

Papír 2030



**COMPETITION BRIEF
PAPER SQUARE
2030**

**NEW CREATIVE
DISTRICT IN THE CITY
WITH PARTICIPATORY
HOUSING**

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Papírnák

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**NEW CREATIVE
DISTRICT IN THE CITY
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OPENING STATEMENT OF THE MAYOR

Dear Participants,
friends of good quality architecture, modern urbanism, development and public space.

There are numerous places and areas in Liberec that hold their charm and poetics, however also shortcomings and mistakes that occurred in the past for certain reasons and causes and continue to harm them till today. The area of Papírové náměstí/ Paper Square (called Papírák) is undoubtedly one of them. I believe that it would even rank first in an imaginary ranking of localities that did not receive enough attention and interest in the past years. Now is the time when we can change it together. At the beginning of the year, the city became again a significant owner of plots of land at this part of the lower centre. It is excellent news as it obtained significant impact on how this area will look like in the future. And, at the same time, an opportunity to remedy the failures of our predecessors.

I am not saying that we have only ideal conditions to do that. Or that the entire process of the transformation of Papírák will be easy and acceptable for everyone. Despite that, it is an enormous opportunity for all of us. And a chance to create something in this precious locality what will include Liberec among municipalities that see a development in the right direction. And additionally, among cities that respect history and think of the future.

I am pleased that of the Office of the Liberec Municipal Architecture – Kancelář architektury města (KAM), the foundation of which I initiated after starting to work at the city hall, persuaded even my colleagues in the city government to pay more attention to Papírák. And I believe that the concept of the Competition Brief which you are reading will convince you that we mean well when it comes to the development of Liberec.

I believe that both together with you – leading experts – and owners of the plots of land and buildings in the area of Paper Square, and with other significant stakeholders and city residents, we will manage to gradually transform this significant part of the lower centre into a place which we will be rightfully proud of.

OPENING STATEMENT OF THE OFFICE OF THE MUNICIPAL ARCHITECTURE

The City Architecture Office (KAM) Liberec was established in 2019 as a conceptual department of the statutory city. Its primary aim is to implement concepts and strategies in the fields of urban planning, architecture and public space. It is a key component in the preparation of city projects, ensures the work of the Council of Architects of the City of Liberec, carries out participations with citizens, and prepares urban planning and architectural competitions. It has published the Manual of Public Spaces for the City, and prepared a key document of the SML Principles for Cooperation with Investors in the Development of Public Infrastructure.

The Papírové náměstí site is precisely one of the areas of the fifth most populous city in the Czech Republic that have long lacked a clear vision and development concept. For decades, this area in the so-called lower centre of the city has been dilapidating. This led to the formation of a brownfield extending up to the main square. At the same time, however, the many new business activities in the area, particularly oriented towards young residents and students, have shown the significant potential of the location.

Therefore, the City Architecture Office recommended to the current city administration to start negotiations with the owner of key land plots in the area, which eventually ended in an agreement on an exchange of properties. After many years, Liberec once again became the majority owner of the land in the area of the so-called "Papírové náměstí".

This provided a unique opportunity to take the initiative to set the vision and initiate the development of the site while respecting the unmistakable genius loci of this originally developed part of the city, which largely belongs to the

city's conservation area. As a next step, the architecture office organised an exhibition and series of accompanying events at the former Linser foundry, "The Vision of Papírové náměstí", which mapped the current plans for the area and the many ideas for the development of the site since the 1960s to the present. This exhibition became a precursor to the entire competitive dialogue.

Education, creativity and freedom of thought are the themes that we want to weave into the future neighbourhood and inspire the competition teams to find the best solution. A neighbourhood that will be integrated into the life of the city and will be a sought-after address for living, business, entertainment, and thinking.

One of the main hopes for the long-term development of the city is the existence of the university with its research, creative and educational potential. This can lead to the creation of new job opportunities if there is appropriate and intensive interaction with the city and other entities.

The creation of such job opportunities, based on the university and new technologies, should lead through business accelerators to the emergence of new fields and themes with high added value. In order to achieve this, Liberec must be able to attract economically active, especially young qualified people, and keep quality graduates in the city, not only from universities.

At the same time, it is necessary to prepare an offer of adequate work, adequate housing, adequate cultural or sporting activities for them. We would like to use these potentials and direct the development of this unique part of the city towards a culturally creative neighbourhood, towards the principles of a carbon-neutral neighbourhood, and also towards a city of short distances.

OPENING STATEMENT OF THE ORGANISER

When we say Liberec most of us first remember the most iconic post-war building – mountain hotel and transmitter located on Ještěd which was built following an architectural competition. However, announcement of architectural competitions was not usual in Liberec in the past 30 years. However, the situation has been gradually changing. With the recent formation of the Office of the Liberec Municipal Architecture and the Architects' Council, the city of Liberec clearly states its interest in comprehensive solutions placing emphasis on quality. The architectural competition which is recommended by the Czech Chamber of Architects and the Architectural Policy government document as the most suitable and most transparent way of awarding a public contract for significant public buildings, is one of them.

After long 20 years, the city of Liberec announces an architectural competition, and straight for one of the most interesting and concurrently the most difficult tasks in the city – area around Papírák. Although several generations of architects have already focused on this locality, it has been still looking for its future form. The design of a new city district is a real challenge not only for the participants, but mostly for the city itself, for which this competition is a starting line of long-term efforts. For that reason, too, representatives of the city decided to choose the form of a Competitive Dialogue which allows for a mutual discussion of the participants, professional committee and experts in specific topics. As the organisers, we are glad that we can be part of it. We wish good luck to the participants and the to the city of Liberec.

2

SUBJECT MATTER OF THE COMPETITION

The subject matter of the competition dialogue is a design of urbanistic and functional solution in the area of Paper Square which is currently an inner periphery of the statutory city of Liberec.

The output should be an overall concept in the form of a "masterplan" which will introduce, in addition to urbanistic and architectural principles, principles leading to the provision of the planned use and regulation of the municipal and private construction activities. On its basis, a detailed **Planning study** of the Area Concerned (serving as an underlying document for a change in the zoning/ spatial plan) and architectural-landscape design of **Městské terasy** (the "Terraces") will be prepared. It will be further developed into a comprehensive project documentation and subsequent implementation. In addition, the city will parallelly prepare a detailed District Development Strategy that it will consult with the author of the Planning study.

The anticipated price of the **Planning study** is **CZK 600,000 net of VAT**.

The anticipated investment costs on the construction of the **Terraces** amounts to **CZK 30,000,000 net of VAT**.

30.000.000,-
anticipated investment costs

600.000,-
anticipated price of the Planning study

3

COMMON VISION PAPIRÁK 2030

The surroundings of Paper Square is one of the most valuable localities in the very heart of Liberec. Its **unique urban development structure** is the last reminder of the "old" Liberec – the city no longer has similar district. You could say with exaggeration that it is like "Prague's Lesser Town" of Liberec which is one of the basic identity places of the regional city for its residents. At present, it is however a **broken torso** of the municipal district without any significant number of permanent residents. Its reputation ranges from a socially excluded locality and a cool "party" district with numerous bars and other joints, however it lacks the principles of a healthy city. Despite this fact, it is an area with enormous genius loci and potential, and its good quality development will significantly increase the attractiveness of the city centre for all its residents and visitors.

How the new district should function, for whom it should be intended and what "brand" it should carry? The entire area will be based on a **Creative district** principle (life & creative business district), the direct inspiration is the Art and Design District in Helsinki. As it is the expensive centre of the city (the district directly connects to business Pražská and Moskevská streets), we predominantly focus on contemporary and "clean" creative industries with higher added value (in simple terms, professionals who only need a computer for their work). These will be further complemented by showrooms of local manufacturing firms and more traditional hand crafts with low demands for space. A newly completed block around the last preserved building of the Linserka foundry will become the heart of the area which will be used as a **creative centre** providing facilities and support to professionals and concurrently will be open to public and cultural events. The second pillar of the creative district will be the **targeted use of parterres** (at least of those located on municipal plots of land) for small creative businesses and, if possible, maintaining of the existing businesses. **For the locals and visitors, the district will become an area with city-wide significance where they will come to enjoy culture, sophisticated entertainment and meeting with friends, purchase local products and establish contacts with creative people, and also to relax in the city centre.**

The estimates are that the minimum of **350 new apartments** are to be built in the Area Concerned, of which 150 on municipal plots of land. This provides the city with the space to try an **innovative approach in housing issues**; its ambition is to become a role model for other Czech cities and towns. The plan is to construct **affordable (and at least partially participatory) housing** here to the greatest extent. It will be a balanced mix consisting of larger municipal houses with rental apartments of

various sizes and focus (starter, family, employee, including co-housing) and construction based on the baugruppe principle. This mix will be naturally complemented by commercial development buildings and structures.

