

**Republic of Srpska
City of Banja Luka
Mayor
City Administration
Department of Spatial Planning**

Number: 03-404-314/19

Date: 20 November 2019

Based on the decision made by the Investor/Contracting Authority, the Department for Spatial Planning initiated the public procurement procedure and in accordance with the provisions of the Instruction on the Organization and Conduct of Tenders in the Field of Architecture and Urbanism ("Official Gazette of the City of Banja Luka", No. 6/18) has carried out the following

**INTERNATIONAL OPEN PUBLIC COMPETITION FOR THE CONCEPTUAL DESIGN FOR
THE CENTRAL PEDESTRIAN ZONE IN BANJA LUKA**

Pursuant to the Decision no. 12-G-1248/19, the Competition Jury has been appointed with the following members for the selection of the best spatial and architectural conceptual solution for the central pedestrian zone:

- 1) Igor Radojičić, MSc in El. Eng. chair
- 2) Prof. Ivan Raškoivć, Arch., deputy chair
- 3) Renato Rizzi, architect, member
- 4) Prof. Brankica Milojević, PhD Arch, member
- 5) Ognjen Šukalo, PhD Arch.
- 6) Aleksandar Bobić, landscape Arch., member
- 7) Nevena Predojević, PhD Arch., member

Standing jury members:

- 1) Milijana Okilj, PhD Arch.
- 2) Nevena Šljivić Babić, Arch.

Reporting experts:

- 1) Ljiljana Zvonar, Arch.
- 2) Jasna Šakotić, Arch.

Secretary:

Maja Smiljanić, BLL

The appointed member of the Jury, Mr. Renato Rizzi, informed the Contracting Authority on November 6, 2019, that he would not be able to participate in the work of the Competition Jury, thus Ms. Milijana Okilj assumed the rights and obligations defined in the Decision on the Appointment.

In accordance with Article 45 of the Instructions on the Organization and Conduct of Tenders in the Field of Architecture and Urbanism ("Official Gazette of the City of Banja Luka", No. 6/18), the Competition Jury has made the following:

FINAL REPORT

on the proposals submitted to the International Open Public Competition for the Conceptual Design for the Central Pedestrian Zone in Banja Luka

In order to prepare the competition, the Competition Jury held two informal meetings (April 24 and June 5, 2019) and agreed upon basic elements of the competition and, together with the announcer, drafted the Program and Terms of the competition.

After of all the relevant elements were harmonized, the first working meeting was held on June 1, 2019 when the Program and Terms of the competition were verified by the Competition Jury.

The competition notice was published on June 17, 2019 on the website of the Public Procurement Agency of Bosnia and Herzegovina, in the Daily Newspapers "Euroblic" and "Nezavisne Novine", and on the official website of the City of Banja Luka.

The competition notice was also published on the following websites:

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| 1) https://www.archdaily.com/ | |
| 2) https://bustler.net/ | |
| 3) http://www.sacg.me/ | Union of Architects of Montenegro |
| 4) https://uha.hr/ | Association of the Croatian architects |
| 5) http://www.d-a-z.hr/ | Society of the Zagreb Architects |
| 6) https://www.zaps.si/index.php | Association of architects from Slovenia |
| 7) https://www.dab.rs , https://www.u-a-s.rs | Association of architects of Serbia |
| 8) https://www.dan.org.rs | Niš Architects Society |
| 9) https://dans.org.rs | Novi Sad architects Society |
| 10) http://www.drustvo-dal.si/ | Ljubljana Architects Society |
| 11) https://www.zaps.si/ | Slovenian Association of Architects |
| 12) http://www.en.dab.rs/ | Belgrade Architects Society |
| 13) https://aabh.ba/ | Association of Architects in the BH |

Two awards and honorable mention were foreseen for the participants of the competition:

- First prize of **EUR 24.000,00** (equivalent in BAM),
- Second prize of **EUR 8.500,00** (equivalent in BAM), and
- Honorable mention of **EUR 1.800,00** (equivalent in BAM).

The competition was open since June 17, 2019. The deadline for submitting questions was until August 21, 2019 and the deadline for submission of works was October 31, 2019 until 23:59 (GMT + 1) hours.

