

# **„Rethink Ankaran“**

Explanations for a sustainable development of Ankaran

**SYNTHESIS, 08. June 2017**



## **Contents**

0_Preface	5
1_Base	7
2_Context	8
3_Characteristics	10
4_Goals	14
5_Spatial Development Scenario	16
6_Actions	18
__green infrastructure	
__transport infrastructure	
__public & touristic infrastructure	
__sustainable development	
7_Focus Points	22
__focus landscape	
__focus town centre	
__focus port area	
8_Résumé	30



After becoming independent in 2011, the city Ankaran was looking for spatial ideas for a sustainable development of the municipal area. In spring 2014 students of the Masterstudio Urban Landscape at the ZHAW in Winterthur Switzerland analysed qualities, deficits and potentials for the town of Ankaran at the Adriatic coast. During one semester four spatial concepts and different projects for the city and the landscape and their programmatic focus points were developed, in close cooperation with representatives of the municipality, inhabitants of Ankaran, tutors and students of the university of Ljubljana. The exhibition of the projects in fall 2015 was an opportunity to discuss differing viewpoints about the future development of Ankaran and possibilities as well as risks of the proposals.

The four presented concepts - Continuity, Cells, Monocentric City and Polycentric City – were the base for the workshop at the end of 2016 with representatives from the municipality of Ankaran, large stakeholders and experts from the universities of Ljubljana, Winterthur as well as the planning office in charge. The outcome of this cooperation in a friendly atmosphere, are a spatial scenario for a sustainable development of Ankaran. This spatial development scenario will become an important asset for the special determinations and the building regulations in the municipality, which will have to be specified and translated into legal documents. The spatial development scenario of Ankaran aims to organise the sustainable development of the municipality during the coming years. For this development, partly independent actions at different moments will take place. In order to place all these actions in accordance with the main vision, the spatial development scenario will set the guidelines, that will stand above the single items.





**Concept Cells**\_The coast of Ankaran is marked by a series of coherent, relatively homogenous, and mono-functional settlement cells. The concept Cells builds upon this as a strategy for a decentralized development for Ankaran. It allows for a flexible response to changing requirements and needs.



**Concept Continuity**\_In order to meet the needs of the residents of Ankaran to have an unimpeded access to the sea, the concept Continuity responds with the recommendation of a park-like recreational zone for the general public along the coast. Included in this band are existing facilities as well as agricultural and preserve areas.



**Concept Monocentric City**\_Ankaran needs a core that provides an identity for the city; this is the thesis for the concept Monocentric City. The future development should therefore be concentrated on the existing center with enhancement of strengthening additional functions and through a representative composition of public spaces all the way to the sea.



**Concept Polycentric City**\_The main elements in the concept Polycentric City are the development of a new core with the extension of Koper's harbor and the simultaneous improvement of the existing built environment in Ankaran. The new urban neighborhood provides space for teaching, research, apartments for scientific researchers and fellows, student housing, and facilities for sports and recreational activities

Ankaran is located on the peninsula between Koper and Trieste in direct neighbourhood to Italy and is part of the coast of Slovenia, which is only a few kilometres long and an important destination for summer tourism. Geographically it belongs to the bay of Trieste and therefore profits of a mediterranean climate and vegetation. Thanks to the attractive, southward oriented and windless position, Ankaran was an important site for sanatoriums for lunger and this function could be again strengthen in future. Many buildings, that have been later partly converted, are contemporary witness of that era.

Apart of this young historical identity, the peninsula is as well blessed with natural resources. Fields, forests, vineyards and olives trees are cultivated in the hills until today and are a significant part of the identity. The harbour Luka Koper, at the south border of the municipality of Ankaran is as well an integral part of the different characteristics of the area. Luka Koper is a major harbour in the Adriatic sea and rival of the close harbour of Trieste.

The Mediterranean land- and seascape, the built environment in their natural surrounding and the social interactions in relation to the different seasons, make the characteristics of Ankaran.





**\_Mare et Monte.** The hills with woods, agricultural fields, vineyards, hamlets and the coast with the natural landscape at Debeli rtič the public marina St. Katarina, public beaches, sea shell cultures, sanatoriums as well as the harbour Luka Koper with associated functional surfaces are the main assets of the valuable urban landscape of Ankaran. The development of Ankaran will have to respect the landscape with its existing qualities and will preserve certain areas. Others will be developed sustainably in careful relation to the given surrounding.

**\_buildings and institutions in a parklike environment.** Different institutions, like the military rehab, the Red Cross, student housing, the hospital Valdoltra, the Adria tourism resort, Sveti Katarina and the Slovenian Navy are situated along the coast in a parklike area, mainly orientated towards the sea. The natural environment around the buildings groups, give the sites an unique quality, invites to stay, to relax and to breath. The future development will carefully respect these existing qualities.

**\_seasonal breathing.** Thanks to the natural scenery and climate of Ankaran, there exists a tradition of health and recreation institutions as well as a bunch of summer activities. People of Slovenia and a growing number of international tourists like to spend their summer holidays on the peninsula of Ankaran. Therefore summer months follow a different pace than winter months. The future development will consider both seasonal rhythms.