The challenge of the task is to maintain specific pulse of life here, support a healthy level of patriotism and rectify gentrification in a manner to maintain the district as a lively place of events. In addition, the key issue is to balance the interests of enterprises and cultural stakeholders with the needs of the residents (it should not be primarily a "party" district!) which will be supported by a good spatial arrangement which will lay out more lively and calmer sub-centres.

In the **public space** there will be specific rules of use supporting daily (and partially night) economy – it will be possible to find markets, front gardens, exhibitions, concerts, etc. here. A reasonably lively good quality areas will support neighbour relationships and cultural spirit of the district. It will be possible to use parts of interiors and inner courtyards which will offer services such as co-working, gym (fitness), clubroom, nursery school (or a children group) or a community garden. The public space will be also adjusted for an inspiring use by children. Emphasis will be placed on a more significant share of greenery in the open spaces and courtyards and work with water infiltration or secondary use of rain water. An important asset is the neighbouring Nisa river and millstream led through a pipe (part of which may be suitable for reopening). The principal relaxation green space will be the Terraces in which it is necessary to focus on an improvement of horizontal and vertical accessibility. The district is additionally crossed by an important "recreational and walking" connection from the city centre (nám. Dr. Beneše and Sokolovského) through the Terraces to the Nisa river waterfront.

Spatial structure of the district will respect its original character; therefore the task of the participants is to sensitively combine the new with the old (including the legacy of the things already disappeared).

A smart regulation (a combination of conditions and incentives for private investors and use of the city property) will ensure diversity of the height level which reflects a typical historical feature of the district, and arrangement into smaller and bigger structures (with differently sized spaces and apartments), gardens, courtyards, streets, passages and small town squares. The district will be built with the "city of short distances" principle in mind, the efforts are directed to minimise motor vehicles use, concentrate the parking into several hotspots (both underground or above-ground, however not in parterres) and design the public space primarily for pedestrians and cycling.

The district development strategy is based on the fact that the brand of the district presenting its unique cultural-creative spirit will be first strengthened by a creation of suitable conditions for target groups and smart marketing. It will subsequently attract further planned development, including suitable private investments (culture-led development). The brand will strengthen the image of Liberec as a city of the 21st century and its candidacy for the European Capital of Culture 2028. It may be helped by a new **iconic building** (or buildings) which will suitably complement the historical buildings (e.g. Linserka). Another important asset should be a participatory approach already during planning and creation of individual parts of the district in order to make them suit the needs of the target community. A competition entry (design proposal) will additionally include a consideration of **construction phasing** taking into consideration the economically sustainable development model. Last but not least, it is necessary to bear in mind the environmental aspect of the project. The overall development of the district should therefore focus on the achievement of **carbon neutrality**.

4

AREA CONCERNED

The Area Concerned has the size of 74,768 m². In the north and the east it is defined by the rear parts of the houses, in the south by Barvířská street and riverbank of Lužická Nisa and in the west by the compound of the Barvířská elementary school and nursery school. Part of the Area Concerned intended for the project of the **Terraces** has the area of 3,060 m². The borders of the Area Concerned and the area of the Terraces are defined in the **PT.02** supporting document.



Photography of the current situation, Lucemburská street

BROADER CONTEXT

The area of Paper Square located by the meander of Lužická Nisa river is an integral part of the centre of the Liberec city. It has a direct link to three important squares (Dr. E. Beneše, Soukenné and Sokolovské) and forms a transition point between the upper and the lower city centre.

On three sides, it is physically delimited by a steep granite slope.

In terms of composition and operations, the area of Papírové náměstí is connected primarily to the Široká street which is the backbone of the area and leads into Soukenné náměstí. Another significant entry point into the area are Orlí and U Lomu streets. Pedestrian connections to the surroundings are provided in the northern part by Lazebnický vrch, Mistrovský vrch and Na Svahu sloping alleys. In the southern part, the potential is the planned access to the Lužická Nisa waterfront towards Rybníček and towards the future Liberec embankment by the building of the regional authority with the extended international Odra-Nisa cycling path. In the north, the locality connects to a significant historical urbanistic axis of three squares (Malého, Sokolovského and Dr. E. Beneše) dominated by verticals of Nalezení sv. Kříže and sv. Antonína Velikého churches, the city hall and the Liberec chateau.

PROPERTY ASPECTS AND PLANS IN THE AREA

The city owns less than half of all plots of land in the Area Concerned. Another significant owner of the plots of land is Římskokatolická farnost – arciděkanství Liberec (Roman Catholic parish – Liberec archdeaconry), it is based in Kostelní street. The remaining, mostly built-up plots of land or plots of land that can be built-up are divided among another approximately 120 private owners.

Numerous public and private projects are planned in the Area Concerned, in various degree of readiness. The description of individual projects will be presented (exhibit PT.08 PLANS IN THE AREA) to selected participants before the first workshop.



Land owned by the city

Area Concerned █ The Terraces █ Owned by the City █

STRUCTURING INTO BLOCKS

For the purposes of the competition, we structure the Area Concerned into 11 logical blocks – blocks delimited by the existing streets or borders of the addressed area. Blocks differ in their nature, property structure and target use. Their border primarily follows the border of the plots of land and does not necessarily respect the existing and future street line. Blocks can be further divided, extended or their borders moved.

I BLOCK I – Linsērka

- is delimited by Široká, U Zbrojnice streets and the border of the Area Concerned formed in the south by the riverbank of Lužická Nisa and in the west by the plot of land of a social housing municipal block of (Proboštská 268/1)
- it includes the existing public spaces – Nisa riverfront, Ressler park, Resslerova street and parts of Barvířská, Orlí, Na Zápraží and Proboštská streets
- parallelly with the Široká street, the block is crossed by the buried millstream led in the tube
- a large part of the block includes undeveloped plots of land owned by the city with a significant transformation potential; the future form of the block and the shape of public places will be primarily defined by a new transport solution (new transport connection of Orlí – U Lomu streets)
- There is Linsērka structure by Resslerova street, it is a remnant of the RAF (Reichenberger Automobil Fabrik) compound, currently owned by the city

II BLOCK II

- is delimited by Široká, Lucemburská, Na Svahu streets and includes Vrabčí dead-end street
- is formed by an incoherent line of privately owned houses by Široká street and undeveloped plots of land in Lucemburská street owned by the city
- municipal housing will be mostly concentrated in this block



Map of the area concerned, including structuring into blocks, supporting document orthophotographic image

Area Concerned ■ The Terraces ■

III BLOCK III

- is delimited by Široká, Na Svahu, Lucemburská, U Stoky and Bednářská streets
- is formed by privately owned plots of land, with the exception of the currently closed passage between Široká and U Stoky streets owned by the city

IV BLOCK IV

- is defined by U Stoky, Lucemburská, Na Příkopě streets and Papírové náměstí
- the entire block is privately owned and is the subject matter of the issued zoning permit for the project entitled **Bytový dům Papírové náměstí** (Block of flats Papírové náměstí) (chapter PLANS and exhibit PT.08)

V BLOCK V

- is delimited by Na Příkopě, Lucemburská, Papírová and Bednářská streets
- it is a partially developed block with three undeveloped plots of land owned by the city

VI BLOCK VI

- is delimited by Bednářská, Na Poříčí, Papírová and Široká streets
- it is a stabilised, entirely built-up block which solely includes privately owned plots of land and real estate

VII BLOCK VII

- is delimited by Barvířská, U Zbrojnice, Široká streets and Soukenné náměstí
- it is a stabilised and entirely built-up block, with the exception of the corner of U Zbrojnice and Široká streets
- it includes solely privately owned plots of land and real estate and the building of Hasičský záchranný sbor Libereckého kraje (Fire Brigade of the Liberec region)

VIII BLOCK VIII

- is delimited by Široká, Papírová, Lazebnický vrch streets and rear parts of the houses in Pražská street
- it predominantly includes privately owned plots of land and real estate

IX BLOCK IX

- is delimited by Lazebnický vrch, Lucemburská, Na Svahu streets, rear parts of houses located at Sokolovské náměstí and the Roman Catholic parish
- A predominant part of this block will be involved in the renewal of the Terraces (for details refer to chapter THE TERRACES)

X BLOCK X

- is delimited by Na Svahu, Lucemburská, U Lomu and Na Schůdkách streets
- is partially formed by municipal and partially by privately owned plots of land
- on municipal plots of land into which it is possible to include, as part of the Concept/ Proposed design, privately owned garages at the entrance of Lucemburská street into U Lomu street, it is possible to consider the construction of a car park with an estimated capacity of 50 to 150 parking spots

XI BLOCK XI

- it includes part of Široká street and is defined by the border of the Barvířská elementary school and nursery school and Na Ladech street
- it is an area where the construction of a car park can be considered

5

TOPICS TO BE ADDRESSED

Since 2007, the city of Liberec has regularly prepared a new zoning plan which is currently in the stage of a presented clean copy. The anticipated deadline for the publication of a new zoning plan is February 2022. The participants should respect the set concept of the new zoning plan, with the exception of coefficients of built-up areas, greenery and height level which can be altered. In the new zoning plan, there is also a design of the transport infrastructure corridor (public utility structure CNU-1.TT.8) the existence of which must be taken into account (more details contained in chapter TRANSPORT).