Within the stipulated deadline as defined by the announcer, and in accordance with the Instruction on Organization and Conduct of Tenders in the Field of Architecture and Urbanism, a total of 14 (fourteen) questions were asked by the interested persons, which the Competition Jury answered in a timely manner.

On November 1, 2019, the second working meeting of the Competition Jury was held during which, Deputy Chairman of the Jury informed the other members that, in accordance with the call for the Public Competition for the Conceptual Design for the Central Pedestrian Zone in Banja Luka, the Contracting Authority, received a total of 12 (twelve) competition proposals by the given deadline, in digital versions on the link [www.banjaluka.rs.ba/konkurs-centralna-gradska-zona:\(en.banjaluka.rs.ba/city-centre-design_banjaluka2024\)](http://www.banjaluka.rs.ba/konkurs-centralna-gradska-zona:(en.banjaluka.rs.ba/city-centre-design_banjaluka2024)), under the following authors' codes:

"SA22022"; "77111TW"; "91871FU"; "12241BD"; "21218BC"; "2SL5321"; "19593MA"; "70842DM"; "77707AA"; "23370PM"; "23613AA" и "73765AA" (which was received with a minimum delay of one minute).

The Competition Jury agreed that minimum deviations were not the grounds for disqualification of a work, given specific technical processes (upload duration).

Proposals submitted properly and on time, were opened and given ordinal numbers in the order of their arrival. The number of enclosures was checked for each submitted work.

Reporting experts reviewed the received works in the period from November 2, 2019 until November 13, 2019.

At the third working meeting held on November 14, 2019, the Reporting Experts submitted a written report to the Competition Jury and explained each work individually (Attachment: Report on the Works Submitted to the International Public Competition for the Conceptual Design for the Central Pedestrian Zone in Banja Luka, November 2019).

At the same meeting, the Competition Jury reviewed all 12 proposals and analyzed each individually taking into account the established criteria and terms defined under the Public Call and the Competition Program, and concluded that:

1. All proposals from number 1 to number 12 have the right to participate;
2. There are no appendices in the submitted entries that should be excluded from the evaluation.

At the fourth working meeting held on November 15, 2019, the Competition Jury agreed on the evaluation methodology in order to achieve efficiency and high standard in the process of selection of the proposals, first for the short list, and then for the final selection of the best competition proposal, due to the complexity of the competition task and a need to consider five ambient units in each individual work.

A decision that solutions radically deviating from the Regulatory Plan would not be tolerated was one of the guidelines for the Competition Jury; hence the following proposal were eliminated from further evaluation:

- Proposal under ordinal number **1** – author's code: "SA22022", because the author foresaw radical changes to the planning solutions, which, due to neglect of the existing situation in the field, as well as objects of cultural and historical heritage, are unenforceable. The solution as an idea is interesting and proposals aesthetically in space, but not for this environment.
- Proposal under ordinal number **3** – author's code: "91871FU", because the author did not offer contribution with regard to any ambient - the idea required by the Public Call- and specifically because the architecture of the premises from the offered solution is not in accordance with the architecture of the existing cultural and historical objects.

After the first round of elimination, the remaining proposals were evaluated by comparative analysis of individual ambients. Through a detailed analysis, appraisal and evaluation of the solutions offered for individual ambient, the Competition Jury shortlisted the following six entries:

- Proposal under ordinal number **2** , author's code:"77111TW" (for ambient 2 and 5),
- Proposal under ordinal number **4**, author's code:"12241BD"(for ambient 1),
- Proposal under ordinal number **6** author's code:"2SL5321" (for ambient 5),
- Proposal under ordinal number **8** author's code:"70842DM" (for ambient 2,4 and 5)
- Proposal under ordinal number **9** author's code:"77707AA" (for ambient 4)

- Proposal under ordinal number **12** author's code: "73765AA"(for ambient 1).

The Competition Jury concluded that in the analysis of individual ambient units, ambient 3 need not to be considered separately (but integrated with ambient 4), since the authors were required to maintain the existing state without or with minimum interventions.

