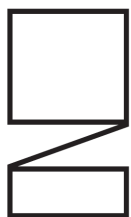


Zagreb

– areas of transformation

Nikša Božić, dipl.ing.arh.

Institute for Physical Planning of the City of Zagreb



zavod za
prostorno
uređenje
grada
zagreba



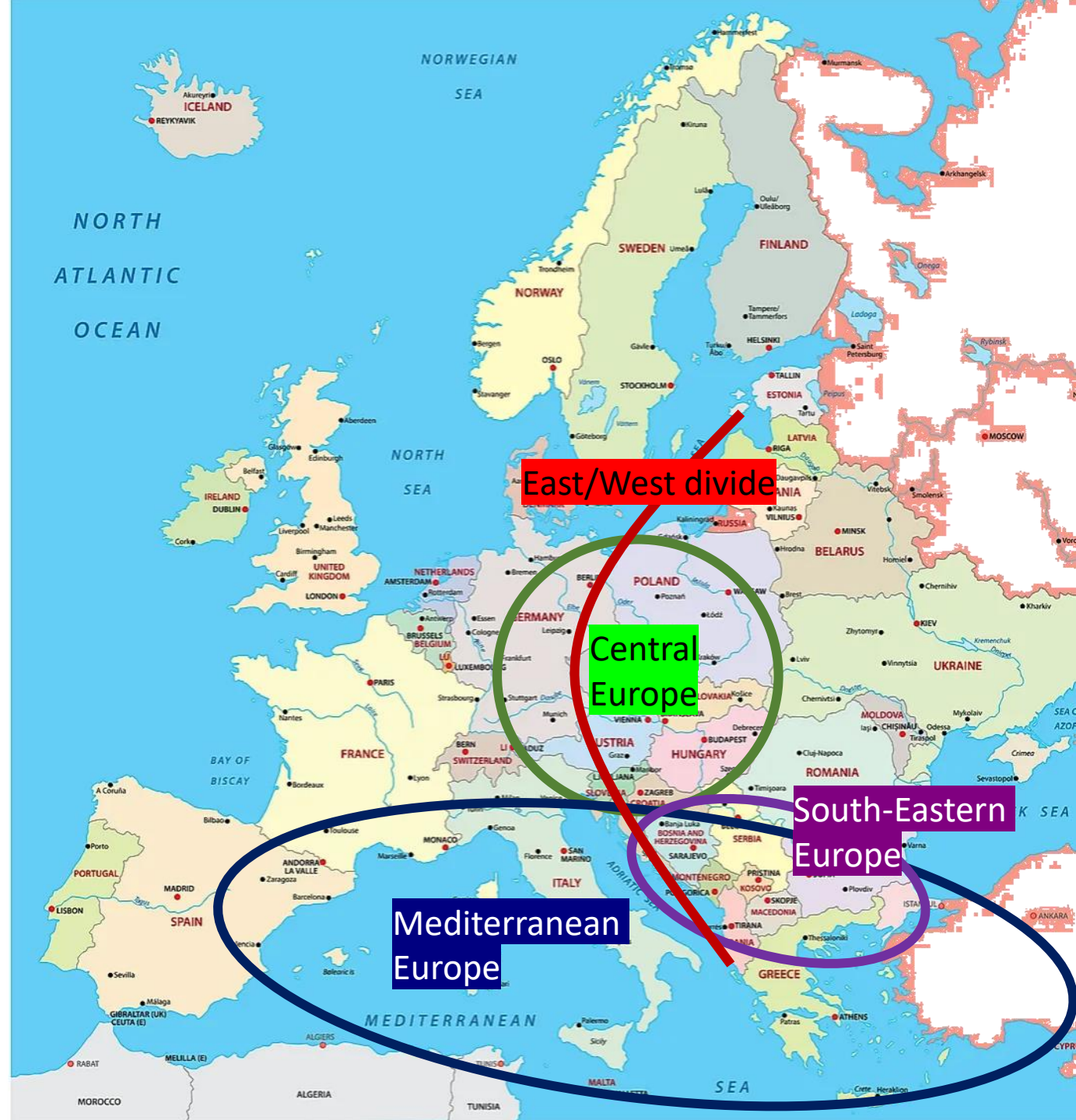
3rd UfM Ministerial conference on sustainable urban development
Zagreb, 3 May 2023

Croatia: basic data

- 56 594 sq. km
- 31 067 sq. km sea area
- 1 250 islands

population:

- 3 871 833 (2021)
- 4 284 899 (2011)



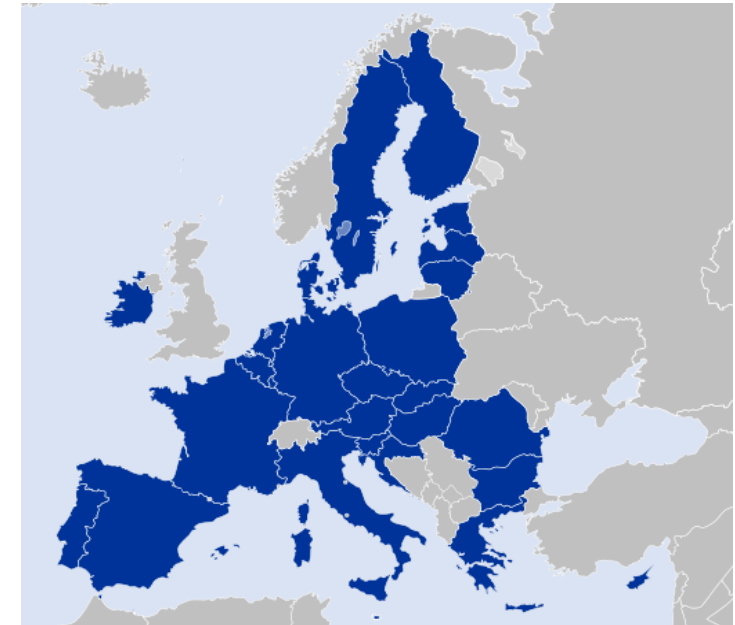
Croatia: historic context



Austria-Hungary (until 1918)

