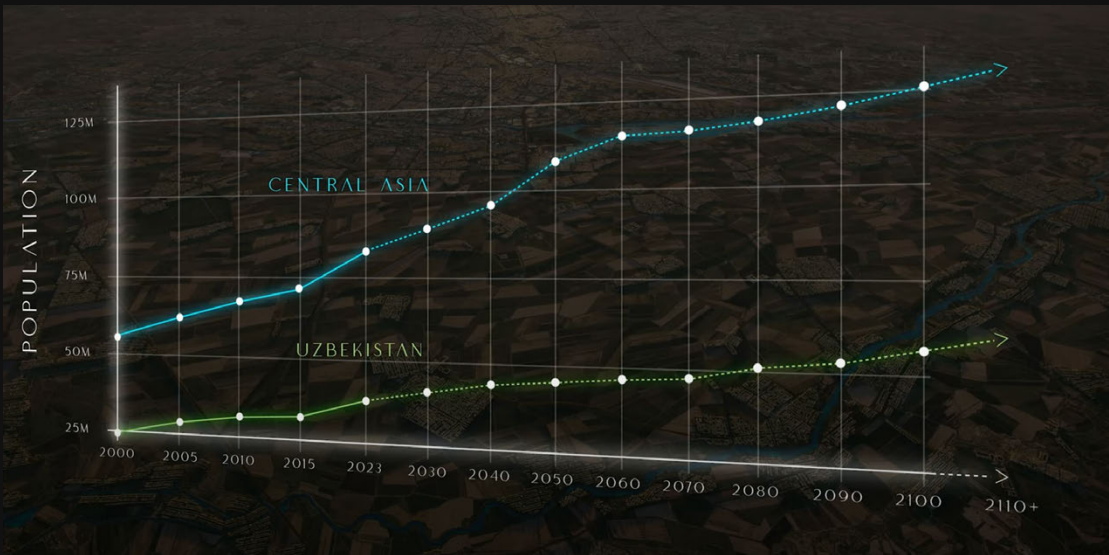
Community **16%**

Commercial **31%**

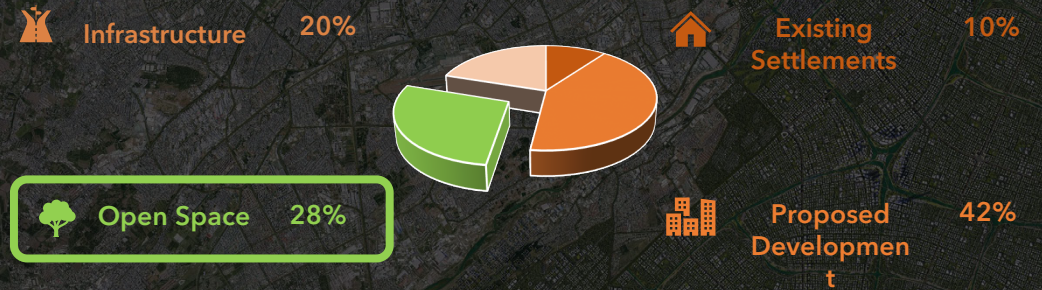


45% Residential

THE OBJECTIVE



KEY NUMBERS



RESPONDING TO NATURE



CONNECTING OLD AND NEW



CREATING 'MAHALLES' (NEIGHBOURHOODS)



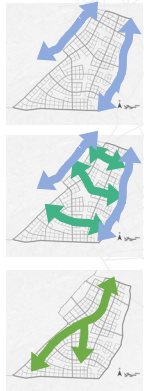
PHASING



GREEN STRATEGY PLAN

Legend

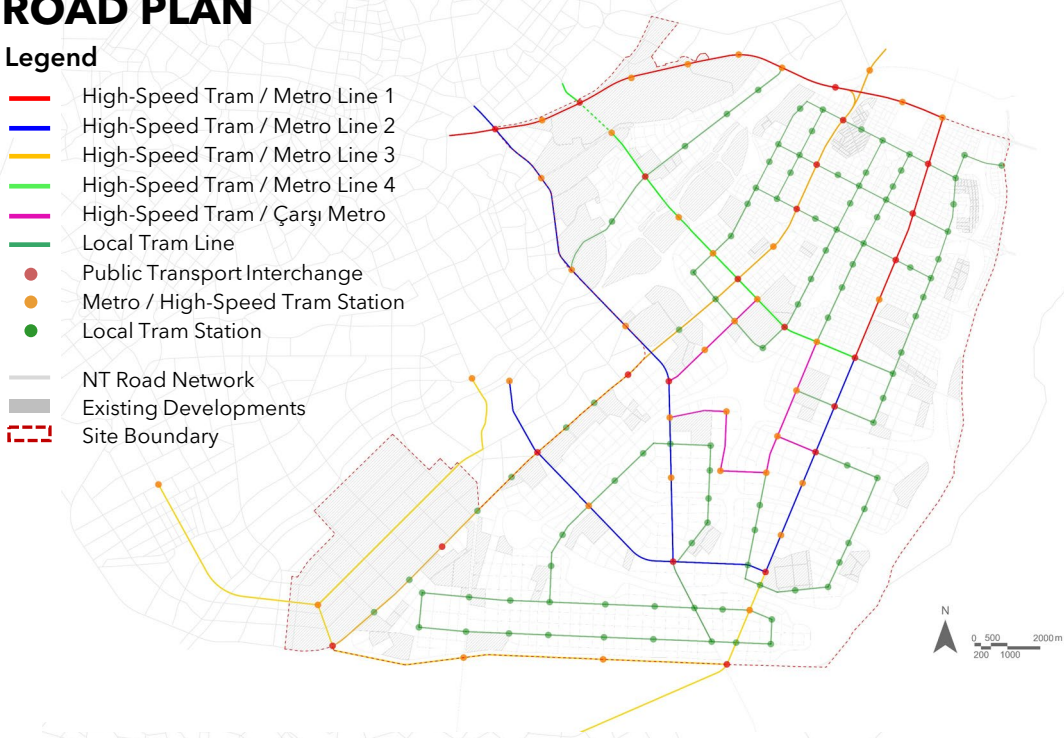
- Existing Developments
- Archaeological Sites
- The Connecting Park
- Rivers and Canals Network
- Site Boundary



