Neighborhoods in the of Boysun district, Surkhandaryo region, Republic of Uzbekistan
Technical Assignment for the Development of a Master Plan

1.	**Client**	The Regional authority of Surkhandaryo Region ("Unified Client Service" Engineering Company under the authority of Surkhandaryo Region)
2.	**Purposes of the project**	The Government of the Republic of Uzbekistan has identified urban development as a driver for economic activity, resilience and improved living standards. Fulfilling the potential of urbanization demands the organized and efficient provision of land, housing, infrastructure and services. This requires adequate territorial and urban planning in line with current international best practices. The Government is introducing 'Master Plans' as a new planning instrument. The Master Plan will be used as a flexible document that can be used to identify economic development opportunities, to stimulate efficient land use, to create coherent urban plans, to prioritse government investments and to stimulate the involvement of the private sector. At the local level, Master Plans are expected to support job creation by the private sector, contribute to the social well-being of the area's residents and improve quality of life, and respect environmental considerations. In this way the government intends to promote sustainable urban development. The government aims to support economic development in Boysun city with the preparation of a (Local) Master Plan for the neighborhood of Omonkhana village as well as their direct surroundings (together called: Project Area). The Project Area has been identified as having potential for growth because of its central location in Boysun which is the capital city of the Surkhandaryo region. Section 10 has background information and statistics for the Project Area and the of Boysun district. The exact delineation of the Project Area will be agreed between the Consultant/Company and the Client based on the analysis in Task 1 described below – a maximum area size of 418 hectares is expected. The Consultant is asked to verify the Project Area and suggest whether any changes should be made. In order to support the development of Master Plans, a Project Office is formed, headed by the first deputy Governor of the district. The Project Office together with the client will assist in conducting surveys, trainings, collecting statistical data and other necessary data The purpose of the development of the (Local) Master Plan is: • to identify economic activities that have the best potential to be 'drivers' for the development of Boysun city as well as the Project Area with a focus on the service sector. • to create a shared vision with stakeholders including the local government, private sector and citizen organisations. • to identify which public and private investments are necessary to achieve this vision.

		• to develop a (spatial) master plan that will ensure that these investments can be implemented in a coordinated way (including feasibility study, implementation steps and etc). • to identify land plots that can be developed by the private sector and to clearly indicate which requirements apply on these plots. It is envisioned that most of the Master Plan will be implemented in the 2022-2026 period.
3.	**Main tasks**	The project has 6 main tasks: 1. **Analysis:** Analyse the current situation (land use, economy, infrastructure and environment) of the Project Area, considering the current situation of Boysun district. 2. **Economic Development Potential:** Assess the potential for various economic activities (services, trade, tourism, workshops, production) in the Project Area and identify opportunities and challenges. 3. **Vision for neighbourhood development:** Agree with local stakeholders on a coherent vision for the future development of the Project Area and elaborate it in a 'Neighbourhood Development Concept'. 4. **Proposed Investment Projects:** Identify necessary government investments in infrastructure and projects with the potential for private sector involvement. Estimate the total public and private costs of these projects as well as the expected socio-economic benefits (new jobs; economic growth). 5. **Master Plan map with land use:** Create a (spatial) land use plan that indicates the locations of the investment projects (both public and private) and create architectural guidelines and detailed designs. 6. **Plot passports to be used for land sales through auction:** Specify which land plots can be sold to the private sector through land sales (auction) and what is allowed on each land plot in term of functions (zoning) and construction volume, and which environmental limitations may apply (if any). The content of each of the tasks is indicated in more detail below.
4.	**Timeline**	The project is expected to have a **duration of 3,5 months** and **start at 15-11-2022 and finish at 01-03-2023, with the following project schedule:** • Task 1: to be finished within 2 months after project starts. • Task 2: to be finished within 2 months after project starts. • Task 3: to be finished within 3 months after project starts. • Task 4: to be finished within 3 months after project starts. • Task 5: to be finished within 3 months after project starts. • Task 6: to be finished within 3.5 months after project starts.
5.		**Detailed scope of work, report materials and results**
5.1	**Task 1:**	**The following activities are expected from the Consultant/Company:** • identification of existing economic activities in the Project Area (agriculture, construction, services, trade&logistics) and number of jobs. In case no precise data can be obtained, or data appear inaccurate, estimates should be provided. While

