

## B-SIDE

The City of Nin. Zdrijac, an *urban village*.



## PREFACE

**RO285** The city of Nin benefits a particular situation. If, from the point of view of traditional tourist operators, this situation can be defined “marginal” – by geographical position with respect to classic itineraries, for a rich but limited cultural and archaeological context, for a relatively intact but almost flat natural context- **assuming a careful and more innovative look can be considered a privileged position.** It allows (and this is exactly what is happening) to be able **to conceive alternative scenarios to the classic ones, which respond to a global demand increasingly in search of “experiences”** rather than “destination”, but above all to **the affirmation of a local demand by the resident population, with specific and not-uniformed needs.** Nin, at the same time, presents a great potential for the **development of resources** (touristic but also in terms of urban value) **that are now disconnected and disjointed**, but which can – with few focused actions – **aim to become an integrated system.**

Within this framework, the Zdrijac district represents a further case of marginalized context but full of unexpressed potential. It consists almost entirely of second-homes, resorts and rental homes. With a total of barely 60 inhabitants, without public spaces and without a landscape protection project, **the neighborhood is “inactive” in its ability to evolve**, detached from the surrounding context, lacking of any real interest in the future. Through transversal strategies and actions, **the project proposes a radically alternative scenario for local development.**

**B-side moves back, takes a step back and looks why the territory of Nin is called City. B-side investigates the local way of living and tries to overlap the three main systems of dwelling, productivity and tourism that characterize the area.** In 15 years B-side aims to become a prototype of “Urban Village”: an urban fragment based on human relations, sustainability, adaptability and democracy. Dwelling is no longer an individual and monetary issue but rather a social and shared one; productivity and innovation are local and circular specificities from which tourism can emerge, in a respected and valued landscape.

The general strategy includes a set of diffused actions, macroscopic and microscopic, environmental and spatial, in strong synergy with the territory and its local emergencies, articulated around the new “B”.

