

Participation

Results of community planning for the purposes of an urban planning and landscaping competition for the design of the new Na Pohoří quarter in Zruč nad Sázavou.

Translated by deepl.



Zruč nad Sázavou – Na Pohoří

Results of participatory planning for the urban planning and landscaping competition

Autumn 2025

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I would like to take this opportunity to thank all participants in the community planning meetings in Zruč nad Sázavou and respondents to the questionnaire survey who devoted their energy to mapping key problems and opportunities in the development of a new urban district. Each user's perspective is very valuable for the purposes of future development plans related to the revitalization of the city, and the processor will use it as a basis for proposing specific measures.

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Area under consideration

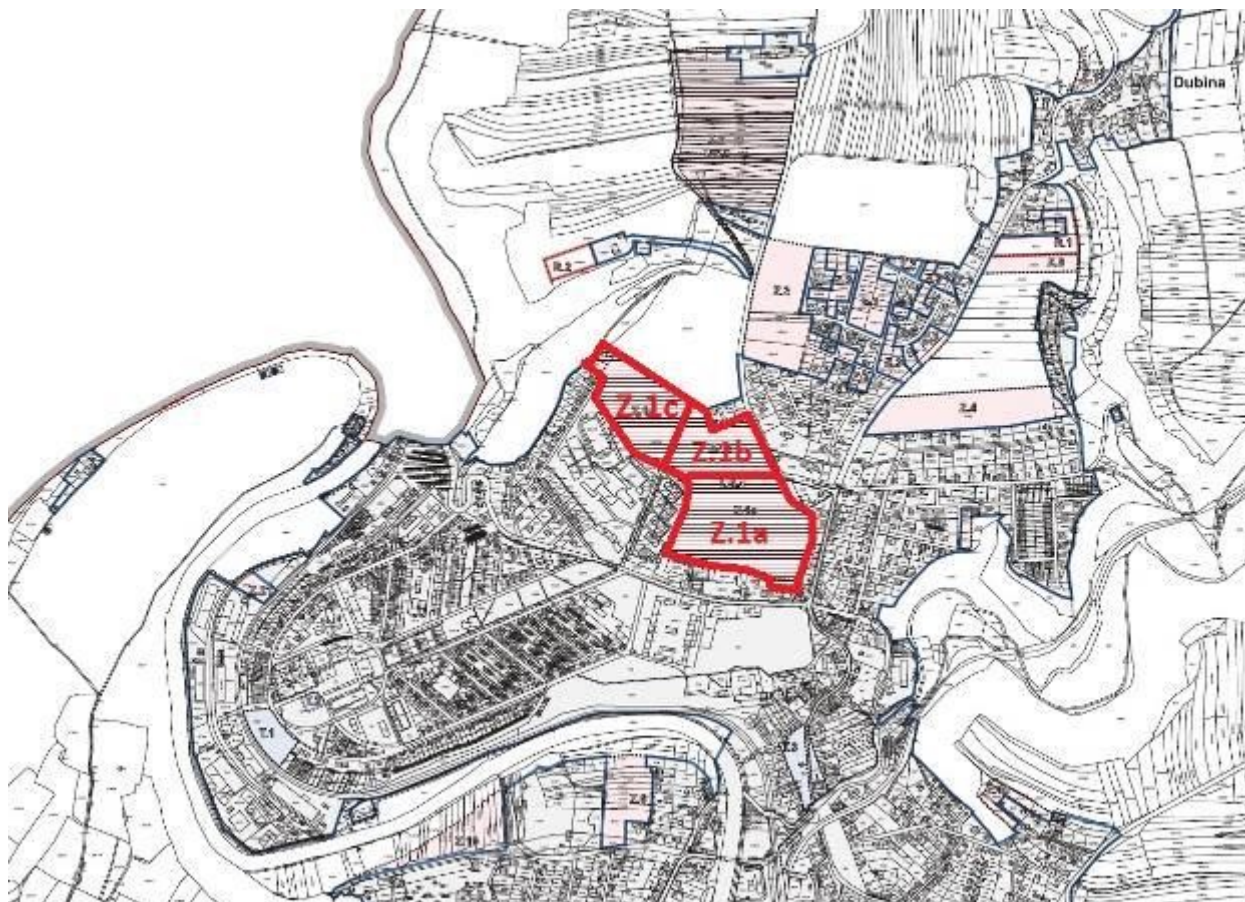


Figure 01: The territory consists of one interconnected territorial unit, in three modes of the Zruč nad Sázavou city zoning plan. The zoning plan allows each territory a different degree and character of use. Area Z.1a – collective housing, Z.1b – individual housing, Z.1c – general civic amenities.

Management summary

A detailed evaluation of the suggestions from the participatory planning process can be found in the attached settlement tables in the second half of this analysis (from page 22 onwards).

The area in question is currently a mowed meadow with a young park, several footpaths, and a regularly cultivated part of a field above the sports complex and sports hall at the elementary school. Its value must therefore be derived primarily from the surrounding city offerings and learned ways of using public space in the city. The discussion about the area in question naturally overlapped with the evaluation of the entire city, but especially its immediate surroundings.

The 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 come to the neighborhood for services and shopping, just as they would to the natural center of the city.

Central location of the new neighborhood

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

Values of the area and the city

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 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 the "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 the "Zručský dvůr", where respondents expressed that **the "courtyard" should primarily be a place for culture and leisure activities in gastronomic establishments** (graph 06).

Problems of the area and the city

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 panel 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 the "Zručský dvůr" (Zruč Court), 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 the location of a retirement home. A location for this facility will be sought elsewhere. The new neighborhood is still targeting seniors, who could find their own homes here in smaller apartments owned and rented by the city.

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, the children's playground in the southwest, and the new facilities in the Z.1c area. 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.

Building more parking spaces for visitors to the sports complex and Zručský dvůr, as well as for local residents, ideally in area Z.1c (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 in the new neighborhood.

Introduction

Dear readers, you are holding an analysis that is the outcome of a public planning meeting and a subsequent questionnaire verifying its results. It became the basis for an international architectural competition for a new neighborhood in Zruč nad Sázavou, in the Na Pohoří area. A new way of using the area will be proposed here, which will help the city in its long-term goals. The materials were prepared based on suggestions from the residents of Zruč nad Sázavou, local service providers, companies, non-profit organizations, and city officials.

We recommend careful reading of both the main results and suggestions in the settlement table (from page 22 onwards), which includes not only priority topics, but also many marginal observations that often have a high degree of local knowledge and are therefore relevant to urban and landscape design.

In October 2025, two planning meetings were held at the Community Center in Zruč with the aim of defining the basic parameters of the Na Pohoří area (Z.1a, Z.1b, Z.1c – according to the valid zoning plan). The aim of the planning meetings was to look at the development potential of the area in question through the eyes of local residents. The competition brief will thus be enriched by the experiences of the town's residents, who are actively involved in the spatial context of the development area. The urban and landscape design competition brief will respect the results of community planning.

The first meeting was dedicated to local stakeholders (interested parties) from organizations, institutions, companies, and representatives of the city of Zruč nad Sázavou. **The second meeting** was dedicated to the general public. Both meetings were well attended, with a total of around 70 visitors.

The discussion system was identical in both cases. The first round of negotiations began with a definition of the strengths and weaknesses of the area in question, as well as the wider Na Pohoří development area. This was supplemented by a definition of opportunities for further development of the wider area. In order to launch an urban planning and landscaping competition, it is necessary to know what needs to be protected

or what needs to be positively transformed. Knowledge of the values and problems of the area in question and the surrounding area helps us to do this.

In the second round, we unanimously focused on what the main character of the new district should be. This was followed by a discussion on urban planning topics such as landscape permeability, civic amenities and services, greenery, and transport.

In total, representatives of the public came up with several dozen topics (detailed in the "settlement table" in this document). After writing down the topics on record sheets, all visitors voted, with the same number of ballots for each guest, on which topics were most important. In this way, they determined the priorities for verification in the questionnaire survey and, at the same time, for the work of the competing urban planning teams.