As part of the evaluation criteria, the Competition Jury particularly valued innovation and the idea of the solutions offered, as well as the possibility of implementing them in the near future, by analyzing each ambient individually, as well as the integrated ambients that make the connected sequence.

Following the evaluation and scoring of shortlisted proposals and the ranking of proposals according to the quality of the offered solutions, at its 5th meeting held on November 20, 2019, the Competition Jury unanimously decided, taking into account the purpose of the competition, the aim of the competition task and the evaluation criteria, not to award the first prize, because none of the offered solutions has ensured the unique quality and completeness in terms of functionality, sustainability, rationality of implementation and future use and maintenance, as well as in terms of design, materialization, and program contents.

The reasons why the first prize could not be awarded are:

- The complexity and scope of the program task led to the uneven value of the solutions for individual ambient units in the competition proposals. The nature of the spatial scope that was the subject of the competition indicates that it is more a sequence of separate spatial entities than a unique linear move. In addition, the diversity of the subject areas in terms of content, purpose, current state and, in particular, the indicated perspective of development - potential, encouraged the authors to devote to their designs to different extent and from different angles.
- Recognizing the *diversity* described, the program assignment placed the relationship between the acquired obligations and the desired future development of the central pedestrian zone *directly - indirectly*. The solution for traffic surfaces and contents (ambient 1), the organization of event squares (ambient 2) and the park with a memorial (ambient 4) were immediate urban-planning topics, while proposing the concept of facade panels of the tracts of future objects in ambient 5 was actually indirect way of influencing the result in the space.
- The assignment was *multifaceted/multi-subject*, and accordingly, the result of this competition more closely involves different levels of adequate responses in relation to the solution of particular ambients, than it defines the subject scope as a single move.

The Competition Jury, on the other hand, found that in some works there were particularly good solutions to certain ambients, parts of the environment or parts of the whole scope of the assignment as well as solid concepts, principles, attitudes, themes and design character, offering a wide range of potential for use towards improving the future development of the central part of Banja Luka. In addition, a number of works have contributed to a broader reflection on some of the topics raised in this competition that deserve certain recognition.

In accordance with the provisions of Articles 41 and 67 of the Instruction on the Organization and Conduct of Competitions in the Field of Architecture and Urban Planning (Official Gazette of the City of Banja Luka, No. 6/18) and Item 6 of the Public Call, Competition Jury decided to seize the opportunity and execute redistribution of the number and order of prizes within the total award fund in such a way that it does not award the first prize but three equivalent second prizes in the amount of EUR 8,500.00 each (equivalent in BAM) and one honorable mention in the amount of EUR 1,800.00 (equivalent in BAM). The Jury also decided to award two works with non-monetary honorable

mention whose ideas and conceptual solutions, as well as the quality of the elaboration, achieved a certain artistic reach and representativeness.

Accordingly, the Competition Jury decided to award the works submitted to the Competition as follows:

WORK NO. 12, author's code „73765AA“ – SECOND PRIZE in the amount of EUR 8.500,00



The competition solution for the new pedestrian zone in Banja Luka represents a new axis of the city that should connect the ambients, incorporate them into the existing surroundings and hint at new directions in which the city should expand in future. The basic concept of the solution is to connect the space into one coherent whole, and to form a new city square as a focal point.

The proposed solution for the central pedestrian zone in Banja Luka more or less follows the concept of "fluid space" that is being developed by the formation of squares. The solution confirms the idea of greenery on the square or greenery framing the square. Integrativeness of the zone is achieved by physical functional and formative connection of ambient 1 and 2, functional connection at the level of the parterre of ambient 1 and 2 with ambient 3 and 4 united in one square framed by alleys, and pedestrian penetration from ambient 4 into ambient 5, which is treated as a closed block. In this way, the authors divide the zone into three segments (ambient: 1 + 2 and 3 + 4 and 5). In terms of the program, the authors treat the first segment of this chain as a complete functional square with the Museum of Contemporary Art (MSU). In a keen way, the solution abandons the existing street parking solution, linking the new ground-floor garage with business activities and the urban motif of the "city staircase" to the present "hinterland" of the MSU building. The solution retains the tall trees in front of the MSU building through the concept of a raised event square with a wooden "floor" edged with a strip square above the new underground garage adjacent to the Krajina building. Ambient 3 and 4 are solved as one square surrounded and divided by double tree alleys to form "green rooms". The solution unnecessarily introduces long arched benches around the church and does not retain the existing high trees of good quality at the site of the present park.

