



Community Campus

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Introduction

The establishment of student housing facilities away from the immediate confines of a school's campus can represent an extension beyond a school's boundaries. Accommodations such as this influence on their contextual surroundings. By decentralizing student housing, these institutions not only address overcrowding and noise concerns but also play a pivotal role in urban revitalization and community development. The presence of students residing in proximity to local businesses and residential areas can stimulate economic growth, invigorate local commerce, and promote social and cultural exchanges between the academic community and the surrounding neighbourhood. Moreover, this dispersion of student housing can foster a sense of civic responsibility among students, encouraging them to engage with the broader community and contribute positively to their surroundings. In essence, the strategic placement of student housing away from the school campus not only serves the institution's logistical needs but also presents an opportunity to forge symbiotic relationships that benefit both the academic institution and its contextual surroundings, as well as broaden a student's perception of a city.

The aim of the project is to create a decentralized, privately-funded student housing while generating positive outcomes for both students and the surrounding community. By offering housing off-campus, this initiative can alleviate overcrowding in existing student housing throughout the city and provide more choices for students. Additionally, it can stimulate economic growth in the local community by boosting demand for nearby businesses and services. This decentralized approach encourages students to engage with the broader community, promoting cultural exchange, diversity, and a sense of civic responsibility. Ultimately, the project seeks to enhance the overall college experience by providing students with a supportive, inclusive living environment while forging stronger ties between their academic institution and the local community.