\_natural landscape

\_cultivated landscape

\_coastal landscape

\_buildings and institutions in parklike environment

\_seasonal breathing

\_maritime identity

### 3\_Characteristics

\_\_natural structures



\_\_sea

\_\_coast

\_\_topography

\_\_rivers

\_\_forest

\_\_fields

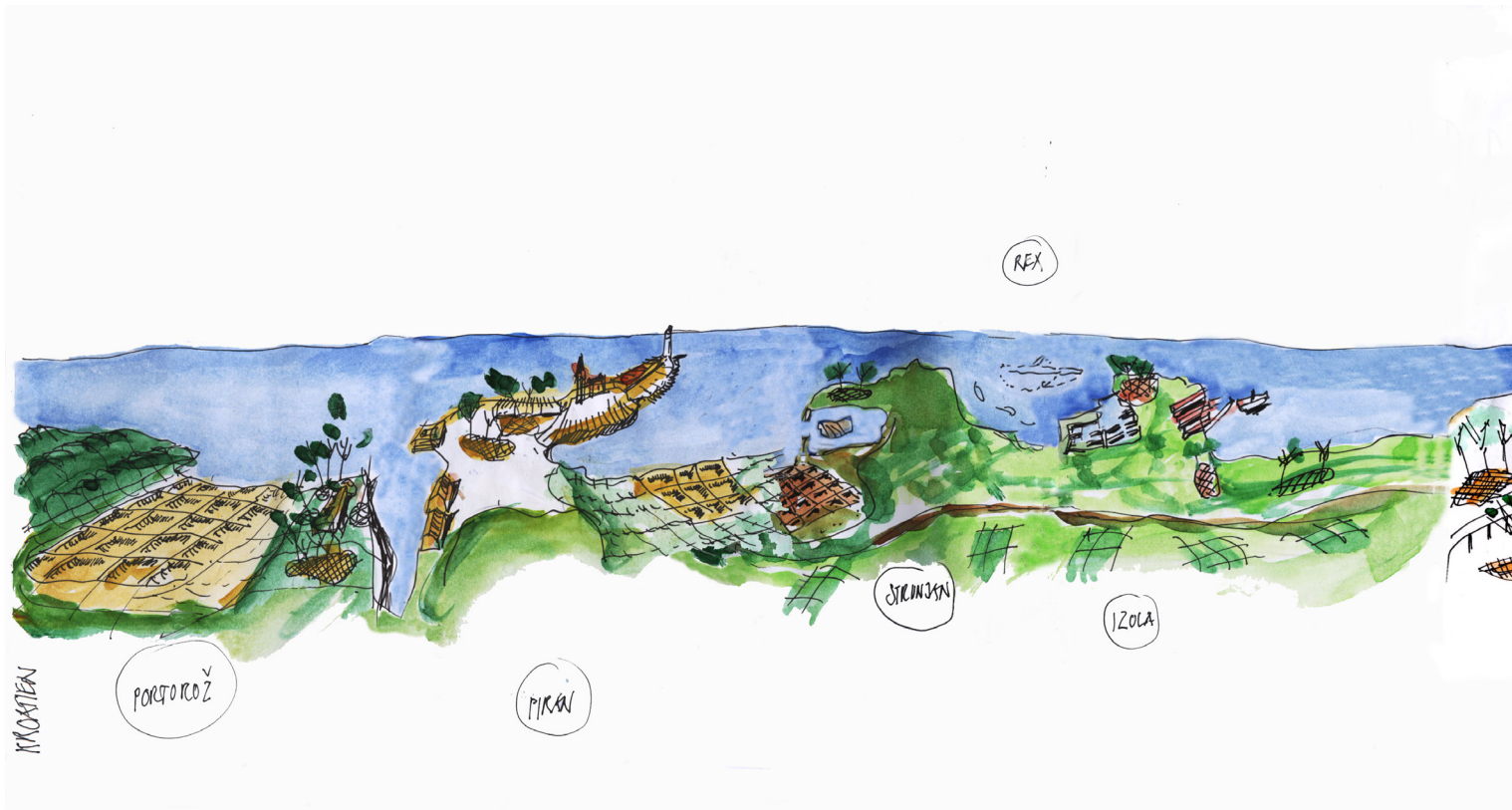
\_\_vineyards

### 3\_Characteristics

#### \_\_built structures



The municipality of Ankaran is defined by various different built identities. They consist of structurally independent urban islands or cells, which have nearly no relation to each other. Today the so called center of Ankaran is an unshaped square used mainly for car parking and informally surrounded by buildings of the second half of the 20th century. This center is separated from the sea by the national tourism area of Adria and a hotel, that is integrated in a former cloister. Further urban cells are the orthopedic clinic Valdoltra consisting of two sanatoriums, which stand on a fenced ground along the coast. Close to this hospital there are youth housings. Further East there are two more areas of relevance, the Slovenian Navy and the leisure and recreation area Sveta Katarina. On the western tip of the peninsula there is the holiday camp of the Slovenian Red Cross. The future development will strengthen these existing identities as well as their interconnections.



**\_securing future development with qualitative and quantitative growth.**

The spatial development scenario will offer the possibility to densify existing settlements and to develop a new district north of to the harbour area. All new buildings and extensions of existing structures have to be carefully integrated into the environment and be built with sustainable material and construction procedures.

**\_protecting and emphasizing environmental qualities.** The natural structures of Ankaran are an integral part of its identity and quality and will be protected. This includes protected natural areas on land and sea as well as cultivated landscape or sanatorium areas.

**\_anchoring the settlement.** The settlements are partly lacking defined public space, which should be further developed in the future. The connectivity of the residential areas of Ankaran and the sea is an important part of this scenario.



**\_bringing together inhabitants, neighbours and visitors.** Ankaran wants to be a place where the different social groups live together and meet each other. This can be achieved by public spaces, a public green belt including a coastal path along the coast, public infrastructure for leisure and sports as well as agritourism in the hills. However the goal should not be mass tourism, but more a tourism close to nature, which respects as well the culture of the peninsula.

**\_strengthen the maritime identity.** All the developments in the future should refer to the maritime identity of Ankaran.

Different actions will be taken, in order to achieve these goals. On the following pages some of the major ideas are visually presented, such as the natural infrastructure, the transport infrastructure, the public and touristic infrastructure and the sustainable development.

