

# SagaCity

*SagaCity* is the quality of judgment and understanding, here that the existing tourist system constitutes a headlong rush, maybe cost-effective today, but mortifying in the short term for the economy, the sense of urbanity and our relationship with the environment. It is with this last point that the project intends to begin: to recreate the active and activating links to the exceptional environment of the Croatian coast bound to the Dalmatian hinterland.

To avoid the problem of mono-activity in high season only, SagaCity plans, not to move apart from the touristic activity, but to make it evolve, transforming the tourist as more than a consumer, but also as an actant and a responsible learner. We believe that this form of tourism can develop all year round if it offers attractive values such as attachment to the natural environment and its rhythms, inclusiveness, and the building of a relationship with the exceptional context, in interrelation rather than in exploitation.

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Recovering the sensitive in activities and urban life is thus at the heart of the project, as is teaching to respect the elements that make up the environment.

The whole process takes the hypothesis of olfactory quality as a touristic argument. It is only achieved by the success of a chain of synergies that activates the city throughout the year. Inspired by experiments in prospective research, particularly in the field of ecological acoustics, and practices in other countries, which have proven their effectiveness, the SagaCity project promotes a real 'eco-olfactory' approach.

The sense of smell is a penetrating sense, a sense of passage, of porosity and limit, and also a breathing sense. As such, it could be a tool to resensualize the city. The proposed measures result in improved olfactory quality, acting as a phenomenon that proves the involvement of the various actors in urban development for tangible results in favor of ecotourism, nutrition, the production of eco-agricultural derivatives, and environmental quality.

The project promotes wandering as the beginning of a gesture of sociability. It pays great attention to the links created in the city, their vegetalization, their connections and interior meeting points, and finally to the activity-catalyzing buildings that plug into them.

On this recreated physical grid, the atmospheric fabric with olfactory tones can then diffuse, making Nin an attraction for tourists of all temporalities, but also reactivating activities for the locals, mobilizing all actors to achieve a resensitized urbanity.

Etymologically, sagacity is the quality to orient ourselves through smell. This is why the project proposes to remember this meaning by making eco-olfactics an argument for the development of public space.



## THE EXISTING URBAN CHARACTER AS A MONOFUNCTIONAL USAGE

The city of Nin (Zdrijac) suffers from the mono-typology of its buildings and roads. Any idea of community is stopped since the streets do not communicate with each other, and there is no urban place. The houses are designed as dormitories facing outwards from which tourists can only exit and move unidirectionally. The parcels themselves are enclosed.

There is no activity in the city, no service or quality of outdoor spaces. Residents and tourists alike are dissociated from the urban space, disembodied from the environmental potential. The land surface is only dedicated to its speculative consumption.

## OLFACTORY RELIANCES

The project reconciles the entities dissociated from the site: people, buildings and places, activities, and non-human actants, into a virtuous model where any decision beneficial to one group positively affects the others.

In the same time, ecological processes are designed to ensure that the olfactory quality from the natural entities and human activities penetrate the living areas, thus affecting the inhabitants. Direct human olfactory sources are avoided thanks to the importance of making locals and tourists aware of their responsibilities with their influence. The significance of the city's olfactory quality thus acts as a marker of the proper functioning of synergies. It places people in a position of actant, and no longer in the position of a consumer.

## LOCAL FRUGALITY

The thought of *Sagacity* does not stop at the limits of the city. The town of Nin cultivates links with the surrounding cities, which follow its urban and even ecological example.

