

The old military site Lušić is of outstanding importance for the city as a whole. As a coherent inner-city development area, it becomes a symbol for long-term urban regeneration. As a diverse mixed-use quarter, the location can provide important answers to urgent questions from a local to international perspective. In this context, mixture is understood on the level of the neighbourhood, the block and the building.

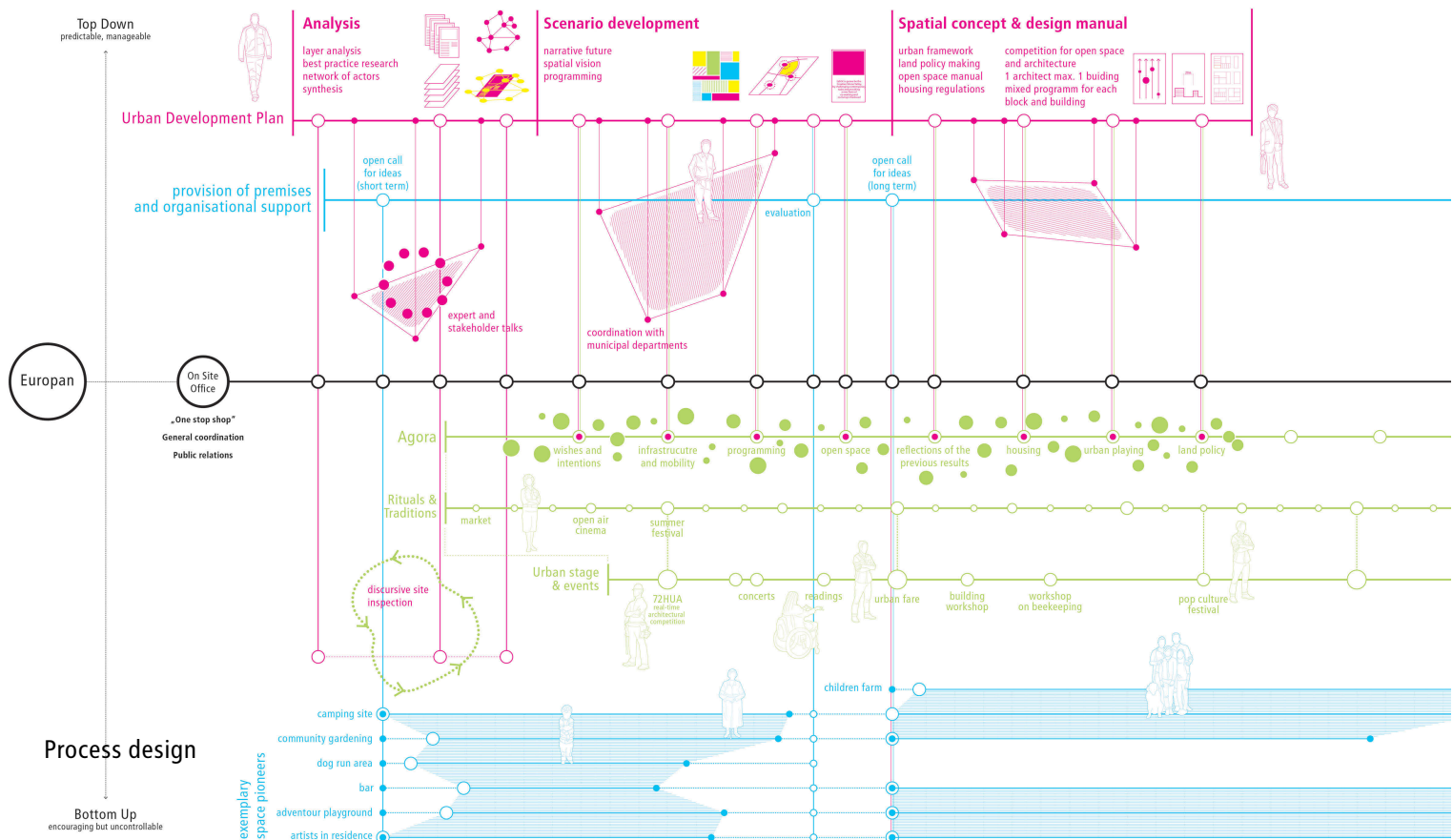
In addition to the mix at different scale levels, new players in urban space production are now active and should be taken into account as far as possible. The increasingly heterogeneous living, working and everyday worlds today want to become an active, self-determined part of urban society themselves and require a rethinking on the part of urban employees. New, cooperative models of spatial production are increasingly becoming part of the specific local identity and give the city and its neighbourhoods their character.

