

Communication on Engagement Мој леги град / My own city UN Global Compact

URBAN RENOVATION AND INNOVATION OF SPATIAL PLANNING OF BLOCK 19A IN NEW BELGRADE

HOLDERS OF THE PROJECT INITIATIVE

- Academician Milan Lojanica prof. arch., author of the project of previously realized structures of Block 19a and proposals for their renewal and innovation;
- Prof. Vladimir Lojanica dia. "Proaspekt", author of the proposal of innovative solutions;
- Srdjan Petrovic, representative of the NGO "My own city", coordinator of the project, associate in creating proposals for innovative solutions and consultant;
- The team of associates of "proAspekt" d.o.o. and external collaborators on the project with the consulting participation of domestic and foreign experts in relevant fields.



BASIC PROJECT INFORMATION

Area of the proposed urban location of Block 19a: approximately 8 ha

Built area: approximately 6 ha

Total estimated value of the project: +10 mil. eur. (Renovation and development of built facilities and infrastructure - 2.5 million euros; Ecological, energy - solar, functional and ambient solutions for landscaping and equipment of the entire territory of the block - 2.5 million euros; Construction of new innovative public-private facilities of + 5000m² - 5 million eur.).

Total estimated value of project technical documentation in cooperation with private, public and international partners: 6-8% in relation to the value of the project and selected innovative solutions adopted in the process of cooperation with the public interest and relevant competencies.

PROJECT STATUS

Negotiations are underway with international (EBRD) and public (City of Belgrade) institutions on the manner and model of implementation of the entire project, as well as testing of interest of business entities for financial support for the project within the consortium of donors.

With project implementation, we will contribute to all UN Sustainable Development Goals, of which the following stand out:

- 11 Sustainable cities and communities;
- 7 Affordable and sustainable energy;
- 13 Combating climate change.

Donor funds provided: Company "GTC" +20,000 eur.

DIMENSIONS AND CAPACITIES:

a) current situation:

- territory size 78,000 m²
- built area 62,000 m²
- number of apartments.... 1,024 th most common
- population... 3,800
- average apartment size... 60.5 m²
- accompanying non-residential space - trade, services, activities, etc..... 1,200 m²
- number of vehicles housed in basement parking garages 250 vehicles
- outdoor parking spaces... 450 vehicles

b) new capacities:

- additional living space - according to possibilities
- content of supplies, trade, services, etc. 1,200 m²
- content of social activities - culture, education, etc. ... 500 m²
- sports and recreation 700 m²
- business.... 1,200 m²
- children's institutions.... 700 m²
- content of sports and leisure.... 800 m²
- total... .. approx. 4,600 m² (with the addition of housing - according to possibilities)

DESIGN PERIOD AND REALIZATION OF CONSTRUCTION:

1976 Project of the competition solution - first prize

1976-1979. Development of project documentation, Bureau of Architecture and Urbanism Belgrade

1978-1982. Realization

2011-2019. Block Reconstruction and Innovation Initiative

2019-2020. Pilot project and preparation for planning documentation.

2020-2021. Technical documentation for the first phase of implementation

2021-20.... Realization of the whole project.

PUBLISHED:

In a number of professional, scientific and public media in the country and abroad (with high professional grades and public domestic and foreign awards).