	Analysis of the project area and opportunities / threats.	the focus will be on the two mahalla, the analysis should also consider their immediate surroundings that might have essential infrastructure or economic activities.
		• urban planning analysis: location of the Project Area in the city, main infrastructure, green structure and landscape, important public spaces, economic functions, etc.
		• availability of government services and their quality (medical, education).
		• socio-economic indicators for the Project Area in terms of average incomes, cost of housing, average education levels, poverty levels. In case no accurate data can be obtained, estimates should be provided based on stakeholder interviews.
		• assessment of whether the Project Area (and its economic activities) are provided with sufficient and efficient infrastructure and utilities.
		• 20-25 stakeholder interviews with local government administration, business owners in the Project Area / district and the local community (Mahalla committee).
		Result of Task 1:
		Report 1: "Analysis" of the current situation with conclusions (in Word, Pdf formats) including:
		• maps and infographics of the urban planning analysis (urban structure, infrastructure, utilities, green and water) and data tables / explanations of the socio-economic status of the Project Area.
		• the characteristics of the land use in the Project Area (and its immediate surroundings) and any (environmental) restrictions on the use of the territory, map(s) of the existing situation.
		• main issues, conclusions and concerns from the interviewed stakeholders (local hokimyat, mahalla committee, entrepreneurs) on the current situation and the future development of the Project Area.
		• any other analytical materials necessary to reach conclusions about constraints and opportunities for the development of the Project Area.
		• a conclusion of the analysis indicating Strengths, Weaknesses, Opportunities and Threats (SWOT) of the Project Area.
5.2	**Task 2: Economic Development Potential**	**The following activities are expected from the Consultant/Company:**
		Task 2 aims to identify the economic development potential of the Project Area. This is done by identifying the economic drivers that could be instrumental for promoting growth in the area, creating jobs and improving the quality of life of residents.
		We are asking the Consultant/Company to use their experience in identifying promising economic drivers that have the highest potential for generating investment and development in the Project Area, and thereby contribute to the economic tranformation of the cities they are located in.
		We envision that the identification of such 'drivers' is based on the following elements:
		• The current economic profile of the city and region in which the Project Area is situated.

- The labour force (local and city) with its qualifications.
- Existing economic activities in the Project Area or its surroundings that could be scaled up, or strenghtened with related services / activities.
- Available local resources that could be used (monuments or heritage sites for tourism, local crafs or food specialties).
- The potential derived from the location of the Project Area in the city, and how its development would relate to the wider urban context (for example commercial real estate for locations close to downtown).
- International experiences or benchmarks from cities of comparable development levels that indicate certain types of development that would also be suitable in the Uzbek context.

Since the Project Areas are situated in central parts of the city, it is expected that the focus of development will be on the service sector (commercial services, real estate, trade, tourism, possibly work shops or light manufacturing). Uzbekistan has identified the service sector as the main driver of economic development for the coming decades, particularly in urban areas. Industrial manufacturing and agricultural activities are less likely to be suitable drivers in these urban locations.

For each identified economic activity, it is required to provide estimated demand (in m2 gross floor space) for the coming years (in two phases: phase 1 until 2026; second phase 2027-2030). The goal is to gain an understanding of the construction volumes that could be realistically developed within the Project Area. It is understood that this will be 'best estimates' given the current lack of city-wide data on ongoing construction projects. It is suggested to use stakeholder interviews (banks, local developers), international examples (benchmarks) as well as possibly economic modelling to provide such estimates.

