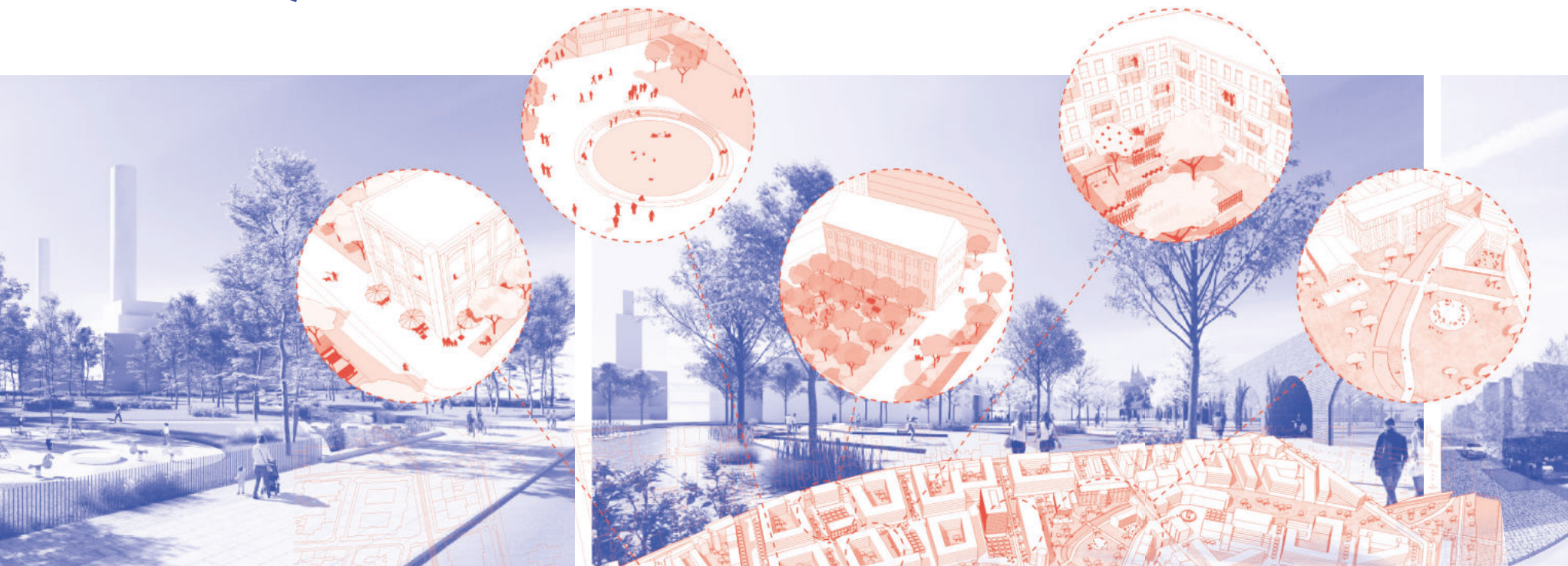
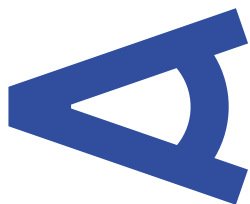


Kancelář
architekta
města Brna



Špitálka

catalogue of competition proposals



**Kancelář
architekta
města Brna**

Announcer of the Competition

City of Brno

**Competition Organiser and Preparer
of the Competition Conditions**

Brno City Chief Architect's Office
in cooperation with Data, Analysis and
Evaluation Department Brno City Municipality

**International Open One-phase Urban Design
Idea Competition**

Špitálka

Introduction

The city of Brno has declared an international open urban design idea competition for the area of Špitálka street: a zone located in an unused western section of a heating plant compound between streets Koliště, Cejl, Radlas and Špitálka. This area is almost 25 hectares in size and has great potential for further development, which is why the site has been chosen for building a new, modern smart district. The site is integrated in a massive EU project called RUGGEDISED, which aims to implement innovative technologies and approaches to developing city districts. As a city, we wish to involve plot owners, Brno citizens and the scientific community in the whole process. We cooperate within the project with five European cities –Rotterdam in the Netherlands, Glasgow in Scotland, Umeå in Sweden, Gdansk in Poland and Parma in Italy.

A total of 27 designs have entered the competition and as a city representative I am proud to have borne witness to the process as the vice-chairman of the committee. The competitors stood before a difficult task – to design the look and layout of a new district that is meant to serve not just for living, but also as a base for new job opportunities and services. At the same time, the design had to take into account the principles of so-called smart cities, that is, to make use of modern technologies so that the new district is environmentally-friendly and energetically self-sufficient. The winning designs will now be used to conduct a zoning

study, which will subsequently be used to change the Master Zoning Plan of Brno and to build and revitalise this urban district. We will strive to establish cooperation with local parties so that this neglected part of Brno can finally begin developing and interlinking with the neighbouring districts.

RNDr. Filip Chvátal, Ph.D.,
member of the Brno City Council

Through the network of Smart Cities I was asked to be a member of the jury of the Špitálka competition. As an urban planner in the City of Rotterdam in the Netherlands I am used to certain types of areas and ways of developing the city. In Brno I discovered a whole new context for urban planners to work in. The development history of the city and the country and the morphology of the underlying landscape strongly deviate from what we work with in the Netherlands.

But there are also a lot of similarities. We too have old industrial areas with interesting heritage buildings and we are redeveloping them as well. In Rotterdam we have been and are redeveloping harbour areas, we try to connect them to the surrounding urban tissue and find new use for them. We also see that it takes a long time for these to become a part of the mental map of the city that the citizens have. Especially when they were totally closed off from the rest of the city for decades as Špitálka was and still is. To speed up that process we need a strong attractive image for

these areas to make them stick in the minds of the people as soon as possible. That can be achieved in different ways: by organising events that attract a lot of visitors, by having temporary activities on the site, by renovating a heritage building and having a special purpose for it. The last was done in Rotterdam on De Kop van Zuid on the south side of the river De Nieuwe Maas. In the former office of the Holland America Line a restaurant was started by adventurous entrepreneurs. It was in the middle of a harbour area where one would normally never go out for dinner but it became immensely popular and put the location on the map of the city. Of course, you also need a very good master zoning plan, high-quality developers, great architects and ambitious politicians to develop a new part of the city. And then, sometimes they can even give a new meaning and character to the existing city. Hopefully a first step toward a successful area development of Špitálka was made with this competition. We had 27 entries and the quality of the proposals was quite high. The jury took two full days to judge the proposals. Days in which we had thought-provoking and fierce discussions, as we did not always agree. But that made it even more interesting.

Barbara van den Broek,
chairwoman of the Jury

Subject of the Competition

The subject of the competition was an urban idea proposal for the location of Špitálka in Brno – Zábřovice. The proposal was to take the scope of an urban study that should determine the range, form and functional use of the site including links to surrounding areas, and must account for the entire area of interest in accordance with the competition brief. The proposal should fulfil the requirements for the existing urban space, including living spaces, and complement these with additional functions and spaces needed in the context of the area.

Project Špitálka is a part of large European project “Rotterdam, Umeå and Glasgow: Generating Exemplar Districts in Sustainable Energy Deployment” (RUGGEDISED) which should demonstrate the use of technologies for the development of city districts. The project encompasses three main cities of Rotterdam, Glasgow and Umeå, joined by Brno, Gdansk and Parma, with the purpose of implementing solutions to spread the intelligent city model in Europe.

The aim of the competition was to acquire a quality urban design and find a solution that will be used for subsequent steps leading towards a change in the Brno Master Zoning Plan and regulation plan of the location. The solution was to bring a unifying design and long-term sustainability that would naturally

and functionally integrate the whole area into the city structure. The announcer of the competition aimed to find a solution that would find new functions for parts of the city that would lead to revitalisation, improve the lives of the citizens and reduce the impact of urban activities on the environment.

Area of Interest

The area of interest is situated in a built-up area in urban district Brno-střed in cadastral area Zábřovice. It is located in the vicinity of the city centre and is demarcated by streets Koliště, Cejl, Radlas and Špitálka, and by a railway line in the south.

Since interconnections with neighbouring areas were outside the limits of the area of interest, the proposed solution had to be situated solely within its borders. Affected areas were not the subject of the solution, but they do have direct links to the area of interest. It was, therefore, advisable to propose changes to the surrounding areas so that the existing and new urban development connect to one another and form a compact whole.



Area of Interest

Jury

Regular Members of the Jury - Involved

RNDr. Filip Chvátal, Ph.D. – Vice-chairman

Bc. Tomáš Kolářný

Ing. Petr Fajmon, MBA

Regular Members of the Jury - Independent

Ir. Barbara van den Broek – Chairwoman

Univ. Prof. DI Sibylla Zech

Ing. arch. Petr Hlaváček

Ing. arch. Pavel Hnilička

Substitute Members - Involved

doc. Ing. arch. Michal Sedláček

Ing. arch. Vojtěch Menci

JUDr. Robert Kerndl

Mgr. Petr Hladík

Substitute Members - Independent

doc. Ing. arch. Jakub Kynčl

Dipl. prof. Ernst Rainer

Invited Professional Experts

Ing. arch. Antonín Hladík

– Urbanism and Urban Planning

Ing. Martin Všetečka, Ph.D. – Transport

Tomáš Ctibor – City Development and Marketing

Lukáš Grůza – Smart City

Auxiliary Bodies of the Jury

Ing. arch. Kateřina Výtisková

– Secretary of the Competition

Ing. arch. Tomáš Pavlíček

– Re-examiner of Competition Proposals

Important Dates

Announcement of competition

30th October 2018

Submission of proposals

21st January 2019 by 3:00 p.m.

