

Bratislava Waterfront Development

A „Zoom Tool“ to Analyze the Current Urban Development Problems of the City

TURN TOWARDS THE RIVER

Waterfront re-development: a challenge for a smart, sustainable and inclusive city
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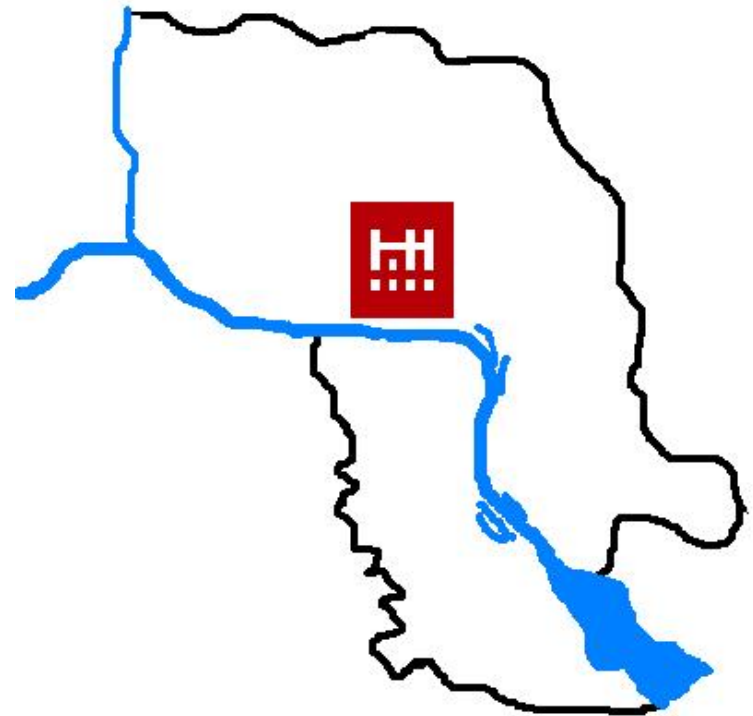
Conference Topic

- How are we coping with the challenge of creating an economically viable, socially just, environmentally sustainable and liveable mixed-use city centre for the 21. century?

.....Let's have a look

Issues to share

- Slovak urban planning - system and principles
- Bratislava urban planning focused on river related projects
- Our strengths
- Our challenges
- Concluding remarks



Slovak Urban Planning System

- State level: Strategy of Urban Development of the Slovak Republic
- Regional level: Regional Master Plans (8 regions)
- Municipal level: Master Plans for cities and villages (2891 municipalities)
Zonal Master Plans
(selected areas of the city)

Slovak Urban Planning Principles

- Top – down
- Continuous process
- Considering wider context
- Comprehensive at all levels
- Multiparty approach / collaborative approach

