

# Competition brief

The Na Pohoří site is a strategic link between the historic center of Zruč and the modernist Bata's development. The aim of the competition is to obtain a comprehensive vision of the future appearance of this key part of the city.

Jury

Šimon Vojtík  
Matěj Draslar  
Hana Maršíková  
Štěpán Špoula

Pavel Vrzáček  
Josef Veselý  
Markéta Vacíková

Deadline 1. phase  
|20|02|2026|  
Deadline 2. phase  
|15|05|2026|



The town of Zruč nad Sázavou announces an open two-stage urban and landscape competition for a new residential quarter in the Na Pohoří area. The city leadership is aware that the Na Pohoří area is a strategic location. It is a place that connects the historic part of Old Zruč, the newer Baťa housing estate, modern family homes in the north, and Zručský dvůr, which has the potential to become a cultural, commercial, and tourist center. Old Zruč developed from an original village centered around what is now Mudr. J. Svobody Square, more or less spontaneously without any deeper urban planning. The new part of the city was established after 1938 with the arrival of the Baťa company in Zruč. Both parts have their own squares, which have lost their function over time. The highest concentration has shifted to the Na Pohoří area – school, kindergarten, sports hall and outdoor sports complex, supermarkets. At the same time, the Na Pohoří area is close to the biggest tourist attractions – the castle complex and a publicly accessible playground with a popular ball track.

The aim of the urban and landscape competition is to obtain a comprehensive vision of the future appearance of the area, which will serve as inspiration for the subsequent project and architectural preparation of the development. The task of the competitors is not only to design high-quality residential development, but also to appropriately address the public spaces of unique plots of land that Zruč plans to retain in its ownership, transport services, connections to technical infrastructure, and the integration of the site into the broader context of the city and landscape. We want the final design to create a lively, attractive, and functional part of the city where residents will feel at home. Where young families will find welcoming and modern housing, productive residents will find adequate facilities (support) for their activities, and older people will find a comfortable and barrier-free home. The Na Pohoří location will not only be an accessible residential area, but also a place where public and community spaces will support an active lifestyle for all generations, a place for leisure activities, small services, and new job opportunities. A place that respects historical ties and the current needs of its residents.

Foreword

Dear participants,

As you work on your proposals for the urban and landscape competition in Zruč nad Sázavou, the competition brief for which you are now receiving, you will become part of our city for several weeks. Allow me to warmly welcome you here. Thank you for helping us find a direction for the further development of our city in the area of new housing with your ideas. This should not only attract young people to the city, but also offer new comfort to all generations. I believe that your visions will bring new perspectives to the landscape and public space and support a high quality of life for locals and visitors alike. I wish you inspiration and success in the competition.

Pavel Vrzáček, Deputy Mayor of Zruč nad Sázavou



The town of Zruč nad Sázavou

Zruč nad Sázavou is located in the Kutná Hora district in the Central Bohemian Region, about 32 km from the district capital and 62 km from the eastern edge of Prague. It has a population of approximately 4,800. The surrounding villages of Domahoř, Dubina, Nesměřice, and Želivec fall under the town's administration. An important milestone in the town's development was the arrival of Baťa in 1939, when approximately 3,000 new residents from all over the country moved to the town. The town is connected by road II/126 to the D1 motorway exit at Soutice, 57 kilometers from Prague. Due to rising real estate prices, it is becoming an attractive destination for living with the possibility of commuting to Prague. The nearest larger towns are Kutná Hora, 32 kilometers away, or Vlašim, Čáslav, Kolín, Havlíčkův Brod, and Benešov. In addition to its convenient location near the D1 motorway, Zruč also has the advantage of a railway junction. The Posázavský pacifik train runs regularly along the Sázava River to Prague and is popular with canoeists and hikers. To the north, you can take the train to Kutná Hora.

The town lies in the picturesque and gently rolling landscape of the Křemešnice Highlands, with a distinctive meander of the Sázava River flowing through it between the Chabeřice Rocks – a remarkable natural formation. It lies at an altitude of around 330 meters. The highest point in the area is Babka Hill (440 m above sea level), and the town is protected from the northeast by Demlýnek Hill (395 m above sea level). The southern tip of the town's cadastral area includes part of the Švihov reservoir, also known as Želivka, which is an important source of drinking water for Prague. From a tourist point of view, Zruč nad Sázavou is an ideal destination for a peaceful holiday in nature with opportunities for family fun and learning about history. It is part of the Blanick Knights Region tourist area and offers a wealth of activities. The main attraction is the local neo-Gothic castle, which, after reconstruction, serves as a cultural center and town hall. The surrounding rolling countryside and the Sázava Valley are crisscrossed by a dense network of hiking and cycling trails, inviting visitors to explore the countryside. The town is also a very popular stop for canoeists and rafters who navigate the picturesque and popular rapids of the Sázava River. Zruč nad Sázavou serves as a popular starting or ending point for water sports expeditions. You can enrich your visit by climbing the nearby Babka lookout tower, which offers a view of the entire Posázaví region. Although Zruč nad Sázavou did not succeed in becoming a municipality with extended powers, the town has not lost its ambition. It is following in the footsteps of Kutná Hora, which is listed as a UNESCO World Heritage Site, and is increasingly focusing on tourism. The renovated castle complex, beautiful surroundings, and cultural life attract more visitors every year.

Facilities in the town

- |  |   |
|--|---|
| ① castle, museum, and town hall                                      | ⑨ sports grounds                            |
| ② Zručský dvůr   | ⑩ shops                                     |
| ③ church buildings   | ⑪ former site of the Baťa factory           |
| ④ community center, library  | ⑫ campsite, outdoor swimming pool           |
| ⑤ retirement home  | ⑬ Babka observation tower                   |
| ⑥ post office  | ⑭ water tower                               |
| ⑦ Zruč Hotel   | ⑮ train station                             |
| ⑧ Elementary school and kindergarten,<br>art school, children's home | ⑯ production, warehouses,<br>administration |





### Town history

The settlement of the Posázaví region dates back to the 10th century, when the Sázava Monastery was founded. The history of Zruč dates back to the Middle Ages, when the Zruč estate was established, which included a castle, today's chateau. The history of the Zruč estate probably dates back to the early High Middle Ages. The first preserved written mention of Zruč dates back to 1328. An important period for the town was the reign of the Lords of Kolowrat (1334–1553), who built a fortress with a defensive system of towers and bastions from the original castle. The Kolowrat Tower has been preserved from this period to this day. In 1561, Emperor Ferdinand I granted it town privileges. During the Thirty Years' War, Zruč fell into decline and over the next 200 years, the estate changed hands several times.