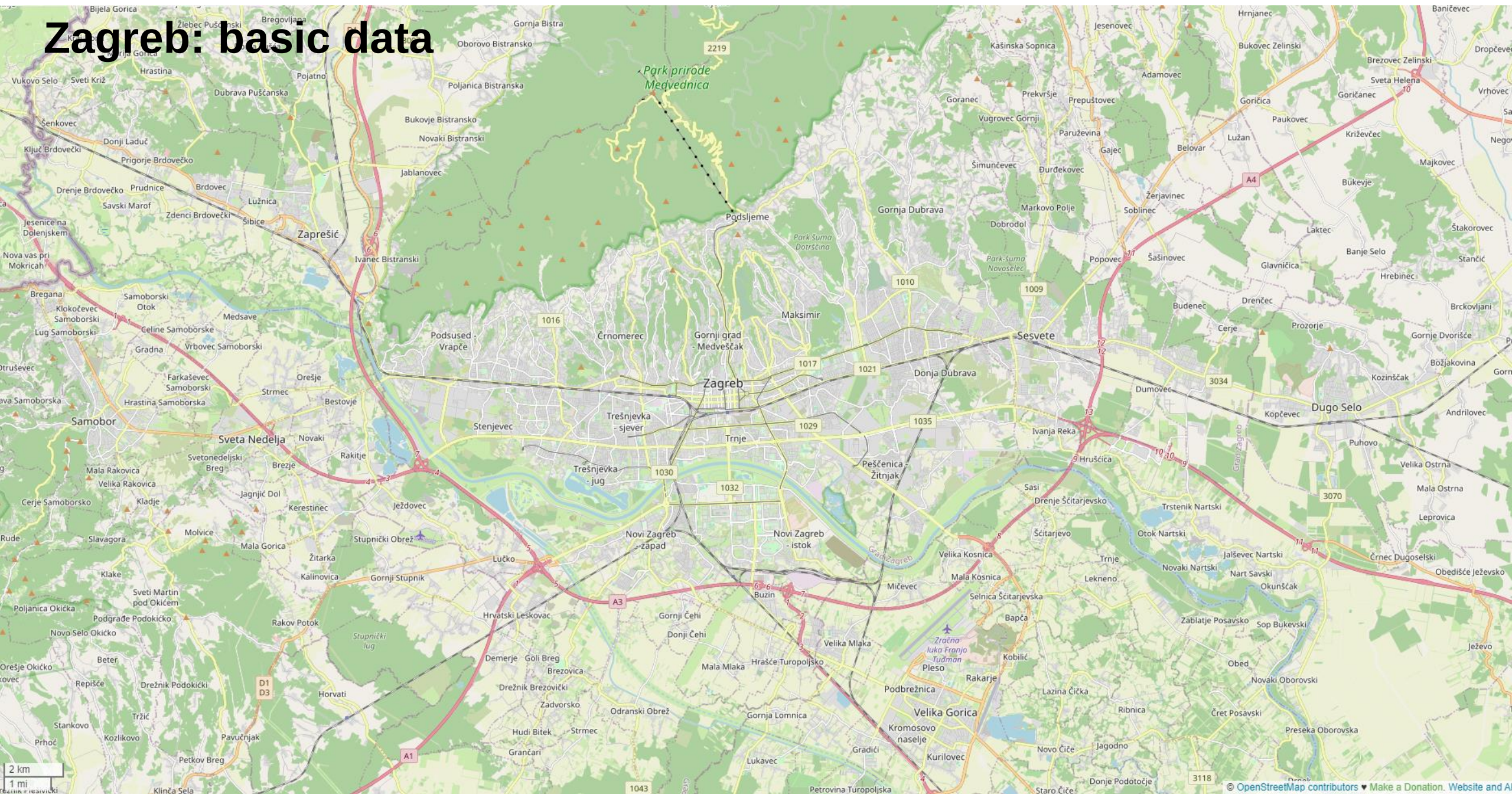


1918 Kingdom SHS / Yugoslavia
1945 Socialist Yugoslavia

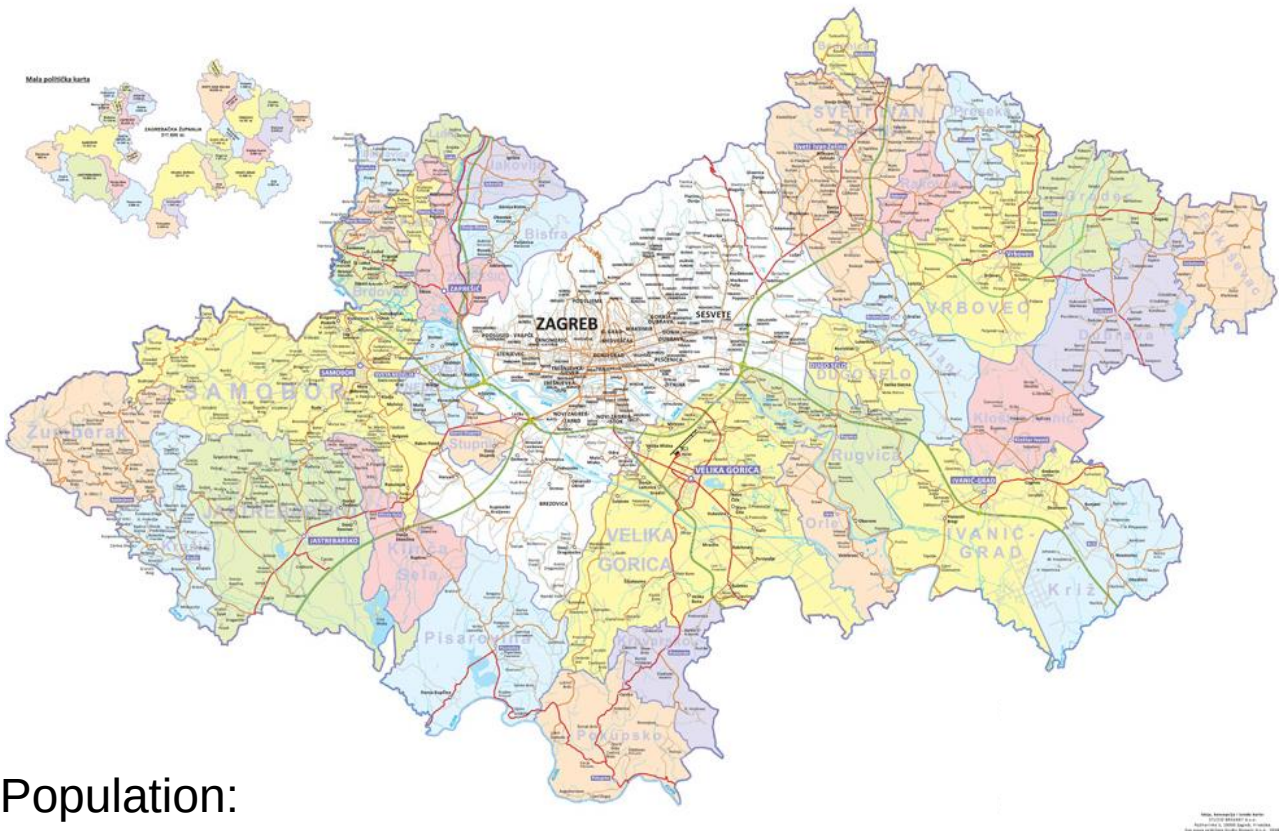


1991 Republic of Croatia
2013 Member of EU

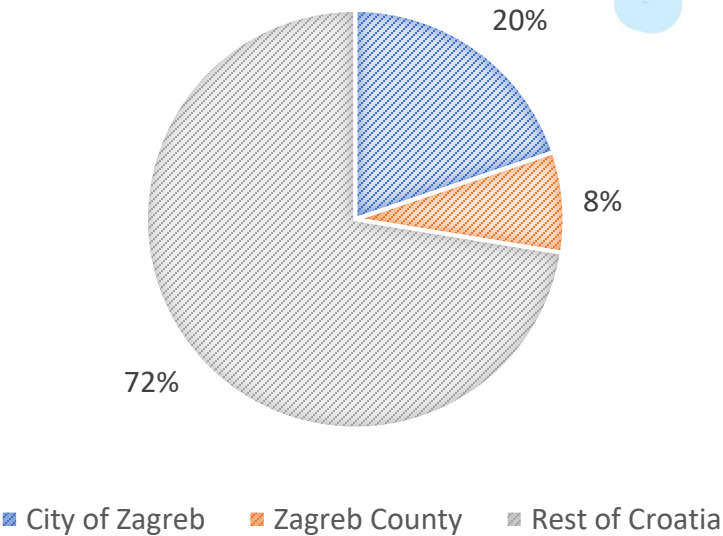
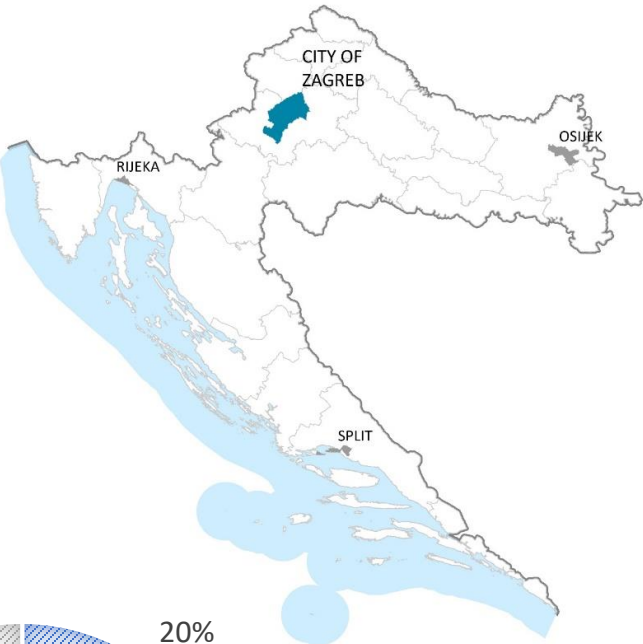
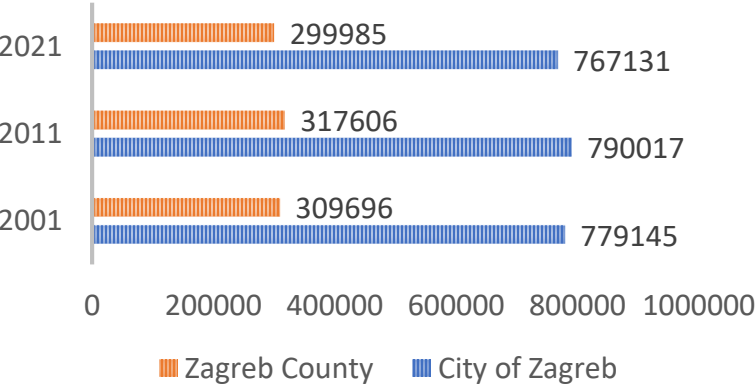
Zagreb: basic data



Zagreb: basic data

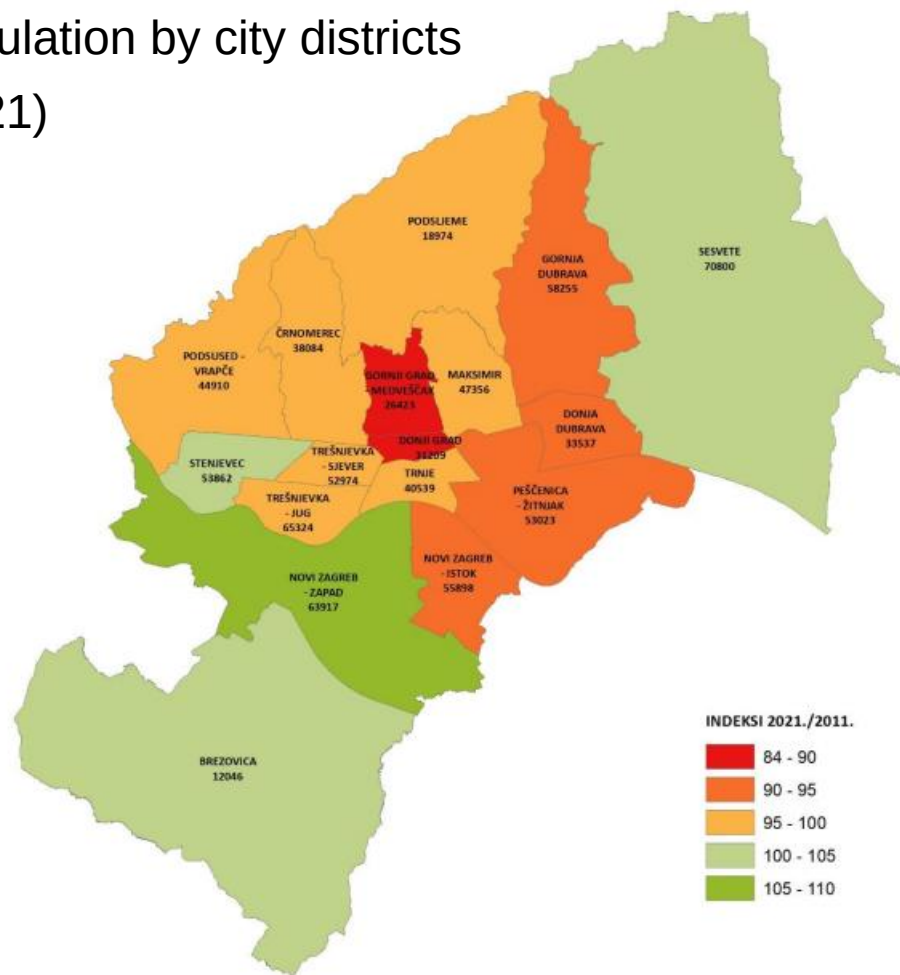


Population:

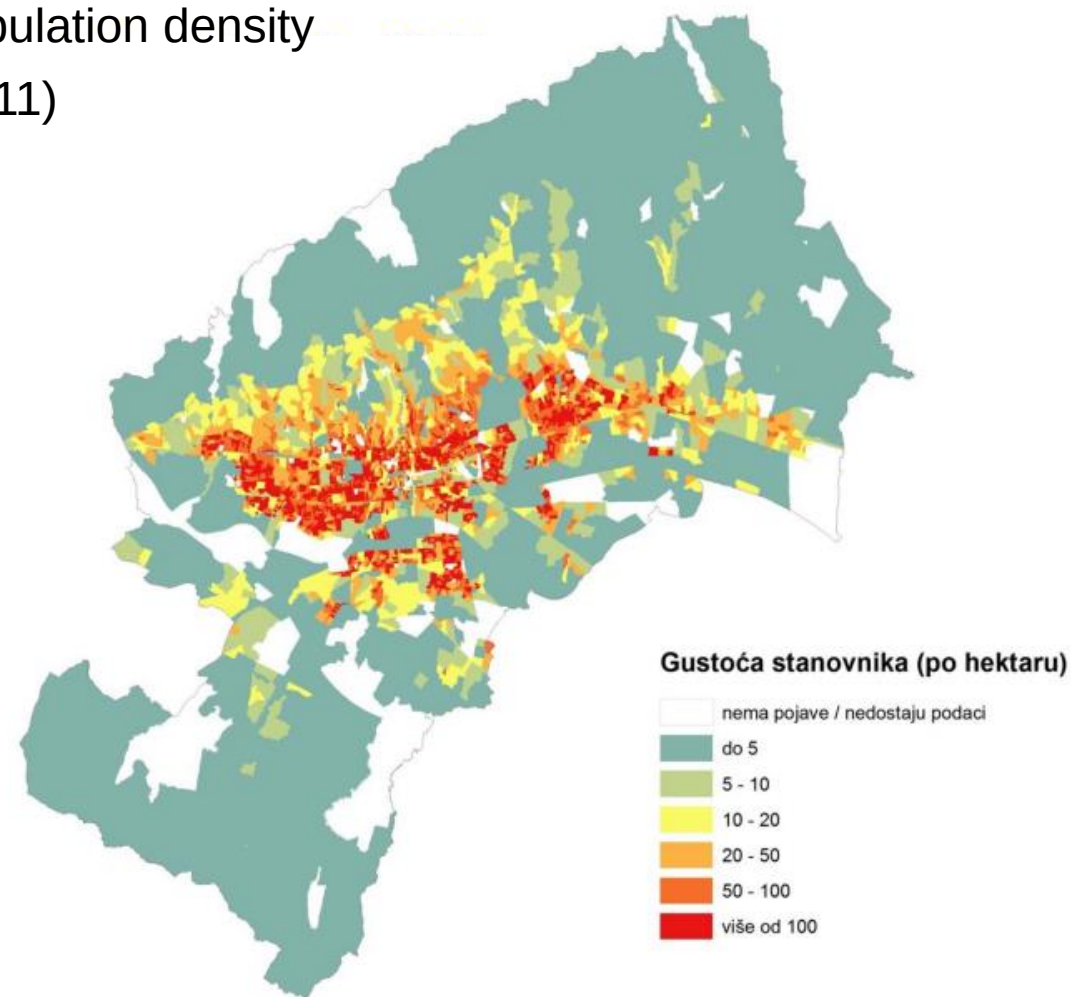


Zagreb: basic data

Population by city districts
(2021)