Municipal level strategies and plans for Danube

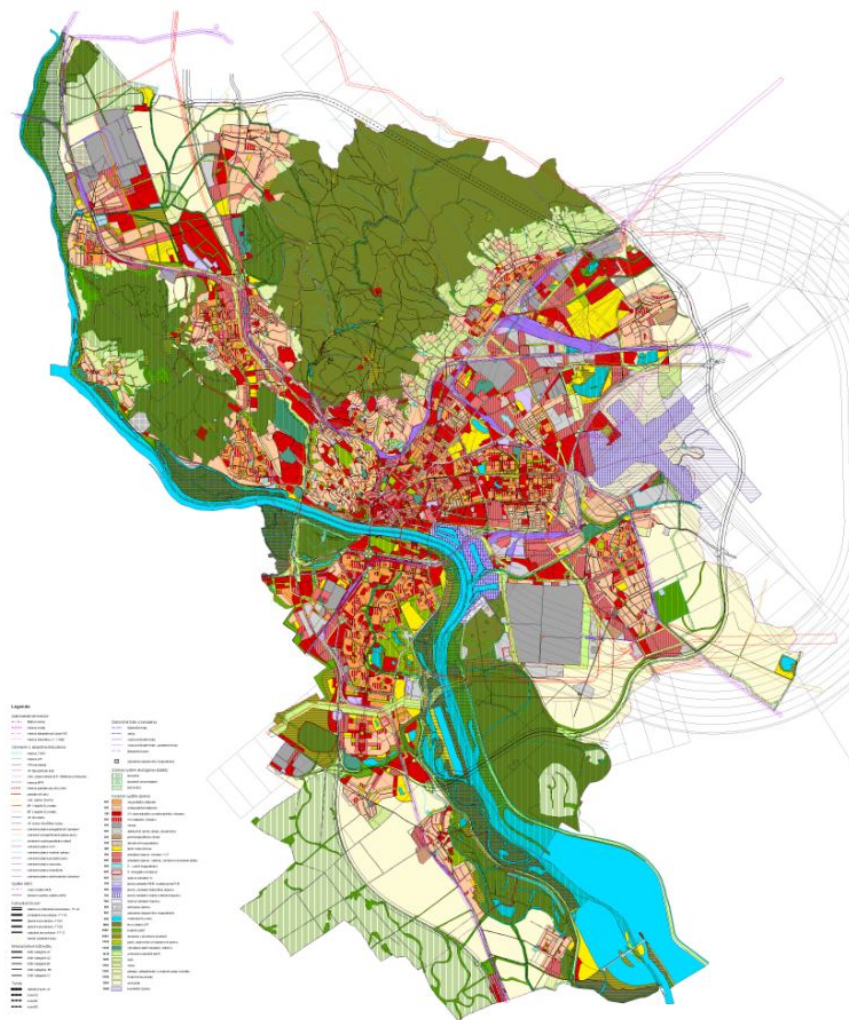
- Strategy of Bratislava Urban Development, 1998
- Program of Socio-Economic Development, 2010
- Bratislava Master Plan, 2007
- Zonal Master Plans

Development objectives

- To develop the city center on both sides of the river and search for their effective interconnection
- To protect specific ecological values of Danube alluvium and Danube arms

Bratislava Master Plan, 2007

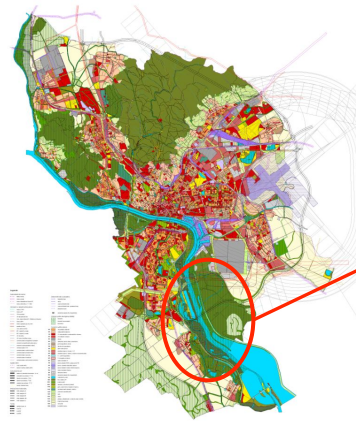
- Basic instrument for land use and spatial planning of the city
- The river Danube plays an important role in following topics:
 - Nature protection
 - Sport and leisure
 - Transportation
 - Flood protection
 - Urban concept of the city



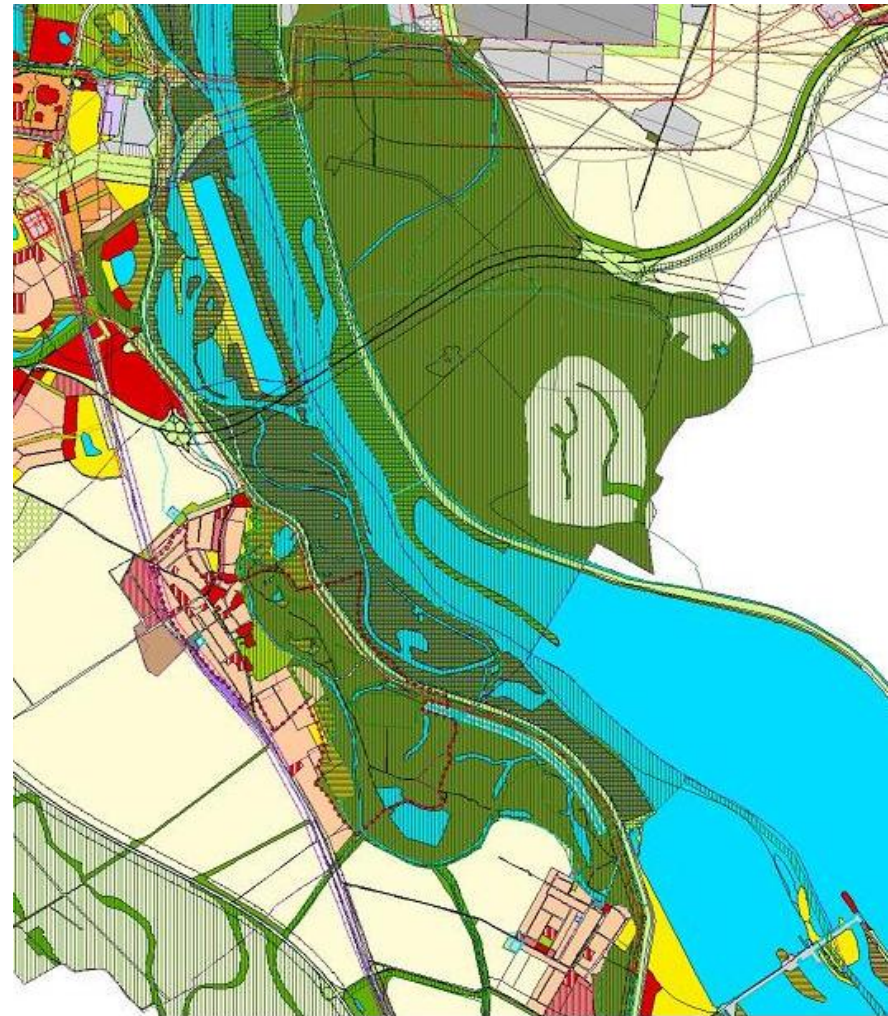
2.1. Priestorové usporiadanie a funkčné využitie územia - Komplexné riešenie