Jury evaluation meeting

7th – 8th March 2019

Exhibition of the competition proposals

20th June – 31st July 2019

Prizes

1st prize CZK 500,000

2nd prize CZK 400,000

3rd prize CZK 300,000

5x Reward CZK 20,000



Aulík Fišer architekti

Authors:

Ing. arch. Jan Aulík

Ing. arch. Petra Skalická

Ing. arch. Miloš Linhart

Country:

Czechia

Development in such a large area near the historical city centre is a long-term process and should develop the area in successive steps. The proposal harmonically converges the diverse urbanism into an urban pattern that creates new local centres with their own identities. The concept of Smart City truly means local accessibility within the urban setting with an emphasis on pedestrian permeability, mixed-use blocks, a naturally comprehensible townscape and connection with public amenity.

Greenery creates new important connections within the district and between Svitava and the historical city centre. Some of the existing buildings are converted and integrated into the new district pattern; thus it has a lower impact on the environment and preserves genius loci within the neighbourhood.

Jury Evaluation:

The making of a new neighbourhood that ties in to the existing city but still has its own character based on the historical context. The proposal offers a dense multifunctional urban district.

A very liveable and attractive district that has well-defined public spaces of different scales in the proposal. Although, on the downside, the proposal does not integrate the New City Boulevard, there are good connections for pedestrians and bikers proposed as well as green connections to the river and the green belt around the historic city.

The genius loci of the location is also being respected, as the existing industrial buildings

are integrated into the proposed pattern and have their own special functions already mapped out in the plan.

The development strategy is very convincing. To start with, several planned events before the site is fully open to public put it on the mental map of the inhabitants of Brno. In the next steps, structural spatial elements of the authors' version of the New City Boulevard and the east-west axis and park axis are laid down as a basis for development. This is combined with infusion with new interesting functions in the area. Thus, it becomes an interesting location to make investment in the next phase of development. In the following steps, big public investments such as building a park zone around the heating plant factory can be made.

The park zone provides an isolated position for the heating plant and at the same time gives it a central place in the proposal and creates a visually interesting backdrop for the greenery. It also connects the greenery in the individual areas with the larger green structures of the area and the city.

The spiral block is an important cornerstone of the proposal and can adapt to the location by taking up existing buildings in the block. It also provides a green space on both sides of the residential buildings, each with a different character. Inside the building block, private gardens are combined with a communal garden that provides a safe and pleasant place for young children to play in and for the inhabitants to gather in. The proposal is well thought through in all the important aspects of planning and is ambitious and realistic at the same time.



1st Prize



1st Prize





1st Prize

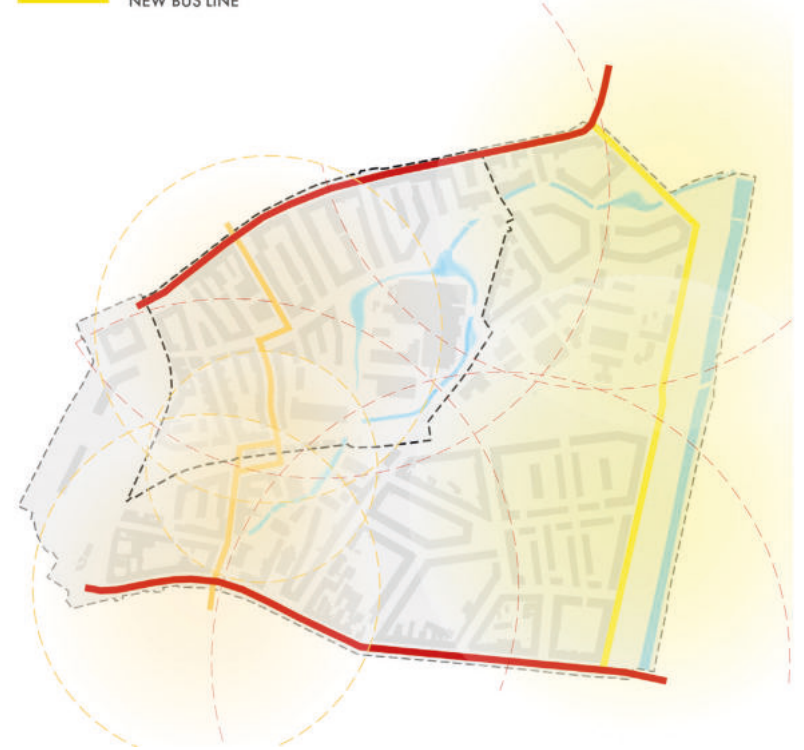
PUBLIC SPACE ACCESSIBILITY

A system of inner courts, patios and breezeways with different modes of privacy and opening hours support local accessibility and pedestrian circulation. Existing breezeways from streets, Cejl and Špitálka allow quick, safe and pleasant pedestrian pathways. One-storey raised private gardens and inner courts provide calm space for contemplation for the inhabitants.



PUBLIC TRANSPORT

- EXISTING TRAM LINES
- NEW T-BUS LINE
- NEW BUS LINE



Pelčák a partner architekti, s.r.o.

Author:

prof. Ing. arch. Petr Pelčák

Collaborators:

Bc. Jakub Czapek

Bc. Petra Fialová

Bc. Karolína Langnerová

Ing. arch. Filip Musálek

Bc. Michaela Rigová

Ing. arch. David Vahala

Bc. Tomáš Wojtek

Ing. Petr Soldán

Country:

Czechia

The city is a programme. It means the determination of public spaces, their character, and quality. That defines the potential of the environment for habitation. The strategy is simple: to work with the urban typology and comprehensible types of urban spaces. We link fragments of buildings built in the past in order to create the whole of the city district, which we then connect to the surrounding city via the streets already existing on the borderline of the territory. The new and old is then unified within the scale of the urban structure.

We articulate with an architectural mindset all the situations in order to create places which in turn create a city atmosphere. The design is particular and in certain aspects, it is an ideal image of a possible city, but it is also flexible at the same time. Each individual solution and its form also offers its possible alternatives and takes into account a gradual realisation and is open to any possibilities of creating a compact city that may come during the time.

Jury Evaluation:

The design concept is using traditional urban characteristics and conditions of typology and is placing them into the existing urban texture. This is creating the urban density of spatial experiences and other possibilities. Typological comprehensibility and urban compactness bring easy orientation into the territory together with safety and economical use.

A strong point of the proposal is connection with surrounding parts of the city in all categories and aspects – pedestrian and biker routes, car and public traffic roads (especially in

north–south direction), parks and greenery next to river Svitava. The design is similarly strong in creating different qualities of public spaces and in overall urban composition with classical elements, such as landmarks and view axes. Similarly important is the possibility to build the whole area step by step from different sides.



2nd Prize



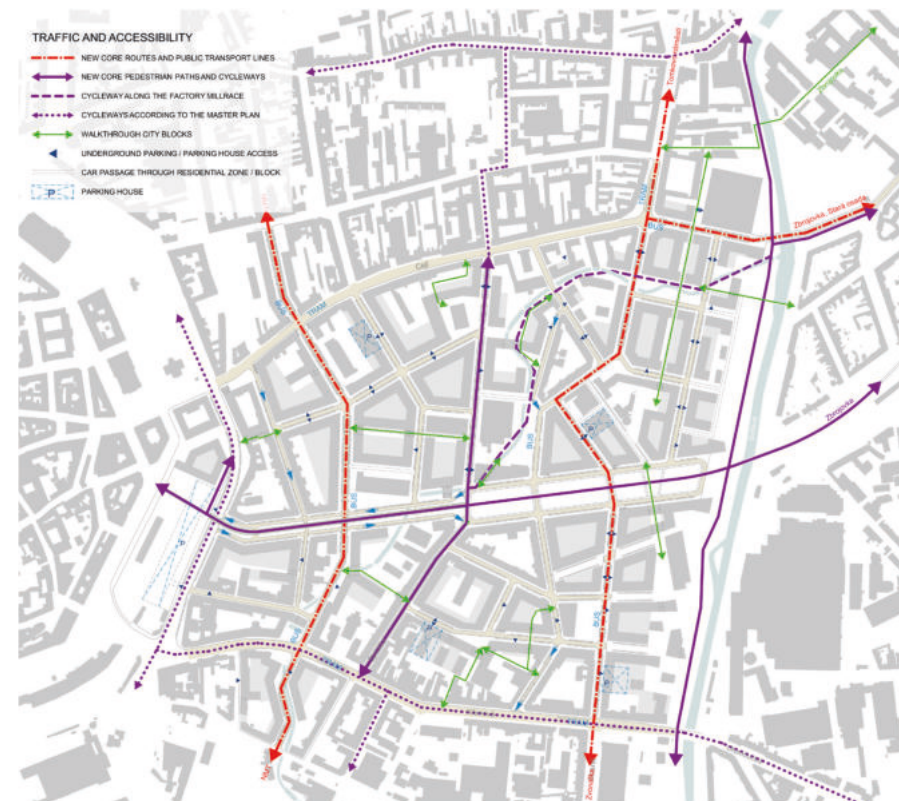
2nd Prize



2nd Prize



2nd Prize



Ing. arch. Veronika Kubalcová, Ing. arch. Jana Liptáková, Ing. arch. Eva Kovářová

Authors:

Ing. arch. Veronika Kubalcová
Ing. arch. Jana Liptáková
Ing. arch. Eva Kovářová

Country:
Czechia

We propose an urban environment that we think has the potential to become a living, safe, sustainable (socially, economically, energetically and environmentally) and healthy city district. Our spatial concept is derived from a traditional square raster. We respect the historical direction of the division of land, which enables us to preserve quite a lot of the existing buildings.

