

SOFIA MASTER PLAN



SOFIA MUNICIPALITY

VISUAL PRESENTATION

OP “SOFPROJECT - MASTER PLAN”

Director

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Chief Coordinator

L. Mihaylovich

TEAM OF 300 SPECIALISTS



THE MASTER PLAN OF THE CITY OF SOFIA AND SOFIA MUNICIPALITY

one of the most significant phenomena
in modern Bulgarian urban planning after 1990.

MASTER PLAN - CITY OF SOFIA AND SOFIA MUNICIPALITY

PHASES AND STAGES OF THE PROCESS

Methodology and Programme for Elaboration

Analysis of the Current Condition (1998-2001) and Diagnosis

Forecasts 2020 of the Development on the Base of Existing Trends

National Competition “Sofia and the European Integration”

Scenarios for socio-economic and spatial development

PUBLIC DISCUSSIONS AND STATEMENTS FROM GOVERNMENTAL INSTITUTIONS

Concept for the spatial development of the territory

DRAFT

PUBLIC DISCUSSIONS AND STATEMENTS FROM GOVERNMENTAL INSTITUTIONS

FINAL DRAFT

APPROVAL BY THE MUNICIPAL COUNCIL

APPROVAL BY THE MINISTRY OF REGIONAL DEVELOPMENT AND PUBLIC WORKS

TO BE APPROVED BY THE COUNCIL OF MINISTERS AND THE NATIONAL PARLIAMENT

FINAL DRAFT OF THE CITY OF SOFIA AND SOFIA MUNICIPALITY MASTER PLAN PACKAGE OF DOCUMENTS

- **SCHEME FOR SPATIAL DEVELOPMENT OF THE METROPOLITAN AREA**
- **STRUCTURAL PLAN**
- **LAND-USE PLAN OF THE CITY OF SOFIA AND SOFIA MUNICIPALITY**
- **NORMS AND REGULATIONS FOR LAND USE**
- **ACTION PLAN - UP TO 2012**
- **EMERGENCY PLAN - UP TO 2007**

MASTER PLAN STUDIES

- **SOFIA IN THE EUROPEAN SYSTEM OF BIG SITIES,
NEW GEO-POLITICAL CONDITIONS AND MEMBERSHIP OF EU (2007)**
- **AIMS AND OBJECTIVES OF THE SOCIO ECONOMIC,
URBAN AND REGIONAL DEVELOPMENT**
- **SOCIO-ECONOMIC AND SPATIAL DEVELOPMENT FORECASTS (2020)**
- **HYPOTHESIS OF LONG TERM DEVELOPMENT**
- **DEVELOPMENT AND SPATIAL ORGANIZATION OF THE FUNCTIONAL SYSTEMS -
Residence, Work, Centers and Spatial Planning Structure, Recreation and Green System,
Transport, Technical Infrastructure, Cultural and Historical Heritage**
- **UTILIZATION OF THE UNDERGROUND SPACES**
- **ECOLOGICAL PROBLEMS AND ENVIRONMENTAL PROTECTION**
- **SPECIFIC REGULATIONS FOR THE DEVELOPMENT AND USAGE
OF THE TERRITORY**
- **DETAILED STUDIES ON ZONES WITH HIGH INVESTMENT ACTIVITY**

PROBLEMS AND PLANNING OF THE FUNCTIONAL SYSTEMS WERE STUDIED ON THE FOLLOWING TERRITORY LEVELS:

- **NATIONAL LEVEL**
- **SOUTHWEST PLANNING REGION (SOFIA METROPOLITAN REGION)**
- **ZONE OF ACTIVE INFLUENCE – SOFIA METROPOLITAN AREA**
- **SOFIA MUNICIPALITY**
- **CITY OF SOFIA**
- **MACRO-SPATIAL STRUCTURAL UNITS**

MAIN INDICATORS OF THE SOCIO-ECONOMIC DEVELOPMENT OF SOFIA

YEAR	2001	FORECAST 2020
POPULATION OF SOFIA METROPOLITAN REGION	1 435 000	1 540 000
POPULATION OF SOFIA METROPOLITAN AREA	1 280 000	1 450 000
POPULATION OF SOFIA MUNICIPALITY	1 174 000	1 300 000
❖CITY OF SOFIA	1 096 000	1 150 000
❖SURROUNDING AREA (City of Sofia excluded)	78 000	150 000
SOFIA MUNICIPALITY – SHARE OF POPULATION IN ACTIVE AGE	63.5 %	65.2 %
SOFIA MUNICIPALITY – SHARE OF ECONOMICALLY ACTIVE POPULATION	52.6 %	54.1 %
SOFIA MUNICIPALITY – NUMBER OF HOUSEHOLDS	460 000	520 000

MAIN INDICATORS OF THE SOCIO-ECONOMIC DEVELOPMENT OF SOFIA

YEAR	2001	FORECAST 2020
Annual Growth Of The Gross Domestic Product*	3 %	5 - 8 %
Share Of The Employed In The Primary Sector	2 %	2 %
Share Of The Employed In The Secondary Sector	25 %	21 %
Share Of The Employed In The Tertiary Sector	73 %	77 %
The Level Of Unemployment	5 %	4 - 6 %
The Educational Structure (Level Of Education)		
• Primary	27 %	17 %
• Secondary	53 %	48 %
• Higher	19 %	35 %

* **Note:** The annual growth of GDP for 2003 was 5 %.

MAIN PRINCIPLES USED IN THE PROCESS OF PLANNING

- **REGIONAL APPROACH** – CONCOMITANT PLANNING OF THE CITY OF SOFIA AND ITS METROPOLITAN AREA

- **EQUAL RESPECT** TO ALL KINDS OF REAL ESTATE OWNERSHIP

- ACHIEVEMENT OF **BALANCE** IN THE DEVELOPMENT OF THE URBANIZED TERRITORY OF **THE CITY OF SOFIA AND THE SURROUNDING AREAS**

- **PRESERVATION AND DEVELOPMENT OF THE LINKS BETWEEN THE CITY AND THE NATURAL ENVIRONMENT BY MEANS OF:**

- **LIMITATION OF THE COMPACT INCREASE** OF THE TERRITORY OF THE CITY OF SOFIA;

- **FORMATION OF LINEAR-POINT URBAN STRUCTURES** ALONG THE “FIVE DEVELOPMENT AXES” REACHING THE ‘BUFFER NUCLEI’ IN THE METROPOLITAN AREA;

- **PRESERVATION OF THE TERRITORIES, SITUATED TO THE NORTH** FROM THE COMPACT CITY AS A **RESERVE FOR THE 21ST CENTURY AND PROVIDING SPACE FOR HIGHER-THAN-PLANNED DEMOGRAPHIC INCREASE.**

THE MAIN SPATIAL PROPOSALS OF THE PLAN ARE:

- **PRESERVATION AND RENOVATION** of the compact City within its present boundaries;
- **REGULATION** of the construction in order not to break off the connection with the surrounding mountains;
- **PREDOMINANT DEVELOPMENT** of the diagonal Northwest – Southeast;
- **CREATION** of the “North development zone” as a balance of the Southern highly urbanised territory at the foot of Vitosha mountain;
- **PRESERVATION** of the territory, situated between the compact city and the “North development zone” for agricultural use with a future predestination of a high quality cultural landscape;