Ambient 5 is solved as a closed block with a permeable ground floor towards the perimeter and center of the block and commercial shops on the ground floor, while a residential-business program is foreseen on the higher floors. The interior of the block was resolved by an atrium procedure as passage yards. The authors treat the interior of the block as a commodified, or commercialized, open space for public use, and therefore "separate" it from the ambient 4 by cultural program.

With regard to the monumental heritage, the monument of Ban Milosavljevic is relocated without indication of a new location. On the other hand, the authors carefully determine the location for the new monument of the Defense War 1992-1995 in the part directly related to the Republika Srpska Presidential Palace and to the hinterland in ambient 5, and its cultural purposes.

WORK NO. 8, author's code „70842DM“ – SECOND PRIZE in the amount of EUR 8.500,00



The basic concept of this work is based on the establishment of a new pedestrian zone in the city, which is affirmed by this approach as an accentuated "green axis". With the introduction of new contents, a new ground floor has been designed for pedestrians and active urban life. The solution foreshadows a new dimension of space ambient as a complement to the existing Banja Luka city matrix, and primarily the existing pedestrian zone and the city's already developed green fund.

The proposed solution of the central pedestrian zone in Banja Luka draws on some of the ideas of the development concept of Banja Luka as a "green city". The solution stands out as more or less a functional solution for the ground floor and urban environment, above all by affirming urban greenery, pedestrian flows and the construction concept based on the principles of energy efficiency. Careful approach first of all confirms the existing values of the green fund through the concept of "green islands", enabling more or less functional pedestrian flow and link to the environment. Integrativeness of the zone is achieved through visual interconnection procedures (Ambient 1 and 2), functional pedestrian connection through subway (Ambient 2 and 3) and a functional pedestrian connection on the ground floor (Ambient 3, 4 and 5). In this way, the authors divide the zone into three segments (ambient: 1 and 2 and 3 + 4 + 5). In terms of the program, the authors describe the first segment of this chain as a street island with an overhead garage in combination with tertiary activities - located towards "Petar Kočić" Park and with open green space towards Hotel "Bosna". Through remodeling process, the authors solve the space in front of the Museum of Contemporary Art (MSU) partly as a green environment and partly as an event square, partly at the expense of the existing greenery, while the space next to the Krajina Business Center is solved by an underground garage, above which they form an alley with a water motif. With the solution of ambient 3 and 4, the authors rely on the existing design and program framework that they functionally solve as a green open space with park elements, whose motif is repeated in ambient 5, thus integrating ambient 3, 4 and 5 into a single green functional unit. From the point of view of the program of planned buildings in Ambient 5, the solution relies on the concept of a residential-business block that is developed by a diverse program of tertiary and quaternary activities on the ground floor with an open central space of the block, and the cultural purpose towards Ambient 4. Applying the concept of a double façade with "vertical gardens", the authors apply the procedure of repeating the same element, which results in non-integration with the established morphology and identity of the environment. Regarding the monumental heritage, it is generally foreseen to change the location of the Ban Milosavljevic monument in ambient 4. Given the location of the new monument of the Defense War 1992-1995, as located in ambient 4, the solution does not include a spatial-functional analysis, nor it proposes a spatial-compositional solution that would encompass this monument.

WORK NO. 6, author's code „2SL5321“ – SECOND PRIZE in the amount of EUR 8.500,00

The concept is based on the intersection of two pedestrian routes – the existing and planned, and a new town square is defined here. The square occupies a large area in order to emphasize its monumentality and importance for Banja Luka as the capital of Republika Srpska. The square is divided by green areas and bordered by the park area. In this way, the competition solution preserves and enhances the natural values in the city center. Built-in and green areas are largely integrated, and moving through the central zone gives the impression of a constant shift between the built and the natural.

