

PORT OF RIJEKA AUTHORITY



“Port City Interface”
Delta & Porto Baros

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Development Project



RIJEKA GATEWAY PROJECT

Rijeka Gateway Project or Rijeka Traffic Route Redevelopment Project is a complex development program which aims at improving the port facilities and traffic connection with the international road and railway corridors as well as redeveloping port/city interface to reconcile the port operation requirements and the city urban and public needs.



Total investment is 199 mil. Euros (include 144 mil. of Euros from the World Bank loan and 55 mil. of Euros from Government subsidies)

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POTENTIALS :

VICINITY TO THE POPULAR SITES:
KORZO STREET, MARKET AND
THEATRE

CLOSE CONTACT TO
RIJEKA CITY



VISIBILITY FROM ALMOST
EVERY
CORNER OF THE CITY

GREAT AMENITIES

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Guidelines building structure characters

The Park District

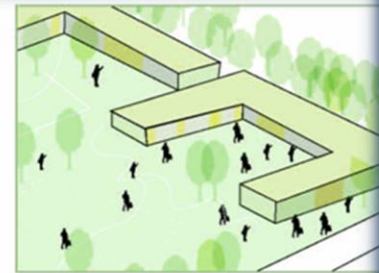
Will have strong characteristics of green roofs, frontages, green balconies and roof-terraces. Buildings adjacent to the park should extend their activities out in the park.

The Urban District

Will have urban edges, buildings facing and addressing the streets and be moderately dense. Urban activities in buildings, and in the public spaces and streets.

The Maritime District

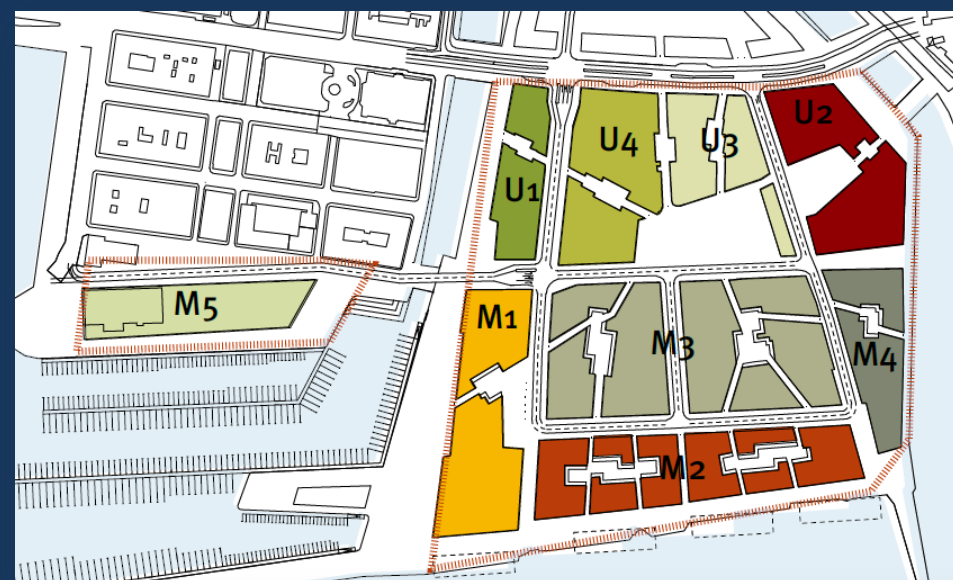
Will have a more varied building structure, that allows views across the site. Water should be integrated in elements at rooftops and along frontages.












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DEVELOPMENT PARCELS	AREA OF PLOTS	FREESPACE WITHIN THE PLOT (31%)	FOOTPRINT OF BUILDINGS	FLOORS AVERAGE	TOTAL FLOOR M2
 U1	4 436	1375,16	3060,84	5 FL.	15 304,2
 U4	8 496	2633,76	5862,24	5 FL.	29 311,2
 U3	5 515	1709,65	3805,35	5 FL. (2 FL.)	17 037,75
 M1	9 651	2991,81	6659,19	3,5 FL.	23 307,16
 M3	18 542	5748,02	12793,98	3,5 FL.	44 778,93
 M4	5 592	1733,52	3858,48	3,5 FL.	13 504,68
 U2	8 034	2490,54	5543,46	5 FL.	27 717,3
 M2	11 268	3493,08	7774,92	3,5 FL.	27 212,22
 M5	6 798	12107,38	4690,62	5 FL.	23 453,1
	<u>78 322 m²</u>	<u>24282,92 m²</u>	<u>54049,08 m²</u>		<u>221 626,54 m²</u>

