

## EUROPAN 15 | NATJEČAJNI PROGRAM ZA LOKACIJU LUŠĆIĆ

Izrađivač: APE d.o.o., Zagreb za Grad Karlovac





**SCALE:** urban and architectural

**TEAM REPRESENTATIVE:** city planner, architect

**SITE FAMILY:**

**LOCATION:** Karlovac, Croatia

**POPULATION:** 55.705 (city), 46.833 (urban area, 2011)

**STRATEGIC SITE:** ~ 500 ha

**PROJECT SITE:** 25 ha

**SITE PROPOSED BY:** City of Karlovac (municipality)

**ACTOR(S) INVOLVED:** City of Karlovac, State

**OWNER(S) OF THE SITE:** City of Karlovac, State, private

**COMMISSION AFTER COMPLETION:** Urban development plan

**HOW CAN THE SITE CONTRIBUTE TO THE PRODUCTIVE CITY?**

Karlovac is a city of rich industrial heritage that forms an important part of local identity. The city still has the characteristics of a productive city with a vital economy of a classic type. The main urban axis *Lušćić – Novi centar (new city centre) – Zvijezda (star-shaped historic core) – Gaza – the Korana river* is planned to be an elongated zone accommodating central urban functions and recognizable public spaces. Karlovac would like the *productive city* topic to be applied to this site by exploring themes such as creative industry, culture factories and opportunities for new forms of work and (self-)employment. The goal is to transform this currently derelict site by producing an urban fabric with all aspects of desired urbanity, which includes mixed and adaptable uses, new typologies, improved mobility, a sharing economy, the use of renewable sources of energy (including geothermal) and the creation of new public spaces.

**CITY STRATEGY**

Karlovac, the ninth largest city in Croatia, is situated on an important transport corridor and at the strategic location that was the major reason for its foundation exactly 440 years ago. Such strategic position required, until recently, the presence of numerous military facilities. The former military barracks *Lušćić* are located on the main urban axis and represent a great opportunity for future urban development. At the strategic site level, the task is to provide new ideas for the physical design of the main urban axis. Proposals should consider ways of creating the necessary spatial links, addressing the problem of barriers caused by national transport infrastructure and improve the relationship between the central city area and river banks. As regards strategic site programs, functions that will be complementary to the city public facilities and services and lead to the creation of new jobs and economic development are expected.







Photo credit: Venant Šušteršič



## SITE DEFINITION

The project site is the area of the former military barracks, surrounded by areas of high residential density. The existing structures within the project site are dilapidated and mostly constructionally unsafe. The evaluation of the architectural and construction properties of the existing building does not indicate that there are reasons to preserve them. Part of the site is covered with high-quality vegetation. According to the provisions and guidelines of the General Urban Development Plan, the following uses may be planned for the project site: public facilities, business uses, hospitality and tourism uses, open public spaces and residential use. The City of Karlovac wishes to receive proposals focusing primarily on public facilities of importance for the City and for the densely populated area surrounding the project site. This is also one of the obligations assumed by the City when ownership of part of the land of the former barracks was transferred to the City by the State.

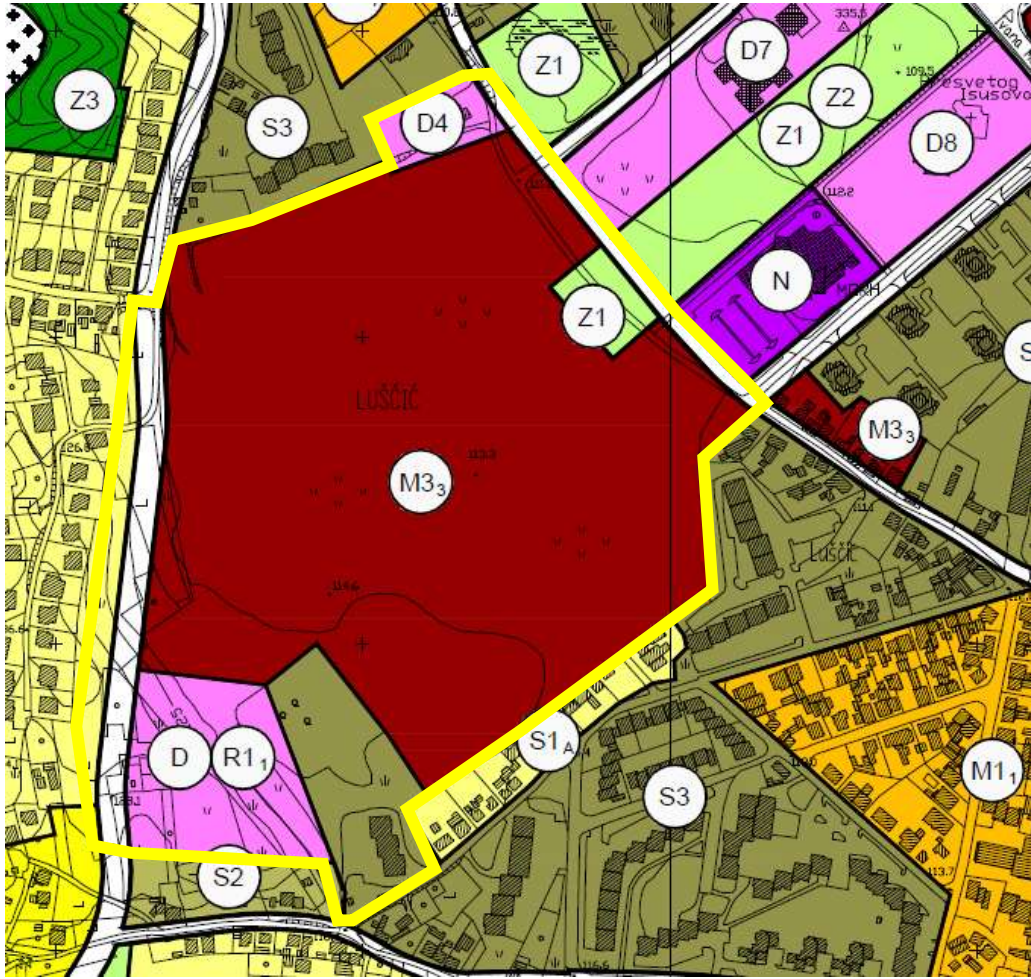
## HOW IS PRODUCTION CONSIDERED IN THE URBAN DIVERSITY PROGRAM?