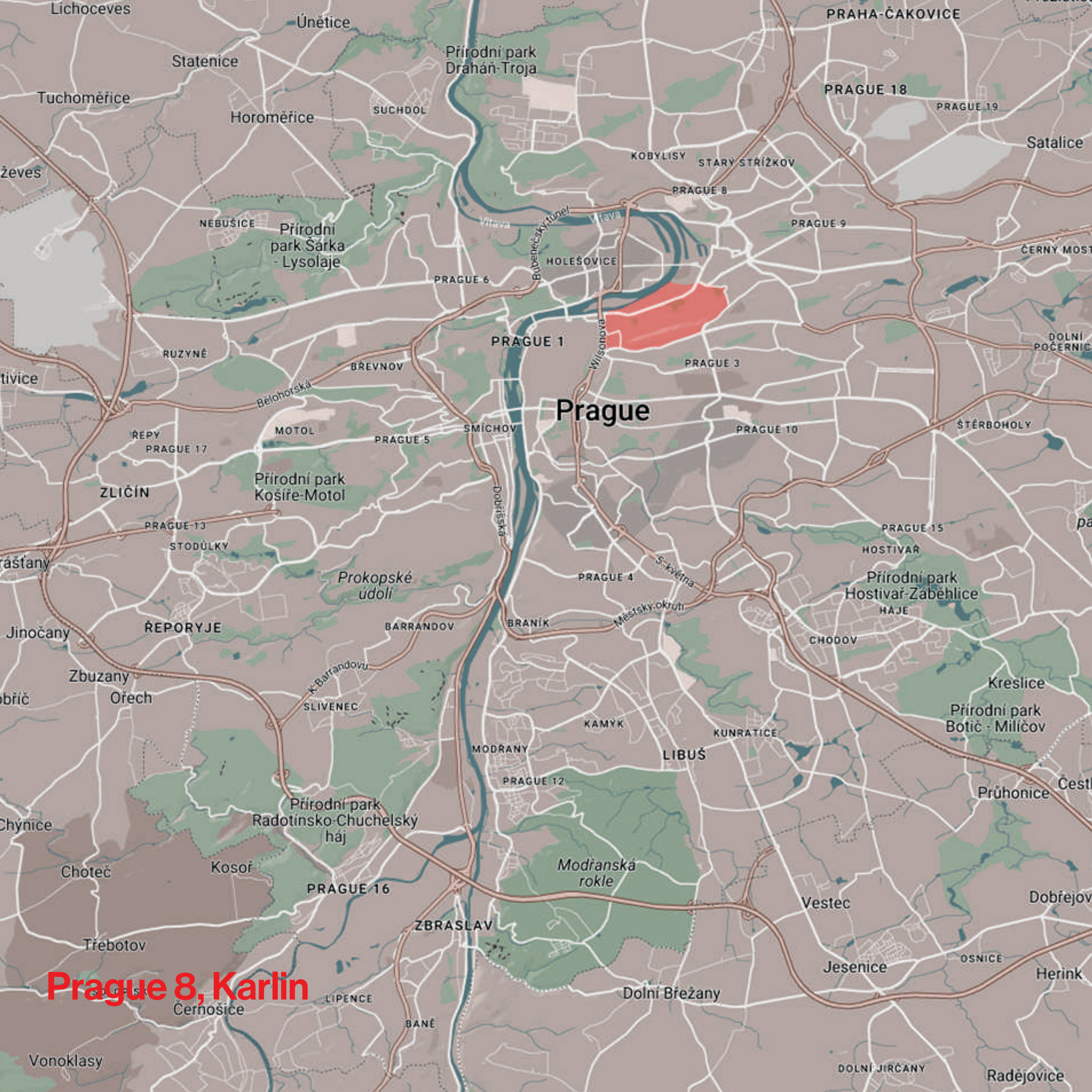
Brief

The project seeks to address key contemporary themes in urban development such as community, housing and commercial unity. By prioritizing decentralized student housing, it aims to foster inclusive urban living, moving away from traditional centralized models (on campus or near campus housing) to cultivate more diverse and integrated communities. Additionally, the inclusion of hotels and hostels reflects a modern, mixed-use approach, enhancing versatility and accessibility within the development.

Furthermore, the project's emphasis on community engagement, sustainability, and economic stimulation aligns with broader discussions on creating resilient urban spaces. Overall, the project seeks to contribute to and advance modern urban development discourse by embracing contemporary principles and addressing evolving community needs and preferences.

Current Issues

In Karlin, a district nestled in Prague, Czech Republic, several issues such as gentrification has driven up rental prices, making it increasingly difficult for residents, especially lower-income families and students, to find affordable accommodation. Additionally, infrastructure strain is palpable, with congestion and limited public transportation options hindering mobility and exacerbating environmental concerns. Addressing these issues requires a multifaceted approach. Implementing rent control measures could help stabilize housing costs and prevent displacement, while incentivizing developers to invest in projects that could help the community. By enhancing public transportation infrastructure and promoting sustainable mobility solutions, such as cycling lanes and pedestrian-friendly pathways, can alleviate congestion and reduce environmental impact. Collaborative efforts between local government, community organizations, and residents are essential to develop and implement effective solutions that ensure Karlin remains a livable and inclusive district for all its inhabitants.



Prague 8, Karlín



Chapter 1

Establishing Karlin

The first mention of the territory on which Karlin is located today comes from the year 993, when Prince Boleslav II was founded a monastery in Břevnově for monks of the Benedictine order, which on this occasion received the order from the monarch as a gift, among other things, extensive land on the coast of the Vltava under Vítkov, which had been lying fallow until then. They included the settlement of German merchants on Poříčí, which was established on an important trade route leading to Saxon Lusatia and Silesia. The route of the trail led along the Vltava in the places of today's Pobřežní Street to Libně, where it diverged in several directions. It was thus a collector road for country roads leading to Prague from northern, northeastern and southeastern Bohemia, as well as to a large part of Moravia.

In July 1432, Prague was hit by a devastating flood that tore down five pillars. Charles Bridge and flooded the streets of the city up to the Old Town Square. The raging Vltava flooded the territory of Špitálsk up to the foot of the Vítkov, ravaging all the local fields and farm buildings. After the water receded, the fields, gardens and orchards were covered with a thick layer of mud, a huge amount of driftwood and things that the river had brought.

Due to frequent floods, it was not possible to use this area effectively for agriculture, but it was water power that quickly found use in industrial business. Mills were established on the banks of the Vltava, as well as soap-making and dyeing businesses. The Na Kamení mills, which were founded at the beginning of the 14th century on Kamenský ostrov, named after the mill, became the oldest mill buildings in the Špital region. Together with Veliký ostrov (today's Štvanice) and the ferry to Buben, they belonged to the monks of Zderaz,

