No.: 04-332/26-941/56
Podgorica, 01.10.2026

COMMITTEE REPORT

COMPETITION TITLE:
Competition for an urban-architectural conceptual design for Location 7 – Part B, within the scope of the Amendments to the Spatial-Urban Plan of the Capital City of Podgorica

COMPETITION ORGANIZER:
Ministry of Spatial Planning, Urbanism and State Property
19 IV Crnogorske brigade Street
81000 Podgorica
www.gov.me/mdup

TYPE AND FORMAT OF THE COMPETITION:
The competition for an urban-architectural conceptual design for Location 7 – Part B, within the scope of the Amendments to the Spatial-Urban Plan of the Capital City of Podgorica, is an international, open, conceptual, single-stage and anonymous competition.

PRIZE FUND
The total prize fund for the awarding of prizes amounts to a net €144,000.00.

The funds for implementation are provided through the capital budget of the Ministry of Public Works.

The Competition Notice provided that the Committee may award a first, second and third prize and two purchases, in the following net amounts:

First prize – €65,000.00

Second prize – €45,000.00

Third prize – €20,000.00

Purchase I – €7,000.00

Purchase II – €7,000.00

The fee for correcting the highest-ranked entry, in accordance with the Committee's recommendations, amounts to €2,000.00 and is included in the prize amount.

SUBJECT OF THE COMPETITION:

The subject of the Competition is the preparation of an urban-architectural conceptual design for Location 7 – Part B, within the scope of the Amendments to the Spatial-Urban Plan of the Capital City of Podgorica.
The total area covered by the competition is 25,503.7 m^2 and includes parts of cadastral parcels no. 2211/9, 2210/1, 2211/8 and 4312/1, Cadastral Municipality Podgorica II.

OBJECTIVE OF THE COMPETITION:

The objective of the competition was to obtain a highly integrated urban-architectural solution that is compatible with the river setting and the context of the site and that will serve as a basis for the preparation of the detailed design. Participants were expected to develop urban-architectural solutions providing an integrated architectural, landscape and public-space framework, while respecting all conditions specified in the competition brief. In this regard, the urban-architectural conceptual design for Location 7 – Part B selected through this competition will become an integral part of the Amendments to the Spatial-Urban Plan of the Capital City of Podgorica.
The competition entry represents a sufficiently flexible model that is adaptable, dynamic and in line with the needs of contemporary society, while enabling a high-quality and appropriate connection between all functional units. In evaluating the competition entries, the level of completeness, innovation, economy and feasibility of the urban solutions was assessed in relation to the objectives and tasks defined in the competition brief.

COMPETITION DEADLINE:
The deadline for submission of competition entries was Friday, 11 September 2026, by 12:00 (local time in Montenegro).

COMMITTEE MEMBERS AND RAPPORTEURS:

Committee members:

1. **Nevena Jovović,** M.Arch. - Director General of the Directorate for Spatial Planning, Ministry of Spatial Planning, Urbanism and State Property - Chair of the Committee;
2. **Mirjana Đurišić**, Architect - Director General of the Directorate of the Chief State Architect, Ministry of Spatial Planning, Urbanism and State Property - Member;
3. **Petar Popović,** Architect, President of the Association of Architects of Montenegro - Member;
4. **Svetlana Jovanović, MSc**, Spatial Planner - Director of the Spatial Planning Agency of Montenegro - Member;
5. **Ksenija Vukmanović**, Architect - Member;
6. **Mike Wood,** Landscape Architect, Director, Arup, London, United Kingdom - Member;
7. **Srećko Marković,** Architect, Owner of 163 Ateliers, Paris, France - Member;
8. **Dragan Marinčić,** Architect, Owner of Studio M+, Novi Sad, Serbia - Member;
9. **Gavrilo Vuković**, Architect - Secretary of the Secretariat for Spatial Planning and Sustainable Development of the Capital City of Podgorica - Member;

Rapporteurs:

1. **Maja Mrdak,** Spec. Sci. Arch. – Ministry of Spatial Planning, Urbanism and State Property;
2. **Ivana Jeknić,** LL.B. – Ministry of Spatial Planning, Urbanism and State Property;
3. **Marko Batrićević,** historian and theorist of modern and contemporary art

COURSE OF THE COMMITTEE'S WORK:

The competition entries were opened by the rapporteurs together with Committee members Nevena Jovović and Petar Popović on Friday, 25 September 2026. It was established that, by the prescribed deadline, i.e. by 12:00 (local time in Montenegro) on Friday, 11 September 2026, 39 competition entries had been received in digital form, while by the date of opening, 33 competition entries had been received in analogue form. It was also established that, out of the total of 39 competition entries, two had breached the anonymity requirements by submitting information about the author together with the competition entry in digital form.