Last but not least, we do not yet know the future! Urban development today should leave room for future adaptations and not prematurely try to give answers. Flexibility, adaptability and a situational approach to changing framework conditions will have a lasting impact on the neighbourhood and also give future generations room for manoeuvre. As a permanent „work-in-progress“, urban development is increasingly thought of in processes, permanently evaluated and adapted to the given framework conditions.

Prodeess design

At the beginning of a development project, it is of great urgency to get the most diverse actors together at one table and to develop a vision that is shared by all. In this way, the formal planning process can be enriched and the reinterpretation of the area can also be broadly supported politically. In addition to the positive effects for the neighbourhood, deficits in the surrounding districts can also be given greater consideration in the Urban Development Plan. In addition to internal administrative agreements, regular open and public events should invite the city society to the location.

In addition to „participation at the table or in workshops“, the area is to be activated in parallel by users. The various interested parties as initiators must be offered space



for development at an early stage, whereby they should be given planning security (3 - 5 years). The spatial pioneers should also have the opportunity to remain part of the neighbourhood in the long term and to become central protagonists of the neighbourhood as active urban space producers.

The Agora forms a common, central stage and serves as a living lab for experiments, interim uses and joint knowledge transfer. In addition, the Agora is to invite local initiatives to be networked and develop further in terms of processes. As an inclusive place, the Agora is open to all. Local rituals and traditions strengthen the charisma of the neighbourhood and provide an opportunity to visit and open up the area to the whole city.

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Urban Embedding

The former military area forms the end of the superordinate axis and corresponds to the historic old town. The axis is taken up, qualified and forms the backbone of the spatial development. In the foreground are sports and leisure uses for different user groups. In the neighbourhood, the axis becomes a polyvalent agora and forms the socio-spatial humus for the various inhabitants, city producers and users. The bordering green space around the old town also forms a central motif of the design strategy.

The new quarter is to be connected to the city by a bus connection and the inner-city dependence on motorised individual traffic in Karlovac is to be reduced. The bus route includes the old town, existing districts and the railway station (route 6.4 km). The aim is to install a multimodal traffic hub at the entrance situation that will allow the neighbourhood and its inhabitants to access the area in a non-motorised way. With „Soft Mobility“ strategies a multitude of possibilities should be created. Small-scale sharing systems for bicycles and scooters, collection and demand taxis, a bicycle repair shop, the bus stop and car parking make the neighbourhood a pioneer of neighbourhood-related mobility.



