

ŠMARTINSKA



Concept of project area - Scale 1:10.000

CITY LIFE

PARTNERSHIP ŠMARTINSKA - creating coherence: from the diffused to the connected

THE EVER CHANGING CITY LIFE

City life has changed. It has become more global, more multicultural and more oriented towards using the outdoor urban spaces for a diversity of activities. The uncommuting experience communities are used by the inhabitants as never before and a multiplicity of informal meeting places has seen the light of day. Today it is the urban spaces themselves that set the tone for the city life.

Other characteristics of modern life are flows and movements. You stroll through the city as a flaneur, you consume and become consumed by the city and gain experiences and create life. The city is characterised by streams, networks, relations, interactions and connections – all of which are in a state of flux in relationship to each other. New experiences and unsuspected situations emerge all the time. Previously the quest for the city space concerned reclaiming the city space from cars to push the commercial interests forwards.

Today the focus is on creating city spaces that enhance the dimension of experience and supply the city with life and activities. The city space should be mentally and socially stimulating to the users and should be able to contain the diversity of the city by creating spaces, where the cities different cultures and inhabitants can meet and interact. Spaces where the fear of the unknown is substituted by the inspiration of the new.

These city life conditions are the point of departure for our transformation of the Partnership Šmartinska

THE URBAN IDEA

Partnership Šmartinska is characterised by consisting of several disconnected monofunctional areas without proper links and an overall coherent master plan. Our aim is to develop the area into a coherent part of the Ljubljana Metropolis that has every possibility of becoming a major economic growth centre.

We want to provide the area with a unique identity and create a living, vital and intensive place - accessible for all: residents, employees, the culturally interested and the tourists. Our overall disposition will provide an efficient link between the area, the city as well as the whole region.

Our proposal focuses on developing an intensive and high density area, with strong visual focal points that can be seen from the outside and function as internal markers. Throughout the area we suggest a mix of functions, accessible public spaces and other measures that will ensure a healthy environment.

This does not mean that all the zones accommodate all the city functions at once. But together they support each other and create a synergy that ensures that the area as a whole accommodates all the functions that people of the 21st century need.

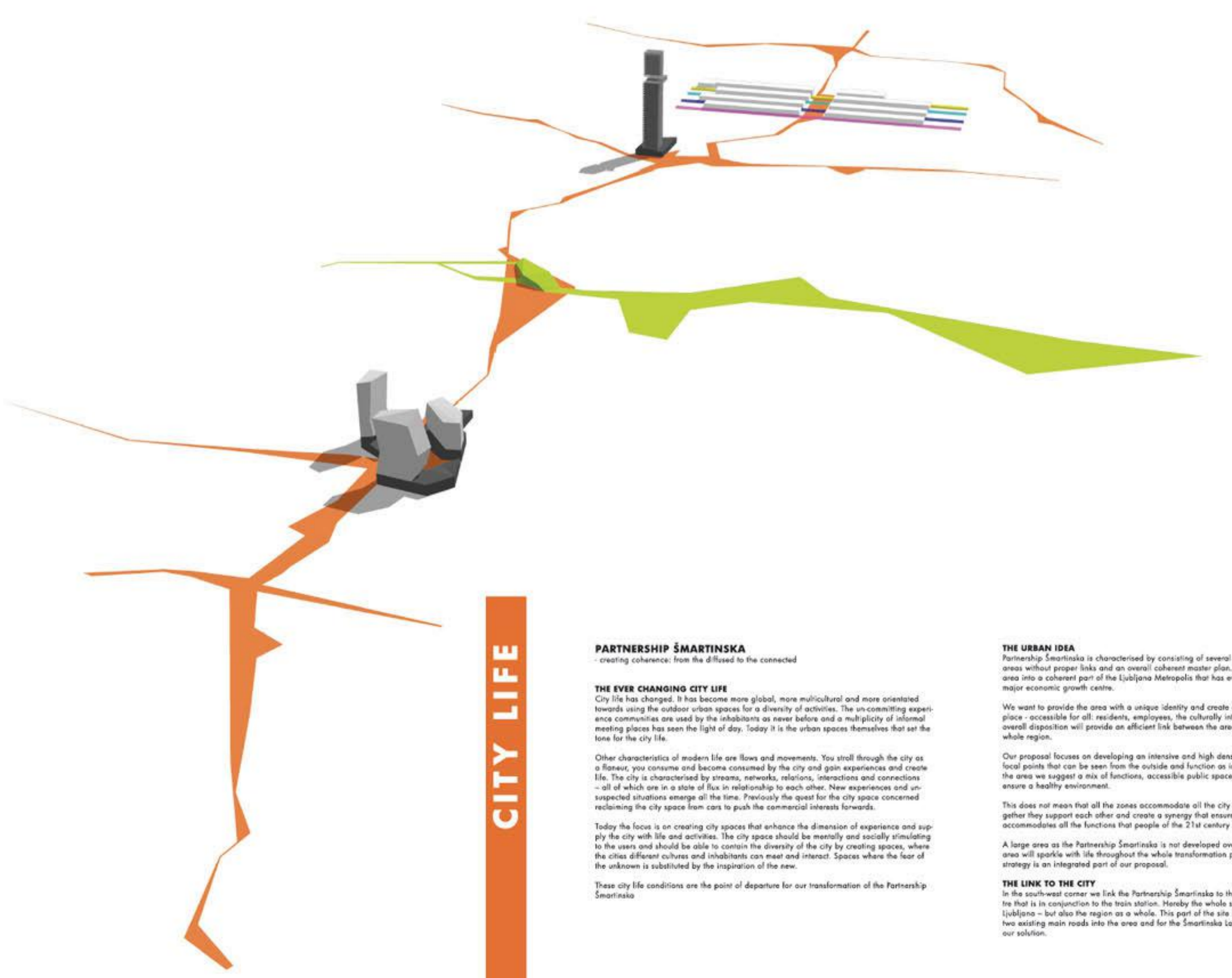
A large area as the Partnership Šmartinska is not developed overnight – to ensure that the area will sparkle with life throughout the whole transformation process an implementation strategy is an integrated part of our proposal.