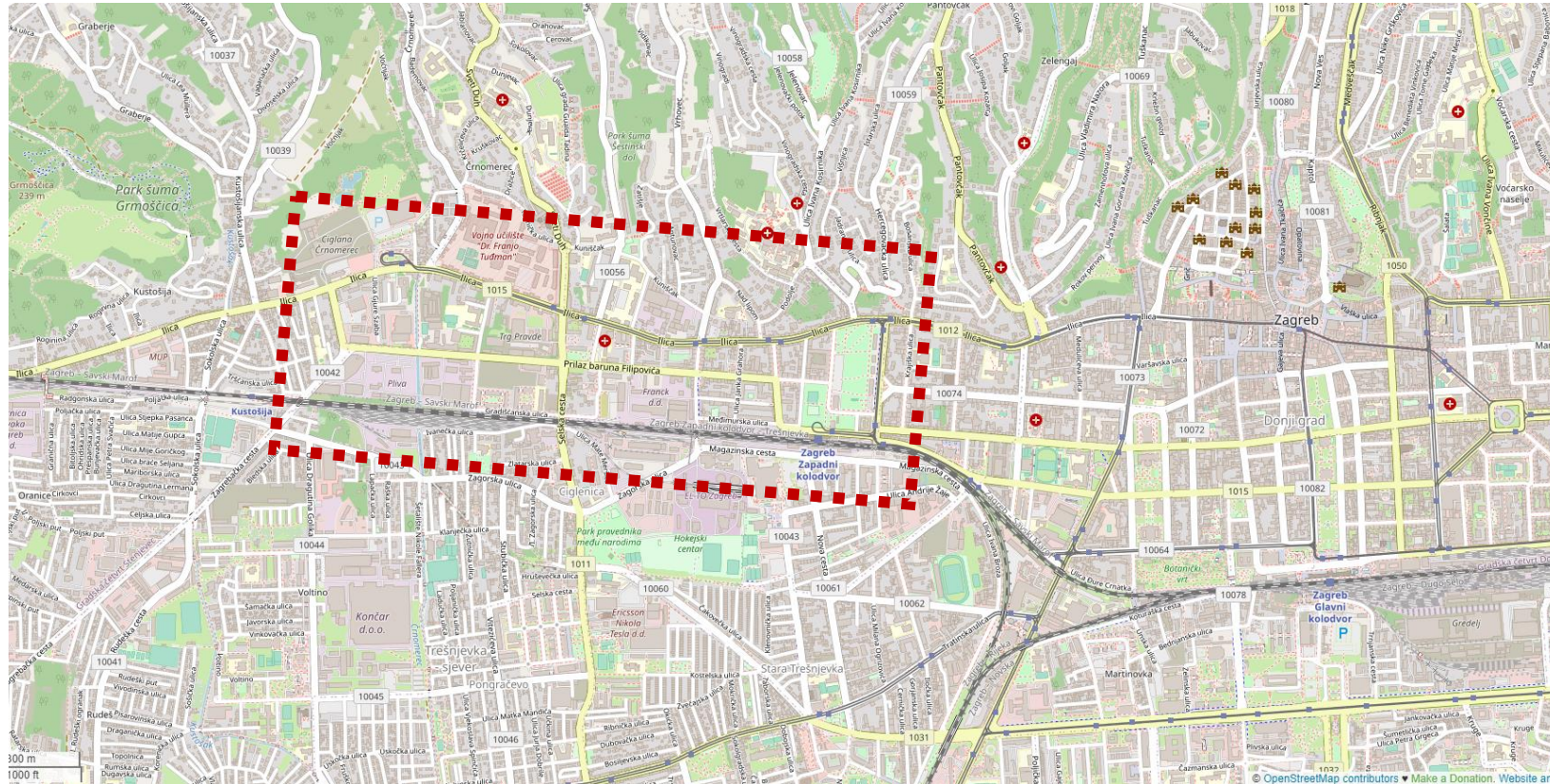
Population density
(2011)



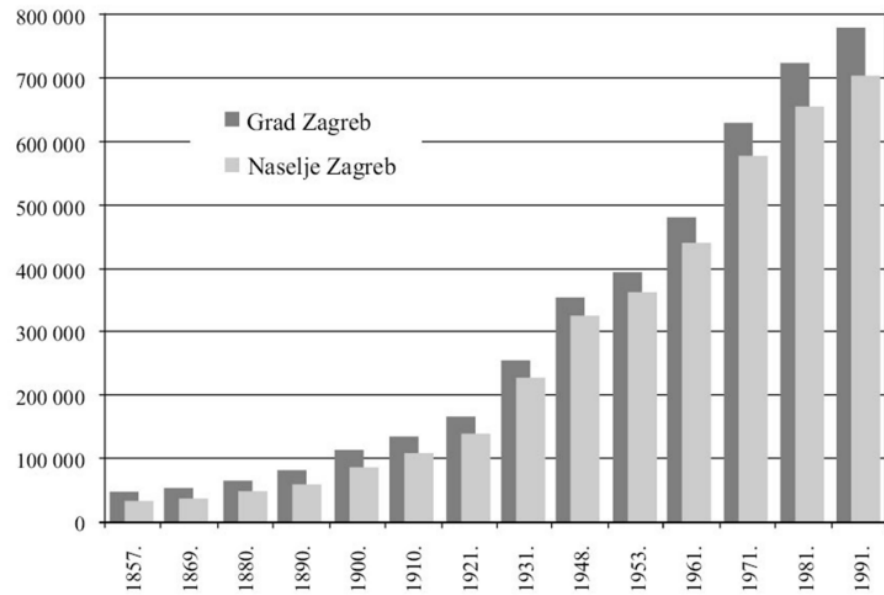
Zagreb: basics of urban development / transformation

- Almost zero population growth
- City centre is depopulating
- Unrational consumption of land for housing
- Abandoned industrial sites
- General urban plan – decrease of planned building land for housing

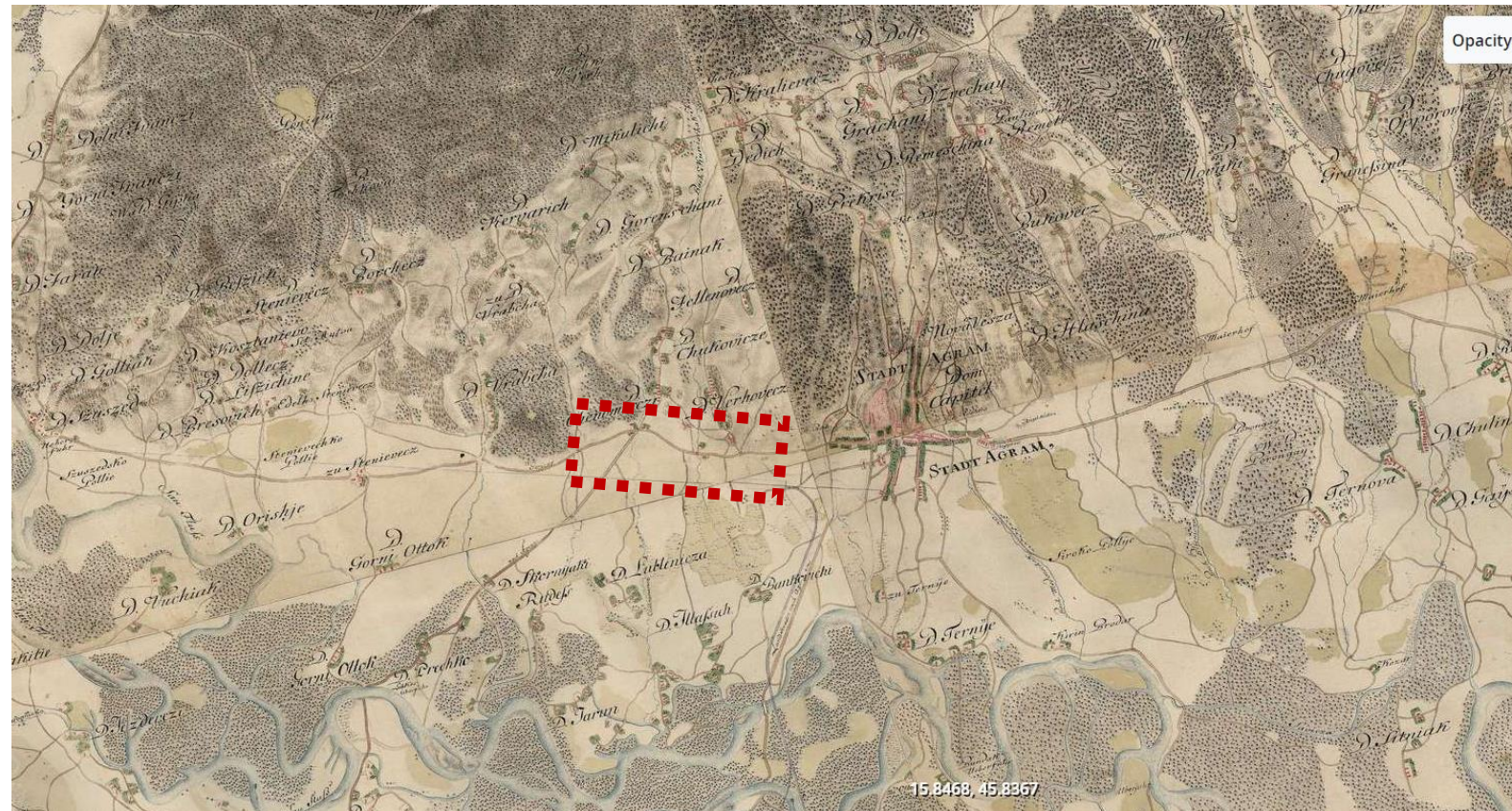
- ➡ Development of brownfield projects
- ➡ Redevelopment of city centre



