

CONTEXT - KARLOVAC

A rich urban heritage of Karlovac with its multiple urban and program (functional) layers which were in the constant transformation over time created a space full of contradictions and oppositions: urban vs. rural, renaissance urban fabric vs. modernist urban fabric, industrial and military context vs. cultural and touristic context, traffic infrastructure vs. green infrastructure, industrial environment vs. natural environment... These opposed diversities are not seen as an obstacle rather as an opportunity - a multilayer research platform for creating a new urban diversity fabric which will lead to forming a more productive city and more sustainable community.

CONCEPT - REGIONAL ROLE OF KARLOVAC

It would be necessary, therefore, to rethink and regenerate a regional role of Karlovac as a part of Zagreb's urban agglomeration. Shrinking city phenomenon which includes urban challenges like decreasing population, aging society, economic crisis and migrations demands new strategic approach that can not be perceived without thorough research in the context of the urban processes in the macro-region. This also means transforming and regenerating urban brownfields instead of occupying greenfields/new urban territory.

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CONCEPT - STRATEGIC SITE

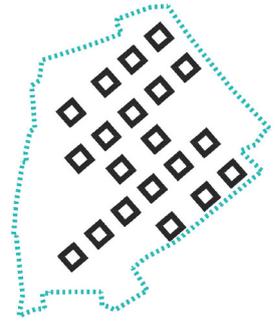
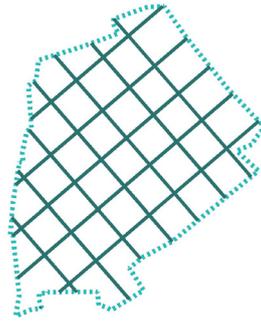
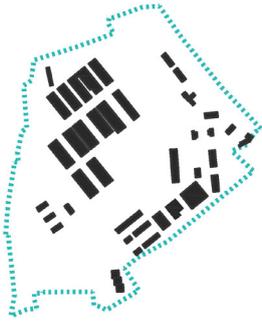
On the strategic site level, the main urban axis *Lušćić - Novi centar - Zvijezda - Gaza* is envisioned as an elongated zone accommodating central urban functions and recognizable public spaces producing a new city urbanity. In the greater context of Karlovac, the urban axis connects three types of landscapes:

1. natural forest landscape (Kozjača hill)
2. urban landscape (urban axis *Lušćić - Novi centar - Zvijezda - Gaza*)
3. natural river landscape (Korana river and Kupa river)

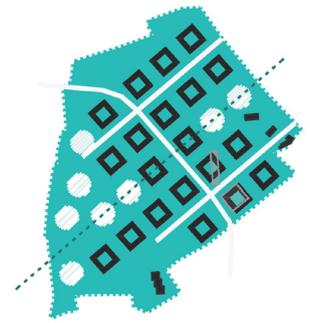
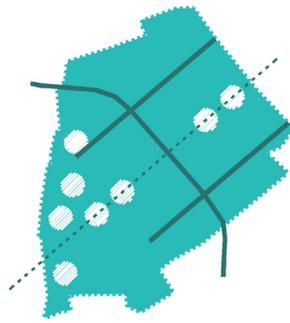
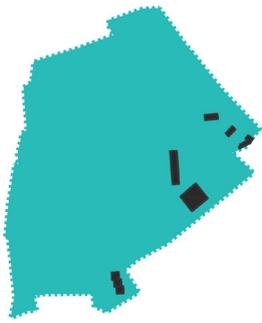
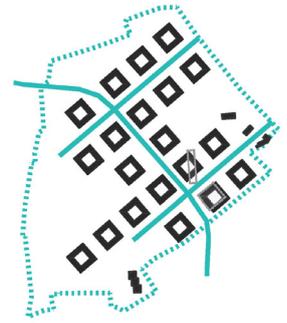
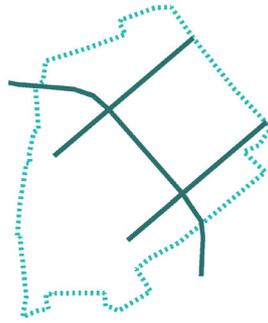
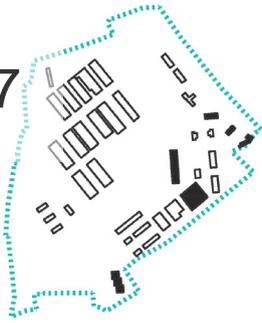
CONCEPT - PROJECT SITE

The premise of the project is to use urban/natural landscape and public program as a catalyst for urban development. The axis becomes a polygon for creating new types of creative industry, cultural factories and new forms of work and (self) employment.

On the project site level this means to produce 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 (solar and geothermal) and creation of new public spaces.



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Phase 1

Phase 2

Phase 3

MOSAIC LANDSCAPE - URBAN STRUCTURE

The proposed urban structure of the blocks is highly adaptable to changing needs over time. Moreover, it allows a certain level of flexibility and creativity in further programmatic and architectural design keeping at the same time urban and spatial concept of the whole.

IMPLEMENTATION METHOD

The method foreseen for the implementation process of the plan consists of the 3 main phases:

Phase 1- Preparation: Demolition of the existing unfunctional structures on the site and recycling of the remaining construction materials

Phase 2- Program and Layout: Simultaneously developing and implementing urban plan (program, infrastructure and layout of urban block plots) with an active participation of the local community

Phase 3- Construction and Utilization: Construction on the building plots done in phases (necessary public services, public and production spaces with attached residential and commercial spaces are built first in order to create a sustainable community)