With the proposed solution of the central pedestrian zone in Banja Luka, this work affirms the heterogeneity of the urban environment, primarily through the process of careful treatment of the parterre and the diverse composition of greenery and green surroundings. Integrativeness of the zone is achieved through visual interconnection procedures (Ambient 1 and 2), functional pedestrian connection through subway (Ambient 2 and 3) and a functional pedestrian connection on the ground floor (Ambient 3, 4 and 5). The authors refer to the first segment of this chain as a street island with an underground garage combined with tertiary activities and cultural contents within a canopy located opposite the facade of the Museum of Contemporary Art (MSU). The space in front of the MSU has been solved with a park character and supplemented by a canopy on a new strip plateau that is formed towards the "Krajina" building, which is connected to the underground pedestrian passage towards Ambient 3. The solution envisages additional greenery in the Ambient 3 around the Temple and its integration with the space in front of the Hotel "Bosna" through materialization of an elliptical parterre. Ambient 4 has been resolved as a green square, while retaining and affirming the existing tall green fund through an accentuated composition of circular green gardens on the square. This ground floor concept was also applied in Ambient 5, with an emphasis on flows and breaks through integration with a diverse ground floor program and an emphasis on the opening of this block towards the perimeter environment. With regard to the monumental heritage, the decision without prior spatial verification, foresees a change in the location of the Ban Milosavljevic monument in Ambient 4. Considering the location of the new Monument of the Defense War 1992-1995 located in Ambient 4, the solution ambitiously envisions a location between the Temple and the City Hall in the form and zone of the pedestrian ramp. Greenery composition has been carefully crafted in terms of habitus as well as texture, volume and color in order to achieve diverse ambiances and spatial accents.

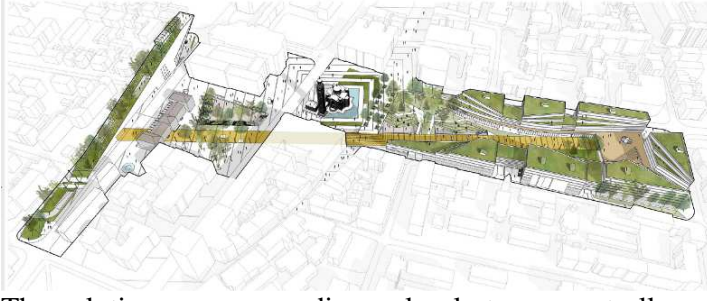
WORK NO. 2, author's code „77111TW“ – HONORABLE MENTION in the amount of EUR 1.800,00



The competition work has processed and offered solutions for all five environments that make up the considered scope. The project emphasizes the historical axis and continuity of the landscape, strengthens the design concept of an "urban oasis" through a multi-level vertical landscape, introduces a green belt into the old city area with the intention of making Banja Luka a "green city".

The proposed solution elaborates the concept of a "green city" by forming a series of "green roofs" beneath which, it places in Ambient 1, trade facilities and garage space, linking it with overhead passage across Vidovdanska Street to Ambient 2. It proposes a bus stop in front of the building and opposite the Museum of Contemporary Art (MSU) with the "green wall" in the back. In Ambient 2, a new square is formed with a historic monument, and underground garages are planned to be built below it with a driveway from Vidovdanska Street. Overhead passage with a pedestrian and bicycle path, as a "green roof", has a connection with Ambient 1, but also creates a problem of connecting the newly created level with the ground floor. The connection is achieved by ramps which, by their position and dimension, physically and visually impede a good connection of the objects that refer to the scope of the competition and of the ambiances in their relation with each other. Intervention in Ambient 3 comes down to the planning of a subway that connects to Ambient 2. The work connects Ambients 4 and 5 by forming a new pedestrian street with green park areas in the height of the corridor and a fountain in the central axis. Also, pedestrian paths in the form of ramps are planned in this Ambient, which are superimposed on the planned objects in Ambient 5, and which connect the angle of the ground floor with the first floor of the objects in question. In addition to the aforementioned, there is also a children's playground in this Ambient, and grasslands, flower paths and tall plants are envisaged within the park. In this way, the solution again brings out the subject of ramps, especially in terms of their required lengths, and the inevitable formation of inaccessible and unusable spaces below them, especially in the area of the building of the Presidential Palace. Within Ambient 5, larger water space within the block with pedestrian bridges and platforms above the water is planned. The block in the main lines follows the given parameters regarding the heights and dimensions of the buildings. The concept of connecting the side streets to the central pedestrian zone within the block was achieved. Below the block is a garage. Walking routes are planned along residential and commercial buildings with the interpolation of green spaces parallel to the water surfaces. The characteristic of this work is the greening of the roof terraces. Concerning the monumental heritage, the solution without prior spatial verification keeps the Ban Milosavljevic monument within this unit and proposes a new position. In contrast, they provide a site for another historic monument.