seasonal sea bus

coastal path

agriculture

panoramic path

sustainable extension

natural protection area

agri-tourism

scenic road Jadranska

public bus

Debeli rtič

Red Cross

Youth Housing

Hospital Valdoltra

Ankaran

Sv. Katarina

public marina

sport infrastructure

slovenian navy

start ups, education, research, new housing typologies

extension scenic viadukt Bonifika

port facilities

Luka Koper

Izola

Koper

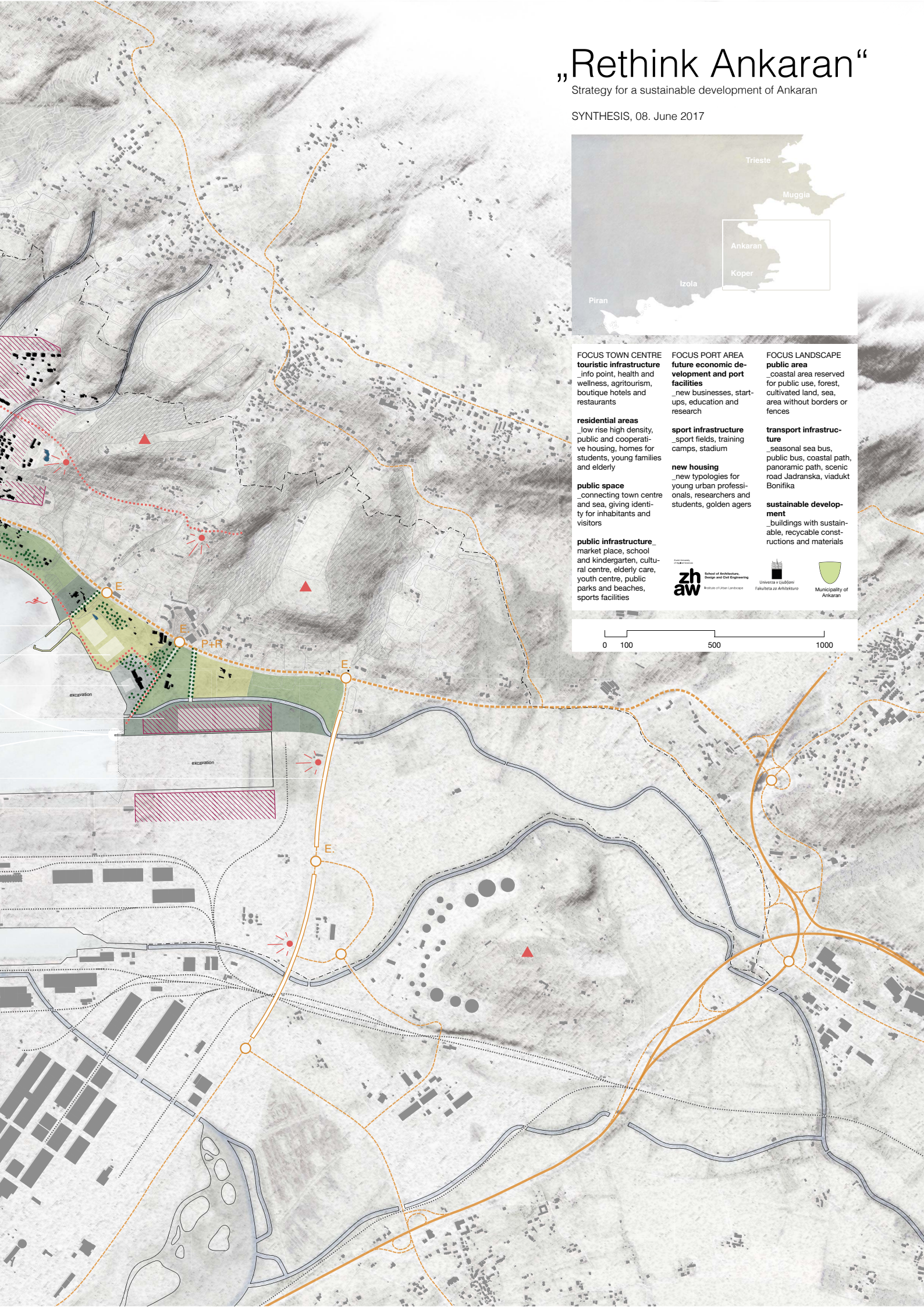




# „Rethink Ankaran“

Strategy for a sustainable development of Ankaran

SYNTHESIS, 08. June 2017



## FOCUS TOWN CENTRE

**touristic infrastructure**  
\_info point, health and wellness, agritourism, boutique hotels and restaurants

## residential areas

\_low rise high density, public and cooperative housing, homes for students, young families and elderly

## public space

\_connecting town centre and sea, giving identity for inhabitants and visitors

## public infrastructure

\_market place, school and kindergarten, cultural centre, elderly care, youth centre, public parks and beaches, sports facilities

## FOCUS PORT AREA

**future economic development and port facilities**  
\_new businesses, start-ups, education and research

## sport infrastructure

\_sport fields, training camps, stadium

## new housing

\_new typologies for young urban professionals, researchers and students, golden agers

## FOCUS LANDSCAPE

**public area**  
\_coastal area reserved for public use, forest, cultivated land, sea, area without borders or fences

## transport infrastructure

\_seasonal sea bus, public bus, coastal path, panoramic path, scenic road Jadranska, viadukt Bonifika