This analysis also summarizes **the results of the verification questionnaire**. The collection of responses was completed on November 18, 2025. The questionnaire offered the opportunity to participate to all those who could not or did not want to participate in public hearings. A total of 184 respondents answered the questionnaire. 89.7% were residents of Zruč (see Chart 01 for details). The questionnaire is survey-based, which is most suitable for the purposes of participatory design. It is not a representative survey. The questionnaire seeks to identify a motivated audience that felt it was worthwhile to answer the questions. **The economic aspects of the solutions were not addressed in the individual suggestions from the public. On the contrary, the competing architectural studios will have to take this into account in their designs.**

The architectural competition will take place in the spring of 2026 and will consist of two rounds. A smaller number of competing teams will advance to the second round, which will be selected by a jury composed of experts and representatives of the city of Zruč nad Sázavou.

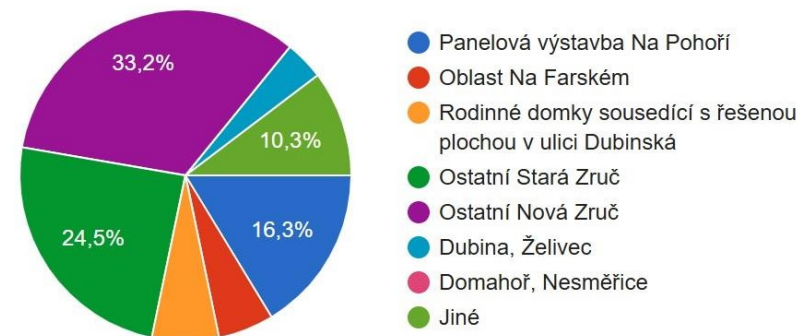
Who participated in the research?

A total of approximately 70 visitors participated in the planning meetings. In working groups, we prepared more than 120 suggestions for the design of the new district, which will be addressed in the preparation of the assignment (details can be found in the second part of this analysis). Guests had the opportunity to vote on the most important topics of discussion using priority points. Suggestions with the highest number of votes were submitted for verification in a questionnaire survey.

A total of 184 respondents took part in the verification questionnaire survey on the results of the public planning meetings on the design of the new Na Pohoří district. 89.7% are residents of the cadastral area of Zruč nad Sázavou. The highest number of voters came from the Nová Zruč area. The age distribution mainly covers the economically active population. Seniors aged 65+ (7.6%) and young people under the age of 20 (2.7%) are disproportionately represented. The return rate of around 200 questionnaires makes the survey a success and shows that the residents of Zruč are interested in the topic of the new Na Pohoří district.

Kde bydlíte?

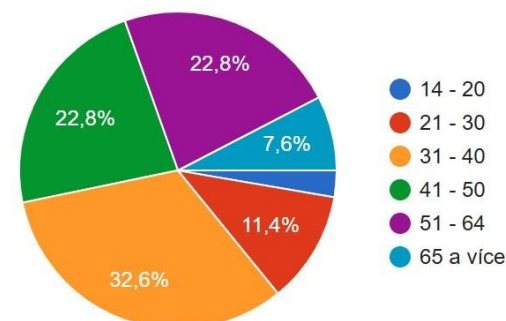
184 odpovědí



Graph 01: Place of residence of survey respondents.

Váš věk?

184 odpovědí



Graph 02: Age of respondents.

Results

Character of the new Na Pohoří district

In the main section of participatory planning, we asked what the new neighborhood should bring to benefit the city as a whole and make it a good place to live.

According to the participants, a safe neighborhood is one where children can move around without fear during their daily activities. 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 to encourage residents to spend time in public spaces throughout the year. 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, symbolically underlining the importance of the new sub-center.

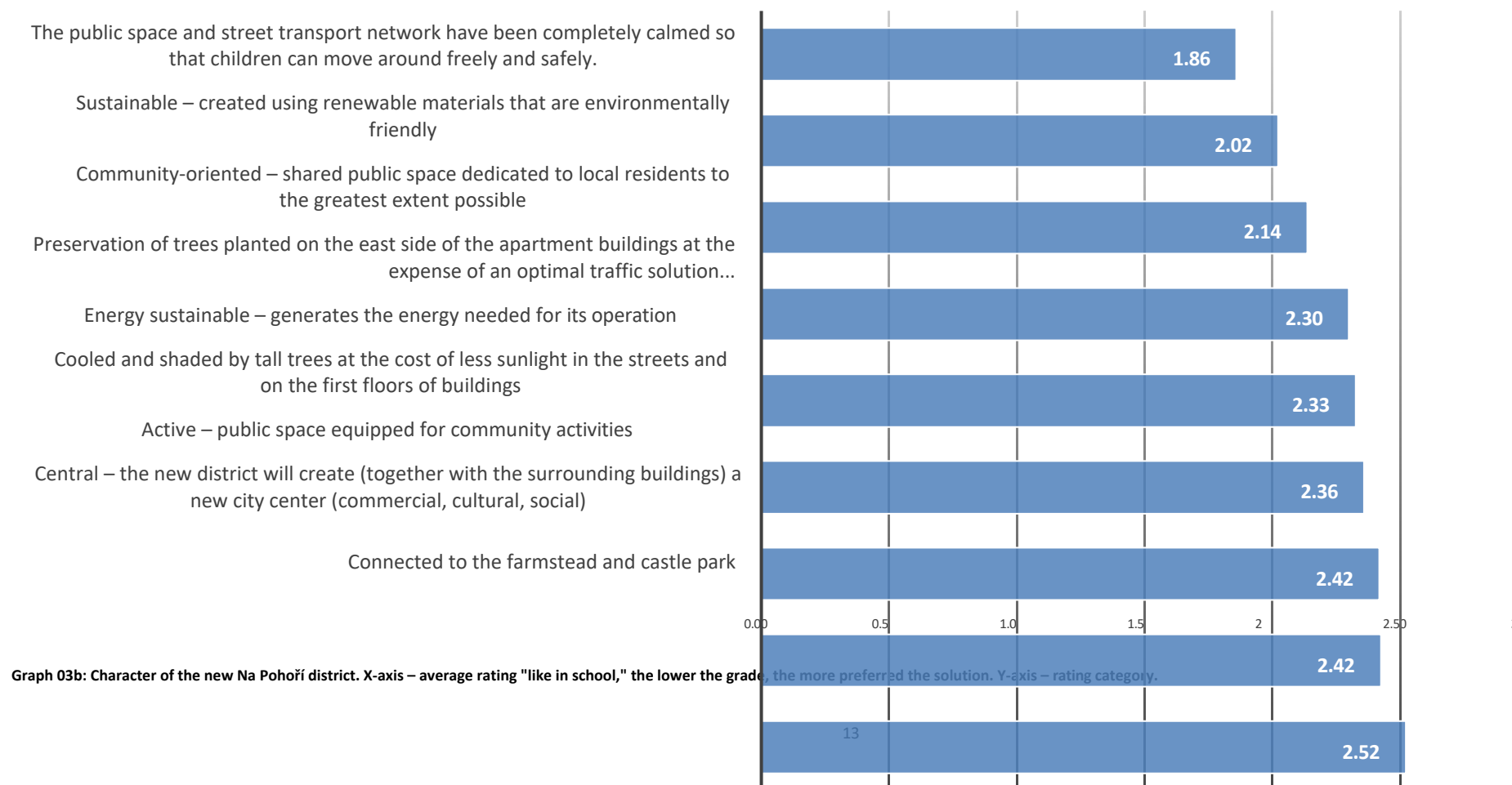
The questionnaire confirmed the main requirement that the public space of the new neighborhood be designed so that children can move around freely. However, respondents differ in their views on how to achieve this. While the results of the public consultation tended toward the creation of a completely traffic-calmed neighborhood, this solution only made it to the second half of the recommendations in the questionnaire. There is therefore a certain contradiction here.

Respondents see the neighborhood primarily as environmentally sustainable, community-oriented (with spaces for meetings and events), and preserving the young park near the Na Pohoří panel housing development. This is where respondents can justify restricting personal transportation in favor of the public interest in the form of a park. A park is a place where there is no room for parked cars. However, respondents think differently about the street. Opinions on a neighborhood without parked cars in the street network are almost evenly divided. The car-free solution slightly prevails, with a difference of only a few percentage points.