"4" = 18 M

Height level of the buildings

40-100%

Coefficient of being built-up with above-ground buildings

0-20 %

Coefficient of greenery

PROPOSED REGULATION

The locality mostly includes stabilised mixed residential central areas. Subsequent parameters are based on the existing situation and are defined as follows, with exceptions:

- Height level of the buildings: "4" = 18 m
- Coefficient of being built-up with above-ground buildings: 40-100%
- Coefficient of greenery: 0-20%

In connection to the locality P1. 05. SC, P1. 50. SC, P1. 09. PP (VPS), P1. 11. PP (VPS), P1. 62. PP (VPS) and P1. 84. PZ (VPO) areas of conversion are proposed and the design corridor of transport infrastructure. The spatial structure of the locality is based on the existing arrangement of street blocks and public places.

The nature of the buildings is defined as urban:

- construction of similar height construction connected structures fitted into street lines concentrated into compact blocks and half-blocks with inner courtyards, plots of land concentrated in regular arrangement delimited by a network of significant municipal public spaces defined in accordance with the composition plan.

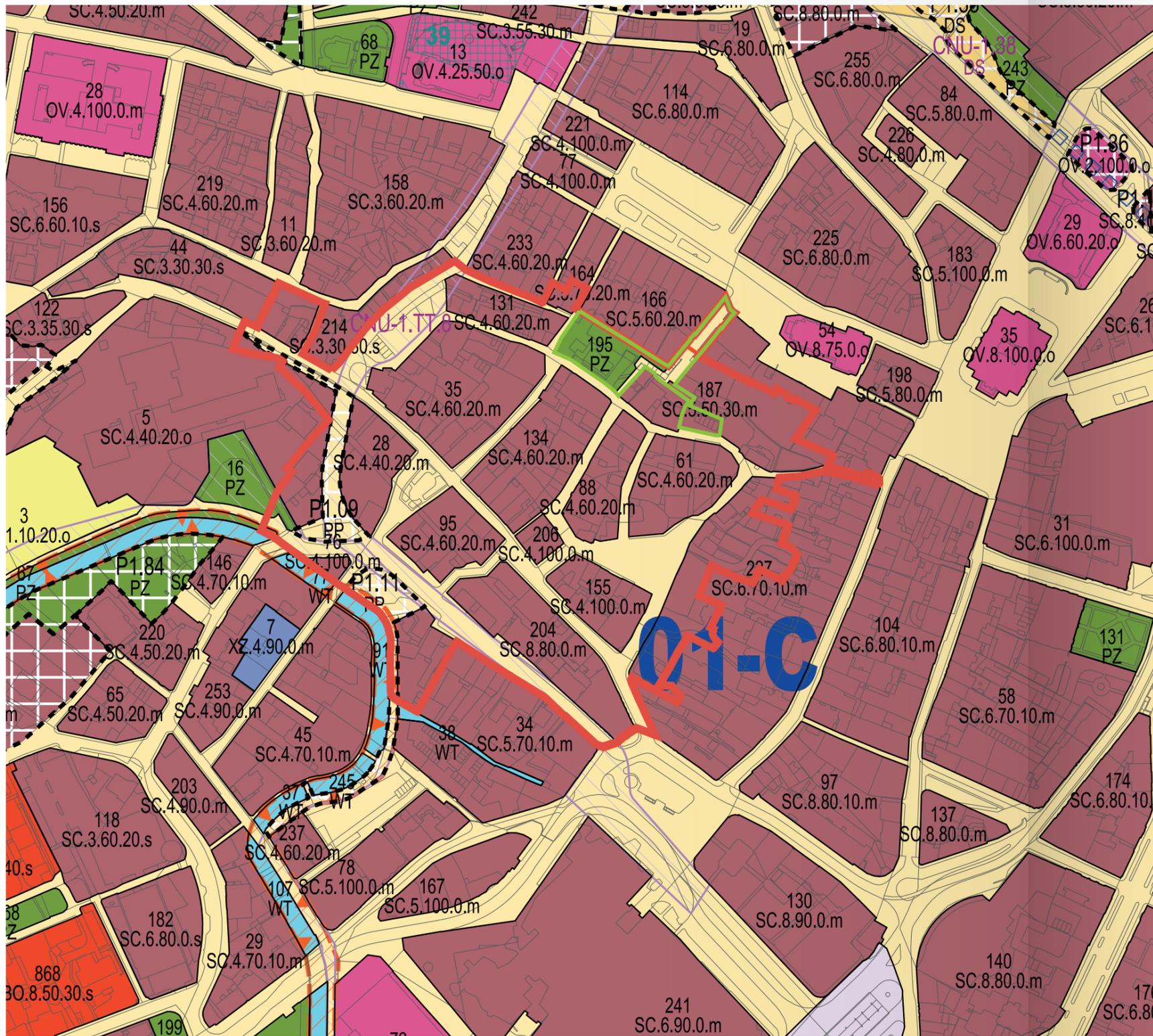
Complete information on a new zoning plan of Liberec is available on:

<https://www.uzemniplanliberec.cz/>

Pursuant to the winning design, the City Hall of Liberec, zoning planning division, department of the zoning planning authority, will prepare the assignment of the **Planning study** in accordance with Section 30 of the Building Act. On its basis, the winning design will be developed into a draft of the Planning study which will be presented to the public and will be commented on by the involved authorities and the public. Pursuant to the results of the presentation, the author will submit a request for adjustment and subsequently, after handing over the clean copy, the Planning Study will be inserted in the records of zoning planning activities.

The **Planning study** will be used as a zoning planning supporting document for spatial decisions and additionally for a modification (refinement) of a new zoning plan. The Planning Study will address regulatory conditions in the territory, border of public spaces, transport and technical infrastructure and stages, including the conditions of feasibility of further stages in more detail.





Cutout of the of the main drawing of the proposed zoning plan

Informative Phenomena

state	proposal	territorial reserves
01-C		

Designation of Urbanistic Sectors
Borders of parcels of land

Approved Phenomena

surface condition stabilized	area design changes	territorial reserves
BO.2. 15. 70.p	Pg.25 BO. 6. 25. 50. s	

Borders or the Area – Designation – Regulatory Code
Conversion Areas – Borders – Designation – Regulatory Code

Areas of Various Use

	General Housing (BO)
	Mixed Residential Central (SC)
	General Civic Amenities (OV)
	Civic Amenities – Sport (OS)
	Specific Special Purpose (XZ)
	Technical Infrastructure (TX)
	Public Spaces with Predominant Part of Paved Surfaces (PP)
	Public Spaces with Predominant Part of Greenery (PZ)
	Water Areas and Watercourses (WT)
	Area Concerned in the Competitive Dialogue
	Area Concerned – the Terraces

Nature and Landscape Protection

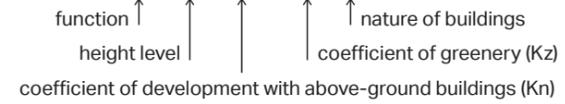
state	proposal	territorial reserves

Úses – Local Bio-Corridor

Transport Infrastructure and Transport Systems

	Transport Infrastructure Corridor – Defined by the Planning Study
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BO.6. 30. 40.k



1. position (AA-ZZ) function of the area with various use
2. position (1-8) height level of buildings (number of storeys)
3. position (0-100) intensity of the use of the areas (coefficient of development with above-ground buildings Kn)
4. position (0-100) intensity of the use of the area (coefficient of greenery Kz)
5. position (a-z) target character of buildings

SPATIAL STRUCTURE

Principal cornerstones of the distinctive developed urbanism of the locality is the preserved division of land, various height level of the buildings and differentiation of the roofs. When preparing the design, the participants should consider how to respect and further develop these principles even in the form of a new urban buildings. In addition, they should seek an appropriate level of density that will be adequate to the needs and possibilities of the locality.