We picked a few of the most attractive and valuable of them and made them dominate individual squares, which get formed around them. These are the focal points of development of the district and its community life. They are the reminders of the history of the place, give it a strong identity, genius loci, differentiate the spaces from each other, help people read the space and identify with it.

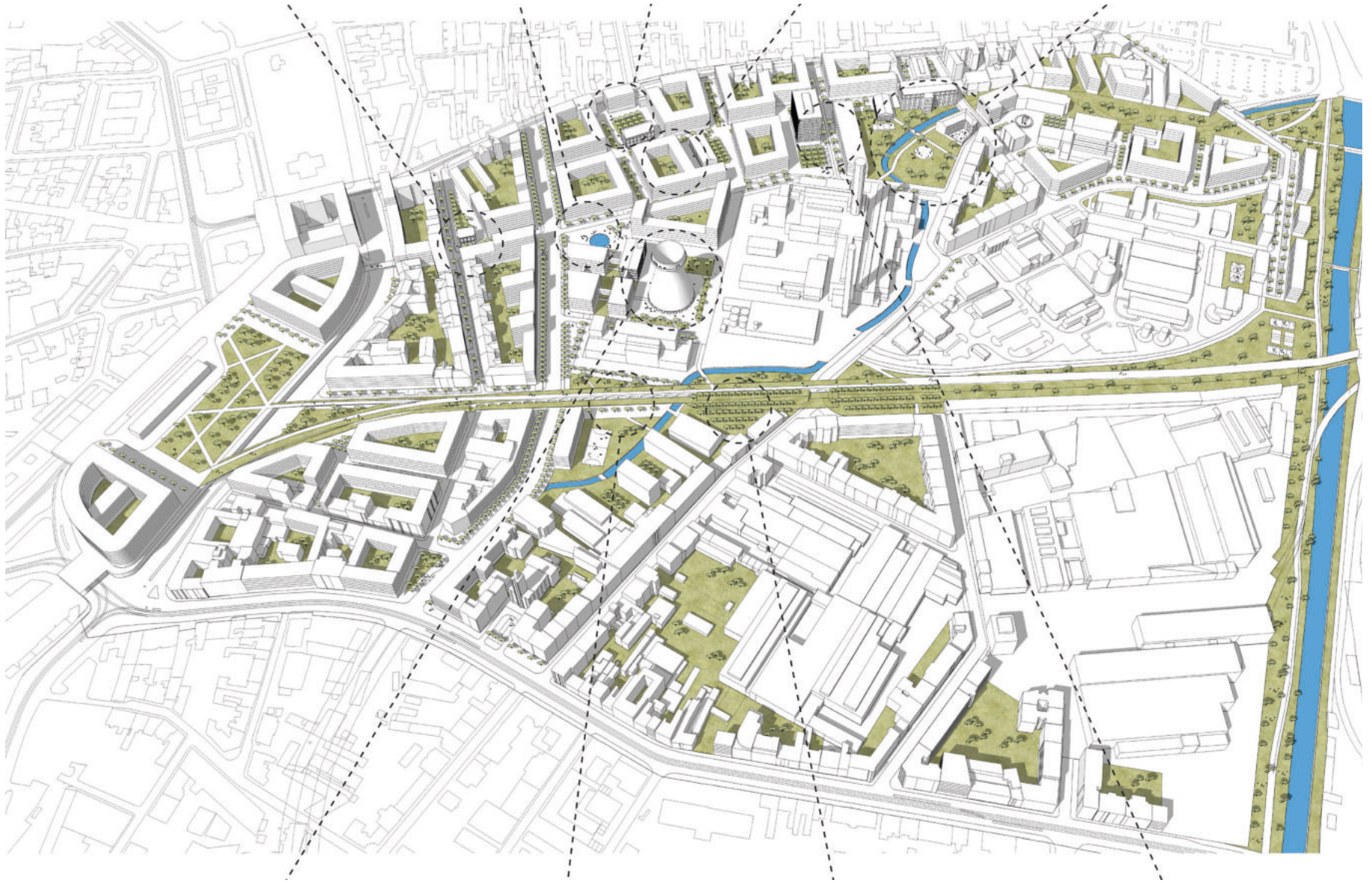
Jury Evaluation:

This proposal approached the urban planning design as a whole in its complexity and addressed all issues/themes one by one. The points of green and blue infrastructure, functions, character of spaces, public, car, bike and pedestrian traffic and parking are well designed and documented.

Brno Smart City principles relating to urban planning, such as people-first streets, preservation of genius loci and industrial heritage, high quality of public spaces and development strategy are successfully incorporated into the proposal.

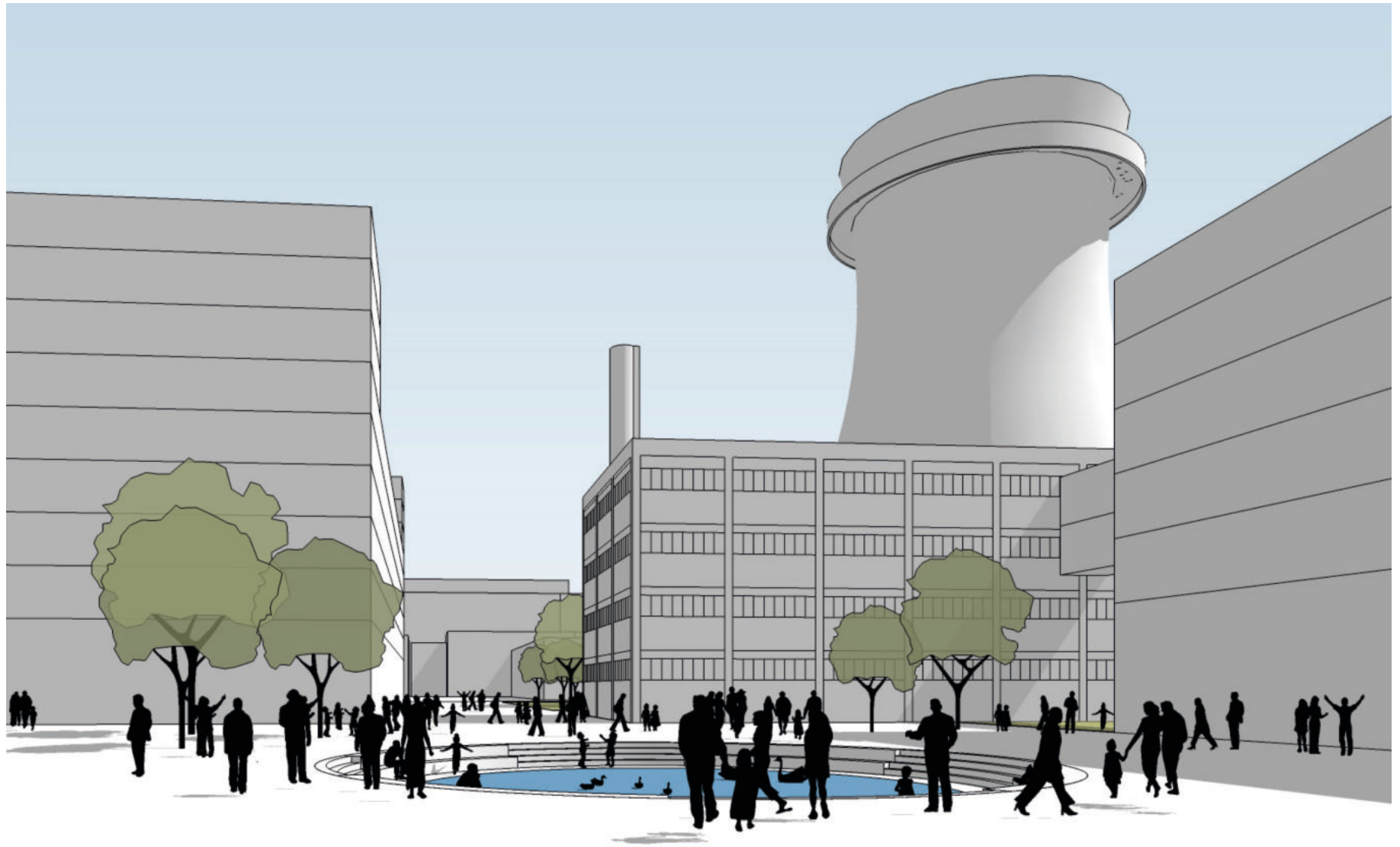
The proposal contains a series of distinct public spaces that are strategically located throughout the area. The jury appreciated the proposed

network of streets and buildings set in block arrangement. The sizes of the blocks may be too small for apartments to comply with strict Czech sun exposure regulations, however. Overall the urban design proposal is real, practical and does not lack imagination. It would be a good basis for a new lively city district with a special character.





