

# BLOCK 1:

# INTRODUCTION TO URBAN PLANNING

## Lesson 1: City and urbanisation

### Basic terminology

**URBAN PLANNING** (*amer. city planning, angl. town planning, nem stadtplanung, franc. l'urbanisme, rusko planirovka gorodov*): planning and designing the development of urban agglomerations of cities and towns. Beside technical point of view equally consider also economic, social, envirometnal, leagal, artistic and other components.

**URBAN DESIGN** (*angl. urban design*): a part of the proces of spatial planning, dealing with the architectural composition of buildings and spaces; the central and the most complex component of planning – functional synthesis, structures and forms.



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**URBANISATION:** the proces when the larger group of people of the country

lives in city settlements (urban lifestyle); the proces sourounded with demographic, social, economic and other changes happening in the community and present in the space.

**SPACE:** the mixture of phisical structures on and beneath the surface, till where the human activities influence directly.

**RENEWAL:** Systematic substitution of new elements for old in order to satisfy or correspond to a new conception of the town or new needs

**BROWNFIELD:** Brownfield sites are [abandoned](#) or underused predominately industrial and commercial facilities available for [re-use](#). Expansion or [redevelopment](#) of such a facility may be complicated by real or perceived environmental [contaminations](#) . In EU the term applies more generally to previously used land.

**GREENFIELD:** Greenfield is a project that lacks any constraints imposed by prior work. The analogy is to that of construction on greenfield land where there is no need to remodel or demolish an existing structure.



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From the Middle Ages to modern times, Europe's social, cultural and economic development has been based on the cities. Their common history has given European cities a common face: the organic, irregular urban blocks and small streets of medieval centres, the grand works of eighteenth century princes, the great transformation of the nineteenth and early twentieth centuries, the growth of suburbs and dormitory towns, joined later by giant shopping centres and light industry, the decline of housing in favour of commercial and administrative activities in a number of city centres, the invasion of traffic congestion and uniform and mediocre architecture in centres and periphery alike.

However, in the twenty-first century, Europe's cities will continue to be the main centres of economic activity, innovation and culture (Green paper on the urban environment, CEC, 1990, 18-19).



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## THE ROLE OF CITIES

**Urban growth results from a combination of economic, social, cultural and political dynamics:**

### **the economic dynamic:**

the city is synonymous with proximity, providing the multiple contacts and activities that make it an information hub and creative centre. It is the ability to assemble economic actors involved in all stages of production, research and consumption that draws firms to the urban centres.

### **the social dynamic:**

the city brings together a wide variety of social facilities. The city also concentrates employment opportunities. More generally, the city represents choice: of social relations, education, services and work.

### **the cultural dynamic:**

depends on density, proximity and choice. These factors facilitate the 'production' of culture as much as its 'consumption'. The historic heritage of the city allows unique economic activities linked to culture, including tourism.

### **the political dynamic:**

more than any other place, the city must respond directly to demands by its citizens for 'good government'. It is a place where, in the West, direct participation is possible and increasingly practiced, and where the individual can develop most freely his sense of personal and civic value.



source: Green paper on the urban environment, CEC, 1990 : 20-21

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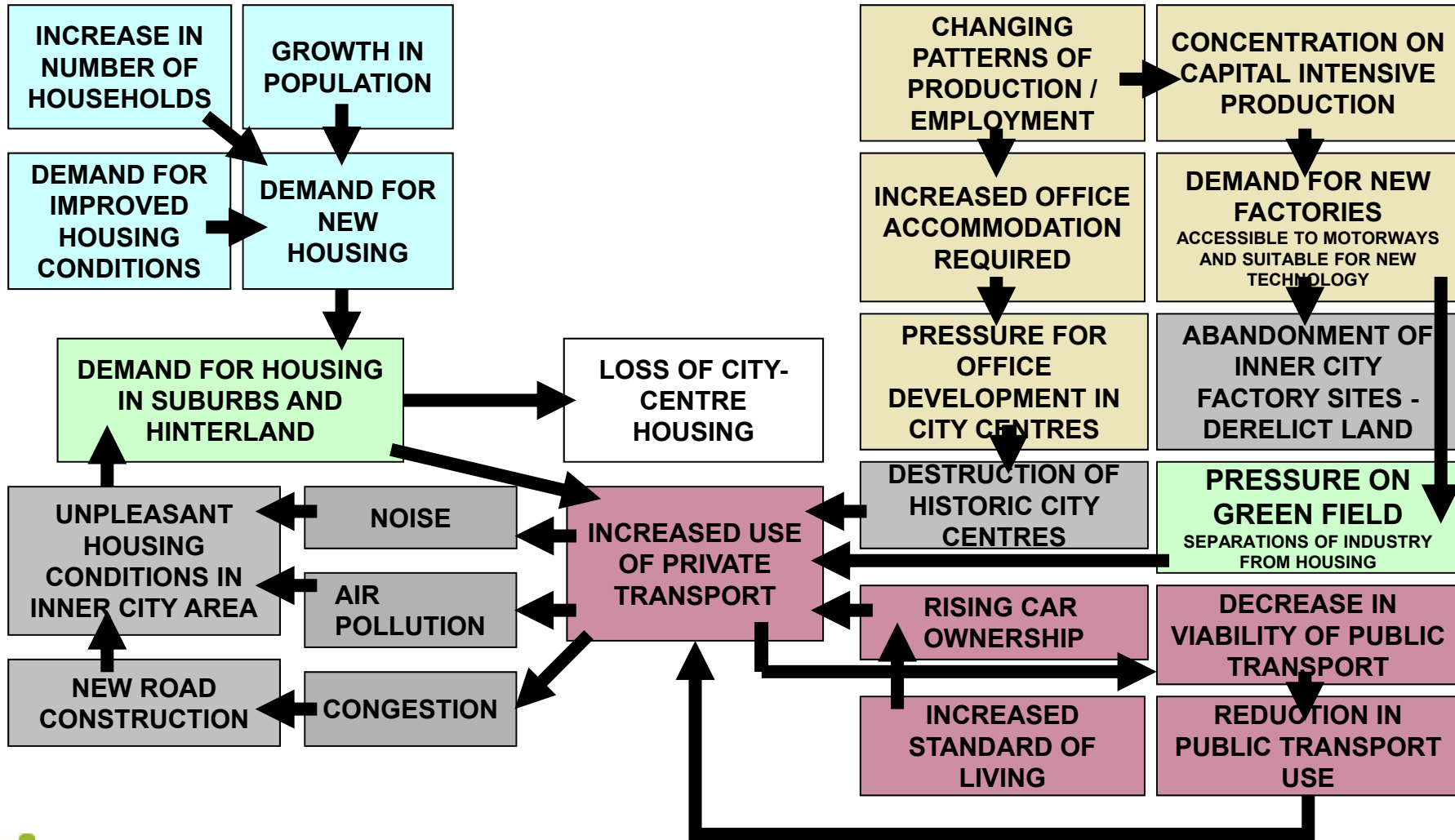
The problem facing urban environment are varied: pollution (air, water, noise, soil, waste), (re) development of the built environment (buildings, roads, open spaces, recreational areas), protection of nature (greenery and wildlife in the cities).

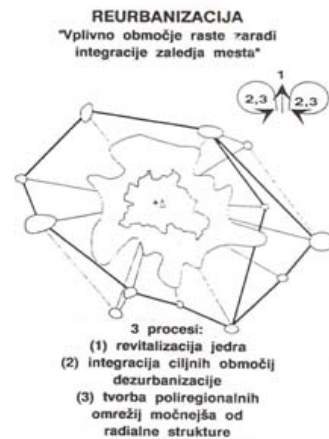
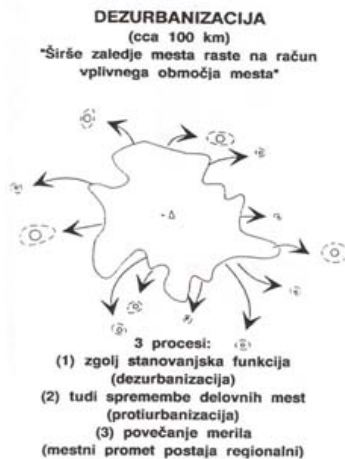
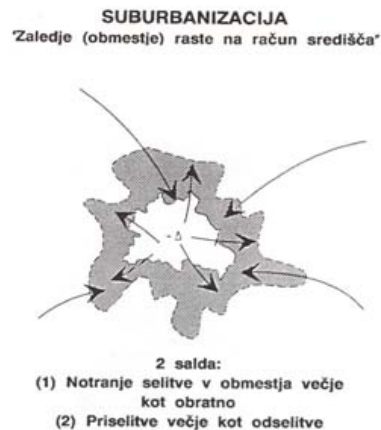
In focusing on individual problem areas, it is important to know that the urban system is a complex and interrelated whole. A diagrammatic representation of some of the main cause-and-effect relationships influencing urban development are set out in the figure '*Relationships within the urban system*' (CEC, 1990). The extent of these interrelationships demonstrates the potential danger of *ad hoc* decision-making; the solution to one problem is often the cause of another. Effective management of our urban environment requires a strategy based on both integration between land use and transportation planning and integration between the city and its hinterland (functional urban region).