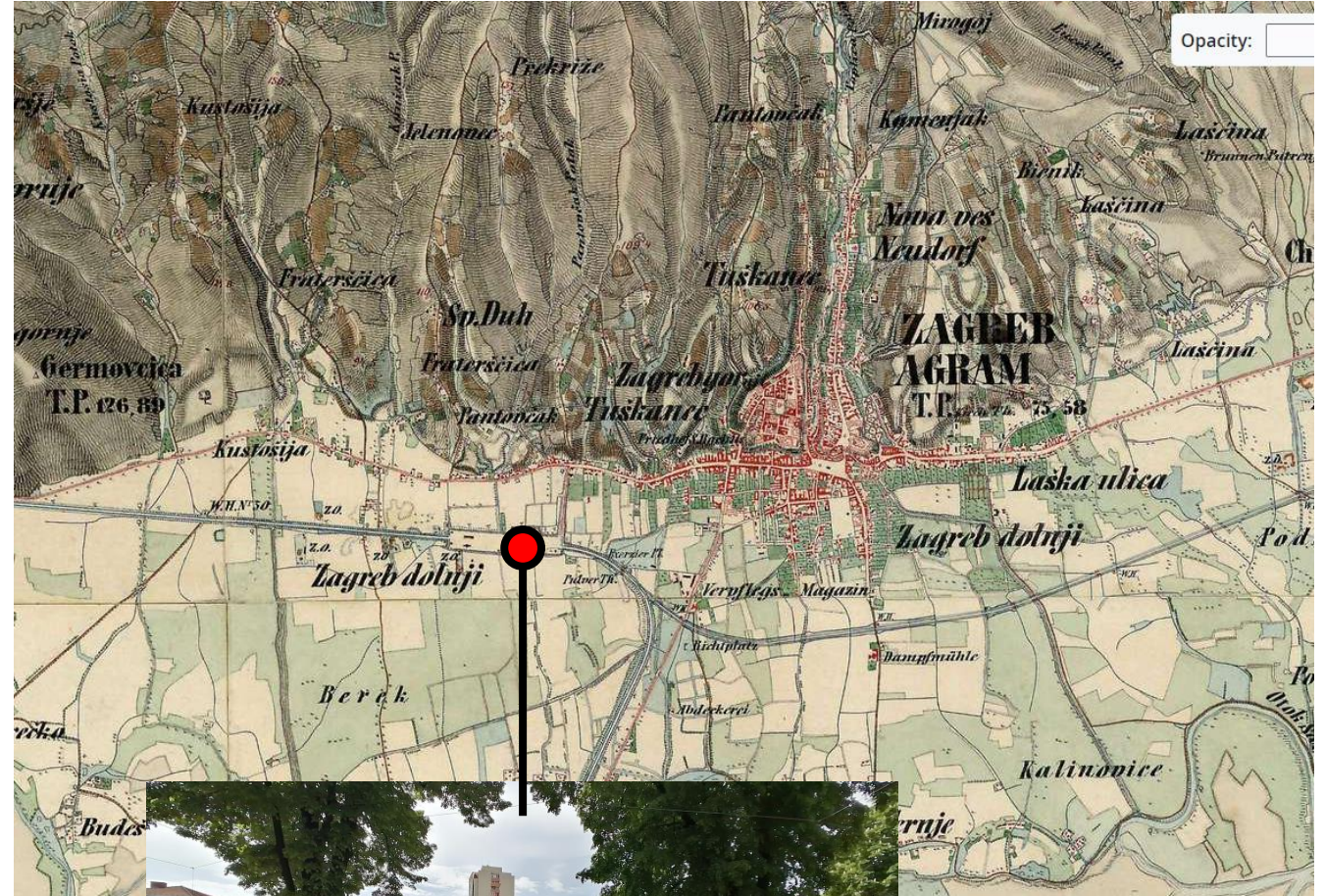
Črnomerec: historic context



Population growth in 20th century



Railway connections



1862 Zidani Most - Zagreb - Sisak railroad
Southern railway station
k.k. privilegierte Südbahn-Gesellschaft

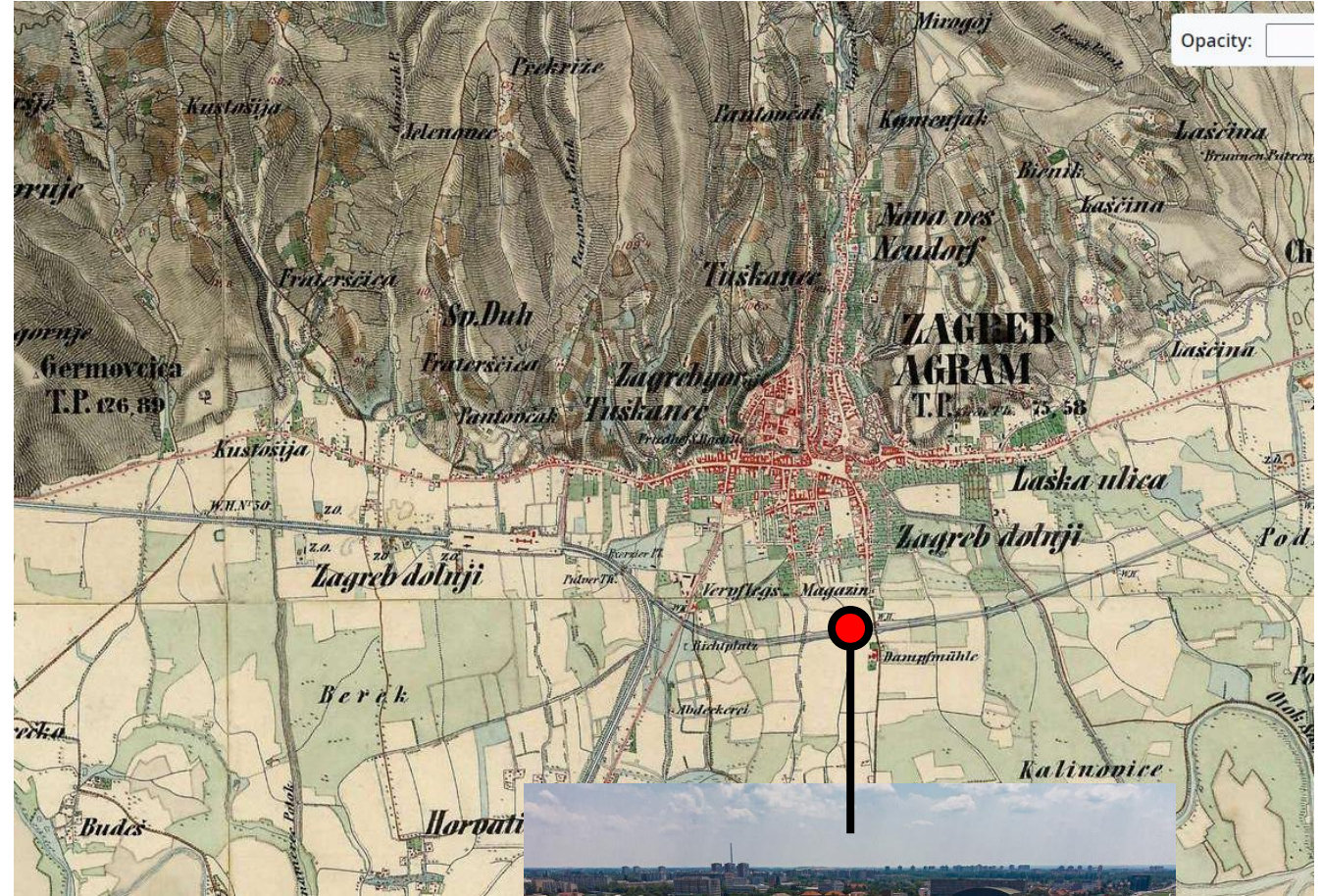


Railway connections

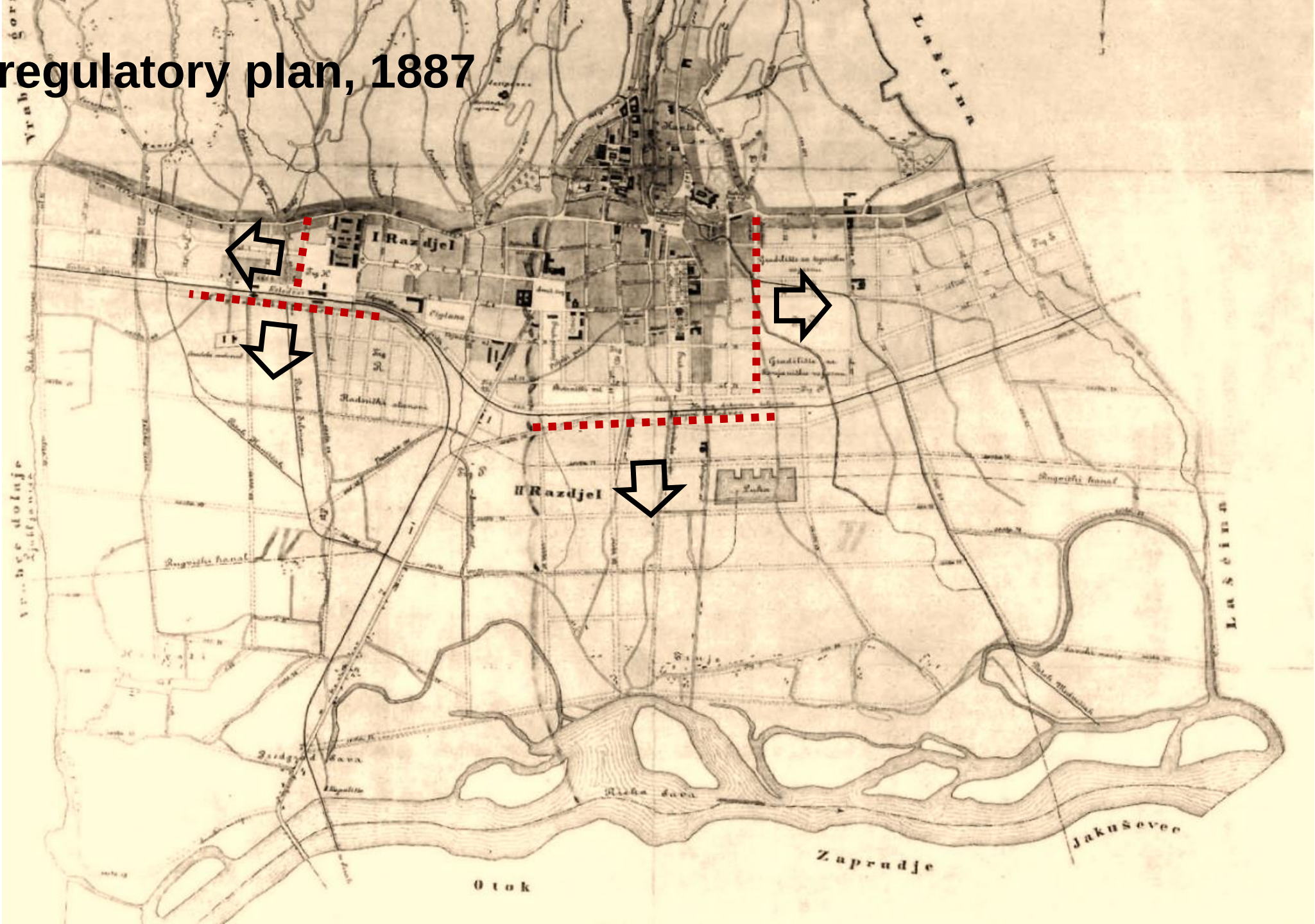


1873 Budapest – Rijeka railroad

1892 Zagreb main railway station



Second regulatory plan, 1887



Military barracks

**Topnička vojarna
(Vojarna Cara Franje Josipa I.)
1905**

**Domobranska
vojarna 1898**

**Vozarska vojarna
1901-1903**

**Konjanička vojarna
1901-1911**

**Bataljunska
vojarna**

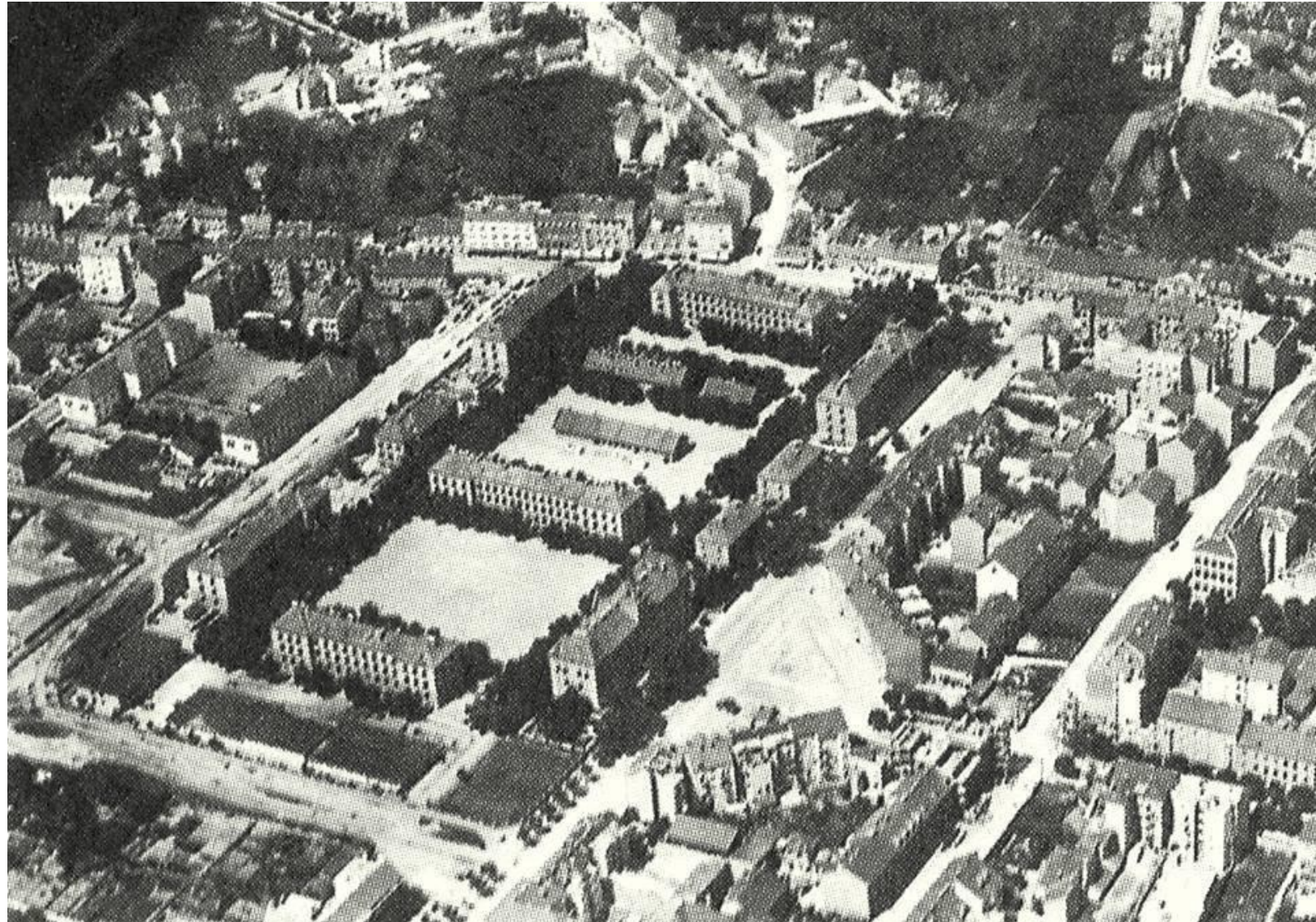
**Pješačka vojarna
kraljevića Rudolfa
1888**

Južni (zapadni) kolodvor

100 m
500 ft

Heritage of military architecture / Rudolfova vojarna

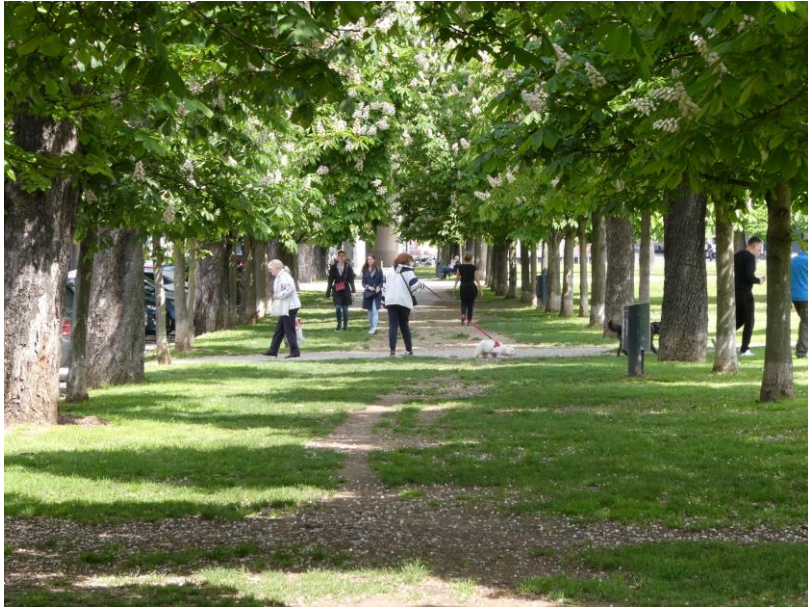
- built 1888-1889
- architects Völckner & Gruber
- demolished je 1978