Given its location in the urban fabric, the project site has to be planned in such a way as to accommodate high-density mixed-uses. Appropriate programs are expected, which will contribute to economic development, for example in innovative activities and services, production of culture, creative industries, connection of economy, education and research and activities that are not spatially dependant (digital and similar industries). Since the area of the former military barracks is not connected to the surrounding residential areas, it is necessary to design strategies of spatial integration. The result should be a coherent urban fabric connecting the project site with the surrounding residential areas where there is a shortage of social infrastructure. Proposed urban structures must be highly adaptable to changing needs over time. Participants are encouraged to create

development scenarios that include temporary uses for spaces which probably will not be realised in 10+ or 20+ years. In the light of local negative demographic trends, housing facilities are not the priority. However, innovative housing typologies that can contribute to making affordable housing for young people, and flexible structures for new forms of life and work (work from home etc.) are welcomed. The proposed solutions should ensure improved accessibility and mobility. A high level of accessibility for pedestrians and cyclists must include not only physical accessibility, but also urban environments that are attractive to pedestrians and can contribute to the total reduction in the usage of cars. Energy efficient solutions, which may include the use of geothermal energy (sources of which have been found in the vicinity of the city), are also encouraged.









## Introduction



The City of Karlovac participates in the international European 15 programme, with which international urbanists and architectural competitors to consider the best solution for the location of the former "JUSCO" military barracks will be conducted. At the strategic (urban) level, the area of the former "JUSCO" barracks will be considered within the context of addressing the main urban axis, which has been planned since the mid-twentieth century as the basis for the spatial development of Karlovac and the area where the most important urban amenities, public spaces and spaces of local identity are located.

European competitions, events and publications serve as a platform that gives young architects an opportunity to insert themselves in international architectural ideas. For the ideas involved, Europe provides an opportunity to benefit from the internationalisation of their urban problems.

Karlovački list | KARLOVAČ 2019

National, regional and urban context

## General spatial, economic and social context



Photo: north-southwest photo photo: Miroslav Subotić

### Natural Features

Karlovac was built in the basin of the Rupe River, with the tributaries of Dobro, Koroza and Mrežnica rivers. Hill areas covered in forests spread along the western and southern regions of the city, while the lowland forests and meadows spread in the northern and eastern areas. The average altitude of the fortress between 120 to 130 metres.

### Water

Lower courses of the rivers Mrežnica, Koroza, Dobra and Rupe flow through Karlovac, along with numerous smaller watercourses descending from nearby hillsides.

Apart from the high level of underground water, numerous watercourses (rivers and streams) flowing down from the highland (upper) Rupe and flows during heavy rains and after snow melting. Due to the danger of flooding, defensive embankments were built along the lower river courses, which has partly affected the natural flow of the river and stream banks and meadows.

The views of Karlovac are one of the main identity features of the city that is often referred to as the city on four rivers.

Karlovački list | KARLOVAČ 2019

Urban context

## Historical development of Karlovac



Photo: Miroslav Subotić

Zujevci is the name for the historic core of Karlovac, the so-called *Karlovac Jevčica*, which was built in the 18th century as a Renaissance Baroque system of urbanistically arranged shops.

During the late Middle Ages, fortified settlements (old towns) emerged in the wider area. One of such towns is the nearby Old town of Dubrava (today within the city limits of Karlovac).

In the 16th and 16th century, the increasingly frequent Turkish incursions towards the northwest of the Croatian territory changed the image of settlements by destroying their medieval status.

In 1527, the systematic defence of the lower Austrian provinces from the Turkish invasion began by establishing a military frontier (that is, a permanent military installation subjected to the War Council in Graz), which was exempted from the authority of the Ban and the Croatian Parliament. It covered the area from the sea to the right bank of the Sava River.

When in 1678 the emperor Rudolf II handed over the administration of the Military Frontier to Charles (Ladislav) II in Habsburg, it was decided to construct a fortress on the confluence of four rivers and name it after its founder — **Karlovački (Karlstadt) Karlovac**. The modest defensive fortress also became the main military headquarters of the lower Danube Command.

Karlovački list | KARLOVAČ 2019



Photo: Andrea in the 17th century. Drawing by J. M. Savelić

The construction of the great Karlovac Fortress is one of the most significant reconstruction projects of the 16th century in the Croatian territory, related to the defence of Slavonia and Croatia from the Ottomans.

The construction of the Karlovac fortress in the form of the "star" ("Zujevci") began on **22 July 1579**. In accordance with the previously conceived model of the planned "star" Renaissance city, the construction of the fortress was led by architect Martin Gombosi. Owing to the unique shape with various embankments adjusted to the defence military technology system of the time, the main reason with military and religious content and the orthogonal street layout, the city fortress represented the most significant construction feature of the Renaissance period.

Having weakened the Ottoman threat and after the peace in 1699, Karlovac in 1699, followed and Karlovac were gradually stabilising, which was a prerequisite for the overall architectural and economic reconstruction, since the Rupe River was navigable to Karlovac, the Graz railway started to develop and the construction of the railway to Karlovac and Njivsko began (Koroza road in 1727), as well as the trade and postal road which connected Karlovac and Zagreb. Giuseppe road, in 1796, Napoleon's trading houses in the suburb were built next to the railway, as well as storage buildings along the Rupe River.

Karlovački list | KARLOVAČ 2019

By the end of the 18th and in the first half of the 19th century, the city reached its golden age as a trading centre between continental and coastal Croatia, and it was the richest Croatian city at that time.

Carpetweaving, along with Zagreb, it also became the centre of natural and cultural recreation in the spirit of Enlightenment and Romanticism, known as the Croatian spa resort.