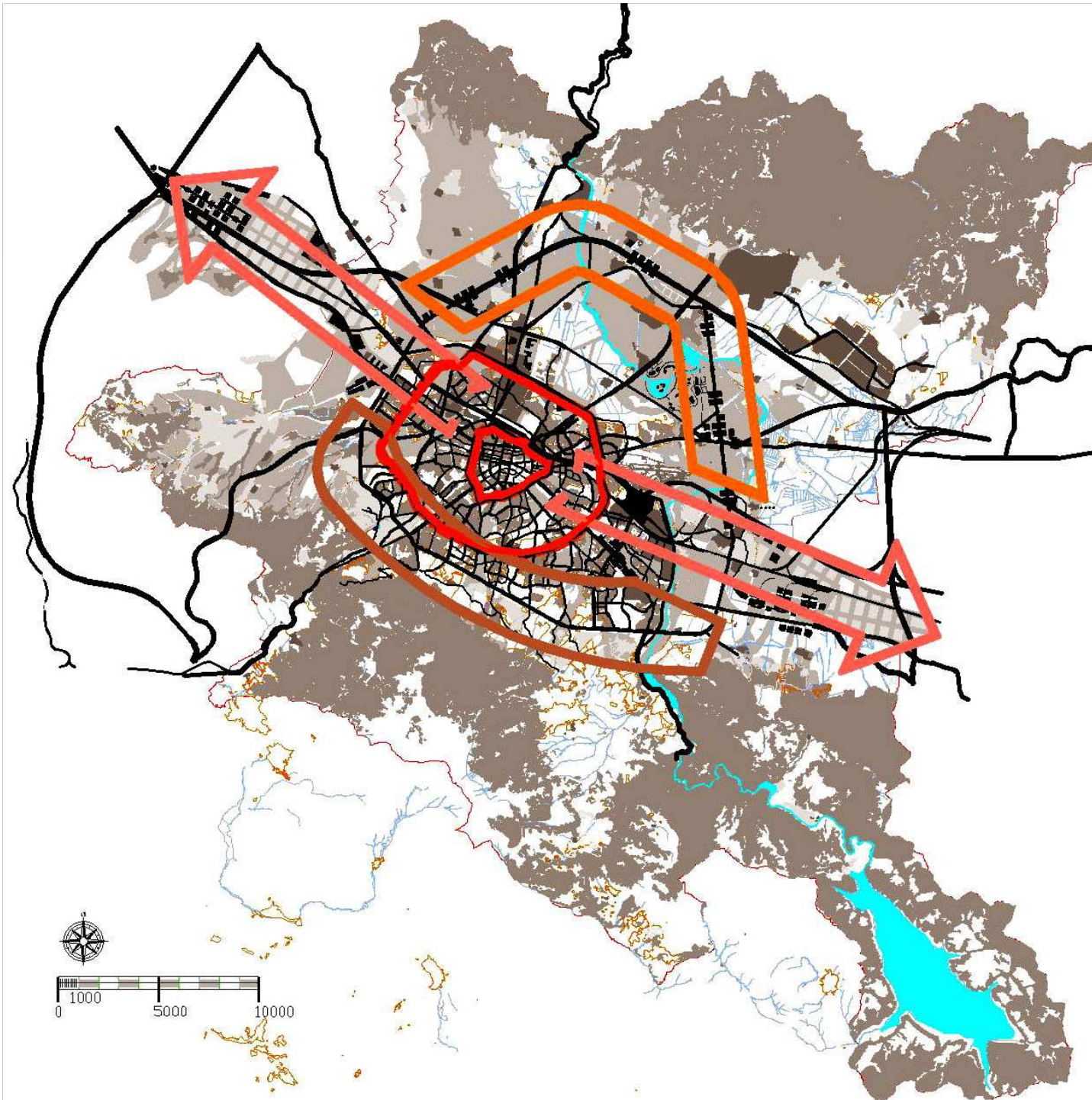
HYPOTHESIS OF LONG -TERM DEVELOPMENT - THREE MAIN DIRECTIONS

WESTERN, along the diagonal road Belgrade – Istanbul, comprising the territory of several settlements in the Municipality and in the Metropolitan area, with a railway terminal, juncture of the trans-European transport corridors Nos. 4, 8 and 10.

EASTERN, along the road Belgrade – Istanbul, comprising the territory of several settlements in the Municipality and several out of it - in the Metropolitan area, the juncture of Sofia ring road and the “Trakiya” high-way, a railway station and a railway terminal, the junction of the Trans-European transport corridors Nos. 8 and 10 with the “Trakia” high-way.

NORTHERN, comprising the territory of several settlements in the Municipality and in the Metropolitan area in the direction of the Iskar gorge and the Southern slopes of Stara Planina, predetermined by the Northern curve of Sofia ring road and the Pan-European transport corridors Nos. 4, 8 and 10.

**THE DESIGNED THREE MAIN DIRECTIONS FOR THE URBAN DEVELOPMENT OF SOFIA
HAVE NATURAL LANDSCAPE INTERVALS BETWEEN THEM.**



**DEVELOPMENT
OF THE
DIAGONAL
NORTHWEST –
SOUTHEAST**

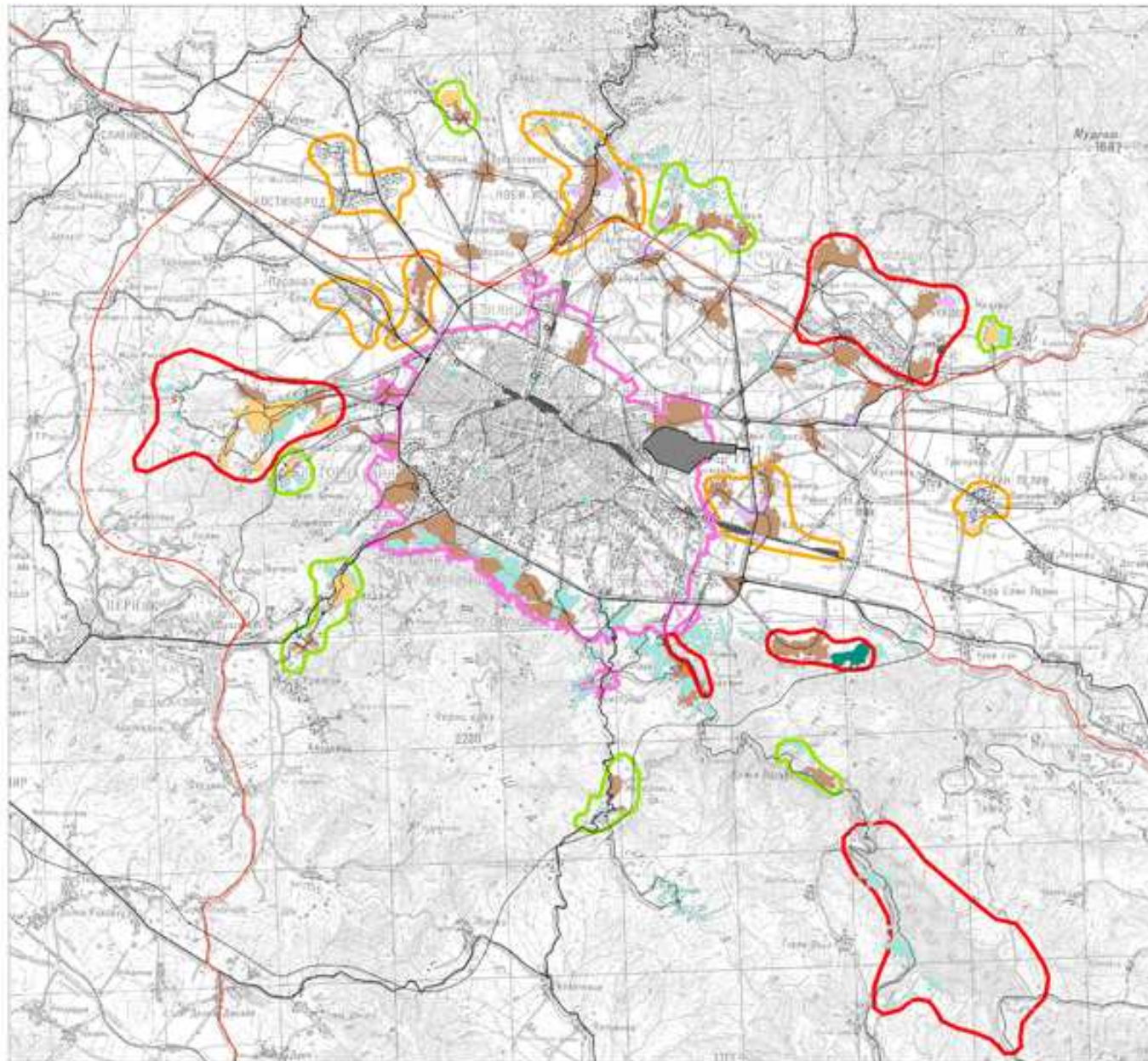
**THE MAIN SPATIAL MEASURES
OF THE PLAN
FOR THE FUNCTIONAL SYSTEMS**

Functional System “RESIDENCE”

- **PRESERVATION** of the residential functions in the Central Part of the City, invaded by commercial and business activities,
- **OPTIMISATION** of the urban indicators of the rather non-homogenous residential environment of the compact City.
- **ACTIVATION** of the transport and services in the Metropolitan area settlements for promotion of their attractiveness.
- **RESTRUCTURING** and adaptation to the modern conditions and the requirements of the inhabitants of the residential complexes.
- **DISPERSED DEVELOPMENT** of new residential areas by means of the extension of the existing settlements outside the city of Sofia.