3rd Prize

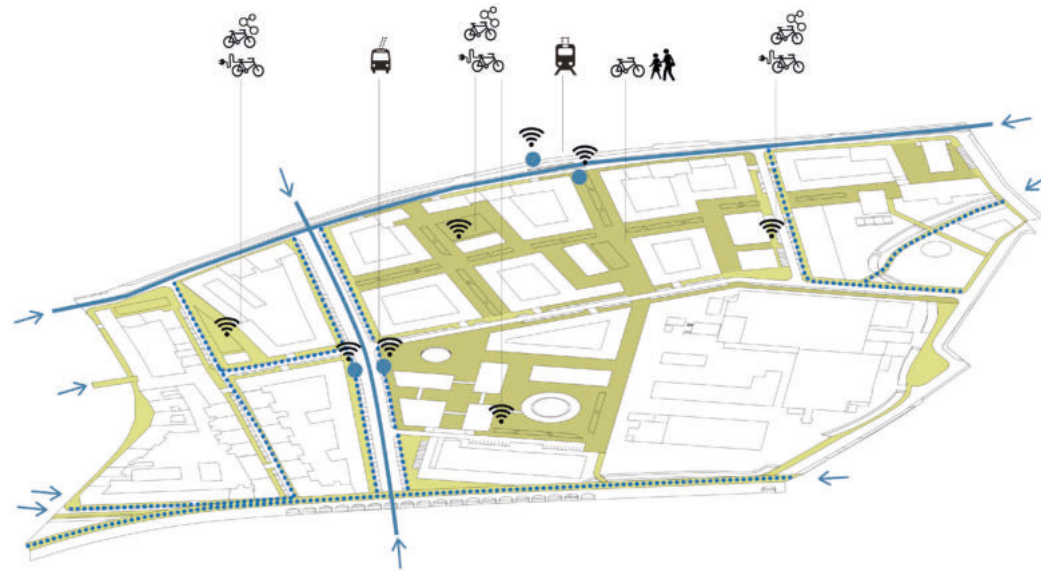




3rd Prize

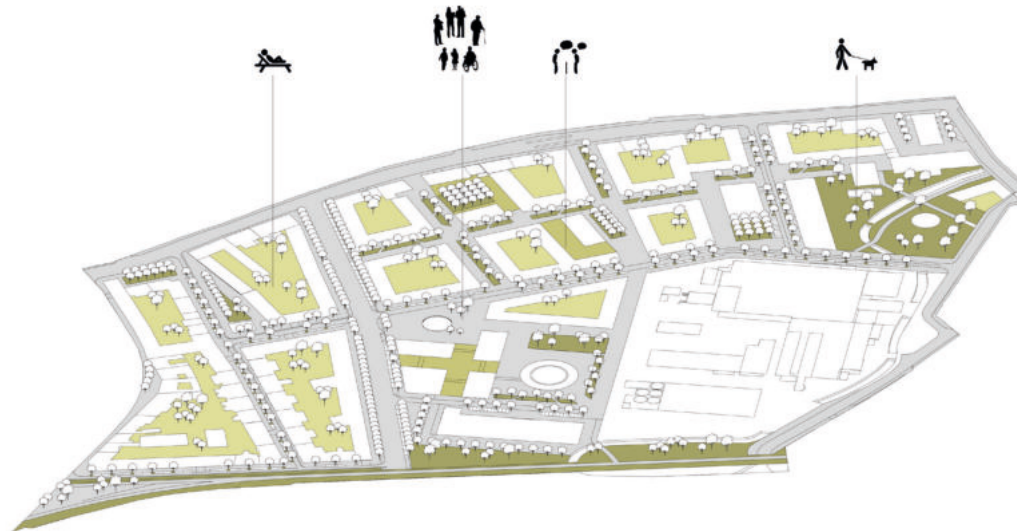
PUBLIC TRANSPORT, CYCLISTS, PEDESTRIANS

-  tram line,
-  trolley bus lines
-  smart tram and trolley bus stop
-  bicycle paths
-  pedestrian sidewalk
-  pedestrian and cycling zone
-  electric bicycles charging station
-  bicycle sharing station



CHARACTER OF SPACES

-  public spaces
-  semi-public spaces
-  semi-private spaces
-  greenery, park



OMGEVING cvba.

Author:

Peter Swyngedauw

Collaborators:

Michal Fišer

Josef Filip

Country:

Belgium

The future role of Špitálka is fourfold: as a supplier, as a missing link in the green network, as part of an urban economy and as a place to live. With these roles Špitálka will be reconverted into a sustainable, integrated and lively part of town.

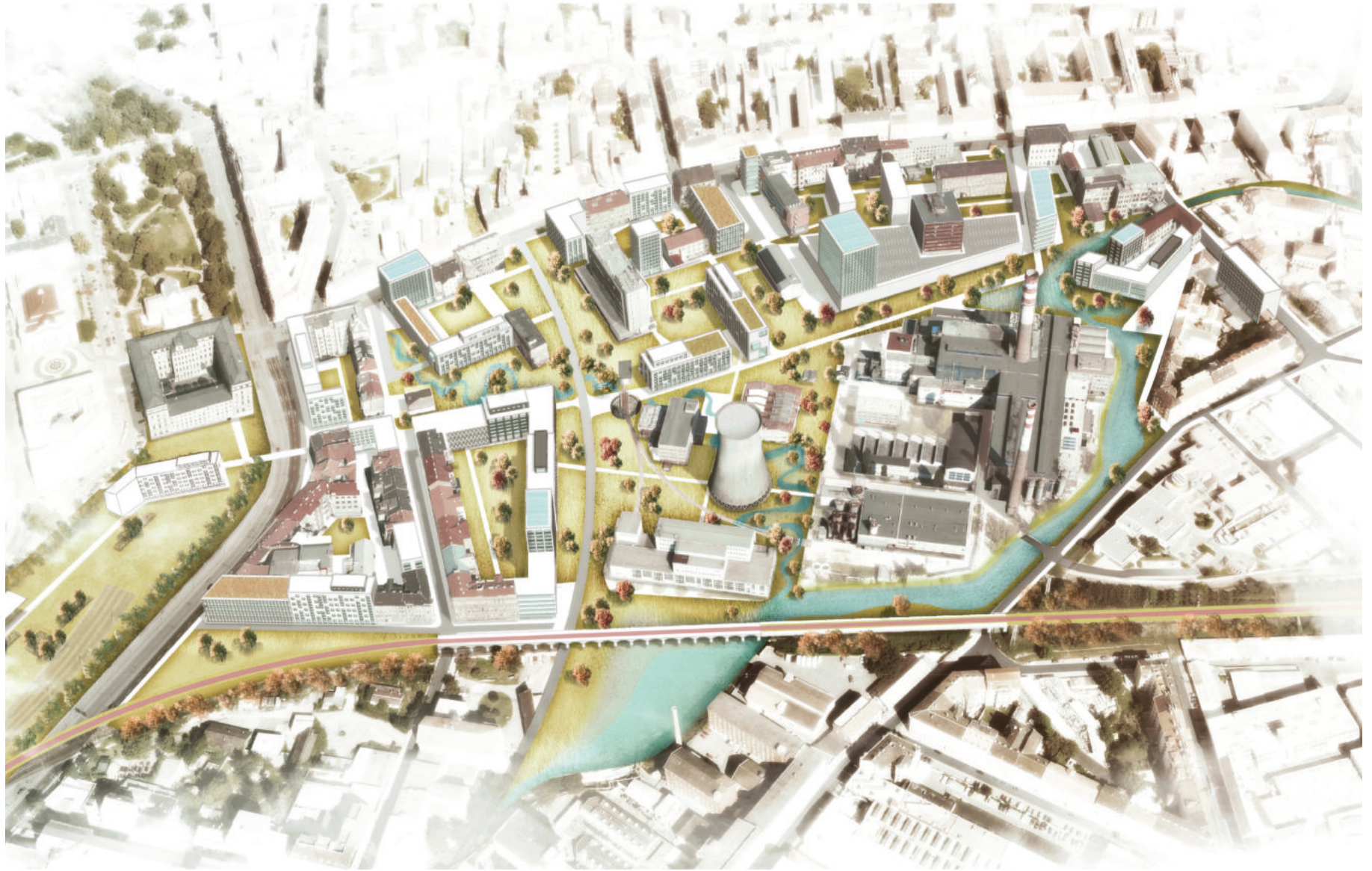
The framework for this development builds on three layers. The first layer is the genius loci of Špitálka, based on the historical underlay. The second layer is shaped by the revitalisation of river Svítava and creek Ponávka. The third involves the strategical integration of the New City Boulevard.