WORK NO. 4, author's code „12241BD“ – HONORABLE MENTION



The competition work offered solutions for all five ambiances that make up the considered scope. The work proposed a central axis that connects all the ambiances, calling it the "Promenade of Remembrance."

The solution proposes a diagonal axle to connect all spatial units: from the intersection of Vasa Pelagic Str. and Dr Ban Todor Lazarevic Str. to the city niche just off the southern end of the Museum of Contemporary Art. The authors refer to this axis as the "Axis of Remembrance" and relate to it with the competition requested memorial contents and other elements of the city memories - and its (re) presentation. The authors believe that the central area of Banja Luka lacks a variety of elevation positions for the activation and enjoyment of the public urban space, and they propose solutions for this by lowering below the level of the basic elevation of the terrain, and raising the public domain into the parts of the first floor above ground, and - as the most striking part of this work - going out to the (green) city roofs in an oblique plane and in continuity with the city parks (in Ambient 1). Although this solution brings a very high level of completion of the tender material, a solid visual and graphic standard, attention to detail (accompanied by quality examples), it still neglects the elements of the existing state (as well as the valid documents of spatial regulation), and consequently reduces its own values and, most importantly, its applicability in a given location. Hence, already active construction works are ignored in Ambient 5, while at the same time, the construction zone moves to Ambient 4 intended for public urban space. The solution for Ambient 1, as well as the concept of facades in Ambient 5, can be considered bold, successful and even applicable, while the leveling in Ambient 2, 3 and 4 goes to the other extreme. The tendency of the work towards integrating the overall unit of the competition task is for honorable mention.

WORK NO 5, author's code „21218BC“ – HONORABLE MENTION



The concept evolved through the lattice overlap motif. Each grid was created by geometry of the existing physical structure. Each ambient geometry has its own sub-theme and sub-argument. The lighting installation belongs to one network, while the water park / fountain belongs to the other and the main line and so on. The interplay of these networks creates a recognizable overarching theme in all ambiances, and throughout the city's central public area it creates a visual experience.

This proposal addresses the city center in a partially accentuated way, where facilities and spaces become a redefinition traverse. Namely, they are subject to organization and design, where the usual relationships among the elements change, creating new forms that express other codes and metaphors. Different typologies are suggested in comparison with the usual ones, related to the contents specified by the competition program. In this way, the residential-business complex in

Ambient 5 becomes, by covering the common interspace, "something else" in relation to the usual architectural expression of the intended purpose. The described covering emphasizes the space between the objects and underlines the public use. The core of the "events" becomes the interspace, towards which gravitate the surrounding ambiances precisely because of the power of the spatial expression of the covered surface. The green, park areas in Ambient 2 and Ambient 4 are resolved more at the image level than the concrete assembly in the space. The solutions proposed are, as already noted, more abstract representations of an area than concrete spaces. Additionally, their spatial organization confirms this, since it is more formally than functionally placed in a specific place. The statements made also apply to Ambient 1, where the assumed green spaces are more decorative points than usable park facilities. The proposed solution therefore relies more on the expression than on the concrete organization of space; preference is given to meaning, suggestiveness and architectural attitude and expression. This is precisely the quality of this work; the spaces shown are visualized concepts, closer to the substance of the concepts to which they refer, than to what they are concretely. The only aspect of the work articulated as the materialization of the idea is the illumination of the treated ambiances; the system of street lighting, different shapes, technologies and positions in the competition coverage, communicated the idea of light as a building element of an organized space. It emphasized, even formed, pedestrian paths, areas of gathering, accentuated points of importance and located focuses of understanding the essential points in the treated area. The authors, therefore, put light at the heart of their idea, thus resolving the anatomy of space, while positioning themselves at the edge of a pure concept, they expressed their views on the "play" of ordinary elements, which, brought into (un) ordinary relations, create new meanings.