### Development and modernization

In 1885, Jan Schebek, known as the King of Railways, bought the Zruč estate from Živnostenská banka. His son Adolf, a prominent railway engineer, was responsible for the fundamental reconstruction of the castle as we know it today, the modernization of the park, and, in particular, the construction of the railway. This brought new opportunities to the town and transformed its everyday life. Zruč did not lag behind in other infrastructure either. As early as 1911, a bridge was built over the Sázava River, which was connected to the surrounding villages by road. Then the electrification of the town in 1929, telephone connections (1928), and the construction of a Czech Brethren church in 1936. A new era began after 1939 with the arrival of the Baťa shoe company. A completely new district Little Zlín or Baťov was created. The shoe factory became famous mainly for its children's shoes, which were exported to many countries. Production continued even after nationalization and only ended in 1997. Today, the former factories are home to smaller companies that provide jobs for locals and people from the surrounding area.

■ 19. century ■ 1939 - 1942 Baťa



Aerial photograph of Baťov after 2000, source: Zruč nad Sázavou Photo Club archive

■ 19. century ■ 1939 - 1942 Baťa ■ after 1950 ■ after 1989







Overall view of the emerging Baťov, 1939, source: Zruč nad Sázavou Photo Club archive

Industrialization and Baťa

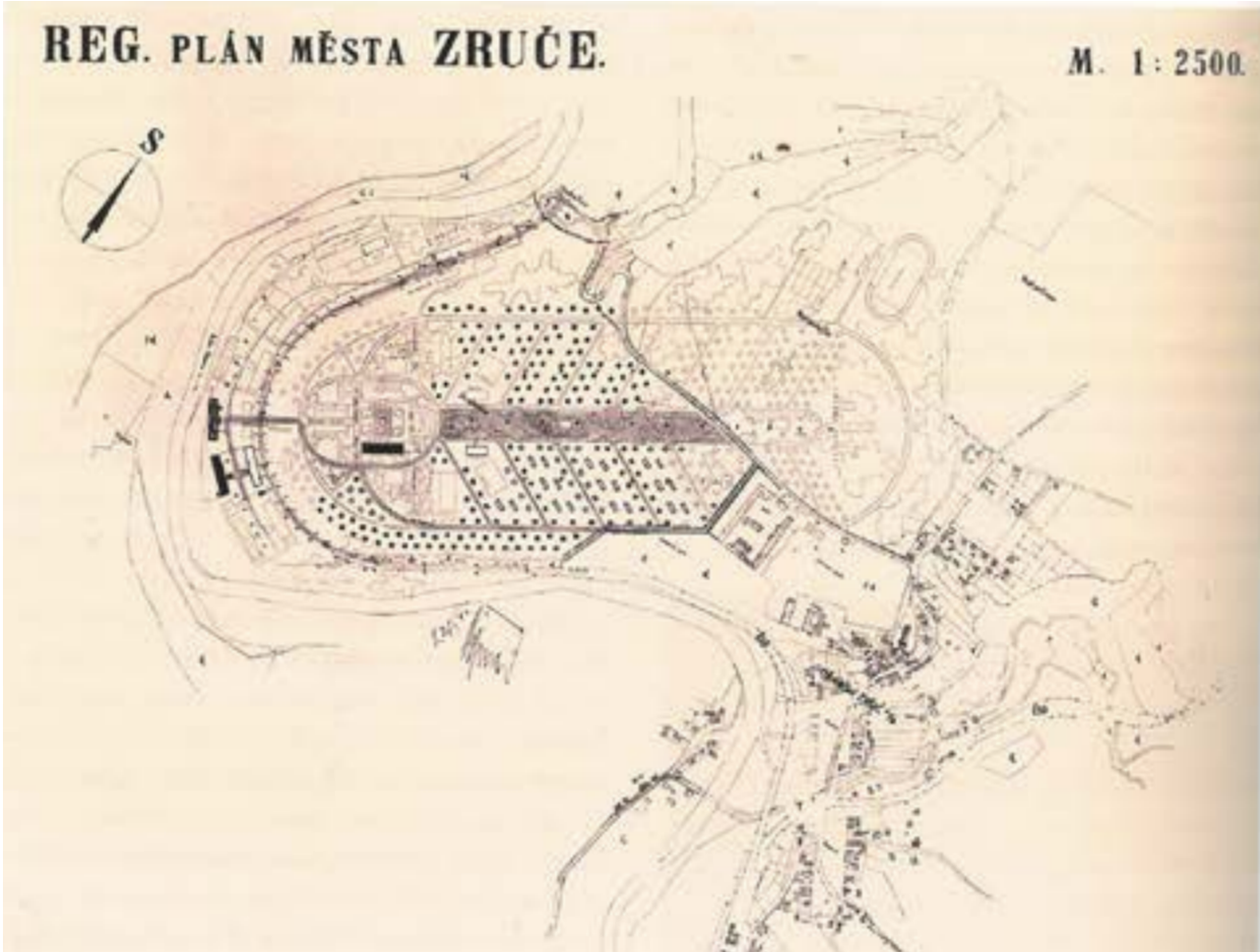
The greatest boom the city experienced was during the period of industrialization and is closely linked to the Baťa company, which started shoe production here in 1939. The city's development was influenced by Baťa's requirements, which were shaped by his previous knowledge of factory housing estates. These principles have their roots in the ideas of French architect Claude-Nicolas Ledoux, who, in his designs for the ideal industrial city, was the first to systematically combine work, housing, and civic amenities into a unified, rationally organized whole. In Zruč, these ideas were reflected in the urban layout of Baťa's houses and in the way urban development was planned, which aimed to combine industrial production with quality housing and facilities for employees.

Urban plan of the city

Further inspirational influences on Baťa's construction can also be found in the concepts of industrial cities at the beginning of the 20th century. One of the most significant was the Cité industrielle (1901–1904) project by French urban planner Tony Garnier, who divided the city according to function into industrial zones, residential districts, and an area with civic amenities. Industry was the main creative element of the city, and factory buildings were its dominant features. The emphasis on the functional division of the city and the connection between production and quality housing was another important source of inspiration, which was also reflected in the urban development of Zruč nad Sázavou. The planning of the new Zruč was subject to both changes in society and the needs of the company itself. Prominent architects from Zlín contributed to the city's design, thanks to whom several variants of regulatory plans have been preserved. One of the first proposals was a regulatory plan from 1939 by architect Richard Hubert Podzemný, which applied the principle of an ideal industrial city to local conditions. The compact oval layout was disrupted only by the original farm buildings and the road to Chabeřice. A factory was planned along the curved river, with a shopping street leading to it

and ending at Labor Square (today's Peace Square). The planned layout included residential areas with greenery, schools, boarding schools, and a hospital complex on top of a hill. The main production facilities, a school, part of a housing estate, a bachelor's dormitory, and a community center were built according to this plan, while the boarding schools were not completed until after the war.

In 1940, the second version of the Podzemný Plan was modified. Part of the housing estate no longer included the construction of four-family houses, even though the plan had been approved by the city. These houses were never built. In the same year, Jiří Voženílek redesigned the square and shopping street. In March 1941, Baťa, the municipality, and the district office agreed to jointly prepare a zoning plan, which marked the beginning of greater influence by the state administration on the city's appearance. After 1944, more extensive plans were drawn up by Emanuel Hruška, who analyzed the area and prepared an expansion of the city for up to 12,000 inhabitants. He planned a hospital, a stadium, schools, cultural facilities, and modified the transport infrastructure, canceling some of the originally planned residential neighborhoods and placing dormitories there instead. The development was no longer guided by the idea of an ideal city, but respected local conditions and the landscape. According to this plan, two boarding schools and several residential buildings were built near the river between 1946 and 1948. A model of the entire city was created for the tenth anniversary of the Baťa factory, which served as a visualization of development, although it is not possible today to determine the exact basis of the specific plan.