- partly preserved for re-use by state and municipal institutions



Heritage of military architecture / Rudolfova vojarna



Heritage of military architecture / Rudolfova vojarna



Heritage of military architecture / Domobranska vojarna

- built 1898-1899
- Milan Lenuci, Janko Holjac



Heritage of military architecture / Domobranska vojarna

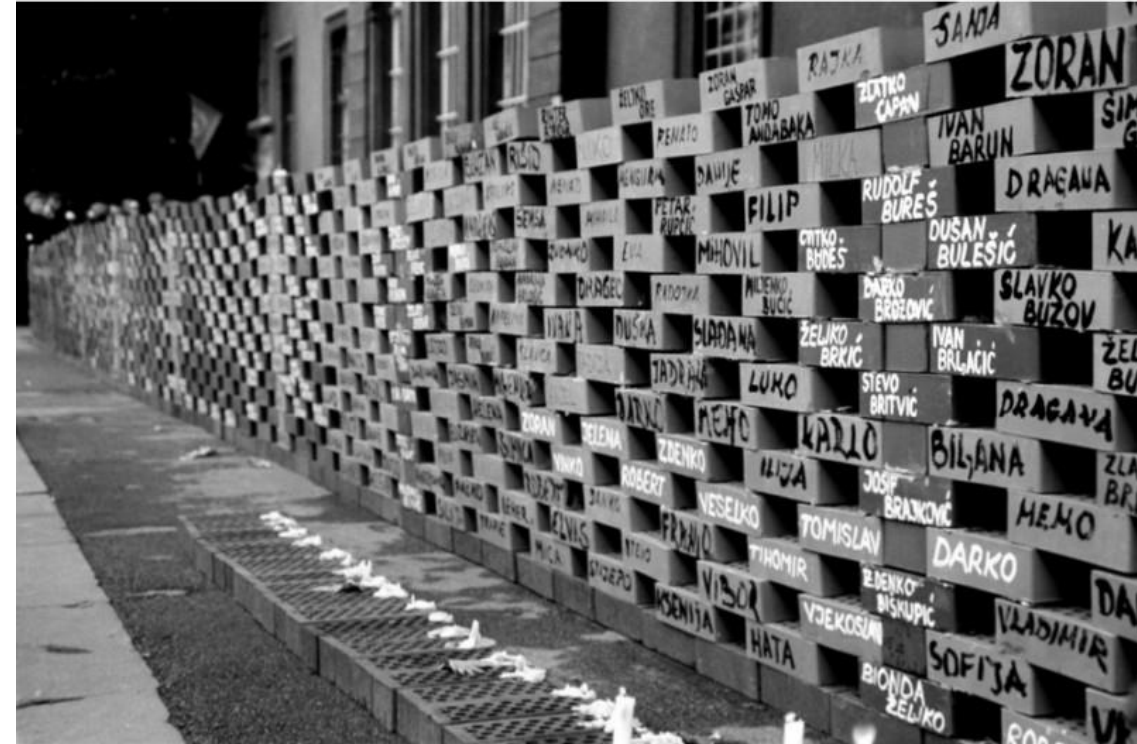


Heritage of military architecture / Vozarska (povozna) vojarna

- built 1901-1903
- under transformation
- protected buildings along side streets



Heritage of military architecture / Vozarska (povozna) vojarna



- Wall of Pain, 1993
- 13.600 red and black bricks

Heritage of military architecture / Topnička vojarna (Vojarna Cara Franje Josipa I.)

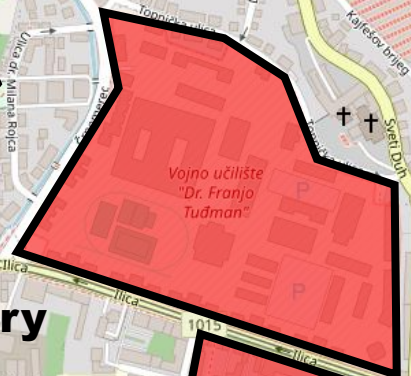
- built 1896-1900
- *Elsner & Ehrlich*, builders



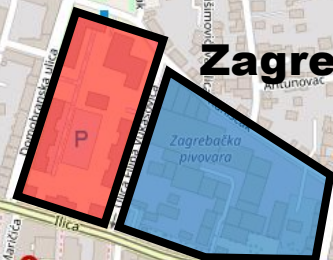
Industry



Brick factory



Zagreb brewery



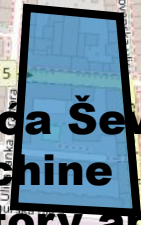
Textile industry



Franck (coffee ind.)