The prepared zoning plan determines the height level at 4 above-ground storeys, while the general idea of the city about the limits of the adjusted regulation ranges between 3 and 6 storeys. The Contracting Authority is aware that the requirements for the adherence to the original division into plots of land and the diversity of the heights level of the buildings may use primarily for the plots of land owned by the Contracting Authority. In respect of the privately owned plots of land, the equality of conditions for individual owners must be maintained, while it is appropriate to consider the forms of soft regulation which will allow for a local increase in height level determined by the prepared zoning plan (granting of an exception based on an agreement with specific owners on publicly beneficial concessions – e.g. leaving of a parterre or starting apartments to the city, sale of an inner block garden to municipal property, etc.).

T

Tasks:

- On the plots of land owned by the city, use the original division into plots of land and work with various height level for individual buildings.
- On privately owned plots of land, respect the height level determined by the prepared zoning plan and sensitively consider in what places (and under what conditions) allow an increase in height.
- Respect the existing street lines, including narrow spaces, as much as possible.
- Discontinue demolitions, i.e. primarily renovate the historical buildings.
- Respect the preserved street network, including the construction line, in places of newly defined public spaces define a new construction line.
- When preparing the design, take the current legislative conditions and property aspects into consideration.
- In justified cases, it is possible to consider an adjustment of plot of land borders, however sufficient reasons must be provided for an adjustment.
- Work with vistas of traditional landmarks.
- Strive for variety and diversity of the roofs (important value of the Methodological Guidance) – consider the use of various types of roofs.



HOUSING

The Contracting Authority anticipates that there could be the minimum of 150 apartment units built in the Area Concerned on the plots of land owned by the city and 200 apartment units on the privately owned plots of land. The total estimated capacity of the area is thus the minimum of **350 new apartment units** which corresponds to the total number of approximately **900 residents**.

The Contracting Authority is aware that it can impact the form and nature of housing primarily on the plots of land owned by the Contracting Authority. Concurrently, it is aware that it is not within its financial possibilities to provide for all target capacity without the use of private capital. For this reason, the buildings should be designed in a sufficiently flexible manner so as it is possible to invest in individual buildings in various manners and independently.

Basic forms of housing will be large scale apartment houses with rental apartments (with co-housing elements) owned by the city and small scale houses based on baugruppe principle. The objective is to achieve a natural mix of typologies and residents.

The city may influence the direction of the private capital on private plots of land by various tools, such as the right to build, or ownership of plots of land under individual houses.

In respect of private plots of land, the Contracting Authority is not able to estimate what forms of housing and for which population groups they will be built. However, the use of Principles for cooperation with investors in the development of the statutory city of Liberec is anticipated, these may have an impact on the form and nature of private investments, including the closest surroundings, similarly as the local "soft regulation" mentioned in the prior chapter.



CIVIC AMENITIES

In the parterres of the designed buildings, further amenities are anticipated which may adhere to the focus of the district on young generation and creative industry – gym, fitness, coworking, etc. In the Area Concerned, it is necessary to provide for a **place of pre-school care with an estimated capacity of 80 children**. Half of this capacity should be covered by the construction of a two-class nursery school. The remaining capacity may be covered in the future for example by a children group which can use the parterre of one of the municipal houses.

T

Tasks:

- Propose the location of a two-class nursery school with the capacity for 40 children that will adhere to the current legislative requirements.
- Propose the location of public toilets into one of the public buildings that will be accessible from the public space independently from the building's operations.

CREATIVE DISTRICT

The entire district should operate as “creative”. It will be achieved by a symbiosis of a good quality physical facilities and space-functional composition on one hand and “soft” continuous regulation, provided by the city through the above-mentioned District Development Strategy, on the other hand. The creative layer is composed of three principal layers of which every layer contains both the “hard” and the “soft” component:

- 1. Creative centre** as the largest creative hotspot formed by the conversion and further buildings works in the Linserka compound
- 2. Network of smaller interior spaces** (e.g. parterres) for creative businesses
- 3. Network of public spaces** that will be designed with regard to this function and equipped with the needed technical facilities and to which specific operational conditions will apply (for more information refer to chapter Public Space)

The idea of the Creative District is based both on similar successful concepts abroad and naturally originated current situation in the Area Concerned. Already now, there are numerous places that prepare, in addition to gastronomy services, diverse programme, or smaller stores with an offer of services and products from creative industries. The programme occasionally overflows into the public space and the buildings of the former Linser foundry is used for cultural activities, so far in a temporary mode.

This principle should be maintained and strengthened so that the district both provides suitable facilities for creative professionals and companies (primarily businesses with higher added value and small requirements for space) and this focus helped to establish the brand of the district as an exceptional concept and place to live and run business both within the city and the entire country.



Linserka will become a beating heart of the district's creative layer. Its operator will be the statutory city of Liberec, in cooperation with the Liberec region and Technical University in Liberec. The historical building itself will be sensitively renovated; as part of the additionally built block, it will be possible to design something exceptional, “iconic”, which will help to provide the district with a unique brand and concurrently show to the incomers the significance of this hotspot.

Linserka will be for:

- **Creative professionals and firms** to whom it will provide facilities for work, for presentation to clients and the public, for networking with colleagues (HUB), own development (incubator) and for exchange residence. As such, in terms of type it will contain coworking, spaces for a calm work, meetings, presentations, leisure time and representative premises, housing for residents on internship, etc.
- **Professional and general public** to which it will offer the programme raising awareness of creative industries, cultural and business events and thematic exhibitions. As such, in terms of type, it will contain a lecture and exhibition hall (smaller kunsthalle), cultural hall (blackbox – concert, theatre, cinema), etc.
- **Passers-by and tourists** who, together with the above two groups, may use the information centre (district entry point), gastronomical facilities, lobby, multi-purpose public space (including roof terrace), etc.

The task of the participants will be to determine the regulation for the new building that may be either an additionally constructed part to the historical building, or a standalone building. **The anticipated capacity of a new building is approximately 1,500 m² rough floor area.** The capacity of the historical building is approximately 700 m² rough floor area.

The purpose of the Creative Centre is not to create mostly closed offices, workshop operations with significant requirements for space, etc.

Network of Smaller Interior Spaces

The parterres (primarily those located on the plots of land owned by the city) and other suitable premises will be used mostly for a decentralised network of smaller creative businesses (creative urban work). This network will further support the brand of the creative district – it is not only one centre (block, building), it is rather the entire part of the city.

The focus and use will be similar as in the section of Linserka for creative professionals and firms. The contemporary and “clean” creative industries will be further complemented by showrooms of local manufacturing firms and more traditional hand crafts with small requirements for space. In terms of type, we can imagine another co-working, business and exhibition premises, etc. Parterres can be additionally used as community facilities for district residents and a combination of creative businesses and occupancy (e.g. clubroom for both community and creative events, joint children's group, etc.).

In terms of operations, the smaller part of parterres (e.g. 5) will be directly administered by the Linserka Creative Centre, the larger part will be leased to creative professionals under specific conditions and part may be formed on private plots of land, or will be sold to private individuals/cooperatives.

The premises should be variable, their size may rank approximately between 30 and 200 m² of which at least 5 spaces with the size of 100–200 m².

One of the significant tasks of participants is to develop the functional focus of the individual parts of the district and therefore the corresponding character of the blocks, parterres and public and private areas so as to form a well-functioning district where individual operations bother one another as little as possible (on the contrary, they support one another in synergy). As a result, it is likely that sub-centres for various types of culture and entertainment, business, housing, relaxation, etc. will be formed.

PUBLIC SPACES

Although the area of Papírové náměstí is largely a transformation area, there is a stabilised street network and a system of public spaces of various quality – space delimited by streets Bednářská, Papírová a Na Poříčí, Reszlův park, grassy plot by Lužická Nisa and the Terraces. Narrow winding streets, small connections between the houses, outer staircases and terraces with retaining walls that significantly take part in forming the typical local colour of the city. The design should respect the existing public spaces and their nature and suitably add piazzetas, picturesque parts and other connections that will improve the entire living quality, access to pedestrians and will support the overall scenic beauty of the locality. Other public spaces (courtyards, gardens, etc. accessible to the public or partially accessible) may be formed in interior courtyards. An important required quality is the requirement for the public space to comprehensively incite natural use, games and education of children and teenagers.

For the accessibility of the locality the axis of náměstí Dr. E. Beneše – the Terraces – new public space by Linserka – Lužická Nisa waterfront – Rybníček – Liberec embankment by the regional authority is of key importance.

The city of Liberec has prepared a Public Spaces Manual – Urban Surfaces (exhibit PT.05.1) which defines basic principles for their creation.