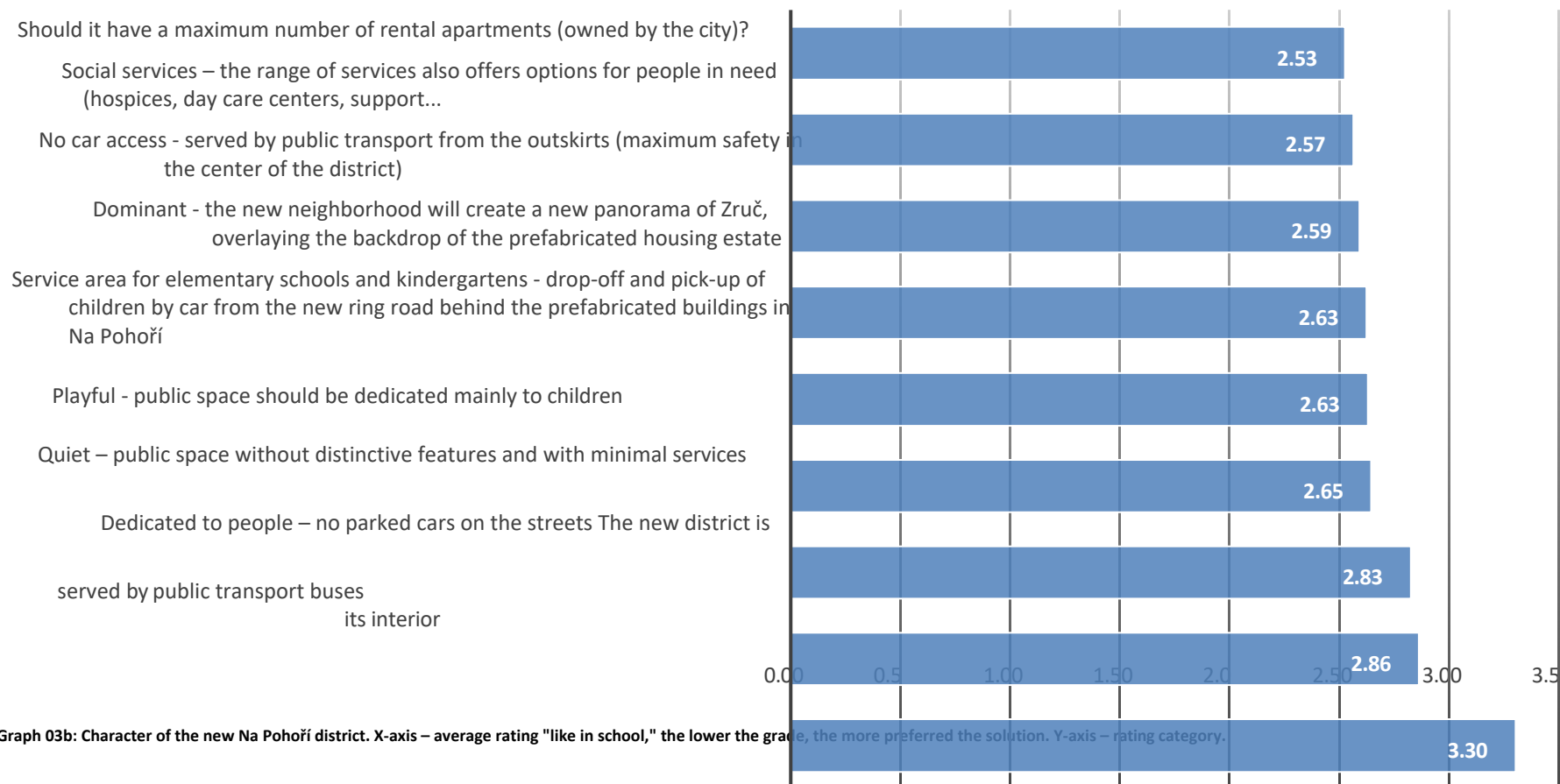
The neighborhood should be active with a certain central character. On the other hand, the solution of a quiet, residential neighborhood with minimal significance for the residents of the surrounding city was rather rejected. However, there is also agreement on the energy sustainability of the neighborhood with the need to cool it using vegetation in public spaces.

In general, it can be said that on issues related to transport, most respondents tended to reject measures restricting transit traffic. Overall, the majority of respondents agreed on issues such as the impassability of the neighborhood by private car, the accessibility of the elementary school by a service ring road, and the exclusion of parked vehicles from the streets. The only exception is opposition to public bus service in the neighborhood, where the majority was against it. This may be due to the fact that Zruč does not have public transport, and so this solution would mean long-distance buses entering the residential area.

The desired character of the new Na Pohoří neighborhood – part 1.



Desirable character of the new Na Pohoří district – part 2.



Graph 03b: Character of the new Na Pohoří district. X-axis – average rating "like in school," the lower the grade, the more preferred the solution. Y-axis – rating category.

Preferred elements of the new Na Pohoří district

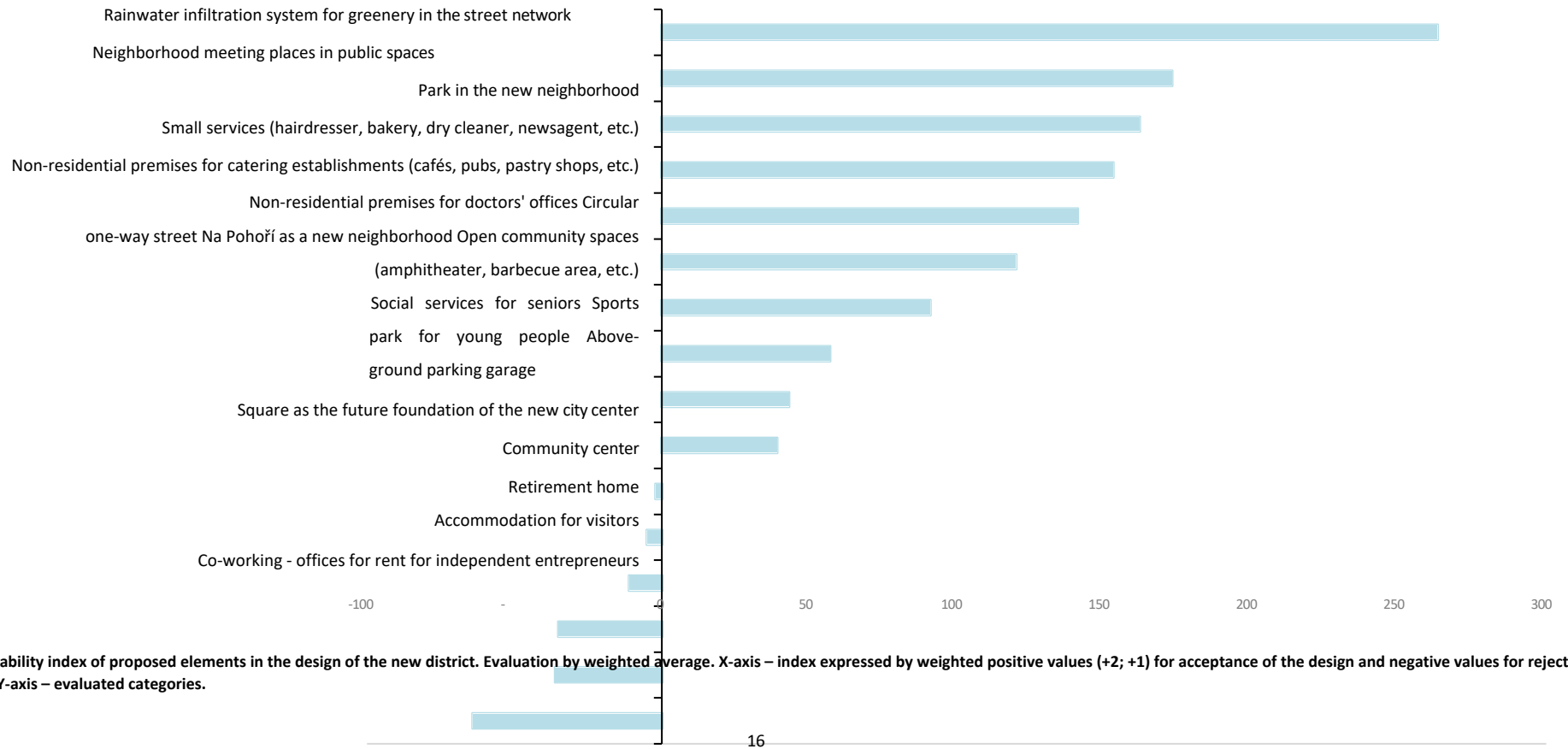
The questionnaire evaluation of preferred elements and solutions in the new neighborhood complements and underscores respondents' ideas about the character of the neighborhood. We evaluated agreement with the proposed elements. The result of the question is thus an expression of what respondents agree on most.