Nature Protection

- Danube alluvial plains are important protected landscape areas
- This protected area is represented by floodplain forests on both sides of the river in southern part of the city

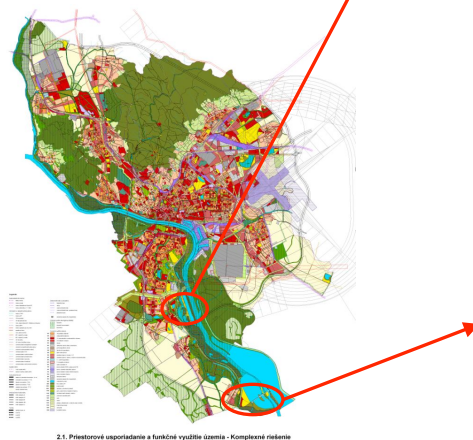


2.1. Priestorová usporiadanie a funkčné využitie územia - Komplexné riešenie



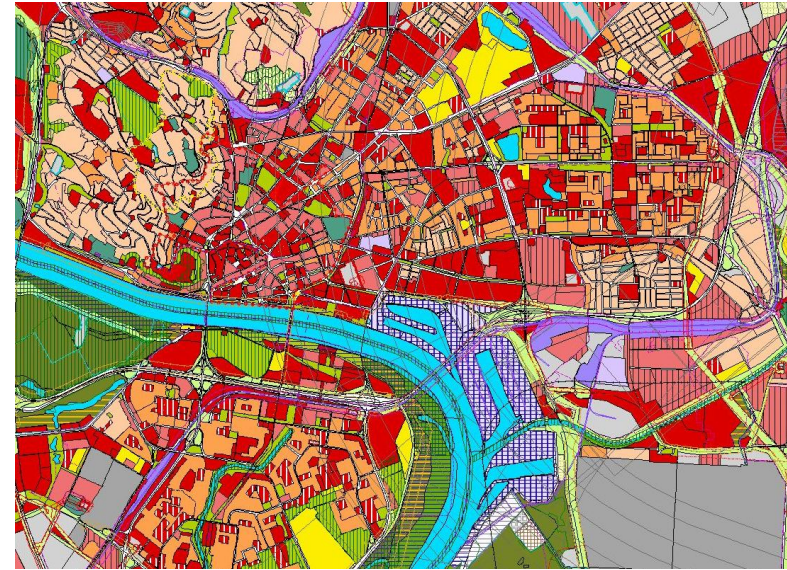
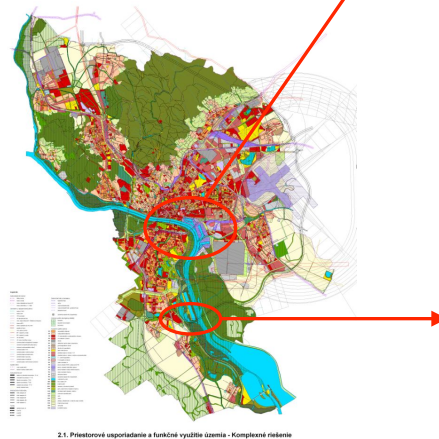
Sport and leisure