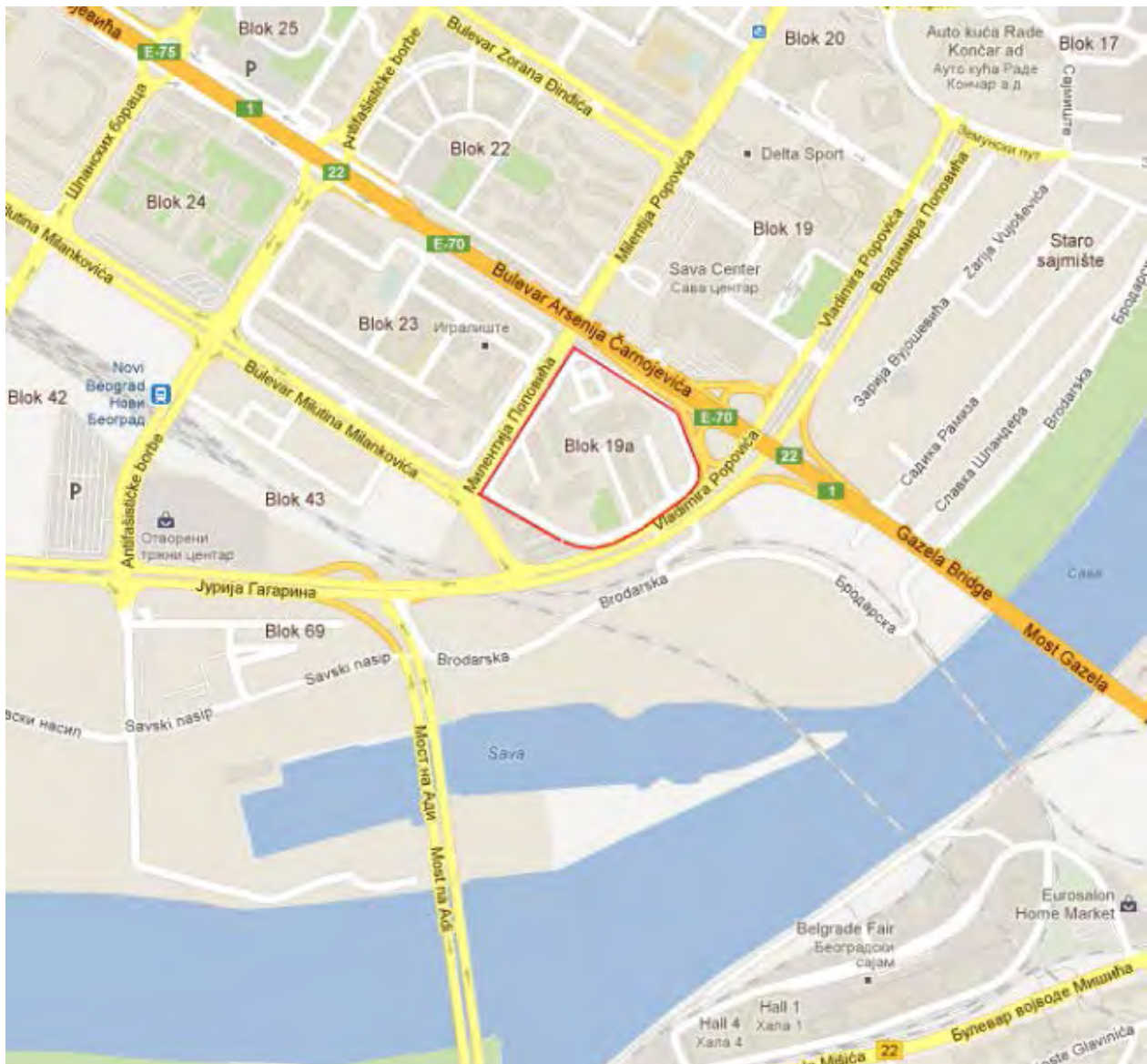
INTRODUCTION

Large city apartment blocks built four or more decades ago are today significantly damaged and are in danger of further accelerated devastation and decay.

One such block is Block 19A in New Belgrade, whose position in the central zone of the city and the original quality of the architectural and urban solution with international affirmation require urgent intervention:

a) in order to protect the still existing values of buildings and space in the block

b) in order to develop these values in accordance with the value of the urban milieu and the needs of users, and in accordance with the possibilities of applying modern innovative solutions.





ORGANIZATIONAL BASIS OF THE PROJECT

The project was launched at the initiative of the NGO "My own city" with the support of the "Directorate for Construction Land and Construction of Belgrade", "Secretariat for Urbanism and Construction of Belgrade", "Urban Institute of Belgrade" as well as with the consultative participation of the author of the original project of this Block, academician Milan Lojanica.

The idea is to use the example of this block to check the possibility of establishing cooperation of public institutions with local communities and businesses that would, in cooperation with domestic and foreign scientific research institutions and reputable experts in relevant fields, create a new model of organizational functioning in order to protect and further develop certain urban spaces important for the urban future and the physiognomy of Belgrade.

Undoubtedly, for the organization, financing and implementation of project activities, it would be necessary to form a PROJECT CONSORTIUM.

OVERVIEW OF PREVIOUS PROJECT ACTIVITIES

2011-2020. Initiatives of the NGO "My own city" and performing a number of activities, among which the most important are:

2008-2011 Animation of competent institutions in order to solve problems in Block 19a - civic activism;

2011-2012 Development of an illustrative program and spatial concept for arranging a part of the green area in the Block 19a - "Eco oasis Block 19a" and collecting a petition;

2012-2020 Networking with national and international institutions, professionals and businesses with lobbying to embark on a comprehensive renovation and reconstruction of Block 19a;

2018 Award for one of the most innovative projects in Serbia in the competition "Local development resistant to climate change" conducted by the Ministry of Environment and UNDP - United Nations Development Program with funding from GEF - Global Environment Facility.