THE LINK TO THE CITY

In the south-west corner we link the Partnership Šmartinska to the city's main passenger centre that is in conjunction to the train station. Henceby the whole site is connected to – not only Ljubljana – but also the region as a whole. This part of the site is the meeting point for the two existing main roads into the area and for the Šmartinska Lane that we suggest as part of our solution.

PARTNERSHIP

Creating coherence: from the diffused to the connected

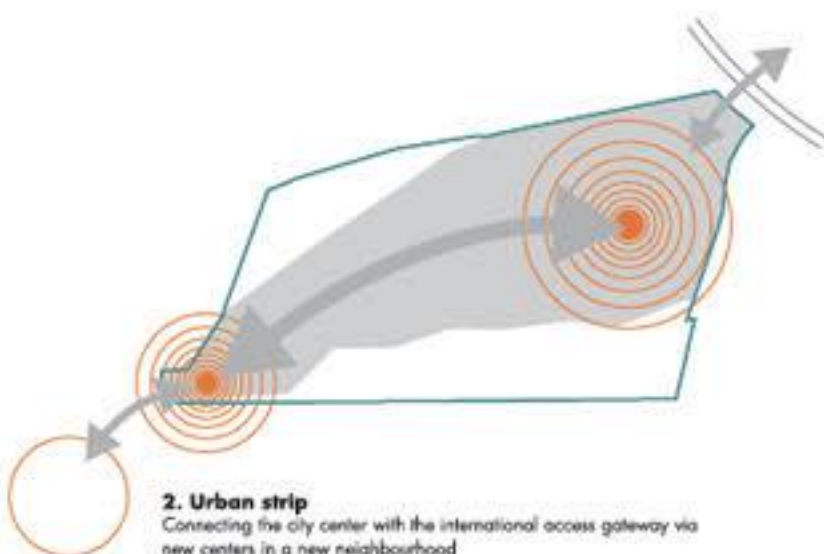


CONCEPT

REGIONAL CONCEPT

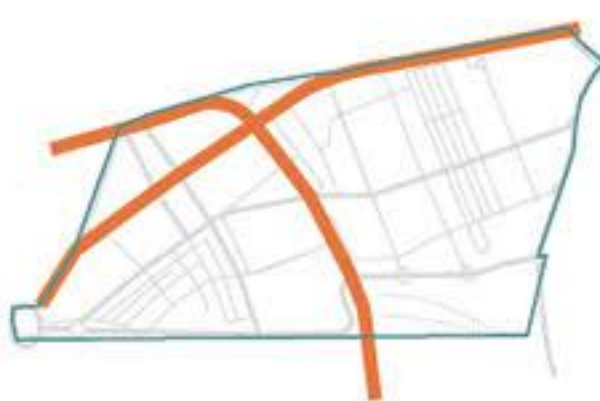


1. Green Corridor
Connecting surrounding regional landscapes, topography, forests and river with a green recreational center



2. Urban strip
Connecting the city center with the international access gateway via new centers in a new neighbourhood

INFRASTRUCTURE



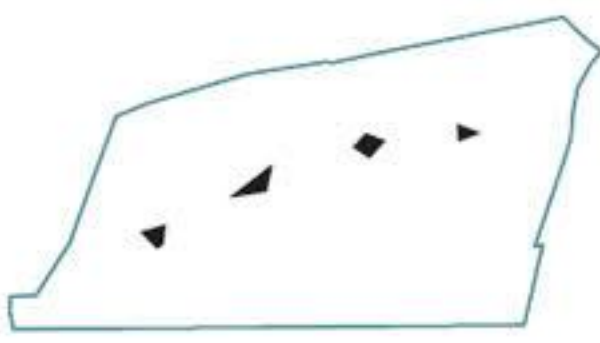
3. Regional Links
Main access roads for vehicles and public transport



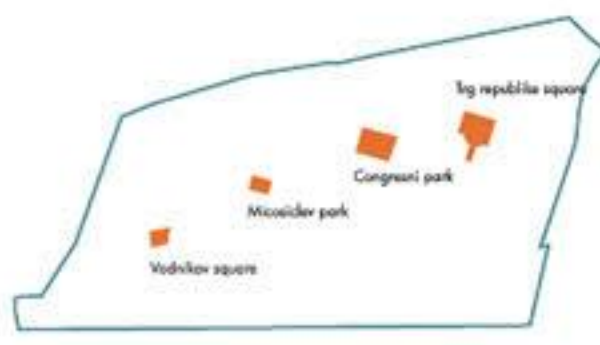
4. Neighbourhood Links
Internal access roads for mixed traffic



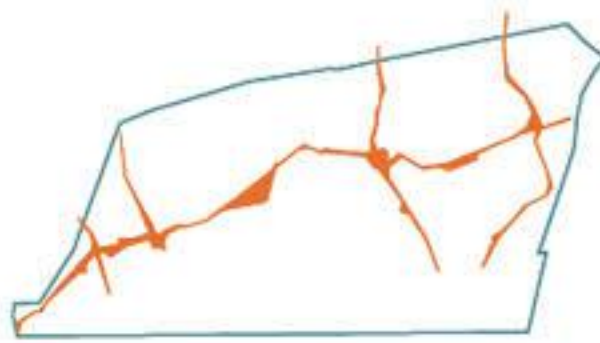
5. Local Connections
An anchoring grid connects local activities and areas



6. Landmarks
Urban attractors mark the four major intersections on the Smartinska Lane



7. Reference open spaces Ljubljana



8. Urban Lanes
A new system of urban spaces for pedestrians and bicycles with the continuous and unifying Smartinska Lane and transverse connecting lanes

PROGRAM CONCEPT

The overall concept consists of two measures that connects the area to the surroundings and at the same time create new flow and movement opportunities. The urban concept consists of the green connection and the introduction of four urban attractors - urban hubs - that function as activity spreaders and assemblers.