Regulatory plan by Richard Hubert Podzemný, 1940, source: SOKA Zlín



#### Family houses

The family houses in Zruč were built mainly between 1939 and 1942 as part of the Baťa residential district. The construction included single-family houses, semi-detached houses, and four-family houses, with most of them built in the southern part of the district. The houses shared uniform structural elements – concrete foundations, brick masonry, wooden ceilings, birch plaster, and modern technical equipment, including bathrooms, electrification, and sewer connections. Single-family houses were intended for senior employees and featured larger living areas and decorative elements. The semi-detached and four-unit houses were based on the Zlín types, although they had certain layout differences. After the war, the vacant spaces were filled with apartment buildings, and from the 1970s onwards, the houses were transferred to private ownership, which led to gradual renovations.

Two solitary buildings were also constructed here: Baťa's villa for the plant director and the doctor's villa. Both are spacious, well-equipped single-family houses on large plots of land, which differ from the standardized types but retain elements of functionalist and Zlín architecture. These buildings complement the overall picture of Baťa's urbanism in Zruč as a combination of standardized solutions.

During the Baťa construction period, key public buildings were built in Zruč nad Sázavou to complement the industrial and residential complexes. These included a school building, a bachelor quarters, and a community center, built on a standard reinforced concrete structure. After the war, the roof was replaced with a flat roof with a wide cornice, and the facade was completed and some structural elements were modified. The building began operating in the spring of 1942 and served cultural, social, and commercial purposes.



Original single-family houses and two-family houses in Zruč, 1941, source: Zruč n. S. Photo Club archive



School after completion, 1941, source: Zruč n. S. Photo Club archive



Community center, 1942, source: Zruč n. S. Photo Club archive



Factory buildings in 1942, source: Zruč n. S. Photo Club archive.

#### Industrial part

The manufacturing part of the town was located between the river and the railway, which curves into a U-shape. Of the nine buildings originally planned, only two were built, supplemented by a Baťa boiler room, and after the war, the complex was gradually expanded with hall buildings. A reinforced concrete skeleton was used for the construction of the factory buildings, which corresponded to the requirements of modern industrial architecture and was based on American models. Both buildings are based on the strict Zlín typology and are the result of serial construction, in which the appearance is determined by the structure and function. The facades with exposed brick add rhythm and aesthetics, while the interiors are simple and functional. Despite their simple character, these buildings are a valuable example of industrial construction and standardized architecture, which still inspires industrial design and mass production today.



Gatehouse of the factory complex, 1942, source: Zruč n.S. Photo Club archive



Large boiler room, 1941





View of Zruč from the rocks, 1954



View of Nová Zruč from the roof of Sázavan, 1980,  
source: Zruč n. S. Photo Club archive

After the war

After the war and the nationalization of the factory, the city faced a shortage of housing for its employees. Architect Emanuel Hruška designed a plan that preserved the existing road network but used the vacant land originally intended for family homes for dormitories and larger apartment buildings. This plan resulted in two dormitories and three apartment buildings, known as "two-year buildings," whose architecture reflects the post-war Zlín style.

The dormitory behind the hotel was completed in 1948, the second in 1949. One dormitory was converted into apartments, the other serves as a children's home, with the ground floor used for health services. During the same period, a workers' theater was built on the factory premises, with construction beginning in 1948 and completed in May 1950. In 1993, the theater building ended up in private ownership and was converted into production facilities. Overall, post-war construction in Zruč complemented the infrastructure of the original Baťa town, although it was not implemented to the extent or in the style of the original plans and was gradually expanded to include brick and later prefabricated apartment buildings.

1950s

At the beginning of the socialist period, Zruč consisted of two distinct and urbanistically disparate entities. Old Zruč, located below the castle, and New Zruč, founded as a Baťa residential colony. During the war years, the area around Old Zruč developed the most, with a number of detached houses being built. In the post-war period, however, no new zoning plan was drawn up for Zruč, and the town's development therefore proceeded largely spontaneously, without a coherent concept.

In the 1950s, Nová Zruč was expanded with apartment buildings that complemented the original Baťa houses. The construction of family houses continued on a large scale, especially around the river meander and below Stará Zruč.

1960s–1980s

In the 1960s and 1970s, the first prefabricated buildings appeared in the city, whose location no longer respected the original urban structure. Several high-rise buildings were constructed in the vicinity of today's Míru Square, some of which were not completed until the late 1980s. During the 1970s, prefabricated construction also began on the outskirts of Nová Zruč, in the Na Pohoří area, where, in addition

to several residential buildings, a large school complex was also built at 1980. In the early 1990s, a large complex of warehouse and commercial buildings designed for business activities was built in the city.

After a year 1989

As in other parts of the country, Zruč underwent extensive privatization and partial deindustrialization, which brought about a significant transformation of the entire factory complex and Nová Zruč itself, especially public facilities. Some buildings on the factory premises fell into disrepair, while others were renovated or awaited new use. At the same time, new industrial/investment zones (South I / South II) were built in the southern part of the city. The restitution and reconstruction of the historic Zruč Castle was an important impetus for the restoration of the historic part of the town. After 1989, the castle was returned to the descendants of the Schebek family. In 2003, it was purchased by the city, and between 2006 and 2015, three stages of extensive reconstruction of the building, park, and adjacent buildings took place. The castle gradually became kulturním a turistickým centrem (radnice, galerie, expozice, turistika). Obnova zámku a vznik expozic (vodácké muzeum, naučné stezky apod.) nasměrovala část rozvoje směrem k cestovnímu ruchu a veřejným aktivitám. cultural and tourist center (town hall, gallery, exhibitions, tourism). The restoration of the castle and the creation of exhibitions (water sports museum, nature trails, etc.) directed part of the development towards tourism and public activities.



Zruč, mid-1970s, source: Zruč n. S. Photo Club archive



Zruč, mid-1990s, source: Zruč n. S. Photo Club archive



Former communications assembly plant, source: Zruč n. S. Photo Club  
archive



Aerial photograph of the former Sázavan site,  
source: Zruč n. S. Photo Club archive





Community center in Zruč nad Sázavou, 1957, source: Jakub Džurný archive



Today's appearance – Hotel Zruč



School after completion, 1941, source: Zruč n. S. Photo Club archive



Today's community center

#### Transformation of public buildings

The original Baťa public facilities also underwent significant changes. In 1948, construction began on a workers' theater on the factory grounds, which was completed in May 1950. Unfortunately, in 1993, the theater building ended up in private ownership and was converted into production facilities. As a result, the town has not had a permanent theater for more than 30 years. The ideal solution would be to build a multifunctional hall in Zručský dvůr.