- Water-sport center Čunovo
 - Whitewater channel for rafting and canoeing since 1995
 - Plans for the future: Passenger port, Yacht marine, Hotels, Camping place, Aqua park, Golf place...
- Jarovecké rameno
 - Planned national center for flat-water canoeing and rowing



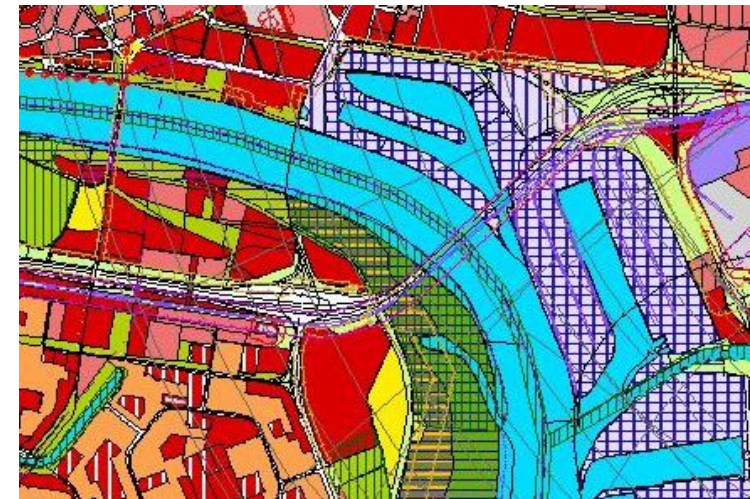
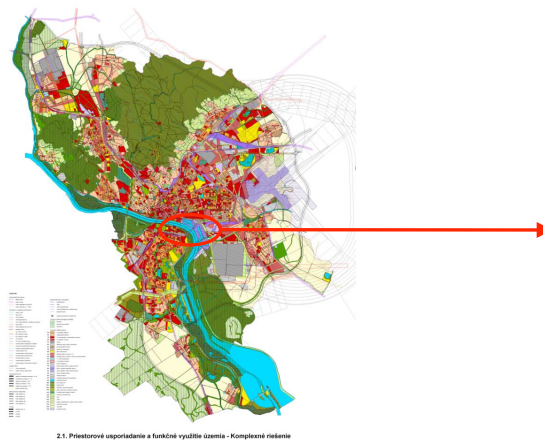
Transportation

- Danube enables water transportation, which is supported by protecting the area for further development of the port
- Danube is an obstacle for road and rail connections, therefore it is planned for:
 - highway bridge (6th bridge over the Danube)
 - railway tunnel



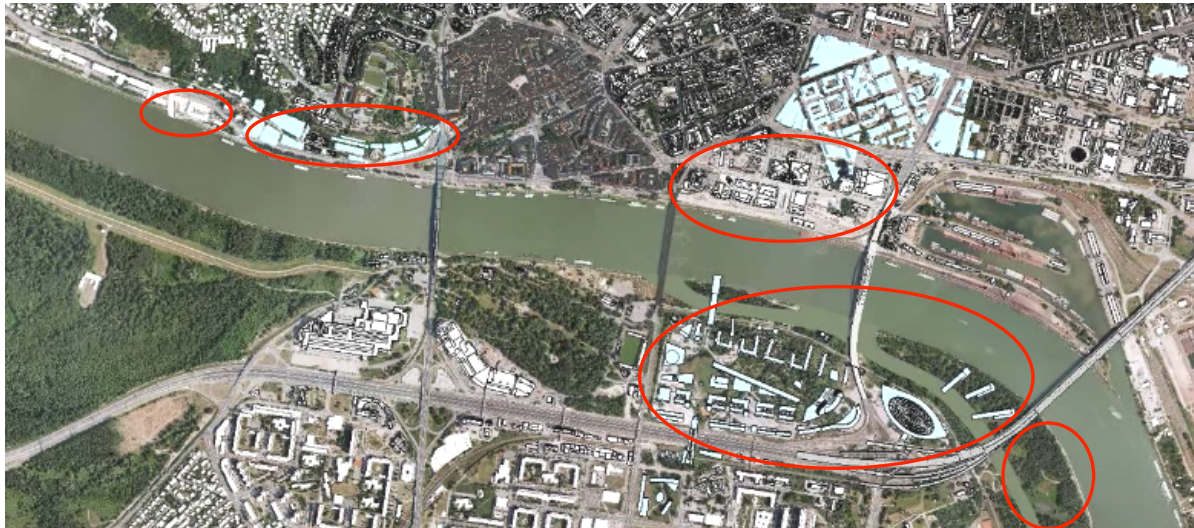
Flood Protection

- Nowadays, Bratislava is protected against a 1000 year floodwater by a system of dams and flood parapets
- Another possibility to reduce the floodwater damages is the extension of the river bed