Results from zero upwards indicate overwhelming agreement with the location of the proposed elements. The neighborhood should be equipped with rainwater infiltration elements, which are optimally managed in public spaces (this feature is linked to the demand for a shaded neighborhood full of greenery connected to the park on its western

). Furthermore, the neighborhood should be filled with opportunities for neighbors to meet, both indoors (restaurants) and outdoors in various types of squares. People go to the neighborhood for services and shopping, as if it were the natural center of the city.

The results from zero below show the options in the index for which most respondents expressed a negative opinion, meaning they cannot imagine these elements in the neighborhood. These include co-working offices, accommodation facilities for visitors to the city, and a retirement home. Details are provided in Chart 04 on the next page.

Demanded elements of the new Na Pohoří neighborhood

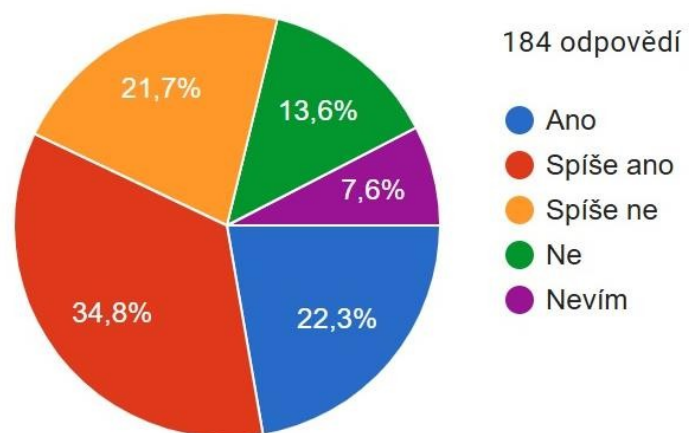


Graph 04: Acceptability index of proposed elements in the design of the new district. Evaluation by weighted average. X-axis – index expressed by weighted positive values (+2; +1) for acceptance of the design and negative values for rejection (-2; -1) of the design. Y-axis – evaluated categories.

Central position of the new district

Similar to the assessment of the character of the neighborhood, opinions on the central character of the new Na Pohoří neighborhood and its surroundings are almost evenly divided. 57.1% of respondents in the questionnaire survey tend to agree or completely agree that the new neighborhood and its surroundings should form a new city center. Somewhat or completely opposed is 35.3%. 7.6% are unable to take a definite position. In this case, however, it is a hypothetical question.

Měla by být lokalita mezi statkem,
školou a zámeckou zahradou současným
přirozeným centrem města?



Graph 05: Recommendations regarding the central character of the new district for the city.

Values of the area under consideration and the city

The area in question is currently a regularly mowed meadow with a young park and several footpaths and a regularly cultivated field in section Z.1c. Its values must therefore be derived primarily from the surrounding city offerings and learned ways of using public space in the city. The discussion about the area in question naturally intertwined with the evaluation of the entire city, but especially its immediate surroundings.

According to the participants in the planning process, the main value of the area in question is the young park planted on the eastern edge of the Na Pohoří panel housing estate. The greenery attracts people to take walks with their dogs, enjoy winter activities, and fly kites. For some respondents, the park could become a connecting element between the new and old developments. It is a symbol of the proximity of nature in the neighborhood (the Na Pohoří area is on the relative outskirts of the city). The well-trodden paths are important connections, especially for schoolchildren, but unfortunately they begin with a dangerous crossing of Jiřická Street.

The area in question has a strategic location, close to all important places in the city. There is a concentration of sports facilities in the area, as well as educational facilities with sufficient capacity for the residents of the new neighborhood. A playground is accessible across the street.

The qualities of the original "Baťa urbanism" could be transferred to the new design with an emphasis on airiness, openness, and spaciousness of the new neighborhood.

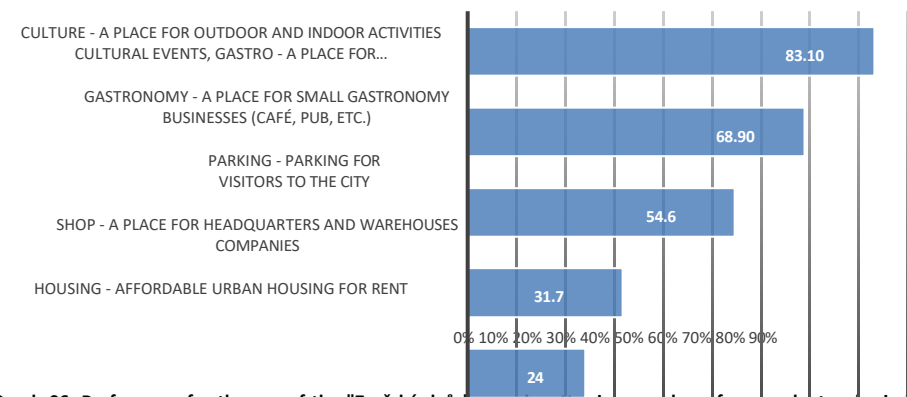
An interesting point was the discussion about the essence of the center of Zruč. Thanks to the shopping center (Tesco, Penny Market, and others), the question arises as to whether the area, which is complemented by the distinctive "Zručský dvůr," is not already the de facto center. Some planning participants answer yes. This is due to the concentrated commercial facilities that attract shoppers from all over the city. Added to this is the proximity of Zručský dvůr, educational institutions, and the central location between new and old Zruč.

Transportation – the impassable nature of Na Pohoří Street calms traffic. Drivers must exercise caution on this narrow street, where it is necessary to turn around to return.

For more information, see the Settlement Table on page 22.

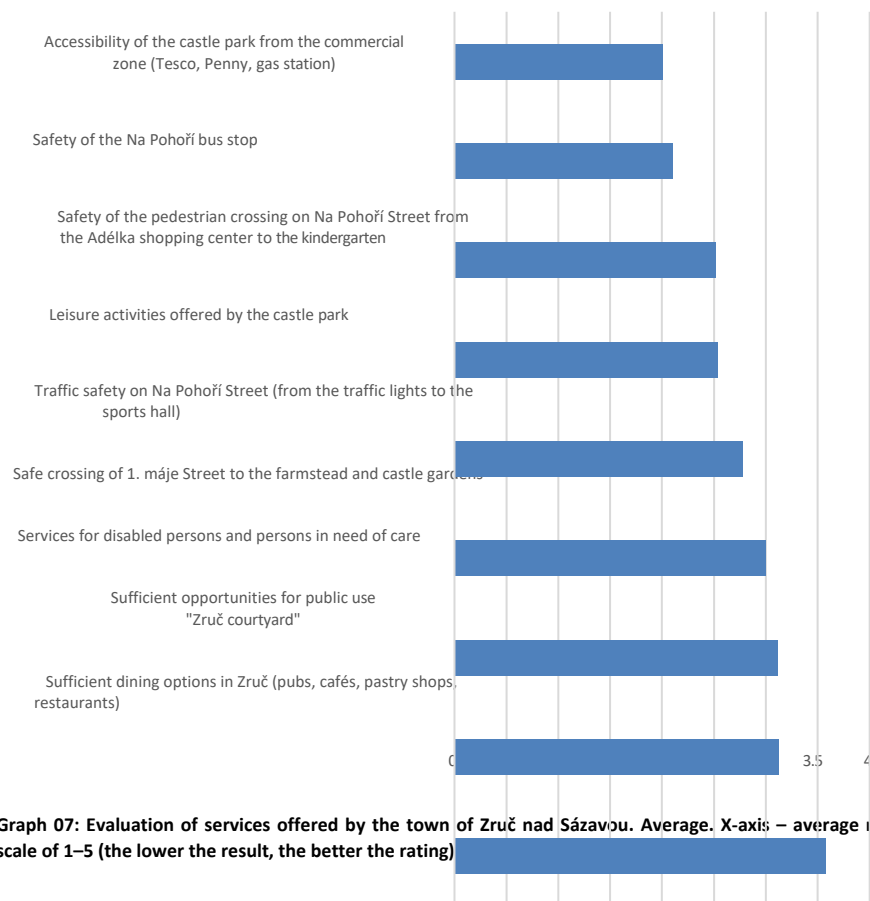
The questionnaire showed that the city's reserves are mainly in the area of the use of the "Zručský dvůr" and the offer of gastronomic establishments where residents could go to relax (graph 07). This finding is consistent with the table on the optimal use of the "Zručský dvůr," where respondents expressed that the "courtyard" should primarily be a place for culture and leisure activities in restaurants (graph 06).