In case the analysis in Task 1 indicates that the Project Area has a potential for tourism as a driver, the following questions should be studied:
A. What is the tourism potential of the Project Area – what is there to see and do for visitors? What are the interesting sights?
B. What kind of visitors can be attracted (Target Groups) and where are they from? International tourists, families with children, older people interested in history and cultural heritage, etc. Do they travel alone or in groups?
C. What do these Target Groups expect in terms of their visitor experience and available services? Luxury hotels or local guesthouses? How much do they typically spend, and on what?
D. What is already available in the Project Area and what is missing? How can services / activities that are missing be provided? Where should they be located to create an attractive offer?
E. Marketing and Communication: how can the identified Target Groups be attracted to the Project Area? How can the communication be part of a wider plan / approach to attract visitors to Boysun / Surkhandaryo?

Results of Task 2:
Report 2: "Economic Development Potential" (word / pdf format) which includes:

		• Identified economic drivers / activities for the Project Area, supported by analysis and data-tables and a clear reasoning / explanation for the recommended selection. • Data table with estimated construction volumes for each economic activity based on benchmarking, stakeholder interviews and Consultant's/Company's experience – with explanation. • Estimate of the number of jobs that could be generated in the identified economic sectors (considering direct and indirect/spin-off employment). • In case of tourism potential; an explanation of which Target Groups can be attracted to the Project Area, which services and activities they would expect; and with investments (in infrastructure; real estate; management; communication) this would require.
5.3	**Task 3:** **Vision and Neighbourhood Conceptual Design**	**The following activities are expected from the Consultant/Company:** • A Vision for the development of the Project Area will be prepared, in part based on the interviews with citizens, government officials and the private sector (Task 1). The Vision is further specified in a number of goals that should be achieved in the Project Area. • The Vision is visualized in a 'Neighbourhood Conceptual Design' which should be a schematic map indicating the main concept for the development of the Project Area: key investments, infrastructure improvements, public space upgrades, environmental measures, etc. • Discussion meeting(s) with the main stakeholders (government, Mahalla committee, private sector) to receive contributions and feedback on the Vision and Neighbourhood Conceptual Designs. **Result of Task 3:** Concise Report 3 "Vision and Neighbourhood Concept Design" (Word / pdf) which should include: • The Vision for the Project Area and the goals for its development. This should reflect the economic development opportunities that exist and the key infrastructure improvements that are required. • A Neighbourhood Concept Design that schematically shows the proposed development of the Project Area in a 'green' and 'sustainable' way. • This should be accompanied by explanations in text and visuals / infographic that clearly communicate the Vision and the Neighbourhood Concept Design to stakeholders.
5.4	**Task 4:** **Proposed Investment Projects**	**The following activities are expected from the Consultant/Company:** Task 4 will identify which investments projects and actions are necessary to achieve the Vision from Task 3. This could, for example, include projects for: • Infrastructure investments in accessibility (roads; public transport; bridges; railway crossings). • Necessary measures for environmental management such as cleanup of waste lands, empty plots, garbage collection.

		• Required investments in government services (schools, medical services). • Redesign of important public spaces including walking routes, signage, lighting, parking areas, bus stops, etc. • Renovation or maintenance of historical sights or historic buildings. • Investment projects for new real estate like offices, commercial buildings, trade facilities, hotels, shops or restaurants. High level cost / investment estimates (at the level of concept design) have to be provided for each of the identified investment projects and actions, and included in a table with: • Type of investment (commercial buildings; basic infrastructure; government services). • Estimated size of investment (capital expenses). Then it should be clarified which of the investments are expected to be done by the private sector, which by the government, and which could be done jointly e.g. in Public Private Partnerships. This should include a table with proposed / expected funding sources (including local / national governments authorities). A summary table for the entire Neighbourhood Development Concept – including all proposed projects – has to be included, indicating: • Total estimated government investment. • Total expected private sector investment. • Expected socio-economic benefits in terms of job creation and, if possible, increased economic output (for example expected annual turnover for new businesses within the Project Area, based on key figures). **Result of Task 4:** Report "Proposed Investment Projects" (word / pdf) indicating: • Overview of proposed investment projects with brief description, based on the identified economic drivers (Task 2) and elaborating on the Neighbourhood Development Concept (Task 3). • Cost estimates for each project and identification whether investments are by the public sector, private sector, or shared. • Summary table of estimated public and private sector investment, as well as expected socio-economic benefits in terms of job creation.
5.5	**Task 5:** **Master Plan**	**The following activities are expected from the Consultant/Company:** In parallel to Task 4 – the proposed investments – a (local) Master Plan should be developed. The Master Plan is based on the Neighbourhood Design Concept (Task 3), but with more detailed maps, and it indicates the locations of the recommended Investment Projects (Task 4).