Another public building was the original Baťa Community Center, which was adapted after 1990 and now houses Hotel ZRUČ – hotel and restaurant facilities, bowling, social halls, and conference rooms. The hotel offers large and small halls for hire for balls, weddings, corporate events, etc., so the function of the community center (associated with events and cultural use) essentially continues, but in commercial operation.

The community center (the original school of work) remained unused for a long time and was only renovated by the city in 2011-2012. It now functions as a municipal community and cultural center with a library, gym, halls for clubs, and programs (such as the Academy of the Third Age).

#### Present day

In recent years, Zruč nad Sázavou has been dynamically developing its potential. A sports hall and children's playgrounds with attractions, including a popular ball track, have been built, and the traffic playground and cycle paths along the river have been modernized. The Babka observation tower was built above the town, the Community Center was opened, and a new footbridge over the Sázava River and a bridge over the Ostrovský Stream were built. The Zručský dvůr courtyard was renovated and has the potential to become a center for cultural, commercial, and tourist activities.

Zruč is thus becoming a modern and lively town in Central Bohemia, which can boast not only a rich history but also a welcoming present.



Ball track on the playground

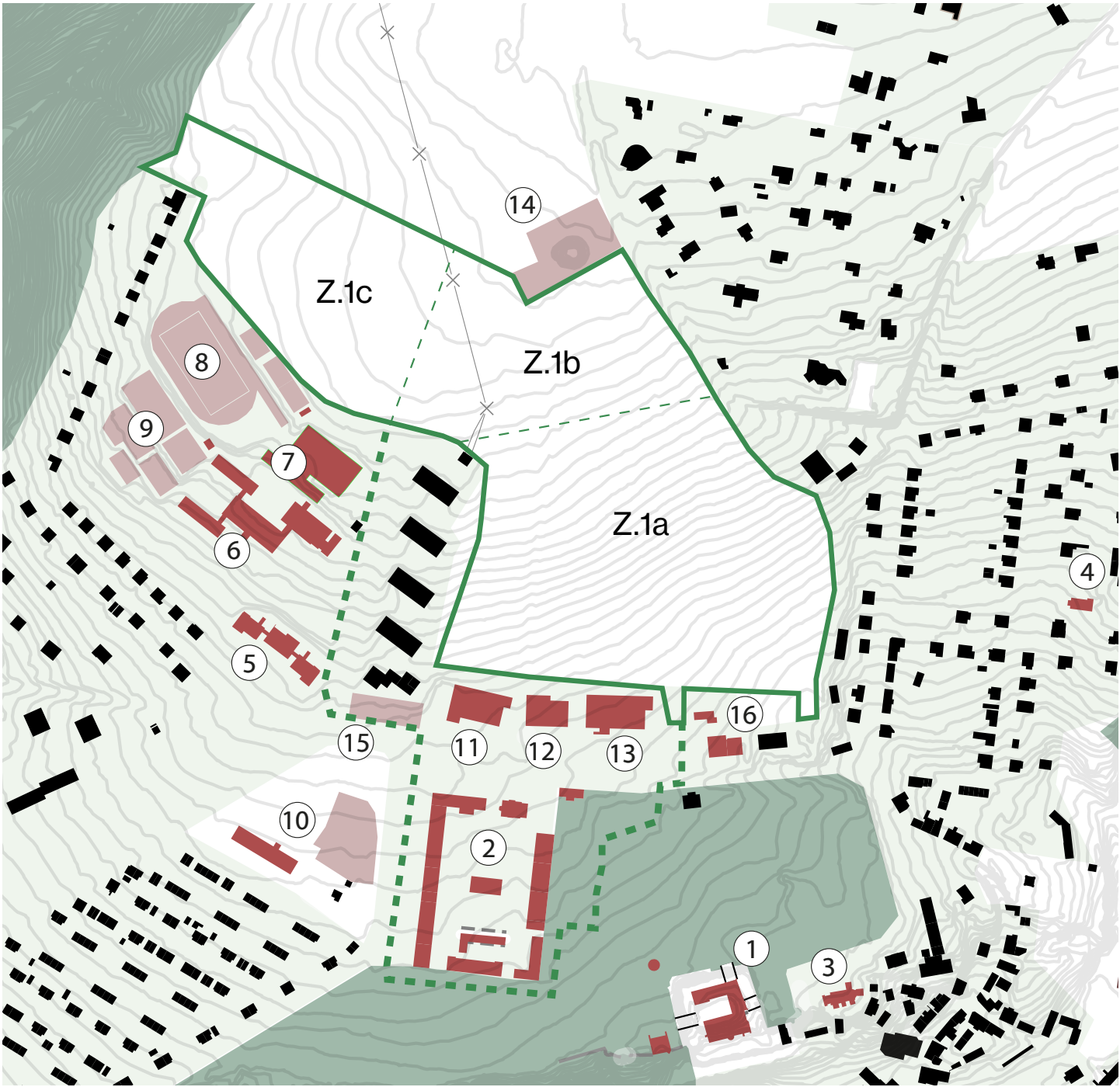




Babka Observation Tower



Sports complex, hall, elementary school and kindergarten Na Pohorí





 Competition area  Affected area

Nová Zruč and the Na Pohoří area

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| ① castle, museum, and town hall   | ⑨ outdoor sports grounds, skate park |
| ② Zručský dvůr                    | ⑩ children's playground              |
| ③ Church of the Exaltation of the | ⑪ Tesco                              |
| ④ Holy Cross                      | ⑫ Teta drugstore and Pepco           |
| ⑤ Evangelical church              | ⑬ Penny                              |
| ⑥ Pohoří nursery school           | ⑭ water tower                        |
| ⑦ Pohoří elementary school        | ⑮ bus stop                           |
| ⑧ football and athletics complex  | ⑯ gas station and car wash           |

**The location in question**

The site in question corresponds to the area defined in the current zoning plan as the Z1 Na Pohoří development zone, which is further divided into Z1a, Z1b, and Z1c. It is located in the vicinity of the castle park, the newly emerging Zručský dvůr cultural and commercial center, and the commercial zone.

It is customary to divide the town into Old Zruč and New Zruč (Bařov). Old Zruč was created by the development of the original village centered around today's MUDr. J. Svobody Square, more or less spontaneously without any deeper urban planning. The new part of the town was created after 1938 with the arrival of the Bařa company in Zruč. The new part was urbanistically prepared by prominent Bařa architects and urban planners. After 1948, houses that were not originally planned by urban planners were gradually built into the already constructed new part of the town. The client is looking for an urban planning solution that will connect both parts of the town and at the same time smoothly connect to the modern construction of family houses in the northern part. Both parts of the town have their own squares, which have lost their function over time. The highest concentration has shifted to the Na Pohoří area – school, kindergarten, sports complex, and supermarkets. The Na Pohoří area is close to the biggest tourist attractions – the castle grounds and a publicly accessible playground with a popular ball track.