MASTER PLAN OF THE CITY OF SOFIA AND SOFIA MUNICIPALITY



ЛЕГЕНДА

ТЕРИТОРИИ ЗА ДИСПЕРСИВНО РАЗВИТИЕ НА:

- промишлено - селскостопанска зона
 - областна зона
 - спортобладване
 - паркове
 - технологично/технологична зона
 - инфраструктурни територии и дана
- ### ИНТЕРУРБАНА ЗОНА
- интерурбана зона
 - периферен пояс с мидули за интензивна транспортна към съществуващ град
 - вътрешен пояс с мидули за изолационни условия за развитие
 - интерурбана зона с мидули за обикновено развитие

**DISPERSED DEVELOPMENT OF THE NEW RESIDENTIAL AREAS
BY MEANS OF EXTENSION OF THE EXISTING SETTLEMENTS**

**ОБЩ УСТРОЙСТВЕН ПЛАН
НА ГРАД СОФИЯ
И СТОЛИЧНА ОБЩИНА**

SYSTEM "RESIDENCE"

RESIDENTIAL ZONES - ZONING REGIMES

Residential zoning

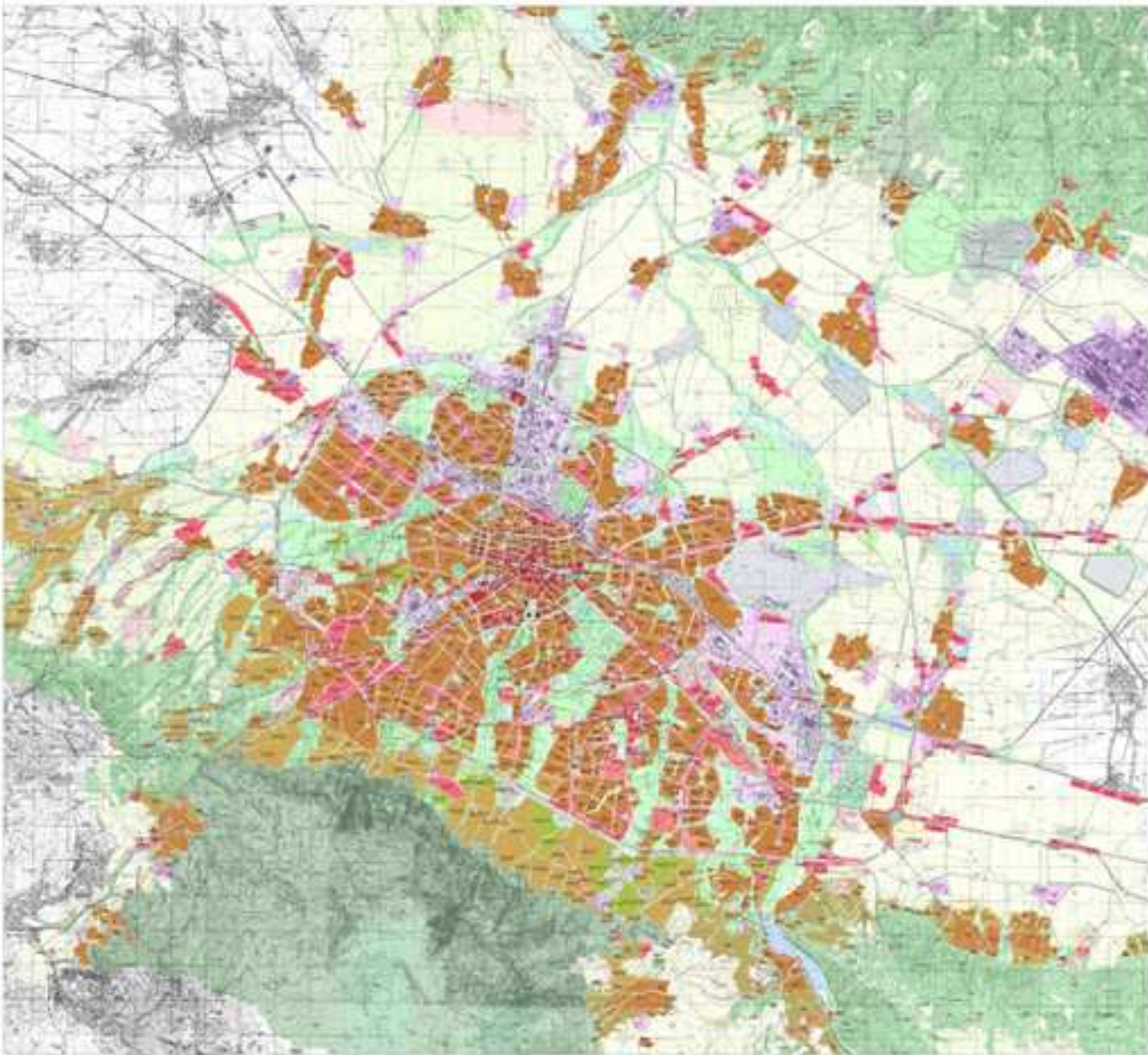
- RR - high-density residential
- RR1 - compact residential
- RR2 - medium-density residential
- RR3 - low-density residential
- RR4 - low-density residential in special environment
- RR5 - low-density residential subject to specific controls (e.g.)
- RR6 - average-density residential
- RR7 - low-density residential, special-use zones

Business residential and service zones

- BR - central (Zone 100)
- BR1 - central (Zone 100)
- BR2 - central (Zone 100)
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- BR100 - central (Zone 100)

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**OPTIMISATION OF THE URBAN INDICATORS
OF THE RATHER NON-HOMOGENOUS RESIDENTIAL ENVIRONMENT OF THE COMPACT CITY**

Functional System “WORK”

● COMPACT CITY

Renovation and development of the three industrial districts

Northern
Eastern
Western

● SURROUNDING AREA

Development of four main industrial clusters

North – territories, situated in the “North Development Zone”;
Southeast – hi-tech industrial complexes;
Northwest – transport and warehousing industrial complexes;
Northeast - mainly the “Kremikovtsy” metallurgical Plant.

● METROPOLITAN AREA

Creation and development of the “Buffer Zones”

to the East
to the West

Functional System “Public and Business Services”

Transition

from **MONO-CENTRIC**
to **POLY-CENTRIC** spatial structure;

Development

- of **HIERARCHIC SYSTEM** of **COMPLEX CITY CENTERS** on three main levels
- of a system of **SPECIALIZED CENTERS** and environments.

COMPLEX CITY CENTERS

First level

- **THE MAIN CITY CENTER** retains its location, but should be renovated with the following trends:
 - de-concentration and release from extrinsic activities;
 - activation of the processes of renovation and reconstruction;
 - use of the underground spaces;
 - preservation and exposing of the unique cultural and historical heritage;
 - prevailing orientation to the development to the West (new business center).

Second level

- **SECONDARY CITY CENTERS**, situated on the cross points of the main radial and concentric transport directions -
Northwestern, Northern, Northeastern, Southeastern and Southwestern

Third level

- **TERCIARY CITY CENTERS**, situated near the main transport, commercial, cultural and sports nuclei and attending the districts, surrounding them in the city and the metropolitan area.



