



RIVER QUARTER RIVER BLOCK AND WALK ZENICA

COMPETITION FOR CONSTRUCTION OF BUSINESS AND
RECREATION ZONE, ZENICA SOUTH, ZENICA

The background of the left half of the page is a topographic map with light green contour lines on a white background. The lines are irregular and flow from the top left towards the bottom right, creating a sense of depth and terrain.

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1.0. GENERAL CONDITIONS OF COMPETITION

TITLE:

RIVER QUARTER - RIVER BLOCK AND WALK ZENICA

COMPETITION FOR CONSTRUCTION OF BUSINESS AND RECREATION ZONE, ZENICA SOUTH, ZENICA

CONTRACTOR: City of Zenica

PARTNERS: Association of Architects of Bosnia and Herzegovina

TYPE OF COMPETITION: open, poll, anonymous, project, single-stage

RANGE: An international competition is open to all physical and legal persons who meet the requirements of the Competition

LANGUAGE: One of the official languages in BiH

ELIGIBLE PARTICIPANTS:

Physical entities: architects, urbanists and students of architecture;

Legal entities: all legal entities that are authorized to provide architectural design services.

COST SHARE:

No fee shall be paid for participation in the competition.

ESSENTIAL DATES:

DATE OF PUBLICATION: May 9th, 2019

FINAL DATE FOR DELIVERY OF THE APPLICATION FORM: May 31st, 2019

DATE BY WHICH CANDIDATES MAY ASK QUESTIONS: July 10th, 2019

CLOSING DATE: July 15, 2019

LOCATION VISIT DATE: June 11th, 2019, 13:00h

AWARDS:

FIRST PRIZE: 25.000 KM

SECOND PRIZE: 12.500 KM

THIRD PRIZE: 7.500 KM

TOTAL AWARD FUND: 45.000 KM net

SELECTION COMMITTEE:



Mladen Jadrić

architect-president of the committee

Teacher and practitioner in Vienna, Austria, where he established his renowned JADRIC ARCHITEKTUR ZT GmbH. His realizations vary from architectural to urban planning

projects, as well as experimental and artistic installations, and interior design solutions in Austria, USA, Finland and China. Professor in TU Wien since 1997.



Dinko Peračić

Member of the Jury

Founder of the PLATFORM 9,81, architectural collective and partner in ARP Office. Teaching Architectural Design in Faculty of civil engineering, architecture and geodesy in Split, Croatia. Laureate of numerous international and national prizes for his contribution in architecture, and Croatian representative of XV Venice Biennale.



Sabina Mujkić

Member of the Jury

She holds doctorate in architecture and master's degree in Interdisciplinary postgraduate studies in spatial and urban planning. She has worked on various international and national projects. She is a co-author of many projects, documents, guidelines, manuals. Projects where she participated were received prestigious awards.



Vedina Babahmetović

Member of the Jury

Architect and owner of Entasis architectural office. Has long lasting experience in successful completion of different and complex projects. Winner of numerous awards and founder of Intent Design brand, whose focus is in domestic furniture design promotion.



Lejla Hajro

Member of the Jury

Urban and spatial planner, and architect. Holds master degree from Imperial College London in Environmental Studies, and master degree from Bartlett College UCL in International Planning. Team member and coordinator of some of the most important planning documents in Bosnia and Herzegovina recently.



prof. Vesna Hercegovac-Pašić

Deputy Member of the Jury

She is an activist, professor, urban planning practitioner and architect. Author of numerous essays, papers, articles on urban transformation of the cities, with many awards for her contribution in urban planning in Bosnia and Herzegovina.



Sabina Tanović

Deputy Member of the Jury

Sabina Tanović is an architect, currently resides in Netherlands. Holds master and doctoral degree from TU in Delft. Winner of many international awards for her work.

2.0. REASONS AND VISIONS

The competition that the City of Zenica conducts in cooperation with the Association of Architects in Bosnia and Herzegovina has the task of obtaining high quality urbanistic, architectural, designed, functional, economical, professionally designed proposals of various possible solutions, different authors and concepts in accordance with the basic requirements of higher order plans and the project assignment. Awarded designs will provide expert backgrounds for making mandatory detailed implementation planning documentation.