A: The Green Connection

In the middle of the site a transverse, green connection joins the site with the green landscape and recreational surroundings placed north and south of the Partnership Smartinska. Equally importantly the green connection creates a green flow that functions as an internal connector with a focus on green urban spaces for activities as well as leisure: The Eco Spot and the Sports Square.

B: The Urban Attractors - the four hubs

The second part of the program concept consists of four strategically placed attractors called urban hubs. We use the term hub to connote an urban attractor and point of reference with an interesting dual function since it assembles and spreads at the same time. In the field of computer science the hub is network equipment that assembles and spreads the networks information signals. In the field of architecture the hub assembles people, activities and diverse flows and movements. The four urban hubs give name to the four major zones that we subdivide the Partnership Smartinska area into: The Cultural Hub, The Green and Recreational Hub, The Business Hub and the Market. To stimulate the urban hubs in order to achieve the highest impact of their spreading and assembling functions we introduce a new local connection that we call the Smartinska Lane.

Smartinska Lane: Internal links - traffic concept and accessibility Internally we are respecting the infrastructural guidelines: the two existing, major roads, eg. Smartinska Road and Kavčičeva Boulevard, will provide access for cars, trucks and trams. These two roads become the main access structures for vehicles and will provide accessibility to the existing and new functions that will be developed in the area. This solution insures that the two existing roads make the area accessible from the either side of the buildings without interfering with soft traffic users. This also creates a link to the surroundings.

The Smartinska Lane

Between the two roads we place Smartinska Lane that functions as a new spatial connection for the whole area. The Smartinska Lane is disposed longitudinally across the Smartinska Partnership and is reserved for pedestrians and bicyclists. It provides a general flow through out the area and connects all the urban hubs and new urban spaces. This solution provides an environmentally healthy passage. The inclusion of the Smartinska Lane makes the area as a whole accessible for all: cars and other forms of motorized vehicles are secured access via the existing major roads, while pedestrians and bicyclists are provided with a centrally placed artery with a strong sustainable element. In this way the overall traffic concept provides solutions for the regional traffic, the local traffic and for pedestrians and bicyclists between the two.

It's the Smartinska Lane that leads through the site and determines where the urban hubs are situated. The hubs make it possible to subdivide the site into smaller areas with their own flavour and focus - but always with mixed functions in order to maintain life around the clock.

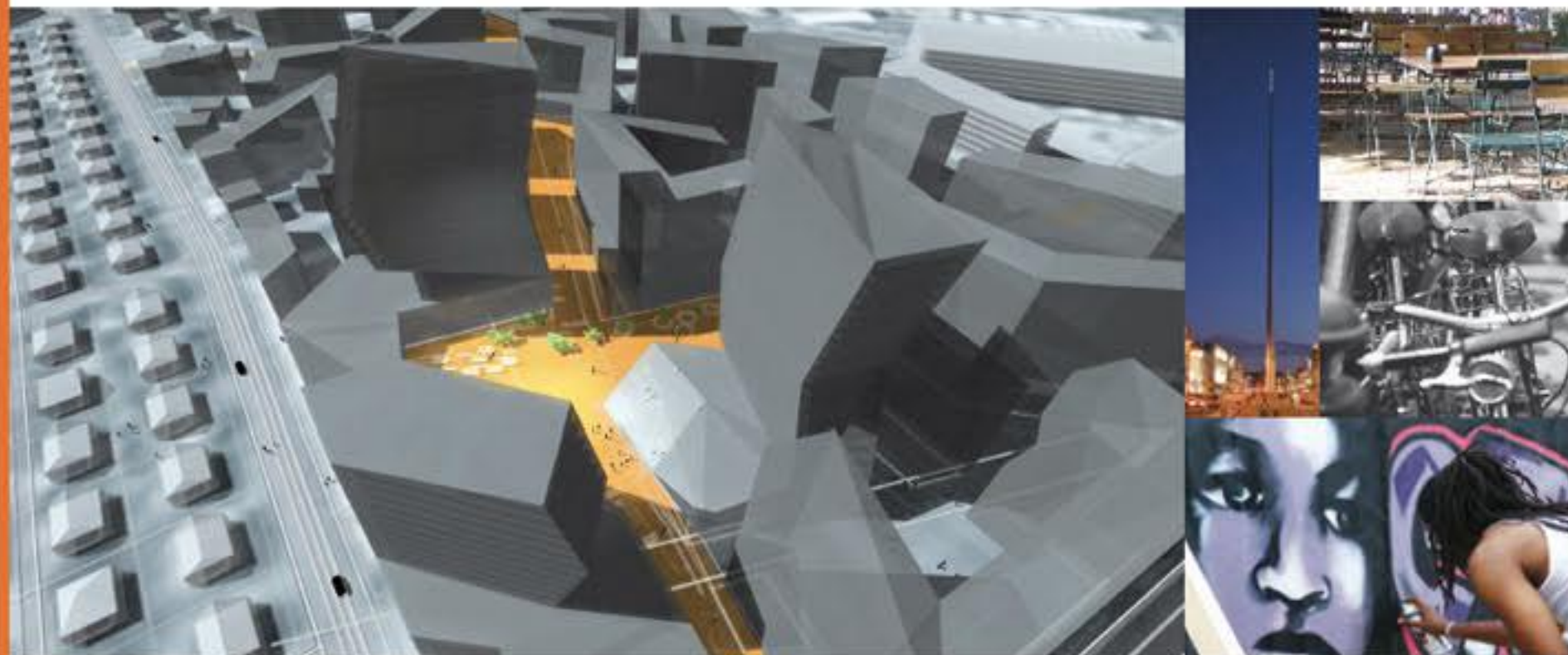
The longitudinal and transverse flows and connections secure that the different areas are connected to each other - the result is a coherent quarter that has something for everyone - whether you are culturally interested, seek recreational activities, are a business man or just love shopping. The aim is to transform the Smartinska Partnership into a "full service" quarter that can accommodate almost every thinkable demand people might have to this living environment.