MASTER PLAN OF THE CITY OF SOFIA AND SOFIA MUNICIPALITY

SYSTEM OF CENTRES

HIERARCHICAL STRUCTURE OF THE COMPLEX SERVICE CENTRES

-  **The Main City Centre**
City level
- Complex Service Centre**
District level
 -  D.A. - STRUCTURAL
 -  D.B. - SUPPLEMENTAL
- Complex Service Centre**
Neighborhood level
 -  N.A. - STRUCTURAL
 -  N.B. - SUPPLEMENTAL
-  Local concentration of services and public facilities
-  Dispersed service areas in the surrounding urban region

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DEVELOPMENT OF THE HIERARCHIC SYSTEM OF COMPLEX CENTERS ON THREE MAIN LEVELS



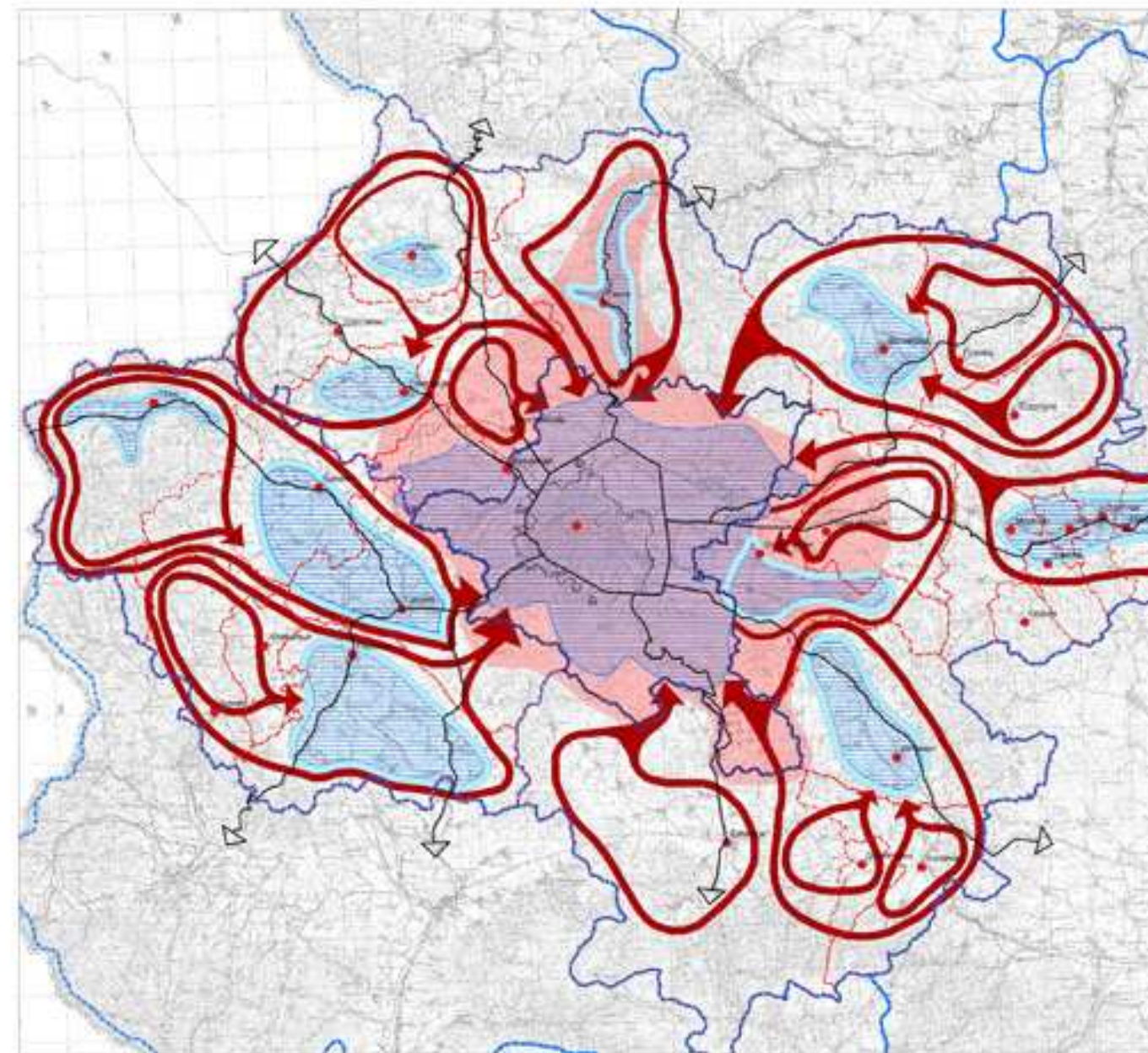
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ZONE OF ACTIVE INFLUENCE

FUNCTIONAL LINKS AND AGGLOMERATIONAL FORMATIONS

- Centre of municipality
- Administrative boundary of the city of Sofia
- Boundary of municipality
- Boundary of district
- Agglomerational formation
- Boundary of agglomerational formation
- Direction of integration
- Zone of stronger influence of the city of Sofia
- Major road links
- Major railway links

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**ACTIVATION OF THE COMMUNICATIONS AND SERVICES
IN THE METROPOLITAN AREA SETTLEMENTS FOR PROMOTION OF THEIR ATTRACTIVENESS**

SPECIALIZED CENTERS AND ENVIRONMENTS

CONTAIN AND DEVELOP THE CITY PRIORITY ACTIVITIES:

- **SCIENCE AND EDUCATION,**
- **HEALTH AND BALNEOLOGICAL SERVICES,**
- **CULTURE,**
- **SPORTS, RECREATION AND ENTERTAINMENT.**



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SYSTEM OF CENTRES

SPECIALIZED CENTRES AND ENVIRONMENTS

- Education and science
- Health and sport facilities
- Culture and religion
- Sports and recreation
- Retail and services
- High school
- Medium school
- Low school
- Primary centres
- Proposed centres
- Sites reserved with concentration of sports, recreation and entertainment facilities
- Sites reserved for health services and living
- Sites reserved for cultural centres
- Major public square
- Sites of cultural and historical heritage
- Concentration and preservation of cultural sites
- Maintenance of sites of historical and cultural value
- Churches

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SPECIALIZED CENTERS AND ENVIRONMENTS

Functional System “Recreation and Green System ”

**THE PLAN PROVIDES
NEW TYPE RECREATIONAL ENVIRONMENTS**

CALLED

“THEME PARKS”

**COMPLEX RECREATIONAL ENVIRONMENTS
WITH A PREDOMINANT THEME
AND SPECIFIC LANDSCAPE REQUIREMENTS
COMPRISING AREAS WITH DIFFERENT LAND USE.**

THE “THEME PARKS” PROVIDE CONDITIONS FOR:

- **EMPHASIZING** of the surrounding mountains and the natural potential of the Sofia Region;
- **RECONSTRUCTION AND DEVELOPMENT** of the Green areas inside the City and within the Surrounding area;
- **RECONSTRUCTION AND DEVELOPMENT** of the existing sports, recreational and entertainment sites and environments;
- **PRESERVATION AND ADAPTATION** of the cultural and historical heritage;
- **EFFECTIVE USE** of the mineral waters and the hydrothermal resources; of the water resources of the Iskar river, the rivers at the foot of the Vitosha mountain and the artificial water basins;

7 THEME PARKS

ARE PROPOSED, SITUATED WITHIN THE ADMINISTRATIVE BOUNDARY OF SOFIA MUNICIPALITY:

- "THE GREEN MEMORY OF SOFIA" CITY PARK
- "STUDENTSKI" CITY SPORTS PARK
- "VITOSHA MOUNTAIN" NATURAL PARK
- "ZHIVA VODA" CLIMATIC AND BALNEOLOGICAL PARK
- "SOFIYSKA SVETA GORA" HISTORICAL HERITAGE PARK
- "ISKAR" WATER PARK
- "POLETO" RURAL RECREATION PARK



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SYSTEM "RECREATION"