It was agreed that all competition entries received in digital form would be forwarded to the Committee members for review in preparation for the Committee sessions. In addition, the review established that one competition entry had been received by post but had not been submitted in digital form.

The sealed envelopes marked "AUTHOR – DO NOT OPEN" were kept in custody until the Committee's decision was adopted.

A total of four sessions of the Committee in full composition were held, on 28, 29 and 30 September and 1 October 2026.

A/ First Session of the Committee

The first session of the Committee was held on 28 September 2026, during which two judging sessions were held. In the first session, the Committee reviewed and evaluated all 40 competition entries, submitted under the following codes: 0000, 1689, 8888, 6954, 8008, 2212, 1028, 1955, 3333, 5313, 7726, 3916, 0906, 7174, 0406, 6666, 0764, 3030, 1678, 1967, 4002, 7797, 2214, 1382, 2702, 1305, 5916, 4231, 9473, 3027, 0888, 1720, 0084, 7918, 8341, 5543, 9149, 4477, 8278, 0276

In the first session, the Competition Committee immediately disqualified the entries under codes 0000 and 7174 because they violated the anonymity rules; entries under codes 2212, 3333, 0764, 7797, 0888 and 4477 were disqualified because they were submitted only in digital form. The entry under code 0276 was disqualified because it was submitted only in analogue form.

In the second session, 31 competition entries under the following codes were analysed: 1689, 8888, 6954, 8008, 1028, 1955, 5313, 7726, 3916, 0906, 0406, 6666, 3030, 1678, 1967, 4002, 2214, 1382, 2702, 1305, 5916, 4231, 9473, 3027, 1720, 0084, 7918, 8341, 5543, 9149 and 8278, after which all Committee members proceeded to compile a shortlist based on the objectives of the submissions listed above. Of the above-mentioned competition entries, the Committee established that 16 entries did not meet the conditions prescribed by the Competition Notice relating to the content of the textual and graphic materials and the manner of their preparation. These were submission entries under the following codes: 6954, 8008, 1028, 1955, 3030, 1678, 1967, 2214, 1382, 2702, 1305, 9473, 7918, 8341 and 8278.

B/ Second Session of the Committee

The second session was held on 29 September 2026. The Committee proceeded with a detailed analysis in accordance with the conditions set out in the competition brief. The Committee carefully analysed the 16 shortlisted competition entries. This included the overall proposed concept and function, the urban-planning approach, innovation in architectural expression, economic considerations, landscape and public realm including the proposed riverside promenade and other key aspects relevant to the competition brief. In addition, the Committee took into account the sustainability and aesthetic contribution of each competition entry.

C/ Third Session of the Committee

The third session of the Committee was held on 30 September 2026, during which the Committee, by a majority vote, determined that five competition entries under codes 1689, 0406, 1720, 0084 and 5543 would proceed to the final session. Following a detailed analysis, all 16 entries were evaluated according to the criteria defined in the Competition Notice, with each Committee member independently evaluating them on individual forms, after which a consolidated, i.e. final, ranking list was prepared. The Committee unanimously decided to award only the first prize and one purchase to the entries that stood out significantly in comparison with the other 14.