LAYOUT OF THE BUILDING TYPOLOGIES

Throughout the area the building typologies shift between four different elements that are adjusted according to their location and function. The four building typologies are:

- the element
- the block
- the snake
- the big box

The typologies derive from the diverse areas existing typologies and we combine these into new composite typologies with different mixes of functional uses.



The Culture Hub

References

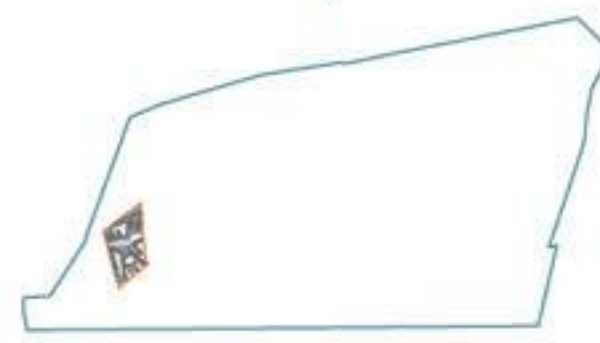
TYPOLOGIES



Existing



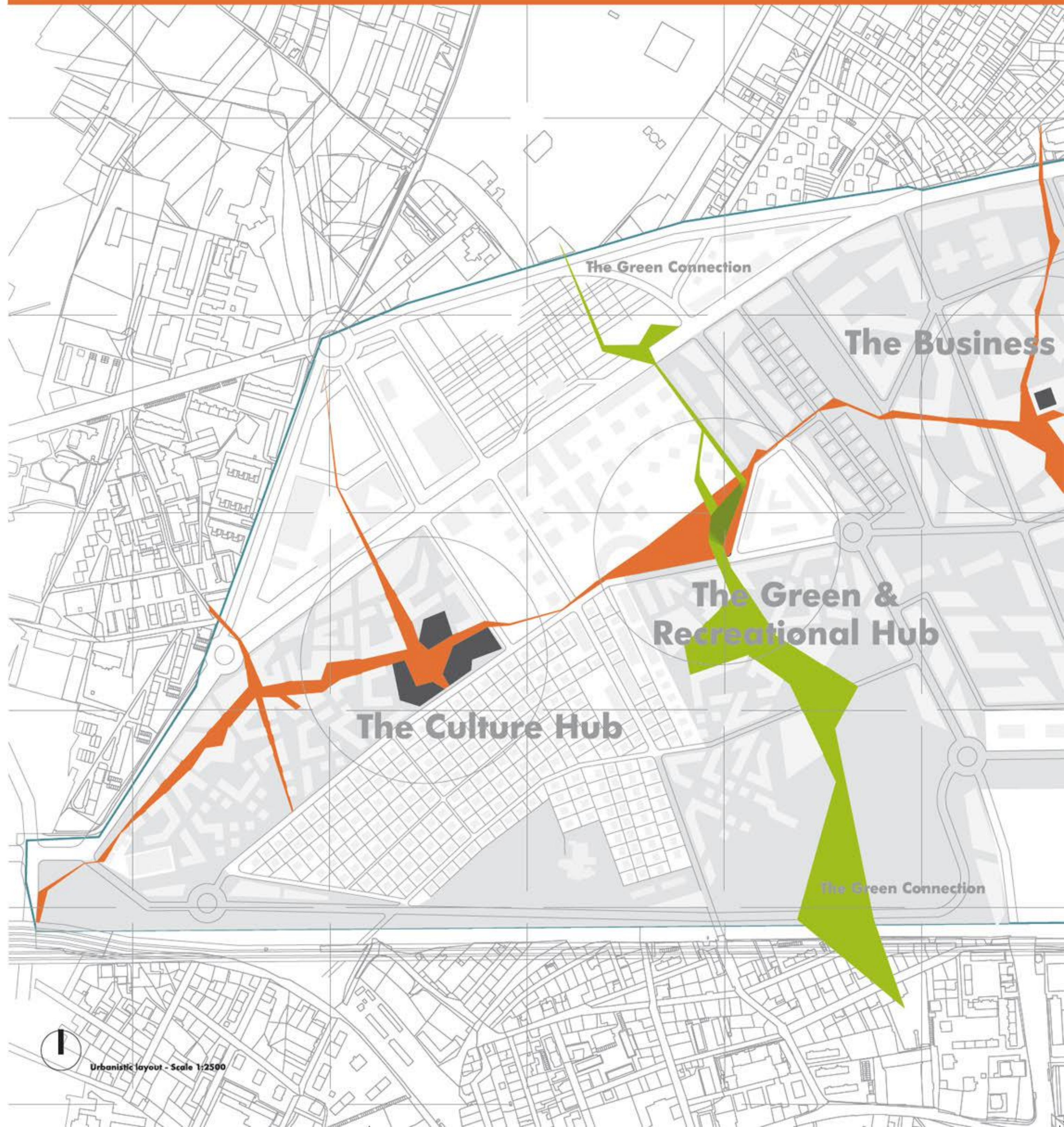
Toolbox



Hybrid



Hybrid master
Typologies are adjusted according to their location and function



Urbanistic layout - Scale 1:2500

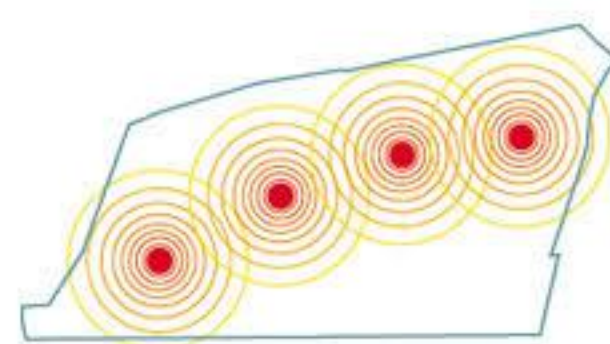


The Culture Hub

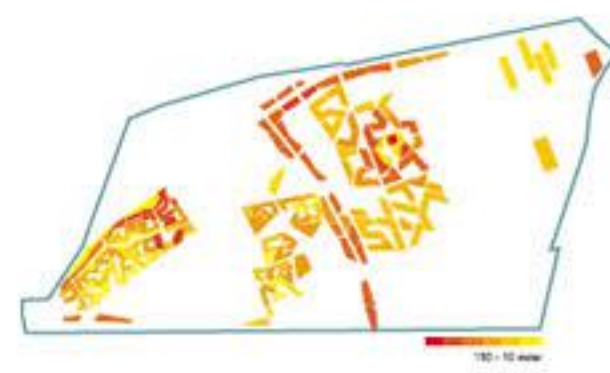


INTENSITIES

INTENSITIES



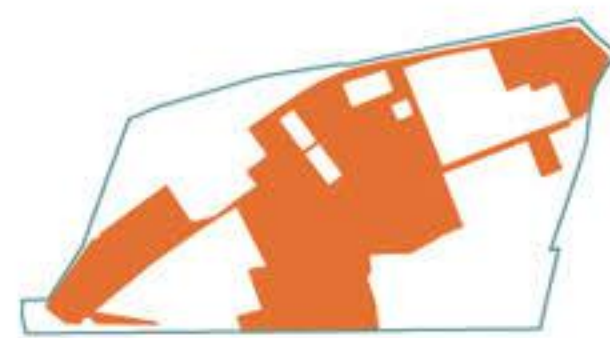
Urban intensities
Aspirations as strategy



Heights



Programmatic intensities



Area of urban design

TABLE OF PROGRAMMES FOR THE WHOLE AREA

1. Project area: 2.3 km²
2. Total area of urban design approx. 960,000 m². Area of Built Structures 220,000 m². Area of Open/ Public green spaces 740,000 m²
3. Density - Area of Built Structures/area of urban design: approx. 0.23*
*The number include all public spaces
4. Total gross floor space (GFS): approx. 1,930,000 m²
5. Floor Space Index (FSI): 2.0**
**Varies between FSI 1.2 for Dedicated housing and FSI 3.5 for Urban Centers and Urban Foci.



Detailed layout - Scale 1:1000

THE FOUR HUBS

We divide the site into four hubs: the Cultural Hub, The Green and Recreational Hub, The Business Hub and the Market. All hubs are potentially seen as mixed use areas that take favour from the overall theme of the location. The mixed functions are used to secure activities and urban life through out all waking hours.

The Cultural Hub

The Cultural Hub emphasizes the cultural aspects and activities of the Partnership Smartinska and will become the cultural point of reference - not only for the area itself but also for Ljubljana city and the region as a whole.