ROAD PLAN

Legend

- High-Speed Tram / Metro Line 1
- High-Speed Tram / Metro Line 2
- High-Speed Tram / Metro Line 3
- High-Speed Tram / Metro Line 4
- High-Speed Tram / Çarşı Metro
- Local Tram Line
- Public Transport Interchange
- Metro / High-Speed Tram Station
- Local Tram Station
- NT Road Network
- Existing Developments
- Site Boundary

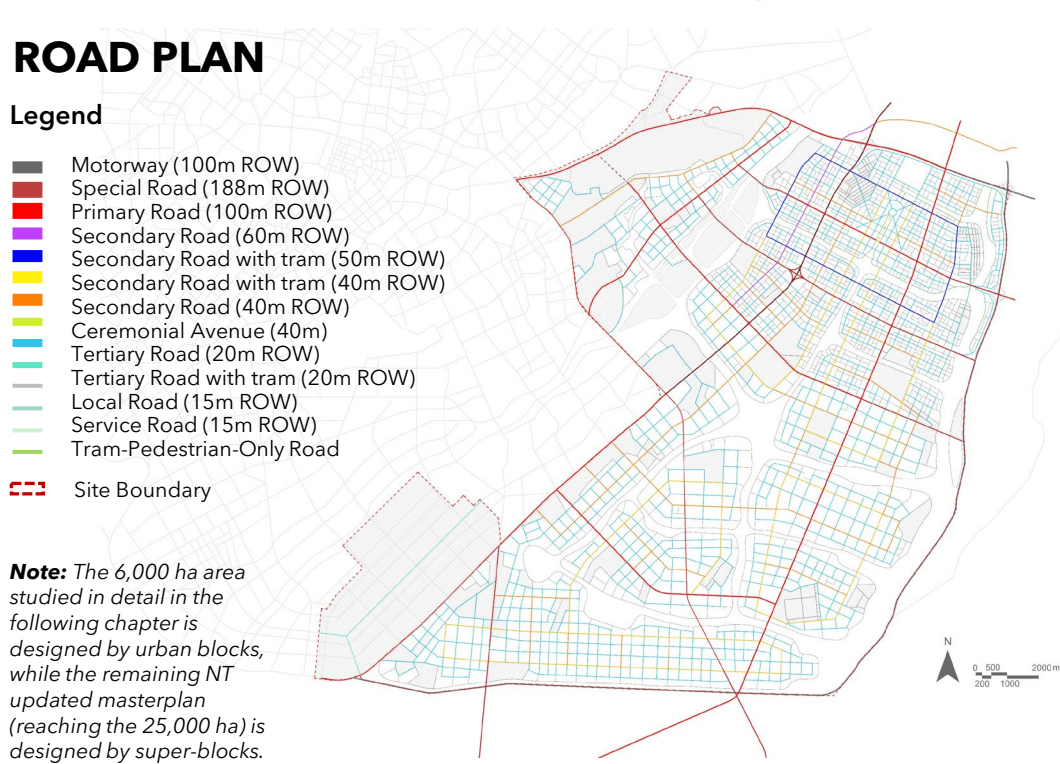


ROAD PLAN

Legend

- Motorway (100m ROW)
- Special Road (188m ROW)
- Primary Road (100m ROW)
- Secondary Road (60m ROW)
- Secondary Road with tram (50m ROW)
- Secondary Road with tram (40m ROW)
- Secondary Road (40m ROW)
- Ceremonial Avenue (40m)
- Tertiary Road (20m ROW)
- Tertiary Road with tram (20m ROW)
- Local Road (15m ROW)
- Service Road (15m ROW)
- Tram-Pedestrian-Only Road
- Site Boundary