The Master Plan has to ensure that the investments are spatially coherent (e.g. development projects are in logical locations, transportation is well organised; the selected infrastructure investments are logical, any heritage sights and monuments are adequately protected). Regular considerations of 'good urban planning' have to be incorporated to ensure international best practice (efficient land use, environmental management, sustainable development).

The Master Plan has at least the following components:
- Schematic Maps of for example (a) infrastructure network and public transportation; (b) network of green spaces; (c) economic development; (d) government services and social facilities (scale 1:10,000 or 25,000).
- Land Use map indicating (a) zoning; (b) allowed construction volumes using FAR; (c) setbacks, if applicable; (d) environmental limitations, if any (like flood protection zones of rivers). The map scale is 1:5,000 or 1:10,000 at the level of detail of the urban block. Autocad file format. The Land Use Map has to be accompanied by a textual explanation.
- Architectural design guidelines that specify the appearance of buildings and the design of the public spaces (with examples of architectural style and explanation).
- Poster(s) with visualisations of the proposed improvements (architecture / landscape / public space) with maps and renders that can be uesd in presentatoin, for example at the local government office or Mahalla committee building.

Detailed design for Phase 1 area:
In addition, a detailed design (scale 1:500 to scale 1:2,000) is required for a Phase 1 area where urban upgrading will be prioritised. The Consultant/Company is asked to identify this area that should be crucial for catalysing economic development in the Project Area. Upon approval by the Client, a detailed design of roads and public spaces will be made, as well as footprints and setbacks of buildings and reference pictures for their suggested design. It will include street furniture, lightning, greenery, walking and cycling infrastructure, parking areas, and all other necessary infrastructure / facilities. It will also indicate which areas become public spaces and which plots are available for privatisation. The design should consider the Uzbek climate (provision of shade; drought resistant plant species). The expected size of the Phase 1 area is in the range of 5-10 hectares.

Result of Task 5:
Report 5 "Master Plan" including land use map, schematic drawings and explanations; detailed design for Phase 1 area. Possibly the results of Task 4 and Task 5 can be incorporated in one report.

5.6	**Task 6:** **Support to land auction / privisation**	**The following activities are expected from the Consultant/Company:** Task 6 is to support the land privatisation process for the plots that have been identified for development of commercial functions by the private sector.