Bratislava waterfront area

- The main goal is to develop the city center on both sides of the river



River Park

- Complex of 5 Buildings at the riverfront
- Apartment housing, hotel, office space and retail space
- Opened in Summer 2010
- Often discussed project because of the buildings heights and volumes



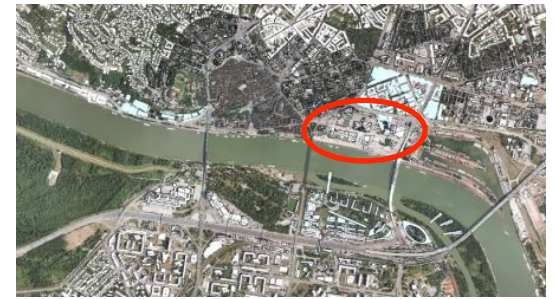
Podhradie



- Podhradie means in Slovak „area under the castle“
- After the architectonical competition in 2007, the city prepared a zonal master plan for this area, currently construction documentation is being prepared by private developers



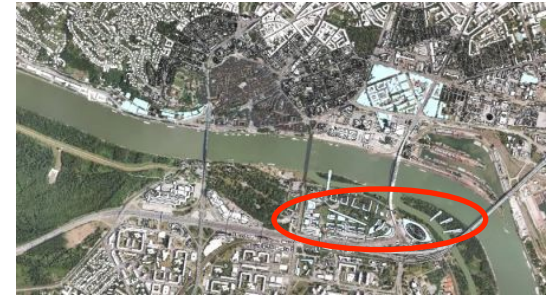
Pribinova Street - Eurovea



- A new part of the city, former brownfield
- Historical building “Storage Nr.7” reconstructed and refurbished
- The first part called Eurovea opened in 2010
 - almost 30 000 sqm retail, leisure and entertainment place
 - more than 24 000 sqm office place
 - 235 flats + hotel
 - new riverfront park, new river promenade, new public square