Ranking list:

Rank	Code	Points
1.	**5543**	**402**
2.	**1720**	**357**
3.	**0084**	**273**
4.	**1689**	**270**
5.	**0906**	**248**
6.	**7726**	**226**
7.	**9149**	**220**
8.	**5313**	**217**
9.	**0406**	**214**
10.	**3027**	**212**
11.	**4002**	**180**
12.	**4231**	**175**
13.	**5916**	**163**
14.	**3916**	**147**
15.	**8888**	**138**
16.	**9149**	**133**

Following the preparation of the ranking list, the Committee unanimously decided to award the first prize and one purchase as follows:

Prize	Code	Prize amount	Points
First prize	**5543**	65.000,00 €	402
Second prize			
Third prize			
Purchase I	**1720**	7.000,00 €	357
Purchase II			

D/ Fourth Session of the Committee

The fourth session of the Committee session was held on 01 October 2026. At the session, in the presence of the rapporteurs, the Committee proceeded to open the sealed envelopes marked "AUTHOR - DO NOT OPEN", thereby establishing the identity of all authors of the competition entries, and prepared Record on the Determination of the Authors' Identities. The session of the Committee then prepared this report on its work.

COMMITTEE REPORT ON THE COMPETITION ENTRIES

The Committee expresses its gratitude to the participants for responding to the invitation to participate in the Competition for an urban-architectural conceptual design for Location 7 – Part B, within the scope of the Amendments to the Spatial-Urban Plan of the Capital City of Podgorica.

Following a review of all submitted competition entries, significant shortcomings were identified in relation to compliance with the requirements of the competition brief, as well as responses regarding the specific spatial, urban-planning and environmental context of the site. The Committee was generally dissapointed with the overall quality of the submissions, in the main these did not respond well to the unique site and its relationship to the river.

The proposed solutions were not contextually appropriate and did not succeed in recognizing the significance opportunities of the site. In addition, with regard to the landscaping of the terrain, paved areas and green spaces, some of the proposed solutions failed to meet the competition requirements, particularly in terms of integration with the setting and enhancement of the programme. Most of the proposed submissions failed to conceptually respond to the adopted competition solution for the adjacent zone, as emphasized in the competition brief. A clear guideline in the programme brief was to avoid excessive use of hard engineering interventions and, to the greatest extent possible, to use nature-based approaches, which most of the entries did not comply with.

Scale and mass of the architectural proposals was identified as inappropriate in most of the solutions. Such an approach results in insufficient consideration of the character of the site, views and the potential qualities of the existing open and proposed public spaces.

It was particularly noted that the adjacent zones were not sufficiently recognized as key elements of spatial organization and design. This primarily concerns the relationship with the museum zone, as well as the visual relationship with the Morača River and its riverbank. This directly affects the functionality of the proposed submissions. There is a need for clearer definition of pedestrian flows, access and interconnections between different programme elements, as well as for better connections between the buildings and the public space and museum zone. In a number of solutions, the Morača River and its immediate surroundings were not sufficiently considered as an active spatial potential, but primarily as an edge element of the site.

The Committee therefore considers, in general, that the submissions should have established a stronger balance between programme requirements, development intensity and the capacity of the site, while at the same time taking greater account of the wider urban and environmental context. Particular importance should have been given to the scale of interventions, the quality of public space, the relationship with the museum zone and the Morača River, as well as the functional and spatial integration of all the above-mentioned elements into a coherent whole.

Following detailed consideration and analysis of all submitted competition entries, the Committee identified two submissions that stood out particularly in terms of their overall design quality, their response to the programme brief and their relationship to the specific characteristics of the site. Entry under code 5543 was selected for the first prize, while entry under code 1720 was selected for purchase. Compared with the other entries, the entry under code 5543, although meeting the maximum parameters set by the competition brief in terms of design, does not over handedly impose on the site and meets all the other requirements of the competition brief stated above. In this regard, the Committee unanimously decided that the quality of entry 5543 warranted its selection as the highest-ranked entry and the award of the first prize. The Committee also unanimously decided that the second-highest-

ranked entry was entry 1720. However, the Committee unanimously decided not to award the second and third prizes, due to the significant difference in quality and compliance of the other submissions.

1. COMPETITION ENTRY UNDER CODE "5543" (First Prize)

All competition participants had to bear in mind that this is a unique and truly inspiring site in the heart of the city. It offers an opportunity to develop a conceptual design that recognizes the natural beauty of its location, situated on the edge of the Morača River. Compared with the other entries, this solution successfully meets all of the requirements of the brief responds to them in a fully logical manner according to every criterion.