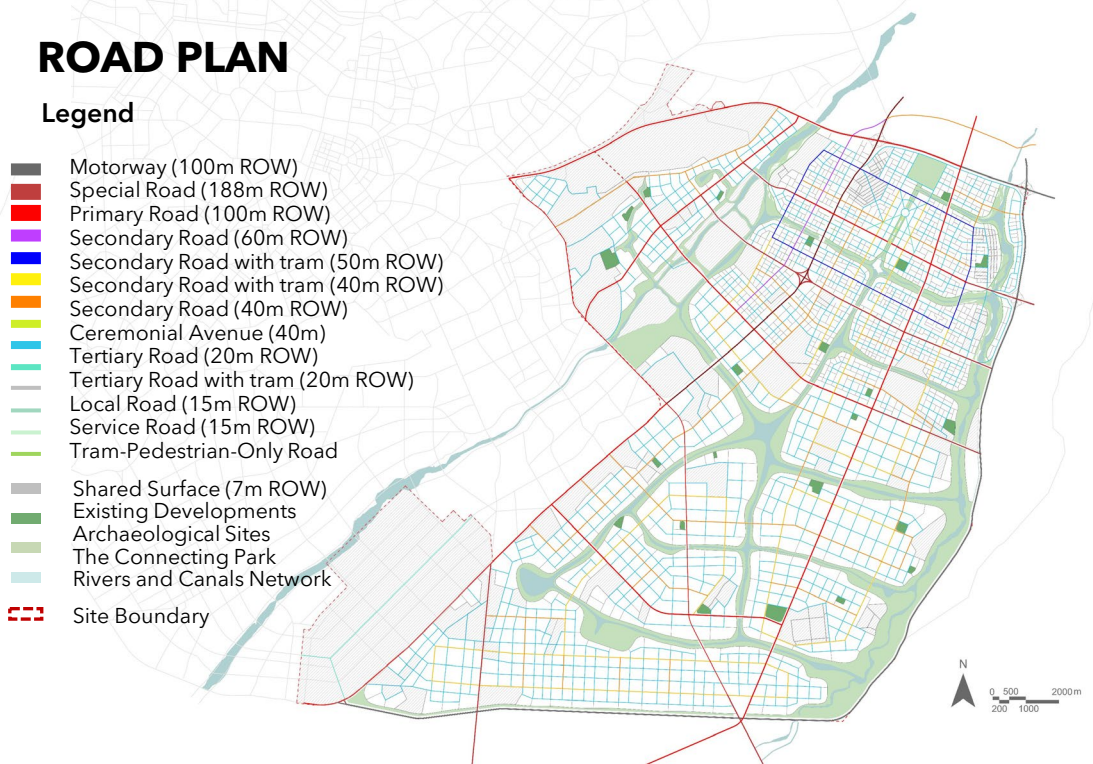
Note: The 6,000 ha area studied in detail in the following chapter is designed by urban blocks, while the remaining NT updated masterplan (reaching the 25,000 ha) is designed by super-blocks.



ROAD PLAN

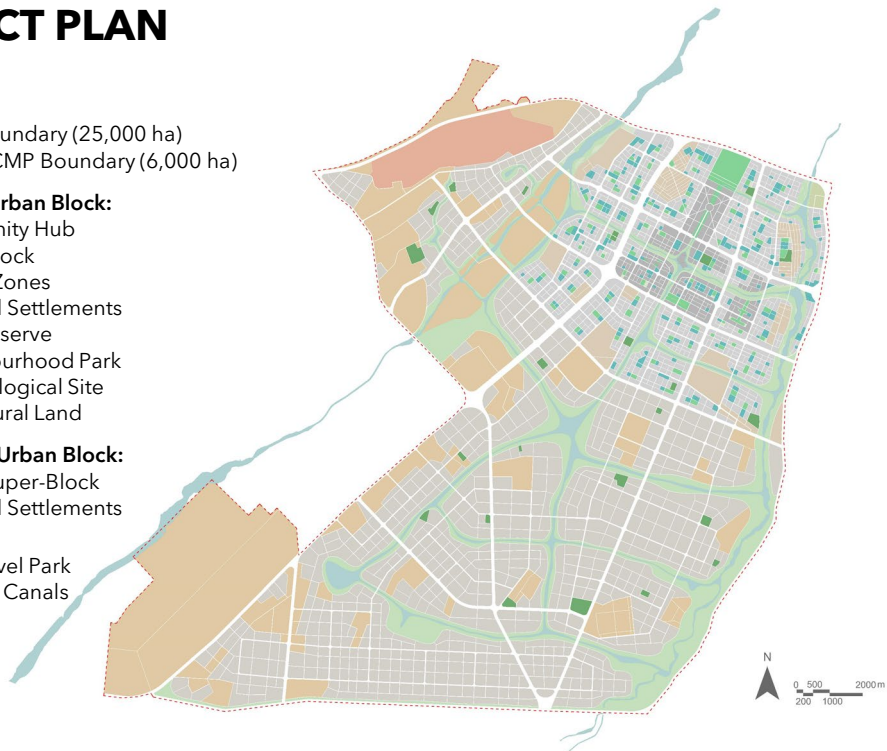
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- Tertiary Road (20m ROW)
- Tertiary Road with tram (20m ROW)
- Local Road (15m ROW)
- Service Road (15m ROW)
- Tram-Pedestrian-Only Road
- Shared Surface (7m ROW)
- Existing Developments
- Archaeological Sites
- The Connecting Park
- Rivers and Canals Network
- Site Boundary



