



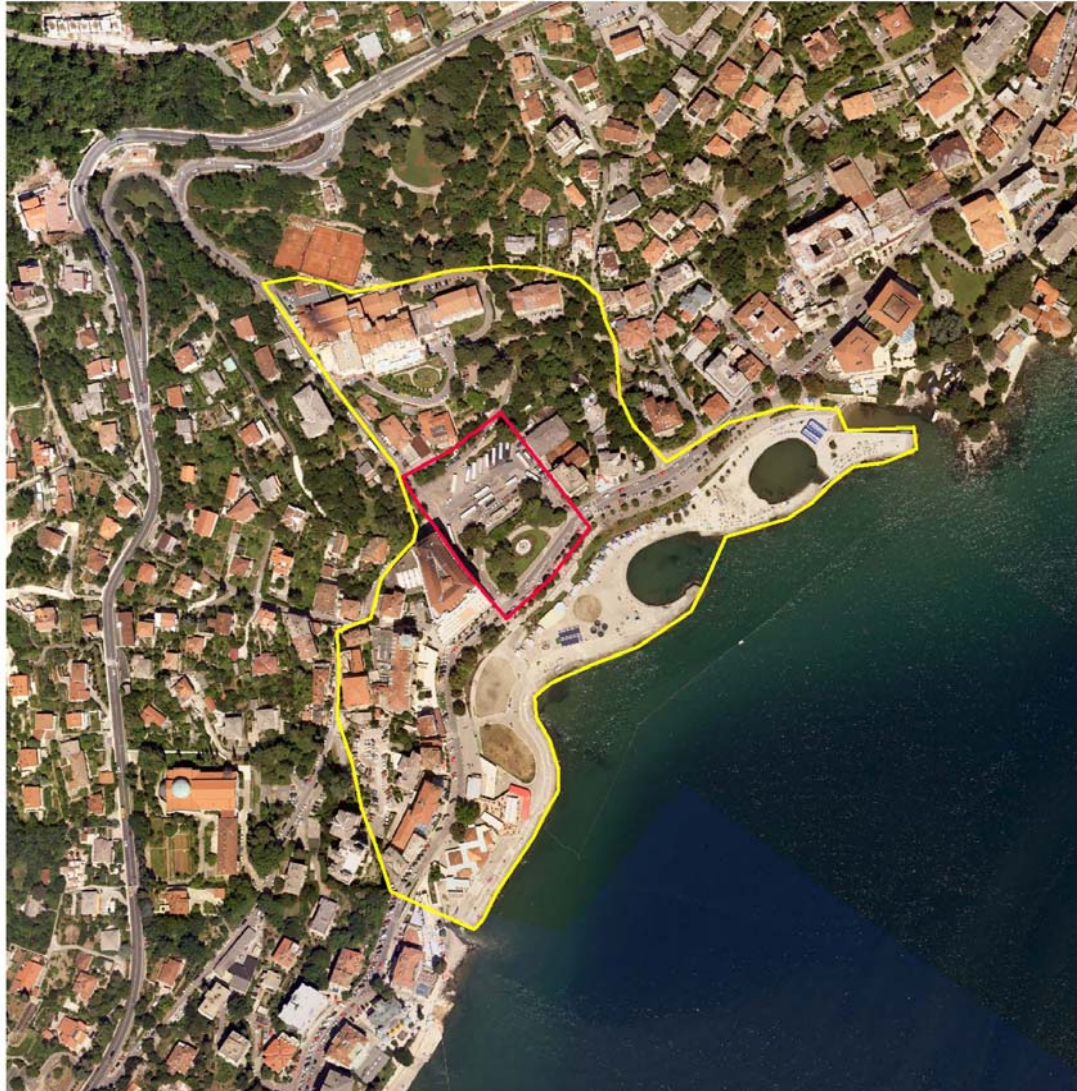
City: **OPATIJA**
 Location: **Trg Vladimira Gortana - Slatina**
 Population: 12.719 inhab (city 7.850 inhab.)
 Study area: 7,6 ha
 Project area: 0,8 ha

TOPIC :

Opatija is a Mediterranean city with a middle-european soul. It is situated in Northeastern Croatia, in Kvarner bay below the 1500 metres high Učka mountain, which creates unique climatic conditions. Opatija is the first and most prominent purpose-built tourist estate in Croatia. By the late 19th century it becomes a first-class health resort in both Austro-Hungarian and middle European terms. The city developed longitudinally along the coast, with no recognizable central place. Important buildings are built in Neo-classical style: grand hotels with dependances, Palladian villas in green environment, built at a distance from the coastal line, with main facades oriented towards the sea. The landscape of Opatija also consists of swimming beaches, music pavillions, department stores, parks and esplanades. Exotic imported plants are a specific trait of parks of Opatija, protected as cultural landmarks. Opatija was planned with aim to preserve nature and views. Besides Neo-classicism, other architectural styles present in Opatija are art nouveau, Italian and Croatian modern architecture. The competition area is in the center of Opatija, by the coast. Today there is a petrol station and bus stop on the North and a small park with a fountain on the South. The entire area needs to be transformed into public space- the main square, intended primarily for pedestrian use and open space public programmes.

TERRITORIAL SCALE: CONURBATION

The vision of Opatija is to develop as a Mediterranean tourist riviera town. This approach is based on preservation of ambienal values, providing higher quality of life for inhabitants and better quality of tourism. Through planning documentation, Opatija is becoming established as a high-quality tourist centre, offering cultural, entertainment, gastronomic and leisure programmes for the region. The city has potential of becoming a leading place for year-round tourism, with cultural, scientific and entertainment events and accompanying programmes spread evenly throughout the year.



URBAN SCALE: STUDY SITE

The central zone of Opatija contains all important urban facilities for Opatija and the wider region. These facilities, whose development is provided through planning documentation, are not only in regard to fulfilling criteria of quality year-round tourism, but also to planning of public and social programmes that ensure the aimed quality of life for the local population. Besides providing a wider spectre of public programmes in the central area of Opatija, it is of special importance to evaluate and protect parks, as an element of special value, and to regulate traffic around the square.

PROXIMITY SCALE : SITE OF PROJECT

Today's Opatija is in great need of a larger public space in the city centre, which brings into focus the central square at Slatina as a site for a public competition. The square is defined in the planning documentation as City development project.

On the site are groups of quality trees that need to be preserved because they protect and separate the square from a busy road on the south. Besides their decorative value, they create a shade, important in the summer; this requires analysis of the trees and neighboring buildings.

PROGRAMMATIC INTENTIONS:

The project area, sized 80x120 metres, today contains a petrol station and bus stop with a small park on the south. The bus stop and petrol station will be relocated, and the square will be transformed into a pedestrian square aimed for various public and urban programmes (walks, leisure, relaxation, socializing, exhibitions, performances etc.) The existing level of the square (cca 3 m above sea level) can be slightly elevated to avoid foundation below sea level. The underground floor can house catering and tourist facilities, and/or a car park.



Europian 9



Opatija, Croatia