This framework is sequentially filled in based on the principles of sustainability and smart cities and changing requirements. Through conscientious phasing, Špitálka gradually evolves into a full-fledged part of town.

Jury Evaluation:

The positives of the project are integration of blue and green infrastructure elements in the composition of the open space. The proposal uses existing viaduct and railway lines to develop the district strategically. Another plus is the proposed plan for Špitálka as a place for living and working. Quarter building development adds new buildings step by step to the existing framework with the concept of mixed-use city and short travel distance for the people in mind.

The proposal focuses on the smart mobility network for the city district. It focuses on the pedestrian and bicycle line transport. There is also a logistical centre integrated in the district.







A8000 s.r.o.

Author:

Martin Krupauer

Collaborators:

Pavel Kvintus

Dominik Pleva

Martin Sedmák

Magdalena Šteflová

Laura Victoria Nogelas

Country:

Czechia

Transformation of the Špitálka brownfield into a bustling district in the broader centre of Brno. We propose three principles that can be used to achieve this goal:

Evolution, not revolution – Brno brand – future Smart City

A gradual transformation of the area – evolution – is the crucial principle. Significant encroachments changing its overall disposition can cause the place to lose its character. There are many beautiful industrial buildings in the area that reference the rich past of Brno after the reconversion. It is important that ownership rights are respected to implement this plan. We make this area denser and partly increase the floor area ratio.

We believe that city planning is spatial designing. For this reason we decided to create an embossed version of the site plan.

Jury Evaluation:

The project with the motto “Evolution not revolution!” meets the smart city criteria, in particular by developing the green and blue infrastructure of the former industrial site, but also in regard to energy and mobility. The open spaces reference the historical quality of the industrial heritage of Brno and are used to give the area its own brand. This is done by the design concept for public spaces, using industrial relics and materials (rails, rail hub, surfaces). The cooling tower is kept as a landmark and strengthened by opening it to the public from the square and by permeating a highline walking and cycling loop between the existing viaducts.

The proposal works with the existing land division and develops it further by increasing the density of existing plots with much flexibility. The intensity of densification along the central main street is critical because of the need of light for apartments. The proposal concentrates on the core competition area. There could be more attention paid to the connectivity and integration with the city centre and former main station district and other surrounding neighbourhoods. The project can give impulse to a new and self-confident appreciation for industrial heritage, even in a city like Brno that has its own brownfield issues.





Rewards



DKLN, s.r.o.

Authors:

Ladislav Nagy

Daniela Nagyová

Martin Tribus

Peter Čurlej

Barbora Kuchařová

Róbert Sekula

Martina Vnenková

Country:

Slovakia

Cejl is not just a border of our area of interest. Cejl will become a vibrant and liveable green street full of restaurants, cafes, boutiques with connections to life in communities – the neighbourhood.

The establishment of the local centre next to the Hopf & Bräunlich workshop will keep and accentuate original buildings with the addition of a new community centre, library, senior housing, etc. Smaller public spaces next to the textile factory and E.ON building together with railway viaduct will keep the atmosphere of this post-industrial district with close connection to the Brno city centre.

Large park with water elements and factory background will create the best neighbourhood for living, working or spending free time and will become the required green area not just for Špitálka.

Infrastructure in the Špitálka zone ensures rapid connections to Brno city centre but prioritizes pedestrians, bikers and public transport, while looking into the future of mobility.

Jury Evaluation:

The proposal is based on the principle of complementing urban blocks with inner green yards. A large park is situated between the heating plant and the residential area, into which the authors propose to relocate a part of the Svitava raceway. However, there is a question of whether the bulk of the river would allow such an endeavour, but the involvement of water elements in the park always elevates its quality, and technical solutions could be found in connection with

the wider rainwater drainage solution. The proposal solves the requirement stemming from the current zoning plan for placement of a new street parallel with Koliště street; however the dimensions of this space, as well as the spaces between the other houses, appear to be too broad. On the other hand, the authors work on a smaller scale in connection with Cejl, where a de facto super-block with semi-public space inside is created. The amount of buildings including height adjustment seems acceptable and applicable to the wider area of the city centre. Another advantage of the proposal is the effort to preserve industrial buildings that shape the character of the area, although the use of the transformation station for exhibitions and workshops is still a distant idea. The proposal would benefit from more sensitive work on the scale of the city from the pedestrian point of view.





Rewards



gogolák+grasse s.r.o.

Authors:

Ing. arch. Lukáš Grasse

Ing. arch. Ivan Gogolák

Collaborators:

Ing. arch. Štěpán Matějka

Country:

Czechia

Between the lines...Cejl

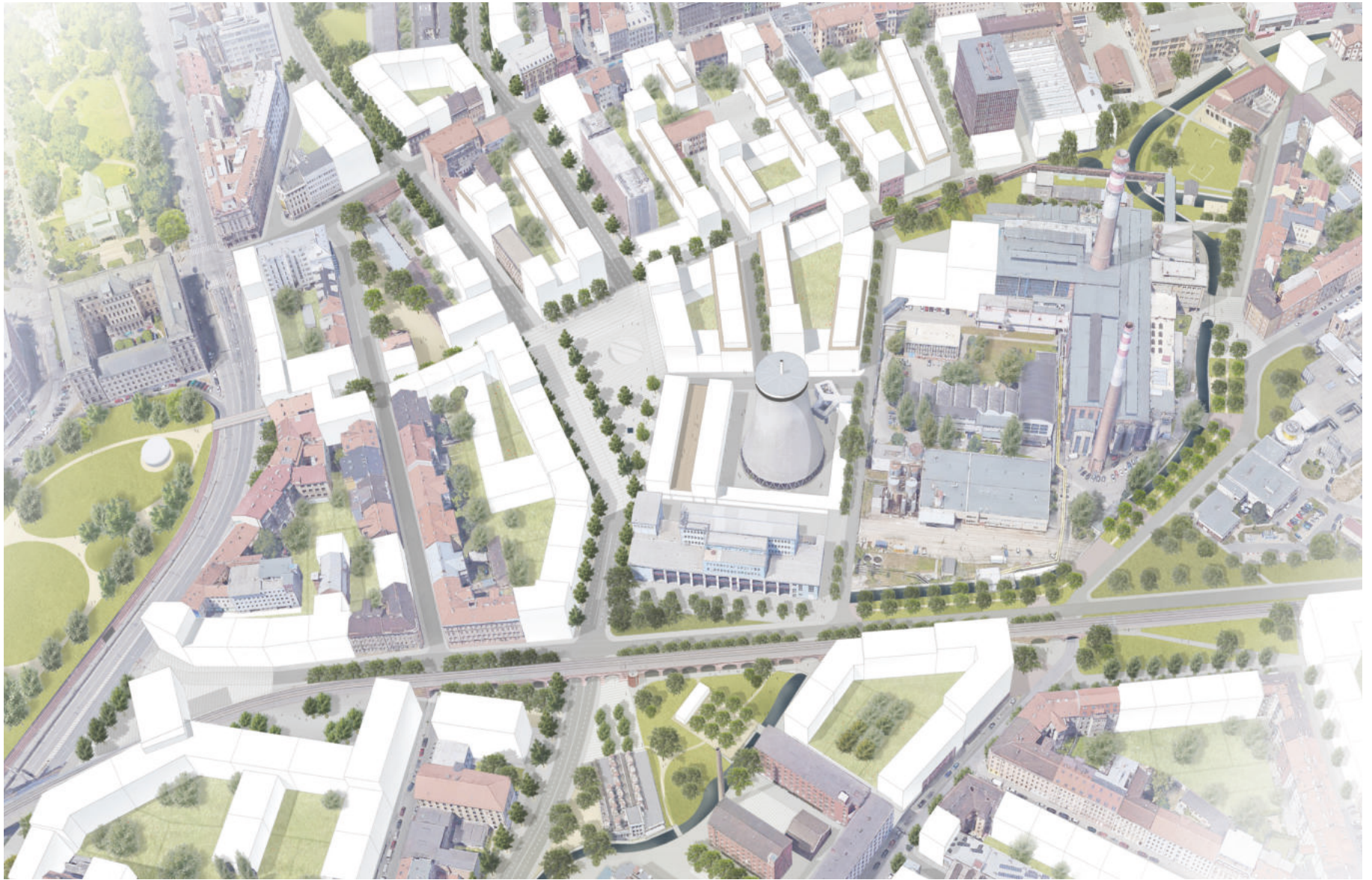
The layering of history, industry and of a possible future creates a unique opportunity for a new neighbourhood in the city of Brno.