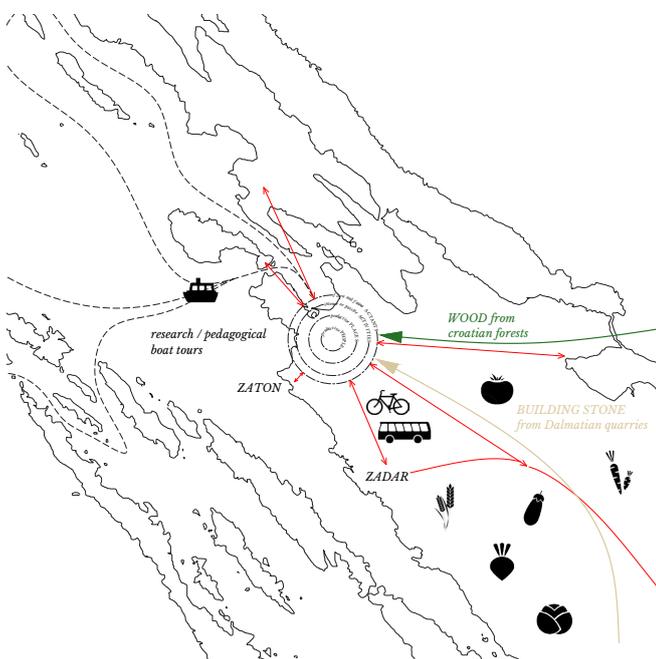
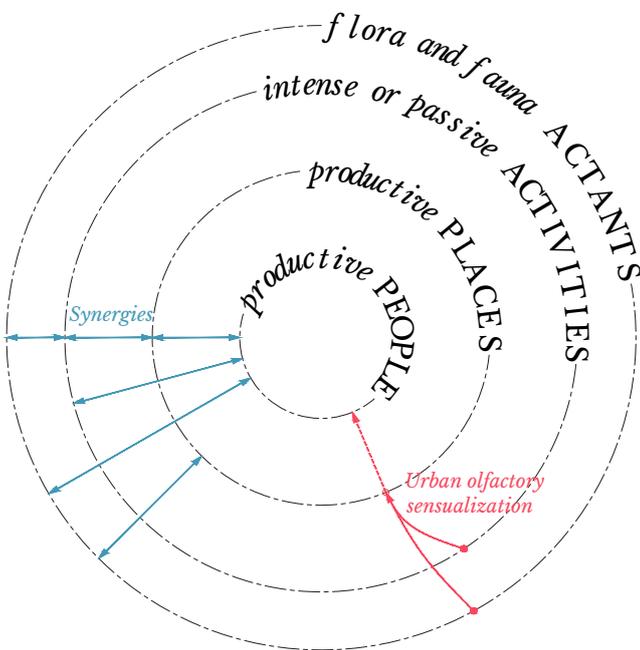
The planned constructions promote local and biosourced materials, such as building stone from the quarries around Split, and wood from the forests of the north of the country.

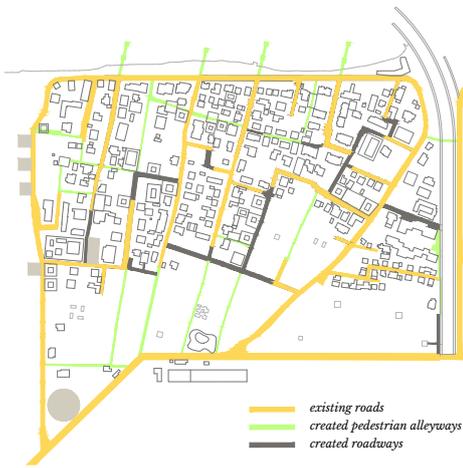
These natural and sustainable materials contribute to the olfactory atmosphere of the city's living spaces, their thermal and hygrometric quality is a reminder of the evidence of their use in the Mediterranean climate.

Finally, public transport is improved, particularly from Zaton and Zadar, which reduces for tourists the need for a vehicle in the town.



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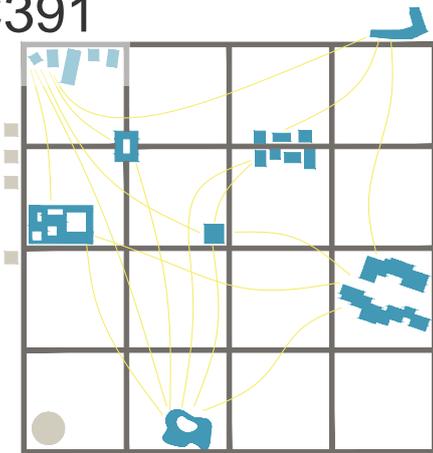


### CREATION OF A LINKING NETWORK

While maintaining the existing roadway plan, the project begins with the layout of a grid of different ways for the various users - vehicles, pedestrians, bicycles. Inspired by the Roman model of the ancient city of Nin, and by the simplicity of the saltworks, the linking grid is adapted to the context and needs.

The owners of the affected private plots agree to sell part of their surface area in exchange for a usufruct on the adjoining plantations. They are guaranteed an off-season tourist activity that will be profitable for them, and which sustainability requires this basis of connections and sociability. Alleyways, especially for pedestrians, cross through their plots, building a perception of a contiguous city, which the built density is then an asset.