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# RELATIONSHIPS WITHIN THE URBAN SYSTEM





Urbanization phases: urbanization, suburbanization, dezurbanisation and reurbanization

More than as a concept of settlement, urbanization can be understood as a pattern of individual and social behaviour (e.g. consumption patterns, information networks). In this sense a single urban lifestyle characterizes many of the EU countries.

However, in the growth of European cities four characteristic urbanization phases can be identified. Urbanization or urban concentration, when the city grows on behalf of the hinterland - functional urban region (FUR). Suburbanization when the suburbs grow on behalf of the inner city and migration from the hinterland.

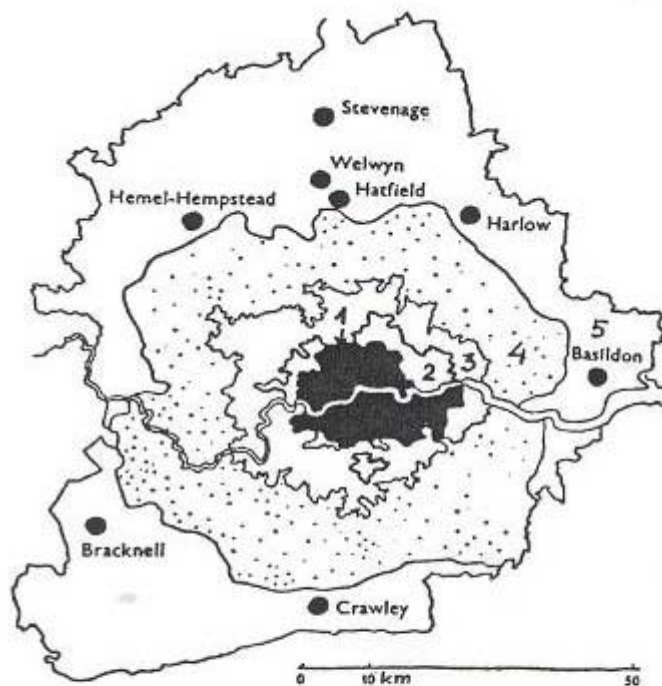
Dezurbanization when the small cities in the wider hinterland (100 km) are increasing on behalf of the functional urban region of the city.

Reurbanization when influential city's area is increasing because of the integration of satellite towns in the wider hinterland and when processes of redevelopment in the inner cities areas intensify.

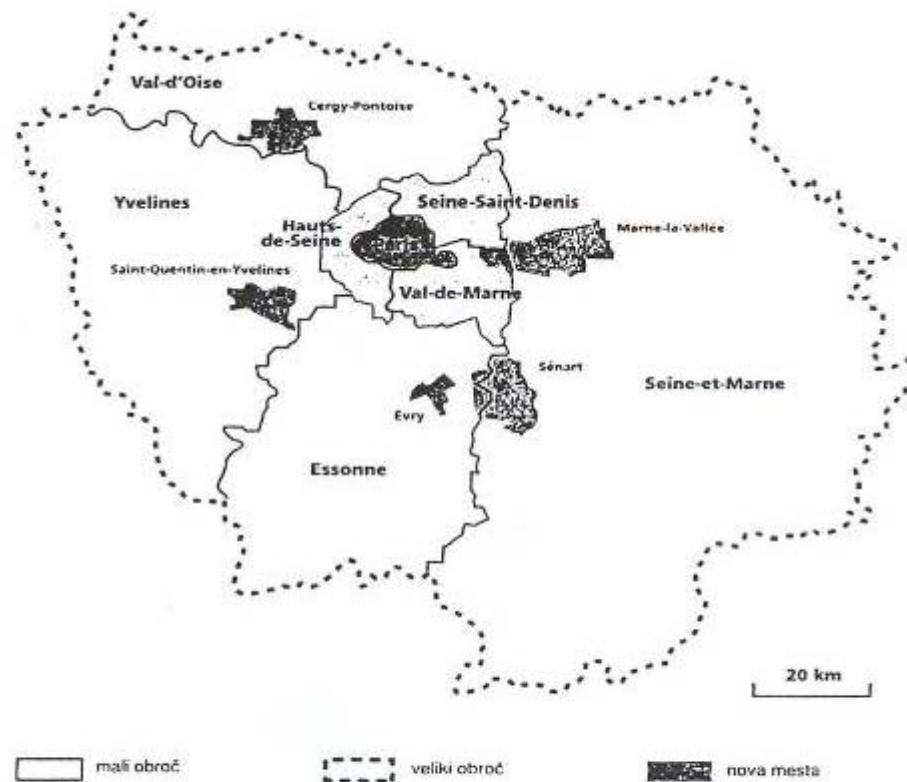
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Source: Heinze, K., 1994





Teritorialni pojmi na primeru metroregije Londona\*:  
 1 - (črno) - strnjeno mestno območje  
 2 - predmestja  
 3 - obmestna cona  
 4 - (zaščiteni) zeleni pas  
 5 - obroč satelitskih (novih) mest.



Primeri teritorialnih pojmov na pariški regiji  
 (temno - Pariz; svetlo sivo - predmestja).

Urbanization processes in London and Paris. Green belt in the metropolitan urban region of London (4) with new satelit towns around. On the right urban region of Paris with new satelit towns

Source: Pogačnik, A., 1999

Abercrombie's plan (1944) proposed a Green Belt around the city of London to protect the country side from suburbanisation, and new satellite towns around it, where the processes of urbanisation should be canalised. The similar planning concept was used in Paris in 1960s.



## REMEBER

- *Urbanisation is the proces when the larger group of people of the country lives in city settlements. More than as a concept of settlement, urbanization can be understood as a pattern of individual and social behaviour (e.g. urban lifestyle, consumption patterns, information networks).*
- *However, in the grow of European cities four characteristic urbanization phases can be identified. Urbanization or urban concentration, when the city grows on behalf of the hinterland. Suburbanization when the suburbs grow on behalf of the inner city and migration from the hinterland. Dezurbanization when the small cities in the wider hinterland are increasing. Reurbanization when influential city's area is increasing because of the integration of satellite towns in the wider hinterland and when processes of redevelopment in the cities centres and inner cities areas intensify.*
- *A brown field development is always a reurbanisation or renewal process, a systematic substitution of new elements for old in order to satisfy or correspond to a new conception of the town or new needs.*



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## Question

1. According to the definition, urbanisation is:
  - a) the proces when the larger group of people of the country lives in cities
  - b) more than as a concept of urban settlement, urbanization can be understood as a pattern of urban lifestyle, consumption patterns,..
  - c) the proces of city's growth
  
2. Characteristic urbanization phases can be identified as:
  - a) Urbanization, Suburbanization, Dezurbanization and Reurbanization
  - b) Suburbanization, Dezurbanization and Reurbanization
  - c) Urbanization, Suburbanization, Dezurbanization and Renewal
  
3. A brown field development is ussually:
  - a) a reurbanisation and a renewal process,
  - b) a new development



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# BLOCK 1:

# INTRODUCTION TO URBAN PLANNING

## Lesson 2: Restructuring and rebuilding the cities: current trends

The current changes towards globalisation, the concentration of employment opportunities in the service sector, growing awareness of environmental quality, and a new urban/planning paradigm of sustainable development, on one hand, and the socio-economic transformation of CEE (former socialist) countries towards pluralistic democracy and market economies, on the other, are all factors connected with and influencing the changes in the internal spatial and physical structure of cities.