The task program serves as a starting point for exploration and analysis of spatial possibilities and needs of the wider economic and social community, but at the same time it should not be seen as an axiom and pre-determine possible solutions. Participants are expected to find their own models of analysis that will result in content and design ideas.

Similar examples in practice, available literature (which is an integral part of the program task) should be consulted. Positive and modern architectural-urbanistic context should be used.



3.0. PURPOSE AND OBJECTIVE

The city of Zenica, as an interpretation of the industrial development and urbanization of the space under its influence is at a great turning point in the 21st century.

The humanistic, ecological and economic perceptions of today and the obligations that our country accepts and implements on its EU path require change of discourse and revitalization of the way of life in industrial and post-industrial cities.

The city of Zenica recognizes such efforts and through an examination of different transformation models, the city prepares for the inevitable transition to a neo-industrial urban city. This process will require a combination of cost-effective and innovative approaches, adaptation of proven architectural-urbanistic-economic methods applied in similar environments, in situ conditions for every specific problem/challenge and - while defining a common goal - transformation from a pure industrial and postindustrial city to a sustainable, engaging and efficient city with modern and expanding economy.

In this case, the competition will investigate the possibilities of responding to the set development goals on unpolluted land, which is mostly surrounded by residential and mixed zones, and close to important traffic structures. However, the very nature of the City of Zenica is such that the whole city and its structure can be seen as a polygon of post-industrial and industrial urban space, open to partial or complete transformations and urban experiments and improving the quality of life.

Therefore, although the location that is the subject of this competition is not technically "brownfield", it is certainly a space where the content renewal techniques that exist in the wider area of the City of Zenica can be applied.

Identifying locations of possible development in the city characterized by spatially complex links, where natural and acquired conditions of different levels of development and exploitation coexist, is the first step on the path of transformation. Urban planning documentation which should serve as the summary of general conditions and potentials, analyzed through multidisciplinary frameworks, is the initial list of locations with different themes. This location is recognized as a planned business zone by The Urban Plan of the City of Zenica (2016-2036.), with certain limitations on content placement, which will certainly be further discussed below.

Research into the needs of public for certain contents is an eliminatory factor in the process of establishing successful and quality solutions in cities. The transformation of cities, especially those with a high level of

outdated technology, cannot be carried out (or even started) without consideration of as many scenarios as possible. Competitions, as platforms for evaluating ideas and strengths, allow for additional spatial dimensions which are not possible in traditional processes of solving a particular problem. Therefore, the development of the competition was preceded by the public poll. The results of the poll are an integral part of this program assignment and the related drawings.

Through competitions, professional opinion is reached to be re-examined through the equation of dependency:

The importance of the idea and its articulation only then become crucial and is not burdened by later protocols of implementation.

The main goal of this competition is to reach solutions

that will perceive the development of the subject in a context of opportunities, potentials and flaws of the industrial and post-industrial city in a bold, conscious and sensible way, and to provide a solution for the future business/ recreational/tourist area, which should fill in the gap that exists in the City of Zenica when it comes to such spaces. Although it is a survey competition allowing very different solutions and ideas for the development of this area, it should generally be referred to as "business/recreational/touristic zone". The competition is conducted as a procedure after which detailed implementation planning documentation will be prepared, and will eventually regulate the subject area, define the conditions for construction and lead to its final use.

In this process, regardless of the results, it is very important to show the way of development and analysis that preceded the final interpretation, i.e., to have a clear vision of the concept of development.

This task, i.e. its expected results, is not aimed at an individual or single objectives, but on a strong partnership that can be achieved through good urban-architectural visions of the area, the needs of the society, various new, clean industries, community, government and NGO sector, local communities, academic community, and all interested parties sharing the same values and vision of new development, adapted to the 21st century.