Karlovački list | KARLOVAČ 2019



## Basic spatial data and guidelines from applicable development strategies

### Population

The settlement of Karlovac is just one of the settlements of the administrative entity of the City of Karlovac, which, in addition to the settlements of Karlovac, includes 55 other (suburban) settlements. It has already been stated that both the City of Karlovac and the settlement of Karlovac are losing population – over the last decadal period (2002 – 2011) the whole of the territory of the City of Karlovac lost 3,000 residents, while the population of the settlement (urban area) of Karlovac fell by 2,248 residents.

Apart from numbers expressed in absolute terms, there are other unfavourable demographic trends, for example, the share of highly educated persons is only 18%, the average for Croatia and the EU is 28% and 27% respectively).

### Migrations

As regards migration characteristics, the majority of the population of the City of Karlovac (52.2%) live in the same settlement from their birth onwards. Out of the total number of immigrants, the largest share is made up of persons who arrived to the City of Karlovac from other parts of Croatia (34.2%). According to the 2011 Census, the number of residents who arrived from abroad accounts for 25.8% of the total number of immigrants. The majority of them arrived from Bosnia and Herzegovina, Germany and Serbia.

The biggest migrant contingent are economic migrants from countries that came into existence following the break-up of Yugoslavia who, due to relatively small cultural and linguistic differences, find it possible to find employment. A significant number of them are Croats who arrived from these countries to Croatia in search of better living conditions. However, although the percentages of immigrants are relatively high, it should be noted that the degree of integration is high and that cultural and linguistic differences are minor.

Although the recent transcontinental migration waves were also felt in Croatia (which is located on the so-called "balkan coast"), a relatively small number of these migrants stay here due to the fact that they mostly want to settle in some of the more developed European countries. Although Croatia participates in the EU's migrant quota distribution scheme, the numbers of immigrants of this type are still negligible.

### Development index

According to national development index indicators, Karlovac is part of the group of Croatian cities comprising the second quartile of cities ranked above average (over 120) as compared with the national average of 206. In relation to the national average, Karlovac has a higher average income per inhabitant (115), higher average original income per inhabitant (101), a lower average unemployment rate (10%) and its population has a higher general education level (112). Below the national average but are demographic indicators – general population growth rate (0.7) and the population aging index (98).

### Employment

In 2016, there were 26,808 people classified as employed in the territory of the City of Karlovac, which represents 18% of the working population. The greatest number of employed persons work in the processing industry, followed by those employed in public administration, trade, education and health care.

At the end of 2017, 2,708 persons were recorded as unemployed in the territory of the City of Karlovac. (The number of unemployed is probably higher because a number of the unemployed do not work in the Employment Bureau's records after failing to fulfil certain administrative requirements.)

## Master Plan – concept of the city's spatial development



The most important urban planning document for the inner urban area of Karlovac is the Karlovac General Urban Development Plan (Master Plan – MP) that was adopted in 2007 and was amended twice (in 2013 and 2014). The MP sets planning goals for a balanced and coordinated development of the entire urban territory and rational land use. Special attention is devoted to the protection and affirmation of built heritage (the area of Zvijezda) and to the reconfirmation of old

planning ideas of which the most important are: the idea of the main urban axis (Lašće – Novi Centar – Zvijezda – Baza – Križnica). This urban axis is a constant in the spatial planning of Karlovac in the second half of the 20th century. It basically develops from the 1960s with a recognisable realisation of the food Center area as a central new residential area built to the west of the first road and the railway line.



Map of Karlovac showing the urban layout and the main urban axis.

The 2007 MP sets the following goals with respect to the city's spatial development:

### A desirable city to live in

The MP defined six strategic areas in which relatively large residential settlements are planned, accompanied by social, public and commercial facilities and where there is the possibility of applying a identified urban art architectural typology (old and built-up conversion of former barracks into a mixed use area), Dječji, sports, Baza and Škola.

Especially welcome are the parts of the city where city projects are envisaged (linked with the urban art). One such part is the location of the former Lašće barracks. These urban areas are of special interest to the city and the City other participants in the implementation of the project or over the land. These areas are envisaged to become areas of high urban, architectural and landscape value, which is why urban-architectural competitions must always be held.

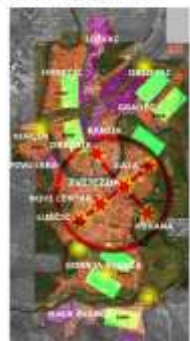
### A city on rivers and water

The MP wants to affirm the rivers of Karlovac as city views so that the city opens to the rivers and that the

views be incorporated in the urban tissue and everyday life. This implies building promenade along the river banks and the river beds (Bazara, Ilovica, party park), connecting residential buildings with front terraces towards the river (using the banks of aqueducts), constructing leisure, sports, recreation and entertainment facilities and attractions with public tree-lined walks and greenery (mostly along Bazara).

### A city of culture and tourism

The MP recognizes Ilovica as the main tourist coast which it wants to reaffirm as a Renaissance and Baroque city of European recognisability which appeared is, unfortunately, relatively unknown. The MP provides for the adoption of developing a long-term strategy and a renovation and rehabilitation programme for Zvijezda. In the meantime the first steps in this direction have been taken – the Zvijezda Urban Development Plan has been prepared and the 2018-2027 Zvijezda Management Plan has been adopted. The MP also provides for the improvement of sports, recreation and bathing facilities and parks and the development of a network of city hotels.



Map of Karlovac showing the urban layout and the main urban axis.

## Main urban axis



Map of Karlovac showing the urban layout and the main urban axis.

Karlovac has a tradition of urban planning dating back to the beginning of the 20th century. The first urban development plan dates back to 1900. Attempts at introducing order and geometry in its urban development in the first half of the 20th century were not particularly successful because achievements in terms of construction were partial due to the city's slow growth. It was only in the second half of the 20th century that a bigger but still incomplete urban development intervention ("food centre") was achieved.

With Novi centar in urban art further west than Zvijezda was set up. However, its pedestrian aspect is not visible enough and it lacks the continuity of urban facilities. Moreover, it is traversed by transport infrastructure of national significance (main road, railway line).

The purpose of creating and reaffirming the urban axis (Lašće – Novi centar – Zvijezda – Baza – Križnica) is to direct the city's development so as to achieve more urban recognisability by using the architectural possibilities that are not only visible when looking down from great height or on the urban development plan but which can also be experienced from the pedestrian viewpoint in the city itself.