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• GLOBALISATION, EUROPEANISATION AND LIBERALISATION OF THE ECONOMY

• INCREASING SIGNIFICANCE OF INFORMATION AND COMMUNICATION TECHNOLOGY

• GROWING SERVICE SECTOR

• INCREASING INTERNATIONALISATION AND COMPETITION BETWEEN REGIONS AND MAJOR CITIES

• DEMOCRATISATION OF SOCIETY

• GROWING AWARENESS OF ENVIRONMENTAL QUALITY

• NEW URBAN/PLANNING PARADIGM OF SUSTAINABLE DEVELOPMENT

**• CALL FOR RESTRUCTURING AND REBUILDING OF OUR CITIES**



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Current urban changes in many European cities, have been associated predominately with the following three processes:

- 1) commercialization and gentrification of the historic core;
- 2) re-urbanization and revitalization of some inner city areas;
- 3) residential and commercial suburbanization in the outer city.

(Dimitrovska Andrews, 2005)

Representative examples of these processes are presented in the following slides.

Their description is supplemented with a commentary on the main **trends**, **problems** and **solutions** (planning policies) related to future urban (re)development in the three structural areas identified such as: the historic core /city centre, the inner city, and the outer city / the functional urban region (FUR).



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# URBAN RESTRUCTURING: OUTER CITY

## Trends

- suburbanisation
- chopping centres
- suburban business park
- industrial & warehousing development



Examples of outer city development trends in EU cities: Budapest, Moscow, Prague



Source: Hamilton, Dimitrovska Andrews, Filip Mihanovic, 2005  
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## URBAN RESTRUCTURING: OUTER CITY

Residential suburbanization has been present in the functional urban region of Ljubljana since the 1970s, predominately in the form of dormitory extensions of existing “satellite” villages. After 1985 these processes became more extensive and were followed by industrial and commercial suburbanization. New mixed-use zones combining commercial, light industrial, and housing developments have sprung up in the outer city, most of them on greenfield sites along the main motorways.

Similar trends have been present in Budapest, Moscow, Prague, Budapest.



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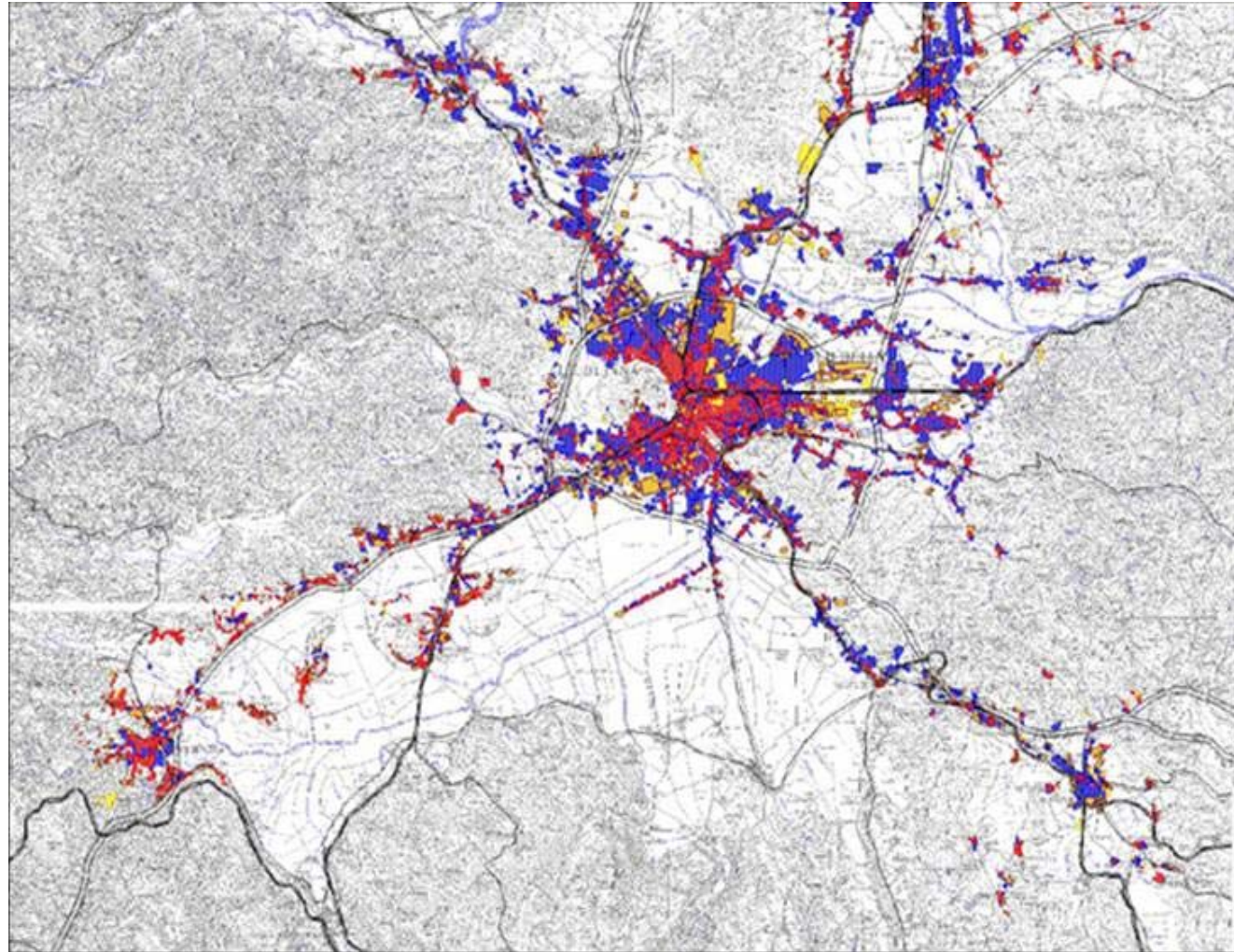
## FUR LJUBLJANA

### Trends

- suburbanisation

### Problems

- coalescing of traditional villages
- loss of identity
- pollution
- increasing car traffic



Development of the built-up areas in FUR Ljubljana: 1952 (red), 1975 (blue), 1985 (orange), 1995 (yellow)

Source: Dimitrovska Andrews, 2002



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## URBAN RESTRUCTURING: OUTER CITY

The most characteristic problems of the urban changes in the outer city can be summarised as follows:

- Coalescence of existing traditional villages into suburban agglomeration with resultant loss of identity;
- Transformation and loss of identity of the cultural landscape and cultural heritage;
- Pollution of underground water resources due to insufficient technical infrastructure and inadequate and improper waste management;
- Increasing individual car traffic; decline of public transport.



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## URBAN RESTRUCTURING: OUTER CITY

### Case study: Trzin, Ljubljana

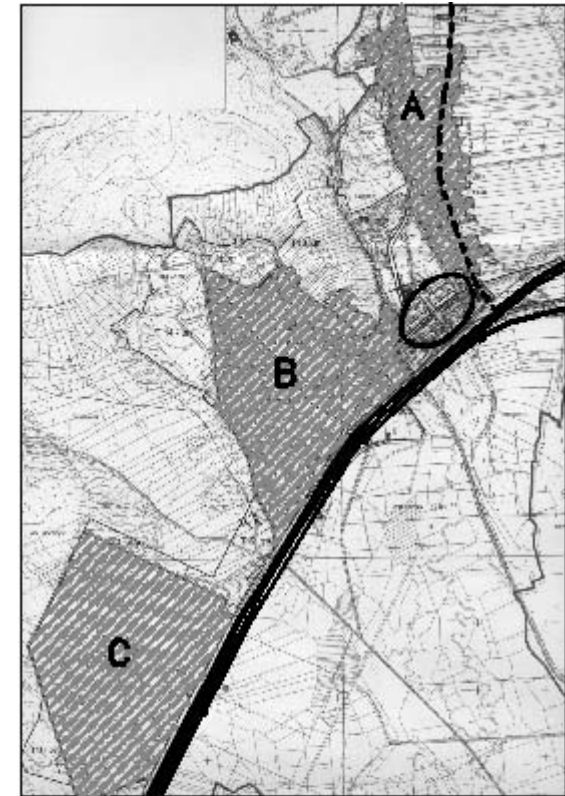
The development of Trzin, a small settlement 5 km north-east of Ljubljana, is one of the most representative examples of planning and building practice in the outer city. Trzin has developed from a rural village with 700 inhabitants in 1950 into a large dormitory neighbourhood with several thousand inhabitants in 1970s, and today, is turning into a vibrant centre of business and handcraft activities - a largely self-sufficient settlement, the centre of the newly established commune of Trzin. In the oldest part, Stari Trzin (Old Trzin) the village structure and rural origin can still be traced, although the loss of identity is apparent. Mlake, the dormitory neighbourhood is a typical example of residential suburbanisation in the Ljubljana urban region, during the period 1975-1985. Family houses (some prefabricated), system built on a grid pattern, were later supplemented with terraced houses to increase the residential density of the area. In the late 1980s the trade and business zone began, with small light industry and craft-workshops, and later, in the 1990s, the area gained the status of a business, trade and service centre of regional and even wider importance; this part of the settlement is still the most vibrant one. The variety of uses, the scale and typology of the built structure are the main characteristics of the area. Further development plans are focused on the creation of a new core for the municipality with public functions, located between Old Trzin and Mlake. The integration of the different settlement parts into a coherent urban structure and the creation of a new, distinctive identity will be priority tasks for the ambitious local authority.