Open spaces

At the heart of the cultural hub the open spaces gain life by placing public outdoor functions at the ground level of the buildings eg. in the form of coffee houses and galleries that use the public outdoor spaces to take their functions out in the open. Outdoors scenes & exhibitions bring the cultural activities outside and create a vibrant public space environment for the visitors.

Programs

The functions in the area will be concentrated on culture and leisure. Facilities include a theatre, a cinema complex, different scenes, facilities for local workshops, exhibitions, coffee houses and the like. The culturally flavoured and diverse functions will provide life, vitality and activities in the area - an ambition that is strengthened by the mix of housing, office and cultural facilities.

Building typology

In the cultural hub the building structure is a mix of the element, the block and the snake in order to secure diversity in the overall building scheme and make sure that the human scale is present throughout the area. The functions are mixed and consist of office, cultural and housing facilities. The office facilities are primarily placed along the Smartinska Lane and provide an urban feel to the area. Cultural facilities are placed around the icon and around the big open space in the middle of the cultural hub. Housing facilities are mixed between the two.

Signature

The cultural buildings are the emblem of this cultural part of the area. Public building structures will be situated centrally in the area.

The Green and Recreational hub

The Green Hub focuses on healthy lifestyles and sustainability. In this part of the Partnership Smartinska we introduce health as part of an extended, sustainable approach. Spaces for physical activities, a sports knowledge centre and a knowledge centre for sustainability provide the practical - as well as the theoretical - aspects of sustainability being more than a question of energy recycling.