The proposal offered an innovative response to the project brief, combining carefully considered architectural interventions that are sensitively integrated into the natural landscape. In urban-architectural terms, this solution successfully connected the proposed adjacent zone of the neighbouring Museum with the natural edges of the Morača River. A particular strength of the project lies in its generously conceived landscape and public space, as well as its permeability, which together enables and emphasizes key views down and across the river valley, as well as further towards the city.

In view of all the above, the Committee awards Competition Entry Code 5543 the First Prize.

COMPETITION ENTRY UNDER CODE "5543"			
CRITERION		**POINTS**	**POINTS AWARDED**
1.	**Spatial criterion** **Character of the solution in the immediate and wider urban context; compatibility achieved with general needs and environmental values**	**0-15 points**	**123**
2.	**Programme criterion** **Distribution of programme elements and functionality; objectives achieved in accordance with the competition brief**	**0-10 points**	**74**
3.	**Aesthetic criterion** **Architectural and urban-planning form and visual effect achieved within and outside the subject area**	**0-10 points**	**86**
4.	**Environmental criterion**	**0-10points**	**84**
5.	**Economic criterion** **Programme and market sustainability**	**0-5 points**	**35**
		TOTAL:	**402**

2. COMPETITION ENTRY UNDER CODE "1720" (Purchase I)

The submission received an honourable recognition for the quality of its innovative design, which provided a sensitive approach to the site. It provides a good response to the adjacent zone and respects the planned cultural facilities. However, the architectural form and design does not correspond to the programme guidelines, particularly with regard to the intended use of the buildings – business use.

The decision to deliberately reduce the development capacity of the site moves the proposal significantly away from the requirements of the competition brief. In this regard, the Committee

decided to award the submission a purchase for its bold approach to its overall design, its outstanding narrative towards the river and overall appreciation of the the site.

COMPETITION ENTRY UNDER CODE "1720"			
CRITERION		**POINTS**	**POINTS AWARDED**
1.	**Spatial criterion** **Character of the solution in the immediate and wider urban context; compatibility achieved with general needs and environmental values**	**0-15 points**	**111**
2.	**Programme criterion** **Distribution of programme elements and functionality; objectives achieved in accordance with the competition brief**	**0-10 points**	**60**
3.	**Aesthetic criterion** **Architectural and urban-planning form and visual effect achieved within and outside the subject area**	**0-10 points**	**76**
4.	**Environmental criterion**	**0-10points**	**76**
5.	**Economic criterion** **Programme and market sustainability**	**0-5 points**	**34**
		TOTAL:	**357**

COMMITTEE RECOMMENDATIONS FOR THE CORRECTION OF THE HIGHEST-RANKED ENTRY

Following an analysis of the first-prize-winning competition entry, the Committee recommends further examining the position of the central movement axis, with the possibility of shifting it towards the Museum, to achieve better spatial connectivity, permeability and a clearer organization of the space. This is aimed at also framing key views and existing space along the river.

It is also suggested that the possibility of connecting the water feature of the site with the water feature defined in the first-prize-winning entry in the competition for the Museum of Contemporary Art be considered, with the aim of establishing a unified and continuous connection and a narrative that embarces water as an important theme.

Once the First Prize-winning entry has been revised in accordance with the Committee 's recommendations, it will become an integral part of the Amendments to the Physical Urban Plan (PUP) of the Capital City of Podgorica.

COMPETITION COMMITTEE

- **Nevena Jovović,** M.Arch. - Director General of the Directorate for Spatial Planning, Ministry of Spatial Planning, Urbanism and State Property - Chair of the Committee;

- **Mirjana Đurišić**, Architect - Director General of the Directorate of the Chief State Architect, Ministry of Spatial Planning, Urbanism and State Property - Member;

- **Petar Popović,** Architect, President of the Association of Architects of Montenegro - Member;

- **Svetlana Jovanović, MSc**, Spatial Planner - Director of the Spatial Planning Agency of Montenegro - Member;

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- **Gavrilo Vuković**, Architect - Secretary of the Secretariat for Spatial Planning and Sustainable Development of the Capital City of Podgorica - Member;