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*Marina, hotel,
tourist services*

*Services,
landmarks,
squares*

*Restaurant,
offices,
apartments*

Public spaces

*Waterfront,
access to the
sea*

*Boutiques,
shops*



Delta i luka Baroš



LUČKA UPRAVA RIJEKA
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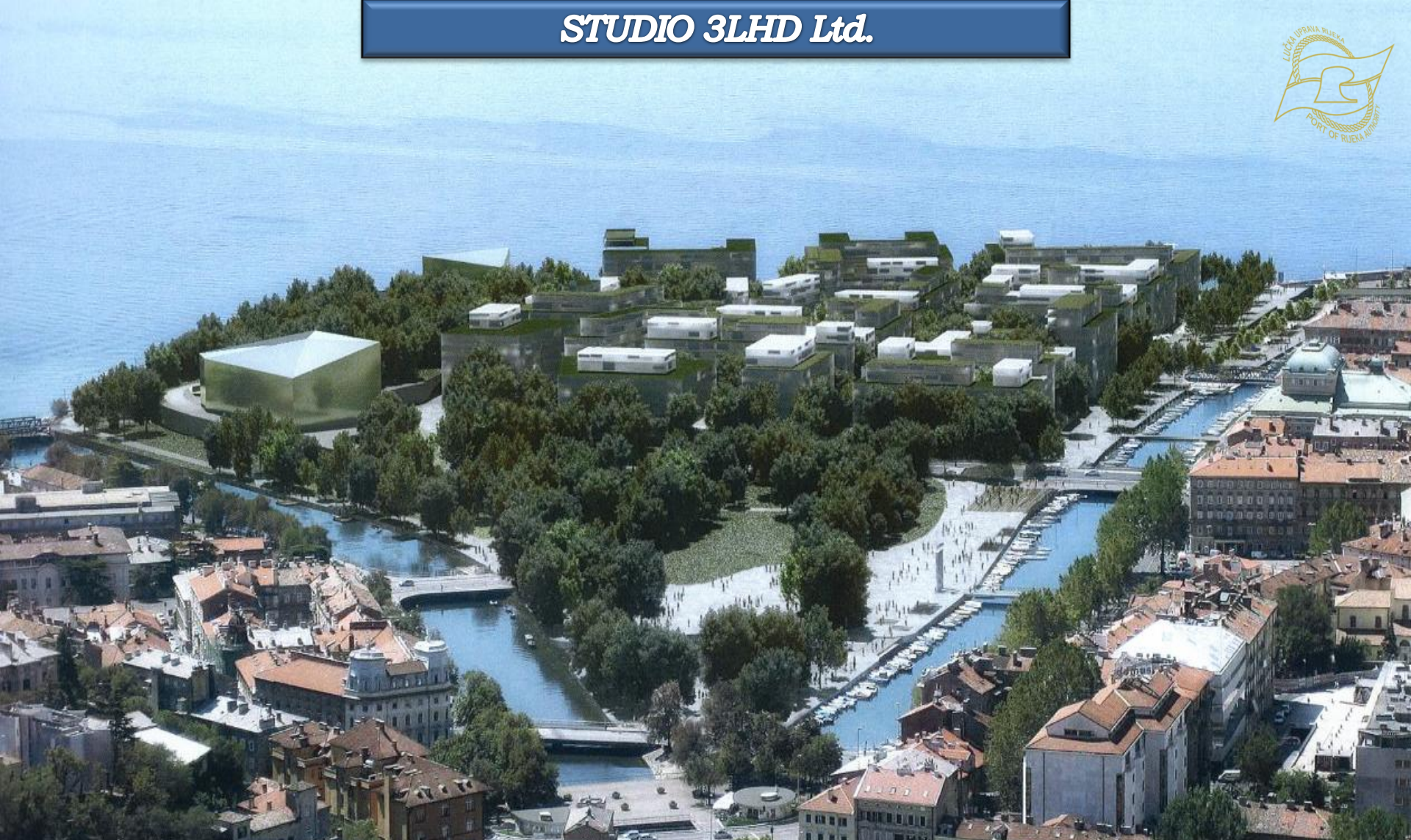
Port of Rijeka Authority and the City of Rijeka in cooperation with the Architect Association Rijeka (DAR) published invitation to the public international, open, single – stage, anonymous, ideal COMPETITIONM for the urban – architectural concept design for the development of the Delta and Porto Baros area in Rijeka