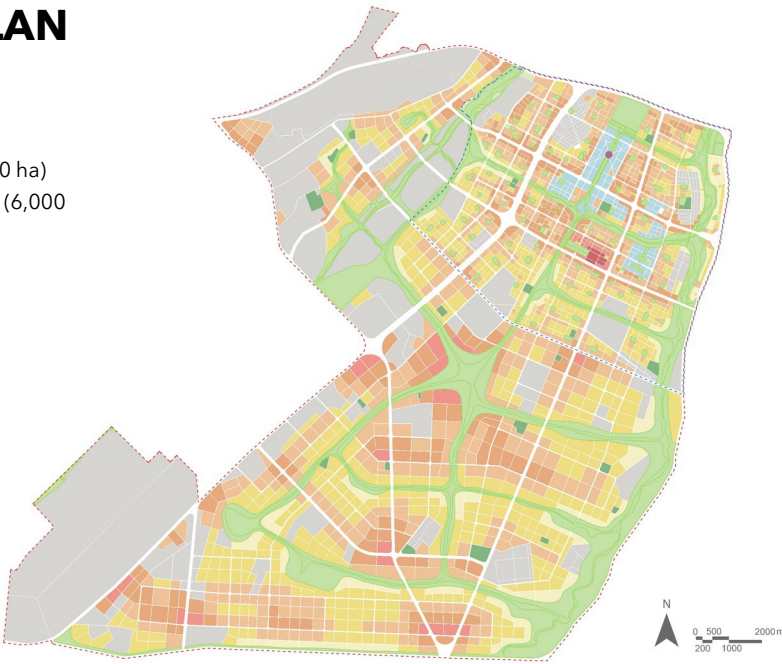
TRANSECT PLAN

- Legend**
- NT Site Boundary (25,000 ha)
 - District 1 CMP Boundary (6,000 ha)
 - D1 CMP Urban Block:**
 - Community Hub
 - Urban Block
 - Special Zones
 - Retained Settlements
 - Utility Reserve
 - Neighbourhood Park
 - Archaeological Site
 - Agricultural Land
 - NT Super-Urban Block:**
 - Urban Super-Block
 - Retained Settlements
 - District-Level Park
 - Rivers and Canals



TRANSECT PLAN

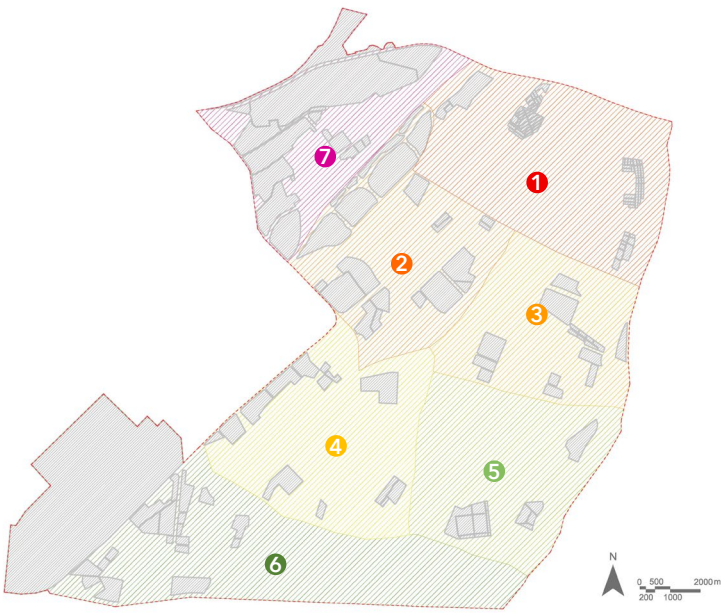
- Legend**
- NT Site Boundary (25,000 ha)
 - District 1 CMP Boundary (6,000 ha)
 - TS** Special Zones
 - T8** Unique
 - T7** Skyscraper
 - T6** Core
 - T5** Urban (higher FAR)
 - T5** Urban (lower FAR)
 - T5** Urban (industrial)
 - T4** Suburban
 - T3** Sparse
 - T3** Utility Reserve
 - T2** Open Space
 - T1** Protected
 - Retained Settlements



* Please, note that the transect distribution is subjective to change due to the Special Zones relocation.

DISTRICT PLAN

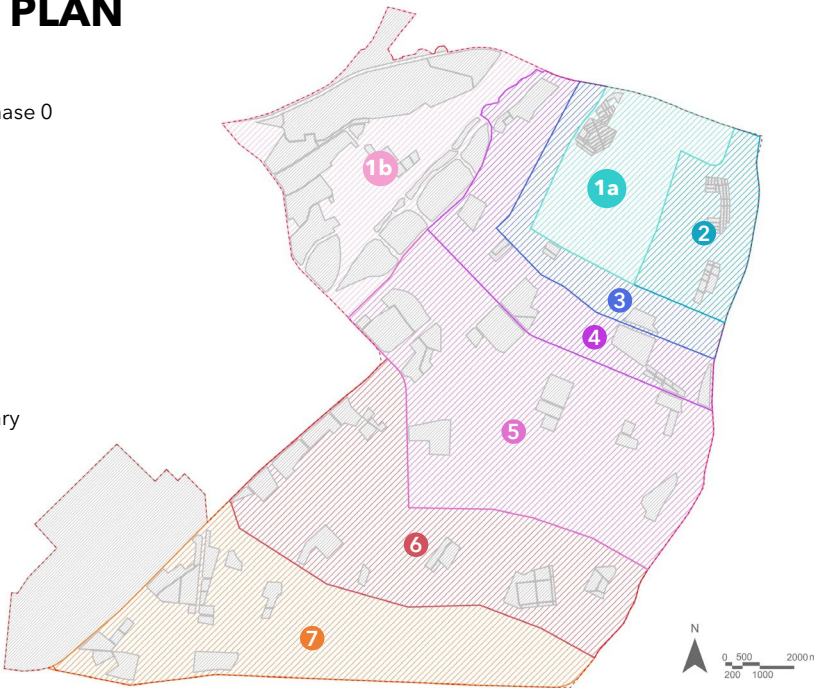
- Legend**
- District 1
 - District 2
 - District 3
 - District 4
 - District 5
 - District 6
 - District 7
 - Existing Developments
 - Site Boundary



Note: The 6,000 ha area studied in detail in the following chapter is designed by urban blocks, while the remaining NT updated masterplan (reaching the 25,000 ha) is designed by super-blocks.

