

**CATEGORY**

urban/architectural

LOCATION Rijeka - Lipa**POPULATION** 150 000**STUDY SITE** 37,3 ha **SITE OF PROJECT** 1,9 ha**SITE PROPOSED** Municipal Administration - City of Rijeka**OWNER OF THE SITE** municipality**TYPE OF ORDER AFTER COMPETITION**

urban/architectural project

CHANGE TO OPERATE

After a period of quantitative enlargement of the City, the current development strategy of the City of Rijeka, stipulated by the planning documentation, includes morphological and typological transformation of particular city areas and micro locations that in the past were used for other purposes and today represent degraded parts of the City.

One of such areas is an area of 1,9 ha, with temporary workers' lodgings along the Osjecka Street, which was almost deserted during the past decade. This area should be planned as a mixed use, predominantly housing zone, thus accomplishing the transformation of this part of the Osjecka Street.

By the General Urban Plan of the City of Rijeka, across the Osjecka Street, to the west of the above location, a business and trade zone has been planned.

Northern part of the location, next to the traffic junction, where infrastructural use has been planned, can be organised as traffic area or a green zone. Due to the fact that the Osjecka Street represents one of the main entrances to downtown, transformation of its configuration is possible and desirable, regarding its already constructed segments as well as areas planned to be additionally constructed.

CITY STRATEGY

Rijeka, a city in the process of transformation, this specific location included, wants to engage, even in this early phase, as many participants and partners as possible in the planning, construction and future use of this area (citizens, municipality, private investors). The social component is the focus of all phases of realization. The transformation process has already started; its dynamics depend on economic potential, but also on well designed and flexible solutions, to be carried out in phases.



SITE DEFINITION

Once peripheral, the zone is developing as a part of a wider city centre, and its contents and physical features are to be considered accordingly. On the eastern part of the area there are existing family houses constructed in the first half of the 20th century, with their own urban and architectural value. To the west, a narrow area contains former workers' settlements, of lesser construction value, which are to be removed. Two significant city roads are tangential to this area: Osjecka Street to the south and city bypass north of the site with its junction to the west. The General Urban Plan allows transformation of the area south of the site, which is at present insufficiently developed. North of the site is an existing forest, which is to be preserved and upgraded with recreational facilities. The special value of the area lies in an extraordinary topography, convenient communications, insolation and attractive view over the Kvarner bay.

NEW URBAN MOBILITY

The chosen location lies along busy city roads (the Osjecka Street) and near the junction which connects it to the city by-pass. The roads connect downtown with the residential area and shopping malls to the north, as well as with the suburbs. With regard to the public transportation network, the area is provided with a bus line along the Osjecka Street. The existing pedestrian communications are insufficient, related to a difficult steep terrain. It is necessary to offer proposals for pedestrian communications towards downtown and towards residential zones. According to current urban plans, it is necessary to provide sufficient number of parking spaces (in garages or in lower levels of buildings), as well as pedestrian areas without cars. Due to steep slopes, specific efforts are required to achieve accessibility for pedestrians (stairs, over and under passes, elevators, escalators, etc.)

NEW SOCIAL LIFE

The chosen location lies on the edge of the residential zone along the Osjecka Street, which needs to be completed and provided with indoor and outdoor public spaces where various generations of citizens can gather and perform various activities. It is recommended that the public contents be organized in manner that public and private activities can co-exist.

NEW ECOLOGY

Newly planned area configuration requires to utilize the advantages of the location: insolation, airiness, panoramic view. Also, measures and appropriate protection against negative influences from the traffic (noise, dust, light) are to be recommended. Appropriate zoning is to be planned, such as protective green buffer zones. Also, infrastructure area between the Osjecka Street and the city by-pass is to be planned accordingly.



A - Areal view of the site



A - View of the Osjecka street - southbound
B - View of the urban context

C - View of the site landscape
D - View of the BUS station - Osjecka street