The 'smartness' of the city should not be achieved only through technological progress, but via the implementation of small, but nevertheless important system layers in the everyday life of people and in the urban space. The line of continuity of the surroundings, of historical structures, of networks and movements transform, in time, the technology of the energy of the city into a conscious layered part at the margins of the historical core. The new urban connections disrupt the structure of large building blocks of the industrial zones and create a new environment, connecting, among other things, the historical city to the Svitava riverbank.

Jury Evaluation:

The authors of the proposal are convincingly working with the division of territory into individual building blocks that are sensitive to the tissue of the city. The scale of the building blocks is adequate in the area of interest and builds on existing buildings. This system allows for gradual construction over time and considers that such a large area would be difficult to solve by complete demolition in the spirit of "tabula rasa", which would then be followed by new construction. The reason is a fragmented ownership structure with very valuable land in the immediate vicinity of the city centre. A more viable model is the gradual supplementation of the existing framework

with new buildings that will allow the temporary retention of business premises at the time of construction of the new district, which will certainly take decades. The streets and squares are designed on a human scale and, if implemented accordingly, can offer a pleasant atmosphere to its residents. The thinking of the authors about the public space as a bounded space that has its quality and is continuous is well reflected in the principle of local centres and the elaboration of their connections. The thinking of the authors about the public space as a bounded space that has its quality and is continuous, is also well reflected in the principle of local centers and the elaboration of their connections. It is divided into 4 sub-locations: Lower Cejl, Cejl, Špitálka and Šmeral. However, the design for the area of interest itself was not tied to other contexts of the surrounding area, such as the area around the biking route on the viaduct and the solution of the Svitava river raceway, where these characteristics somewhat disappear. Spatial impressions in visualizations do not capture the quality of the proposal, and rather damage the overall presentation.





Rewards



ra15 a.s.

Authors:

Radek Lampa

Tomáš Kroužil

Pavel Fajfr

Dominika Klavrzová

Country:

Czechia

Our main idea is not to design only one unifying urban concept. Our main idea is based on finding and understanding the different parts of the area of interest. We made a huge effort to analyse the site, its urban structure, history, characteristics and atmosphere. We have managed to find three basic urban structures that we called Core (1), Modular Structure (2) and City Blocks (3). Each of these structures has come to us with something specific and exceptional. We did not combine them into one endless and boring structure, but strengthened their character, emphasized and individualized them. That is why we have created distinctive interfaces that clearly define structures. Defining tools are the NMT (New City Boulevard), the Svitava canal with its natural surroundings and finally the newly designed urban park. It is important to realize that these interfaces visually define structures, but also serve as an important place for human interaction and are the centre of their life in the city.

We create a rich and colourful place that will support creativity, development and its life principles.

Jury Evaluation:

We appreciate the integration of the genius loci into entire concept. The existing cooling tower is surrounded by a so-called small smart district, which integrates companies, start-ups and small local businesses into a small square. The cooling tower is preserved at the centre as a landmark.

The proposal works well with the park on the

northern side of the heating plant complex.

The park is not just a green area, but has integrated playgrounds, benches etc. The park is well connected to the Svitava raceway and forms a green axis from the Svitava river bank over the heating plant complex to a part of the viaduct.

It is a minimalistic solution, which adds new structures to existing ones, but not extensively. Important is linkage between street Benešova and the Svitava river bank, although this linkage would deserve to be highlighted more in the park design. We also appreciate the high density, flexibility of use and the innovative way of adding structures in the northern part of the site.





Rewards



Ing. arch. Drahoslava Bednárová

Author:

Ing. arch. Drahoslava Bednárová

Collaborators:

Peter Bednár

Country:

Czechia

Imagine a district within a short walking distance from everything worth caring about in the city, with great streets, mixed-use and compact buildings of various shapes and sizes. A place where you can work, have a dinner, meet a friend, stroll around a park, do most of your shopping or just sit under a tree and watch dense greenery along a stream right in the middle of a dense city. Best part may be that if you would like to live here, chances are it could be affordable, whether you want to live alone, with your family, or with friends. And all of this does not have to be a staged gentrified area that does not pass the smell test of Instagram-driven faux authenticity. It can be here in Brno.



Lucie Šmídová

Author:

Lucie Šmídová

Collaborators:

doc. Ing. arch. Karel Havlíš

Ing. Rostislav Košťál

Country:

Czechia

One of the main conceptual ideas is the effort to support the economy and the city's industry. Today's form of post-industrial area was preceded by long-term development. The location in the south-eastern part of Brno is well-founded. The proximity of watercourses, the possibility of building a railway, and the strategic placement close to the city centre is an advantage. These elements can be used very well to build new urban structures.



TING s.r.o.

Author:

Štěpán Toman

Collaborators:

Katarína Valičková

Ondřej Strejček

Bernard Štorch

Country:

Czechia

The structure of a new space and whether it is positively received consists of two main factors. The hardware, i.e. all the things that can be physically built and influenced on the site, such as streets, houses, squares, etc., and secondly, the “software”, if you will, which then comes together on its own in the form of social and relationship structures, communities, overall feel of the location, etc. The latter is more important.

The hardware should support the soft aspects as much as possible and facilitate their formation. Špitálka is a district onto itself, with prominent and in some places poorly permeable borders and unmistakable character. The area is a brownfield pocket surrounded by a relatively established city and distinctive linkage. The people who live here have the potential to be as closely bound to the area as, for instance, the cockneys to East London. That is why we strove to work primarily with local requirements in our proposal. The cornerstone of the proposal is the heating plant complex. Nobody wants to live directly next to the heating plant, which is why a park belt with a stream is placed around it where people can go jogging. The park is then surrounded by buildings, since almost everyone would like to live next to a park, so that they can go jogging there, or at least talk about how they are thinking about going jogging there. On the other end of this housing development is Cejl, which serves as a connection to the rest of the world. If people want to move around just locally, to bike around or walk on foot to the city or the river, there is a central, quiet street

that will lead them, for instance, to the local square. The core of the housing development is a small square where people can meet up.



Ateliér Tišnovka

Authors:

Ing. arch. Miloš Klement

Ing. arch. Alexandra Sýkorová

Ing. Jiří Vitek

Ing. Rostislav Košťál

Collaborators:

Ing. arch. Michaela Vacková

David Bárta

Country:

Czechia

Ceil – Linea, Zeile – i. e., a row, a settlement in which the buildings are built in a row/line. The line stretched out from the Měnin Gate, towards the East, to river Svitava. The crossing by another line of the new boulevard. At the crossing point is a square.

Spiritual bridging of the city between the new chapel “Špitálka” and the basilica of “Virgin Mary’s Resurrection”. On one side “Old Brno Town”, on the other side the new city of Brno. The chapel as an identification with a place. Around the chapel, there is a square, and around that are residential blocks. Between the residential blocks, there is an alley. A feeling of safety, security and peace.

Roofing of Koliště and the creation of a park and the city promenade. The completion of Brno’s Ringstrasse all the way to the old railway station.



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The subject of the competition is an urban idea proposal for the of location Špitálka in the city part Brno-Zábřovice. The proposal in the scope of an urban study, which determines the range, form and functional use of the site including links to the surroundings, is also complemented with complex strategy of growth and processed for the whole area of interest according to the competition brief. Although the connections to the surrounding areas go beyond the scope of the competition brief, the urban idea proposal is adapted to the wide neighbouring built-up area within the whole Brno city. The big limitation of the intended location is the eastern heating plant area. We do not approve keeping that industrial area there, but according to the competition's terms it must be kept. However we suggest to move the heating plant from the city centre to the suburbs in the future.

Next controversial point is the new boulevard, which was created in a previous competition and is already drawn in the regulation plan of the area (visible in available documentation). We have heard significant controversial discussions in the circles of architects and urbanists in the field about the activity of the city of Brno and we also agree with them. In our opinion, the new boulevard is not properly situated, too close to the inner circle (Koliště). The creation of the four-lane connection of the north with the south will cause the accumulation of transit transport and increased air pollution in that area. Despite that fact, during the questions/ answers part, it was clearly announced that it is necessary to preserve the continuity of the

planned city boulevard according to the ÚPmB and it is only possible to change the character of it. The aim of this competition is to change the Master plan and the Regulatory plan of this area, so we bring also another view and proposal of the boulevard, to relieve the area of the road transport – to be moved nearer to the shore of river Svitava.

The proposal of the new city district Špitálka, which will be done according to the competition requirements as a “Smart City,” is defined by moderate area of the size 245 m2. Boundary streets of the new district are Cejl (north boundary), from the east street Radlas and Špitálka, southern boundary is defined by railway viaduct, which is directly connected to the western boundary – street Koliště. A significant part of the designed area consists of Easter heating plant part, that has to be kept in the proposal, but which we suggest to move in the future to free up space for housing or other polyfunctions. In our proposal, we also took into consideration the northern part along street Cejl, where there is an important tram traffic artery and valuable historical apartment houses. Undesirable gap sites that contradict the definition of a compact city block are going to be developed mostly for housing. Despite the fact that a new city Master plan had been created, the Brno city announced the urban idea tender. From that, it is clear that the city is not satisfied with the Master plan and is looking for new, more creative and complex usage of that area.