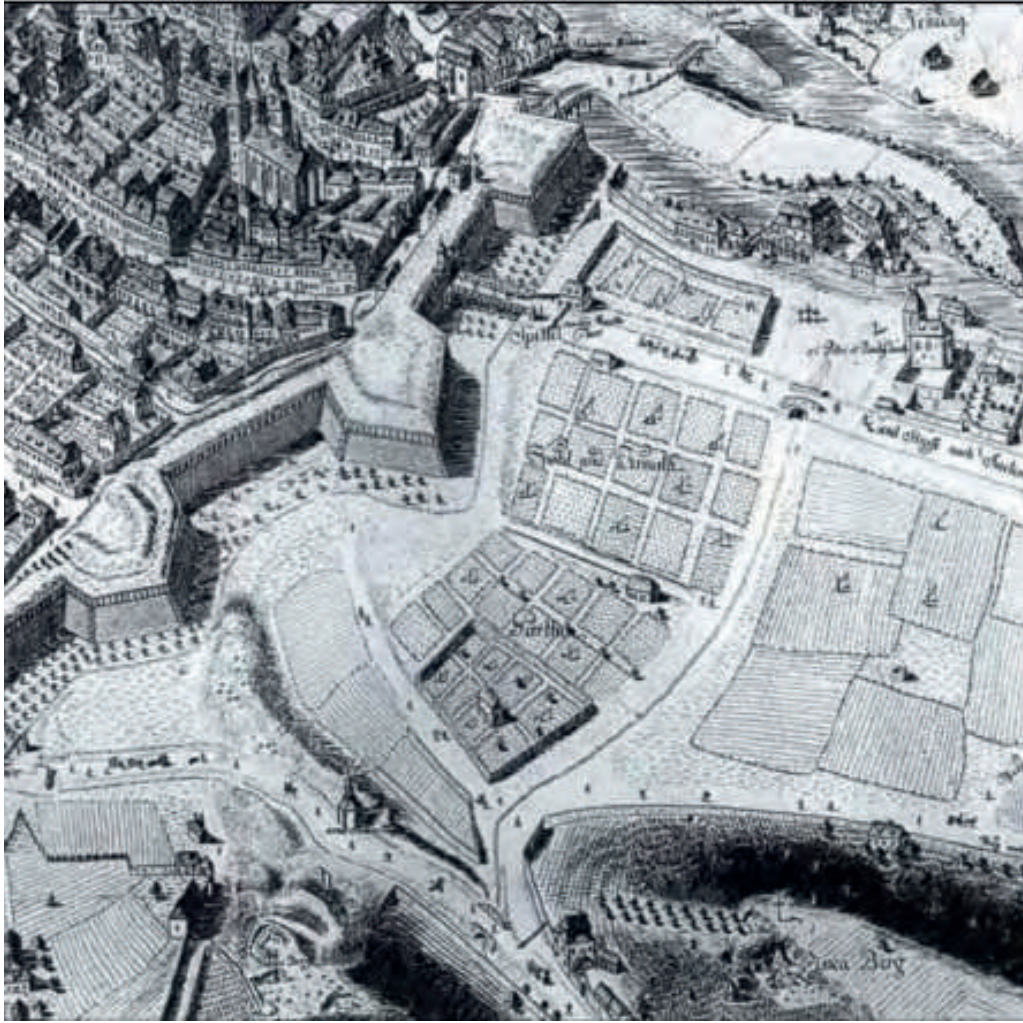
who sold them in 1320 to the wealthy Rokycanský family. During a catastrophic flood in 1432, the mills were completely destroyed and three years later they were bought by the Old Town municipality. In the course of the following decades, the mills were restored and often changed hands until 1544. Then they were bought by the miller Martin Šásek, and the mill and the island were thus given a new name - Šaškovský.

In 1649, Emperor Ferdinand III declared Prague due to its strategic location significance as a fortress city and appointed a permanent military garrison here. The emperor also decided to thoroughly fortify the city with new fortifications, because the original Gothic walls from the time of Charles IV. proved to be outdated and unsuitable for modern warfare during the Thirty Years' War. Shortly before the Thirty Years' War, there were 46 houses and 4 pubs along the Brandýská and Vrbová roads. The construction of the massive baroque fortification between 1649 and 1720, which had 32 bastions and whose perimeter created a characteristic ring around the city with the folded outline of the individual bastions, was entrusted to the Wallachian builder Karel Lurago. The construction of the new fortifications began in the spring of 1649.