PHASING PLAN

- Legend**
- Existing / Phase 0
 - Phase 1a
 - Phase 1b
 - Phase 2
 - Phase 3
 - Phase 4
 - Phase 5
 - Phase 6
 - Phase 7
 - Site Boundary



BLOCK PLAN



Legend

- Motorway (100m ROW)
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- Service Road (15m ROW)
- Tram-Pedestrian-Only Road
- Shared Surface (7m ROW)
- Service Road
- D1 CMP Boundary (6,000 ha)



Legend

- Community Hub
- Urban Block
- Special Zones
- Retained Settlements
- Utility Reserve
- District-Level Park
- Neighbourhood Park
- Archaeological Site
- Agricultural Land
- D1 CMP Boundary (6,000 ha)

BLOCK PLAN

- Protected Land (Archaeology)
 - Urban Park
 - District Park
 - Agriculture
- Residential :**
- Villa
 - Villa + Community
 - Twinhouse/Townhouse (TH)
 - TH + Community
 - TH + Retail
 - Apartment
 - Apt + Community
 - Apt + Retail
- Commercial :**
- Light Industry
 - High Tech / Bio Industry
 - Hotel Banque
 - Hotel + Culture
 - Hotel + Retail
 - Office
 - Office + Retail
 - Office + Apartment
 - Office + Hotel + Retail
 - Retail Stand Alone
 - Retail + Leisure
 - Retail + Culture
 - Retail + Community
- Community :**
- Community & Civic Facilities
 - Local Clinics (1200m coverage)
 - Schools (500m coverage)
 - Kindergarten (300m coverage)
- Hospital**
- Higher Education**
- Leisure & Wellness**
- Government**
- National Culture**
- Research & Development**
- Transport Infrastructure**
- Utility Stations**
- Utility Reserve**

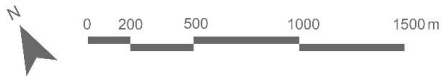


Legend

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- T3** Sparse
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- T2** Open Space
- T1** Protected
- D1 CMP Boundary (6,000 ha)

** Please, note that the land use distribution is subjective to change due to the Special Zones relocation.*

DETAILED MASTERPLAN



DETAILED MASTERPLAN

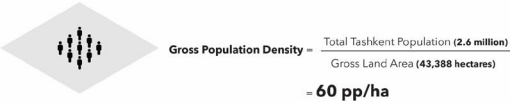


DENSITY STUDY



Gross Land Area* = **43,388** hectares

*The gross land area is the total surface area bounded by the existing Tashkent City.



Gross Land Area* = **13,135** hectares

*The gross land area is the total surface area bounded by the site of the Istanbul New City.



Gross Land Area* = **25,258** hectares

*The gross land area is the total surface area bounded by the New Tashkent City.



Development Land Area* = **5,982** hectares

*The development land area excludes the following:

- Road & Infrastructure
- Green Space & Water
- Existing Settlements
- Utility Plot Area



Gross Land Area* = **4,253** hectares

*The gross land area is the total surface area bounded by the site boundary of District 1.



Gross Land Area* = **4,700** hectares

*The gross land area is the total surface area bounded by the site boundary of Istanbul New City Phase 1.



Development Land Area* = **1,933** hectares

*The development land area excludes the following:

- Road & Infrastructure
- Green Space & Water
- Existing Settlements
- Utility Plot Area



Development Land Area* = **1,785** hectares

*The development land area excludes the following:

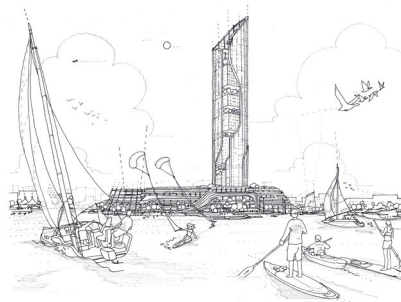
- Road & Infrastructure
- Green Space & Water
- Existing Settlements
- Utility Plot Area



ARCHITECTURAL GUIDELINES

The New Tashkent District 1 Architectural Guidelines have been prepared by Cross Works on behalf of the New Tashkent Directorate. These guidelines aim to establish a consistent approach to urban development, ensuring that the architectural character of the district aligns with the broader vision for New Tashkent. Designed to shape the majority of the city’s built environment, these guidelines apply to everyday life buildings. This includes residential, commercial, community, and mixed-use structures, which together account for approximately 95% of the city’s total building stock. By providing clear principles for these essential building types, the guidelines seek to create a cohesive and harmonious urban fabric that meets the functional and aesthetic needs of the community. However, the remaining

5% of the city’s buildings, comprising cultural landmarks and other unique structures, are exempt from these standards. Due to their special character and symbolic importance, these buildings will not be bound by the general architectural guidelines. Instead, they will be assessed on a case-by-case basis by the local authority to ensure they reflect the cultural and historical identity of New Tashkent while contributing to its distinctive skyline. By addressing the needs of everyday structures while allowing flexibility for iconic landmarks, the New Tashkent District 1 Architectural Guidelines strike a balance between uniformity and individuality, fostering a vibrant urban environment that respects tradition and embraces modernity.