3.1.3.1. PLANNING DOCUMENTATION

The Spatial Plan of the City of Zenica is a higher order plan for the particular area. Urban plan for the city has not yet been developed.

The Spatial Plan marks this area as Zenica-South, a business-recreational-tourist zone - for placing tourist, commercial, hospitality, IT and sports facilities, with no production facilities and warehouses. Specific conditions for building this space are not provided.



LET'S BEGIN!





4.0. ABOUT THE CITY

WIDER CONTEXT

Zenica is a city in Bosnia and Herzegovina whose identity and the established urbanistic frameworks (as we know them today) have been upgraded for decades and are primarily based on the industry, to be more specific, the so-called heavy industry.

Steel plant complex in Zenica, which is located on the northern access to the city and makes a very large part of the urban area of Zenica, is one of the most impressive sites of this kind in B&H in general. For such a large-scale employer, it was necessary to build the entire physical, administrative and development system, which is embodied through the modern development of the City.

Thanks to the understanding of city authorities at the time who were aware that the quality of urbanization, equal development and successful construction that meets the needs of the people require skilled professionals, great architects and urban planners have made some of their biggest and most memorable achievements in Zenica. Therefore, for more than 60 years, Zenica serves as a “polygon” for testing the models, relationships, proportions, needs, content and creation of ideas for Juraj Neidhart, Jahiel Finci, Zlatko Ugljen, Karlo Kužatko, the Kadić brothers, Dušan Smiljanić, Živorad Janković, Slobodan Jovandić, Borivoje Usnić, Muris Limić, Stanko Klisak, and other Yugoslav architects who created the modern city of Zenica.

Juraj Neidhart had the most important and strongest impact on general urban planning of the city of Zenica. His basic idea of development is still very visible in the architectural and urban matrix of the City.

It was this development path that led to the constant population growth since the adoption of the General Urban Plan in 1950. It also provided quality public, educational, cultural, health, sports and other contents in the city. By 1990, the population of Zenica was 145, 000

(before the World War I, the number was about 15, 000)

The events of the past 30 years have left a mark on the demographic, economic, social, and physical character of the city. Steel plant Zenica, as well as its complementary heavy industries and exploitation of natural resources descend or, most often, collapse.

Changes in population structure, employment rates, age of population, increased migration, and the expertise of today's work force in the work pool are extremely hard to place in the socio-economic structure of the city of Zenica. The problems of the early 2000s are only somewhat being solved, and the city itself is beginning to behave as a “brownfield”.

Efforts made to change the economy so far are no more than just a few sole projects or established uncomplete business zones, which cannot adopt all the roles that the heavy industry of Zenica once had. Consequently, it leads to multiplication of deficiencies that affect the overall quality of life in the city.

The result of the partial approach can be seen through a non-coherent and uneconomic approach to locating business and related contents without the necessary preparation and development of the placement strategy and typology of such contents, but also without adequate infrastructure equipment to stimulate the self-sustainable development of such zones.

Today, primarily through space reservation and ensuring grounds for planning, city authorities are trying to bridge the problems of transition to post-industrial society and to lay the foundations for further development.

DEMOGRAPHIC INDICATORS



110 663

NUMBER OF INHABITANTS



♂ 54 660 ♀ 53 003

92 906



INHABITANTS WORKING ABILITY

♂ 45 664 ♀ 47 242

EMPLOYED **30 501**
18 965 ♂ | 11 536 ♀
UNEMPLOYED **11 047**
6 771 ♂ | 4 276 ♀

12 % UNEMPLOYMENT RATE



198,14 st/km²

POPULATION DENSITY

38 609

NUMBER OF HOUSEHOLDS

2,84 members per household



ILLITERATE PEOPLE **2 731**
429 ♂ | 2 302 ♀
PEOPLE WITH HIGH SCHOOL DEGREE **49 301**
28 605 ♂ | 20 696 ♀
PEOPLE WITH COLLEGE / UNIVERSITY DEGREE **8 195**
4 010 ♂ | 4 185 ♀
COMPUTER LITERATE PEOPLE **38 474**
19 881 ♂ | 18 593 ♀

5.0. ABOUT LOCATION

NARROW CONTEXT

The geostrategic position along the M17 highway and the immediate access to the highway of Corridor VC, provide an absolute advantage of this area compared to other locations within the city's urban area that have been intended for business facilities.