In 1649, Emperor Ferdinand III declared Prague due to its strategic location because of the danger of war, all buildings within 300 fathoms within range of the fortress bastions had to be demolished, without any claim to compensation. This so-called demolition reverse, which had to be signed by every builder in the defined territory, was valid without exception and, in case of danger, prevented anything that could be of use to the enemy being left behind the walls.

In 1731, Invalidovna hospital construction began according to the plans of Kilian Ignác Dientzenhofer. The magnificent project of a large-scale social institution for 4,000 disabled

people and their families, with its own administration and auxiliary operations, i.e. a kind of small city, was very modern and progressive for its time. However, during the construction, it became clear that there were not enough funds to implement such a project, so the construction was stopped in 1737. Even though only one-eighth of the projected complex remained completed, it is a building impressive in its size, in which up to 1,500 people found provisions. For their needs, a brewery, a winery, a slaughterhouse, a bakery, a farm yard, a fire station, a laundry with a spa by the Vltava river, and also many craft workshops were built in the extensive area. In 1753, a military cemetery with a baroque chapel was established below Vítkov at the level of today's Šaldovy Street, in which the Prussian general Scharnhorst was also temporarily buried before being transported to Berlin at the end of the 18th century.



Karlin Development

In the late 18th century, radical reforms by Josephine transformed Špitálska into a hub for industrial business. In 1784, a paper mill on Papírnický island, part of the Old Town municipality, was auctioned and purchased by book printer Jan Ferdinand Schonfeld. He transformed it into a modern industrial plant, founding large-scale industry behind Poříčskou brana. Schonfeld also created a public garden on Papírnické island, connected to the mainland by a wooden bridge. Emperor Joseph II's reforms in 1787 led to the closure of St. Paul's church and cemetery behind Poříčskou brana. Schonfeld expanded his property, including the former St. Paul's Old Town Hospital, which became "Rosenthal" with a Chinese-style summer house. The Josephine cadastre and the Act on the Abolition of Serfdom (1785-1788) shaped the landscape. Růžodol, once a popular spot, saw the rise of industrial enterprises by 1789. Schonfeld's summer theater and Růžodol were gradually replaced by industrial ventures. The scarf and cardboard printing house in the former Růžodol was established by Schonfeld but sold to Antonín Joss in 1791, later passing to Šalamoun Příbramovi and Mojžíš Jerusalem. The brothers Koppelman and Beer Porges founded a second printing house in 1798 on the grounds of the former St. Paul's Hospital. They expanded their holdings along Brandýská road, acquiring islands for their factory. Koppelman Porges later ceded half of his property, establishing the well-known Porges cardboard box in Smíchov in 1810.

In 1816, at the behest of the gubernatorial council led by František Nesslinger, a commission was formed to propose a regulatory plan for Špitálsko to the regional gubernium. The plan aimed to define new roads, construction areas, public