Further along the modernist axis the MP envisages a new landscaped axis in the northeast of Ilovica in the direction of Baza and the Karant (bar). This axis is to take the form of a central landscaped width of parks and park squares enclosed by new commercial, commercial and residential structures. On the urban western side of the axis, the completion of public





Regional context

Karlovac – the centre of the Karlovac County



Area, population and settlements of the Karlovac County in 2012

area of the county	1.825,10 km <sup>2</sup>
number of cities/towns	8
number of municipalities	17
number of settlements	695
population	128.898
population density	35,55 people/km <sup>2</sup>
number of households	47.352
number of apartments	88.218
the average number of household members	2,71



Karlovac is the largest urban centre of the Karlovac County and is the County's administrative, economic, cultural and social centre. The towns of Duga Resa and Čačinci are a large extent functionally connected to the City of Karlovac, while the towns of Ogulin and Slunje are situated further away from the County's centre and are autonomous in regards their development.

The area of the Karlovac County is the central area of two geographical regions of Croatia – the Mountainous and Pannonic regions. This makes the area of the Karlovac County the most suitable area for connecting the Central Transdanubian with the Adriatic. Such location resulted in the fact that many infrastructure corridors which are of strategic importance for Croatia pass through this County (highways, railway line, electricity transmission lines, oil pipelines, gas pipelines). The importance of this area is all the more greater because it is the only connection between the continental and coastal parts of the Republic of Croatia within its borders.

The City of Karlovac is home to 42% of the population of the Karlovac County, while the urban agglomeration Karlovac – Čačinci – Duga Resa accounts for as much as 57% of the County's population.

At the county level, more than 70% of the population lives in cities and towns. With regard to the size and developmental potential of municipalities, the County is characterized by numerous small municipalities. In the future, cities could no longer be able to expect further inflows of population from rural areas, which are demographically exhausted, but will have to turn to other ways to attract new inhabitants.

Urban context

Karlovac – the legacy of a military city

The emergence of Karlovac is related to its important strategic position that can still be felt today, although the army had nearly left its location in the central urban area. Karlovac was founded as a military fortress, and during the 20th century, large barracks were built in the city, outside of Đurđevci (Igorovići, Matulji, Taraj, Lukov, Dubokavi). During the time of socialist Yugoslavia, Karlovac was an important defence city, with approximately 42 military barracks on its administrative territory.

Written records about the military training ground in the LUGS area date back as early as the 19th century, and a large barracks with military storage was built in the second half of the 19th century. For the former Yugoslav Army (Yugoslav People's Army – JNA). There were many buildings in the city and its surroundings: the barracks, the storage, the mess halls, as well as the JNA Garrison Command. The fact that the former Yugoslav army took the site of the rebellious Serbian population represented a great problem at the beginning and during the Homeland War (1991–1995).



Yugoslav army officer walking on a road through Karlovac, year 1981 (photo: Zoran Mirković, source: ANKRA)



Damage to residential buildings in Karlovac in May 1991 during the Homeland War (photo: Zoran Mirković, source: ANKRA)



LUGS (Lukovci) located in a densely built urban area, year 1981 (photo: Zoran Mirković, source: ANKRA)

This war did not lose characteristics of classical aggression since the aggression was already present at the key locations of the Croatian cities. Thus, occupying of the barracks across the country was a great victory, including Karlovac at the end of 1991.

The process of leaving military sites which were located in the former city area and were declared non-hazardous for defence purposes began after the end of the Homeland War. In Karlovac, the army abandoned their military locations in this area, including the LUGS barracks.

There are still a number of active military sites in the territorial area of the City, outside of the urban city area. The Croatian Army house (Dom Hrvatske vojske) is situated near Lučički and, although it formally belongs to the active military facilities, it is a space used for cultural manifestations and is open to citizens.

Urban context

Karlovac – the legacy of an industrial city

In the context of the competition theme – evolution city – it is important to reflect on the topic of Karlovac industrial legacy. The city heritage, the city on the river, the city of greenhouses and parks – all of this is Karlovac, a city once known for its mighty factories and industrial giants.

The backbone of the economic, but also social life of the city has and recently been a diverse and developed industry. It is precisely the strong industrial base of Karlovac in the 19th century which was responsible for the growth and development of the city, and has left many traces in the local identity.

In the mid-19th century, Karlovac had about eight thousand inhabitants, and by the mid-20<sup>th</sup> century the population increased by 14.000. In 1881, Karlovac had 30.000 inhabitants. Along the entire Karlovac industrial heritage, except the first few factories and the manufacturing production before, was part of the socialist modernisation project and a paradigm of the creation of an industrial society. It was industrialisation that formed the backbone of the modernisation of the Yugoslav state system, in which the majority of the population was still engaged in agriculture in the mid-19<sup>th</sup> century.

After the Second World War, industry in Karlovac developed systematically. In the 1950s, "Jugoslavina" was an industrial giant, which gathered other metal processing industries (Tosković, "De-Čič) and was the reason for the establishment of the mechanical engineering course in Karlovac, the forerunner of today's Polytechnic "Veselin", "Vukosavlje", "Borovik", "Sala Rila" and "Korana" were developed, while "Igorovići metalni predionski kombinat" (IPK), "Garašnica metalni radnik" (MR), "Blaževići" and Karlovac Brewery dealt with food industry. Other distinctive factories included the leather, footwear and rubber products factory "Bosna Karlova", Wood industry/Wood industrial company (JOP), the "Majski metal" painting company and others.

The industrial legacy of Karlovac continues to live even today, which is demonstrated by a valuable project: Virtual Museum of the Karlovac Industry. This project represents rich industrial heritage of Karlovac, Igor Čačić, the creator and head of the Virtual Museum of the Karlovac Industry states:

Despite the reduction of the industry, the identity essence of Karlovac is still firmly connected to it, in fact, there is a strong element of industrial DNA in the urban tissue of the city and the local-urban production history, it is a part of our identity and our present reality, through which, among other things, we have defined the story of Karlovac, whatever it is the very advanced form of an industrial city of its time, such as Duga Resa, or the Čačinci power plant, or the contribution of Karlovac to the construction of the 6100 nuclear power plant, or for the railway produced in Karlovac for the whole century, and present in the European city rail network.

plant. The products of the railway factory "Korana" were used in the Yugoslav Army, and the factory produced railway for well-known brands such as "Rosačica", "Vilinski vrhovi", "Slovenski stroj za" and others.