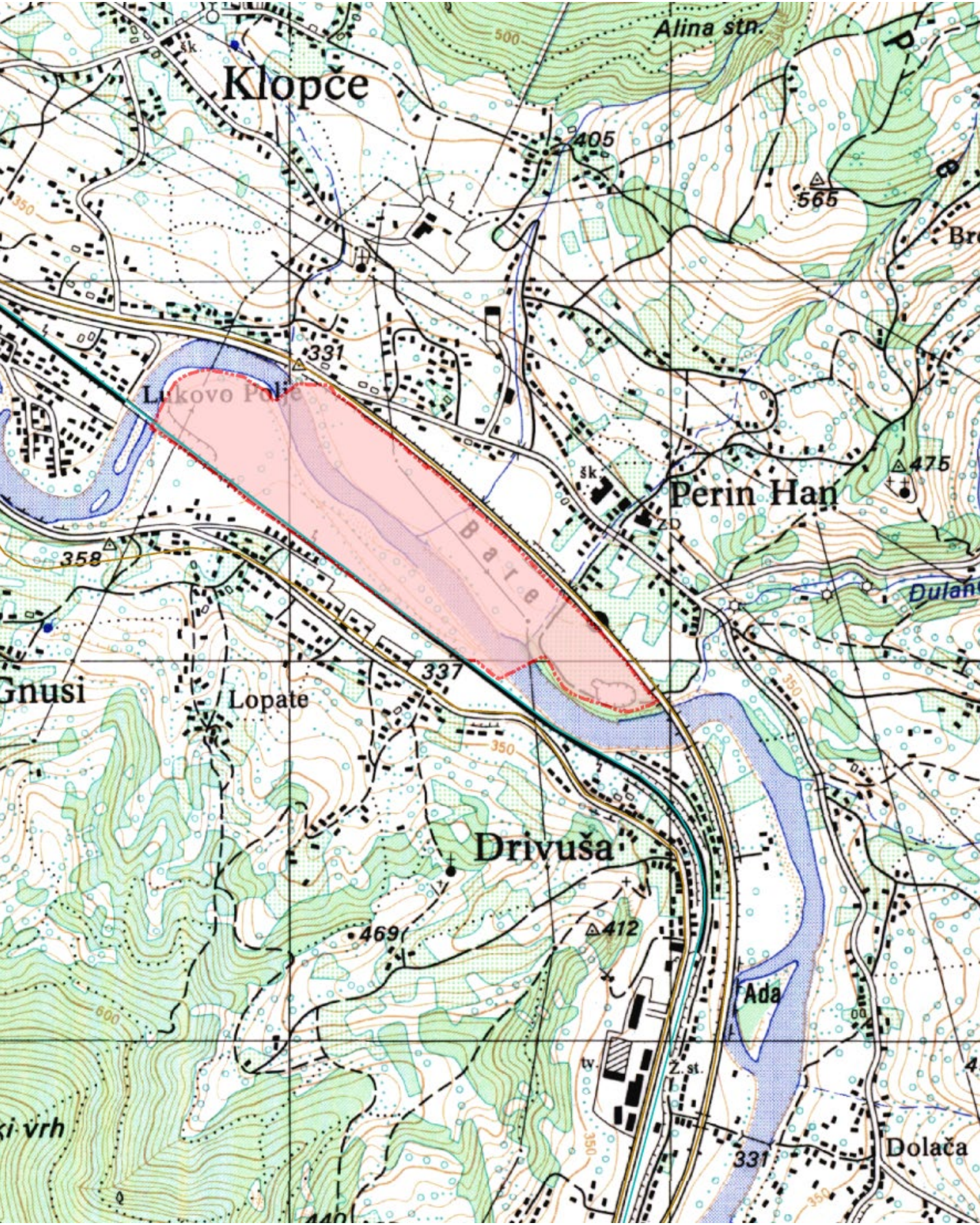
The size of P = 31 ha zone is sufficient to accommodate a wide variety of thematic and functional units, which through concentration in such a highly potential area have very high preconditions for development and successful functioning. The intention of the City of Zenica is to affirm the business zone as a development generator, whose scope of activity and capacity will attract a large number of businesses, and therefore increase the number of visitors and employees.