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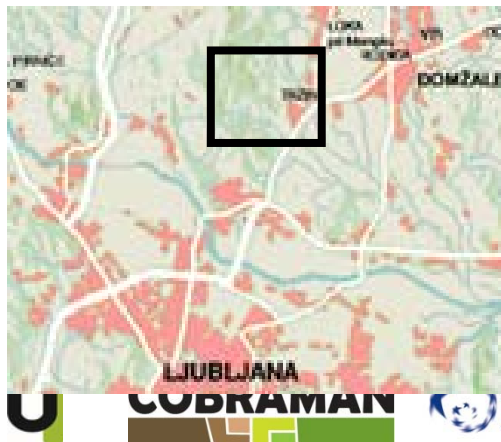
# FUR LJUBLJANA

## Trzin



### SETTLEMENT STRUCTURE

- Main road Ljubljana-Domžale
- Rails with stops
- Regional road to the airport
- A Old village
- B Dormitory neighbourhood
- C Trade & business zone
- New municipality core



## **URBAN RESTRUCTURING: OUTER CITY**

### **Case study: Functional Urban Region (FUR) of Ljubljana**

The built-up area in the FUR of Ljubljana has increased from 1,654ha in 1952 to 5,756ha in 1995, or more than three times (Dimitrovska Andrews, 1999). Thus, reviewing the processes of urbanisation, it can be concluded that Ljubljana is still in a phase of expansion into the suburbs, but new projects for gentrification of the city core, and mixed (re)development in the inner city could be seen as a modest start of the process of re-urbanisation. However, there is a need for reducing and guiding these suburbanisation processes. A Planning model of 'centralised dispersion' consisting of higher density local centres linked by efficient public transport (light rail / tram) has been proposed in the 'Concept for Spatial Development of the City of Ljubljana 2020'. These centres have been identified relating to those existing suburbanised areas with potential for additional mixed development and increased density. Realisation of the proposed model needs effective strategic planning and coordinated action between municipalities throughout the Ljubljana urban region, which is difficult to achieve in the present condition of competition rather than cooperation.



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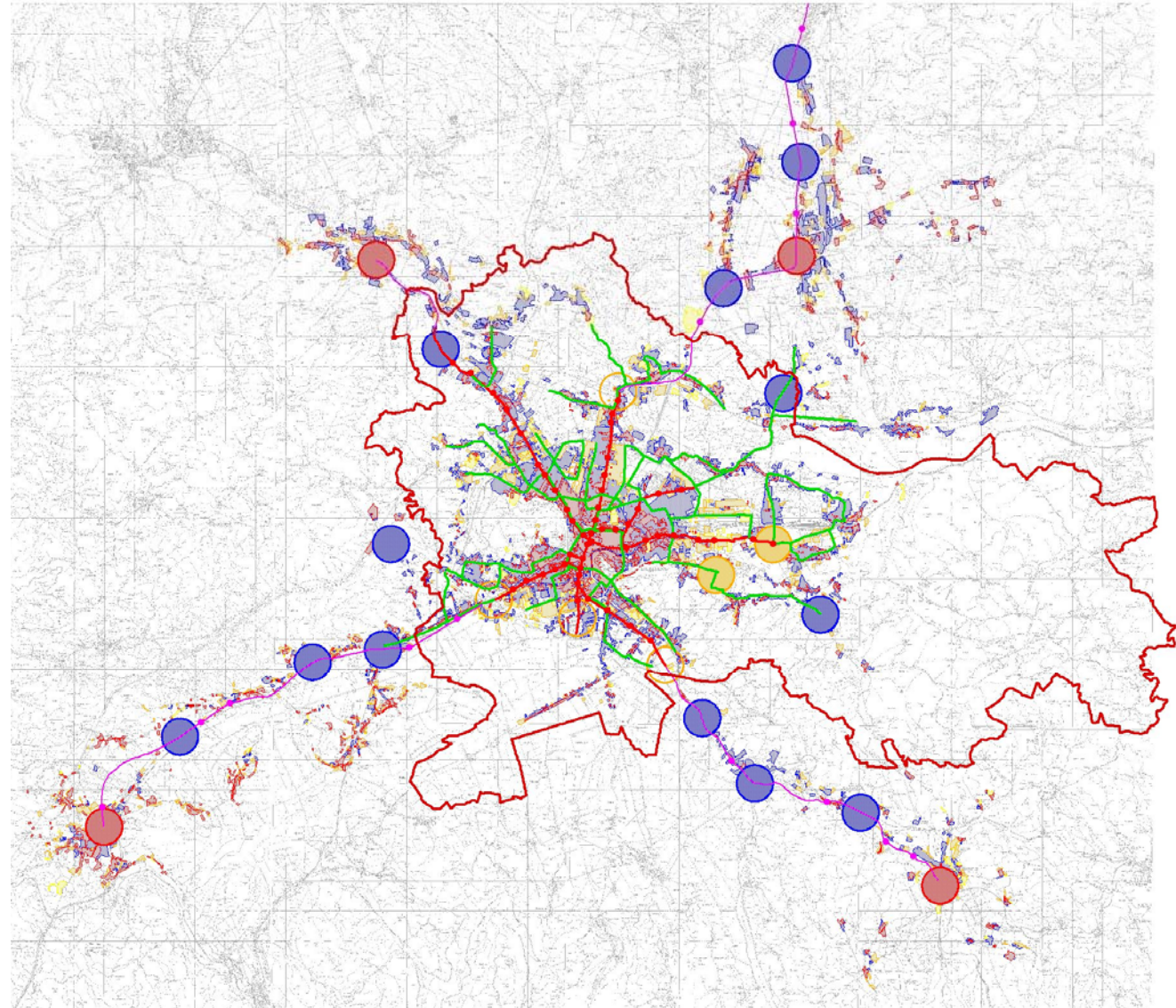
# FUR LJUBLJANA

## Trends

- suburbanisation

## Solutions

- reduction and guidance of suburbanisation processes
- model “centralised dispersion”
- strategic planning & coordination



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## INNER CITY

### Trends

- reduction of industrial uses
- shopping centres, commercial & housing development
- scattered housing (re)development