Preferences for the use of the "Zručský dvůr"



Graph 06: Preferences for the use of the "Zručský dvůr" complex. X-axis – number of respondents who indicated their preferred option (%); Y-axis – categories evaluated.

Evaluation of services offered by the town of Zruč nad Sázavou



Graph 07: Evaluation of services offered by the town of Zruč nad Sázavou. Average. X-axis – average rating on a scale of 1–5 (the lower the result, the better the rating)

Problems of the area and town in question

The main set of problems is related to the transport service to the school/sports facilities via the only street, Na Pohoří. Residents have to share this street with visitors and parents bringing their children to school. It is difficult for cars driving to the northern part to turn around in the narrow street. The morning rush hour is critical. Parking capacity is insufficient. Residents of the prefabricated housing estate believe that they have to share it with visitors to the sports complex.

- The area is built on rock, which can cause problems with building foundations and underground parking lots.
- The village generally lacks services. There is a particular shortage of pediatric care and specialist doctors.
- It is also necessary to address the issue of rainwater running down the slope towards the commercial center, where its accumulation causes problems during heavy rains.

For more information, see the Settlement Table on page 28.

Opportunities for the area and the town

The main untapped opportunity is the "Zručský dvůr," which could become a new cultural and social center for the city, linked to surrounding services. It is located near the commercial center, but according to respondents, it does not communicate with it very well. Opening the castle gardens from 1. máje Street would help to connect several areas at once. The neighborhood could offer accommodation options for older people living in single-person households.

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

castle garden, children's playground in the southwest, and new facilities in area Z.1c.

In terms of transport, parking capacity needs to be addressed. One option is to create a detour route from 1. máje/Chabeřická Street to Na Pohoří Street and out of the new district (and vice versa). Area Z.1c offers an opportunity to create new parking capacity for visitors' cars. This could also be served by new accommodation facilities, which are lacking in the area – the sports complex is the venue for supra-local sporting events. The current bus stop is strategically located so that children do not have to cross the busy 1. máje Street, and this solution should be supported. There is a lack of safe and dignified pedestrian connections between the elementary school, the Baťa district, and the Na Farském area (family houses in contact with the area in question to the west).

Residential construction could take advantage of the sloping terrain and integrate better into the landscape than the prefabricated buildings in Na Pohoří, which currently dominate the city's skyline. The residential capacity could then offer new space for families with children, starter apartments for new residents of the city, and apartments for seniors. It would be possible to build on the legacy of the original Baťa development, whose original urban concept was interrupted by World War II.

In terms of services, respondents wonder whether the current commercial facilities (Tesco, Penny, Teta) could be moved to the new development in some form, and the space freed up between Zručský dvůr and the new neighborhood could be better used to emphasize the central point of the city. The economic relevance of the individual proposed solutions and requirements was not investigated as part of the participation process. It is therefore necessary to take into account that some ideas, although good in theory, will not be feasible from an economic point of view. The preserved park on the western edge of the Na Pohoří panel housing estate could be extended here. Existing and new residents would use the non-residential premises for healthcare and other services.

Civic amenities, services, and transportation

Construction of additional parking spaces for visitors to the sports complex and Zručský dvůr, as well as for local residents, ideally in area Z.1c (civic amenities). It is also necessary to calm traffic entering both the neighborhood itself and the surrounding service roads, where there is heavier traffic.

pedestrians. 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). Effective rainwater collection in the area and its management in the new district. "Zručský dvůr" can be used for cultural and social functions, or it can be used to highlight the cultural functions of the new neighborhood.

Table of public consultation outcomes

The following tables provide a comprehensive summary of all the suggestions discussed by representatives of the public and local stakeholders at the public planning meeting on

October 22, 2025. The discussion leader (facilitator) helped the participants formulate suggestions that have the potential to be used in the urban and landscape design. All points were prioritized by the visitors – a vote was taken on what was most important from among those recorded.

The point value of a suggestion indicates its importance to the participants of the public planning meetings. The more points, the greater the importance for consideration.

suggesti on number	Character of the neighborhood	Number of points	Settlement of the suggestion
CH01	The neighborhood should be peaceful so that children can move around outside on their own (e.g., on their way to school).	12	
CH02	The eastern region should build a new green belt to shield the existing residential area from family homes	8	
CH03	The newly planted park should become a natural meeting place = preserve the current park	5	
CH04	Green, shady, wind-breaking, located on a hill, cooling.	5	
CH05	The city should not dispose of its land; it should find a public interest without compensation.	5	
CH06	Water could be used in the area to create smaller water features – a small pond	3	
CH07	Instead of right angles, the street network should be radial, like the veins of leaves, similar to the existing road network.	2	
CH08	Traffic calming – blurring the boundaries between roads and sidewalks – contributes to safety.	2	
CH09	There should be rows of trees along the streets to provide shade and cooling.	1	
CH10	When planting, it is necessary to consider the upper limits of technical service maintenance capacities (which are already not always keep up)	1	
CH11	It would be great to preserve the hill for kite flying and sledding (the school is nearby).	1	
CH12	The area could offer terraced houses (modern, not too tall).	1	
CH13	Open, airy, not densely populated	1	
CH14	The density of buildings should gradually decrease from the prefabricated buildings in the west to the villas in the east.	1	

CH15	Water features – functional for children	1
CH16	With a dominant feature that confirms the subcenter	1
CH17	New housing separated from commercial areas in the south by a quiet zone	0
CH18	The proposal should offer new street furniture – benches, ping-pong, barbecue, gazebo	0
CH19	The dog run should be separated from the park for the general public (many dog owners do not pick up after their dogs), e.g., a fenced-in dog park.	0
CH20	In exchange for the sale of land, the city should receive a percentage of municipal housing.	0
CH21	The city should actively prevent the construction of investment housing.	0
CH22	The maximum height should be limited to four stories.	0
CH23	The area must actively collect and absorb rainwater - collect torrential rain.	0
CH26	Full of greenery - participatory community management of it.	0
CH27	With a well-designed rainwater management system – slope gradient, urban greenery.	0
CH28	Descending structure of houses from the 4th floor down the slope	0
CH29	With the availability of residential and respite services for disadvantaged groups. Residents (hospice, day care centers).	0
CH30	Cultural - in the wider area, including Zručský dvůr.	0
CH31	Suitable for teenagers not only for sports but also for relaxation and socializing.	0

Suggestion number	Values of the area in question	Number of points	Settlement of the suggestion
H01	Green belt with trees (a place for people to meet, newcomers with long-time residents) – it is not just an open space, but an opportunity to linger (soundproofing)	11	
H02	Lack of parking in the area – the Na Pohoří car park is shared by locals, athletes, and visitors.	9	
H03	Green belts/axes between buildings	7	
H04	Good location for construction, everything is close by	7	
H05	Plenty of sports facilities nearby.	6	
H06	Baťa's city = airiness between buildings, openness	5	
H07	In the area, well-trodden paths towards Farský 1,2 and Nad Ovčínem towards schools, shops, sports facilities, and public transport	4	
H08	Farmstead – already part of the unspoken new city center – therefore strengthen its use (culture, markets, gastronomy)	4	
H09	People go sledding and fly kites in the field.	3	
H10	Children's playground nearby – no new features needed	3	
H11	Preservation of the Na Pohoří cul-de-sac to calm traffic and improve safety	3	
H12	The Baťa houses have their legacy, but they have lost much of their genius loci.	2	
H13	Close to greenery – an escape into nature.	2	
H14	The area allows dogs to roam freely.	1	
H15	The park offers a quiet zone with barbecue seating, a meeting place	1	