Open spaces

The Green and Recreational Hub is partly placed in a contaminated area there has two dominant green, recreational outdoor public spaces:

The Eco-enchanted Forest has a big playground with X-large swings that physically activate the children. The forest is placed in direct conjunction to the primary school. This way the school can use this recreational area for their sports and leisure activities. The Eco-enchanted Forest also has a childrens forest where the youngster can "get lost" in their games.

The Sport Square is - as the name suggests - a public space with a strong emphasis on sports activities. The sport square is equipped with facilities for outdoor basket, street hockey lanes and other facilities for sporting activities. This underlines the area's focus on the healthy way of life.

Programs

The Green and Recreational Hub represents the cross between the urban and the recreational, sustainable and green functions of the site. This part of Smartinska Partnership provides leisure activities for the surrounding residential areas as well as for visitors from the outside and the kids attending the nursery, the primary and secondary schools. It's the place that attracts the nature urbanists - modern people who seek the recreational and green, while the trills of 21st century urban life are high on their list of wishes. The Green Hub is connected by The Green Connection - the transverse flow line - that connects the site as a whole to the surroundings as well as providing a green link intensity in the area. A central building houses "The Knowledge Centre for ecology and sustainable lifestyles", an Agenda 21 Centre that selects and communicates knowledge about sustainability, green life styles, ecology and energy.

Building Typology

In The Green Hub we repeat the three typologies from The Cultural Hub and introduce the big box structure. The functions of the buildings vary and include sports and leisure facilities mixed with housing and office facilities.