The inner city of Ljubljana - the area within the motorway ring road



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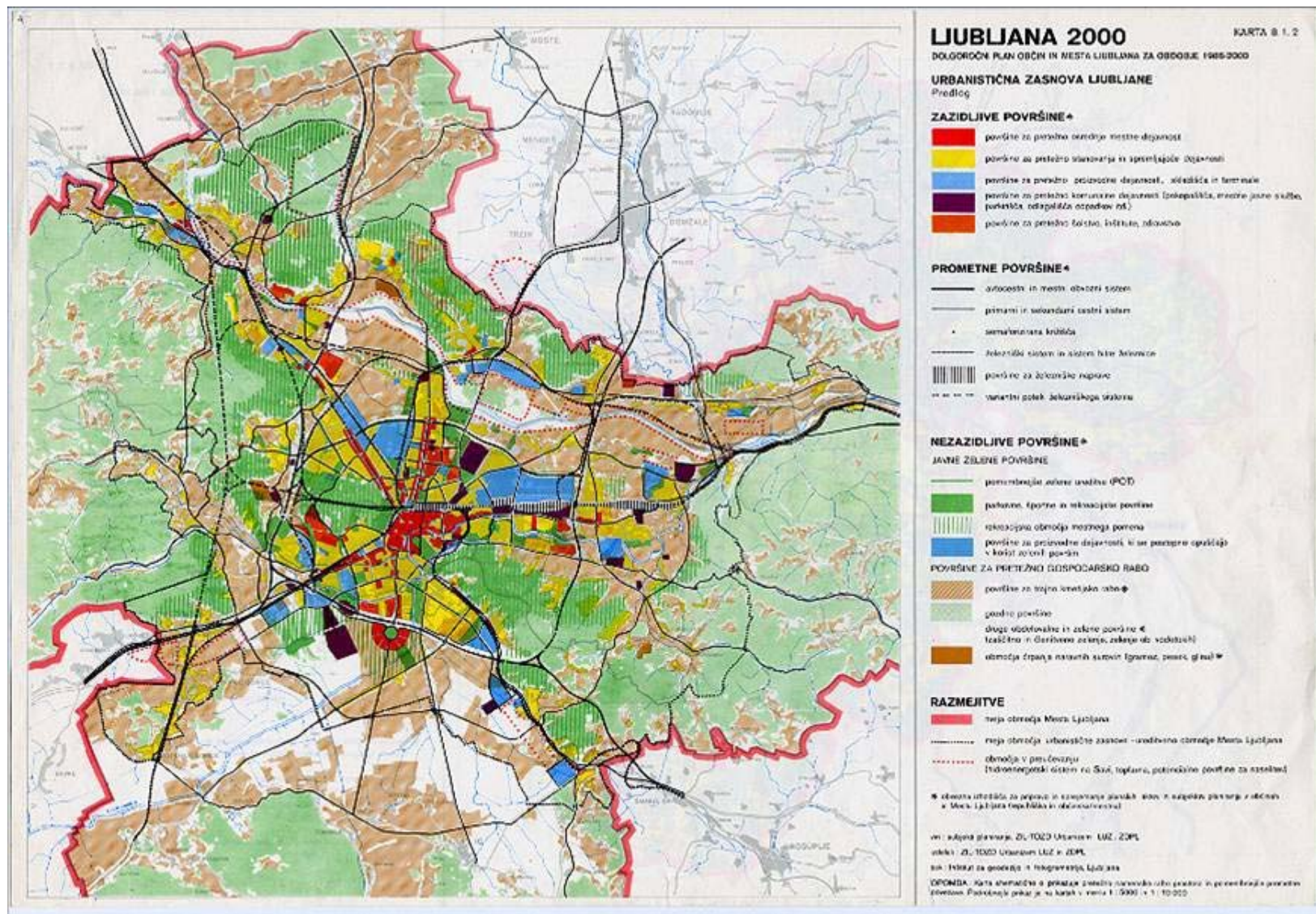


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EUROPEAN REGIONAL  
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Ljubljana was predominantly industrial town. The land use plan for Ljubljana 2000 shows a large areas for industrial use (in blue) that has been restructured after the 1990s.



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## **URBAN RESTRUCTURING: INNER CITY**

### **Case study: Compact city of Ljubljana**

The most significant urban changes in the inner city of Ljubljana - the area within the motorway ring road so called the Compact city - has been the reduction of land in industrial and military uses due to the release of these zones as “brownfield” sites available for new commercial and housing development. Other types of development in this area include the formation of secondary business nodes established in strategic locations along major access roads and the emergence of scattered housing developments on vacant sites.

Two representative examples of new development practices in the inner city since 1990 are the residential area Nove Poljane, built on a 4.8 ha site of a former military barracks located by the Ljubljanica River, and the “BTC City” – a shopping, business, and leisure centre established through the redevelopment of a 62,8 ha warehouse zone in the north-east part of the city.



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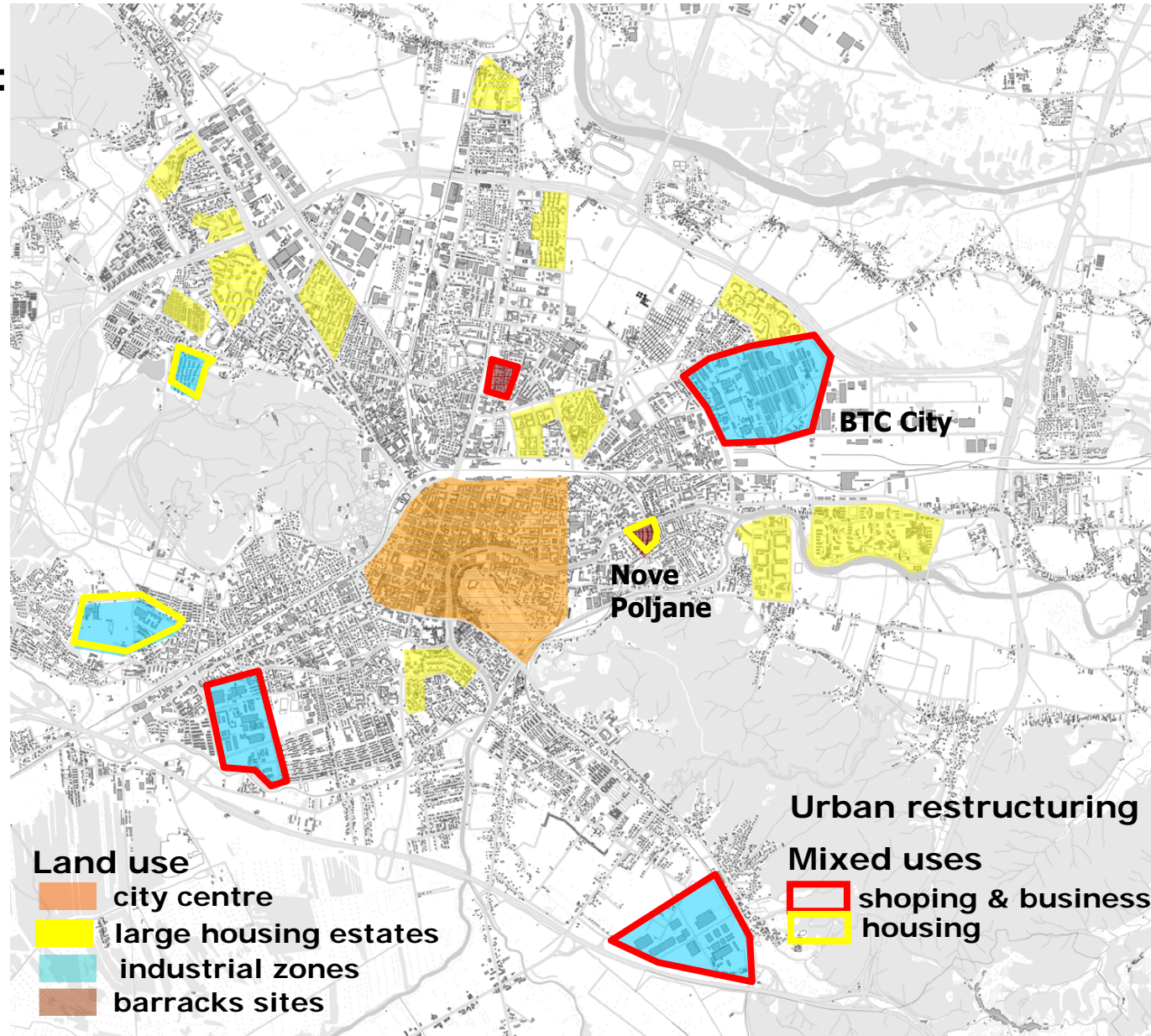


# URBAN RESTRUCTURING: INNER CITY

## Trends

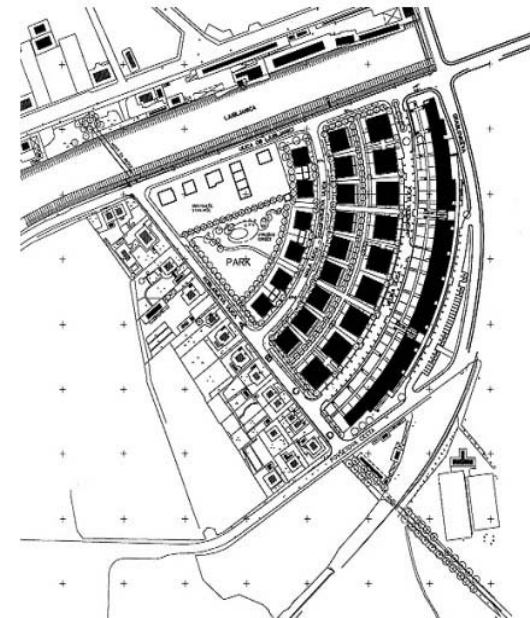
- reduction of industrial uses & barracks sites
- shopping centres & commercial development

Urban restructuring in the inner city of Ljubljana



# URBAN RESTRUCTURING: INNER CITY

## Nove Poljane Ljubljana



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## URBAN RESTRUCTURING: INNER CITY

### Case study: Nove Poljane, Ljubljana

The semicircular plan for the residential estate Nove Poljane follows the original layout of the site characterized by the curved Dolenjska rail tracks on the south-eastern side of the property. The site plan consists of four rows of buildings – three as detached structures and one as a super-block stretched along the eastern boundary of the site. The building height rises from 3 in the centre to 6 storeys along the rail-tracks. A communal park is located in the north-western corner accessible via two radial pedestrian paths. Besides its excellent design characteristics, the residential estate Nove Poljane is a good example of successful public-private partnership. Of the 440 flats built on the property, 309 units are in the public rental sector, including 20 units reserved for the disabled.