According to the 1981 monograph, in the socialist Yugoslavia there were industries in which the production by the Karlovac factories accounted for about 70 percent of the republic production (construction equipment or production through Jugoslavija Industrija). On the basis of this industry, and as part of the industrialisation, Karlovac was industrialised, as well as industrialised compared to the situation before the Second World War.

Virtual museum of Karlovac Industry (VMKI) VMKI is the branch of the City Museum of Karlovac, founded in 2014, in order to virtually present Karlovac industrial legacy.

<http://www.vmkij.hr>

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The richness of collective memory can serve as a landmark and inspiration for the future, not only in incorporating new investments in local elements, but also in designing new products.

Local hydroelectric power plant

The oldest hydroelectric power plant in continental Croatia is protected cultural monument today, and in Karlovac's economic history the year of its start (year 1888) is commonly referred to as the turning point in the development of the industry. The power plant was built on the waterfall in the city area of Čačinci, and Čačinci were connected by a concrete power line.



"Sloga, Čačinci" station, footways and rubber product factory

In 1905, having purchased a small tannery, a Slovene farmer, founded his tannery and built a footwear factory, based in the Maturova's alley, in 1900. After nationalisation, it became part of the Karlovac leather industry. By 1990, the factory had 2.000 employees and produced up to 1,7 million pairs of shoes a year. It had 52 stores all over the former Yugoslavia. The most sought footwear was the one produced in 1975 under the Adidas license, exported into Germany, the United Kingdom, Netherlands, the USA and the United States. In 1993, the factory went bankrupt.

The nails, iron and steel goods factory "Muzina"

In 1914, a Norwegian group "ABO. Mørland & Ten" founded a Yugoslav nails, iron and steel goods factory in Karlovac. Over time, "Muzina" took over the iron stove, locksmith and iron goods factory, as well as the "Luč" railway factory, the metallic products factory "Mata" and several others. The factory was confiscated in 1948 in favour of the state, while its resources were assigned to "ŽIG" iron and steel factory (1951–2004).



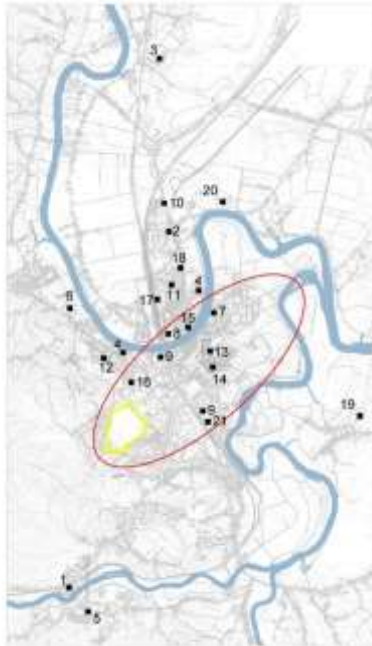
The Karlovac factory of former tools operating within the "Muzina" and "ŽIG" companies produced former nails for horses, knives and saws, using the unchanged technology from 1825–1885, and exported them to all of the continents except Australia.

"Korana" railway factory



In 1936, the iron and steel industry was founded, which after the construction and reorganisation of the Karlovac metal industry became the "Kardac" company for the production of railway, catering supplies and various kinds of iron accessories in 1948, with more than 1.000 employees. "Korona" was the





- Karlovačka ulica**  
before the 1880s
1. Lina Blue Cotton and kersejars manufactory
  2. Wood industrial company
  3. Glass and ceramic factory
  4. Leather, footwear and rubber product factory / Karlovačka industrijska ulica (between brown islands)
  5. Agriculture
  6. Karlovac brewing company
  7. Karlovaca tvornica pergama (leather factory)
  8. Karlovaca tvornica koka / Karlovačka metalurška koka (leather factory)
  9. Karlovaca tvornica acetonolna (leather - Akumulacija) (leather mill factory)
  10. Administration building of Karlovačka ulica
  11. For steel mill
  12. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather factory)
  13. Maria Rogica, Tiskara - metalurški podzemni prostor (leather mill factory)
  14. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather mill factory)
  15. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather mill factory)
  16. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather mill factory)
  17. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather mill factory)
  18. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather mill factory)
  19. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather mill factory)
  20. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather mill factory)
  21. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather mill factory)
  22. (AK) - metalurški podzemni prostor / kovačka i metalurški podzemni prostor (leather mill factory)

Urban context

**Karlovačka ulica – a city of pleasant living**

Excellent transport links with Zagreb and Adriatic coast, as well as its immediate and distant natural environment, natural resources (beaches, forests on the outskirts of the city and preserved natural landscape), cultural and historical recognisability of Zadar and comfort of a small town accessible by walking and cycling represent fundamental advantages of Karlovačka ulica. For many years, despite numerous economic difficulties, Karlovačka ulica has been successfully creating an image of a pleasant living environment.

Karlovačka ulica can be called the city of parks. The intensive development of park surfaces began late in the 19th century, and numerous park areas close to Zadar were designed during the term of the Mayor Josip Vrhanić (in 1900). The great promenade, Ledinec, moza (beaches), vrtlar's gardens and Marjan's alley. Park residential quarters were in residential areas built in the second half of the 19th century contributed to the overall impression of the garden city.