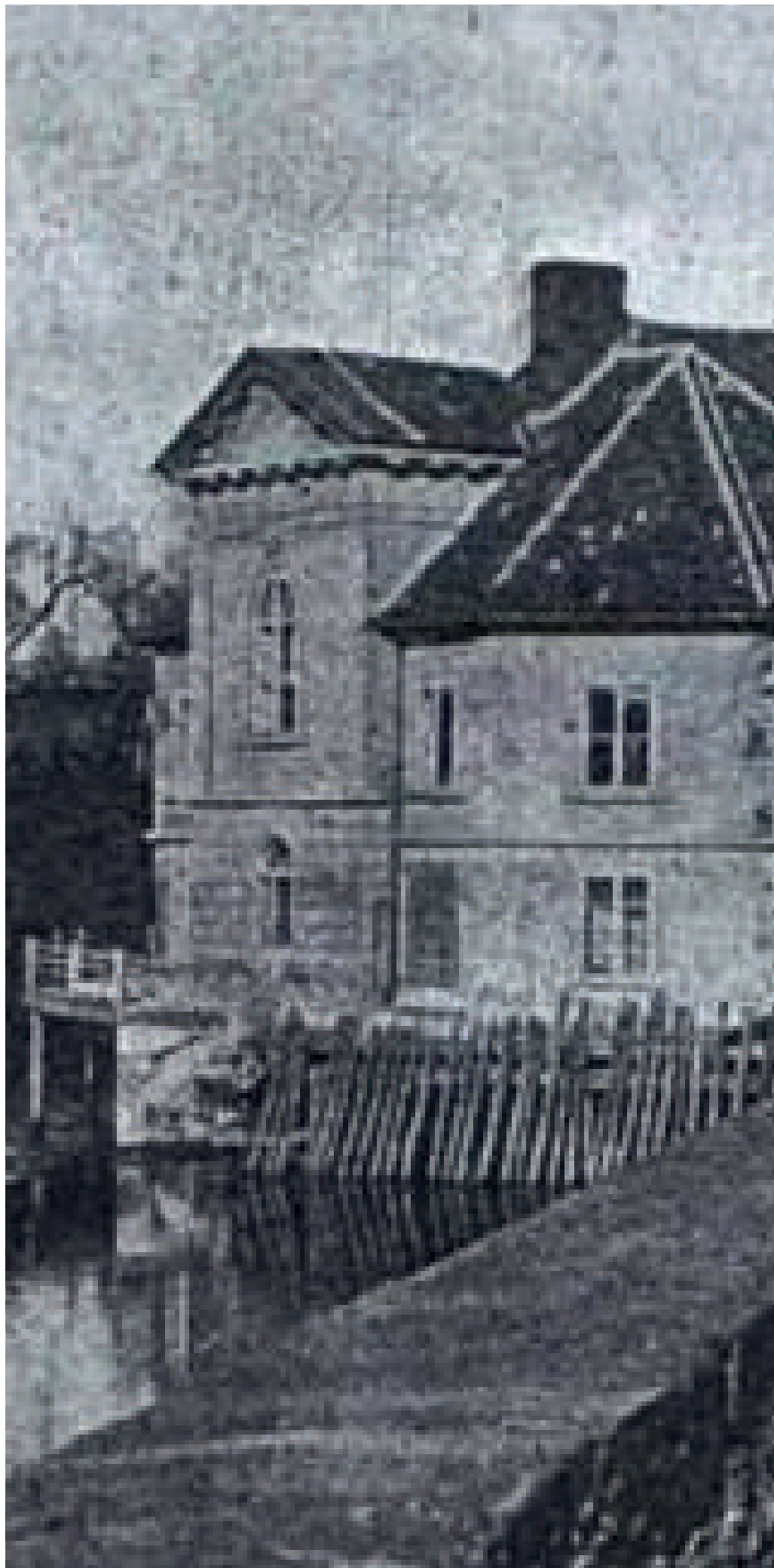
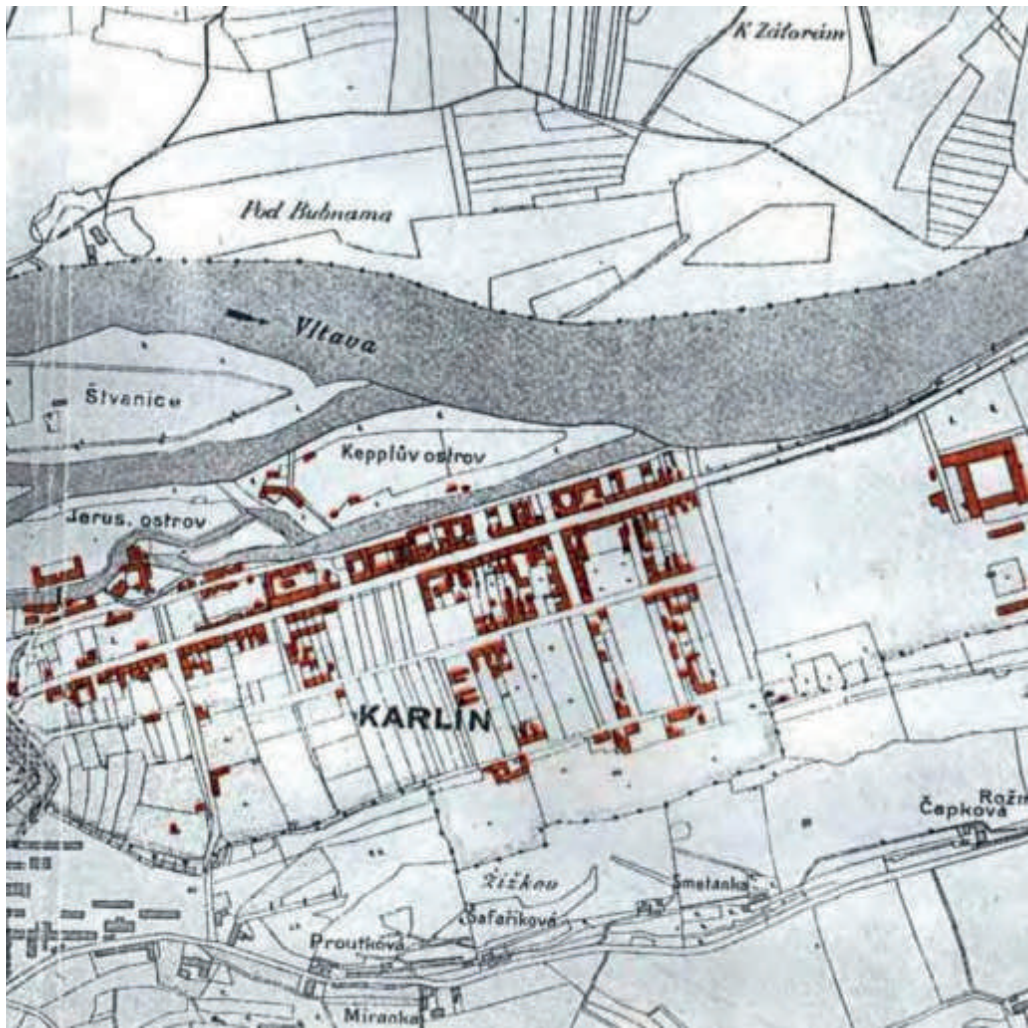
buildings, industrial zones, and trade spaces, with three main parallel streets and six cross streets based on the Brandýská road route. All streets were mandated to be 22 meters wide for police and hygiene reasons, and free lanes were prescribed on both sides along Brandýská road for possible troop movements. The central street, Křižikovou, not Brandýská road, was designated as the main street, leading to a planned square between Third and Fourth Cross Streets. This square, measuring nearly 150 by 150 meters, was intended for a church, with space for the rectory and school on its sides. House blocks, ranging from two to over four hectares, were generously laid out, with the option for an inn at every block corner. A block along the Vltava coast and the new Brandýská street was reserved for butcher shops, slaughterhouses, tanneries, and various trades such as blacksmithing and locksmithing.