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# URBAN RESTRUCTURING:

## INNER CITY

### BTC Ljubljana



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## URBAN RESTRUCTURING: INNER CITY

### Case study: BTC City, Ljubljana

After the breakup of Yugoslavia in 1990, a major warehouse zone on the outskirts of Ljubljana formerly used by the custom service, lost its primary function and was gradually converted to shopping and business uses. In 1998, the development strategy for the area was revised and a decision was taken to promote a new and improved image of the area under the name “BTC City.” The plan called for the infusion of new uses in the area by incorporating sports and entertainment functions (including a 12 screen cinema and a comedy theatre).

Today, “BTC City” is the largest trade and business centre within the urban region of Ljubljana with a built area of over 250,000 m<sup>2</sup>, attracting 12 million visitors annually, for whom over 8,000 parking spaces are provided. The layout of the new development scheme was based on the original structure of low-rise warehouse halls. To improve the design of public spaces and the appearance of the area, new urban design and landscape plans for further renovation have been prepared. A recently revealed transportation plan proposes light rail connections with the centre of Ljubljana and the regional transportation infrastructure.

However, “BTC City” is a prime example of an “edge city” development that can jeopardize the vitality of the city centre and its ability to attract new businesses.



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## **URBAN RESTRUCTURING: INNER CITY**

### **Case study: Compact city of Ljubljana**

Problems in the restructuring of the inner city area of Ljubljana, that can also be identified in most European capital cities, are as follows:

- Degraded urban areas, areas of former industrial use, barrack sites and 'black' housing (housing built without planning permits);
- Undeveloped local centres without clear identity;
- Increasing social polarisation of the large housing estates; problems of revitalisation, maintenance and management;
- Infill development with no respect for the characteristic identity and morphological context of established city areas.



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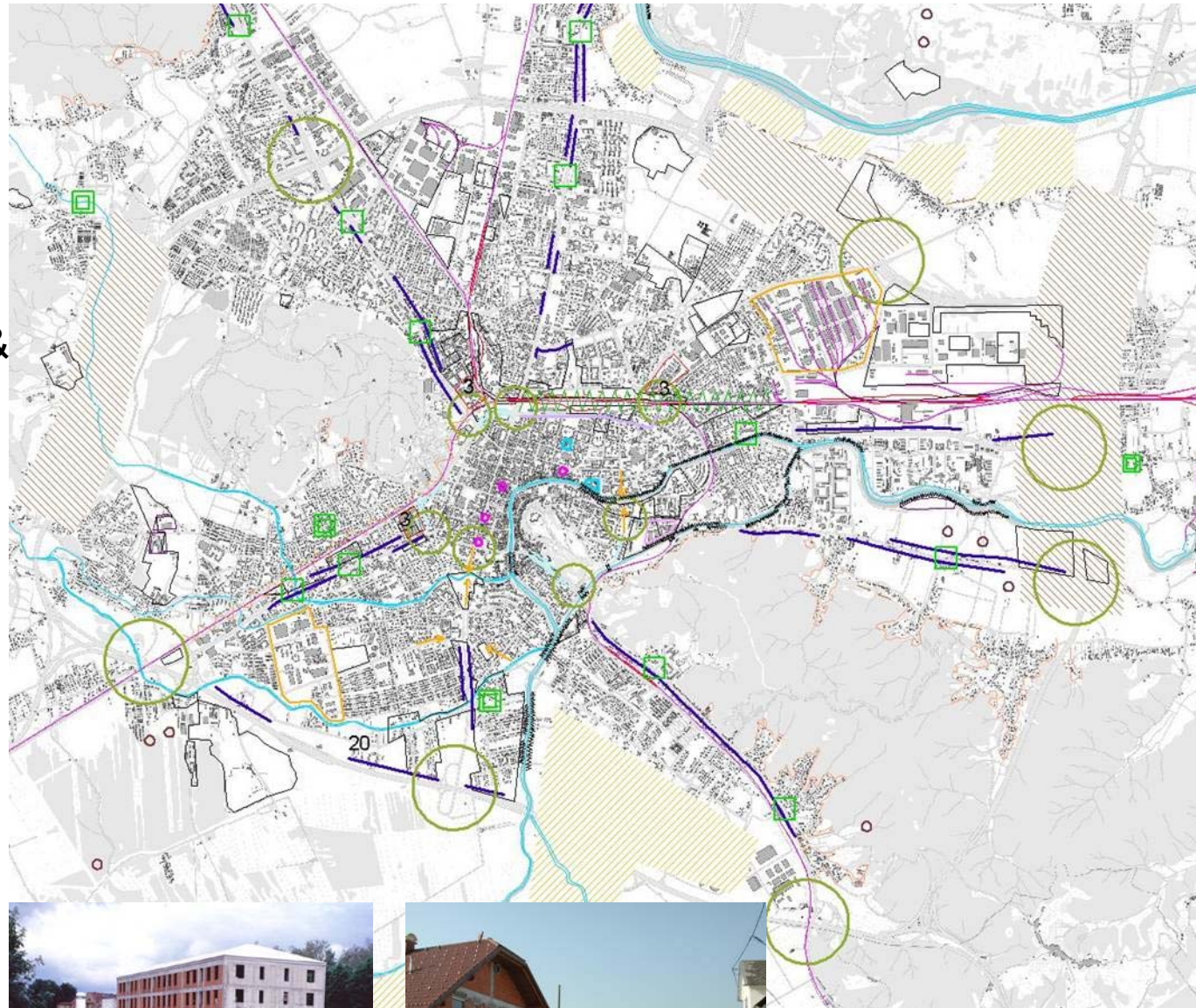
# URBAN RESTRUCTURING: INNER CITY

## Trends

- reduction of industrial uses
- shopping centres & commercial development
- revitalisation of higher quality residential areas
- scattered housing (re) development

## Problems

- degraded areas
- social segregation of housing estates
- ad-hoc infill development
- edge cities development
- imageability & legibility



## **URBAN RESTRUCTURING: INNER CITY**

### **Case study: Compact city of Ljubljana**

Currently, there is growing recognition of the need to adopt a clear strategy for the future development of the inner city based on a pro-active planning philosophy needed to secure the vitality of this part of the city and Ljubljana as a whole. To achieve more coherent patterns of development, the Urban Development Concept for Ljubljana 2002 has proposed the incorporation of urban design principles and guidelines into the legislative framework of development regulations and plan preparation. This includes the adoption of a City Design Strategy and Urban Design Frameworks for characteristic city areas.



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The preparation of the **Urban Development Concept for Ljubljana** (2002) has been guided by the understanding that a city plan should contain guidelines for the coordinated development of all levels of urban form. Thus, in the process of elaboration of the Concept, a methodology was developed and applied analyzing the identity of the urban structure at three levels: the functional urban region[1] (the outer city), the city as an entity (the compact city), and specific urban areas (the urban district) (Dimitrovska Andrews et al., 2001)..

According to this methodology, the distinct image of the capital of Slovenia on a regional scale is revealed in the overall structure of its settlement pattern, the characteristics of its landscape system, and the spatial relationship between the city structure and its hinterland. The image of the city, on the other hand, is determined by its physical layout and silhouette, and the identity of its component parts—functional structures, types of activities, and landscape characteristics. At the level of the individual urban area, the unique morphological characteristics are recognized according to the period of construction, land use, street layout, plot division system, and building typology (characteristic city areas). Using the results of the analysis on these three levels, complemented with research from related studies of Ljubljana's urban form, the distinct structural elements of the city were identified along with the problems related to their performance as essential components of the city's identity.