Network of Public Spaces for Cultural and Community Activities

An important function of selected public spaces of the district are facilities for local activities – i.e. for the residents and their communities, for creative businesses and for the culture. In places of the live parterre, the public space should be designed so as the activities could naturally expand outside. In terms of type, there may be markets held, presentations of created products, networking meetings, happenings, etc. The facilities should include technical facilities for holding of small cultural events (concerts, theatres, open-air cinema, etc.), public sanitary facilities will be created nearby. The connection of the space for holding of events at the Terraces may be considered, they may be used as an auditorium or, on the contrary, as a multi-plan platform.

For community, cultural and business activities, it is also possible to use inner courtyards.

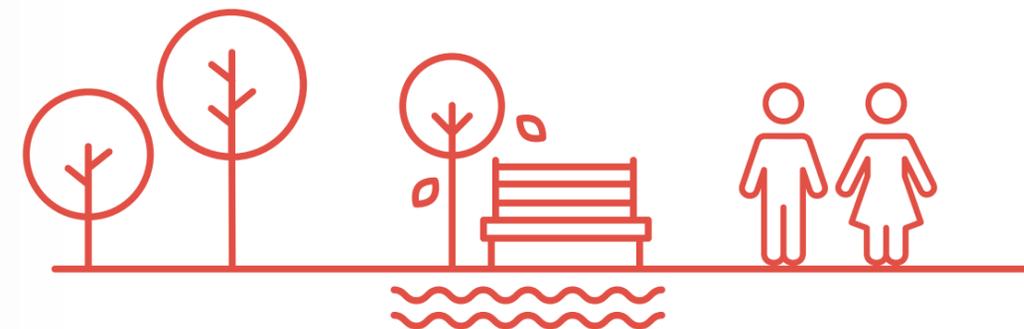
The new public space will be also formed as part of an additionally completed block around Linserka or connected to it. The space should take into account the new transport solution (refer to chapter Transport) and allow for the organisation of various cultural and presentation events and markets. During normal operations, it will be used for relaxation and networking, as facilities for creative professionals and visitors.

It is suitable to differentiate the individual spaces in terms of capacity and functions. At least one (e.g. by Linserka and the Terraces) should be able to provide space for medium size vents with the attendance of several hundreds of visitors.



Tasks:

- Better define entry points to the locality.
- Design a good access to the area for pedestrians, even as part of individual blocks. Complement the existing street network with small pedestrian connections and spaces for meeting spaces.
- Design an optimum structuring of outdoor spaces to the public/semi-public/private, primarily considering the future administration and care.
- Plan the functional focus of individual public spaces in symbiosis to the relating functions of the buildings.
- Use public spaces for the support of community and cultural activities and businesses (including the examination of the possibilities to establish front gardens, outer offer of the stores, etc.).
- When designing new streets, respect the requirement for the width of the public space in two-way traffic of minimum 12 metres; in respect of the adjustment to the existing streets, this requirement does not have to be met.
- Choose materials, composition of surfaces and elements of the street furniture in compliance with the Public Spaces Manual for the city of Liberec (exhibit PT.05.1).
- Work with the waterfront space of Lužická Nisa and take into account the planned extension of the Odra – Nisa cycling path (refer to exhibit PT.08 PLANS IN THE AREA).



LANDSCAPING SOLUTION

As part of the existing public spaces, there is very little greenery which is rather due to stone nature and narrow profile of the streets and the quantity of utility networks under the surface. The participants in the competition should therefore look for ways how to increase the share of greenery in highly urbanised environment for example by involvement of inner courtyards, greening of the existing public spaces or creation of new ones.

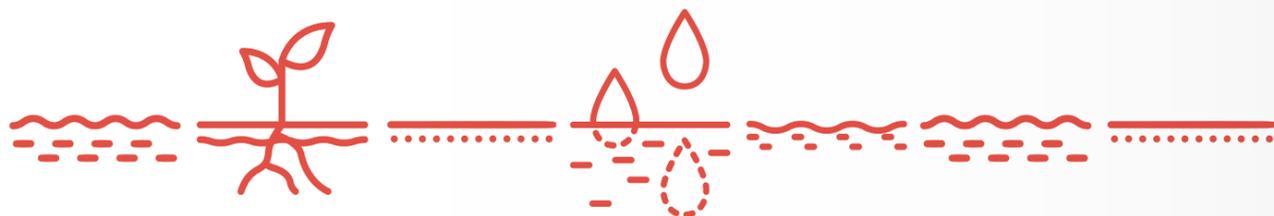
The focus should be put on the use of a **good quality and communicative landscaping solution** that will use principles of blue-green infrastructure and fit the context and character of the locality.

Between Barvířská and Široká streets, or more precisely in the area of the former Linser factory, there is a buried millstream led into a tube, it may be appropriate to renew it, at least in part, as a natural water element.

T

Tasks:

- Design a comprehensive solution of the blue-green infrastructure – the solution will, among other things, bear in mind an increase in the resilience of the greenery in the urban environment.
- Maximise the possibilities of water infiltration, while maintaining the paved character of surfaces where necessary.
- Consider the secondary use of rainwater (e.g. technical water for watering – the Terraces, community garden, etc. – or toilets).
- Consider the level of involvement of green roofs and vegetation facades on buildings.
- Consider the potential scope and character of opening and renewal of the millstream and placement of other small water elements such as drinking fountains, pumps (e.g. in the area of the Terraces or the marketplace).
- The proposed principles of the blue-green infrastructure should be consistent with the Public Spaces Manual for the city of Liberec (exhibit PT.05.1).



THE TERRACES

The Terraces are a key and distinctive landscape element in the locality and concurrently a **gateway** from the upper part of the city centre. They hold a recreational potential for local residents, visitors, as it is a green area closest to the main square. In the city centre, there is no playground, so children should find their place here. The Terraces are located on a steep slope which is historically divided by retaining walls to individual degrees and in the upper part their peak is in the gardens of houses towards Sokolovské náměstí and Kostelní street. The Terraces are currently mostly inaccessible, and moreover, part of them is privately owned. One of the limits is the entrance into the civil defence shelter which needs to be taken into account (refer to chapter LIMITS).

The Terraces should allow for a good vertical, and primarily horizontal accessibility. In the longer term, a connection through private plots of land to Lazebnický vrch in the east and Rámový vršek in the west can be considered.

The revitalisation and rediscovery of the Terraces will be one of the pilot projects in the locality and a proof that the city is truly serious about the transformation of the long-neglected district. The winning design will be further developed in the scope of the Terraces locality into the form of a comprehensive project documentation and subsequent implementation.

T

Tasks:

- Design a comprehensive architectural-landscape solution in the area of **the Terraces** defined in the supporting document **PT.02** which includes plots of land nos. 185, 186, 191/1, 191/2, 191/3, 191/4, 191/5, 191/6, 360/1, 360/2, 360/3, 360/4, 360/5, 366 and 5999.
- Within wider context, it is possible to include private plots of land, outside the defined area of **the Terraces**, specifically plots of land nos. 172, 173, 178, 179, 181, 182, 183/1, 183/2, 183/3, 185, 360/1, 360/5, 383, 384/1 and 6002/2.
- Focus on various target groups, including children and teenagers.
- Work with lookouts and vistas.
- Maintain and repair retaining walls of which some are in disrepair (refer to exhibit PT.07.3 – RETAINING WALLS – THE TERRACES).
- Consider a placement of a small stage for children's shows with the capacity of approximately 25 persons.
- Consider an establishment of an orchard benefiting from the south facing slope.
- Involve the entrance into underground in the public space (civil defence shelter – refer to chapter LIMITS).



An emphasis should be put primarily on non-motorised transport (pedestrian and cycling) while maintaining good availability of transport services (supply services) which will increase the living quality of public spaces.

International cycling path no. 20 "Odra-Nisa" leads through the Area Concerned. Its temporary start is located on Soukenné náměstí from which a standalone cycling lane leads through Barvířská street. Behind the crossroad of Orlí and Proboštská streets, the cycling path connects to a standalone pedestrian and cyclists lane leading along Nisa. The plan is to extend it towards Hrazená street and further to the Rybníček locality and to the regional authority.

The Area Concerned has good quality public transport services, all lines from the Fügnerova terminal – approximately 500 m, Rybníček tram stop – approximately 500 m, Malé náměstí bus stop – approximately 400 m and a bus and train station at a distance of approximately 1 km. For this reason, there is no plan to introduce new public transport lines in the Area Concerned. However, the design should respect the existence of the transport infrastructure corridor from Soukenné náměstí to Ruprechtice and Pavlovice leading through Barvířská and U Lomu streets, and it is possible to adjust its exact location.