RECOMMENDATIONS FOR FURTHER DEVELOPMENT AND IMPLEMENTATION OF THE COMPETITION TASK

In order to contribute to further development and elaboration of the competition task, Competition Jury, within its competences and based on the knowledge arising from the evaluation of the competition works, has prepared and unanimously adopted specific guidelines-recommendations, which select particular individual ambiences and the related competition works and the way they should serve as a basis for the implementation of the central pedestrian zone.

Works containing solutions for particular ambiences with the highest development potential are as follows:

- Work no. **2, author's code 7711TW** – the concept of the facade panels within Ambient 5;
- Work no. **6, author's code 2SL5321** – the concept of a parterre solution within Ambient 5;
- Work no. **8, author's code 70842DM** – the concept of park area within Ambient 4 and affirmation of the „green city“ concept;
- Work no. **12, author's code 73765AA** – the concept of incorporation of the Ambient 1 and 2.

The Competition Jury believes that the ideas for particular ambiences from these works should be used as constructive, conceptual solutions within the further development of the central pedestrian zone, primarily through amendments to the planning documentation. Combining solutions from different works is even natural and desirable in this particular case because of the essential spatial / purpose heterogeneity of the spatial unit in question.

Work no. 2, code 7711TW – the concept of the facade panels within Ambient 5

The concept of facade panels in this work stands out in comparison to other solutions. Ambient 5 is designed as a system of two tracts of residential and commercial buildings set up on the regulation of the Srpska and Ban Dr. Lazarevic streets. The architectural language used comes from the broader contemporary trend of neo-modernist approach, the collage of glazed and full surfaces, horizontal accentuated cornices and kinetic elements of window blinds. The composition does not contain historical elements in the direct sense, but can be seen as an example based on the role models from the late modernism in the second half of the twentieth century. Decor is, in principle, reflected in the accentuated horizontal cornices of the open terraces, which protrude towards the interior of the block, and accentuated with greenery. Towards the perimeter streets, the facades are trimmed and fragmented with vertical greenery. The visual center of gravity of the composition is the block of the opening with movable curtains, which is located towards Vase Pelagica Street. Its role is also to accentuate the whole complex of buildings, so its position hints at the dynamics of the spatial development of the ambient. The cascading of the final floors of the tracts of buildings towards the Church of Christ the Savior tends to emphasize the position of the temple as the center of gravity of the whole competition scope. The flat roofs are green and serve for recreation, and because of the location of the buildings they belong to, they are also the viewpoints in the city center. The facade segments correspond to the contours of the buildings they belong to, so the street fronts are devoid of monotony and monotype. The group of the existing buildings in the area of the Hotel "Taliya" remains. The proposal for their elevation upgrade in the spirit of the surrounding, new buildings only to be built, affirms the existing architectural values on the site. A number of solutions under code 70842DM can upgrade previously exposed values. This is primarily related to energy efficiency technology and "green architecture" as one of the expressions of this technology. Vertical greenery would enrich the city center, both architecturally and ecologically. The "double" façade system is a desirable principle for setting

the conditions for construction in the city center and raising the value of its space, and the attributes of Banja Luka as a city of greenery are once again underlined.

Work no. 6, code 2SL5321– the concept of a parterre solution within Ambient 5

The most significant contribution to and potential for the future development of this solution relates, first of all, to the design aspect of the pedestrian zone parterre, especially the solution of the parterre in Ambient 4 and 5. The particular benefit of this solution is reflected in the careful and insightful design of the greenery composition as an important process for the formation of different urban environments. A significant contribution of the solution with good potential relates to the design of Ambient 4 as a green square through the process of forming green islands in the square. Namely, such a solution provides a solid opportunity for the erection of a new monument towards the RS Presidential Palace and dislocation of the Ban Milosavljevic monument at the beginning of the street under the same name. The composition of this space meets the requirement to maintain healthy high trees, but also allows good flow, maintenance, use and visibility of all the essential elements in Ambient 4 as well as in the environment. The parterre solution in Ambient 5 in a good way provides the potential for future development of the interior of the block through the concept of flow and containment, and offers good functional connectivity as well as visibility of the essential contents and elements in the environment. The introduction of the urban “canopy” element can serve as a motive for new “generators” of urban contents and public use.