Elongation encompasses the direction of north-east-southwest. The east border is M17 (E 73), northern and southern borders are formed by the Bosna river, while the western border is marked by the Sarajevo-Šamac railway line.

The distance from the exit loop from Corridor VC is approximately 100 m and the position related to the center of the town and its wider surroundings is the following:

ZENICA	SARAJEVO	TUZLA	ZAGREB	BEOGRAD
5 km	70 km	130 km	340 km	320 km





The land is currently used for agriculture, mostly meadows and farmland. According to the Spatial Plan of the City of Zenica, the whole area is marked as an anticipated business zone, thus creating the conditions for conversion into a building site.

The morphological characteristics of the area are conditioned by the vicinity of the river Bosna, and the terrain is lowered towards its bed. The absolute height of the observed part of the terrain moves in the range of the elevation of 333 - 325. The detailed height profile of the terrain is given in the attached drawings.

The geological composition of the observed area was not investigated in detail but according to the mapping of 1:100 000 made for the whole of Bosnia and Herzegovina, it is the alluvium, i.e. the pluvial effect of the river Bosna, with terrace-shaped and glacio-fluvial sediments. The pedological characteristics of the land have not been thoroughly investigated. According to the pedological maps for Bosnia and Herzegovina, it is an eutric fluvisol.

Through the right-hand part of the area runs Klopčki potok (creek) and two smaller watercourses, whose occurrence has not been strictly determined but are assumed to be the occasional tributaries of river Bosna.

The river Bosna with its water because of which construction constraints exist, are shown in graphic attachments. It itself represents a resource that is very attractive from the aspect of the entire space identity. Its presence should not be seen as a division of the zone, but the continuation of the left and right banks, above and on the water, and treated as a planned solution. The River Bosna water level can be viewed at <http://m.voda.ba/hidroloske-stanica?sliv=4>.

There are several old and abandoned auxiliary facilities on the location, as well as a 110-kV transmission line which is intended for relocation. There are no other structures on the location.

Protective belts of infrastructure systems that are not allowed for construction are included in the attachments.

Video of the site can be found at <https://www.youtube.com/watch?v=nF9gSkDmUy0>.

Photos of the site are an integral part of the project task material.





6.0. ABOUT THE COMPETITION

URBANISTIC / ARCHITECTURAL APPROACH

The spatial unit which is the subject of the competition serves as a sort of “counterweight” to the heavy industry located in the northern part of the town that is in rapid decline leaving a void in the social and economic aspect of the city and its inhabitants.

Following the tradition of past generations of city authorities who have always been able to identify key moments in the development of the city and the transformations out of the current frameworks, the city of Zenica has decided to activate and establish a new key point in the development of the city.

Just as in the north, the former Zenica Ironworks was the catalyst for comprehensive urban development, which can no longer play an active role today. This is why there are plans for the new development point called River Quarter - RIVER BLOCK ZENICA at the other end, at the southern entrance to the city.

With the name itself, “the River Quarter” tries to inspire and evoke a new dimension in the city’s relationship with the environment and the river Bosna which has been slowly trying to regain its elementary function as a water resource. One of the key tasks in this competition is, besides that of providing a vision of development and functions, to question the relationship with the river, its banks, and the hinterland. Another task is to integrate the river in the everyday life of the users of the development and wider populace.

Furthermore, the competition brief asks of the participants to assess the possibilities, advantages and resources of the area and propose a solution for a business, recreational and touristic content that will have a role of a catalyst for new social, economic and urban planning image of the city.