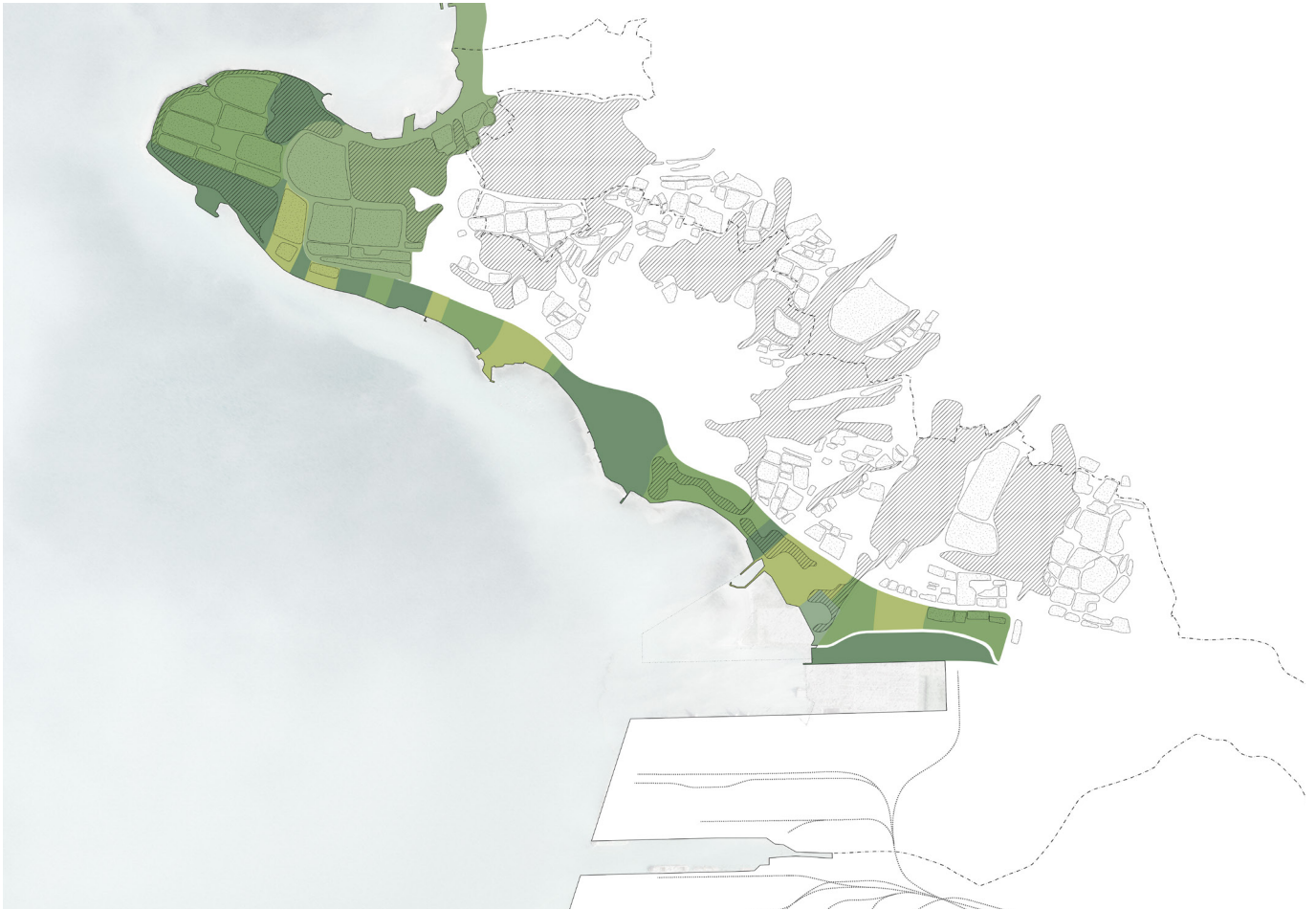
## sustainable development

\_buildings with sustainable, recyclable constructions and materials



## 6\_Actions

\_natural infrastructure



\_protected green belt

\_natural protection area

\_cultivated landscape

\_protected seascape

## 6\_Actions

\_transport infrastructure



\_seasonal sea bus

\_public bus

\_panoramic street jadranska

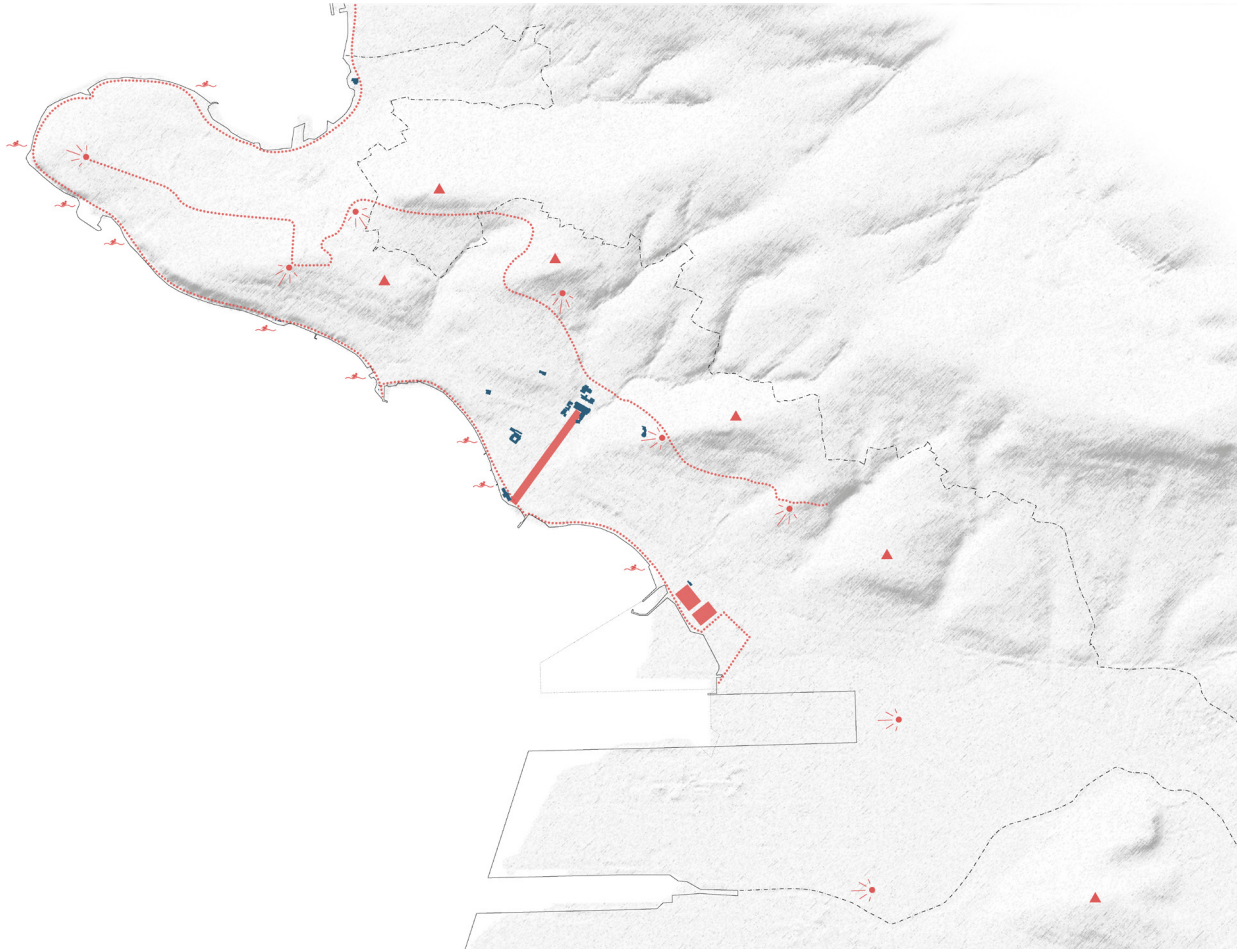
\_additional viadukt bonifika

\_E.-points, public E-bicycles and E-car sharing

\_park & ride

## 6\_Actions

\_\_public and touristic infrastructure



\_coastal path

\_panoramic path

\_beaches

\_recreation areas

\_sport activities

\_public space

## 6\_Actions

\_sustainable development



\_densification of Town Center

\_densification of Port Area

\_renovation of existing buildings

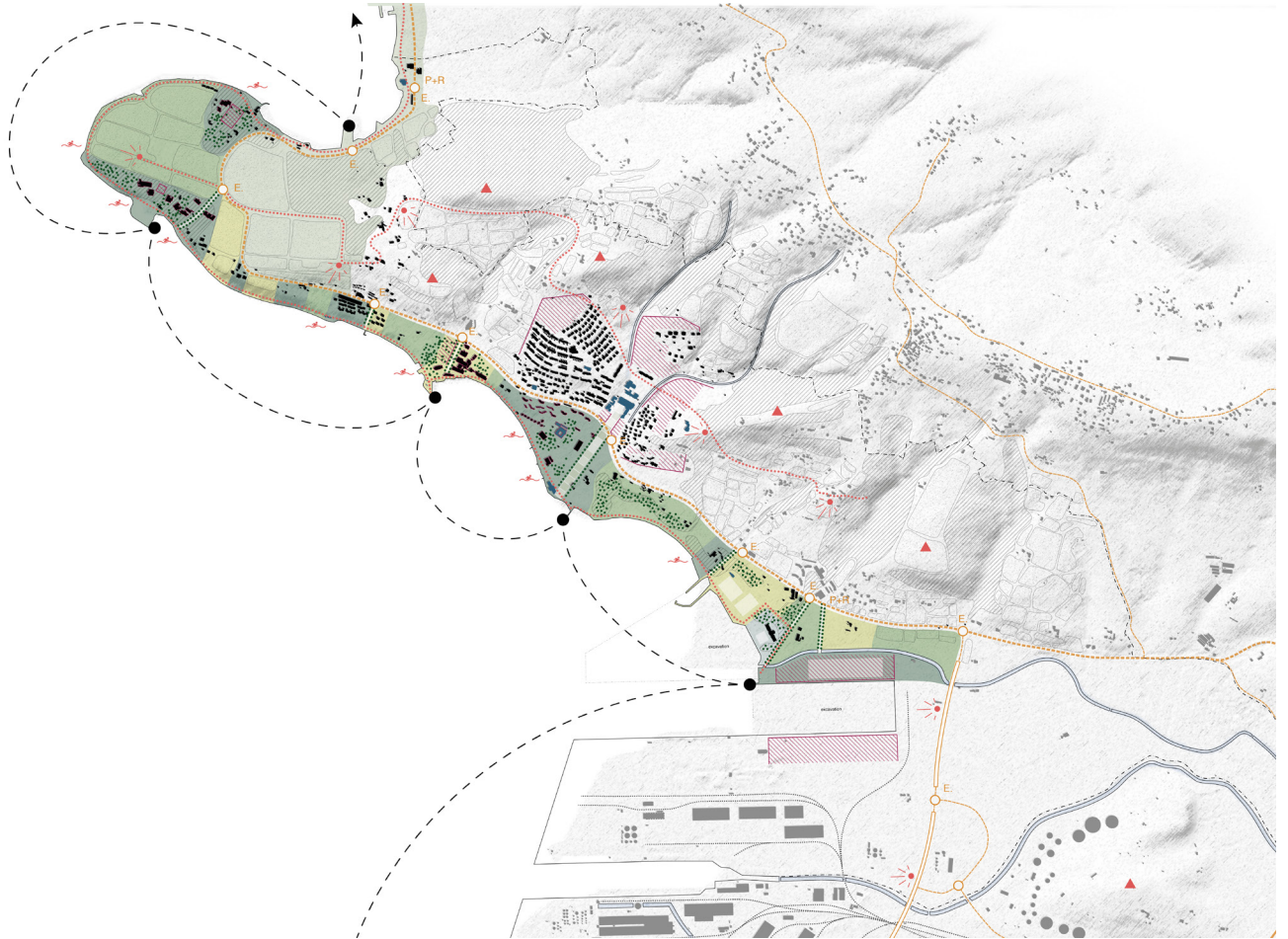
\_sustainable constructions and materials

\_update building law

**\_Landscape and Seascape.** The nature is the core of Ankaran's identity. Therefore protection zones should be defined. At the same time agriculture and agritourism should be supported. New constructions are restricted to existing settlements and have to be very well integrated and constructed in sustainable materials and design.

**\_Center.** The nowadays undevelopped center of Ankaran should be strengthened. Summer tourists and permanent inhabitants have multiple demands, which have to be considered in any future development. The target increase of the inhabitants needs attention, an upgrading of the infrastructure and a careful surveillance.

**\_Harbour.** Big potentials are seen in the area between the public marina Sveta Katarina and the growing area of Luka Koper. In the northern part of the harbour extension a new district for a future economic development with facilities for businesses, academic institutions and new housing typologies could take place.



1\_Landscape & Seascape

2\_Ankaran Center

3\_Harbour

## 7\_1\_Focus Landscape & Seascape

### **public area**\_coastal area

reserved for public use, nature reserve, forest, cultivated land, sea, area without borders or fences