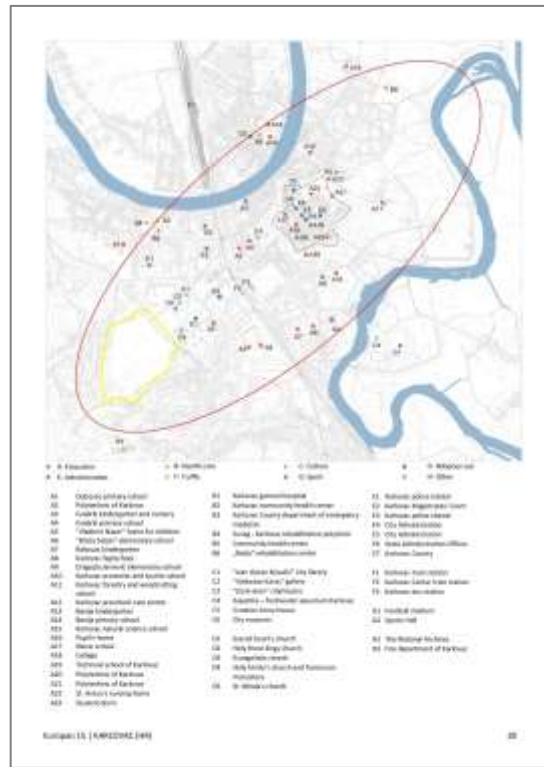
The town on four rivers is the name often attributed to Karlovačka ulica. The rivers Kupa, Krka, Ledinec and Dobričani form a significant part of the local identity. However, the city has only partly reached the Krka river. It has either "turned its back" to most of the other rivers, or it has closed them with technical flood defence systems. Although these rivers are part of the local identity, continuous efforts are necessary to allow the city's landscape towards them, in order for the city to reach the river banks and to incorporate its rivers in the urban layout and everyday life.



Karlovačka ulica, pedestrian path and park.  
© Karlovačka ulica, Zadar







## Očekivanja na razini šireg područja obuhvata (strateško područje)

U strateškom području od natjecatelja se očekuje:

- propitivanje ideje središnje gradske osi, njeno fizičko i sadržajno programiranje,
- promišljanje mogućih novih namjena (sadržaja) od važnosti za grad u središnjem gradskom prostoru te njihov načelni razmještaj u prostoru,
- prijedlog potrebnih prostornih veza, dovršetak započetih urbanih poteza te osmišljavanje novih,
- prijedlozi za rješenje problema barijera državne prometne infrastrukture koja prolazi kroz grad,
- ispitati mogućnosti odnosa središnjeg gradskog područja s riječnim obalama,
- prijedlog novih javnih prostora od važnosti za sliku grada te uklapanje u skladnu sliku sa postojećim parkovima i promenadama,
- prijedlog mogućnosti prostornih intervencija (nova gradnja, urbana transformacija),
- za područja nove gradnje prijedlog urbane morfologije (gustoće, tipologije, urbani akcenti),
- prijedlog za poboljšanje urbane mobilnosti pri čemu prednost treba dati pješačkom, biciklističkom i javnom prometu,
- prijedlozi korištenja obnovljivih izvora energije (uključivo geotermalnu energiju).



Strategic site

### Strategic site – current state and planning guidelines



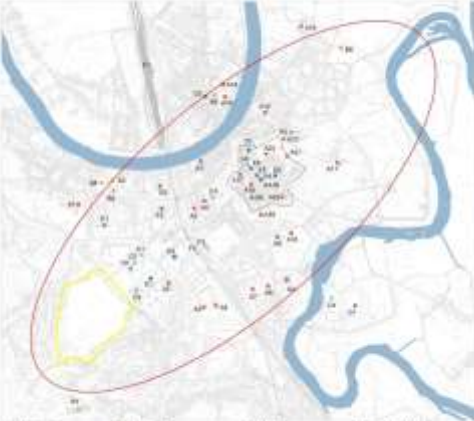
Illustration and Photo: Strahinja Subijar

The strategic site covers the central urban area that is mostly used for mixed uses, in which residential use, commercial activities and services, administration and public uses (entertainment, education, health, culture, religion and other uses).

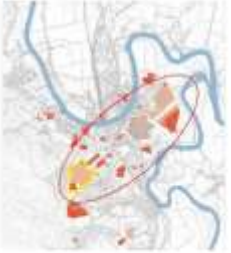
This is an area of the greatest significance for the identity of Karlovac which is often home to numerous unfulfilled urban development ideas – from the city's relationship with the river banks, the issue of revitalisation of Zrinski and its inclusion into the living urban tissue, the problem of pedestrian permeability of the main urban axis and the lack of attractive features, especially in the center. In certain streets vehicular traffic settles primary over pedestrian traffic with more commercial facilities, mostly generating vehicular traffic.

With respect to the MUP, it is apparent that the greatest concentration of spaces reserved for public use is located precisely in the competitor's strategic site.

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Public use includes the strategic sites pointed in the current Master Plan of Karlovac



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## Pitanja koja se postavljaju na razini šireg područja obuhvata (strateško područje)

- Regionalna uloga Karlovca
- Prometna uloga Karlovca
- Koji sadržaji mogu najbrže generirati razvoj?
- Što se može proizvoditi u postindustrijskom Karlovcu?
- Kako stvoriti privlačan identitet novih gradskih prostora?
- Otvoreni grad
- Planiranje za pješake
- Nove gradske tipologije
- Ekonomija dijeljenja





## Project site – current state and planning guidelines



The project site is the area of the former barracks located within an urban surroundings. Existing constraints are run drains and construction-wise mostly small. The architectural and building condition assessments do not reveal any reasons for preserving the majority of the buildings.

The site has basic infrastructure but its condition is unknown. Apart from the rainfall drainage system, infrastructure systems are not used. Some spatial interventions will necessitate the construction of new infrastructures.

The site has a considerable quantity of high-quality soil vegetation that needs to be valorised and possibly incorporated into the residential development solution which also requires a certain percentage of landscaped spaces.

It is important to note that the above stated percentages represent maximum percentages for each of the purposes covered by the plan. The goal of the City of Bratislava is that development plans for this location primarily include public and communal facilities important for the city and the surrounding already acquired residential areas that lack public facilities. This obligation was also assumed when the state transferred to the City the ownership of the area of the former barracks.

For residential construction (including the existing surrounding residential building) basic communal infrastructure needs to be envisaged (primary school, kindergarten, basic medical care). Other public purposes need to be programmed taking into account the urban standard and the existing urban environment.