Brada Ševčik machine factory and foundry



Južni (zapadni) kolodvor



Cotton / textile industry



Pliva (pharmaceuticals)

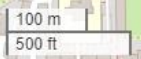
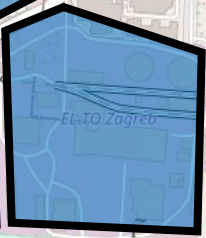
Parquet industry



Water supply

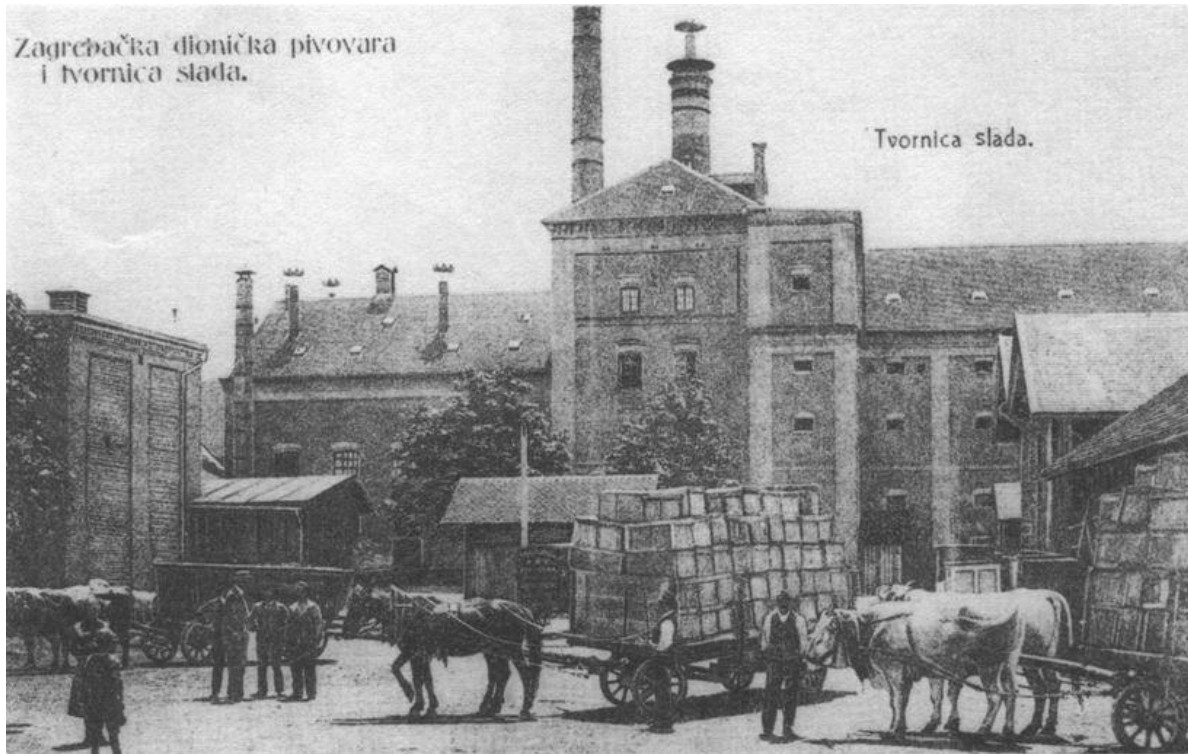


City power plant



Industrial heritage / Zagreb brewery

- built 1893
- architect Kuno Waidmann
- the garden illuminated with electric lighting, fifteen years before the electrification of the city of Zagreb

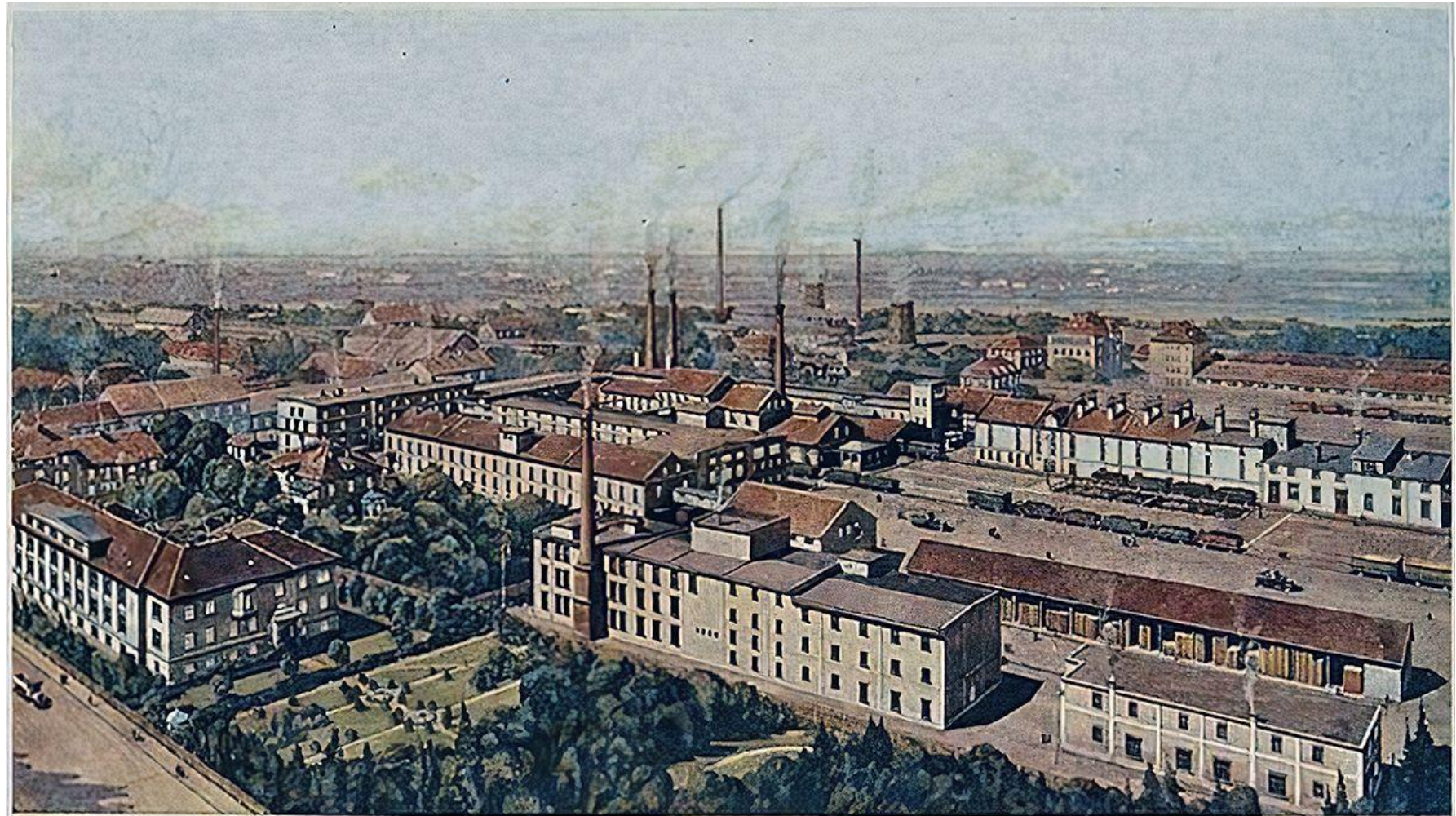


Industrial heritage / Zagreb brewery



Industrial heritage / Franck

- built 1893
- architect
Kuno Waidmann



HINKA FRANCKA SINOVI D. D. — ZAGREB
tvornica kavnih zamjenica

Industrial heritage / Franck

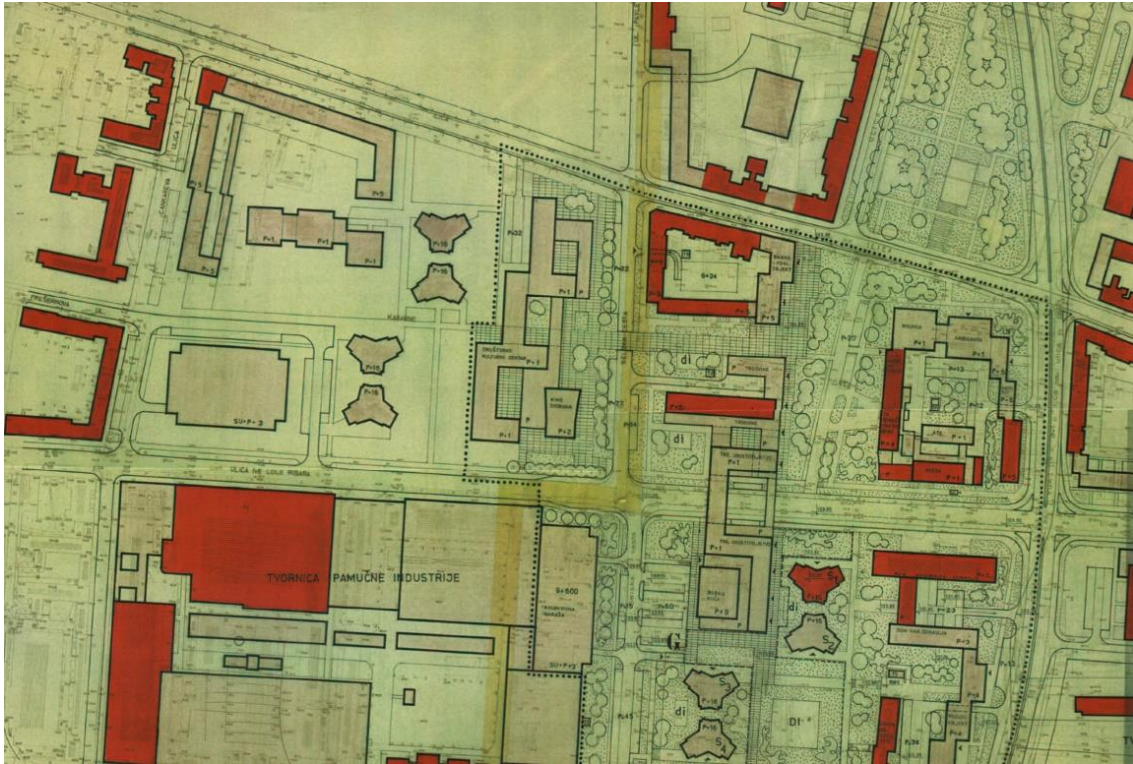


Industrial heritage / Textile factory Zagreb

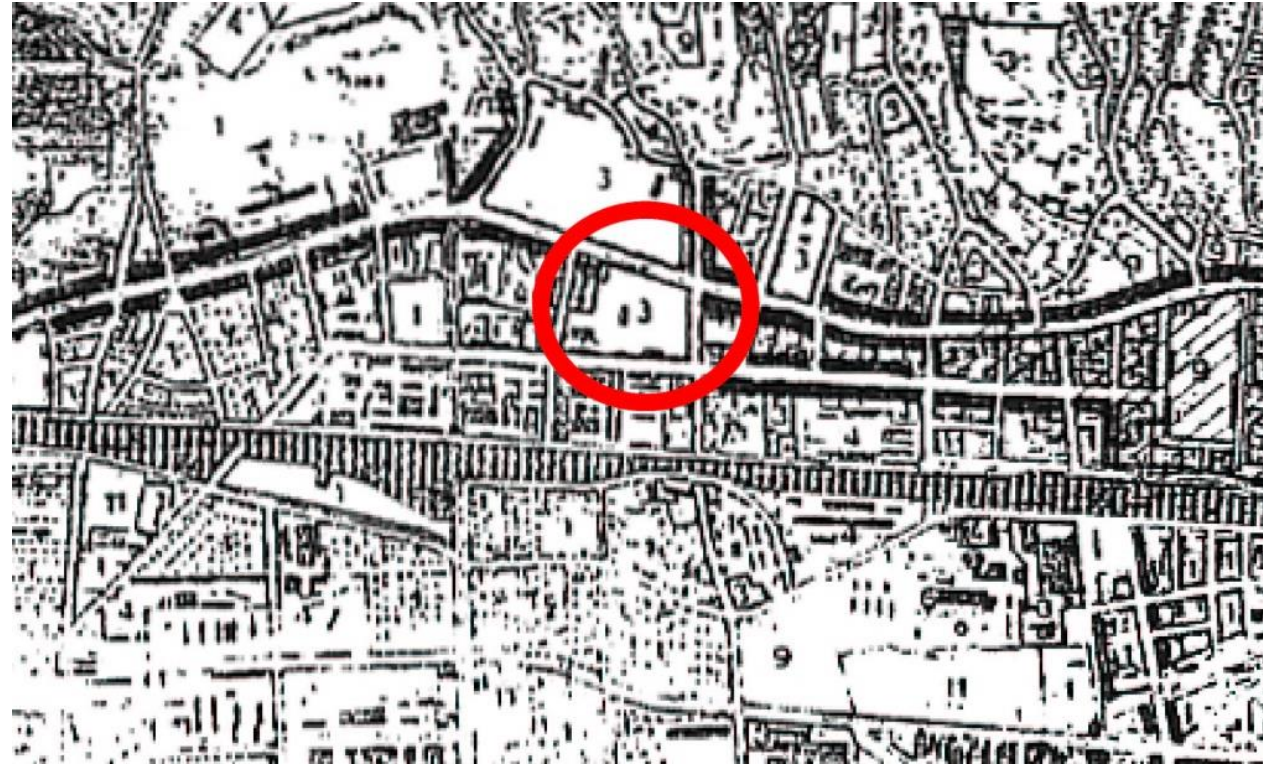
- 1924
- Viennese company „Herman Pollak & sons“ / textile company