### **transport infrastructure**\_

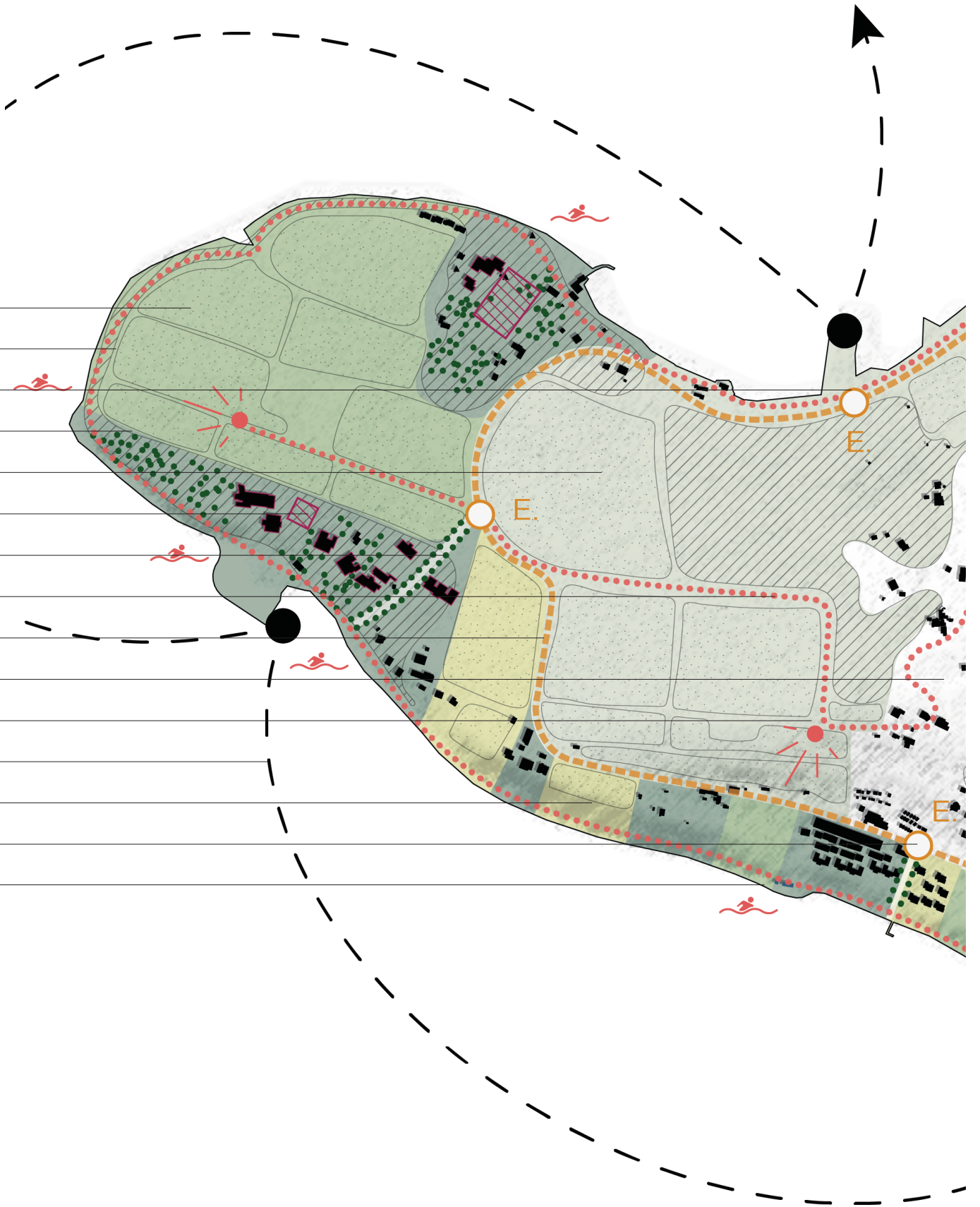
seasonal sea bus, public bus, coastal path, panoramic path, scenic road Jadranska, viadukt Bonifika

### **sustainable development**\_

buildings with sustainable, recycable constructions and materials

- nature protection area \_\_\_\_\_
- coastal path \_\_\_\_\_
- E. Point, bus stop and Park+Ride: transfer to public transport, e-bikes and e-car \_\_\_\_\_
- public park \_\_\_\_\_
- agriculture, vineyards, fields \_\_\_\_\_
- sustainable development \_\_\_\_\_
- alley connecting road and sea \_\_\_\_\_
- panoramic path \_\_\_\_\_
- panoramic road Jadranska \_\_\_\_\_
- sustainable argritourism \_\_\_\_\_
- view point \_\_\_\_\_
- seasonal sea bus \_\_\_\_\_
- public green belt \_\_\_\_\_
- E. Point and bus stop: transfer to public transport and electric bikes \_\_\_\_\_
- public beach \_\_\_\_\_





## 7\_2 Focus Town Center

**touristic infrastructure**\_info point, health and wellness, agritourism, boutique hotels and restaurants

**residential areas**\_low rise high density, public and cooperative housing, homes for students, young families and elderly

**public space**\_connecting town centre and sea, giving identity for inhabitants and visitors

**public infrastructure**\_market place, school and kindergarten, cultural centre, elderly care, youth centre, public parks and beaches, sports facilities