IMPLEMENTATION STRATEGY



1. Point of departure
Strategic positions on the site



2. Signatures
Urban attractors

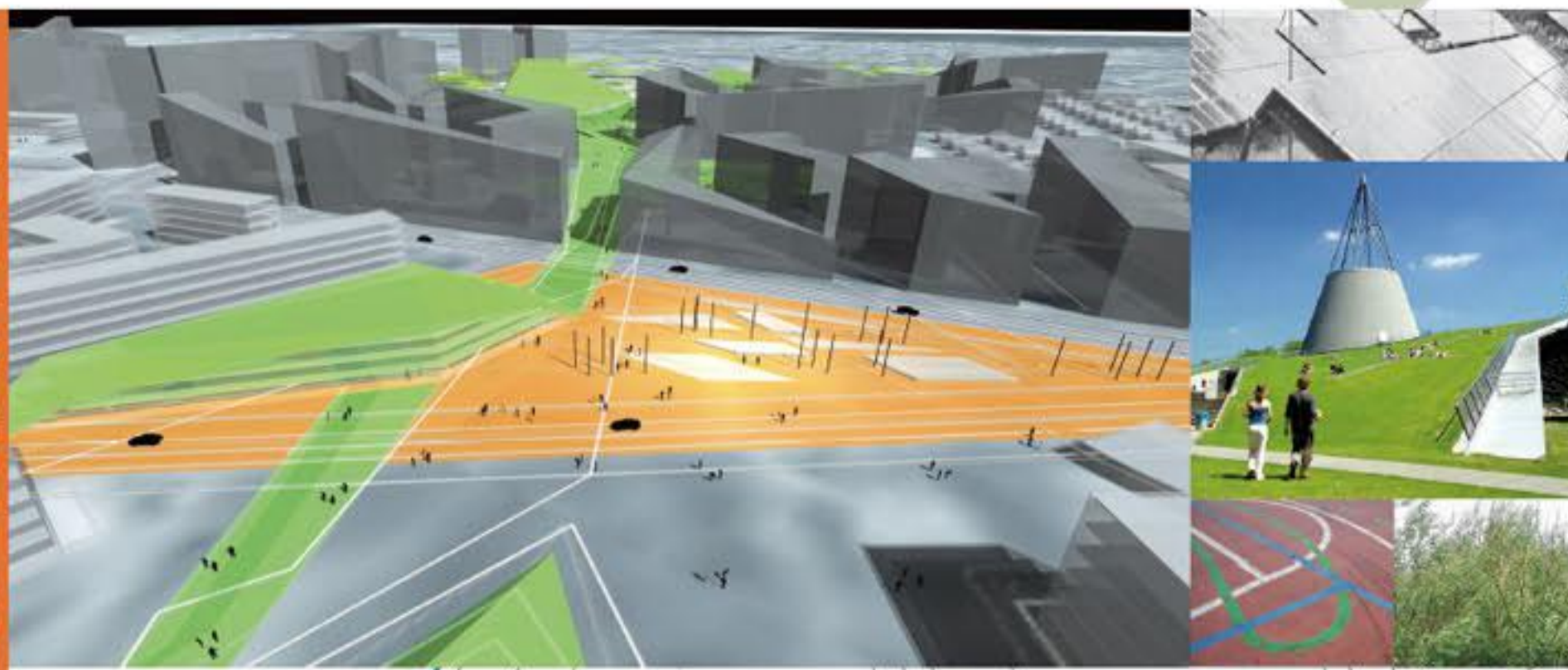


3. Urbanized connections



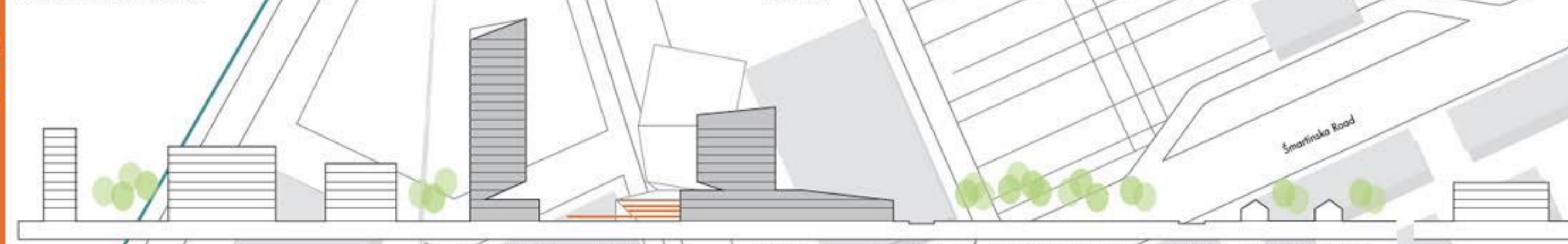
4. Urbanized fields

IMPLEMENTATION



The Green and Recreational Hub

References



Section along Šmartinska Lane - Scale 1:1000

The Culture Hub



Signature
The signature of the area is the "The Knowledge Centre for Ecology and Sustainable Lifestyles" building that has a green grass roof - a mixture of building and landscape - that sets the recreational and green tone for the area.

The Business Hub
The Business Hub is the metropolitan and business orientated growth centre for the whole of Slovenia. This is where the national headquarters of the multinational, innovative cooperations will be placed as well as the location for smaller business' that will thrive on being situated near the international firms.

Open spaces
The primary open space takes the form of a big open, unprogrammed urban flavoured public space. The area is characterized by lively and active spaces that functions as gateways to the main business related functions. The area is also equipped with recreational spaces with places to have business lunches and places where the employees can take a break from their work tasks.

Programs
The keywords for this area are business, economy, innovation, height and cafe-latte-to-go. Office facilities are mixed with housing facilities all though The Business Hub will retain a strong emphasis on the business orientated functions. These functions are mixed with international, high standard hotel and conference facilities.

Building typology
The building typology of the urban centre primarily consists of the snake with mixed functions but with a dominant emphasis on office facilities. The area is characterized by tall buildings, high density structures with a high building percentage. The buildings structures are situated around the infrastructure and function as publicly orientated facades.

Signature
The signature of this metropolitan part of the vitalized Partnership Šmartinska is a tall business tower with office and service facilities.

The Market
The keywords for The Market are shopping and leisure with a strong market touch. The existing building structure is the point of departure for the vitalisation of the area and the transformed zone will keep its large scale, big box typology.

Open spaces
The open spaces around the market are designed to conform to the overall market feel of the area. A Barcelona-inspired Rambla is placed between the big box structures and functions as a formal space for exchange and as a special focal point of reference.

Programs
The shopping and leisure activities of the area are retained and at the same time new functions are introduced in the existing and new buildings. The area is equipped with office programs, restaurants and financial institutions while a hotel and conference centre is erected in the north western part of the area.

The former silos are transformed to The Gastro House - a food knowledge centre where the visitors can taste the best meals that the foremost chefs can create. At the same time the do-it-yourself approach makes it possible for visitors to watch how beer is brewed, and how it's possible to focus on quality instead of quantity in the food industry.

Building typology
The Market takes its theme from the existing big box structure of the area that is reminiscent of an old market hall. This high density, low rise building typology is the point of departure for the overall building disposition of The Market. Around the Rambla the buildings on either side of road are connected by a glass roof which brings a sense of coherence to the shopping experience.

Signature - The Market
The signature of The Market is the Rambla that becomes a point of assembly for the area.

THE VISUAL METAPHOR

The townscape film as a visual connection to Ljubljana
From the outskirts of the area the four signature hubs function as a sort of curved driving film for the people that pass the Partnership Šmartinska site from the south or the north. The signature icon structure of the cultural buildings is followed by the green hill that shifts to the high rise business tower to culminate in the low rise box structure of the market place. This townscape film provides an anchor that visually connects the surroundings to the Šmartinska Partnership area - in other words: the four signatures.

A QUALIFIED LIVING ENVIRONMENT
The overall urban idea focuses on generating life 24/7. The means are mixed functions spread throughout the area. Each area contains housing, commercial and cultural facilities that ensures activities throughout the day: working people in the daytime, residents, cultural and recreational seekers in the evenings and weekends.

The mix of functions, high density and clearly defined public spaces concentrates and qualifies the different forms of public life that takes place in the Partnership Šmartinska - creating a vibrant, varied city.

The concept focuses on the public spaces as generators for the urban and public life throughout the competition site. Public spaces are the new meeting points for the urban population. The foremost quality of the modern public space is that's its ambiguous and open. Ambiguous towards the activities that can take place within it - open to be consumed by the people that use it. By dividing the area into unique areas the ambition is to provide Partnership Šmartinska into urban spaces that take flavour according to the users and the activities they create in them.

IMPLEMENTATION STRATEGY

An area as large as The Partnership Šmartinska is not transformed overnight. Therefore we suggest an implementation strategy that takes its point of departure in the signatures from the four different areas that we subdivide the competition site into.

After the localisation of the four signatures the building fields are urbanized and matured for further development. The signatures are also points of reference for the transverse connections and along these the different areas are developed as time goes by.

This solution secures that all four areas are developed at the same time in the same phases with the locations close to the signatures/attractions being given primary focus and so on.

WASTE MANAGEMENT

The everyday household garbage is disposed in local waste disposals that are connected in a sublevel pipeline system that ends in central waste stations from which trucks can arrive and vacuum the waste. This is not only a garbage-man friendly solution but also greatly reduces the length that garbage trucks have to drive within the premises.

All the garbage disposal areas are equipped so that the inhabitants, workers and visitors can sort the waste, so that it can be accordingly recycled.