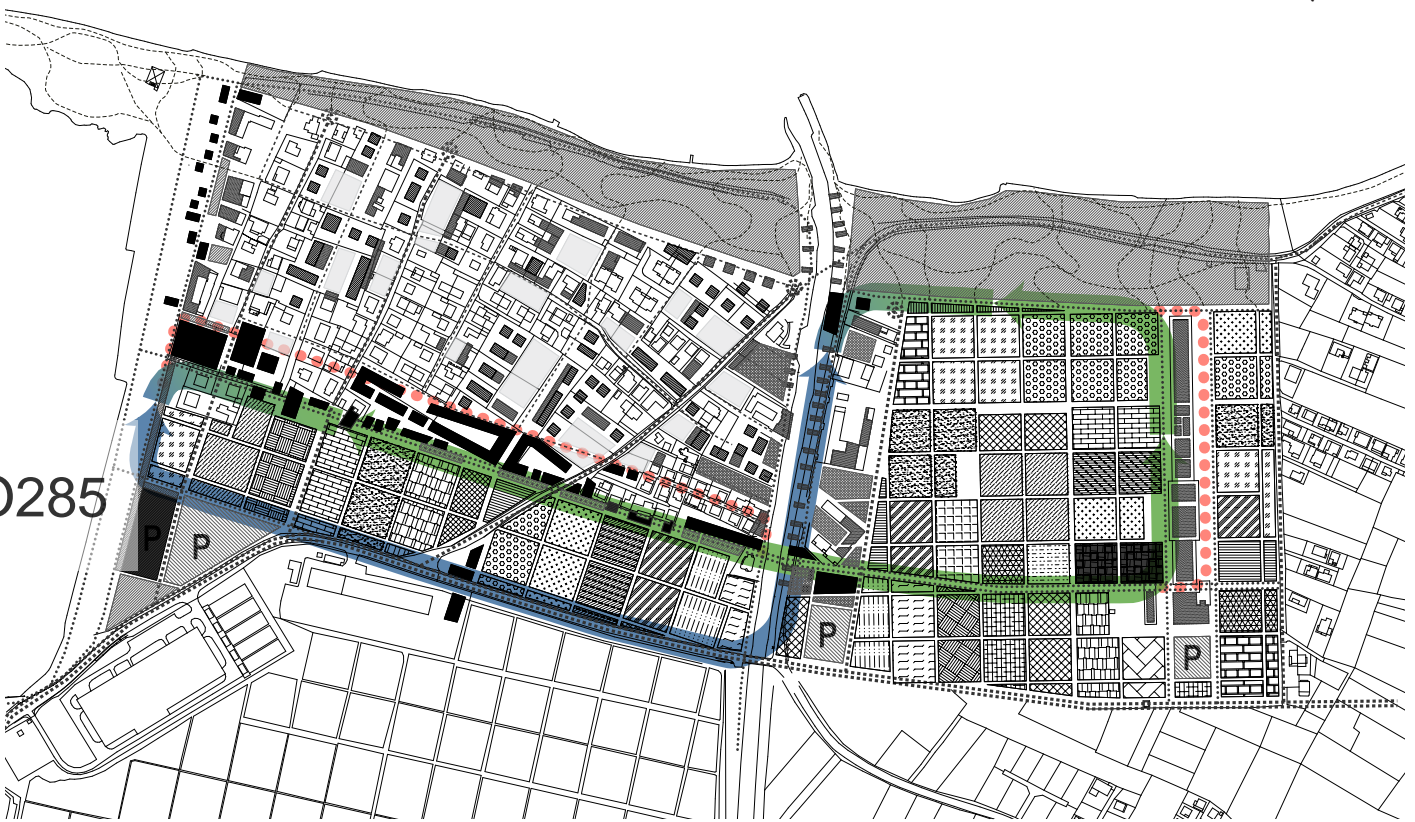
The project aims to generate a context in which private capital investment can be the main engine of development without constituting a risk for the urban value of the intervention, basing its reliability and credibility on something that already exists locally. In this sense, **investments will have a positive impact on the local fabric first, and after a while it will have a direct influence also on tourism, with a longer return-time but definitely with more stable and durable effects.**

Looking at the development time, the project is structured in **3 main phases of interventions of 5 years each**, with intermediate steps to verify the results achieved and thus the possibility to propose correction on the intervention strategy, with the perspective to stimulating safe and progressive investments.

On this front, challenging and highly complex objectives have also been set, such as the process of re-naturalization of the northern coast of Zdrijac neighborhood, but which are thought to be realized gradually, also allowing local inhabitants to participate in planning processes.

A similar reasoning can be applied to the southern front and for the redevelopment of the old brick factory: to a first and partial investment of private capital, it will follow the same amount of phases of minor and co-operative investments, encouraged by the success of the former.

RO285



### TOURISM:

#### WELLNESS, GROWTH AND SENSE OF COMMUNITY

The tourism system includes several sub-systems: seaside, marine, historical, health-care, natural. Currently all these work on a seasonal basis and generally have concentrated and punctual peaks of attraction, leading the city to periodically fill and empty. The high gain of the “rich” summer season discourages economic and territorial enhancement, causing winter desolation and the lack of a shared territorial identity.

**The project proposal integrates and overlaps all these types of tourism** on a large scale, but **redistributed more homogeneously during the year**, through a careful and high-quality tourist accommodation structure that is finally based on the local production system and the urban and social fabric. Tourism, production and community life thus proceed related, developing themselves in parallel but supporting each other. Tourism becomes the global expression of local realities, a way to safeguarding emergencies through interest in investments and development.