		This is expected to be done by creating a 'plot passport' that clearly indicates to the investor how the plot may be used. The 'plot passport' should include:
		• Permitted development on the plot in terms of functions / zoning.
		• Allowed construction volume (FAR) as well as setbacks (if any).
		• Architectural guidelines that apply.
		• Any environmental limitations.
		• Suggestions for requirements that can be used regarding green construction technologies.
		This information will then be used to publish available land plot on MoC's online auction website.
		Result of Task 6:
		One 'plot passport' for each individual land plot.
6.	**Other specifications**	The works must be performed in accordance with the current technical regulations, with the appropriate quality and within the specified time. Formalized documents must comply with international standards.
		The Consultant/Company guarantees that he has all rights to the results of work (documents) and that alienation to the Customer does not violate the rights of third parties.
7.	**Deliverables**	Reports in pdf and word format.
		Detailed maps and designs in Autocad format.
		Schematic and conceptual maps in format to be decided by the Consultant/Company.
		Drawings, maps and designs will be part of the deliverables in their original file format (.dwg; .ai; .psd)
8.	**Budget**	Maximum 100.000 USD
9.	**Evaluation criteria**	Consultant's/Company's offers will be evaluated using the following criteria:
		• Quality of the Technical Apprisal (vision + approach): 30%
		• Quality of the Project Team (staffing): 20%
		• Portfolio and similar projects (experience): 20%
		• Work plan (schedule): 10%
		• Financial proposal (cost): 20%
10.	**Background information**	"Omonkhana" village neighborhoods are located in the center of Boysun district, Surkhandarya region.
		Coordinates - 70°12' 18"N 57°42' 35'E
		The neighborhood borders with "Dashtigoz", "Gaza", "Pulkhakim" neighborhoods.
		The area is 163,400 thousand square meters
		The total population of the region is 4007. Of this;

4007 people, 846 households live in "Inkabod" neighborhood. The number of women is 1920, the number of men is 2087. 2245 people are able to work, economically active population is 1958, the number of unemployed is 155 (of which the number of school graduates in 2022 is 52 students). There are 61 shops, 1 market and shopping complexes, many farms. , Industry – 2, Service – 81, 1 recreation center.

Economic indicators of the service and trade sector

The growth rate of services in the district in 2017 is 3,321.0 million. 4,216.8 million soums in 2018. soum, 4961.7 million in 2019. 6,660.6 million soums in 2020. amounting to 11,244.8 million soums in 2021. amounted to soum.

The volume of services per capita in 2017 is 1,035,600 soums, in 2018 is 1,204,800 soums, in 2019 is 1,341,000 soums, in 2020 is 1,752,000 soums. 8 thousand soums, in 2021 it was 2,806.3 thousand soums.

The growth rate of trade is 9629.8 mln. soums, 11,763.5 million soums in 2018. 14,036.3 million soums in 2019. 16,748.1 million soums in 2020. 21,491.5 million soums in 2021. amounted to soum.

The volume of trade per capita is 2,832.3 thousand soums in 2017, 3,361,0 thousand soums in 2018, 3,793,6 thousand soums in 2019, and 4,407,4 thousand soums in 2020. , amounted to 5,363.5 thousand soms in 2021.

The population growth rate was 3.4 thousand people in 2017, 3.5 thousand people in 2018, 3.7 thousand people in 2019, and 3.8 thousand people in 2020. In 2021, this indicator was 4 thousand people. In 5 years, the population increased by 17%.

Population density - 32 people/sq.km

The number of newly established business entities is 31 compared to 2017, 33 in 2018, 40 in 2019, 54 in 2020, 61 in 2021

Mid- and long-term development strategy of "Inkobad" UCF "Omonkhona" village area

In 2022-2026, the total volume of production will increase by 1.4 times, the volume of industrial production by 1.3 times, the volume of services by 1.8 times, construction works by 1.3 times, the unemployment rate will decrease from 10.1 to 8.8 percent, Creation of more than 400 new jobs for 2 years, reduction of poverty by 2 times, establishment of about 100 small business subjects.

In the direction of providing services, the growth rate of services in 2022 is 4,678.0 million soums, in 2023 it is 5,517.0 million soums, and in 2024 it is 9,745.0 million soums. , will be 15,250.0 million soms in 2025, and 18,380.0 million soms in 2026.

In 5 years, the forecast of the growth rate of the service will increase by 9.5 times.

In the direction of trade, the growth rate of the trade sector in 2022 will be 4,540.0 million soums, in 2023 it will be 7,785.0 million soums, and in 2024 it will be 9,987.0 million soums. mni, in 2025 it will be 12,245.0 million soums, and in 2026 it will be 18,456.0 million soums.

The forecast of the growth rate of the trade sector will increase by 4.2 times in 5 years.