Significant areas of public open spaces need to be ensured (squares, park squares, parks, promenades).



The legend of the project site showing buildings on the project site:

- |                                    |                           |
|------------------------------------|---------------------------|
| 1. Residential                     | 22. AA Warehouse          |
| 2. Other building                  | 23. Hospital              |
| 3. Military - industrial building  | 24. Post office           |
| 4. Military building               | 25. High school           |
| 5. Military command                | 26. Warehouse             |
| 6. Military - residential building | 27. Warehouse             |
| 7. Water tower                     | 28. BA. Storage structure |
| 8. Garage                          |                           |
| 9. Warehouse                       |                           |
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| 21. Warehouse                      |                           |

## Pitanja koja se postavljaju na razini užeg područja obuhvata (strateško područje)

Na razini užeg područja obuhvata očekujemo radove koji će dati odgovore na sljedeća pitanja:

- Mješovitost namjena
- Proizvodni sadržaji u stambenom području
- Odnos prema rubnim prostorima
- Prilagodljivost i privremenost
- Nove stambene tipologije
- Mobilnost
- Obnovljivi izvori energije i korištenje geotermalne energije



## Mobility

The solution must ensure transport connections with the urban transport network. It is necessary to ensure a high level of accessibility for pedestrians and cyclists. Solutions leading to reduced car use at the city level are expected. This can include proposals for new public transport possibilities and the principles of the economy of parking.

## Renewable energy sources and use of geothermal energy

In the vicinity of the City geothermal sources have been found that are planned to be used in the urban area. Possible uses of geothermal energy include heating, pool heating, garden heating and the like.

## Construction requirements for the project area:

According to the MP's provisions and guidelines, the future Urban Development Plan for the former barracks saw needs to satisfy in respect of envisaged mixed-purpose – residential and public – surface (city projects) (MPL) the following requirements:

Project	Maximum share *
Residential project	max. 70% of the surface *
Commercial project	max. 30% of the surface
Catering and tourism	max. 30% of the surface

\* As provided in the MP, but given the current negative demographic trend, the residential component is not a priority.

Minimum percentages of public services and public green surfaces are not defined but must be planned rationally and in accordance with the needs of the city and the area site.

Envisaged housing density is over 130 inhabitants/ha.

It is necessary to ensure significant areas of public open spaces (squares, garden squares, gardens, promenades, tree-lined streets and the like). The minimum park planning criterion is a w/inhabitant (number of inhabitants means the maximum allowed number of inhabitants within the coverage of a given detailed plan).

Planned construction includes multi-storey residential buildings comprising at least seven apartments, of up to 6 storeys in height and up to 15.7 m width), and high-rise buildings of between 8 and 20 storeys in height – residential buildings between 14.71 m and 20.6 m in height.

The quality and design of urban and architectural relations must contribute to the creation of a new city identity.

## Other MP requirements of importance for the area of design:

MAXIMUM SKYLINE AREA for tall buildings in newly planned areas of the city is set at 40% for the part of the plot on which buildings may be constructed. A higher built-up area may be allowed but not in excess of 50% provided the silhouette and urban integrity of the space is not disrupted. The ground floor area does not include underground car parks (below ground).

level) or car parks set to 80 cm above ground, whose surface is outside the building's layout provided there are apartments on the ground floor.

## GARDENS AND LANDSCAPE SURFACES

In addition to re-establishing and restoring existing gardens and promenades, it is necessary to establish new public gardens, garden squares and promenades of contemporary design not only in order to preserve but also in order to enhance Karlovka's tradition of landscape architecture.

## Public and social uses (S)

Public and commercial purpose surface areas (S) include existing and planned areas for the construction of public and commercial facilities. These include buildings for administration (AO), social care (SO), health care (S3), pre-school education (S4), primary and secondary school education (S5), institutions of higher learning, science, technology parks and research centres (S6), culture (S7), religious facilities (S8), pool and student residence halls (S9) and surface areas marked with the letter S on which any public and commercial component that has or has not (the public, firefighters etc.) been previously mentioned may be planned and constructed.

Residential and commercial buildings may not be constructed or building plots designated as having a public or commercial purpose.

## Parking needs

The parking needs for all planned components need to be satisfied within the area of coverage. In principle within plots of designated surface areas must with public car parks. Dimensioning criteria are as follows:

- PF – parking place
- Housing – 1.5 PF/1 apartment
- Student residence hall, pensioners' home – 3.7 PF/room
- Office – 0.9 PF/10 employees
- Shop – 4-8 PF/100 m<sup>2</sup>
- Library, theatre, cinema, culture – 0.3 PF/1 spectator
- Sports hall – 8.3 PF/1 spectator
- Museum – 0.9 PF/100 m<sup>2</sup>

Further reading:

## Survey guidelines for facility programming at the project site

The City of Karlovka conducted a survey among city departments, relevant city districts and all interested parties on the possible facilities that need to be planned at the LUDC site. The survey is added in the Appendix of this site brief (to complete site brief).

## Project site

## Survey guidelines for facility programming at the project site



- bowling court;
- residential buildings and student buildings;

## Christian Mountain Rescue Service (CMRS)

- area for CMRS centre (area for expertise, training and education and for storing vehicles, vessels and equipment) – app. 1,100 m<sup>2</sup>.

## Karlavka Public Fire Brigade

- central area of the Public Fire Brigade;
- possibly also an area for other emergency services and an operations centre, because of easy access.

## Beta Urban (member of working group)

- use of geothermal energy to heat vertical gardens (towers with app. 3 storeys above the ground and 2-3 storeys below the ground);
- use of geothermal energy for the pool complex (20-year Olympic-size swimming pool with an auditorium, small pools for the general public) and multipurpose training halls;
- restaurant;
- hotel;
- congress centre.

## Viktor Štejt, PhD (member of working group)

- facilitate for freshwater fishing; there is an interest in the sector of the industry and the production of freshwater fish, which requires this type of industry. This is primarily a scientific research work related to the production of freshwater fish for placement on the food market. In addition, there are investors who would gladly build a freshwater fish breeding and processing plant and would be willing to go for a partnership for such a project;
- "Aquaria" (butterfly museum) – the idea that would be the continuation of "Aquaria" as a tourist attraction;
- "Legoland" or similar theme park, taking into account the good traffic position of Karlavka.