For example, the natural landscape, a delicate ecological archipelago of landscapes that includes intact natural areas, rural settlements and agricultural land, becomes the heart of the local autonomous production system and biodiversity conservation. Through greenhouses and urban vegetable gardens, agricultural parks and co-operatives, the local community will be able to produce and cultivate autonomously, and through agricultural greenhouse and more advanced and intensive production system will be able to satisfy also the needs of the most demanding seasons. This certainly represents a benefit both for the producer, the environment, and for the Urban Village, as part of the vegetable gardens and greenhouses will be located right in the common-public spaces to favor a micro-economy on a family and neighborhood basis. This also represents a surplus-value for tourism in itself, which can integrate land-based and nature-based eco-tourism as one of the many resources within a sustainable development and growth plan.

With regard to the intact natural areas, it will certainly be a fundamental factor to look for political and urban ways, of protecting and enhancing the landscape, to prevent speculative tourism to alter those delicate environments. In this sense, the choice within the north side of the Zdrijac district to re-naturalize a strip of green, at least of 50m, is even more radical. This stream will serve to reconstitute a specific and original landscape: the forest, the Mediterranean scrub and the sand dunes. And in this sense, it will make a whole new

part of the coastline more attractive to beach tourism.

Thus the question becomes to invest in the landscape and what moves laterally in relation to tourism, taking care of the context and of every small local emergency: using tourism to incentive actions on wellness, growth and sense of community. So **recognize weak and marginal activities, but strongly traditional and rich of history, and insert them in a circuit of bilateral beneficial systems.**

Another question tackled within the project is that of fishing. The fishing crisis is now a global problem, and at the same time its management is a complex issue. On the other hand, the fishing effort is unsustainable, and the reduction of fishing vessels has an impact on workers in the sector which cannot be ignored. From this point of view, the possibility to transform fishing activities, totally or partially, into activities related to tourism is undoubtedly a benefit for local communities and for sea tourism. Activities such as recreational fishing and fishing-tourism are directly linked to fishing so they will provide support to fisherman. Furthermore, these activities are also based on promoting fishing traditions and their maintenance, and the recognition of those values will certainly benefit this and other modes of tourism.

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### PRODUCTIVITY:

#### *HOMO FABER, THE INLAND AND SEA LINE*

Beginning strategically from the question of tourism, we have defined the first determining features of the production system that will become the background of the project, and that is represented by the conceptual sign of a double circuit. **The double circuit is formed by the relation of an “inland-line” and a “sea-line”.**

**The inland-line** is a sign developed in relation to the agricultural landscape, the distribution of the existing settlement of Zdrijac and the brick factory in east to the river. This path defines the southern constructed boundary of the neighbourhood, where will be concentrated:

- *urban greenhouses;*
- *research and development laboratories and workspaces* in relation to the natural-food-agricultural environment, such as production cycles, cultivation systems, composting, re-cycling, plastic free packaging;
- *tertiary activities 3.0* in order to develop management system for a smart city, like software and control-monitoring systems for production, surplus control, production sale system, control of consumption and house performance, intelligent systems of collection and composting finished products;
- *activities and small business based on showcase-laboratory system.*

The protagonist of the latter, the “makers”, are part of a winter strategy for summer use. During the winter they will produce high quality object that will mainly find a real economy in the central season. During the summer, instead, they will work only partially in the workshop, which will become the exhibition space of their work and where they will do specific educational courses addressed at visitors and tourists.

The inland-line also defines a linear park that from the southern perimeter of Zdrijac district, continues eastward, running into the large agricultural park and the old brick factory, which we propose to convert into an agricultural and food education centre and an urban workshop, based on concepts of farming and bio-dynamic agriculture. The education centre will have cycles of professional education courses during the winter period, while during the summer it will host short and thematic courses and events.

**The sea-line** is instead a path that starts from the mouth of the river where will be located the small fishermen's port (linked with fishing tourism), then it continues following the river through a spread of small mooring and stations system, then it turns along the saltworks up to the sea museum, where there will be lodging and a large laboratory for hosting artist, architect, designer and actor's residences, and then ending up in the lagoon and in the Fish-market.