Rainwater is collected and reused to flush toilets, water the green spots and flowers and providing water for the water-areas.

ENERGY INFRASTRUCTURE

A major part of The Green and Recreational Hub is situated on a highly polluted ground. To clean up the earth we use phytoremediation - a method where environmental problems, such as soil contamination, are solved through the use of plants. In this part of the site the idea is to develop a research project based on the process of phytoremediation. Besides being a research and experimental project, it also serves to connect the existing surrounding landscape as well as functioning as a recreational area.

The "The Knowledge Centre for ecology and sustainable lifestyles" Agenda 21 Centre as well as "The Gastro House" are - according to their emphasis on sustainability and quality - built and transformed into passive houses, where all the energy needed to warm up the buildings is generated by the energy created by the activities that are accumulated within them.

UTILITIES FOR CLEANING POLLUTED AREAS


Areas within the green zone are planted out and planted with a variety of plants. The areas containing contaminated soil become part of the arboretum, as research and educational projects. In all the contaminated areas the types of plants depend on the content of the pollution, however trees, i.e. poplars and willows, are preferred as part of the soil cleansing process due to their low maintenance.

The green areas will in time become an independent and contrasting structure within the urban context.




FACTS


PROJECT FACTS




Built structures




Parking surfaces



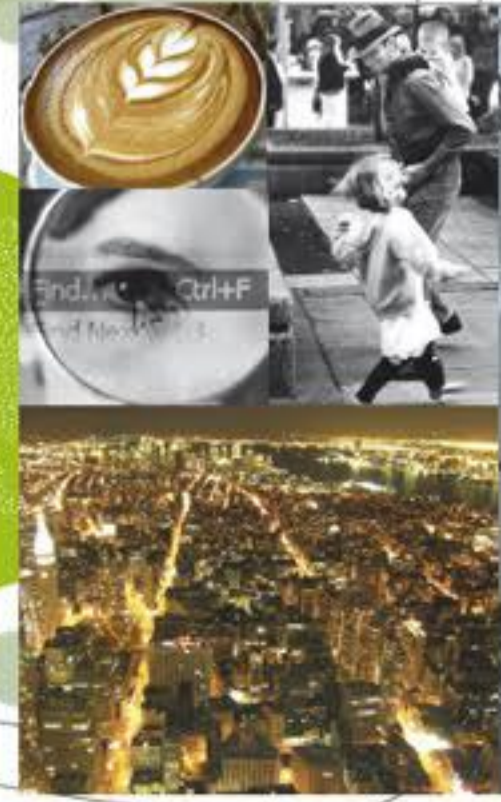
Traffic concept and accessibility



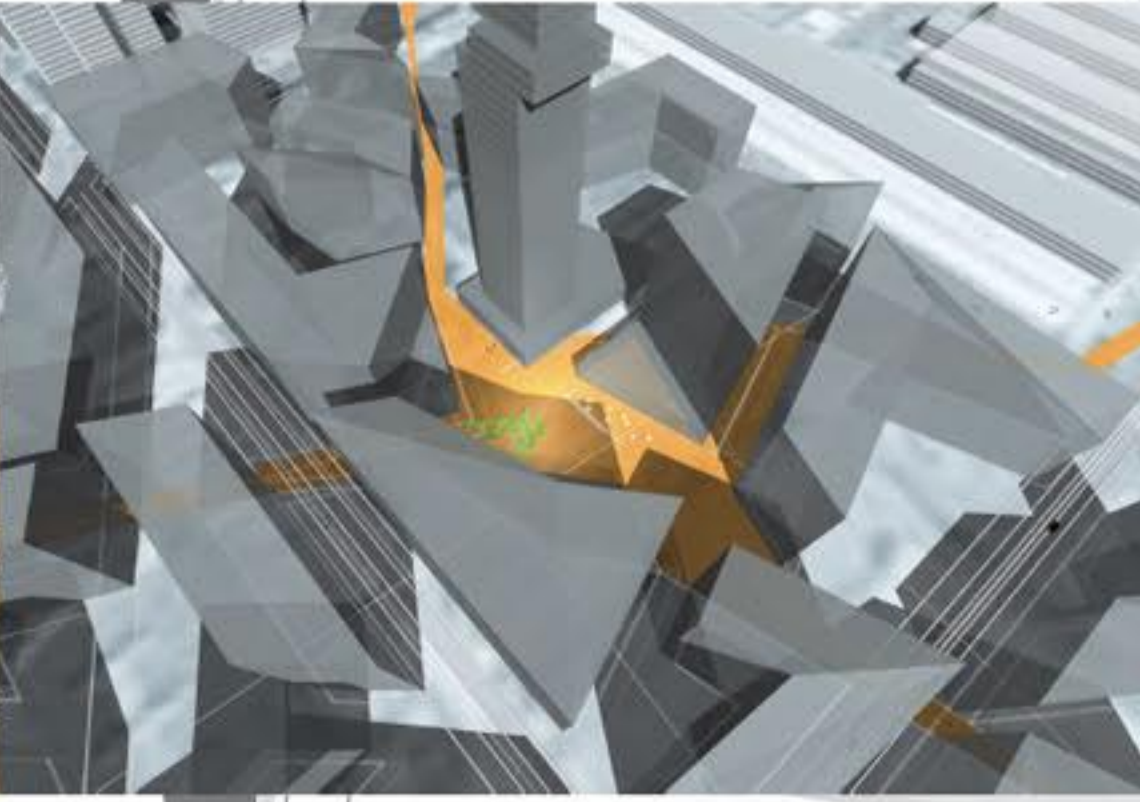
Eco - spots



Green spaces



References



The Business Hub