H16	The city center connects old and new Zruč, it is easy to visible	1
H17	The natural center of the city – young people who have moved here	1
H18	Commercial zone – shopping area	1
H19	The farm offers a meeting place and cultural events.	0
H20	There are plenty of shops in the area.	0
H21	The castle is a dominant feature of the area.	0
H22	1. Maintaining the main transit route to school + walk (part of the circuit) + to the bus (U Adélky - small shopping center on 1. máje Street).	0
H23	2. The location of the bus stop allows children to cross the road only once before reaching school.	0
H24	Children go sledding in the area and play there.	0
H25	Possible new center (subcenter) – creation of a square or meeting place	0
H26	The retail park (Tesco, etc.) is already the new natural center of the city.	0
H27	A sufficiently large sports facility	0
H28	Castle and park within walking distance	0
H29	School nearby	0

Suggestion number	Problems in the area	Number of points	Settlement of the suggestion
P01	Na Pohoří Street is a dead end, cars turn around here	9	
P02	Morning rush hour traffic clogs Na Pohoří Street near the school	6	
P03	Transportation – already overloaded	5	
P04	Development in the Dubinská area, below level - 2 to 3 meters, development will be invasive, problems with groundwater	5	
P05	Lack of space for garages	4	
P06	There is no pub in the area	4	
P07	Parking is generally a problem. The area is on a rock, so underground parking will be a problem.	4	
P08	There is no pediatrician.	3	
P09	Lack of short-term accommodation for sports. Training camps, camps, tourism.	2	
P10	There is a lack of specialists and doctors.	2	
P11	Jiřická Street – speed limits are not observed – mainly children on their way to school are at risk	2	
P12	Lack of space for services	1	
P13	Transporting children to school generates traffic – danger	1	
P14	The farmhouse blocks the view of the enclosed castle park from 1. máje Street.	1	
P15	The area is flooded with water, which flows into other parts of the town.	1	
P16	Southwest of the waterworks, highly networked – demanding excavation work	0	
P17	Downhill terrain – rainwater management required – torrential rains flood the pumping station	0	
P18	Section of Jiřská road unclear, no sidewalk, dangerous location	0	

p19	The exit from Okružní Street is unclear when turning left (tall trees).	0
p20	The gas station is brightly lit – this may cause problems in the future.	0
p21	The fire station may be noisy, which may disturb new developments.	0
p2	There is a lack of meeting places in public spaces, neighborhood gathering spots.	0
p23	The Na Pohoří street serves elementary schools, arts schools, and sports facilities (which is too much for this type of street).	0
p24	Separation of neighborhoods; young people will only be in the center.	0
p25	Anonymous neighborhood, people don't meet there much - young people with families	0

Suggestion number	Opportunities in the area under consideration	Number of points	Settlement of the suggestion
K01	Lack of facilities for seniors.	11	
K02	The farm could become a new center (currently a parking lot)	9	
K03	Green space for a (socially) connecting park area between new development and prefabricated buildings	8	
K04	Resolve rainwater and groundwater issues, strengthen water-capturing greenery (Dubinská)	8	
K05	The central roundabout in the area around the future potential square solves traffic flow and defines the center	6	
K06	School bus stop in a strategic location	6	
K07	Resolve the traffic situation near the school	5	
K08	Ms. Hromádková is the sole owner of the adjacent land; it could be purchased.	4	
K09	5. Parking lot for customers and visitors to the subcenter	4	
K10	Preserve the character of the Baťa buildings, elements, and legacy.	4	
K11	Farmstead, to be developed as the new center of the town.	4	
K12	The slope of the terrain will allow for cascading construction, optical comparison of the terrain	3	
K13	The location is suitable for families with children.	3	
K14	Possibility to create a new park	2	
K15	Creating potential for entrepreneurs.	2	
K16	There are not enough apartments with nursing care.	2	
K17	The location could offer a water feature for children to play in (near the water tower).	1	
K18	(adapt) demolish retail and move it to the ground floor of the new building - opportunity for a new center + public space	1	

K19	Starter apartments for young people	1
K20	Build a doctor's office, facilities for a pediatrician.	1
K21	Passability – safe crossing at Na Pohoří – Na Farském	1
K22	Sensitively and functionally connect the new neighborhood with the houses in Dubinská	1
K23	4. Roundabout – traffic calming	0
K24	Opening of the park near the castle to become a public space for the surrounding area	0
K25	Z1C - parking spaces to prevent permanent parking on the streets	0

Suggestion number	Transport	Number of points	Settlement of suggestion
D01	Calming of access roads from outside the built-up area to the Na Pohoří area – through the construction of a new neighborhood (or temporary architectural intervention)	9	
D02	Car sharing and mobility options	2	
D03	Cycle connections – min. elementary school + educational and leisure institutions in the new district and surrounding residential areas	2	
D04	Restriction of transit traffic through the district	0	
D05	Supply and serviceability of small businesses	0	

number of the proposal	Public amenities and services	Number of points	Settlement of suggestion
OV04	Parking/car park.	7	
OV05	Rainwater collection in the area.	2	
OV01	Space for cultural, social, and community events.	1	
OV02	Make the farmstead and castle garden accessible.	1	
OV03	Sidewalks - Na farském, permeability.	0	
OV06	Possibility of moving the museum to Zručský dvůr.	0	
OV08	Children's playground – smaller, more locations.	0	
OV09	Meeting space	0	
OV10	A good place to live, creating potential for transport, doctors, services	0	
OV11	Shared offices/co-working.	0	
OV12	Laundry, dry cleaning.	0	
CH24	Safety – no police station.	0	
CH25	Apartments for the middle class.	0	
OV07	Zoo corner – coexistence of humans and animals		

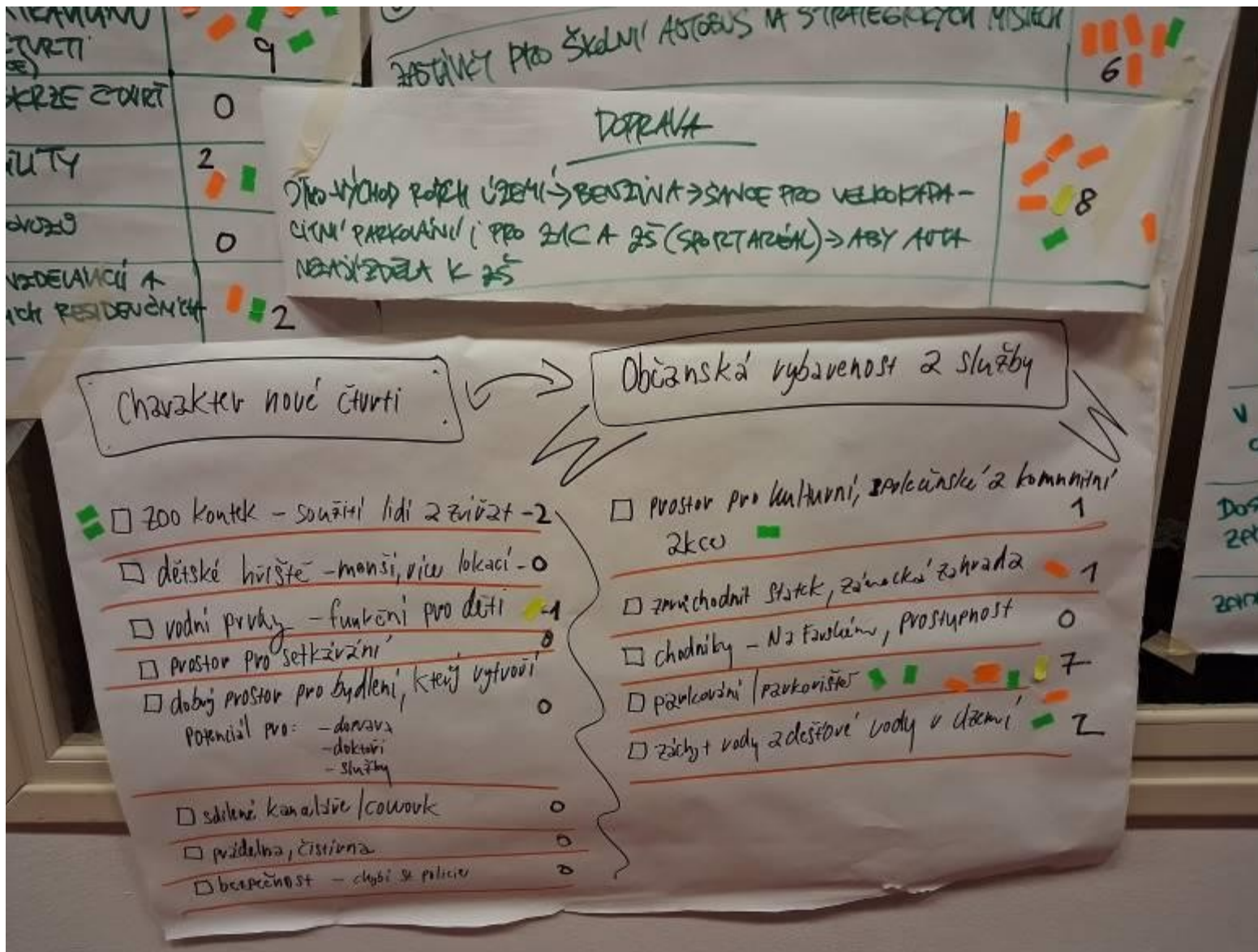
EN NOVÉ BYDLENÍ KONFERENČNÍ PROSTOR NA JIRU		OD 1000000 0
CHARAKTER NOVÉ ŽIVOTI - KRAJINA, ŽELEZNÝ, VÍ		
NOVÉ VÝSTAVY TÁBAC BY MĚL ŽIVIT - SÍTI SE PŘEDSTAVIT MÍSTNÍ SPOLEČNOST - ZACHOVAT	5.	
NÁVŠTĚ BY MĚL NABÍDNOUT NOVÝ MODUL - LAUNDEY, PULCING, GRILOVÁNÍ, ACTIVEX	0	0
VÝKONEM KAM BY MĚL VYHODNOUT NOVÝ ŽELEZNÝ TÁBAC PRO ODLOŽENÍ STAVBY ŽELEZNÝCH RODINOVÝCH DOMŮ	3.	
VÝSTAVY PRO PSI BY MĚL BÝT ODLOŽEN OD TÁBACU PRO SÍTI VÝSTAVY (MNOHO TÁBACU VÝSTAV NEBOJÍ) KAM ODLOŽENÍ TÁBACU	0.	0
V KUCHYNI BY MĚLO BÝT PASTI STRAŽNÍ PRO ŽIVITNOST A OCHUTNĚNÍ	1	
ŽIVIT BY MĚLA MÍT KLIMATIZACI PASTI SE VĚNOVAT MOHLA POKRYTÍM DĚTI SÍTI (MÁJ. TO ČESKÉ ŽIVIT)	2.	
ŽIVIT SÍTI BY MĚLO BÝT POKRYTO NA NOVÝ KLIMATIZACI PRO ŽIVIT TECHNICKÝ SÍTI (CIV. DNEŠ NĚ VĚDY ŽIVIT)	1.	
ŽIVIT BY MĚLO BÝT POKRYTO KUCHY PRO ŽIVIT TÁBAC A SÍTI (ŽIVIT MODUL)	1	
ŽIVIT BY MĚLO BÝT POKRYTO ŽIVIT (MODERNÍ, NE TÁBAC)	1.	