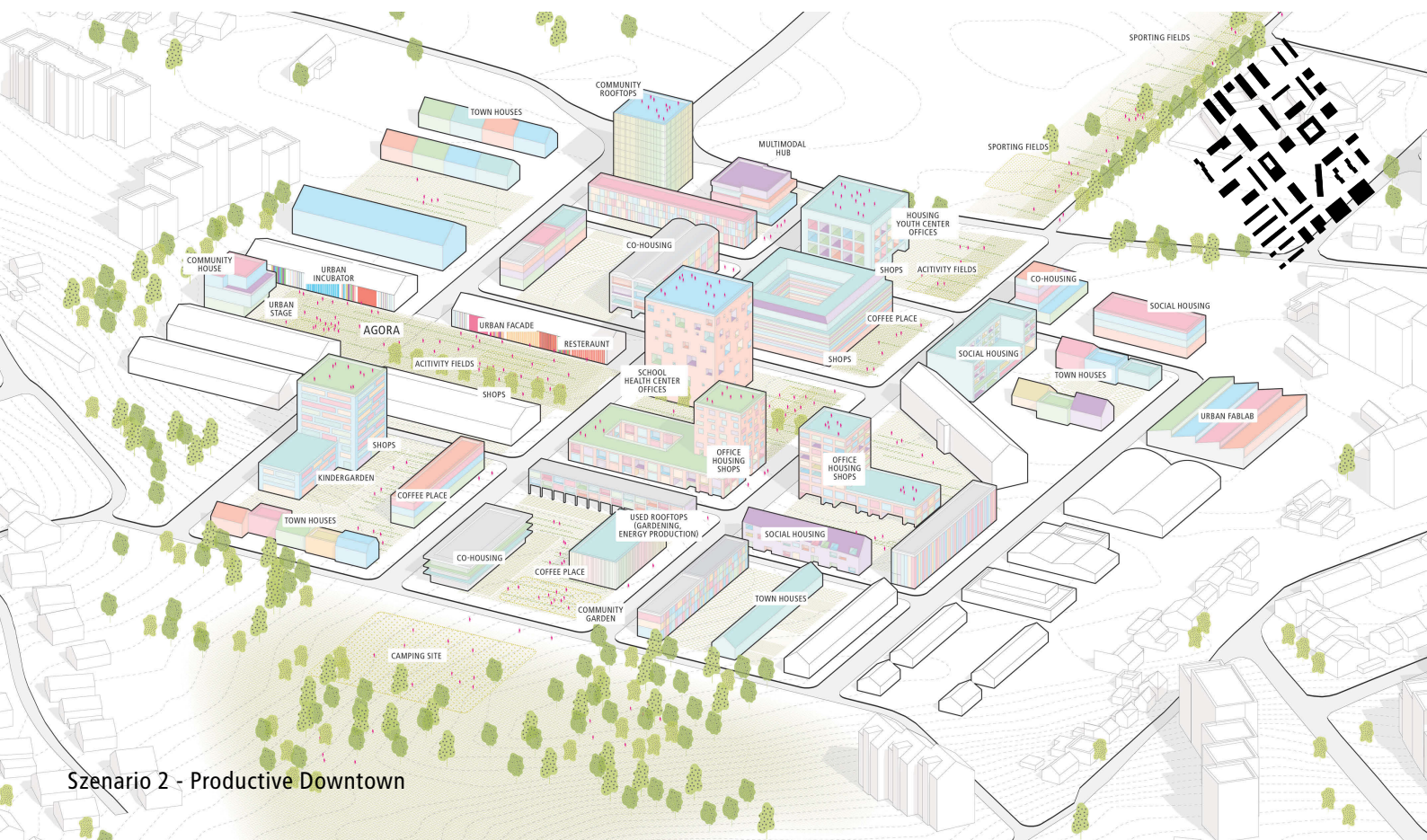
Spatial Framework

The spatial concept enables different spatial-functional developments. A robust frame (spatial boundaries, pathways, distribution of uses, urban contexts and public space) allows various developers (co-housing groups, project developers, municipal housing cooperatives, collectives and individual developers) within the individual blocks plenty of scope for individual design.

The existing system of sealed areas is taken up in the best possible way and gradually transformed into a „new“ street system. Existing building structures are to be integrated into the neighbourhood in the long term and serve as germ cells of the artistic-creative milieu. These will serve as a framework and should function as a place for art and creation, contemplation, action and interaction, consumption and leisure for different groups of people. At the central crossroads, the space will be redirected and transferred into the upgraded small scales of the barracks.

The urban situation is emphasized by a central high point and is intended to evoke attraction through the spatial program (social infrastructure, commerce and gastronomy and housing). At approx. 40m, it is oriented towards the surrounding solitary residential buildings and complements the city silhouette. The surrounding individual block sizes are based on the existing building structure, whereby small breaks and staggered spatial boundaries create exciting situations, some of which also include the street as an active urban space.

The hillside location in the southwest of the area is initially excluded from development. In the course of the development process, needs, development intentions and changed demands on the neighbourhood were to be analysed, discussed and formulated in more detail. At present, the areas are suitable for medium-term interim uses. The tree population can also be maintained to a large extent in the long term.



Development Stages

Activate - As shown in the process design, the municipality has a particularly important role to play. In addition to the provision of interim usage areas, the Urban Development Plan must be accompanied and an on-site office installed. As a central building block, the Urban Incubator will invite artistic-creative space pioneers to become part of the development (e.g. artist in residence, subsidies). Building activities and the space program of the central high point will also be discussed, formulated and implemented in the early phase.

Connect - After the implementation of the first construction activities, Open City is to be linked more closely with the historic old town. The aim is to qualify the axis and create offers. The constructional developments will be focussed in the direction of the old town, encompass diverse living space, social infrastructure, the multi-modal traffic hub and small-scale production facilities.

Intensify - In the long term, Open City will expand towards the southwest. This step is strongly influenced by the successes of the previous phases and should be reviewed and rejusted in advance. The resulting needs (social infrastructure) are to be met, two openings in the south and west of the area are to be implemented and architectural quality ensured.

Scenario 2 - Productive Downtown

This scenario takes up the block structure and overlays it with a second level of the urban landscape. The individual high points reflect the typology of the high-rise residential building, which exists in the immediate vicinity, complement it with other functions and enable vertical mixtures of uses. The solitaire as an urban figure is complemented by the participatively used barracks. The diverse building structures allow different variants of spatial-functional design and make the location attractive for entrepreneurs, while maintaining a programmatic „fuzziness“. In addition, (productive) commercial units can be provided by larger building depths and larger building footprints. In the south, the productive line is supplemented by a new production facility (e.g. FabLAB), which integrates new forms of low-emission production in the neighbourhood and invite all city dwellers to become part of the local production.



Szenario 2 - Productive Downtown