Petržalka side city centre

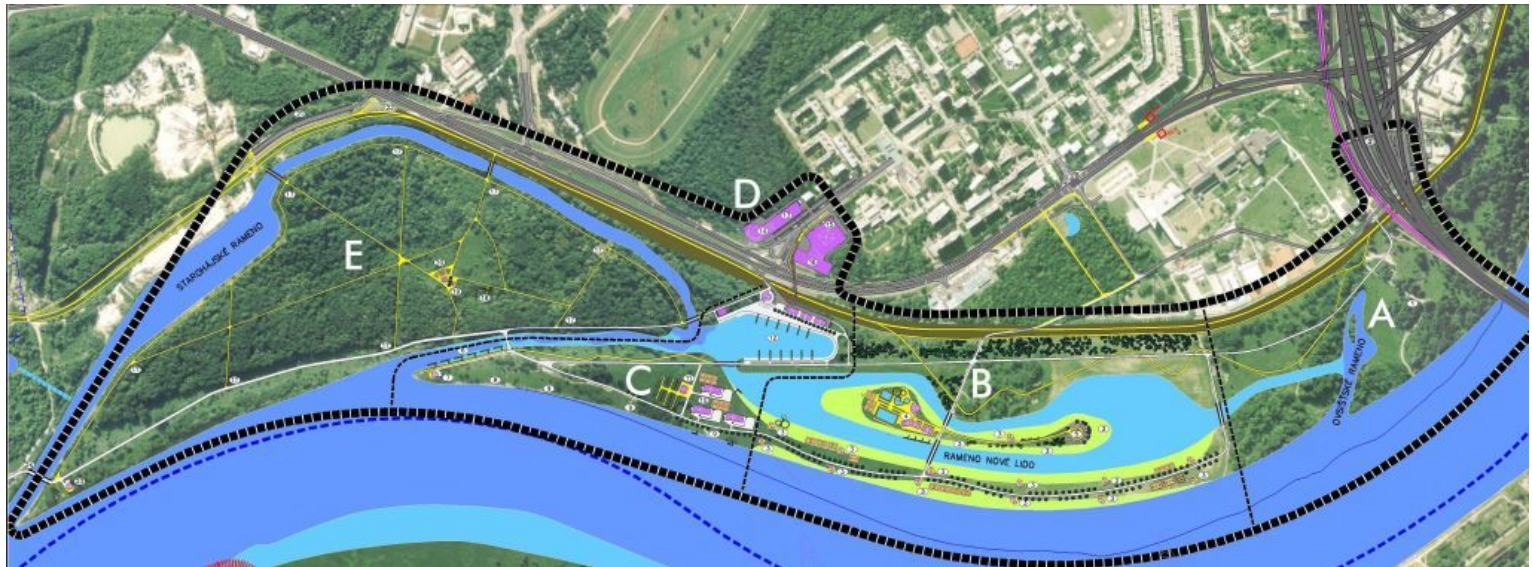


- Vacant land, opposite to Eurovea
- The idea is to build an additional part of the city center, in connection with its counterpart on the left side of the river
 - The center is proposed to communicate with its counterpart (Eurovea)
 - It is a mix of housing, retail space and office space
- The city prepared a zonal master plan for this area



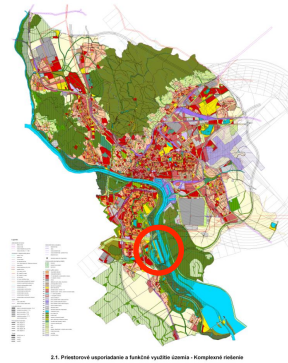
New Lido

- Inundation area south to the city center Petržalka, consisting of artificial water areas and arms
- Main part: An artificial lagoon (1200 m) with an island (600 m) connected with a yacht marine in the south
- Main use: relaxation at the water



Jarovecké rameno

- Inundation Area of Danube, consisting of existing natural arms and existing artificial lake “Zemník” (2 km long)
- An area for relax, sport and tourism
- Main objective: National Olympic center for rowing and canoeing
- Additional activities: center for athletics, aquapark...