SPATIAL AND FUNCTIONAL STRUCTURE

THEME PARKS FOR RECREATION

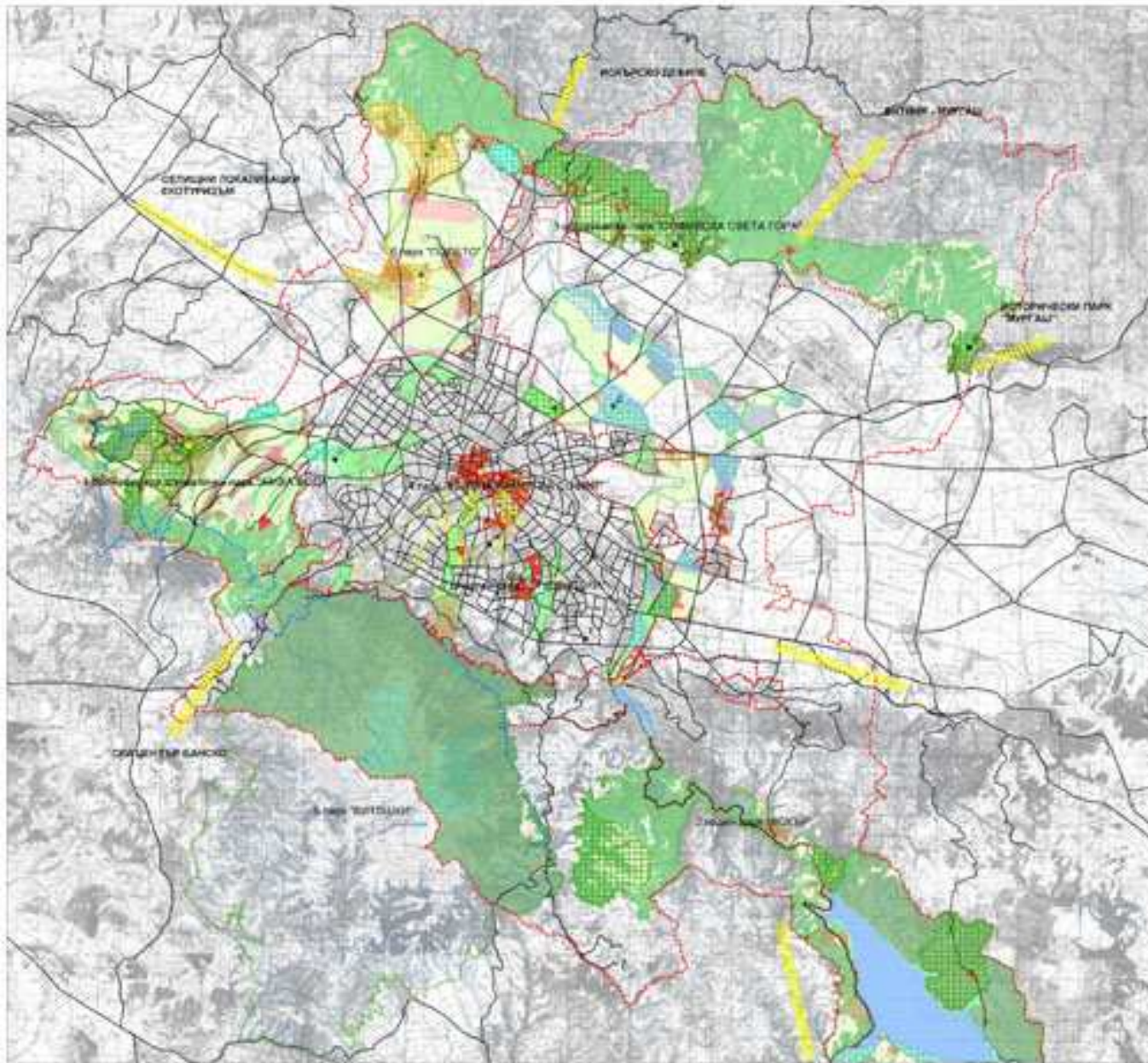
1. ZEMLYA VODEN (Laughing water) Subtheme Park
2. DOLAK Water park
3. BOUTEKA SVETA GORJA (Bottle Holy Forest) Theme Park
4. DOLINA PAMETI NA VODA (The Green Memory of Sofia) Park
5. VITODOL (Clouded) Theme Park
6. POLIET (The Park) Park
7. ETIMOLSKI (Etymology) Sports Park

Theme parks management zones

ESTABLISHED ZONES AND SITES FOR RECREATION

- Forest environment for recreation
- Sports and entertainment
- Water resources and areas for recreation
- Cultural area for recreation
- Rural area for recreation
- A. Ethnographic Village
- B. National Village - Centre for Documentation of Traditions
- C. Permanent Exhibitions (Central) Centre
- D. Agricultural Exhibitions
- E. Water Entertainment Park
- F. Sports Park
- G. Cultural environment park
- H. National Entertainment Centre
- I. Cultural park (Thematic Park) Entertainment complex
- Boundary for cognitive and cultural location
- Boundary for sports location
- Boundary for rural location
- Boundary for environment location
- Disposition and zoning for the theme park
- Disposition for development of the system "Recreation"

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SOFIA RECREATIONAL "THEME PARKS"



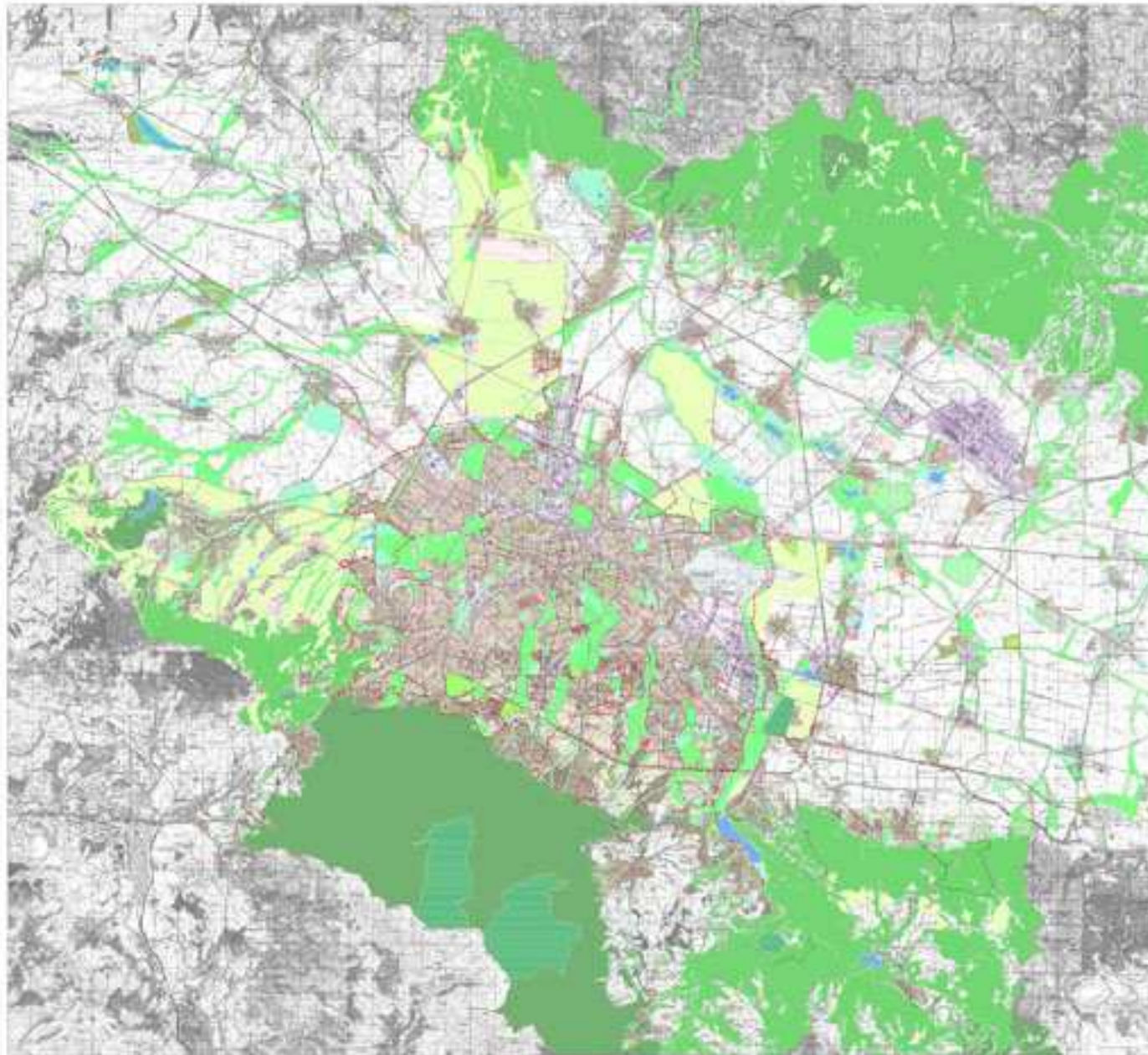
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GREEN SYSTEM

**SPATIAL AND FUNCTIONAL STRUCTURE
ZONING REGIMES**

- Service zones**
- St1 - Low density service zone (primary)
 - St2 - High density service zone (secondary)
- Public green zones**
- Pr - Parks, public green gardens
 - Pr1 - Local parks and gardens
 - Pr2 - Green areas (public recreation, sports, games and open spaces)
 - Pr3 - National green areas (city, national parks etc.)
 - Pr4 - Country parks
 - Pr5 - Historic gardens
- Spazi and entertainment zones**
- Sp1 - Open air entertainment (in an urban environment)
 - Sp2 - Sports and entertainment (in a park or rural environment)
 - Sp3 - Sport and entertainment with specific designation
- Rivers and open water**
- Rw - Rivers and open water
- AGRICULTURAL AREAS**
- Ag1 - Agriculture zone (with specific regime)
 - Ag2 - Agriculture zone (with specific regime)
- FOREST AREAS**
- F1 - Protected forests and wood
 - F2 - Recreational forests and open - public forest
 - F3 - Forest parks
 - F4 - Nature observation
 - F5 - Nature reserves
 - F6 - Recreation greenery
- NATURE PRESERVATION AREAS**
- N1 - Nature preservation
 - N2 - Nature parks
 - N3 - Protected other nature territories (etc.)
- Areas for soil regeneration and stabilization**
- St1 - Environmentally sensitive areas for landscape regeneration
 - St2 - Environmentally sensitive areas for natural vegetation
- Long-term development areas**
- LD1 - City parks and gardens
 - LD2 - Sports and recreation
- Development boundary of the city of Sofia (projected)
 Administrative boundary of Sofia Municipality