Plans for urban re-development of former industrial / military areas



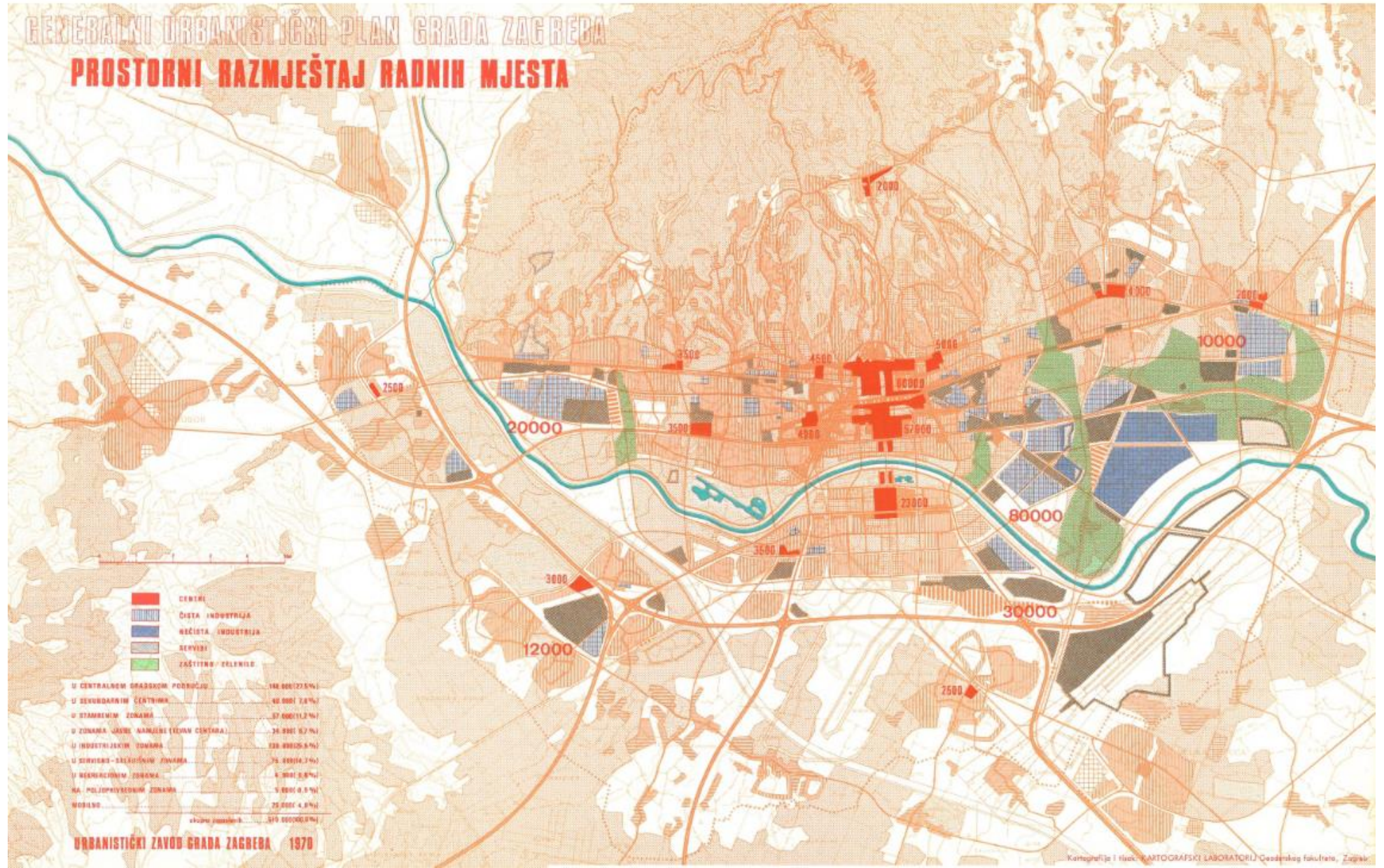
Detailed plan of Črnomerec - centre, 1974



General urban plan, 1986

Plans for urban re-development of former industrial / military areas

- General urban plan, 1971



New development (1970s)



New development (1990s and onwards)



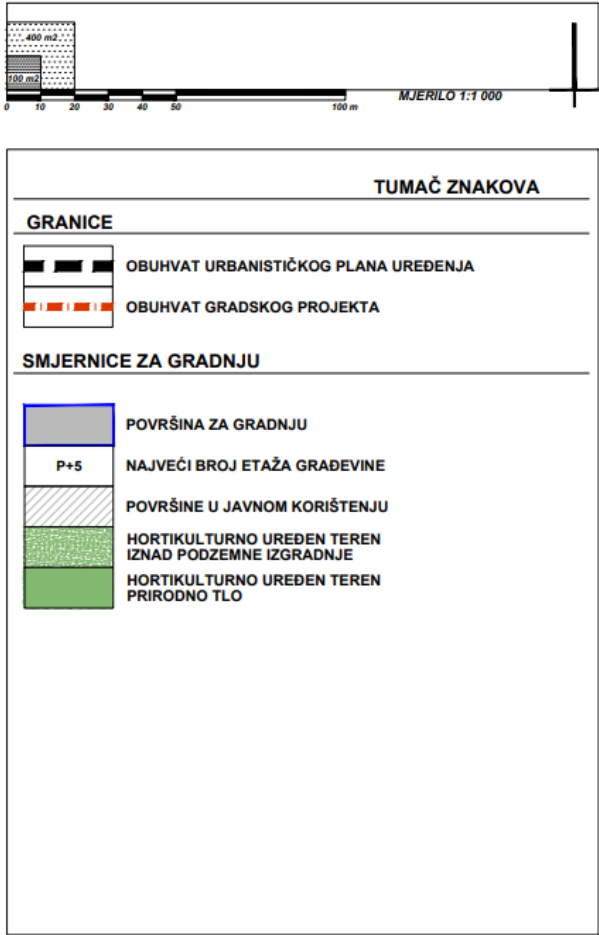
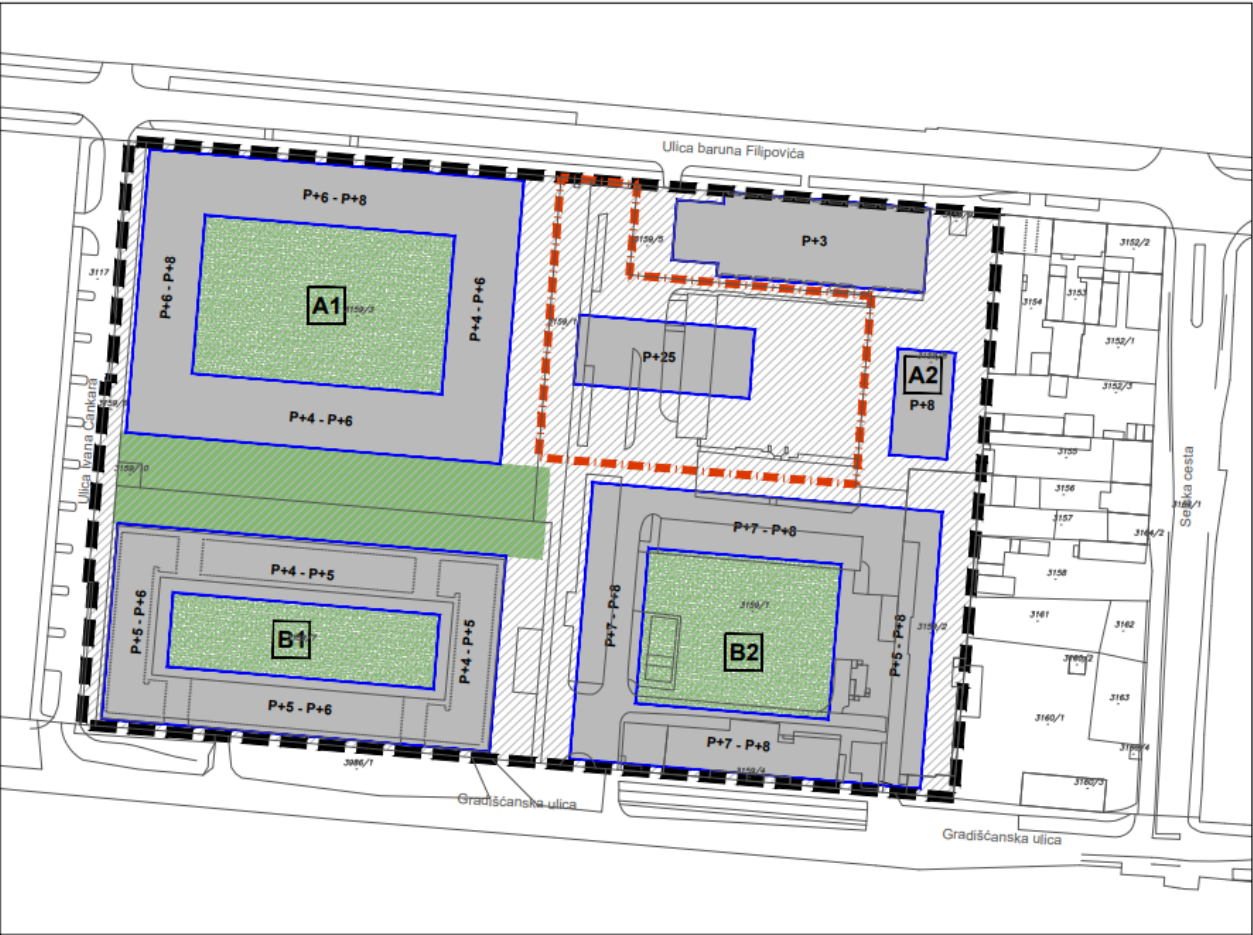
Industrial heritage / Machine factory and foundry Brothers Ševčík

- early 20th century
- architect Srećko Flörschutz



Industrial heritage / Textile factory Zagreb

- Urban development plan Gradišćanska - Cankarova - Baruna Filipovića (2006, rev. 2008, 2018)