The contents of the future business and recreation zone should be such as to respond to the disadvantages present in the economic and social scene of the City of Zenica and the wider environment, using sustainable, modular, customizable, contemporary and layered solutions.

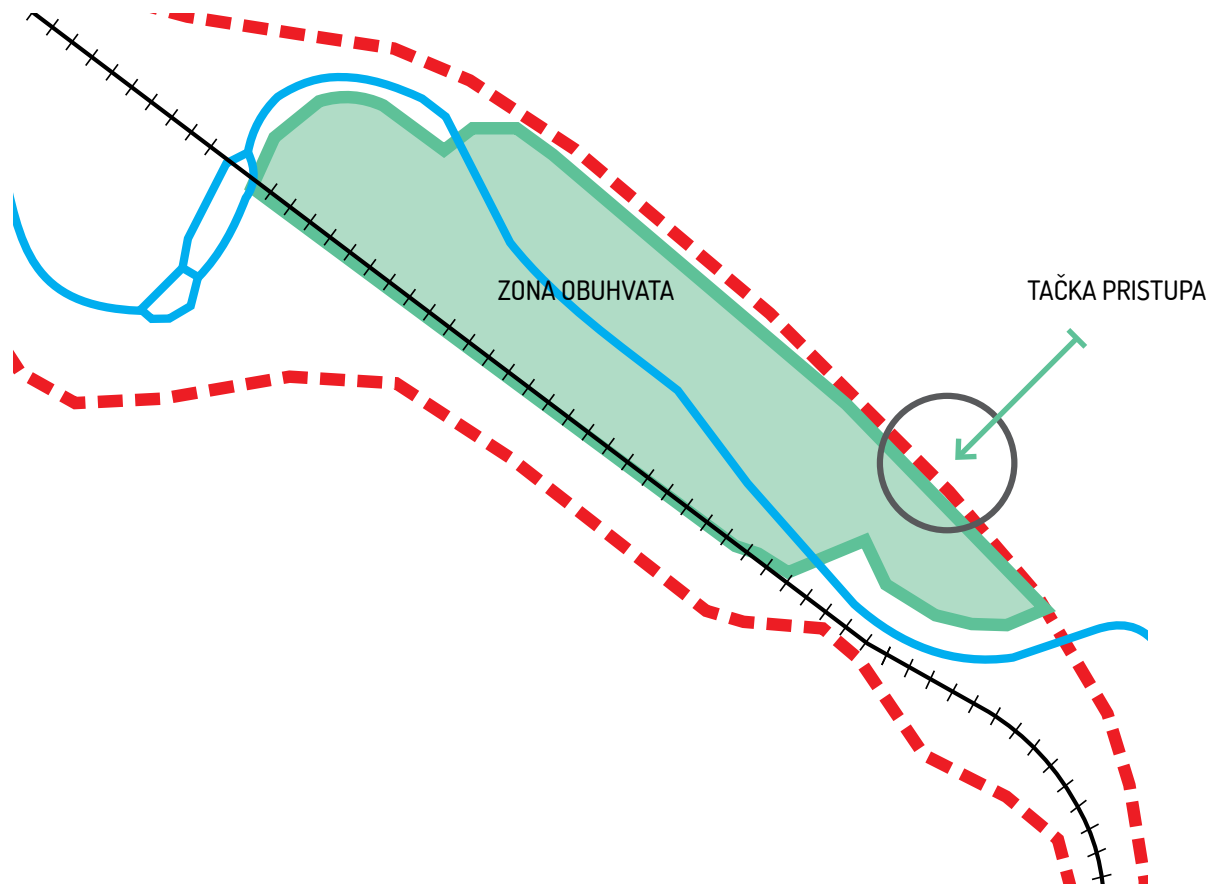
In order to re-examine the needs of the City of Zenica in terms of contents, previous public research was conducted through an anonymous survey, which through an array of questions tried to obtain an objective state of needs and opportunities. The results of the survey can be found in the accompanying material.