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SOFIA GREEN SYSTEM

Functional System “Transport”

MAIN TASKS

- **PRECIZE LOCALIZATION OF TRANS-EUROPEAN CORRIDORS**
Nos. 4, 8 and 10 within the Metropolitan area;
- **DEVELOPMENT OF A MODERN TRANSPORT NETWORK**
stimulation of the transition from mono-centric to poly-centric spatial structure of the City;
- **PRIORITY FOR DEVELOPMENT OF THE PUBLIC TRANSPORT**
tram, trolley-bus, railway and uderground railway, bus;
- **DEVELOPMENT OF A COMPLEX URBAN SYSTEM OF PARKING PLACES;**
- **DEVELOPMENT OF A SYSTEM OF BICYCLE LANES.**



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**PAN-EUROPEAN TRANSPORT CORRIDORS
PASSING THROUGH BULGARIA**

- CAPITAL
- MAJOR CITIES
- CORRIDOR №10
- CORRIDOR №4
- CORRIDOR №8
- CORRIDOR №9
- DANUBE - CORRIDOR №7
- Motor Way
- National Highway (dual)
- National Highway

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PAN-EUROPEAN TRANSPORT CORRIDORS PASSING THROUGH BULGARIA



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TRANSPORT

PUBLIC TRANSPORT - TRANSPORT SERVICE

- Tramway routes
- Trolley-bus routes
- Tramway service yards
- Trolley-bus service yards
- a. Bus terminals
- b. Railway stations - existing
- c. Railway stations - proposed
- d. Buffer parking areas
- Underground stations
- Underground routes
- Underground routes after 2020
- Underground carriage depot
- Railway facilities - existing
- Railway facilities - proposed
- Railway tracks - existing
- Railway tracks - proposed
- High-speed railway track - proposed

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PRIORITIES FOR DEVELOPMENT OF THE PUBLIC TRANSPORT

Functional System “Technical Infrastructure ”

- **Water supply system**
- **Sewage system**
- **Open water currents**
- **Electric supply system**
- **District heating system**
- **Telecommunication systems**
- **Gas-supply system**

The development of each of the sub-systems has been planned on the base of the prognosis estimations for the demographic, social and economic development of the City.

Functional System “CULTURAL AND HISTORICAL HERITAGE ”

RESOURCE AND STIMULATOR FOR SUSTAINABLE DEVELOPMENT OF THE TERRITORY:

MAIN OBJECTIVES

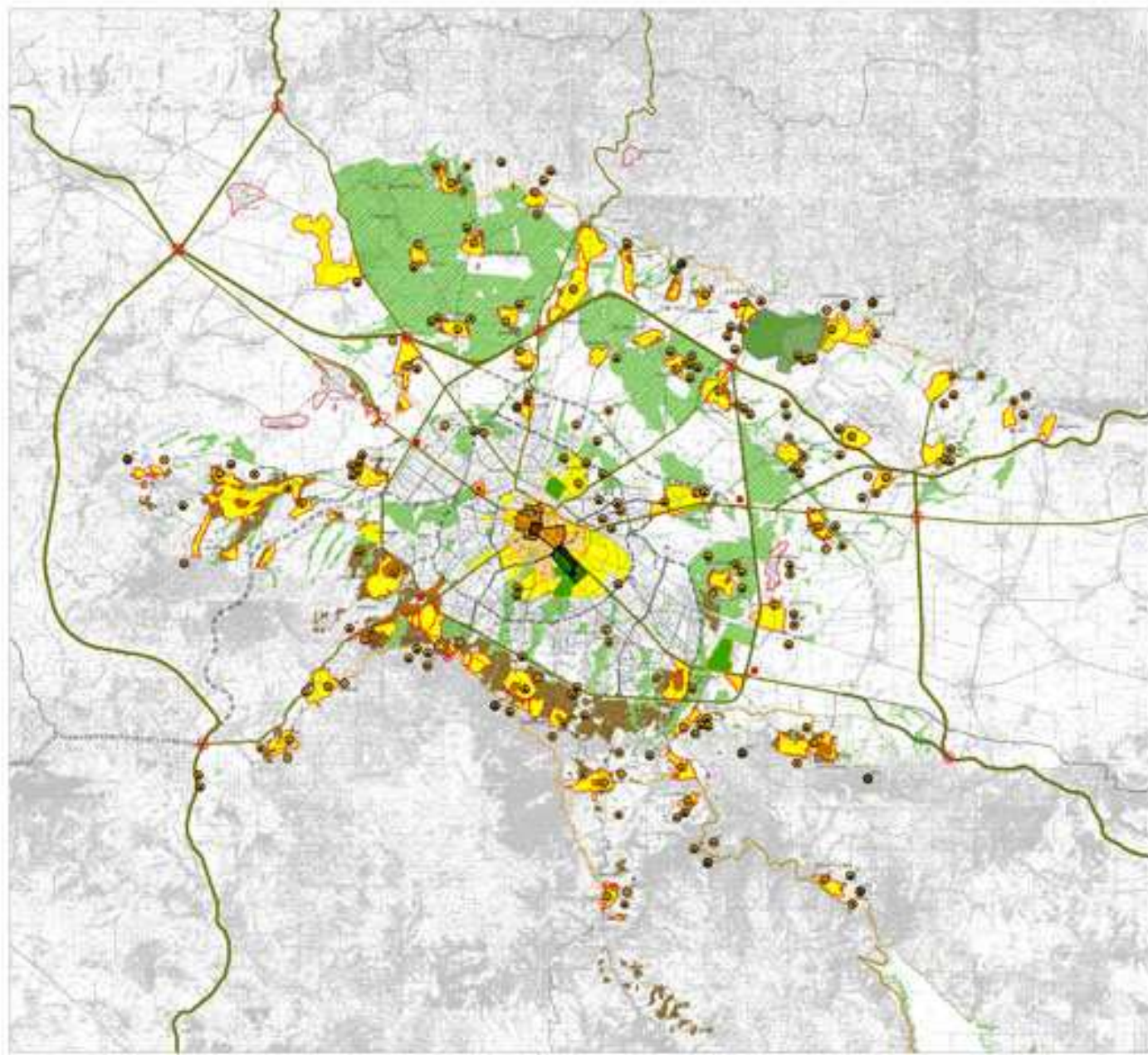
- development of the **PROTECTION RULES SYSTEM AND PRESERVATION PLANS;**
- integration of the heritage in the network of the **EUROPEAN CULTURAL ITINERARIES;**
- creation of a **UNIFIED TERRITORIAL INFORMATION SYSTEM;**
- display of the heritage in a **SYSTEM OF PUBLIC CULTURAL AND HISTORICAL SPACES;**
- construction of an ethnographic village-museum
- creation of a multimedia center “Sofia And The European Cultures”;



MASTER PLAN OF THE CITY OF SOFIA AND SOFIA MUNICIPALITY

CULTURAL AND HISTORICAL HERITAGE

SPATIAL DEVELOPMENT CONCEPT FOR CONSERVATION AND DEVELOPMENT OF THE SYSTEM OF CULTURAL AND HISTORICAL HERITAGE SOFIA MUNICIPALITY