2018-2019. on the occasion of the activities of the project "Eco Oasis Block 19A" and the establishment of cooperation between the "Directorate for Construction Land and Construction of Belgrade", "Secretariat for Urbanism and Construction Affairs of Belgrade", "Urban Institute of Belgrade", Association of Citizens "My Beautiful City", author of Block 19A and the Proaspect studio.

Testing of the all actors interest in project development and financial support is in progress.

The role of public and private investors in all segments of the project is to be defined.



PROJECT CHALLENGES

1. CONCEPT OF MAINTENANCE AND RENOVATION OF CONSTRUCTED STRUCTURES IN URBAN SPACE ON THE EXAMPLE OF BLOCK 19A



2. INNOVATIVE CONCEPT FOR DEVELOPMENT OF PROGRAM ELEMENTS AND SUPPLEMENT OF THE FUNCTIONAL SPATIAL CHARACTERISTICS OF THE BLOCK

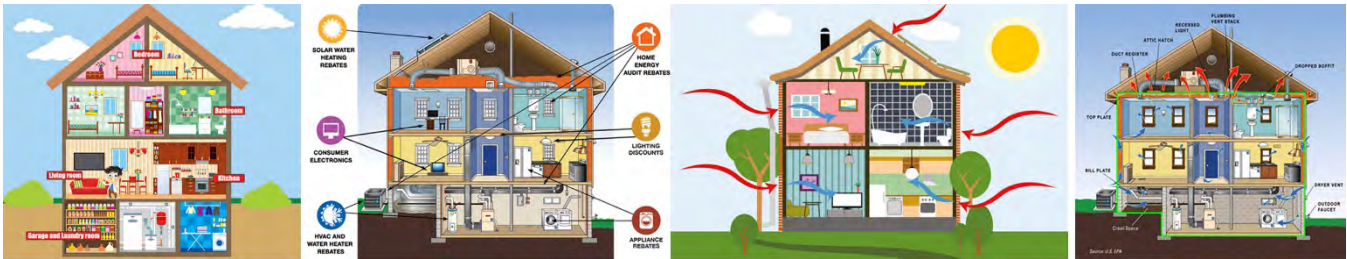


3. INNOVATIVE CONCEPT OF ORGANIZATION OF ACTIVITIES AND ACTIONS IN SPACE - USE OF SPACE



PROJECT AREAS FROM SPECIAL CONTRIBUTION TO SUSTAINABLE DEVELOPMENT GOALS

a) energy efficiency and technological reconstruction of existing facilities as well as future newly designed capacities and infrastructure in the settlement.



b) građevinsko, urb. arhitektonsko renoviraње oštećenih, devastiranih, tehnički upropašćenih i estetski naruženih delova zgrada i slobodnog prostora bloka.



c) planning, design and implementation of additional constructed structures within the construction framework of existing and newly planned facilities necessary for raising the use value and quality of the urban environment.



d) use of renewable energy sources.



e) urban mobility and vehicle parking.



f) improvement of ecological standard and environmental values.



e) urban landscaping and park complex.



h) application of waste separation and waste management.

i) defining the system of relations, responsibilities and authorities as well as the consequences - a model of behavior in space.и) збивања у простору контрола активности и консеквенце.



j) defining incentive elements for a positive and constructive attitude of users towards space.

k) defining the role of public and private investors in all segments of the project.

EXPECTED RESULTS



Illustration of a park in Block 19a



- a) Return of constructed structures to technically and functionally FULL USED CONDITION
- b) Improving the functional, technical and aesthetic properties of built structures in space - INNOVATION
- c) more efficient use of energy and DECARBONIZATION
- d) SAVINGS IN BUDGETS OF THE PUBLIC AND PRIVATE SECTOR AND IN HOUSEHOLDS
- d) creating FINANCIALLY SUSTAINABLE green local communities
- f) creating conditions for a better healthier and more pleasant ENVIRONMENT and urban SUSTAINABLE DEVELOPMENT

POTENTIAL FOR IMPLEMENTATION AND FOR THE EXPANSION OF PROJECT

- a) all urban communities are characterized by similar NEEDS AND CHALLENGES
- b) they are distinguished by the level of equipment and arrangement as well as the degree of implemented necessary contents for PUBLIC AND OTHER PURPOSES
- c) after the realization and measurement of the results of the pilot project, the same project with changes and adaptations offers great potential for replication and expansion in OTHER URBAN COMMUNITIES, existing or newly formed.