## City department for social activities

- kindergarten;
- primary school with a sports hall;
- sports grounds, primarily for school sports.

- fully equipped modern playground;
- winter playground (ice rink, hockey);
- parks and promenades;
- pool (for kindergarten and school needs and for other uses).

## City department for the economy

- public facilities: also five pool (training for professional swimmers), primary school and kindergarten, sports grounds, tennis courts, green spaces (green roofs, vertical gardens and the like);
- residential and commercial facilities (eco-energy buildings, residential areas for the young);
- congress centre with a congress hall (SBO centre), pool, fairs, bookers, commercial area for guest services (offices, IT sector, dental centres, other medical services etc.);
- concert hall (as part of the Karlavka Music School);
- e-commerce;
- eco-tourism village (presenting CoCo's tourist attractions).

## City department for property relations and management

- areas for non-government organisations (sports, culture);
- commercial projects for lot (200 m<sup>2</sup> and more);
- emergency services centre.

## City department for investment and EU funds

- European centres (flood prevention centre, city centre fortress, river management centre);
- modular zone (space for project offices, start-ups etc.);
- innovation centre, innovation museum;
- green centre (area with organic restaurants, growing health foods on site, preparation in restaurants);
- sport and recreation zone (modern gym, Olympic-size pool, water park for the general public, handball and/or volleyball court, wellness centre etc.);
- public and commercial purposes (kindergarten, Waldorf kindergarten);
- spa, aqua park, pools, water boarding, hotel accommodation etc.

## City department for public utility services

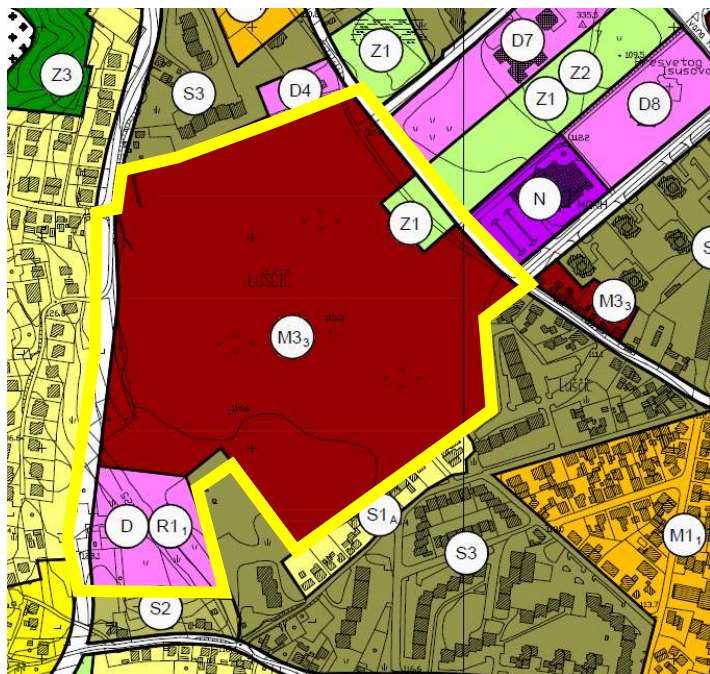
- define the connection between the western bypass and the inner city traffic ring;
- water transport links with the Loupčák;
- shared with a sports hall, kindergarten, shopping centre, collective living.

## City of Karlavka Tourist Board

- large capacity hotel with a congress centre;
- pool and wellness centre;
- sports grounds;
- horizontally shaped accommodation;
- electric car charging stations, "smart benches";
- water playground.







Odluka o provođenju postupka djelomičnog stavljanja izvan snage Provedbenog urbanističkog plana „Lušćić”

Usvojena na sjednici  
 Gradskog vijeća Grada Karlovca  
 13. listopada 2020.



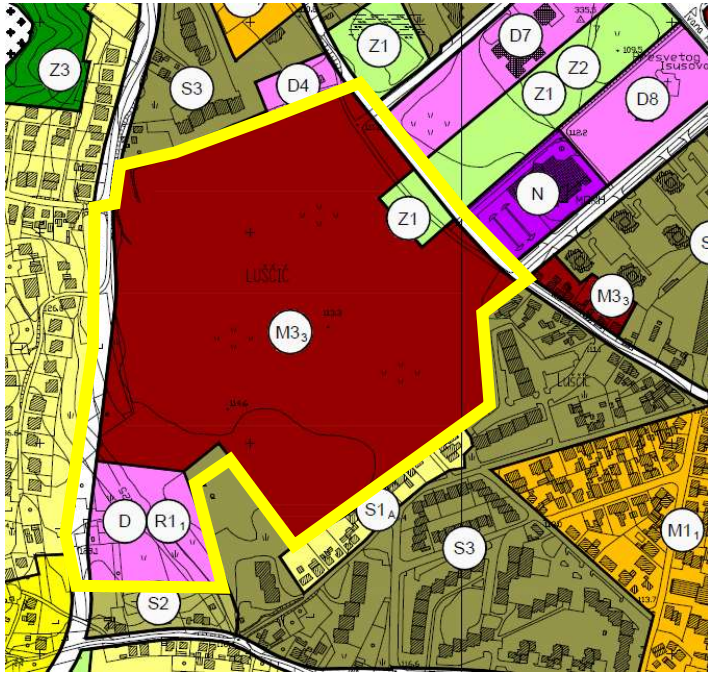
Postupak djelomičnog stavljanja izvan snage Provedbenog urbanističkog plana "Lušćić"

— Obuhvat plana koji se stavlja izvan snage

— Detaljni planovi uređenja na snazi







Odluka o izradi Izmjena i dopuna  
 Detaljnog plana uređenja Lušćić 2

Usvojena na sjednici  
 Gradskog vijeća Grada Karlovca  
 13. listopada 2020.



Izmjene i dopune Detaljnog plana uređenja Lušćić 2

----- Nova granica obuhvata DPU-a Lušćić 2.







Hvala na pažnji