This double circuit is autonomous but also enhanced by tourism: the strategy is to create a form of mutual auxiliary between different planes. Tourism, currently the main economic expectation of the city, becomes the thrust that feeds the local production circuit. This can only happen through a synergistic interaction of different productive landscape, which will create the basis and the narrative on which to plan other modes of tourism. These new modalities are strongly in relation with local narratives and specificities, that is, with traditions and

the passing of the time of the “Homo Faber”, “Man, the maker”.

**The change of perspective is radical: from an individual and pervasive economy to a collective and shared production system.** The double circuit is a sensitive productive system that absorbs the *stimuli* and the variations of the context and catalyzes them in points and site-specific programs, reconnecting the historical city to the agricultural landscape, the sea with the hinterland, the urban village with the natural landscape. The functioning and programming is circular and constant throughout the year, thus alternating activities that are always active and intermittent activities with elements-stations-pop ups spaces that light up based on specific year periods and demands, in the form of auxiliaries systems.

**The strategy is to provide a condenser for those realities that might appear weak and minor, and that act as an upgrade on the environmental and local quality of the tourist attraction through a system of indirect investments and strategies.**

## RO285

### DWELLING:

#### URBAN VILLAGE, URBAN SYSTEM AND PARASITES

The productive system strategy is a local based and sustainable circular economy that comes from, and affect, the communities and the social fabric. It aims to improve the life quality and create a real alternative to the seasonal depopulation.

The spatial quality and typology comes from ancient but innovative concepts: **the return to a collective system of production and work, a shared sense of community and a strong bound with the environment, as the basis for a contemporary living.** Thus the architectural and collective space, both private and public, is democratic and sustainable, flexible and shared, in order to adapt and be re-arranged, depending on specific opportunities and needs.

B-side set up three different settlements strategy for the Zdrijac neighborhood: a new urban layer, the urban village and a system of the parasites, which grab on the existing urban fabric.

**1. The new urban system** develops along the south perimeter of the inland line. It is a dense settlement in which street level and first floor, related to the productivity sequence, overlap and mix with the higher levels dedicated to living. These houses, apartment and small cluster, are conceived for permanent inhabitants, and they are designed to be flexible and experimental spaces, in order to adapt to the constant changing number of the family members but also to investigate the sharing living: co-housing, generational housing, co-owned housing. This model represent an integrated system that try to respond to the changing living needs with sharing social spaces and high quality, both technological and comfortable, of private homes.

**2. The Urban Village** is the heart of the neighborhood. It is a diffused but compact system of private houses re-organized around social spaces as parks and squares to reinforce the community identities and to contrast the seasonal urban and social fabric.

The constructed area of Zdrijac neighborhood has been reduced and limited by the green stream on the northern seaside and by the new urban system and the linear park on the southern perimeter. The result is a more compact and resilient village, strongly connected with nature, infrastructure and services. The process of re-organization of the facilities, private homes and public spaces related to the houses will be gradual and through progressive steps, in order to control the effects and collect feedbacks.

**3. The parasites** are little architectural objects that host new facilities and activities related to thematic squares: they encourage the relation between people and buildings, creating new shared and social hubs.

The project strategy aims to integrate different programs, functions and productivity in the little squares and green area that become public and common spaces like workshops, green houses, urban gardens, fitness and sport areas, co-working areas, barbecue, pic-nic and food facilities areas, little urban libraries, playgrounds, shops and showrooms. Thus the parasites are thematic follies, opened and common, that, as expansion of the house-host, could be also lead by the house owner.

**The new dwelling perspective valorizes the community values, the relations, the sharing and a happy and healthy dwelling for permanent but also temporary inhabitants. The creation of common and shared spaces as the squares and the parks is the ground on which new micro-economies can grow.** In approximately 15 years the whole production circle could be lead by the local micro-economies of people of Nin.