panoramic path \_\_\_\_\_

residential area \_\_\_\_\_

E. Point and bus stop: transfer to public transport, e-bikes and e-car \_\_\_\_\_

public green belt \_\_\_\_\_

coastal path \_\_\_\_\_

public & touristic infrastructure \_\_\_\_\_

view point \_\_\_\_\_

public space connecting center and sea \_\_\_\_\_

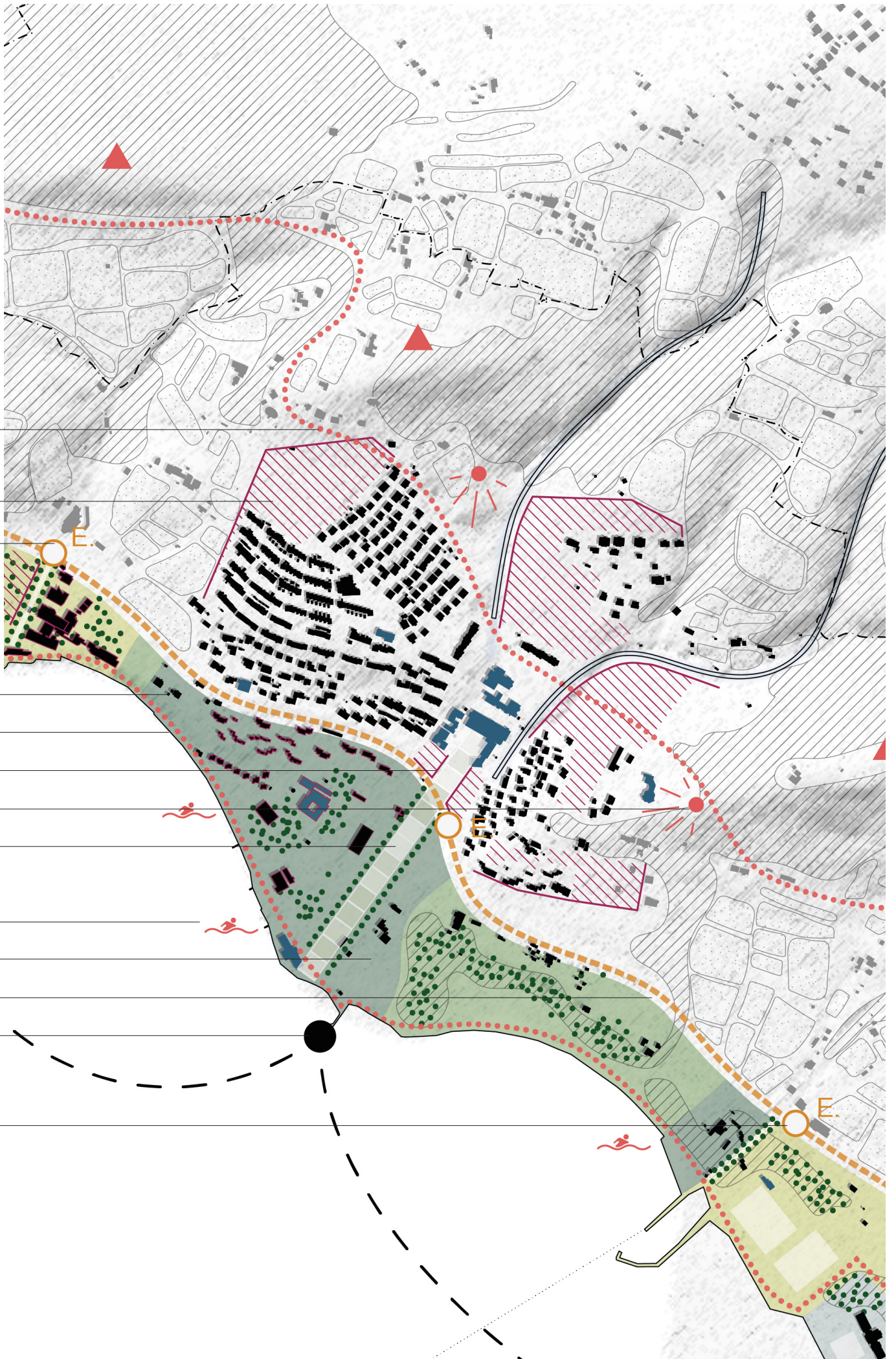
public beach \_\_\_\_\_

sustainable development \_\_\_\_\_

panoramic road Jadranska \_\_\_\_\_

seasonal sea bus \_\_\_\_\_

E. Point and bus stop: transfer to public transport, e-bikes and e-car \_\_\_\_\_



### 7\_3\_Focus Port Area

**future economic development and port facilities**\_new businesses, start-ups, education and research

**sport infrastructure**\_sport fields, training camps, stadium

**new housing**\_new typologies for young urban professionals, researchers and students, golden agers

panoramic path \_\_\_\_\_

view point \_\_\_\_\_

panoramic road Jadranska \_\_\_\_\_

coastal path \_\_\_\_\_

E. Points and bus stop: transfer to public transport, e-bikes and e-car \_\_\_\_\_

alley connecting road and sea \_\_\_\_\_

public marina \_\_\_\_\_

E. Points, bus stop and Park+Ride: transfer to public transport, e-bikes and e-car \_\_\_\_\_

sport infrastructure \_\_\_\_\_

slovenian navy \_\_\_\_\_

seasonal sea bus \_\_\_\_\_

new housing, new typologies, future economic development \_\_\_\_\_

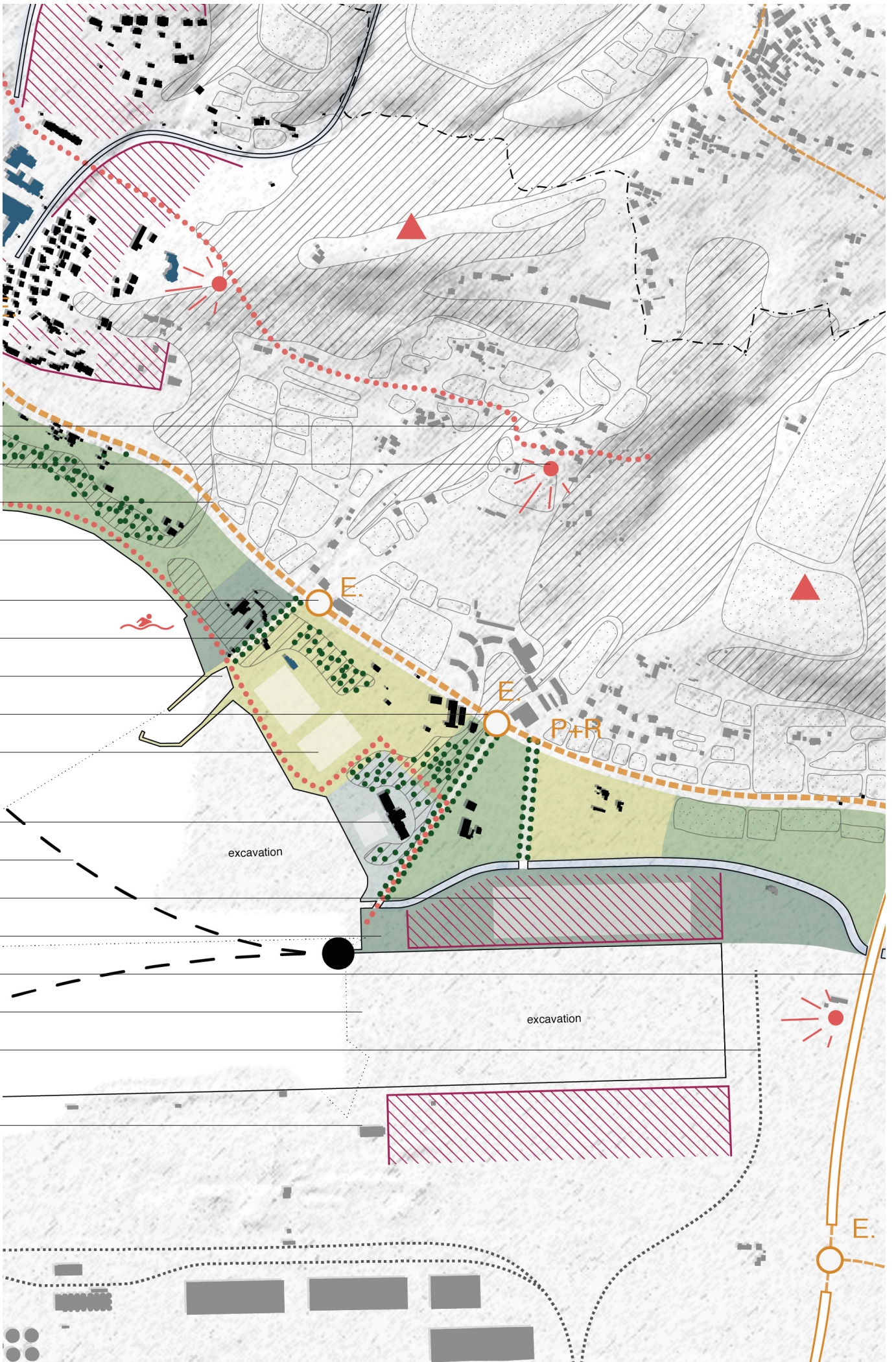
public space \_\_\_\_\_

extension of the scenic viadukt bonifika \_\_\_\_\_

recycle of the excavation \_\_\_\_\_

new railway track \_\_\_\_\_

port facilities \_\_\_\_\_



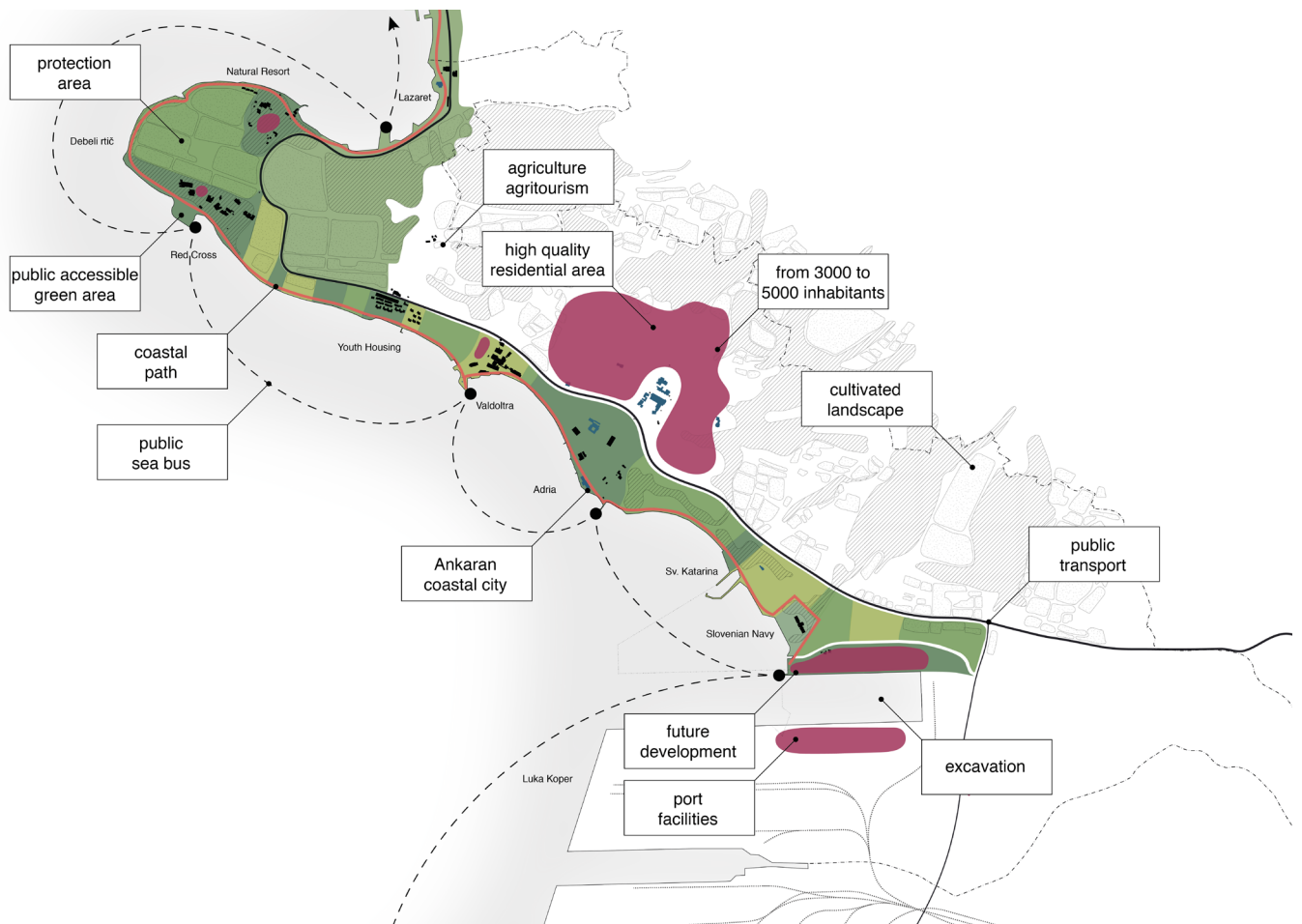
The Mediterranean identity and culture, the geographic position in the bay of Trieste, the difficult geology of the coast, the importance of Luka Koper and the cultivated and natural landscape are all potentials for Ankaran.

Three key points define the spatial development scenario for Ankaran on an abstract level: a public accessible green area, anchoring the existing identities of the land- and seascape and the built areas, concentration of the future development close to Luka Koper.