ŽIVIT BY MĚLO NABÍDNOUT ŽIVIT (MODERNÍ, NE TÁBAC)		1.
MÍSTO ŽIVIT ŮHLU BY MĚLA ŽIVIT SÍTI POKRYTÍ, JAKO ŽIVIT ŮHLU PODOBĚ JAKO ŽIVIT ŽIVIT SÍTI	2.	
ŽIVIT, ŽIVIT, ŽIVIT, ŽIVIT	1.	
ŽIVIT, ŽIVIT, ŽIVIT, ŽIVIT SE NA KUCHI, OCHUTNĚNÍ	5.	
ŽIVIT BY SE MĚLO ŽIVIT ŽIVIT PODOBĚ - MĚLO ŽIVIT ŽIVIT ŽIVIT	5.	
VÝSTAVY ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT	0	0
ŽIVIT BY MĚLO ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT	0	0
VÝSTAVY ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT	0	0
ŽIVIT BY MĚLO ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT	0	0
ŽIVIT BY SE ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT	1.	
ŽIVIT BY SE ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT ŽIVIT	1.	

HODNOTY	PROBLÉMY	PŘÍLEŽITOSTI
ÚZEMÍ UMOŽŇUJE VOLNÝ POHYB PSŮ 1.	ULICE NA POHOŘÍ SLEPÁ, TUDÍ SE ŽE AUTA 9.	PI. HROMADKOVÁ JEDINÝ VLASTNÍK PŘILEHLEHO ÚZEMÍ ŠLO BY VYKOPAT 4.
V OKOLÍ NEDOSTATEK PARKOVÁNÍ - PARKOVIŠTĚ NA POHOŘÍ SDÍLÍ MÍSTNÍ, SPORTOVCI I NÁVŠTĚVNÍCI 9.	ŽIVOTNÍ PŘÍPAD OD VODÁRNÝ USTOJE ZASITOVÁNÍ → NARŮCNE NA VÍKOP 0.	LOKALITA BY MOHLA NABÍDNOUT VODNÍ PŘEK PRO HRU DĚTÍ (NEDÁVCEK VODOSÉT) 1.
ULICE NA POHOŘÍ VLASTNÍK V ÚZEMÍ VYSLAANÉ CESTY SMĚREM PARESKÝ 1,2 A NAD ČIČNEM SMĚREM KE ŠKOLCE, OBCHODŮM, SPORŮ A TUDÍ 4.	ÚZEMÍ Z KORE, JE TŘEBA PRACOVAT S VODOU → TĚŽKOVÉ JEŠTĚ ZATÍM ČERPAČÍ STANCI 0.	
	CHYBÍ PROSTORY PRO SLUŽBY 1.	
	CHYBÍ PROSTORY PRO GARÁŽE 4.	
	ZANUTŘI ŠPIČKA U ŠKOLY ZAHNUTÉ ULICI NA POHOŘÍ 6.	
PARESK NABÍZET KLIDOVOU ZONU S GRILOVACÍM POSEZENÍM MÍSTO SETKAVÁNÍ	ÚZEK SKRINICE ŠPIČKY NEPŘEKYDLY, CHYBÍ CHODNÍK, MÍSTO NEBEZPEČNÝ 0.	
NA POHI SE SANKUJE, POJIST SE ŽRACÍ 3.	1. LOCALITĚ CHYBÍ HOŘEBA 4.	

HODNOTY	PROBLEMY	PŘÍČINY
STARÉ NABÍZÍ MÍSTO SETKAVÁNÍ, KULTURNÍ AKCE 0.	VÝJEZD Z ULICE "ODRUŽENÍ" NEPŘEHLEDNÝ PŘI ODPOČINKU DOLBA (POŠRE STRAŽNÍ) 0.	STARÉ SE MŮŽE STÁT NOVÝM CENTREM KACE DŮS PÁRKOVSTĚ 9.
NEDÁLEKO DĚTSKÉ HRÁŠTĚ → NOVÉ PÁNKY MÍSTO POŘEBA 0.	BENZÍNA SE SÍKĚ OSVĚTLENÁ → MŮŽE DO BUDOVNA BÝT POTŘE 0.	MŮŽE ST VYTVOŘIT NOVÝ PÁRK 2.
BÁŤOVSKÉ DŮCHY PÁST SLO ODKUP, AKCE VĚNKA ČAST GENA LOCI ŽRÁTKY 0.	HASIČSKÁ STÁNKE MŮŽE BÝT HLAVNÍ, MŮŽE VADIT NOVÉ ZAKLADNĚ 0.	PRO 0.
V MÍSTĚ DOSTATEK ODKUP 0.	CHYBÍ MÍSTO SETKAVÁNÍ VE VEŘEJNÉM PROSTORU, 0. SOUSEDSKÉ PÁNKY	CHYBÍ ZABÍŘENÍ PRO SENIORY 11.
DOSTATEK SPORTOVNÍHO ZABÍŘENÍ NEDÁLEKO 0.	CHYBÍ KRATKODOBÉ UBYTOVÁNÍ PRO SPORT. SOUPEŘEDNÍ, TÁBORY, TURISTUS 0.	STOL. HŘEŠTÍ
ZÁVĚR DODANÝCH ÚČENÍ 0.	CHYBÍ SPECIALISTI (SCÉNÁŘ)	