Spatial elements are formed through a synchronized mix of content and purpose that will stimulate local development, employment, creation of new economic and spatial values that will attract users from across the region (including the territory of the states of the former ex-Yugoslavia) which will enable the proposed contents to provide the zone’s sustainability and initiate local development.

In all of that, a special care has to be given to the immediate and broader surroundings, connections with the main traffic routes, development centers, visual identity and importance of such a big project for this part of Bosnia and Herzegovina.

The main purpose of the zone is a mix of business, recreational and touristic contents but with free interpretation of other compatible content that can be introduced, as participants find it acceptable and necessary.

The analysis and decisions that resulted in introducing this new content have to be presented through textual and graphic explanations that are an integral part of the proposed design. Detailed breakdown of areas and their purposes is expected.



Ilustracija 1 - shematski prikaz lokacije



Ilustracija 2 - shematski prikaz morfologije i odnosa obalnog i vodnog dijela lokacije

The contents that pollute the environment or are in direct conflict with the main purpose of the zone or legal regulations (protective areas around infrastructure and water resources of river Bosna) are explicitly forbidden.

Taking into account that for the area in question only Spatial plan of the city of Zenica has been developed without detailed analysis of intended uses, a zoning plan has to be developed prior to the design.

ZONING PLAN HAS TO ANSWER THE FOLLOWING BASIC QUESTIONS:

- General use of certain zones,
- Traffic connection with the outside traffic system,
- Traffic inside the zone,
- Defining open, public, access and other areas that serve for receiving and housing of users.
- Volumetric parameters of planned buildings by defining their horizontal and vertical dimensions.

During the creation of zoning plan, it has to be taken into account that the zone is divided by river Bosna into two parts. Adequate traffic concepts have to be given so the space may function as a whole. The river Bosna, even though it divides the zone, is integral part of the entire area. Its presence, potentials and limitations have to be adequately assessed in the context of development of the zone. This assessment will be specially valued during the evaluation process. Periodical water streams that flow into river Bosna, marked in the plans attached have to be taken into account, and the reasons for their integration or removal has to be given.

One traffic connection is already defined at the southwestern corner as a junction with M17 highway. The junction and the bridge that connects the settlements on the other side of the river are still under construction. Participants have to retain that connection and add one more connection to the M17 highway in a position they find suitable. Internal traffic network has to be developed and connected to the M17 through these two points. Direct connection of individual lots to M17 is prohibited.

The second step in concept development should be the proposal of positions of built physical structures i.e. architectural volumes. The participants have the freedom to interpret them through their own analysis and the resulting needs but it is necessary to apply an approach that ensures an equitable, sustainable and spatially acceptable engagement in terms of space occupation. Although the urban plan as well as the architectural parameters and coefficients are not determined for the site's planning documents, the designs must be tailored to the location possibilities and positive planning and urban approaches, and will be evaluated for the benefit of quality and not quantity.

The relationship of the zone with river Bosna and its banks should be incorporated in the proposal while respecting the legal framework that prohibits the construction in the vicinity of the river.

Special attention should be paid to pedestrian communications and other forms of non-motorized traffic as a form of traffic linking of newly developed content with urban agglomeration developing from the zone to the center of the city and further to the peripheral parts of the urban area of the City of Zenica.

The terrain is mainly flat or flattened, with one pronounced denivelation on the left bank of the river Bosna, which is marked on the drawings attached.

Also, any financial, social, visual, developmental or other type of influence to the settlements in the contact zone should be taken into account and analyzed.

Final solutions need to be understandable, comprehensive, visionary, applicable, compact, thoughtful, and adapted to the context in which they are located. The relationship between the river and the bank, as well as the hinterland in which the contents are placed should be examined from the aspect of form, function and role in the wider context. Sustainability and self-sustainability of planned solutions should also be achieved through the foreseen purposes and through the proposed forms of the facilities themselves.

The members of the committee, their deputies, consultants, members of the Technical Commission, the Competing Officer, the Board of the Association of Architects in Bosnia and Herzegovina, and their close relatives cannot participate in this competition.