The subject of the competition is the entire area Z1 on plot no. 2335/139 in the cadastral area of Zruč nad Sázavou, whose sole owner is the town of Zruč. The plot is currently registered in the cadastral area as arable land. Interference with other land owned by the town is possible if it is essential for the specific needs of the project. The competition will also address the affected area, including Na Pohoří Street, the Na Pohoří bus stop, shopping areas, and Zručský dvůr.

Na Pohoří street

Na Pohoří Street serves as a service road for four high-rise apartment buildings, including parking for residents. It also serves the Na Pohoří elementary school and nursery, including the sports complex, which causes traffic complications during morning and afternoon rush hours when children are being taken to nursery and elementary school or during sporting events.

Bus stop Na Pohoří

This is a bus stop for a regular bus service that transports children from the wider area. This stop is also used by commuters and students traveling to Prague and other cities. Residents from nearby apartment buildings and residents from northern areas with family homes depart from this stop.

Commercial zone

Business activities gradually moved here from the original center of Nová Zruč after 1989. The first was Tesco, built in 1999 (originally Edeca), followed by the current Penny store around 2010. The last to be built was a third building between them, which currently houses Pepco and Teta drugstores.

The aim is to achieve better future integration of the commercial zone into the new city center. The city is open to various scenarios (relocation and exchange of land, renovation, adaptation, and development of the area).





Zručský dvůr

The Zruč dvůr was built at the turn of the 19th and 20th centuries as a new building constructed during the reconstruction of the local castle due to a lack of farm facilities. The farmyard complex had a rectangular layout and consisted of several separate buildings constructed in a uniform historicist romantic style. During the early industrialization of the town, in the period of development of Bata's production, the farmyard housed a temporary shoe factory. It operated here on a temporary basis.

After nationalization, the farmstead became a state farm. The complex remained almost unchanged until the beginning of the current millennium. At that time, it was acquired by the city, which renovated the entire complex. Except for two buildings, which remained in private ownership. Today, the farmstead houses a café, a water sports museum, and several private vendors, and also hosts an outdoor market. The complex includes a parking area used by tourists. Various cultural events, such as Advent markets and Zručské zdunění, are held here regularly and occasionally. For tourists, the center of tourist activity is the castle and park. The courtyard has the potential to become a center of tourist and cultural activity if its importance and use are strengthened. This should be supported by proposals in the competition.

Zručský Dvůr

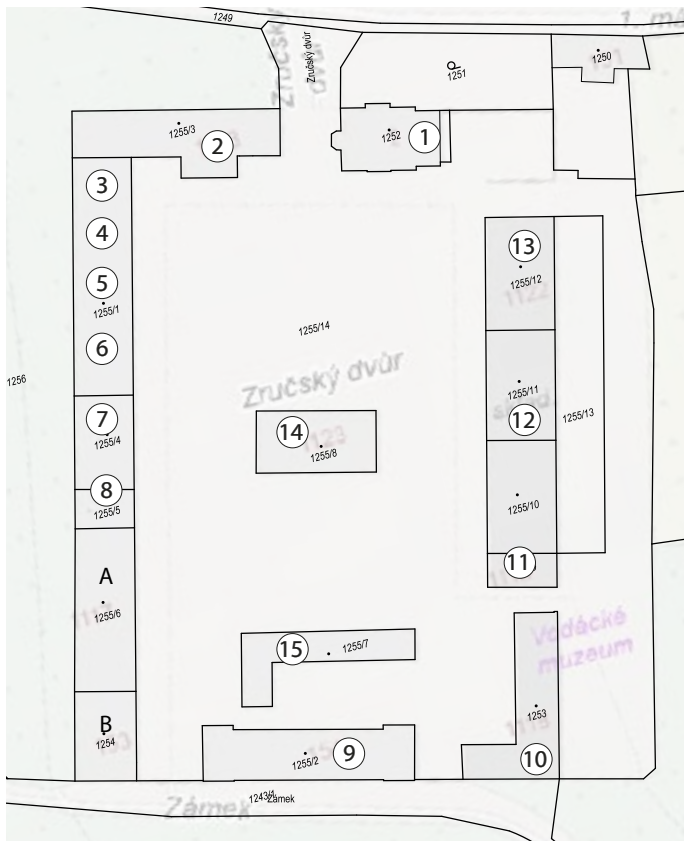
properties owned by the city

- ① apartments
- ② empty space
- ③ empty space
- ④ Country bar (pub)
- ⑤ carpenter's workshop
- ⑥ studio
- ⑦ empty space
- ⑧ Hellas (café)
- ⑨ social apartments
- ⑩ Boating Museum
- ⑪ public toilets
- ⑫ building materials store
- ⑬ re-use center
- ⑭ empty space
- ⑮ market shelter

private owner

A apartment

B veterinarian



Zručský dvůr, empty spaces



Zručský dvůr, apartments



Zručský dvůr, market shelter



The Zruč Court, parking lot



Zručský dvůr, granary



Zručský dvůr, muzeum



Property map – land owned by the city



Subject of the competition

The aim of the competition is to obtain a comprehensive urban vision for the future appearance of the Na Pohoří area in Zruč nad Sázavou. The competition aims to examine the possibilities for phased development of this strategic location, which connects Stará and Nová Zruč and connects to the castle complex and the newly emerging cultural and commercial center in Zručský dvůr.

The subject of the competition is the project design of an urban plan for the area corresponding to zones Z1a, Z1b, and Z1c. The design for the area, or any interesting suggestions for the area in question, will form the basis for changes to the zoning plan. The design should include the structure of residential development, including definitions of typologies such as apartment buildings, villas, and terraced or detached houses. It should also include a design for public spaces, greenery, and recreational areas, as well as pedestrian routes and connections to the surrounding area, where schools, a shopping zone, and a sports complex are located. The design should include transport services for the area, including connections to the surrounding area (primary school, nursery, sports complex, Na Pohoří bus stop) and a technical infrastructure concept. Last but not least, it should propose an indicative investment and phasing plan for implementation. In terms of transport services, connections to technical infrastructure, and the movement of children to the kindergarten and elementary school, it seems appropriate to start development on the southern edge of the area, from the prefabricated houses towards the VGas petrol station. The proposal also includes consideration of leisure activities in the area (the site in question is used for sledging in winter). In addition to the area in question, competitors will examine the affected area at the conceptual level, particularly from the perspective of adding civic amenities and small services, and solutions for parking capacity for visitors to the adjacent Zručský dvůr or school facilities.