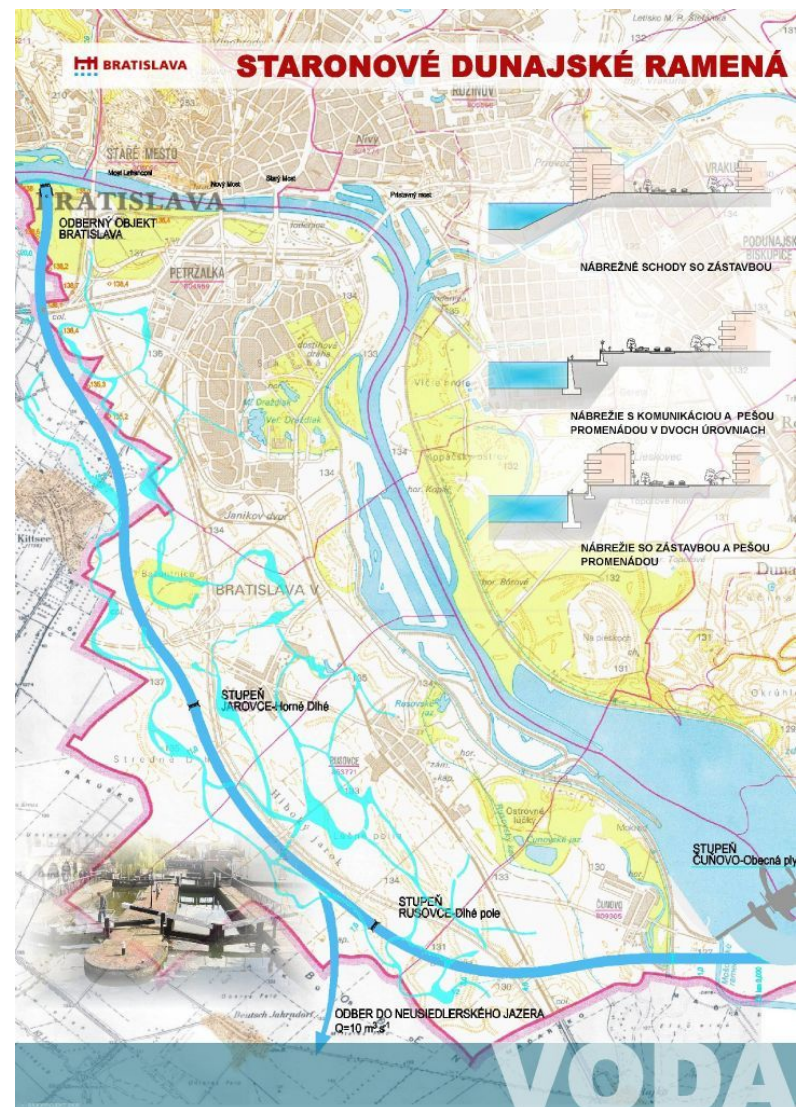
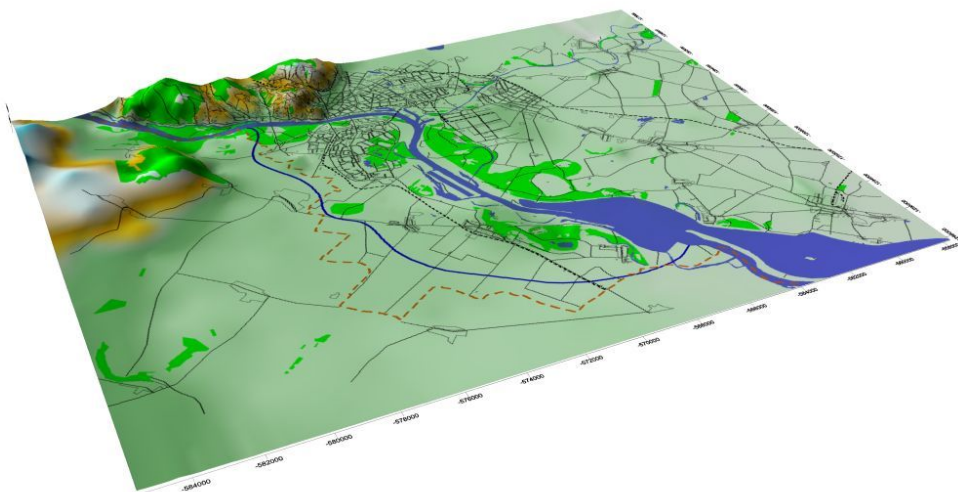
Rameno/Arm

- The Idea is to restore former parts of Danube inland delta on the right bank of the river, close to the state border to Austria and Hungary
- This Idea has 2 Dimensions:
 - Urbanization of an agricultural land, that was forbidden due to iron curtain, but is very close to the city center
 - Additional and effective flood protection, no need to build higher flood parapets in the city



Rameno/Arm

- A possible deviation to Fertő tő/Neusiedler See
- A challenging project, trilateral cooperation will be needed (Austria, Hungary, Slovakia)
- Project BAUM – SK + AT



Our strengths

- Robust urban planning documentation which addresses all kinds of different aspects of the river phenomenon in the city
- Great attention of citizens paid to the waterfront area and waterfront developments
- Danube river is an important element also from the European point of view, which brings new opportunities for partnerships and also funding
- Lot of vacant land by the river, which brings important development opportunities

Our challenges

- Waterfront development is driven by private sector and the balance between main partners (municipality – developer/investor – experts – citizens) is hard to achieve
- River related projects are very technically and organizationally difficult, expensive and long term
- Waterfront areas are being visited by citizens “for ages” and they are not always enthusiastic about changes
- Many different partners with very specific authority involved, which often causes rather fragmented approach to problem solving

What can we (municipality) do

- Be aware of the attractiveness of the waterfront area and consequences of this fact
- Be active in defining and pursuing public interest in waterfront area
- Be creative in bringing planning and organizational solutions
- Be collaborative and open to work with all partners
- Be honest in communicating the priorities of the city and urgency of concrete projects

This means **new approach** to planning and managing of the urban development of the city based on the main values: **equal rights** of all involved and **complex quality** of the environment as a main planning objective.

Concluding remarks

How Bratislava is coping with the challenge of creating an

- economically viable : OK
- socially just : ?
- environmentally sustainable : in theory
- liveable mixed-use : hopefully

city centre

Thank you for your attention
Questions and comments are welcome

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