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The location of the inner city lies east of the city centre, near the former medieval city fortifications, circular parks and the only preserved city gate. The location between two radial urban classes – the streets of Cejl and Křenová – the area on the border of the former “second and third quarter of the suburb” has for several centuries submerged mainly in the gloom of bleak events.

The deaths in the former Dungeon, the growth of textile factories and workers' dwellings, the dust and noise of the railway, the establishment of the town's heating plants to the detriment of the gardens, the expulsion of the German population and the present-day new Romany ghetto. Stop! Promising vision, creative power, and work transform earthy reality. Year 2020 – The former prison on Cejl lives as a Creative Centre. Year 2030 – The former Josephstadt changes from a Romany ghetto into a real multicultural city district – healthy, safe, self-sufficient and socially cohesive.



Refuel s.r.o.

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Špitálka is a rare location near Brno's centre. We propose a network of public parks and plazas to link the historical city centre to river Svitava. The unique industrial buildings in the public areas will gain new purpose in hosting a variety of activities for the public. Our goal is to develop a living district that encourages people to engage in an active cultural and social life.



Rudiš–Rudiš architekti s.r.o.

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The aim is a radical change in the function of the territory, converted into a new comfortable residential area meeting the principles of SMART CITY. Territorial development is designed as reconstructions, integrated into the new block structure of urban development, blending residential and commercial functions. To the maximum extent, the concept focuses on the meaningful system of territorial division and achievement of high standard of public spaces with streets, pedestrian zones, square, park and by their nature linked inner courtyards with passages and corners, creating the “City Life”, and an attractive, clean, safe environment. The area of interest is integrated into the context of the city; revitalization of the street Cejl to the business boulevard with the street frontage rhythmically divided by entrances to the proposed structure of the urban development is fundamental.



Phuchong Yamchomsuan, Boonjira Phaisitwanichkul, Suchitra Nambuddee

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Nichanun Channuan

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Although the industrial zone seems unfriendly and lifeless, it is a part of the main urban infrastructure that runs a city, causes a city to grow and develop. People are usually unhappy to live in brownfields but most cities unavoidably need factories as they are like their veins. Unlike an old-fashioned industrial city, why not design the brownfields to turn into a friendly public space where all families can live? And what if the heating plant becomes the landmark of the city?



Unrewarded

Alevtina Gorskaya, Nikita Ovsiuk

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Our proposal is to create an urban farm and industrial park at the heating plant territory. The urban farm can be the heart of existing and future communities, place for rest, education, socializing, improving health and much more. Since we have a lot of cool looking industrial stuff, we propose to create an industrial park, to merge beauty of industry with nature. To archive that we propose a few steps, starting with minimal investment. First one is to create a “green centre” and art residence. With participation of enthusiasts, the green centre will form a park in the farm, while the art residence will be responsible for cultural events in the area. This arrangement can add extra value to the territory, and when the new city boulevard is built, the real estate in the area will be more attractive for future tenants and owners.

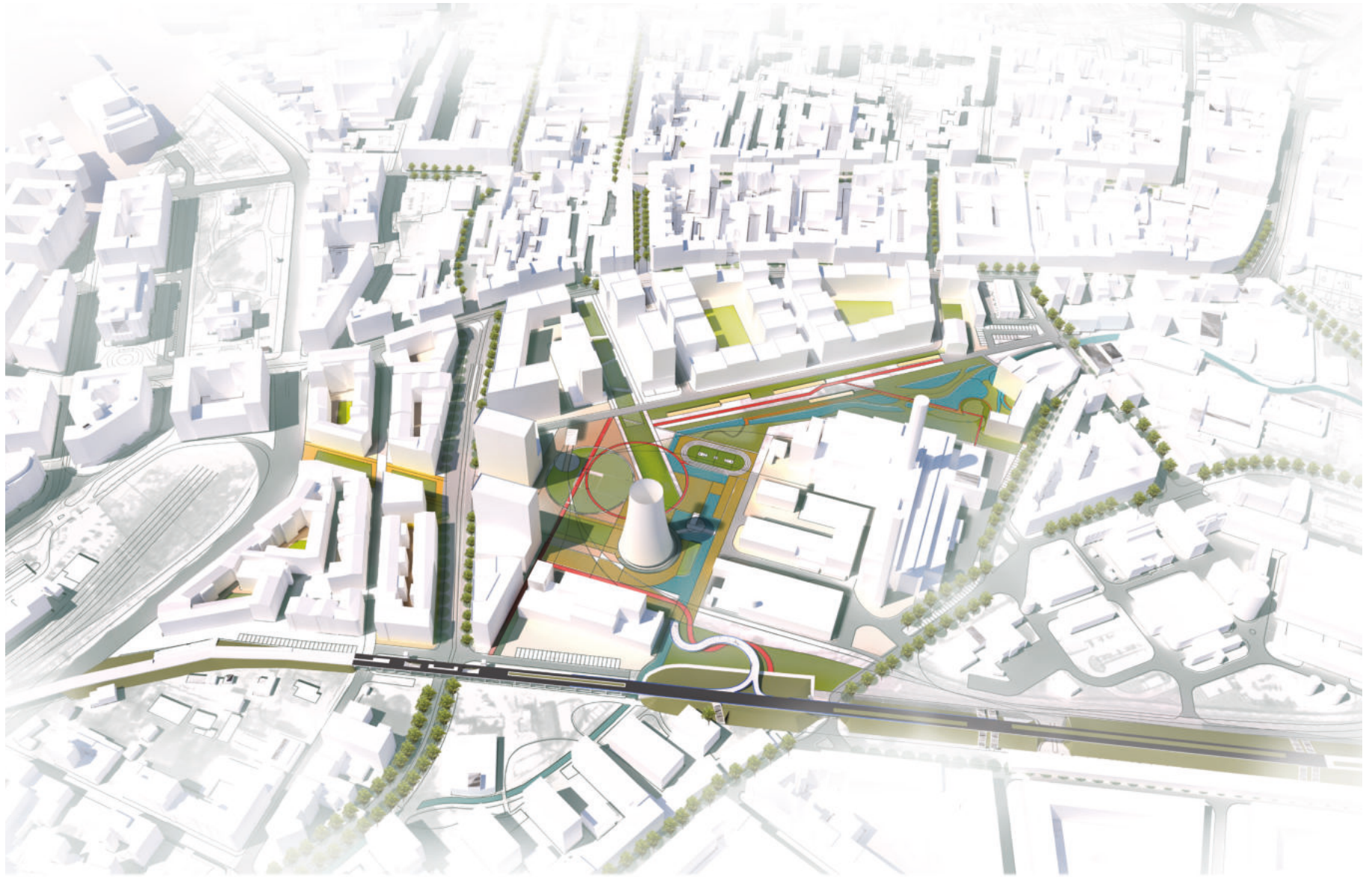


Tetsuya Yaguchi

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Tetsuya Yaguchi

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Japan

Embracing and enhancing the existing Špitálka with its post-industrial landscape in the existing neighbourhood is the major mission of this urban design and planning project. The current area is disconnected from the rest of the city fabric, where it is located in the west of the old Brno town called Bronx according to the design brief. The site used to be an old industrial area; however it slowly lost its connection to the city in terms of function and circulation. In addition, the old factory area where the site is located caused soil and water contamination problems after long years of running. Socially, as stated in the design brief, this area was also disconnected from the Brno community. Therefore, the project will aim at reconnecting to the surroundings through a series of interventions that bring the area back into the context of the Brno City. Our concept, "Brno Ribbon", intends to create several extensive view corridors and green open spaces leading to the surrounding area. That gives a spacious and fresh feel to the city. We focus our site on the community, transforming the old legacy of the factory into a sports park that invites urban inhabitants.