Current zoning plan

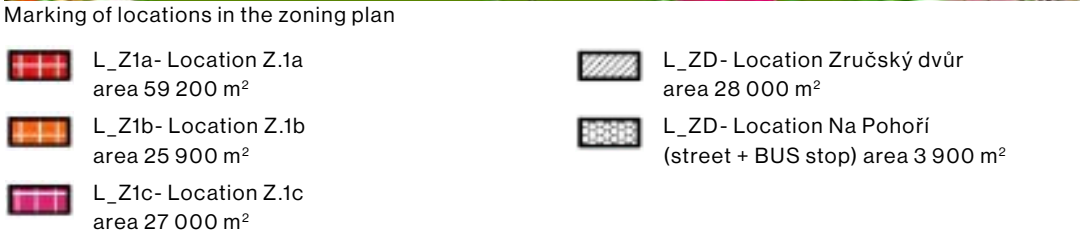
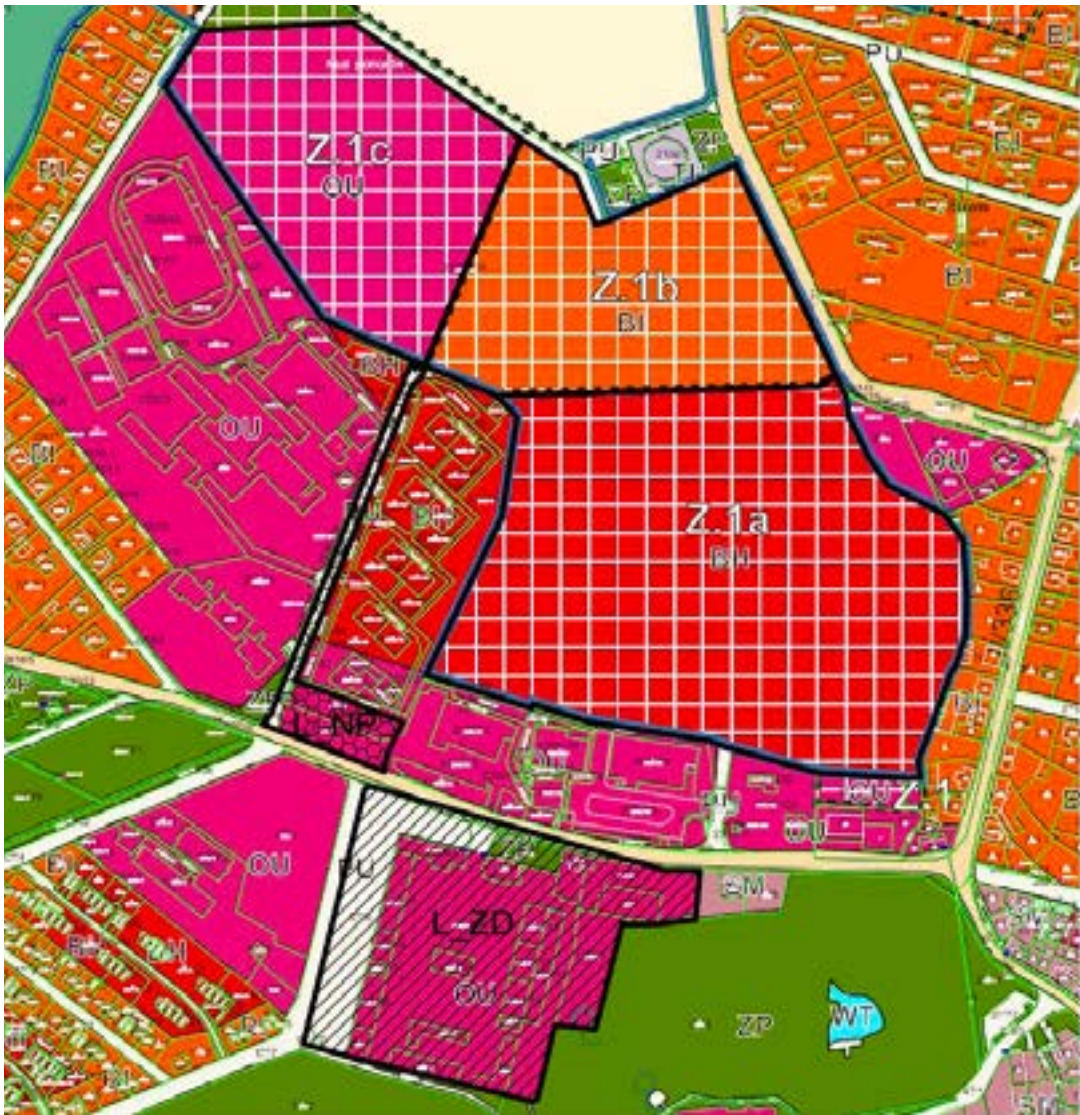
According to the valid zoning plan, the buildable area Na Pohoří Z1 is divided into three main parts: Z1a – residential areas in apartment buildings, Z1b – individual residential areas, and Z1c – civic amenities (public infrastructure and commercial functions). According to the valid zoning plan for the Z1 buildable area, two zoning studies are to be prepared: I. Z1 a, Z1 b – collective housing areas, individual housing areas, II. Z1 c – civic amenities – general.

Within the framework of this urban and landscape competition, the Na Pohoří site is being addressed as a whole for the entire Z1 buildable area. The aim is to reevaluate the character of the areas in the current zoning plan, which does not correspond to current trends in mixed-use neighborhoods. The solution should include a proposal to amend the zoning plan.

Use of the site and typology of development

Although the current zoning plan further divides the Z1 buildable area into different uses, the competition aims to treat the area as a whole and find the ideal ratio and distribution of different forms of housing, from single-family homes, row houses, and villas to apartment buildings. The main use of the site will remain residential construction (both collective and individual).

Permitted uses remain related transport infrastructure (access roads, sidewalks, footpaths, cycle paths), adequate public spaces and greenery, and technical infrastructure (water, sewerage, and energy connections). It is desirable to propose suitable additions to local civic amenities and small services. City-wide amenities are located outside the area covered by the Z1 buildable area (Zručský dvůr, new



and old Zruč). It is not appropriate to maintain the ratio or character of amenities (Z1c) defined in the current zoning plan. The current zoning plan considers the use of buildings and activities unrelated to the main use and activities that disrupt the quality of the environment or the safety of residents to be unacceptable. In order to create a modern mixed-use neighborhood, the client considers it necessary to provide facilities for small businesses or online businesses in the area – smaller storage spaces for rent or shared offices (there is a lack of smaller spaces for rent within the city). Currently, small businesses are being set up in family homes.

Specific conditions are set for area Z1a in the current zoning plan. On 10% of this area (approx. 6,000 m²), the maximum height of residential buildings may reach six above-ground floors. This area includes a minimum green space coefficient of 0.5. On the remaining area, the height of residential buildings will be five above-ground floors or less. Land use intensity – green space coefficient min. 0.5. Competitors are not required to comply with these regulations.



According to the client, the current supply of apartments in the city is very limited – small apartments are rarely available, and there is a complete lack of larger apartments. The city wants to build affordable housing on its own land. It wants to attract young people and at the same time offer better housing options (exchanges) for seniors living in unsuitable conditions (upper floors without elevators, large apartments). The city has also verified the interest of entrepreneurs in accommodation for employees, who prefer to rent high-quality apartments for managerial positions.

At this time, the city has 165 apartments available. There are currently around 50 applicants on the waiting list. About half of them, or 25, are relevant, while the others have already found housing. The most common applicants are individuals or couples aged 40 to 50, mainly because the city has the most 2+1 (2+kk) apartments, which are also the most frequently available. However, they are not entirely suitable for families with children. All vacant apartments are occupied immediately. The number of vacant apartments depends on migration and tenant deaths and varies from year to year.

Current structure of municipal apartments:

1+0	5 apartments
1+kk	25 apartments
1+1	31 apartments
2+kk	30 apartments
2+1	61 apartments
3+1	13 apartments

76 of the above apartments are on the 3rd or 4th floor of a building without an elevator. We assume that a large proportion of these people would welcome an apartment with better accessibility at a reasonable rent.

Urban structure

The structure of the development should clearly define the layout of family and apartment houses, public facilities, public spaces, recreational areas, and green spaces, supplemented by a street network with a solution for transport services in the area (especially safe movement of children to kindergartens and elementary schools) and connection to technical infrastructure.

Density and demographic conditions

The aim is to create a neighborhood with a density that reflects the character of the city. The new neighborhood will be in line with sustainable and economic principles. The contracting authority provides the following recommendations to competitors.

The desired future state is a neighborhood design that approximates the quantitative parameters of a mature structure. We anticipate growth of approximately 1,400 residents for the entire Z1 site, covering an area of 11.8 ha. This population growth must be spread out over a longer period of time, which means that a realistic construction schedule must also be proposed. With an average expected density of approximately 120 inhabitants/ha, it is possible to work in such a way that some parts of the area in question will have a higher density than the above-mentioned density, while others will have a lower density, depending on transport and technical infrastructure.

Competitors may propose different solutions, provided that they are consistent with the infrastructure and urban planning limitations of the site and are appropriately justified.

The neighboring prefabricated buildings in Na Pohoří have a high density of up to 500 inhabitants per hectare, but without services or amenities and without the cultural and historical experience of Zruč's development.

The urban planning solution must take into account the impact on educational facilities. Children aged 6 to 14 make up approximately 16% of the general population, but in areas with a higher proportion of young families, this figure can reach up to 25%. In the maximum development scenario, 220 to 350 school-age children could live in the area, which corresponds to the need for 8 to 12 primary school classes. The city is currently preparing to expand the elementary school by four classes, but this capacity will not be sufficient if the intensity of development is higher. The competition proposal must therefore respect the connection to school facilities and propose safe walking routes for children.

Public amenities

The competition should examine the broader territorial context, in particular the possibilities for adding civic amenities and small services, parking capacity for visitors to Zručský dvůr, adding leisure and recreational areas, and possible amendments to the zoning plan that could contribute to a better urban design solution. These proposals will then be developed into a zoning study by the competition winner.

Public spaces and leisure areas

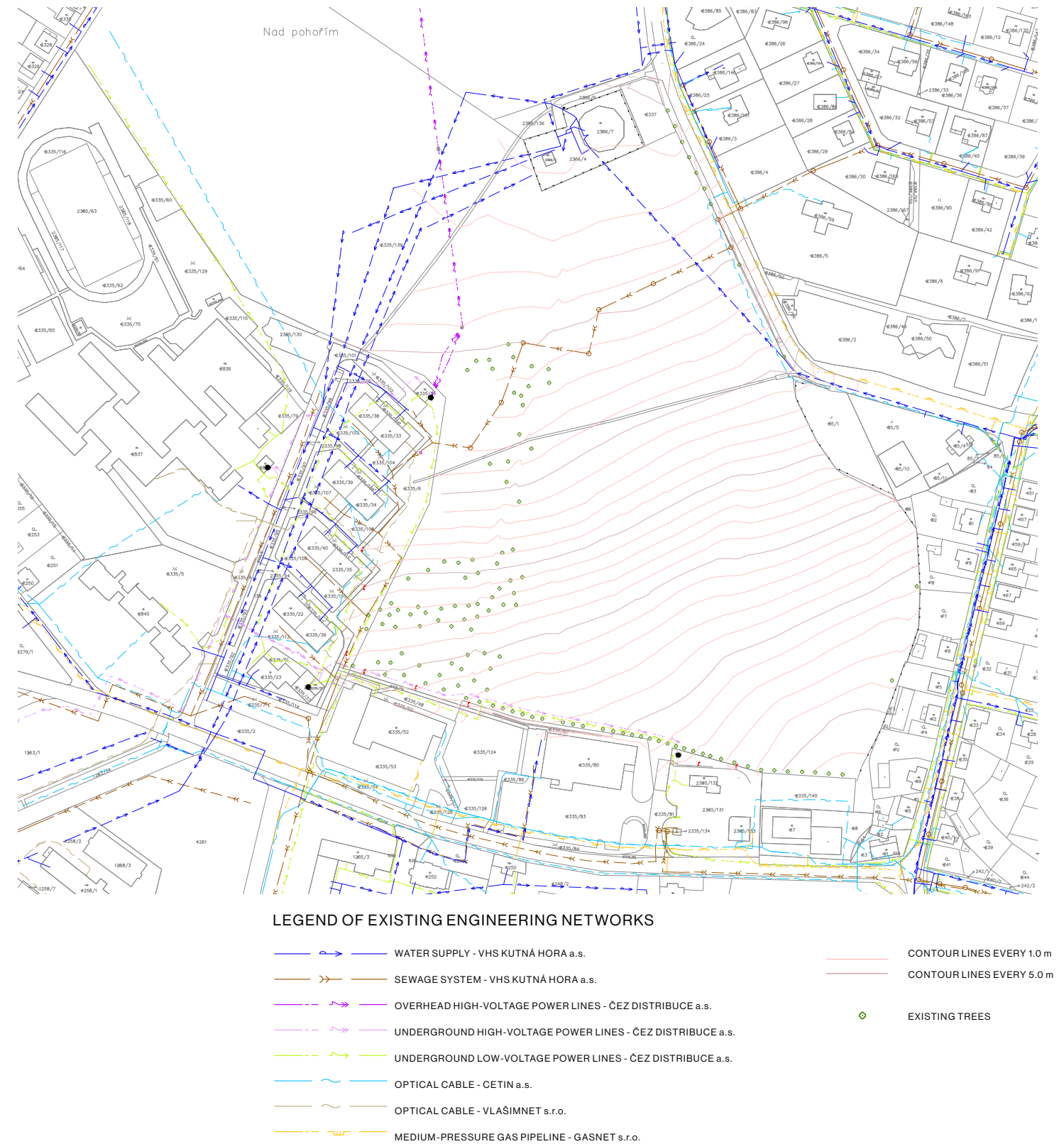
Competition proposals should also provide a high-quality, contemporary landscape solution with designs for parks, playgrounds, sports facilities, and relaxation areas, taking into account existing areas of this type within easy reach. It goes without saying that there should be connections to surrounding public spaces and greenery, as well as the appropriate placement of small architecture and street furniture.

Transport solution

The design must include a transport solution for the area, including verification of connections to existing roads, connections to the Na Pohoří bus stop, connections to nearby schools, sports facilities, the cultural and commercial center, and the castle park, as well as parking solutions for residents and visitors. The transport solution must respect the hierarchy of streets, minimize traffic congestion in residential areas, and ensure clear and safe pedestrian connections.

Competition participants should come up with a professionally prepared proposal for connecting the site to the existing road and pedestrian network. The proposal must ensure safe service for all traffic (vehicles, pedestrians, cyclists). The proposal should help improve the current situation on Na Pohoří Street and at the Na Pohoří bus stop (especially the safe movement of children to the nursery and elementary school).





**Technical infrastructure**

An important part of the design is the concept of technical infrastructure, in particular connections to the water supply, sewerage, energy network, and rainwater management system. Given the potential future burden on the area, it is necessary to consider retention elements, infiltration areas, and blue-green infrastructure elements. Another condition is the phasing of construction so that there is no

disproportionate burden on the city's existing capacities. Approximately 1 MW of heat is available from the heat pipeline under the Na Pohoří nursery school, which is sufficient for up to 300 modern, energy-efficient apartments.

As far as sewerage is concerned, the wastewater treatment plant is currently operating at 50% of its capacity. This means that, theoretically, it is possible to connect another 5,000 residents. There are two connection routes. One runs along Na Pohoří Street and then along Chabeřická Street, Na Vekendech Street, and directly to the wastewater treatment plant. The second one leads from Tesco along Okružní Street to the Sázavan complex and then from there to the treatment plant.

Water supply is not a problem due to the proximity of the Švihov (Želivka) reservoir, which is constantly connecting other municipalities.

We expect to connect to the energy network from the Na Pohoří transformer station above the prefabricated buildings. Free capacity can be obtained upon request. The transformer station for the school complex (next to the entrance to the sports hall) currently has a free capacity of approximately 400 kW, but there are no plans to release it for future construction.

**Follow-up contract**

The selected participant in the competition will sign a contract for design work on a zoning study, which will serve as the basis for a change to the zoning plan. The proposals are to revise the current zoning plan with the aim of creating a compact residential neighborhood. Suggestions may include optimizing public spaces, adapting transport connections, or adjusting building boundaries to improve urban and environmental solutions.

**Phasing and the investment plan**

**Concerned area**

Given the size of the entire site, it is important for the client to have an indicative plan for the phased implementation of the development. In addition to the long-term vision, it is also important to propose a temporary use for the agricultural areas (the existing Z1a and Z1b plots are mowed meadows and Z1c is a field – it could be used in a way that is consistent with the future design). Competitors will present a proposal for the gradual implementation of the development, with particular regard to transport and technical services, so that in subsequent stages there are no unnecessary additional costs for moving utility lines or increasing their capacity. The ideal solution would be to start construction at the southwestern edge of area Z1a, next to the prefabricated buildings, above the shops (Tesco, Teta drugstore, Penny), with a planned transport connection between Penny and the VGas petrol station.

**Area of interest**

In terms of phasing and approach to the area in question, competitors should focus in the first phase on improving public spaces and only in the next phase, as part of a longer-term vision, propose the ideal transformation of the space around the commercial zone, which will lead to the elimination of its peripheral character. This could take the form of either the future reconstruction of existing shopping halls or their relocation to a more suitable location. Another task is to finalize the program for Zručský dvůr, which has the potential to become a cultural and commercial center and an attractive location for visitors.



The city intends to implement the proposal gradually, one apartment building or smaller complex at a time, move in, repay the loan from the rent, and invest in other properties. At the same time, it is open to construction in cooperation with potential developers, but does not want to sell off land in order to maintain the quality and affordability of the apartments.

Summary of participation

As part of the preparation of the assignment, several meetings were held with residents, entrepreneurs, and interested local organizations and groups. At the same time, a questionnaire survey was conducted. The complete output is attached to assignment P.05 Related surveys and studies-01-participation.

Character of the new Na Pohoří district

According to participants, a safe neighborhood can be recognized by the fact that children can move around freely during their daily activities without fear. Safe movement should be ensured in the new neighborhood by a calmed traffic system. The neighborhood must be filled with greenery, connect to the existing greenery (a young park on the western edge of area Z.1a), and provide sufficient shade. The neighborhood should offer solutions to the housing problems of both new and existing city residents. According to respondents, this can only be achieved by keeping land and real estate under majority city administration/ownership. The neighborhood could be connected axially to the original Baťa neighborhood, which, however, has streets branching out radially, not in a rectangular pattern. It is advisable not to overshadow the family houses around Dubinská Street in the east – the height of the new district should be comparable to the surrounding buildings. A landmark in the area could be included to symbolically underline the importance of the new sub-center. The district should be active with a certain central character and be energy sustainable.

Preferred elements of the new Na Pohoří district

The neighborhood should be equipped with rainwater infiltration elements, which are optimally managed in public spaces. Opportunities for neighbors to meet both indoors (restaurants) and outdoors in various types of squares. People go to the neighborhood for services and shopping, just as they would to the natural center of the city.

Central position of the new district

57.1% of respondents in the questionnaire survey tend to agree or completely agree that the new district and its surroundings should form a new city center. 35.3% tend to disagree or completely disagree. 7.6% are unable to take a definite position.

Values of the area and city under consideration

The young park planted on the eastern edge of the Na Pohoří panel housing estate is valuable. The area in question has a strategic location, close to all important places in the city. There is a concentration of sports facilities, educational institutions, and a children's playground. The qualities of the original Baťa urbanism could be transferred to the new design with an emphasis on the airiness, openness, and spaciousness of the new district.

The questionnaire showed that the city's reserves are mainly in the area of the use of Zručský dvůr and the offer of gastronomic establishments where residents could go to relax. This finding is consistent with the table of optimal use of Zručský dvůr, where respondents expressed that the courtyard should primarily be a place for culture and leisure activities in gastronomic establishments.

Problems of the area and city in question

The main set of problems is related to the transport service to the school/sports facilities via the single street Na Pohoří. Residents have to share this street with visitors and parents bringing their children to school. Residents of the prefabricated housing estate also point out that they have to share it with visitors to the sports complex.

Opportunities for the area and the city

The main untapped opportunity is Zručský dvůr, which could become a new cultural and social center for the city, linked to surrounding services. The questionnaire survey did not confirm that the area in question is suitable for a retirement home. A location for this facility will be sought elsewhere. The new neighborhood still targets seniors, who could find their own homes here in smaller, city-owned and rented apartments.

The greenery in the form of a developing park in the west of the Z.1a area could be the linchpin of the new and existing residential part of Na Pohoří. There is potential contact here with the castle garden and children's playground in the southwest. Residential construction could take advantage of the sloping terrain and better integrate into the landscape. It would be possible to build on the legacy of the original Baťa construction, as the original urban concept was interrupted after World War II.

Construction of higher parking capacity for visitors to the sports complex and Zručský dvůr, as well as for local residents, ideally in the Z.1c area (civic amenities). It is also necessary to calm traffic entering both the district itself and the surrounding service roads, where there is heavy pedestrian traffic. This applies especially if a new way of symbiosis between the Na Pohoří district, Zručský dvůr, and the castle park is found. Residents of the Na Farském area pass through the area in question (towards the elementary school/sports grounds). It is worth considering effective rainwater collection in the area and its management within the new neighborhood.