INTRODUCTION

These Architectural Guidelines are grounded in urban design principles and the vision developed for the New Tashkent Masterplan, aiming to shape the development of New Tashkent in a way that balances both the aspirations of the masterplan with respect for Uzbekistan’s rich cultural heritage. While not regulatory, these guidelines serve as a framework to steer development and inspire designs that align with the city’s broader goals. By integrating these guidelines, the city can evolve while maintaining its unique identity, ensuring that both new and existing structures contribute positively to the urban fabric. The primary objectives of these preliminary design guidelines include:

- Ensure long-term design quality to create structures and spaces that endure and remain relevant over time.
- Establish a cohesive architectural language to maintain visual and functional harmony across the city.
- Align architectural elements with the overarching vision for New Tashkent, ensuring consistency and identity.
- Provide a central document where the architectural

guidelines of the city can be stored and crucially evolved over time. These guidelines should not be seen as static and immovable, but rather, they provide a basis of design which can change with the times, and with the contemporary needs and requirements of each generation. This document stands as a planning guidance instrument and is intended to be applied alongside relevant planning policies. The Directorate retains the final authority on approvals for planning applications; however, this document serves as guidance. The projects shown in this document, developed by Cross Works for illustrative purposes, are neither prescriptive nor restrictive but instead present a possible outcome based on these guidelines. Lastly, these guidelines will provide designers and developers with a clear understanding of the intended design for the built environment. By equipping them with the knowledge and tools needed to create meaningful spaces, the guidelines will foster collaboration and ensure that all new developments contribute to a cohesive, high-quality urban environment.

Historical Iconic References



Tashkent TV Tower, Uzbekistan. A mixed-use utility building by Terkhiev, Tsarukov, and Semashko, 1978.

Contemporary Iconic References



The Gherkin (30 St Mary Axe), London Financial District. A commercial skyscraper by Foster and Partners, 2003.

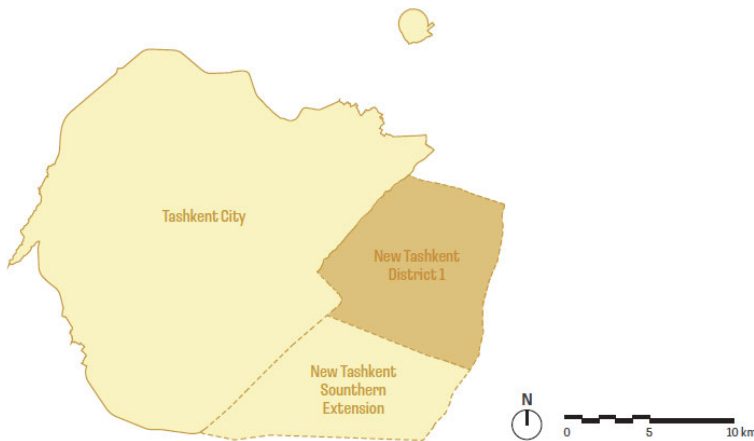


Sagrada Familia Catholic Church, Spain. A religious building that began 1882.



Museum Guggenheim, Bilbao. A cultural building that changed the city's character, 1997, by Frank Gehry.

New Tashkent District 1



ENGAGE WITH SURROUNDINGS

- **Frontages:** Buildings should have at least one primary frontage, the main facade of a building addressing the city at the street level.

- **Primary frontages:** Buildings should present their primary frontage to main routes and public spaces, both at street level and above. If a building's short end faces a main route, that facade should also be considered a primary frontage.

- **Public Spaces:** Where a building has access to special landscape or townscape views, it should respond to that view through its orientation and architectural design.

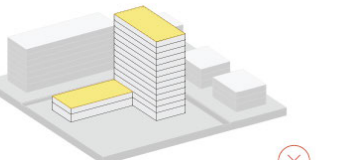
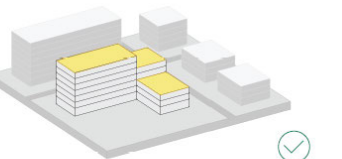
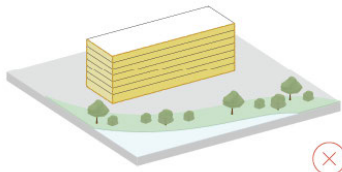
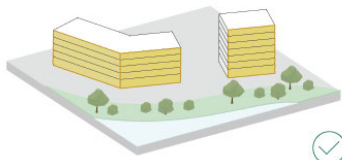
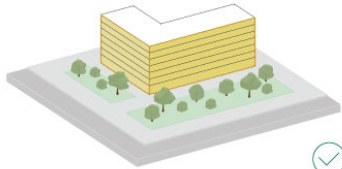
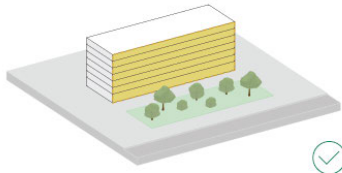
- **Contextual Responsiveness:** Buildings located on block corners or those that have a presence on multiple streets may have more than one primary frontage.