The area has transport services from the east by a one-way Revoluční road in a 30 zone slower mode, from the north through U Lomu street and from the south through Orlí street. The system of existing local roads will be complemented by a new construction of a utility local road that will connect Orlí and U Lomu streets and will, in the form of a calmer road, divert the traffic outside the individually addressed area. The new road is recorded in the zoning planning documentation as a public utility corridor. Orlí and U Lomu streets will, as a result, be the principal access utility roads of the Area Concerned.

The Area Concerned suffers from a lack of concept of traffic-calming solution. The area of Papírové náměstí is currently perceived as a place of cheap parking in the city centre. Public places and privately owned undeveloped plots of land are used as paid parking spots of visitors. Concurrently, the locality does not have enough bay parking units for current residents, which is primarily an issue for the residents of Palác Nisa at Soukenné náměstí. The objective should be a maximum moving of parking spots outside the public space, concurrently it is necessary to bear in mind the current residents and avoid moving the problems into surrounding areas. The demand for parking spots for the target transport to work and schools in the wider city centre will be primarily covered by the planned car parks outside the Area Concerned P+R by the Regional Authority, P+R Terminál Liberec and P+R Frýdlantská with the total planned capacity of 1,112 parking spots. The needed capacity induced by the parking spots for visitors and bay parking units for residents will be saturated by one or several car parks located in the Area Concerned, or capacities in individual buildings.



Tasks:

- Propose appropriate measures to calm down existing streets in the Area Concerned (roads with mixed traffic in the form of residential or pedestrian zone on one height level).
- When designing the line of the "Odra-Nisa" cycling path through the Area Concerned, respect the design of its continuance southwards outside the Area Concerned (refer to exhibit PT.08 PLANS IN THE AREA). The new path is recorded as a public utility corridor in the zoning planning documentation.
- Consider the line of the transport infrastructure corridor in respect of the overall transport solution, public spaces and planned buildings under the condition that its feasibility is verified.
- In respect to the functional use of the existing and newly designed buildings, propose a relevant ratio of the number of bay parking units for residents and parking spaces. The resulting number of parking spots and bay parking units for the residents will be maximally reduced by the character of the locality and taking into account the attractiveness of the public transport. According to a preliminary calculation, it will be necessary to design approximately **385 parking spots and bay parking units** (the estimated capacity for 350 housing units, nursery school with the capacity of 40 children and the existing outpatient clinic).
- Preferably place parking spots and bay parking units into standalone car parks, or in the designed buildings in the form of underground or semi-recessed storeys bearing in mind geotechnical and hydrological conditions.



All significant backbone technical infrastructure networks lead through the Area Concerned. The new buildings are anticipated to be connected to the existing water pipes, separate sewerage system, electrical power grid and the system of central heat supply. In the Area Concerned, there is an existing heat pipeline with sufficient capacity in Barvířská, Na Zápraží and Orlí streets. Teplárna Liberec, a.s. (heat production plan) is also ready to expand the heat pipeline from Barvířská street and consequently cover all needs of heat and hot water in the discussed locality. For this reason, no gas connections will be allowed in this part of the city. A potential expansion of other technical infrastructure elements (such as building of new transformer stations) will be verified as part of the preparation of the Planning study based on the calculated balances and needs for individual structures and the entire locality. It will be necessary to discuss the resulting solution with individual technical infrastructure managers.

Rainwater disposal should be done through retention reservoirs with regulated outflow of rainwater into the recipient (Lužická Nisa). If a part of the millstream is renewed, it is possible to consider its partial use for rainwater retention.



Tasks:

- In newly built buildings, give priority to connection to the central heat supply, or geothermal and solar energy based renewable sources.
- Propose a conceptual solution for waste management – both in the public space in the form of underground containers, and in the buildings.
- Take into consideration necessary space for the placement of retention reservoirs for rainwater.



LIMITS

In the Area Concerned, there are numerous conditions and limits that will need to be taken into account in the competition designs:

Historical Conservation

Most of the Area Concerned is part of the municipal conservation area of the Liberec city, declared in 1992 (refer to exhibit PT.07.1). The requirements of the state monument care were taken into account in the individual chapters of the Competition Brief. The basis should be a contextual approach, respecting the specific formability and atmosphere of the locality.

Flood Prevention

Most of the Area Concerned is located in the flood risk zone. The lower part of the Area Concerned around Lužická Nisa and Linsērka is located in the **active zone** of the flood risk zone where it is not possible to construct buildings with the exception of waterworks. The city of Liberec is procuring a project of flood prevention measures on Lužická Nisa which will provide for the protection against 20-year flood (refer to exhibit PT.07.4).

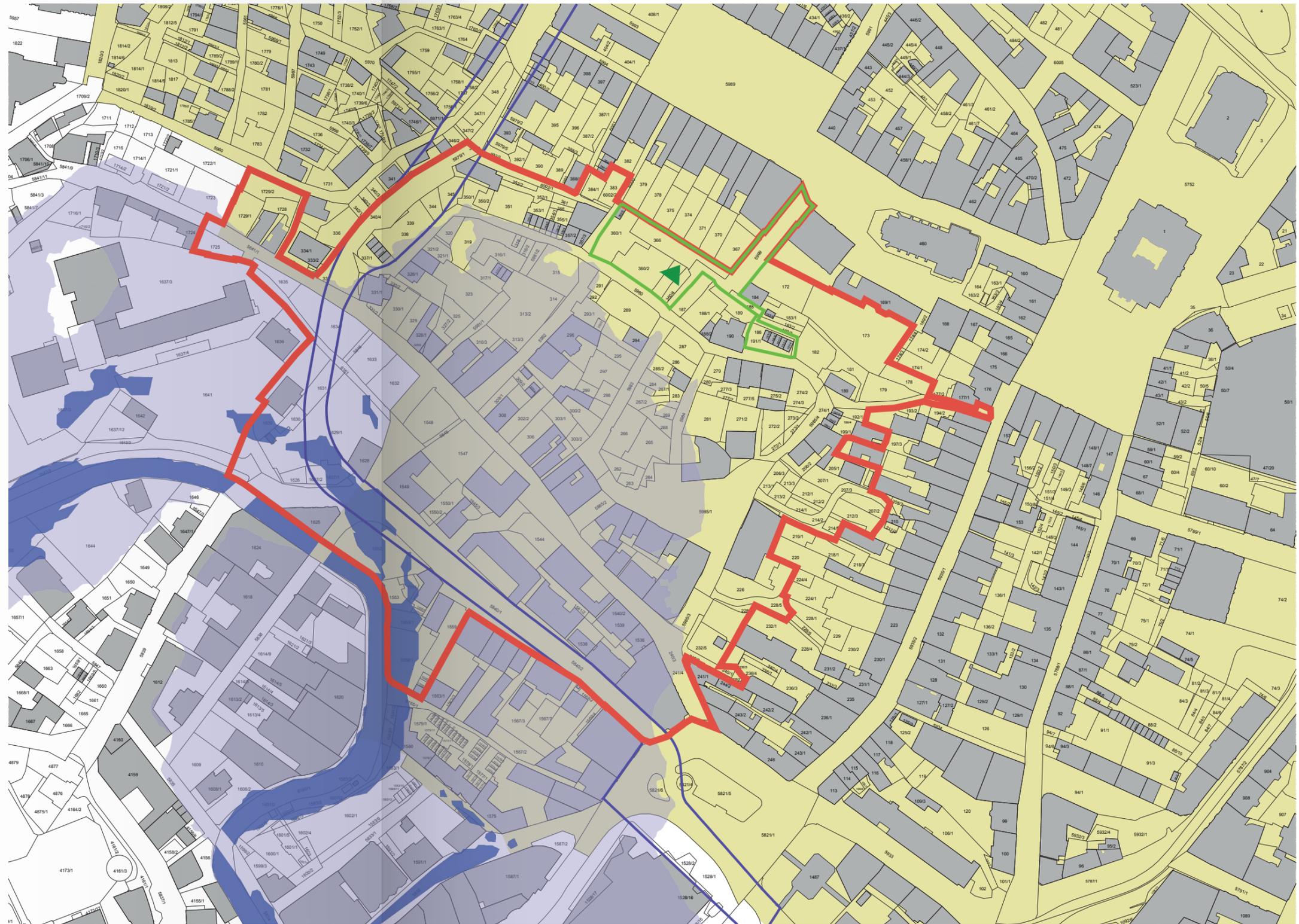
Civil Defence Shelter

In the Area Concerned, there is the largest Liberec functional civil defence shelter, one of its entrances is located in Lucemburská street. The shelter has the total area of 960 m² with the total length of corridors of approximately 1 kilometre and its construction started at the end of 1930s. The thickness of the shelter walls is up to one and half metres. The entrances are secured always by two armoured doors and concurrently by an air-tight anti-gas door. There are two separate wells, sewerage, functional machines for the generation of own electricity and supplies of oxygen in the shelter. For detailed information refer to exhibit PT.07. 2.