Work no. 8, code 70842DM – the concept of park area within Ambient 4 and affirmation of the „green city“ concept;

A significant contribution to and potential for the future development of this solution relates, more to the functional connectivity and resolution of the parterre, and less to the design aspect, with more or less respect for the established and given urban-architectural parameters. The concept of a green city, as well as the consideration of energy efficiency principles, provide an opportunity to determine the conditions and parameters for the future development of the area concerned. The solution of the existing park in Ambient 4 in a functional way provides a solid premise for the future solution of this space as an environment with a park character in which it is possible to locate a new monument. Bearing in mind the significance and character of the new monument, it is expected that the proposed composition of the park will change, first of all in the visual-spatial sense, and possibly in terms of the character of this space. Ambient 4 solution allows erection of the Ban Milosavljevic monument at a new location at the beginning of the Ban Milosavljevic Street. A significant contribution of this solution is the proposal for the use of buildings in Ambient 5 (cultural purpose) and towards Ambient 4, which can be linked to a future monument. The solution for Ambient parterre 5 can serve as a basis for future development of this block.

Work no. 12, code 73765AA – the concept of incorporation of the Ambient 1 and 2

The most striking contribution to and the potential for the future development of this solution relates to the treatment of Ambient 1 and 2, which have been addressed as a single unit. The proposed solution of this segment enables activation of pedestrian flow from the park "Petar Kočić" partly in combination with service road traffic. Extraordinary potential refers to the solution for the square, now located around the building of the Museum of Contemporary Art (MSU), which provides potential for thematic outdoor activities of the MSU. The design and program solution introduces the theme of the city staircase, omitting commercial service activities for the benefit of business facilities in a way that "preserves" public space for the public and common activities as opposed to commodification.

With careful consideration of the problem of the leveling of this space, it is possible to treat the space in front of the MSU as an event square with tall trees in a comprehensive dimension towards the premises of the Krajina Business Center. The space treated in this way enables localization of a new monument to the liberation and annexation of the territory of the present Republika Srpska to the common state of the Kingdom of Serbs, Croats and Slovenians, Yugoslavia. A significant contribution of this solution relates to the proposed site for a new monument to the Defense 1992-1995 War in the area of the present park towards the Presidential Palace. This solution allows state ceremonies to be held to commemorate the event that the monument stands for. Ambient 4 solution allows the erection of the Ban Milosavljevic monument at a new location at the beginning of the Ban Milosavljevic Street. Also, this solution provides good insight into the future monument, as well as the ability to link the theme of the monument to the cultural purpose envisaged behind this monument in Ambient 5.

Based on the above stated, and considering the complexity of the space and the duration of the individual implementation of the competition solutions, the Competition Jury recommends that the Contracting Authority should establish a Board to monitor the implementation of the recommendations in the process of further development of tender solutions through preparation of urban and technical documentation, with the following tasks:

1. Define guidelines based on the submitted works for a unique spatial and software solution of the central pedestrian zone in Banja Luka using the concepts of appropriate ambiances from the three works awarded with second prize in the following way:
 - From work under code 2SL5321 – take the concept of parterre solution within Ambient 5;
 - From work under code 70842DM – take the concept of park area within Ambient 4 and the concept of the „green city“;
 - From work under code 73765AA – take the concept of incorporation of the Ambient 1 and 2 into one „Museum square“ with the building of the MSU in its center;
2. Initiate amendments to the spatial planning document in order to implement the stated solutions for ambiances referred to in item 1;
3. Draft Terms of Reference and verify the conceptual design of the ground floor development within Ambient 5, which will serve as the basis for the unique development of that part of the central pedestrian zone;
4. Monitor development of urban and technical documentation for the construction of facilities in Ambient no. 5 with the aim of verifying artistic and architectural qualities of the facade panels.