7.0. CONTENT OF THE COMPETITION ENTRY

Competition entries should be presented on two A1 posters (594x840cm). The posters must contain the following:

- **Site plan in scale that is sufficient for a clear graphical presentation,**
- **An analytical process that led to the final design (various graphs, sketches, and other graphics explaining the idea),**
- **Textual description of the design and the idea,**
- **Spatial visualization of the entire scope and individual segments as participants see fit. (photo collage, 3D visual, model photos etc.)**

In addition to posters, participants are required to enclose a study on A3 format (5 copies), with textual description of the design (up to 8000 characters) and drawings that interpret the content of the work in such a way as to ensure the comprehension and readability of the design. The maximum number of pages is 60.

All materials should be delivered also in PDF form.

All included documents must be marked with the same tag - code. The code must consist of 6 different characters (letters and/or numbers). Each sheet, poster, envelope, and text page must be marked with the code placed in the upper right corner. It must not be more than 0.5 cm high or 2 cm long.

The work is submitted as anonymous in a sealed envelope. In addition to this, participants must submit a sealed, non-transparent envelope titled 'PODACI O AUTORU/AUTORIMA' and marked with the code. In the envelope, the following information must be provided:

- **Full name(s) of the author(s)**
- **The name of the person who is the representative of the group of authors (if there is more than one team member)**
- **Address and contact info of the group representative**

8.0. MATERIALS TO BE SUBMITTED TO PARTICIPANTS:

1. TENDER DOCUMENTATION (GENERAL PART)

2. PROGRAM ASSIGNMENT

3. GRAPHICAL ATTACHMENTS:

1. Prepared graphical attachments in digital format (geodetic and cadastral input, with established protective belts and basic infrastructure transport systems),

2. Photographic layout of the location,

3. Orthophoto recording of the location

4. 4. Survey

5. Development Strategy of the City of Zenica and Development Strategy of the Ze-Do Canton

6. Action Plan for Energy Sustainable Development Zenica 2011-2020

7. Excerpt from the Spatial Plan of the City of Zenica

9.0 CRITERIA FOR EVALUATING COMPETITION ENTRIES

The criteria for evaluating the submitted entries are divided into two groups: formal categories and substantial criteria for evaluation of the presented design.

The **FORMAL CRITERIA** for evaluation of competition entries (which are also eliminatory) are as follows:

1. Entries handed over after the deadline will be excluded from further procedure.
2. Entries that do not contain full documentation listed in item VI, Competition Contents.
3. Entries not formatted according to mandatory requirements.
4. Entries that are not anonymous

SUBSTANTIAL EVALUATION CRITERIA are the following:

Urban concept form (50%)

- Spatial and design qualities of the proposal
- Concept
- Response to the primary theme of the competition
- Response to the problems detected on the site and immediate surrounding area
- Relationship and harmony between the uses
- The wider context in both thematic and functional value,
- Compliance with planning documentation,

Form and ambiance quality of the proposal:

- Functional, design and spatial qualities
- Innovative approach and design,
- Innovative traffic solutions

Rationale and economic values of the proposals:

- Influence on the development of the entire city of Zenica
- Financial value and feasibility,
- Possibility of construction in phases,
- Energy efficiency and the use of sustainable solutions for the use of energy, space, resources and reduction of negative impacts on the environment.

In order to obtain better quality of the design, it is recommended to form interdisciplinary teams, but this will not be the deciding criteria for evaluation.

10.0. HOW TO APPLY

How to apply for a competition and take over the competition input

All interested participants can apply for a contest by submitting, completing and signing the Application Form at email djemka.novak@zenica.ba, by submitting them directly to the City Hall of Zenica, or by submitting an application form by mail.

The general terms of the competition are published on the website of the City Administration Zenica www.zenica.ba, and the Association of Architects of Bosnia and Herzegovina www.aabh.ba.

How to get answers to additional questions:

Participants in the competition have the right to ask questions to email djemka.novak@zenica.ba with the note ZA_KONKURS.

CONTRACTOR AND PARTNER:



