

## SPATIAL (RE) DEVELOPMENT BETWEEN INTERESTS AND IDENTITY - COOPERATION AS A STRATEGY FOR URBAN TRANSITION

### New Belgrade – Introduction

In light of contemporary urban transformation New Belgrade can be presented as a pivot in urban (re) development of the city of Belgrade. As strong spatial concept, firstborn modern identity on a regional scale level, New Belgrade always was in time with actual, projected and spontaneous(planned and willed )issues witch are determinate urban, social and political life in Belgrade's vibrant urban society.

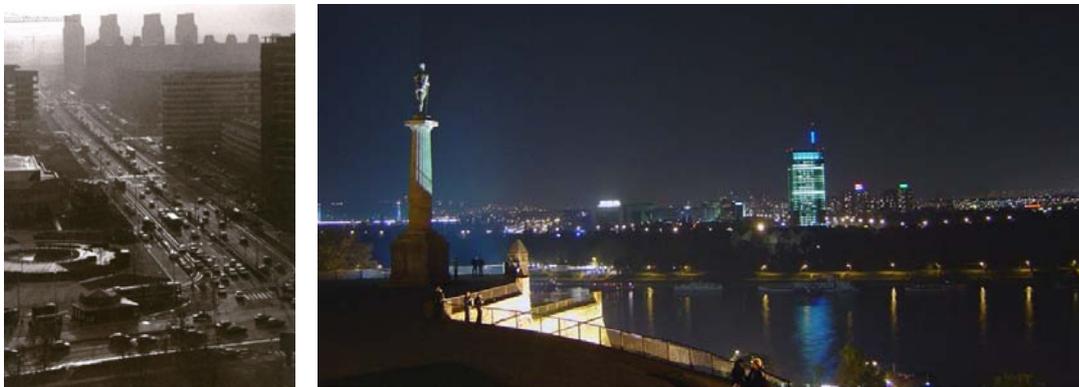


Figure 1. New Belgrade (Re) Development / 1976.-2006.

#### ***Motherboard structure:***

Constructed as a symbol in new social and political context, modern-identity concept was spatial image for ideas of future positive and progressive society. As all new modern urban structures from that period (post-war Europe) New Belgrade was able (ideologically and through its capacity) to adapt new urban population. It is important to mention that new dominant urban actors were public-administration workers class which took high influence in standard and conceptual determination of new city mark. New motherboard structure as unique phenomena was supported with strong elitist concept (so far away from ordinary concrete-dormitory city). New Belgrade grew in administrative and residential area with represent- standard level.

Spatial concept was created on strategy of connectivity three independent projecting units constructed at the same time. Theoretically connectivity zone was marked as a strategic centre and new concurrent downtown on Belgrade scale level. In practice connection wasn't adapted as real subject (only on project-plan level) which left useful space (conceptually and physically) for possible future transformations (open strategy layout).

#### ***(Re) definition:***

During conflict period in ex-Yugoslavian countries New Belgrade was challenged with new standard, scale and social actuality, main identity issue wasn't corresponding with the real situation anymore. In that moment as administrative and political centre of nonexistent

Society New Belgrade was positioned between high demographic and economical changeless as reflexions of actual society crisis. New population and wild market strategy

were reflecting its influence on the city's spatial structure (higher density, new spontaneous architectural concept, urban and social degradation...)

### ***Urban transition:***

Transition in contemporary Serbian society marked New Belgrade as interesting pivot and spatial polygon with respected level of possibilities for economic and social development. Free landmarks of high capacity, good-condition infrastructural base and appropriate urban structures made most important layout which transform New Belgrade's area in the biggest and most productive building site in the region. This part of Belgrade today has the highest level of direct investments in the whole municipality and the biggest economical and market value growth. New identity as a service zone and commercial downtown are producing new challenges for self- definition of spatial and structural level alike and in the field of possible adapted strategies for actual and future steps.

### **Infrastructural background – object, potential and identity issue of NBG**

In contemporary spatial and urban concepts infrastructure plays a very important role in determination and valorisation of possible developing strategies which will be adapted for partial projects, global strategies or scientific studies. Always treated with importance on Technical-organization level infrastructure was determinate as a productive and primary layout, in opposite to creative and expressive point of view its determination was limited. Today we can see concepts or projects where infrastructural level presents main conceptual or identity issue, main sustainable phenomena or pivot for surrounding urban structure. We can speak about networks, transferrals, main corridors with ideas where its organization, capacity, spatial position have the basic and primary influence in strategic concepts, that influence is equally important on identity level as on economical or functional level. New Belgrade as urban subject has very strong infrastructural support which is recognized as primary potential for qualities and dynamic development in future. That issue together with free land capacity made basic polygon for investments interests in this zone and base for municipal spatial redevelopment strategy, strategy which try potentials of correct and continuous infrastructural reorganisation will keep and multiply positive trend of urban evolution in NBG area. Main and most important strategic reorganization and development based on various strategic projects on different scale level (from regional to local, city level) can be localized and connected for two infrastructural guidelines, guidelines where one have deep identity issue and strong service support and the second in process of realization with the same level of pretended influence on urban structure context.

- NBG area of corridor E10
- Interior half-ring project

### ***NBG E10 zone:***

Belgrade is one of the unique urban unites with direct penetration of high intensity transport root such is corridor E10. In the past characteristic decelerated as a negative effect in contemporary reality is adapted as strong and important potential. NBG part of corridor (Including regional level of importance) at the same time have strong functional and support importance on local - metropolitan level (connector airport- city central zone; city central/distribution/ zone-industrial polygons zone). Strong communication link, easy extensible character and central position in urban structure distribution marked corridors area as field for new grand importance projects, in financial and spatial way. Project for delocalisation of corridors main traffic line on peripheral ring level (in

process) and transformation of existing structure in City Boulevard of first category just make frame for higher importance which took this area in NBG transformation process. Actual projects (more than 10 in process and several on project definition levels) are the most grand and the most complex direct investments which took more than 40% of new projected capacity on the metropolitan level of Belgrade. The main of them are direct private investments but several of them (in project definition faze) will adapt private- public strategy as a dominant issue.

### ***Interior half-ring project:***

New half ring is project for reorganisation and redevelopment of traffic network in metropolitan area of Belgrade with accent on useful capacity of NBG infrastructural potential, out of main line zone between corridor E 10 and main boulevard line. Project is organized in three phases and indicial phase takes place in NBG municipality. Proposal is to connect one of the NBG boulevards of actual low traffic intensity with suburban zone in old city area which will relax high traffic density downtown zone and central zone of NBG. (The phase- NBG rout; the second - bridge on Sava River; the third - old Belgrade suburbia line). Indicative for this project became from city municipal organs in field of traffic and transport development and the first phase needs to be terminated until 2010. (Tenders for constructive phase in realization for new bridge and NBG road network are in process) What is interesting in system of economical support and financial sustainable study is that the first time cooperation private- public will take indirect part in one of priority infrastructural project (private capital will take 20% of input together with 45% of credits and city administration support of 35%)



**Figure 2. Interior half – ring project, NBG phase**



**figure 3. New bridge on Sava River, NBG**

### **Cooperation as a Strategy for Urban Transition – in case of NBG**

Belgrade urban society presents one of the last grand capacity subjects in transition process on European level, transition process which produces deep spatial, organizational and structural changes in this vibrant urban corpus. With possibility to take lessons from the surrounding and analyze past, and in some fields steel actual wild market issues, Belgrade has that chance to pass to a higher level of strategy, higher in that meaning which allows an appropriate balance between free market game and expected positive values on architectural, urban and social scale level.

Because of that actual and planned strategic interventions take high level attention of all important subjects in process (city public administration, groups of private investments, direct users- citizens...)

NBG as a most vibrant and dynamic part of metropolitan area in context of developed re-urbanisation is positioned as a perfect polygon for new strategy methods. Straight capacity in favour of NBG allow grand scale investments in financial and spatial context which are in process, or in plan, in this part of Belgrade (recognizable clients, famous investments group...).

New strategy method as a priority proposes duality in investment and development process between private and public sectors, cooperation based on interrelations and coordination in each part of process of realization and use. This new mode can be adapted as dominant for future spatial development if take enough positive characters in practice. Examples from developed urban systems where this mode is existing as one of practical issues are good pivots for critical and structural analysis but we cannot forget that every partial urban corpus is a unique category based on different character subjects and that level of positive effects indeed depends on all influence factors, originally and basically valid just for one unique system.

Mechanisms and tools of activation need to be developed on an appropriate level in order to enable correct and efficient organization and coordination between all subjects in the process.

In case of NBG, city administration (urban development field) pretends to create unique mode of action which will be adapted as main guideline issue for future spatial interventions on grand scale influence for city, mode which will allow fear free market game for investments but at the same time allow sufficient level of control and self coordination for protection and popularisation of appropriate values (spatial- architectural-social context). Existing strategy, adapted in several projects, was based on connectivity and interrelations in line – infrastructural base- market value index – urban management. This concept has allowed financial input and fast process transformations in spatial concept of NBG but disconnecting every possibility of influence for public sector in next level development (private sector with dominant influence has priority in decisions and self profit confirmation..) In lots of cases this mode has showed negative effects (in field of architectural values, urban identity or segregation between user groups).

More evaluated model – duality private/ public will have for strategy to substitute negative effects of classical model, on a level which allows halt market play, and make a base for higher level of positive control in spatial transformations in complex urban structure of NBG.

Basic line of coordination can be adapted as strategic plan corpus-sustainable infrastructural concept- spatial quality issues- market value index – user's needs layout – appropriate management and urban branding.

### **(Re) Development between interests and identity – in case of NBG**

In NBG spatial strategy process a project which took important place, not just for capacity and program issues is Block 67- Student Olympic games campus 2009 – projects where for the first time will be adapted new concept of private/ public duality, each of them in most important urban context units for NBG and metropolitan area to:

#### **Block 67 – delta city – Student Olympic Games campus 2009 (2005-2009), NBG, Belgrade, Serbia**

Block 67 project represent functionally unique architectural concept in NBG area, strategically initial example for adaptation of new urban- economical duality in spatial redevelopment process. Positioned in the area of interior half-ring zone in NBG this urban

complex functionally and conceptually is divide in two autochthonic units (connected and correlation but on organizational and economical-fiscal level completely dependent subjects)

1. Delta city project- commercial centre project, 87 000 m<sup>2</sup>, investment: Delta group holding
2. Student Olympic Games campus 2009, 200000 m<sup>2</sup>, city of Belgrade and  
- Block 67 Associates-

Delta city is projected as logistical pivot for future Olympic campus and as one of the principal commercial points on city scale level. In the moment it is the biggest -in construction- project of commercial function in Belgrade.

Student Olympic Games campus 2009 is urban complex designed for Student Olympic Games which will be organized in Belgrade in 2009. Special functional program (in architectural and urban context) which is necessary for organization of this type of manifestation was direct input and challenge for city administration to try to implant a new method in urban development strategy, new mode of cooperation between different sectors and important subjects.

City of Belgrade tried official tender procedure and was offered cooperation in realization and fiscal- property in the project. Idea was that in project which was made from city administration department for urban and spatial development (in cooperation with specialised republic institution) as a co-investment incorporated private-capital subject (correlation was 60%- 40% public/private). This mode will allow higher level of qualitative control during the realisation process and fast direct financial input from private side. (Complex including residential zone / 2100 units / , scientific park zone / 22000 m<sup>2</sup> / and leisure open space zone.

-commercial logistic will be supported from delta city centre). As a co-partner was elected Block 67 Associates. Final strategy proposes that after the games to open free possibility for each one of investments (city administration or private subject) to rent or sell its part of propriety in consultation with other side, in case of private investment it will be apartments building which can be presented on free market and in case of public propriety- scientific park area- will be possible rent appropriate space in free interest mode. This method includes and consolidates a special public department- Univerzijada 2009 which will be propriety dominant subject from public side and later in after game period will proceed to control and manage the public part of investment and rent value.



**Figure 6. Student Olympic Games complex 2009, NBG**  
(<http://www.beoland.com/univerzijada/univerzijada.asp>)

#### References:

- Direction pour la construction de Novi Beograd, ed. (1961) Novi Beograd – 1961, Belgrade: Beogradski graficki zavod
- Perovic Milos, ed. (1985) *Iskustva proslosti / Lessons of the past*, Beograd: Zavod za planiranje grada Beograd

- Urbanisticki zavod Beograd / Town planning institute of Belgrade / (2003) Generalni plan Beograda 2021. / The Master plan of Belgrade 2021 /, Sluzbeni list grada Beograda, XLVII, 27, Belgrade: Sluzbeni list grada Beograda

- [www.beograd.org.yu](http://www.beograd.org.yu)
- [www.beoland.com](http://www.beoland.com)
- [www.deltacity.co.yu](http://www.deltacity.co.yu)
- [www.slavijabiro.co.yu](http://www.slavijabiro.co.yu)