- **Accessibility and Connectivity:** Building orientation should facilitate easy access to transportation networks, including proximity to public transit, cycle paths, and pedestrian routes, ensuring that buildings are well-connected to the broader urban fabric.

- **Privacy and Overlooking:** Buildings should be oriented to respect the privacy of adjacent properties, minimizing overlooking and ensuring that windows and balconies do not directly face each other where possible.

- **Noise Mitigation:** Buildings near noise sources, such as busy roads or industrial areas, should be oriented to minimize noise intrusion by incorporating buffer zones, sound barriers, or strategic window placement.

- **Sunlight and Solar Gain:** Buildings should be oriented to maximize natural light and optimize solar gain.



The construction of tall buildings adjacent to existing medium-to-low-rise developments, is discouraged as this may overshadow and compromise the quality of the space

- **Respect the Scale of Adjacent Context:** New buildings should align with the scale and proportions of neighboring structures to maintain a cohesive streetscape.

- **Building Height Transitions:** Ensure height transitions that blend new structures with existing buildings for visual continuity. Preference will be given to clusters of varied buildings over isolated taller structures that contrast with the landscape.

- **Massing Height Variation:** The height difference between adjacent massing should be no more than two levels.

- **Street-Level Engagement:** New buildings should engage effectively with the street level, matching the scale of nearby storefronts and responding to public spaces to support a pedestrian-friendly environment.

- **Dialogue with Adjacent Building Uses:** Design new buildings to complement the uses of adjacent structures. For example, ensure residential buildings blend with surrounding homes, while commercial or institutional buildings fit their larger context.

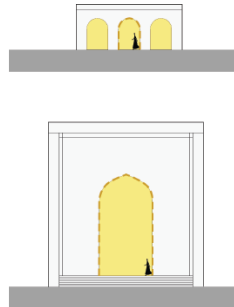
RESPONSIVENESS TO USE

- **Designing Public and Special Buildings:** Monumental scale should be used to symbolize significance, accommodate large functions, and contribute to urban identity and cohesion.

- **Domestic or Granular Scale for Residential Structures:** Foster a sense of intimacy and comfort through a scale that supports private and cozy living environments.

- **Proportional Scale for Commercial Spaces:** Commercial buildings should match their function and activity level, with vibrant facades and transparent storefronts for retail, and a more subdued, professional scale for office spaces.

- **Adaptive Scale for Educational Facilities:** The scale of community facilities should be adaptive to their specific needs. Design classrooms and study areas to support focused learning for individuals and small groups, while making larger spaces like auditoriums and libraries large enough to accommodate groups and events.



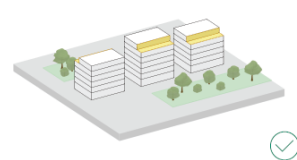
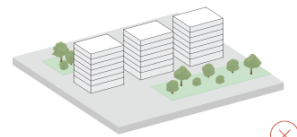
- **Massing Broken into Volumes:** Break down massing into horizontal and vertical volumes to optimize performance and interaction with the environment, considering factors such as views, sunlight, and neighboring structures.

- **Hierarchy of Volumes:** For a group of buildings, use a hierarchical approach to massing where the primary volume is complemented by secondary and tertiary volumes. This strategy enhances architectural interest and helps articulate the buildings' forms in relation to their environment.

- **Articulation for Light and Shadow:** Incorporate massing elements that create varied light and shadow patterns throughout the day. This articulation enhances the building's visual appeal and improves its interaction with the surrounding environment.

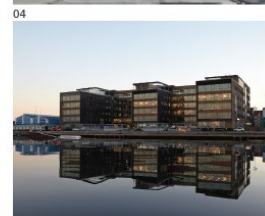
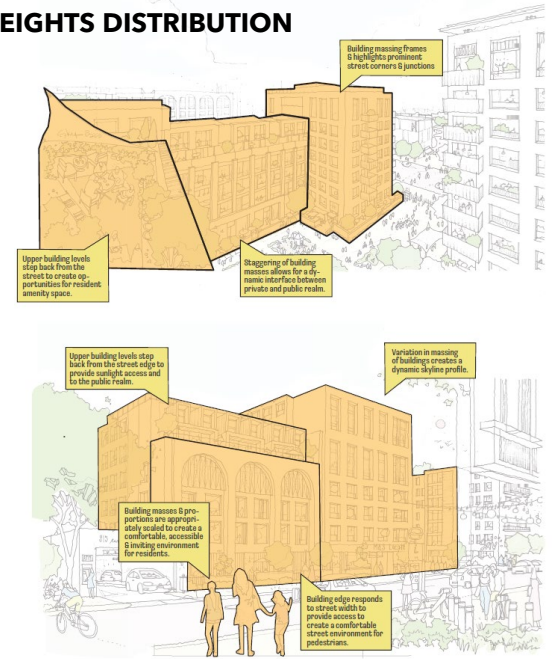
- **Responsive Roofline and Skyline:** The building's roofline and overall massing should contribute positively to the skyline. Design elements should respect and enhance the visual coherence of the skyline while addressing the scale of neighboring structures.

- **Tall building articulation:** Towers within a large development should vary in height and composition; they should avoid being identical 'copies'.