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It was proposed that characteristic city areas, designated as “thematic” elements of the urban structure, should be preserved and redeveloped in accordance with their historic spatial development patterns. For these areas, special urban design guidelines should be prepared assuring continuity both in terms of physical form and cultural context. The “non-thematic” elements, on the other hand, are used to identify the general organization of the town as a whole – some of them presenting concentric points in the structure while others forming dynamic links. According to the concept formulated on the basis of this methodology, new development in the “non-thematic” structural areas should be used to enhance the quality of these spaces, ensuring legibility and identity in the context of city growth.

The analysis and classification of urban form in Ljubljana included the dynamic aspects of morphological transformations by identifying those areas where development should be geared towards preservation (stable structure) and others where the creation of new urban identities is encouraged (transformable structure).

[1] The area representing the Functional Urban Region is the statistical planning region (in use since 2000) which was the uniform area covered by the City government before reform of local self-government in 1994. Today it consists of the City municipality of Ljubljana and nine surrounding municipalities.



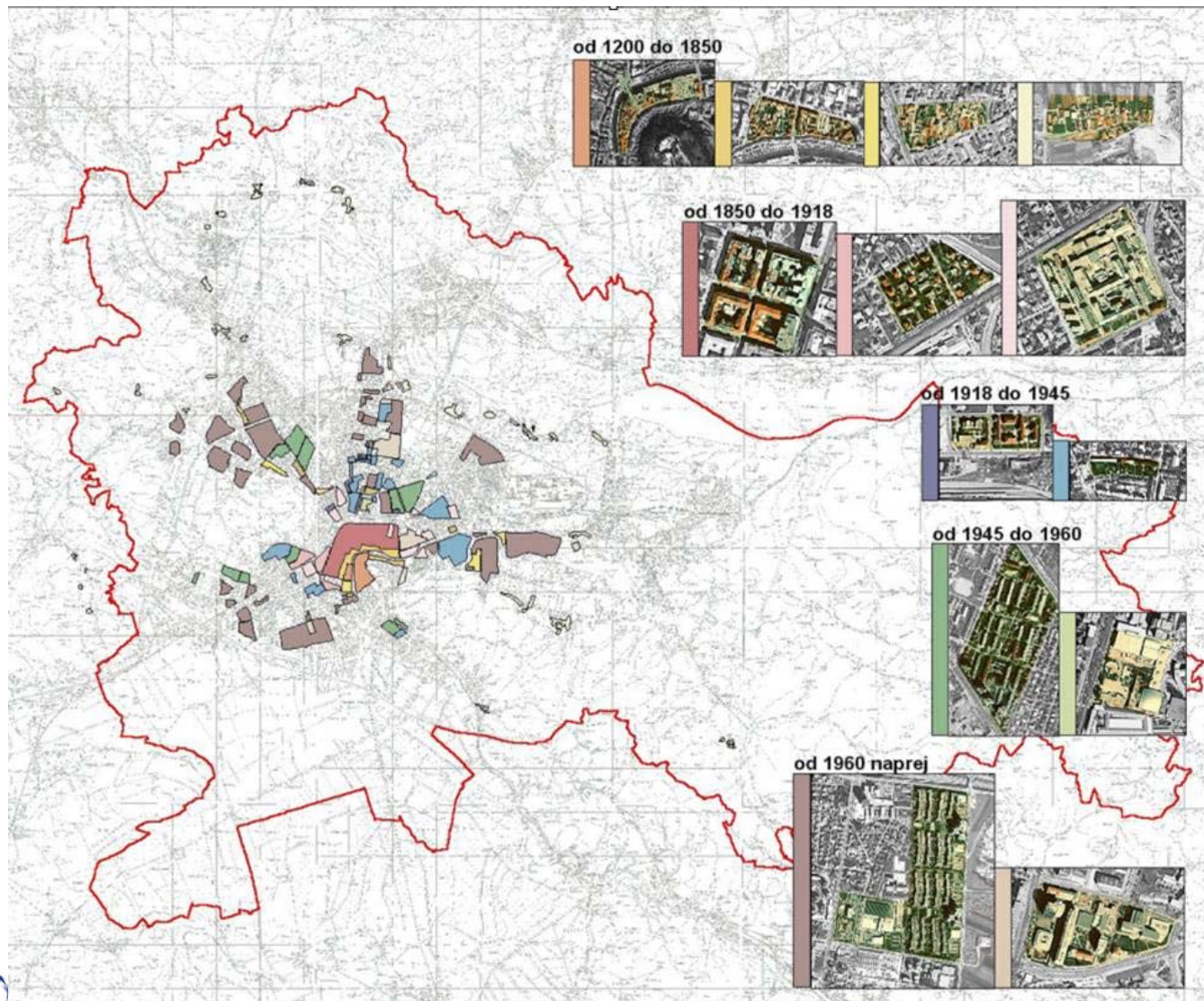
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# URBAN RESTRUCTURING: INNER CITY

## Solutions

- vision, long term Develop. Strategy
- city design strategy
- urban design frameworks

**Urban Development  
Concept for  
Ljubljana 2002:**  
Characteristic Urban  
Areas: Historically  
conditioned  
morphological  
patterns in Ljubljana



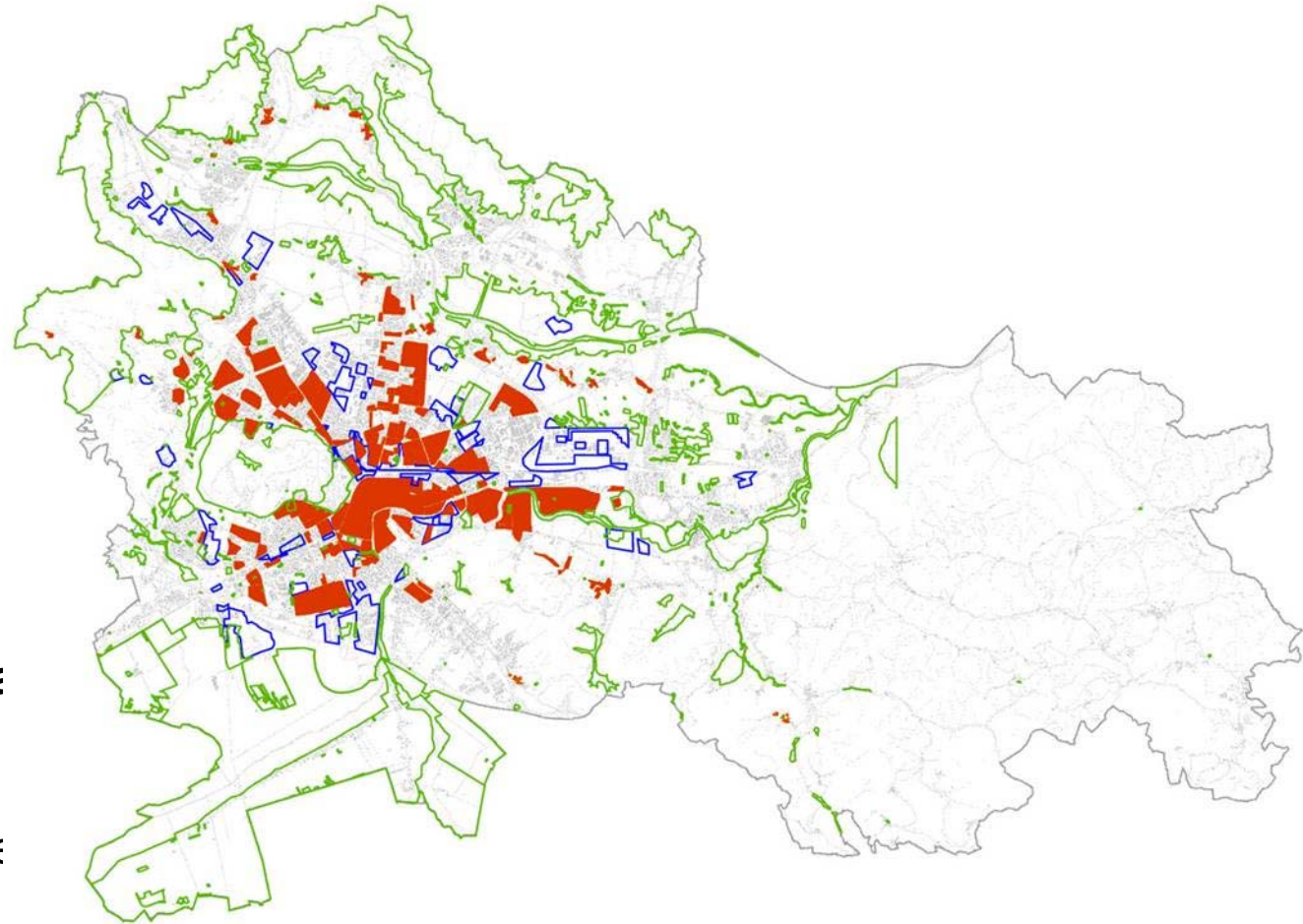
# URBAN RESTRUCTURING:

## INNER CITY

### Solutions

- vision, long term develop. Strategy
- city design strategy
- urban design frameworks

**Urban Development  
Concept for Ljubljana  
2002:** Proposal of  
stable (in orange) and  
transformable structure  
(in blue)



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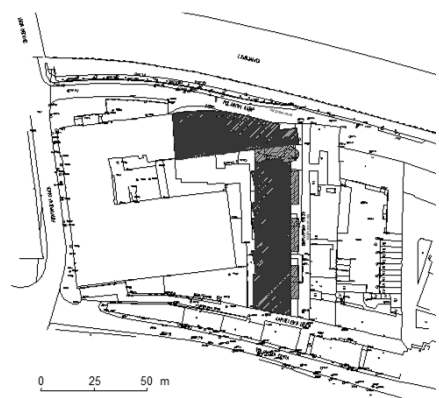


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# Kapiteljski vrtovi



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# INNER CITY

The distinct structure of the city: Morphological concept

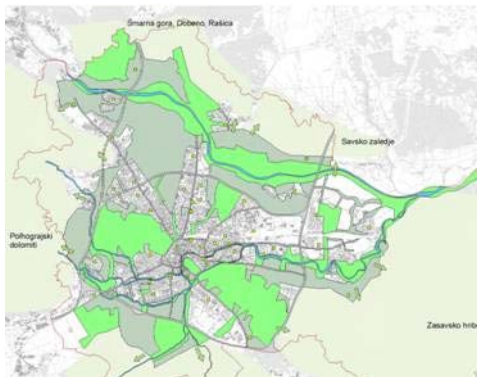
## Solutions

- vision, long term development strategy
- city design strategy
- urban design frameworks

## Public spaces structure



## Green areas structure



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## URBAN RESTRUCTURING: CITY CENTRE

### Case study: Historic core of Ljubljana

The prevailing types of construction activities in the historic core<sup>[1]</sup> have been the development of offices, multipurpose commercial centres, and tourist oriented facilities. These projects are most often executed as refurbishment of existing buildings or new infill development promoted by the private sector and the city government.

<sup>[1]</sup> The area within the city centre ring road has been defined as the historic core of Ljubljana. It consists mostly of development from the Middle Ages and the 19th century city.



This project is implemented through the CENTRAL EUROPE Programme co-financed by the ERDF

# URBAN RESTRUCTURING: CITY CENTRE

## Trends

- concentration of commercial and government function
- tourist oriented facilities
- refurbishment predominates
- gentrification

## Problems

- degraded areas
- decline of residential function
- no respect for morphological context
- traffic congestion
- empty plots

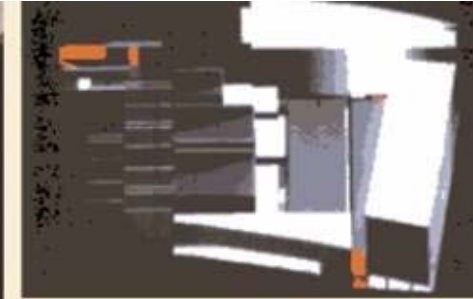




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Source: Hamilton, Dimitrovska Andrews, Pichler-Milanović, 2005



**COBRAMAN**



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## URBAN RESTRUCTURING: CITY CENTRE

### Case study: Kapiteljski vrtovi

The project Kapiteljski vrtovi (Capitol Gardens) has been recognised as good building practice in the revitalisation of the city centre. The site (2,3 ha) is located next to the prominent secessionist palace (formerly a printing press company) stretched from the Ljubljanica river on the north, to the remains of the built structure of the medieval suburb Poljane on the south. The project proposed the renovation of the secessionist building for the Faculty of Law, and reconstruction on the site along the river embankment, for an office building, with a residential building closing the urban block on the west side (Bavarska street). The two buildings are connected with a shopping mall and underground garage (250 parking spaces, 80 reserved for residents). The elevations of both buildings were designed with respect to the existing surroundings (4-6 floors). The riverside façade has a pedestal of the same height as the secessionist building to assure continuity along the river, while the upper part is curved to stress the river bend. The residential building decreases in height toward the east in order to harmonise with the scale of the adjacent medieval structure. The building materials and the colours were carefully chosen to match the texture of the surrounding buildings. The brick red tones near the medieval structure pass into green and blue shades towards the river and the brightly coloured secessionist palace.



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Source: Hamilton, Dimitrovska, Andrews, Pichler, Milanović, 2005.  
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## **URBAN RESTRUCTURING: INNER CITY**

### **Case study: Historic core of Ljubljana**

Unfortunately, there are also 'negative' consequences of the revitalisation processes in the city centre areas, such as a marked decline of residential uses, conflicts between the interest of commercial development and the protection of the cultural heritage, the under-use of old industrial zones, derelict land along the railway and the city centre ring road, together with traffic congestion and parking problems.

Strengthening and developing a distinct urban structure has been accepted as a key value in the concept of the Ljubljana city's (re) development (Dimitrovska Andrews et al., 2001). Therefore, when the 'Concept for Spatial Development of the City of Ljubljana 2020' was being prepared, special emphasis was given to strengthening the city's identity. The main aim of this planning document was to propose further restructuring (remaking) of the city with respect to the reinforcement of cultural identity and continuity of the urban structure. The guidelines for the city centre propose/emphasise the rebuilding of the degraded urban sites - paying respect to the contextual motto of each characteristic urban area - and establishing enhancement of identity and legibility of the public urban spaces.



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## URBAN RESTRUCTURING: CITY CENTRE

### Trends

- concentration of commercial and government function
- gentrification

### Solutions

- rebuilding with the respect to the local contextual motto
- enhancement of local context, identity and legibility



Ljubljana historic development of the city centre  
urban tissue: 1840 1914, 1940, 1993

## Kolizej, Ljubljana

Rebuilding projects in the historic core should respect the local contextual motto, and the scale of existing physical forms. Development project that was not permitted (so far!).



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## **REMEMBER**

*The Urban Development Concepts for urban restructuring, including the Urban Design Concepts for brown field development should guide the future growth of the city in a way that capitalizes on and develops further the city's unique spatial characteristics. To capture the essence of the city's identity as a physical place, it is necessary to analyze the distinct city structure and its constituent elements on all three levels of the structure's organization: the region, the city, and the individual city districts or areas. These analyses continue with investigations of the systems of urban green space, public places, and the functional structure based on a network of local centres and mixed-use nodes.*

*The city is revitalized and reconstructed by independent, yet strategically connected actions, therefore, the discussion of the impact of individual projects should be simultaneously applied to urban development of the particular urban area and the city as a whole. Only such an approach, monitoring and guiding urban development at various scales, cognizant of their interrelations and their impact on the city as a whole, can be effective in preserving and developing further the identity of an urban place in a dynamically changing environment.*



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## QUESTIONS

1. *The Urban Design Concepts for urban brown field development should guide the future growth of the city in a way:*
  - a) *that capitalizes on and develops further the city's unique spatial characteristics (e.g. urban green spaces, public places, functional structure..).*
  - b) *that satisfies predominantly the developer's needs.*
  
2. *The city is revitalized and reconstructed by independent, yet strategically connected actions, therefore:*
  - a) *the discussion of the impact of individual projects should be simultaneously applied to urban development of the particular urban area and the city as a whole.*
  - b) *the discussion of the impact of individual projects should be simultaneously applied to urban development of the particular urban area only.*



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