LUKA'S 22.10. ZELÝ PROSTOR PRO PROJEKCI PARKOVÍ PROSTOR MĚŘENOU KAPACITOU A PANELOVOU VYSTAVOU		 8
4. KROKOVÍ ODDĚL → ZKUMENÍ OBTŘANÝ		0
SKLOSTI TERENU UMÍSTĚNÍ KASKÁDOVOU VYSTAVBU KROVNÍM OPTICKÉ TERENU		3
OTVÁŘENÍ DÍTKU U ZÁMLOU, ABY SE STAL VĚD. PROSTOR PRO BLOK		0
PROJEKT RETAIL A PRESUMPT DEJ DO PARTERU (PROJEKCI CAST) NOVÉ VYSTAVBY → PŘILEPITOST PRO NOVÉ CENTRUM + VĚD. PROSTOR		1
CENTRUM OBLASTI OBLOUK V ÚZEMÍ KOLEM NÁMĚSTÍ PĚŠÍ PROJEKCI A DEFINICE CENTRUM		6
ZÁMĚR → ZAMĚŘENÍ KOLONIE (KAM. ZÁHR.) → NOVÉ STŘEDNÍ MEZI NOVOSTAVBY A STARO		1
ZÁMĚR → PARKOVÁNÍ MÍSTO, ABY SE NEPŘEKÝVALO V ULICÍCH TĚMĚ		0
5. PARKOVÁNÍ PRO ZÁKAZNÍKY A NÁVŠTĚVNÍKY SUBCENTRA		4
ZÁKAZNÍKY PRO ŠKOLNÍ ASTRONOMIA STRATEGICKÝCH MÍSTECH		6
DOPRAVA		



CHARAKTERISTIKY		Lukáš 22.10.	
BYTY PRO STŘEDNÍ/TRŽNÍ			0
PLNÉ ZELEŇE → PARTICIPATIVNÍ KOMUNITNÍ SPRÁVA O NI			0
S DOPŘE KRÁŠNÝ VYŘEŠENÍM SYSTÉMEM HOSPODÁŘENÍ S PESTOU VODU → SKLON SÁHKU MĚSTSKÝ ZELEŇ			0
KOSTRANÁ STRUKTURA BUDOV OD 4. PODLAŽÍ MŮŽE SAHAT			0
S POSTUPNOSTÍ POSKYTNUTÍ, DOLEKOVACÍCH SLUŽEB PRO ZÁK. HODNĚNÉ SKUP. OBČ. (HOSPICE DENNÍ/ STAGIONE)			0
S DOMINANTOU, KTERÁ POTVRZUJE SUBCENTRUM			1
DOPRAVNĚ SKLADNĚNÁ → SETŘEMÍ HRANICE MĚSTSKY A CHODNÍKŮ → DOPOMÁHA BEZPEČNOSTI			2
KULTURNÍ → VŠÍŘŠÍM OBRUKU, VČETNĚ STATKU			0
VYUŽITELNÉ PRO NÁCTILETÉ MEZEN PRO SPORTALE I RELAX SETRANÍ			0
MOŽNOST PŘESUNU MĚSTA DO STATKU			0
DOPRAVA			
ZELIČNĚNÍ PŘÍJEZDNÍCH KOMUNIKACÍ Z EXTRANUMU DO OBLASTI NA POKRÝVÍ → VYSTAVBA NOVÉ ČTVRTI (DOKONČENÁ PŘÍJEZDNÍ)			9
ZMĚNĚNÍ TRANZITIVNÍCH KOMUNIKACÍ SKŘÍZ ČTVRT			0
MOŽNOSTI SDÍLENÍCH AUTOMOBILŮ A MOŽNOSTI			2
MOŽNOSTI A OBSLUŽNOST MALÝCH PRACOVNÍ			0
KVALIFIKOVANÍ → MIN. 35 + INSTITUCE VZDELÁVACÍ A KREATIVNÍ A NOVĚTVITNÍ A SKOLNÝCH RESIDOVNÝCH			2
Charakter nové čtvrti			

LUKAŠ^u hodnoty
22.10.

STÁTEK → ÚNITNÍ DE SOUDASTI 'MĚNĚNÉHO
MĚSTSKÉHO CESTNÍ MĚSTA → PROTO POSILIT MĚSTO
(KULTURNÍ TRH/GASTRO)

4

LUKAŠ^u hodnoty
22.10.

ZELENÉ PÁŠ GASTRONOMY (MÍSTO PRO SETKÁVÁNÍ
LIDÍ) → NEMĚLO JEN VELKÁ PLOCHA ALE
PRÍJEMNOST ZETŘENÍ (COMUNICEM)

11

1) ZAKLADNÍ KULVNÍ 'TRANSITIVNÍ' CESTY DO
ŠKOLY + PROCHÁZKY (SOUDAST OKRAJŮ) +
NA BUS (U MĚSTY)

0

2) STÁNEK BUS ZASTÁNKY UMĚNIT
DĚTEM PARK 1 PŘECHOD SILNICE

0

3) ZAKLADNÍ SUDĚ SILNICE MĚSTSKÉ 'KULVNÍ'
ZEMĚNÍ A BEZPEČNOSTI

3

BATOVSKÉ MĚSTO = VZÁJNOST MEZI BUDOVAMI,
OTEVŘENOST

5

DO ÚJEMNÉ SE CHODÍ BOBOLAT, HRÁTI SI TU DĚTI

0

MĚSTO NOVÉ CENTRUM (SUB) → VZÁJNOST NÁMĚSTÍ
CI MĚSTA SETKÁVÁNÍ

0

PÁŠ/OŠI ZELENÉ MEZI BUDOVAMI

7

BEZPEČNOST (PŘES) DE OŠI NOVÝM NOVÝM
PŘÍROZENÝM CENTRUM MĚSTA

0

PROBLEMY

DMÁŽKA DĚTI DO ŠKOLY GENERUJE
PROBLÉMY → NEBEZPEČÍ

1

OSLUŠENOST ULICE NA POHODI 'SLOUŽÍ'
ES, BUS, SPET. ADAPLŮM (DE TĚHO MOC)

0

PŘÍJEMNOST POPRAVY (UČENÉ PĚŠÍ) DE
PODIE MEZI SUPERMARKETU ÚJEMNÍ
PŘÍJEMNOST

0

ŠÍŘKA → NEODPĚLŮ SE RYCHLOST
→ OHROŽENÍ KULVNÍ DĚTI CESTU DO
ŠKOLY

2

STÁTEK UMĚNIT UZAVŘENÍ
ZAMEČLOV PARK ZE STRANY ULICE
1. MĚSTO

1

ZPŘÍJEMNÝM CENTREM MĚSTA

HODNOTY

- ☐ střed města spouze staron a novm žnč se dobře vidět 1
- ☐ dobrá lokalita pro výstavbu 7
- ☐ všude blízko 1
- ☐ přirození centrum města - mladí lidé, co se přistěhovali 1
- ☐ blízko k zeleni - útok do přírody 2
- ☐ dostatečně velké sportoviště 0
- ☐ komerční zóna - mák upní oblasti 1
- ☐ zámeček, park v dochozí vedšlosti 0
- ☐ škola v blízkosti 0

PROBLÉMY

- ☐ oddělení čtveř, mladí budou jen v tom středem 0
- ☐ chybí pediatr 3
- ☐ zmnými okolí, lidé se tzn moc nerozvíjejí - mladí s rodinami 0
- ☐ chybí přirození, centrální náměstí 3
- ☐ doprava - už teď vytižene trasy 5
- ☐ parkování - obecně problém - oblast naskládky - problém 4
- ☐ zástavba v lokalitě Dubinska 5
- ☐ Pod úbočí - z-3m, před penzí - to zůstane bude imitativní (problém se zrodni vodou) 1
- ☐ oblast se plní vody - ta steká do jiných částí 1

PŘÍLEŽITOSTI

- ☐ startovní byty pro mladší 1
- ☐ vytvoření potenciálu pro SME, podnikatele 2
- ☐ vhodné pro rodiny s dětmi lokaci 3
- ☐ vybudovat ordinaci/žičení pro pediatra 1
- ☐ přístupnost - bezpečný přechod na Pohří - na Farskému 1
- ☐ citlivě a funkčně propojit s domky v Dubinske 1
- ☐ vyřešit svážkové z rodní vody, posílit zelen z zářt vody (Dubinská) 7
- ☐ zachovat už batovské zástavby, odkaz, Průhy 3-4
- ☐ vyřešit dopravní situaci u školy 5
- ☐ státek - využití jako novy střed mostu 4
- ☐ byty s peč. podporou - není nich dost 7