- Legend
- 1. National monuments (UNESCO World Heritage Site)
- 2. National monuments (State Monuments)
- 3. National monuments (Local Monuments)
- 4. National monuments (Private Monuments)
- 5. National monuments (Religious Monuments)
- 6. National monuments (Archaeological Monuments)
- 7. National monuments (Historical Monuments)
- 8. National monuments (Cultural Monuments)
- 9. National monuments (Historical Monuments)
- 10. National monuments (Cultural Monuments)
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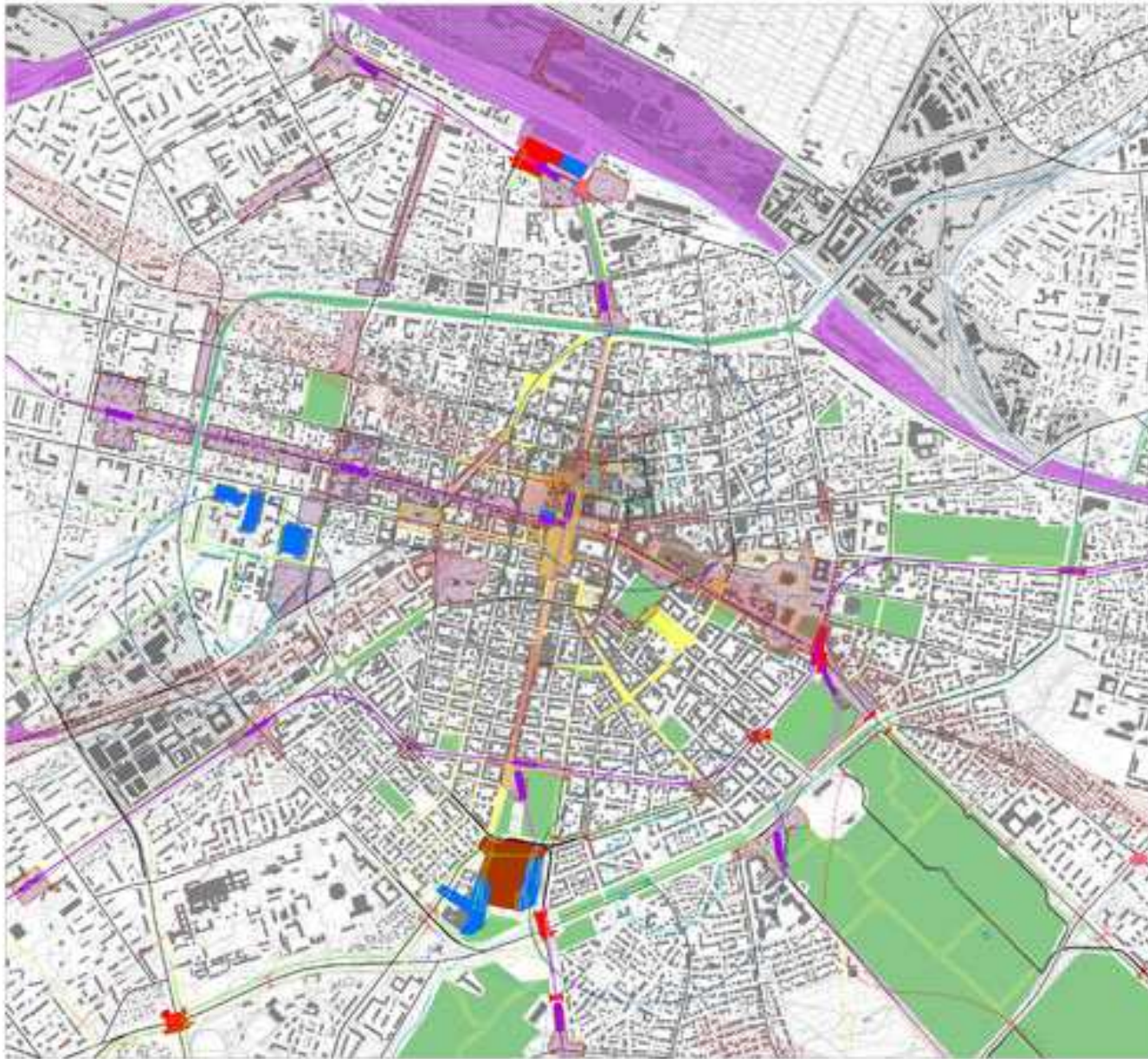
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SITES OF CULTURAL AND HISTORICAL HERITAGE

UNDERGROUND SPACES

MAIN OBJECTIVES

- **INTENSIFICATION OF THE USE**
- **BETTER INTEGRATION OF FUNCTIONS**
- **NEW REGULATIONS**



РЕПУБЛИКА БЪЛГАРИЯ
**MASTER PLAN
 OF THE CITY OF SOFIA
 AND SOFIA MUNICIPALITY**
 DEVELOPMENT OF UNDERGROUND SPACES

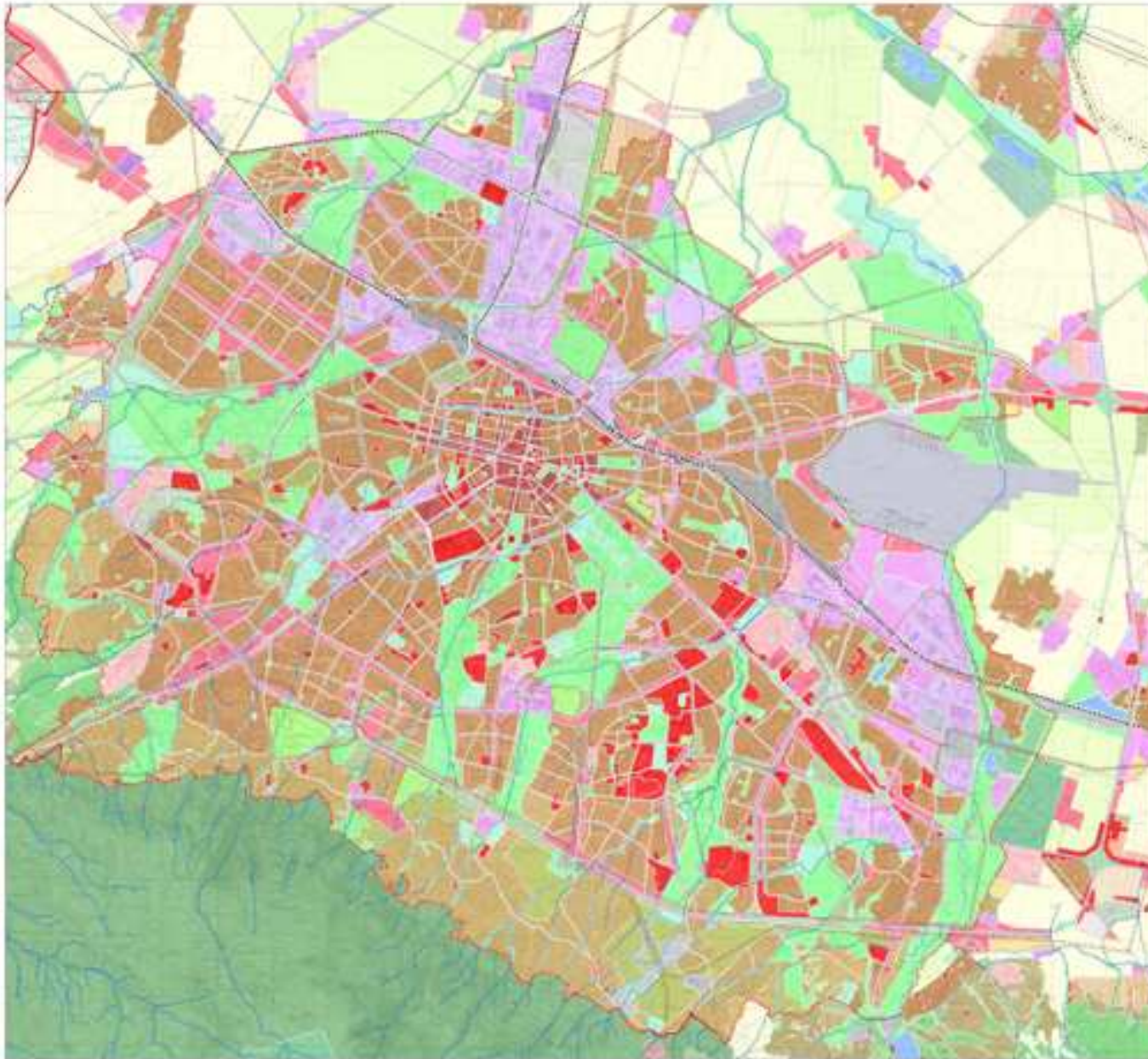
- CENTRAL CITY AREA**
- SURFACE AND UNDERGROUND PUBLIC SPACES**
- Yellow: Areas of combined surface and underground public spaces
 - Green: Areas of green public spaces
 - Brown: Existing multi-functional underground complexes
 - Red: Multi-functional parking subways
 - Light Blue: Existing multi-functional subways with services to be added
 - Dark Blue: Existing underground parking areas and garages
 - Light Purple: Proposed multi-functional complex car and pedestrian subways
 - Dark Purple: Proposed multi-functional subways
 - Light Green: Proposed underground parking areas and garages
 - Light Blue-Grey: Areas subject to reconstruction with intensive underground development
 - Purple: Railway stations
 - Dark Purple: Underground railway stations
 - Dark Purple: Underground railway
 - Black: Traffic capacity - increased
 - Black: Traffic capacity - existing
 - Green: Possible pedestrian collectors
 - Blue: Blue with increased demand
 - Blue: Blue newly underground demand
- AREAS WITH BEST POTENTIAL FOR UNDERGROUND DEVELOPMENT**
- Black: Areas with spaces of cultural and historical importance
 - Yellow: Areas of potential public underground spaces
 - Light Purple: Areas with various conditions (1-3) (1) - irregularity
 - Dark Purple: Suburban-Low Intensity
 - Light Purple: Landfill area - potential and existing landfills
 - Light Purple: Potentially built intensive areas
 - Light Purple: High ground water table (1.5 m)
- Other symbols:**
- Circle: Urbanization prospecting
 - Circle: Urbanistically defined urban centers
 - Circle: Urbanistically defined
 - Circle: Urbanistically defined areas with various built (1.5m-4)
 - Circle: Security level 1
 - Circle: Security level 2
 - Circle: Security level 3
 - Circle: Urbanistically defined areas of hydrothermal deposits