Vanja Panić, Marko Vesković, Dejan Sente

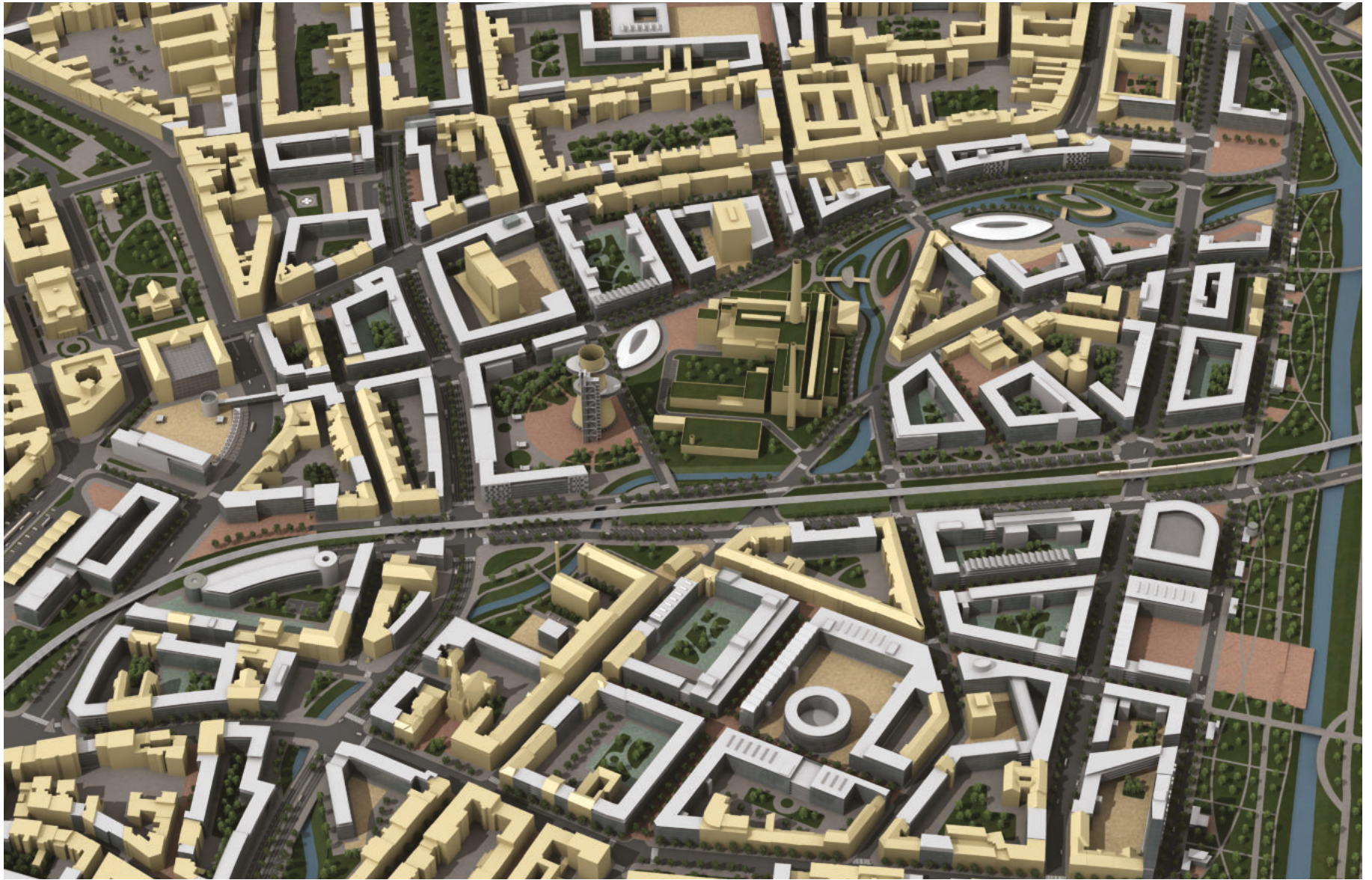
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Reconstructed district will be a vivid extension of the city centre, a mixed-use development, mainly of residential and office blocks, retail, hospitality, culture and recreation. Functional parts of architectural and engineering heritage will be preserved and integrated. New development will promote series of quality public spaces, streets, squares and parks, designed according to universal and proven principles. As an addition to the city centre, it will reflect its dedication to pedestrian traffic but also respect the necessity for motorised transport. Urban blocks' inner space is not to be overcrowded with structures and will form semi-private or public spaces accessible to pedestrians. River banks will be finally freed and utilised for recreation and leisure activities of citizens and as a new tourist attraction.



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The site in question is situated in a very specific location within the city. Thanks to its proximity to the city centre, it has big urbanistic potential; however, the historic footprint of the energy industry is so strong that it makes its natural transformation in line with the current needs of the city impossible.

Our design proposal consists of several layers, where an initial, relatively small investment by the city can kick-start an excluded area close to the city centre and create a functional neighbourhood. With this step, Brno could become a positive example and an inspiration to other cities in the future.



Liubov Subbotina

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United Kingdom

The project is a concept proposal of how to reconsider the existing brown-field within the city and bring it to function using principles of smart city. The project's main characteristics are sustainability, permeability, pedestrian and traffic accessibility and self-sufficiency. Emphasis is placed on creating an urban equivalent to a data network, a network of connections which makes the district almost self-sufficient, where all necessary facilities are incorporated in close proximity. Special attention is paid to creating quality cycling environment because it is the greenest means of transport and it has undoubted potential for future development in Brno. The central object of the proposal is the construction of a mixed-use indoor vegetable farm in combination with fish farming and local vegetable market with cafés and restaurants on the ground floor.



PLATFORMA ARCHITEKTI s.r.o., Michal Palašček/ Dílna

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Špitálka, even in the very centre of Brno, is a fragmented area with predominantly industrial development, which gives the locality a distinct character. The design of the new urban structure works to the maximum extent with the industrial nature of the site. By preserving the original genius loci, the neighbourhood becomes unmistakable throughout the city. It can be expected that a part of the buildings will also offer a high percentage of job opportunities in services, administration and light production. The proposal aims to create a modern multifunctional neighbourhood where one lives, works and relaxes; this leads to the elimination of individual transport and prevents the creation of a mono-functional ghetto.



Alan Hackl

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Alan Hackl

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Czechia

The aim of the proposal is to create a socially, economically, and ecologically sustainable part of the city with an appropriate density. Free plan of urban villas in green is “protected” by a perimeter block. Four “big urban magnets” combine housing with other functions, promoting programmatic diversity. Porous layout of low and compact volumes means incorporation of greenery into dwelling.

Design principles:

Layout is based on respecting current developer plots=minimum plot transactions.

Cooperation of city with developers=housing for diverse social classes.

Zoning envelopes=architectural freedom.

Proposed set of rules encourage diversity.

Appropriation of space=safety by passive surveillance. Gardens as public-private buffer.

Minimizing carbon footprint by reconstructions and timber structures.



ARCA OFFICE FOR ARCHITECTURE AND URBANISM MICHAL STANGEL, VISIO ARCHITECTS AND CONSULTANTS RAFAL SCHURMA

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A system of green spaces tying the city to the surrounding landscape, with a connection towards the old town, a linear park with re-naturalized Svitava river flow, river embankment and green paths on unused railways.

Sustainable hub for education, research and business, fostering state-of-the-art sustainable and smart urban solutions. Uses the cooling tower as a green landmark. A mix of work, commercial and housing typologies providing active frontages of the public spaces and local centres. Transportation grid supporting sustainable mobility. Sustainability and energy efficiency in combination with regenerative circular systems, water retention and reuse, biodiversity growth, CO2 elimination, smart energy production, etc.

A flexible development strategy for the emergence of a multi-functional, compact, sustainable urban district.



Roháč Stratil s.r.o.

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Change is initiated by opening up the location, making it accessible and surmounting the existing barriers by devising new radial and tangential communications, quieted down in their inner sections, while at the same time facilitating inner permeability. The foundation of future central zones and definition of the New (Smart) City Blocks ensues.

Short distances here offer a potential of quick access from the centre and a possibility of mutual reconnection with the neighbouring areas undergoing development and transformation.

To compensate for the past neglect of the locality, the project proposes a construction of the New (Smart) City Block, which aims at maintaining the character of the location, filling it with greenery and water while utilizing to the maximum the existing structures which form the essence of the genius loci of this city district.

The existing historical viaduct shall become a part of a functioning new tram line, which will thus assume a character of a ground metropolitan railway. Opening its arches on the ground will connect the two parts of the city as if a wall was torn down.

The project proposes a New (Smart) City Block as an aggregate of urban planning rules for the given locality: a functionally diversified urban structure designed as a sponge protecting from temperature extremes and creating a unique microclimate following the logic of a house functioning as a tree and a city as a forest. Using the potential of the Svitava embankment and the surroundings of the Svitava raceway,

new local centres and squares in adequate proportion evolve.

The project has a target time horizon of up to 50 years and works with the concept of sustainability – and it is unsustainable to continue having a heating plant in the centre of a smart city.



Lukas Kulikauskas

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Lukas Kulikauskas

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Lithuania

“Špitálka – being in transition” is a strategic urban development plan that transforms the industrial Špitálka area into a more diverse and integral urban environment. In many European cities there are similar industrial areas that attract people because of their uniqueness. There are also many examples of European cities that already transformed those trendy industrial spaces and developed those areas. But Špitálka becomes unique with the fact that it still keeps the function of a heating plant. That creates a possibility to keep the charm of industrial areas intact for longer than until the development process is finished. The area is proposed to be changed into a vibrant diverse urban area with a variety of functions, landscape connections and public spaces. The main structure of the area of interest is based on 3 solutions: 1. Connecting the area to the city centre. 2. Creating a pedestrian public space loop, incorporating surrounding development plans. 3. Creating a green connection between two parts of the city, that would go through and make an impact on the Špitálka area. The design solutions for the area of interest are based on the aspect of feasibility, different characters and existing functions. The anchor point of the proposal is the activation of existing unused heating plant chimney that is proposed to have a public function, observation tower, climbing walls, possibly sustainability strategies and much more. It would also have an important role in the initial phases of activating the area and later keeping the trendy feeling of European industrial areas – the feeling of being in transition.

Unrewarded



catalogue of competition proposals Špitálka

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