Options for achieving height variation between urban blocks

HEIGHTS DISTRIBUTION



01. Massing dialogues with the landscape, making it clearly recognizable Social Housing, Bolzano, Italy. CDM Architects.

02. The three-faceted reception building frames the square, serving as a clear landmark to welcome visitors. Lübeck, Germany. Max Dudler Architects.

03. The scale of the ground floor is appropriate for a large retail store. Morland Mixité Capitale, Paris, France. David Chipperfield Architects.

04. Robust massing defines the commercial building, which is articulated towards the fords to the north. East Harbour, Aalborg, Denmark. Friis & Moltke Architects.

3.1 GENERAL CONSIDERATIONS

3.1.1. Residential Uses. Courtyard block

Courtyard blocks are subdivided into independent buildings, each with its own access, while preserving a focus on the shared interior space. This approach allows for a variety of architectural styles, uses, and typologies, such as ground-floor residential units with private gardens and penthouses.



The strategic use of arches on the ground floor and placement on the facade add character to an otherwise regular facade grid

Different materials at varying depths add richness to the facade. The varied depths interact with the surroundings, shifting perspectives and creating a more engaging architectural experience



Courtyard blocks provide a formal street frontage and an organic, articulated interior, with massing designed to maximize sunlight throughout the year

3.1 GENERAL CONSIDERATIONS

3.1.1. Residential Uses. Townhouses & Maisonettes

Townhouses feature a consistency of scale and materiality, clear openings and soft transition to the street edge through the incorporation of landscaping areas.



Townhouses present a continuous and balanced character, street proportion and rhythm, creating a balanced and human scaled street



Building entrances are set back from the street edge to allow for landscaping planting zones to the street edge

Screening elements add depth and texture to facade treatments



A consistent palette of materials creates a unified look & feel across the streetscape

3.1 GENERAL CONSIDERATIONS

3.1.1. Residential Uses : Villas & Twinhouses

Villas feature consistency in proportion, scale, and materiality, with articulation varying across different villa typologies. The framing of entries at ground level and primary living spaces helps establish a strong connection to the street. Both villas and twin houses offer generous open spaces, fostering a strong relationship with the surrounding environment.



Recessed and articulated upper floor minimize the overall building mass and bulk, enhance the street interface, and provide outdoor living spaces for residents' amenity

Strong vertical and horizontal coloured elements break up the facade, adding visual interest and rhythm. Building entries are clearly articulated and emphasized



Strong framing elements at upper levels emphasise communal areas and create a strong address to the street



Whilst variations in Villa typologies are designed to create variety and interest with low density residential areas, a general consistency in scale and materiality creates a balanced and human scaled street

3.1 GENERAL CONSIDERATIONS

3.1.2. Commercial Uses. Office buildings

As illustrated below, Commercial Office buildings emphasise key locations within the masterplan such as major junctions and public spaces. Ground floors are to be activated with retail and F&B uses to foster public life.



Office building engages with the street level by aligning with the scale of nearby storefronts and thoughtfully responding to public spaces, promoting a pedestrian-friendly environment

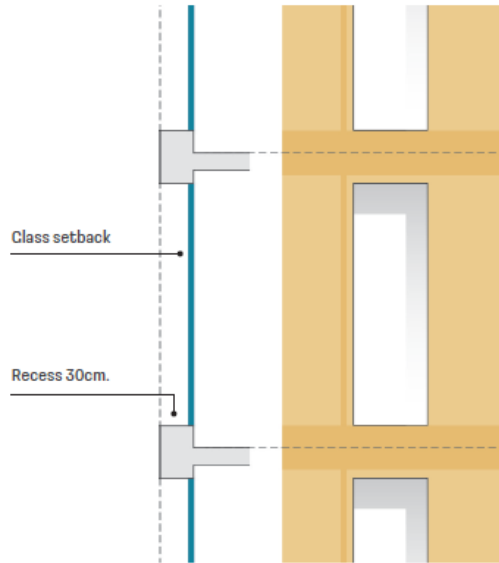


Commercial building with retail on the ground floor, offices above, and transparent facade with strong horizontal articulation

MINIMIZE THE PERCEPTION OF BULK AND MASS

1.3.1.5 DEPTH & RELIEF

- **Visual Depth:** Facade design should incorporate varying depths to enhance its dynamic nature, achieved using recesses, protrusions, or setback sections.
- **Architectural Hierarchy:** When considering changes in relief and depth, emphasis should be placed on structural elements as well as openings, helping to clarify the building's layout.
- **Textural Contrast:** Different materials at varying depths should be used to add richness and visual interest to the facade, contributing to its overall aesthetic appeal.
- **Energy Efficiency:** Consider facade orientation when designing with depth to optimize energy efficiency in the building and effectively reduce cooling loads and heat loss.



The composition of façades reflect the character, rhythm and proportion of neighboring buildings, contributing positively to the cumulative effect on the street edge and townscape.

Balconies and recessed windows contribute to visual interest, while also providing depth and creating dynamic shadows

A variety of greening strategies implemented in planters within recessed windows, balconies, and as defensible space on the ground floor. Active frontage addressing the street



DISTRICT 1



DISTRICT 1



CIVIC CENTER





CLIMATICALLY SENSITIVE SPACES



CONTEXTUALLY SENSITIVE BUILDINGS



BROAD AVENUES