GRAD ZAGREB	
Naziv prostornog plana: III. IZMJENE I DOPUNE URBANISTIČKOG PLANA UREĐENJA GRADIŠĆANSKA - CANKAROVA - ULICA BARUNA FILIPOVIĆA	
Naziv kartografskog prikaza: SMJERNICE ZA GRADNJU GRAĐEVINA	
Broj kartografskog prikaza: 6.	Mjerilo kartografskog prikaza: 1:1000
Odluka Gradске Skupštine Grada Zagreba o izradi (II. izmjena i dopuna Urbanističkog plana uređenja Gradišćanska - Cankarova - Ulica baruna Filipovića (Sl. glasnik Grada Zagreba, br. 28/18))	Odluka Gradске Skupštine Grada Zagreba o donošenju (II. izmjena i dopuna Urbanističkog plana uređenja Gradišćanska - Cankarova - Ulica baruna Filipovića (Sl. glasnik Grada Zagreba, br. 28/18))
Javna rasprava objavljena je 10. rujna 2018.	Javni uvid održanje od 18. rujna 2018. do 2. listopada 2018.
Pečat Gradskog ureda za strateško planiranje i razvoj Grada odgovornog za provođenje javne rasprave:	Pečat Gradskog ureda za strateško planiranje i razvoj Grada Sanja Jerković, dipl.ing.arh. Odgovorna osoba za provođenje javne rasprave: Novela Rimay Ferenčak, dipl.ing.arh.
M.P.	
Izrađivač plana: URBANE TEHNIKE, Viskićeva 1a, Zagreb, HR, tel. +385 1 4444 100, fax. +385 1 4444 109, u@u.hr	
Pečat pravne osobe koja je izradila plan:	Odgovorna osoba: Dražen Plevko, dipl.ing.arh.
M.P.	
Pečat odgovornog voditelja izrade plana:	Odgovorni voditelj izrade plana: Dražen Plevko, dipl.ing.arh. - ovlašten arhitekst urbanist
M.P.	
Koordinator plana: - Za Gradski ured za strateško planiranje i razvoj Grada: - Za URBANE TEHNIKE d.o.o.:	Novela Rimay Ferenčak, dipl.ing.arh. Dražen Plevko, dipl.ing.arh.
Stručni tim URBANE TEHNIKE d.o.o. u izradi plana: 1. Zdravko Krsinić, dipl.ing.arh. 2. Hrvoje Bakran, dipl.ing.arh. 3. Dražen Plevko, dipl.ing.arh. 4. Hrvoje Babić, dipl.ing.arh. 5. Andrea Pavlović, mag.ing.arh. 6. Barbara Kulšić, mag.ing.arh. 7. Ivana Planinić, dipl.ing.arh. 8. Aleksandra Brezovečki Bdić, dipl.ing.arh.	
Pečat Gradске Skupštine Grada Zagreba:	Predsjednik Gradске skupštine Grada Zagreba: dr. sc. Andrija Mikuš, v.r.
M.P.	
Pečat nadležnog tijela:	Istovjetnost ovog prostornog plana s izvornikom ovjerava:
M.P.	

Industrial heritage / conversion into Lauba – House for the People and Arts

- private architectural competition, 2007
- Alenka Gačić-Pojatina, Branka Petković, Ana Krstulović
- Morana Vlahović

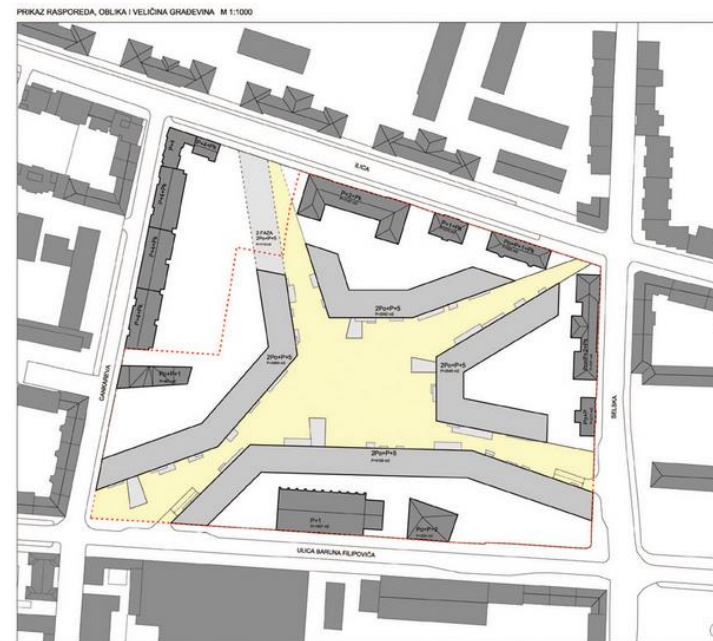
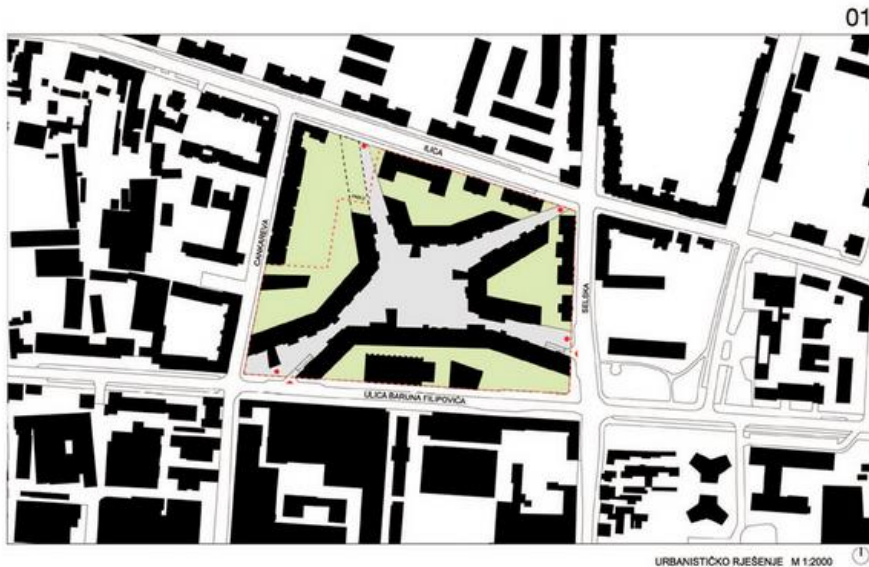


Mixed-use (re)development / on site of the former Textile factory Zagreb



Justice square / on site of the former Vozarska vojarna

- architectural competition for „Justice square”, 2007/2008
- Davor Bušnja, Zrinka Mrković, Vedran Škopac



Conversion of former military architecture



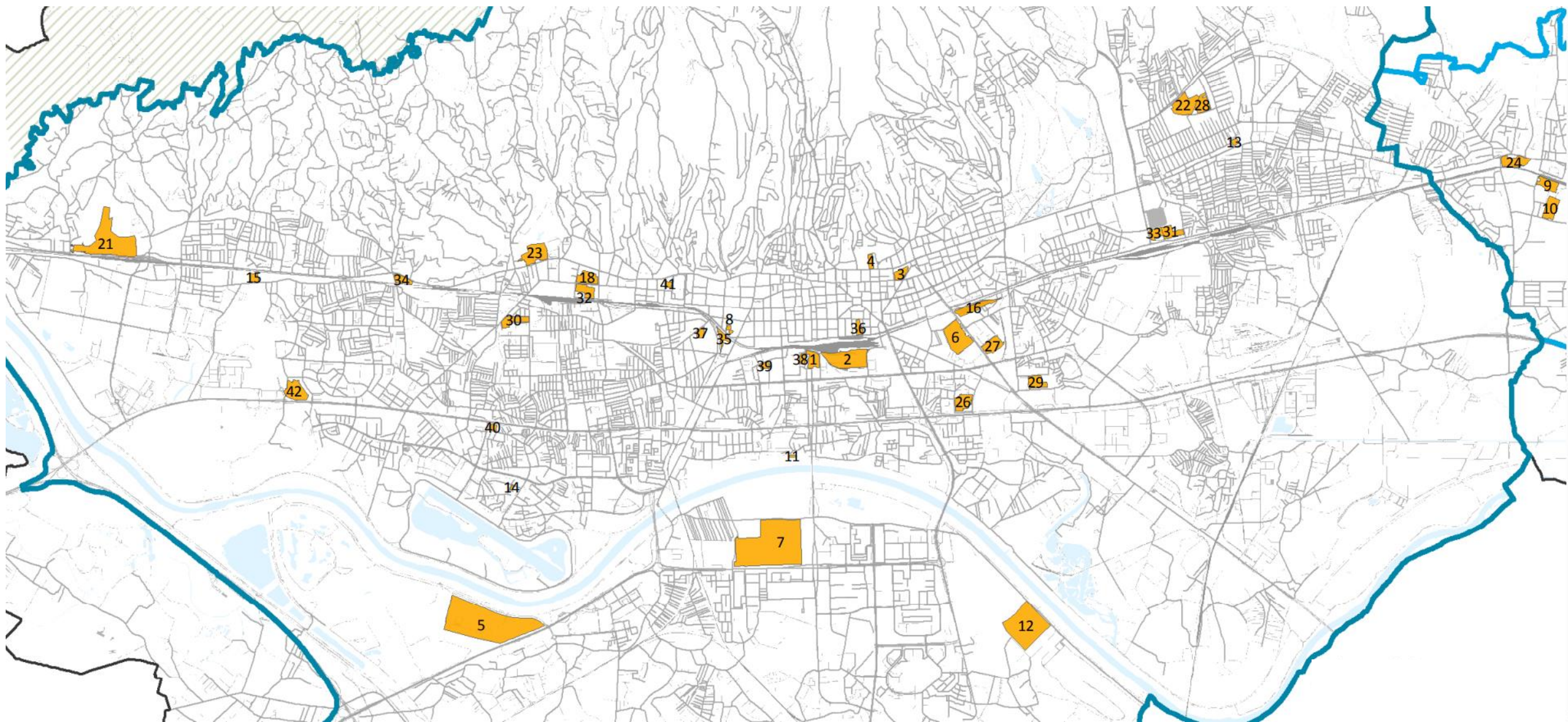
Industrial heritage / Pliva (pharmaceuticals)



Industrial heritage / Brick factory



Brownfield areas in Zagreb



Brownfield areas in Zagreb: priorities for development



Blok Badel
(former distillery)

Zagrepčanka (former slaughterhouse)



Gredelj (former railway works)



Brownfield areas in Zagreb: priorities for development



Paromlin





- legenda:
- obuhvat: jezgra gornjeg i donjeg grada
 - obuhvat: dodatne zone
 - stupanj oštećenja žuto : privremeno neuporabljivo
 - stupanj oštećenja crveno : neuporabljivo



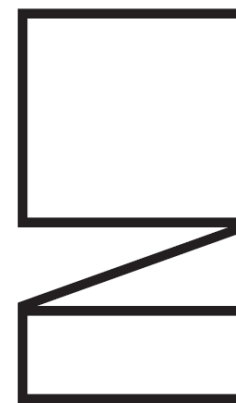
Zagreb

– areas
of transformation

Niksa.Bozic@zagreb.hr

Institute for Physical Planning of the City of Zagreb

Thank you for your attention!



zavod za
prostorno
uređenje
grada
zagreba