Geology

The subsoil in the northern part of the addressed area is composed of Krkonoše – Jizerské mountain massif rocks, specifically porphyric granite of type 2 coarse-grain granite. Towards the south to the river, they change into alluvial sediments of water flows composed of alluvial clay, sand and gravel.

Groundwater level is above the level of Lužická Nisa, specifically 2.6 metres below ground level between U Stoky and Na Příkopě streets.



Map with marked municipal conservation area, active zones, flood risk zone and entrance to the civil defence shelter

- Area Concerned █
- The Terraces █
- Municipal Conservation Area
- Active Zone
- Flood Risk Zone
- Entrance To Civil Defence Shelter ▶
- Transport Infrastructure Corridor —

6

INFORMATION ON THE AREA

History and Development of the Area

The area of the lower centre saw a **rapid development which was reflected in its irregular urbanistic structure**, contrasting with the regularly designed delineated upper centre where there were additionally standardised buildings in the area of Novoměstské (today's Sokolovské) náměstí, composed of attic houses with timbered floors, maintaining the "gothic" character, visible in the gable orientation of houses towards squares and roads.

Thanks to Lužická Nisa and Harcovský potok, the area was suitable for proto-industrial manufacturing, and we can call it the **first industrial zone in the city's territory**. It was also reflected in the local specific buildings and structures, first composed of dye houses, bleach houses and other associated operations, combined with the residential function and standalone residential houses. The stream, called mill stream according to the mill which used to stand at the place of the current Palác Nisa, flowed between Barvířská and Široká streets and bypassed, under Keilův vrch, the current Barvířská elementary school and entered Lužická Nisa under Capuchin monastery in Jungmannova street. During 1930s, it was buried. The relic of the open stream bed of Harcovský potok, led into tube upon delimitation of the present day Fügnerova street, is noticeable in the inner courtyard between Barvířská and Hrazená streets.

In addition to textile manufacturing, there were numerous smaller operations and workshops (carpentry shops, smitheries, shoemakers, butcher shops, etc.) where most residents came to work. There were also the necessary pubs, imaginary centres of social life (*U Pelikána, U města Žitavy, U Orla, U města Salcburku* and others).

The idea of creating a centre of this locality, new square in the place of today's fire station 29-III and neighbouring park has never made it so far to materialise. In addition to Soukenné náměstí, the centre point of this locality was Malé náměstí, forming the centre of a distinctive artisan neighbourhood, called Bedřichovo město (Friedrichstadt). It is an area delimited by U Lomu, Valdštejnská, Na Ladech and Pelhřimovská streets. Houses in immediate vicinity of the church show visible efforts for planned formation and brick buildings were constructed here. On the contrary, in neighbouring roads, the buildings were constructed spontaneously, with predominant part of wooden houses, due to a terrace configuration.

To this day, the area of interest has been composed of a variety of buildings from various time periods of the 18th, 19th and 20th century, constructed on a spontaneously built layout outline of the city district once inhabited by poor population sections, and significantly impacted by the needs of textile manufacturing. The manufacturing was tied to the locally flowing Harcovský potok and Lužická Nisa stream. Into this still preserved torso and rural and suburban in its nature, small scale and poor hygiene buildings, rich classicist houses were put at the end of the 18th and beginning of the 19th century, one of the most



Lower centre with the old buildings in "Kanalgasse". View towards Mistrovský vrch, at the top right, there is sv. Antonín Veliký church. U Stoky street, Liberec. Author Rudolf Ginzel, 1932

resplendent in the city in their time (for example houses nos. 118-III and 122-III in Barvířská street). In the first half of the 20th century, large city buildings were constructed, represented by buildings no. 33-III and particularly no. 26-III (palác Nisa). As such, this part of the preservation area shows on a small territory in an excellent manner – not only by the chaotic layout structure, but mostly by the buildings themselves and their structures and details – the transformation of a small foothill town into a confident metropolis of northern part of the Czech Republic.

Cloth manufacturing has been reflected in the name of some streets, such as in the case of Barvířská (dyer) street or Rámový vršek, according to frames used for drying of cloth. The frames are well noticeable on the oldest vedutas of the town and, among other things, were located on **never built upon terraces, under present day Sokolovské náměstí and below the archdeaconry**. The social mix was also rather varied; in addition to cloth masters and owners of the first manufactories, support staff, craftsmen and the town's poor lived here. The goods and food that the local residents were not able to produce themselves were purchased, in addition to local shops, on markets at Benešovo, Soukenné, Sokolské and Malé náměstí and farther street Na Bídě where there were vegetable markets.

School buildings no. 140-III in Orlí street (school "Na čtvrti" – Viertelschule, today's practical and special elementary school) and Matiční škola no. 65-II in Na Svahu street, used by the Czech minority, were used for school attendance.

The industrial character of the locality was largely preserved in the first half of the 20th century where significant industrial enterprises such as Christian Linser's machine plant where the first car in Liberec was constructed and other motor works such as the compound of Severočeská automobilová centrála no. 275-III in Barvířská street (the oldest enterprise of its kind in the north of the Czech Republic, formed in 1906), *Allgemeine Stadt-Garagen* in Široká street and collective garages of Gustav Leubner no. 137-III in Orlí street (today's Cimbál store). Concurrently, an overall demolition of the hygienically non-compliant buildings was already considered; however, it has never been done.

During the second half of the 20th century, there city made only partial demolitions of the housing stock not maintained in the long-term which negatively impacted the appearance of this city part. Modern urbanistic designs, addressing the area of the lower centre since 1948 also envisaged a whole area remediation planning to replace this part of the town by a central park, using the dramatic terrain space configuration. It was subsequently reflected in the intended non-maintenance of houses.



Historical aerial image or photography

Area Concerned ■ The Terraces ■

Present

To begin, it is necessary to explain that on paper, there is no Papírové náměstí in Liberec. This name (and its short version "Papírák") has been used for the present day public space delimited by Bednářská, Na Poříčí and Papírová (and also Na Příkopě and U Stoky) streets and the residents of Liberec do not use a different name. The central part of the open space makes an impression of a historical square, but it was also actually formed by the demolition of the original buildings.

Most of the area is currently affected by the long-term absence of care of individual houses and public open spaces. Given the minimum of permanent residents, there is no natural social control thanks to which excluded population groups – drug and psychotropic substances users and homeless people gather here. During the day, the area is mostly used as a storage of cars and rather as a shortcut than a place to stay. At night, on the contrary, it is full of life thanks to numerous bars and pubs.

The locality also hosts contemporary creative arts such as Moon gallery in Bednářská street, reFORMA studio in Široká street, Odvarka bijous in Barvířská street and a creative restaurant Bistro Široká. Cultural events are occasionally held at the entrance to the civil defence shelter (which is usually open to the public), in the open space delimited by Na Poříčí, Bednářská and Papírová streets, and also at the intersection of Resslerova and Barvířská street. In the area of Papírové náměstí, there is also a lot of street art.

Significant services in the Area Concerned include Centrum léčebné rehabilitace (Medical Physiotherapy Centre) Na Poříčí, car repair shop in Široká street and Fire Department Directorate of the Liberec region in Barvířská street. Most of civic amenities are located in Široká street.

The total of 375 persons at have permanent residence at 43 addresses in the defined area, their average age is 35 years.

Demography

The information is taken from the Analytical part of the Strategy for the Development of the Statutory City of Liberec 2021+. Complete information may be consulted on: <https://www.liberec.cz/cz/radnice/strategie-projekty/strategie-rozvoje/strategie-rozvoje-statutarniho-mesta-liberec-2021/dokumenty-ke-stazeni/dokumenty-ke-stazeni.html>

The number of residents of the Liberec statutory city is constantly increasing and currently is (as of 1 January 2020) 104,802 persons. Based on predictions, the number of the population could exceed 107,000 in 2030. In 2050, Liberec could have the population exceeding 111,000 persons.

The age structure of Liberec residents between 2010 and 2015 shows a clear trend of increasing post-productive part of the population (65+) in the total number. The share of the persons in the 0-14 age group has been also increasing in the long-term. However, the increase will not compensate for the decline in the share of the productive age population. The average age of the city residents has been constantly increasing and it is obvious that the age structure of the population starts to present a problem for the city.

The share of the population with high school and university education has also been constantly increasing and it exceeds the national average.



JURY

Regular members of the evaluation committee – independent part



Dipl.-Ing. Peter Gero

Peter Gero graduated from the Faculty of Civil Engineering, majoring in civil engineering and transport structures; subsequently graduated in urban development – urban planning. He worked for the City Council in Hamburg for thirty years, twelve of which he was the Director of Planning and Development of Hamburg's central districts. He was responsible for the creation of the HafenCity district with its many interesting buildings by world-class architects. He is currently a consultant to city councils and an educator in urban planning and urban development.