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INTENSIVE USE OF UNDERGROUND SPACES – SOFIA CITY CENTRE

**THE MAIN ELEMENTS
OF THE SPATIAL COMPOSITION AND
AESTHETIC DEVELOPMENT**

**FUNCTIONAL ZONNING
OF THE CITY OF SOFIA
AND SOFIA MUNICIPALITY**



**MASTER PLAN
OF THE CITY OF SOFIA
AND SOFIA MUNICIPALITY**

**FUNCTIONAL ZONING
OF THE TERRITORY OF THE CITY OF SOFIA**

RESTRICTED AREAS

Historical sites

- 001 - High archaeological monument
- 002 - City of Imperial residence
- 003 - World-heritage monument
- 004 - Local-heritage monument
- 005 - Local-heritage monument in urban environment
- 006 - Local-heritage monument in urban environment
- 007 - Local-heritage monument in urban environment
- 008 - Local-heritage monument in urban environment
- 009 - Local-heritage monument in urban environment
- 010 - Local-heritage monument in urban environment

Local area restricted and service zones

- 011 - Central Zone (CZ)
- 012 - Central Zone (CZ)
- 013 - Central Zone (CZ)
- 014 - Central Zone (CZ)
- 015 - Central Zone (CZ)
- 016 - Central Zone (CZ)
- 017 - Central Zone (CZ)
- 018 - Central Zone (CZ)
- 019 - Central Zone (CZ)
- 020 - Central Zone (CZ)

Service zones

- 021 - High density zone
- 022 - High density zone
- 023 - High density zone
- 024 - High density zone
- 025 - High density zone
- 026 - High density zone
- 027 - High density zone
- 028 - High density zone
- 029 - High density zone
- 030 - High density zone

Recreation zones

- 031 - Recreational zone
- 032 - Recreational zone
- 033 - Recreational zone
- 034 - Recreational zone
- 035 - Recreational zone
- 036 - Recreational zone
- 037 - Recreational zone
- 038 - Recreational zone
- 039 - Recreational zone
- 040 - Recreational zone

Industrial and utility zones

- 041 - Industrial zone
- 042 - Industrial zone
- 043 - Industrial zone
- 044 - Industrial zone
- 045 - Industrial zone
- 046 - Industrial zone
- 047 - Industrial zone
- 048 - Industrial zone
- 049 - Industrial zone
- 050 - Industrial zone

Public green zones

- 051 - Public green zone
- 052 - Public green zone
- 053 - Public green zone
- 054 - Public green zone
- 055 - Public green zone
- 056 - Public green zone
- 057 - Public green zone
- 058 - Public green zone
- 059 - Public green zone
- 060 - Public green zone

Special and administrative zones

- 061 - Special zone
- 062 - Special zone
- 063 - Special zone
- 064 - Special zone
- 065 - Special zone
- 066 - Special zone
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Special zones

- 071 - Special zone
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- 078 - Special zone
- 079 - Special zone
- 080 - Special zone

Reserve and special zones

- 081 - Reserve zone
- 082 - Reserve zone
- 083 - Reserve zone
- 084 - Reserve zone
- 085 - Reserve zone
- 086 - Reserve zone
- 087 - Reserve zone
- 088 - Reserve zone
- 089 - Reserve zone
- 090 - Reserve zone

AGRICULTURAL AREAS

- 091 - Agricultural area
- 092 - Agricultural area
- 093 - Agricultural area
- 094 - Agricultural area
- 095 - Agricultural area
- 096 - Agricultural area
- 097 - Agricultural area
- 098 - Agricultural area
- 099 - Agricultural area
- 100 - Agricultural area

FOREST AREAS

- 101 - Forest area
- 102 - Forest area
- 103 - Forest area
- 104 - Forest area
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- 110 - Forest area

WATER AREAS

- 111 - Water area
- 112 - Water area
- 113 - Water area
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- 120 - Water area

Other zones

- 121 - Other zone
- 122 - Other zone
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- 130 - Other zone

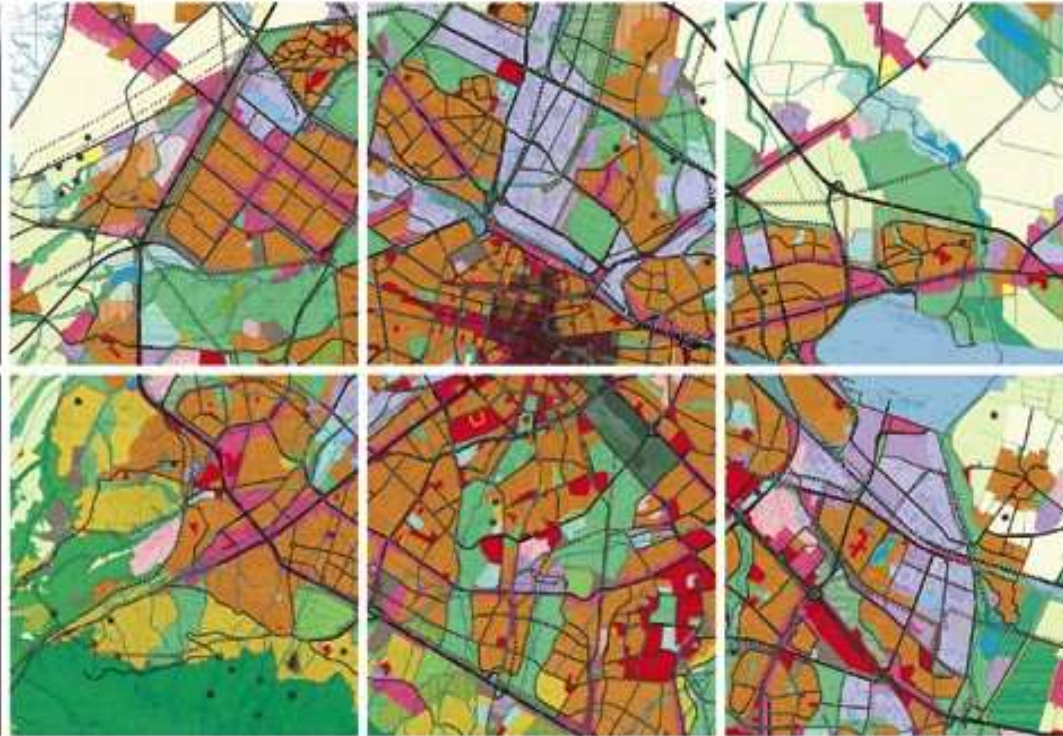
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LAND USE AND ZONING PLAN – SOFIA CITY

**THE CITY OF SOFIA
AND SOFIA MUNICIPALITY
MASTER PLAN**



SOFIA MUNICIPALITY



VISUAL PRESENTATION