**\_creating a public accessible green area.** A public green area should span from Luka Koper in the southeast until the very end of the peninsula in the northwest and include a public coastal path. This green area will interconnect the different institutions and urban cells among each other. It will represent a great opportunity for inhabitants, tourists and working people to meet, relax and breath.

**\_anchoring the identities.** Landscape, sea and built environment are all part of Ankaran's identity. The urban cells should be strengthened with a sustainably densification of the centers. By improving the public infrastructure, the interconnection will be enhanced and the specific qualities of the cells will be linked together. At the same time the natural-, as well as the cultivated landscape should be supported. Agriculture will be a crucial part for the self-sufficiency of Ankaran. Beyond the self-sufficiency, Agritourism will be a sustainable addition to the tourist offers of the region.

**\_concentration of the future development.** The area around the possible third pier is interlacing needs of Ankaran and the port. It is a very promising place for a possible future programmatic mix in a new urban quarter, for workplaces in high tech, for university buildings, new housing typologies and for start-ups and similar businesses next to the harbour development. Luka Koper should have the chance to grow according to its needs. However, this enlargement should be done by excavating, rather than by depositing into the bay. The possibilities and chances of using the excavated materials will be one of the topics of the more focused research by the ZHAW in the coming semester.



goals:

- \_securing future development with qualitative and quantitative growth
- \_protecting and emphasizing environmental qualities
- \_anchoring the settlement
- \_bringing together inhabitants, neighbours and visitors
- \_strengthen the maritime identity