Ing. arch. Lukáš Kohl

Lukáš Kohl is an architect and developer. He is a partner of the development company Doma-je-Doma s.r.o. He prepares brownfield regeneration projects, such as the Centrum-Radošín in association with the Prague 16 Borough Authority or the Vegakom brownfield in the Ďáblice Borough Authority. In the past, he implemented the completion of Lidice and other residential projects. He put emphasis on the participation of municipalities in the preparation of development schemes as a necessary condition for the successful integration of new units into existing municipalities.

Lukáš Kohl studied in the Czech Republic and the USA. In the professional Czech architecture magazine ERA21, he has published articles on "Contemporary American Architecture" and "Louis Kahn" in 1. As an editor for ERA Publishing House, he prepared the edition of Colin Rowe's book "The Mathematics of the Ideal Villa and Other Essays". He lectured at the Faculty of Architecture of the Czech Technical University as part of classes on City Development.

In 2021 he was a member of the jury of the architectural competition for urban rental apartment buildings in České Budějovice. He works closely with the Capital City of Prague on the preparation of urban rental housing projects.



Ing. arch. MgA. Osamu Okamura

Osamu Okamura is an architect, lecturer and Dean of the Faculty of Arts and Architecture at the Technical University of Liberec. In 2015 to 2021, he worked as a member of the Commission for the Development of Urbanism, Architecture and Public Space of the Prague 7 Borough Council. From 2015 to 2019 he curated the final deliverable of the European project Shared Cities: Creative Momentum on better sharing in cities. From 2013 to 2017, he was Programme Director of reSITE, the international festival and conference about more liveable cities. From 2005 to 2012 he was the editor-in-chief of the Czech architecture magazine ERA21, and is now a member of its editorial board. He is the author of Město pro každého (City for Everyone), awarded the 2021 New Horizons Prize in Bologna, Italy.



Ing. Štěpánka Šmídová

Štěpánka Šmídová started her studies at the Czech University of Life Sciences in Prague where she graduated in Agricultural Engineering – Horticulture. She then studied Garden and Landscape Architecture at Mendel University in Brno. She also spent a year at the Universität für Bodenkultur in Vienna. She owns her own studio ŠMÍDOVÁ LANDSCAPE ARCHITECTS, which deals with a wide range of landscaping projects, from urban spaces, historic landscape objects to landscape projects with an emphasis on ecology and sustainability. She lectures at thematic conferences, is a frequent juror in architectural competitions and is part of the Smart City team under the Association of Towns and Municipalities of the Czech Republic, which develops a sustainability strategy for municipalities until 2030. She participated in the Trees in the Streets methodology of the Prague Institute of Planning and Development (IPR Prague), addressing the issue of trees in the urban environment. She works closely with the Czech Architecture Foundation in the working group Assistance to Public Investors. Jointly with IPR Prague, she is involved in the design of Rohanský ostrov and the Prague Exhibition Grounds.

Regular members of the evaluation committee – dependent part



Ing. Jaroslav Zámečník, CSc.

Jaroslav Zámečník (born 21 June 1966 in Liberec) is a Czech politician and economist, the executive director for many years of the Euroregion Nisa, from 2000 to 2004 a municipal representative and councillor of the Liberecký Region, since 2018 mayor of the Town of Liberec (from 1994 to 1998 and since 2014 again also a municipal representative), an ex-member of the Czech political party ODS, currently a member of the Starostové pro Liberecký kraj movement.



Marek Vávra

Marek Vávra is a Czech businessman and brewer; saviour of the destroyed baroque brewery in Frýdlant. He is a great supporter of the preservation of monuments and Czech industrial heritage. He graduated from the Secondary Industrial School of Civil Engineering in Liberec and continued his studies in Geology at the Faculty of Natural Sciences of Charles University and at the Faculty of Civil Engineering of the Czech Technical University. During his studies he was an entrepreneur and interrupted his studies in the fourth year and since 1998 he has been fully engaged in his business activities in Liberec and its surroundings.



Mgr. Jindřich Felcman, Ph.D.

Jindřich Felcman is a lawyer, doctor in urban planning and land use planning, a specialist in land use planning and public construction law, and the author of land use planning documentation. In recent years, he has participated in the processing and preparation of dozens of land use planning documents (such as changes to the land use plans of the towns of Mladá Boleslav and Zdice, new land use plans for Libčice nad Vltavou, Hýskov, Luštěnice, etc.) and regional land use studies (Study on the Land Use Planning Impact of the Development of the Solnice - Kvasiny - Rychnov nad Kněžnou Industrial Zone, Land Use Planning Study of the Specific Area of Broumovsko). He has also participated in the preparation of methodological guidance for ministries (Methodology for the Assessment of Territorial Requirements of Large Industrial Zones for the Ministry of Industry and Trade) and research projects supported by the Technology Agency of the Czech Republic (Economic Tools in Land Use Planning).

Alternates for regular members – independent part of the evaluation committee



Ing. arch. Petr Štefek

Petr Štefek is an architect with 15 years of professional experience in the UK and with a global reach. After studying at the Liberec School of Architecture and the Vienna Academy of Fine Arts, he worked for leading architectural studios Foster+Partners and Wilkinson Eyre & HOK. He has successfully designed transport infrastructure, residential and office skyscrapers, a concert hall and several interiors. He has been involved in the design of the "Queen Alia" airport in Jordan, transport infrastructure systems in Asia, Africa and Europe. He participated in the design of the Crossrail underground railway in London. Above one of its tunnel shafts, he designed the Prague cubist architecture-inspired "Fisher Street" house. For the Covent Garden underground station he designed one of the leading examples of green infrastructure projects, "Regal House", which brings biodiversity back to the city with its green façade. His work emphasises the search for new pathways, with a commitment to sustainability through the development of green infrastructure elements.



Ing. arch. Miroslava Zdražilová, Ph.D.

Miroslava Zdražilová graduated from the Faculty of Architecture at the Czech Technical University in Prague and completed her doctoral studies at the Faculty of Architecture at the Brno University of Technology. She spent one year studying at the Technical University of Munich where she also completed an internship. In Brno, she worked in the architecture firm Burian – Křivinka, and since 2013 in Pelčák a partner architekti, where she was involved, among other things, in projects dealing with blue-green infrastructure and in the Holešovice-Bubny-Zátory land use study. Since 2021, she has her own architectural firm MAAUS, and is a guest lecturer at the Faculty of Civil Engineering at the Brno University of Technology.

Alternates for regular members – dependent part of the evaluation committee



Ing. arch., Ing. Jiří Jand'ourek

Architect, urban planner, teacher, musician, and Liberec patriot. He graduated in civil engineering at the Faculty of Civil Engineering of Brno University of Technology, and in architecture and urban planning at the Faculty of Arts and Architecture of the Technical University of Liberec. He is an assistant professor at the TUL Department of Urban Planning, and is currently working on his PhD thesis on Architecture and Music – “Spatial Interpretation of Contemporary Classical Music”.

In 2011 he was the head of an international project – “Liberec city with a vision – for the 21st century” – a structural plan for the city of Liberec. He is a frequent juror of architectural and urban planning competitions. Together with Jana Jand'ourková Medlíková he founded the architectural studio Atakarchitekti, where they collaborated on the preparation of award-winning public and private buildings. Their joint projects include, for example, the New City Hall in Liberec, the Reconstruction of T.G.M. Square in Frýdlant v Čechách, the IGI Social Centre in Vratislavice nad Nisou, Building G of TUL Liberec, and the reconstruction of the historic house U Páva in Liberec.

Since 2019 he is the head of the Department of the City Architecture Office (KAM) of the statutory city of Liberec. In his spare time he enjoys music and travelling for architecture. He is the author of the music for the play Sialská trojčata (The SIAL Triplets), and a member of MCH BAND. As a member of the Zbytek association he promoted the rescue of the Papírové náměstí site.



Adam Lenert

Adam Lenert is a Liberec native who lived in the centre of Liberec on Papírové náměstí from 1989 to 2012, to which location he feels strong personal attachment. For 15 years he has drawn up town and municipal plans in Liberec and is the main author of land use planning documentation and documents of the Town of Liberec. Since 2018, he has been the head of the Land Use Planning Department at the Liberec Municipal Authority. Since 2020, he has been a regular guest of the Council of Architects of the Town of Liberec as an expert consultant in land use planning matters.

Competition “Papírák 2030”

“Think globally, act locally”

Patrick Geddes, Scottish urban planner and social activist





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