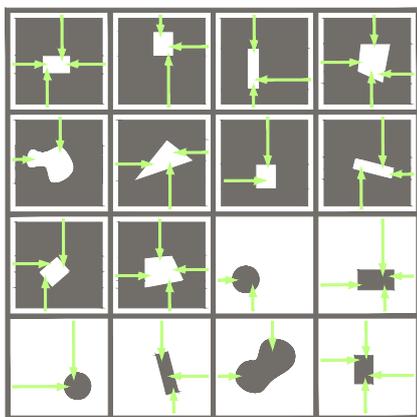
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### CATALYZER BUILDINGS AND PARKING LOTS, PLUGGED TO THE GRID

The project plans the installation of different buildings with various usages, distributed on the grid in such a way as not to concentrate the activities, but to make the whole town an area with plural dynamics. The buildings are all accessible by car and are connected to each other, they even operate interdependently, throughout the seasons.

Temporary parking is managed by an open silo, in the south, accommodating about a hundred vehicles, close to Zdrijac and the old town of Nin. Other parking lots are organized in blocks of 12 to 14 on the pier. In this way, they do not create a disconnection between the city and the lagoon, and their open structure can be used for other off-season uses.



### SEEKING INTERIORITIES

Urban strategy blends with tactical urbanism by searching for the potential of urbanity in the very heart of the parcels. By reselling parts of the parcels they do not use, by sharing them so that they can also be used by them, the owners can benefit from the planned development.

This solution increases the porosity of the grid, and promotes uses turned towards the interior of the town, unlike the existing urban model, creating shared activities that foster sociability. Similarly, open agricultural parcels can welcome shared uses that promote their activity. These variations of the Hortus Conclusus open up the urban character, they act as 'Folies' carrying dynamism, sharing culture, and reliance.



### OLFACTORY QUALITY AS CONSTITUENT OF URBANITY

The design of olfactory pathways is at the heart of the urban reflection of this project. It proposes to mark the identity of the different areas of the village (west wing, beach, river, agriculture, dwellings) by natural olfactory sources that alternate throughout the year. The vegetal penetration in the heart of the village allows a strong olfactory quality, it also acts as an orientation tool.

The planned buildings are also sources of odors, natural or anthropized, which illustrate the variety of human activities in the city.

In this way, smells are conceived both as markers of the urban landscape, as a phenomenon accompanying uses, and as a symptom of plant biodiversity.

## Narrative Olfactivity

The Sagacity project does not intend to precisely control the odors diffused in the city, but it does provide for the necessary plant development and maintenance solutions to guarantee quality and olfactory diversity throughout the year.

Particular attention is paid to the planting of endemic and productive species. Planting them along the urban grid makes it possible both to bring agricultural productivity to life in the very heart of the city, and to build olfactory stories specific to each individual, changing with the passing of the streets and the seasons.

As the productions benefit all the inhabitants, everyone is involved in the maintenance of the plantations, the main sources of the city's smells. Smells and the sources that produce them are vectors of a positive sociability, combined with the activities that spread throughout the city.

There are many olfactory associations possible, they depend on the particular climate of Nin, which is subject to the winds that blow

through it throughout the year, such as Bura or Jugo. So, even if each ephemeral inhabitant does not visit the entire city during his or her stay, he or she will both enjoy and participate in the olfactory quality of the town.



## Shared Backyard, Productive Frontyard

**SITUATION:** The town of Nin (Zdrijac) consists of holiday homes located in the middle of the plot. The properties are mainly closed by massive fences, causing a habitat fragmentation. The existing houses in have a disparate style, and they often have a blind wall near their property line. As the majority of these buildings are intended for tourism in the high season, the vegetation in the plots surrounding the houses is largely poorly maintained or even suppressed with concrete flooring.

**SOLUTION:** the project suggests to share unused spaces, in order to increase the available surface around the houses. This approach is inspired by BIMFY and BIMBY, but wishes to avoid increasing the density of housing in this area.

**SHARED BACKYARD:** This measure offers to share a part of one's backyard, managed by the owners who share them, and the municipality, to activate the backyards through dynamic uses, and open the fences that separate

properties. The shared backyards may be private-shared, semi-public, or public. They follow the typology of the Hortus Conclusus, proposing interiorities that allow intimacy. They thus act as a place of activity, passive or intense.

**PRODUCTIVE FRONTYARD:** Some frontyard barriers are removed, but existing vegetation is maintained. The idea is to insert plantations into the urban fabric, particularly for production: olive trees, lavender, citrus fruits, mediterranean herbs. These plantations improve the olfactory quality, regulate the heat in summer and allow wildlife to pass through. They are watered by a swale system and by local waste treatment using greywater through a Bio Geo Filter.

Owners can also take advantage of the productive strip to install micro-services: bike rental, grocery truck or foodtruck. Part of the surface area is devoted to parking, which no longer occupies the heart of the parcels.