In the prescribed time limit a total of 56 entries were submitted (24 foreign). Competition Jury at the 5th plenary session held on 17th of November 2013 made a final decision on awarding the three equal FIRST PRIZES to the following entries:

- ❖ *Studio 3LHD Ltd., Zagreb, Croatia*
- ❖ *PORTICUS Ltd., Split, Croatia*
- ❖ *Njiric + arhitekti Ltd., Zagreb, Croatia*

Awarded concepts will be included in tender documentation in the separate procedure of launching international public tender for concessioning of the Delta & Porto Baros area. All potential developers have to comply with one of three chosen urbanistic architectural design.



Jury comments:

The proposal is a very accomplished on many levels, developed as a complete system that includes sustainability as a productive factor to create situations in which the city can be improved. It establishes a new “ecological green corridor that causes a new topography” to be developed between the northern and southern parts of Delta.



Jury comments:

The jury considers the poroject's specific features as valuable contribution to the competition. The first is the successful integration of the park and the built area, the second is the flexibility of the scheme, allowing the project to be built in phases.

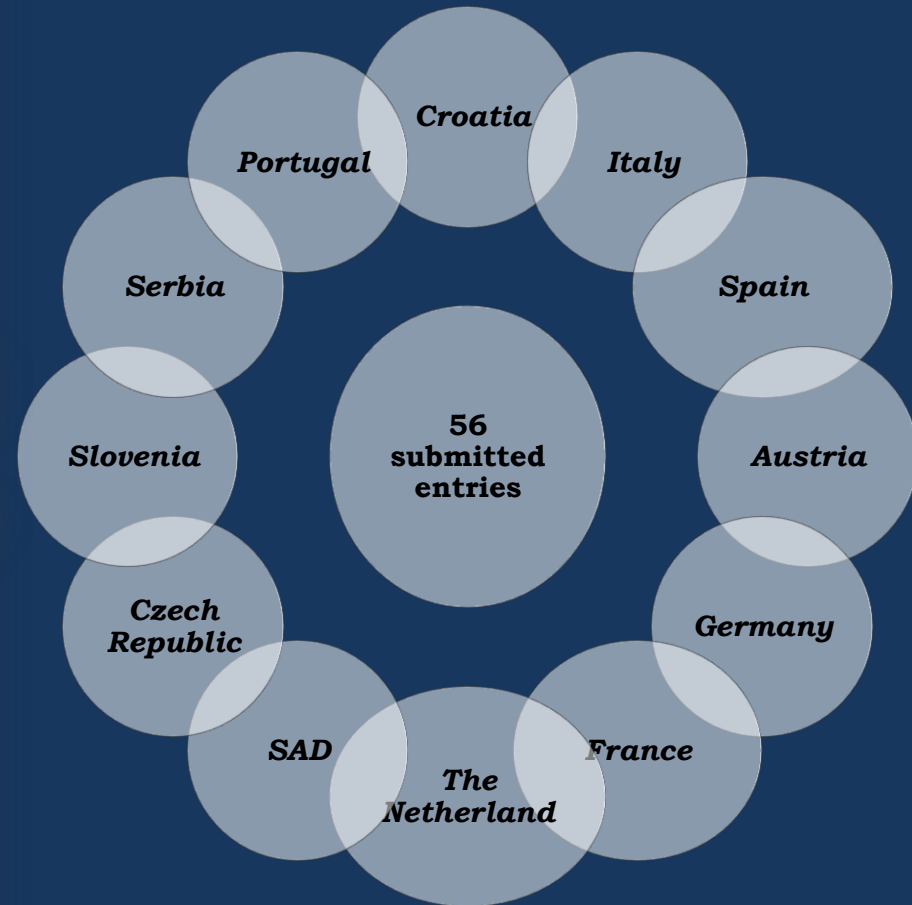


Jury comments:

An in - depth comprehensive proposal, resourcefully articulated and detailed on all levels. The projects proposes a grid of “flexi” blocks, a particularly enhanced typology that mutates from perimeter block to singular building, capable of being both. The small city block creates a city structure that offers a series of interpretations.

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Exhibition of the Competition entries



Thank you for your attention



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