On May 8, 1817, the Land Governor submitted a regulatory plan for the emerging suburb to the court office in Vienna. In just six weeks, on June 23, 1817, Emperor Francis I approved the plan, confirming the establishment of the first Prague suburb. Initially named Karolinenthal in honor of the monarch's wife, it later became Karlín in the 1830s, attributed to František Palacký.

Karlín's initial separation from the city by walls, the demolition of buildings up to the square, and stringent building regulations resulted in slow growth. In its first decade, over thirty houses were built, totaling seventy-nine by 1827. Construction in the early 19th century focused on a narrow strip between the river and the renamed Královská třída (formerly Brandýská road), showcasing classicism and Empire influences with rational house layouts and elegant facades.

Karlín features notable Empire-style buildings, such as the U města Hamburku inn (Sokolovská no. 81) from 1828-29, boasting a symmetrical facade with a central courtyard. Another highlight is the former U Červené hvězdy cross house (Sokolovská no. 5), built in 1841-43, showcasing a pilaster order and a balcony with a decorated railing. Architect Josef Schmiedek's

1840-designed Empire-style residential house (No. 156) on Karlín Square impresses with a three-story facade adorned with pilasters and semi-columns. U Lípy corner house (Křižíkova no. 147), also by Schmiedek, displays a generously divided facade with a central balcony. Most Karlín Empire houses, however, were simpler in design, with one to three courtyard wings and one to two floors as per the regulatory plan. Internal layouts were typically two-story, with vaulted ground floors and flat-ceilinged upper floors. Courtyard-facing pavilions, accessible via outdoor staircases, provided access to apartments and wings. Wealthier houses had elaborately designed staircases and central halls. Exteriors were generally modest, with decorations limited to cornices, pilaster orders, or iron railings on central balconies.

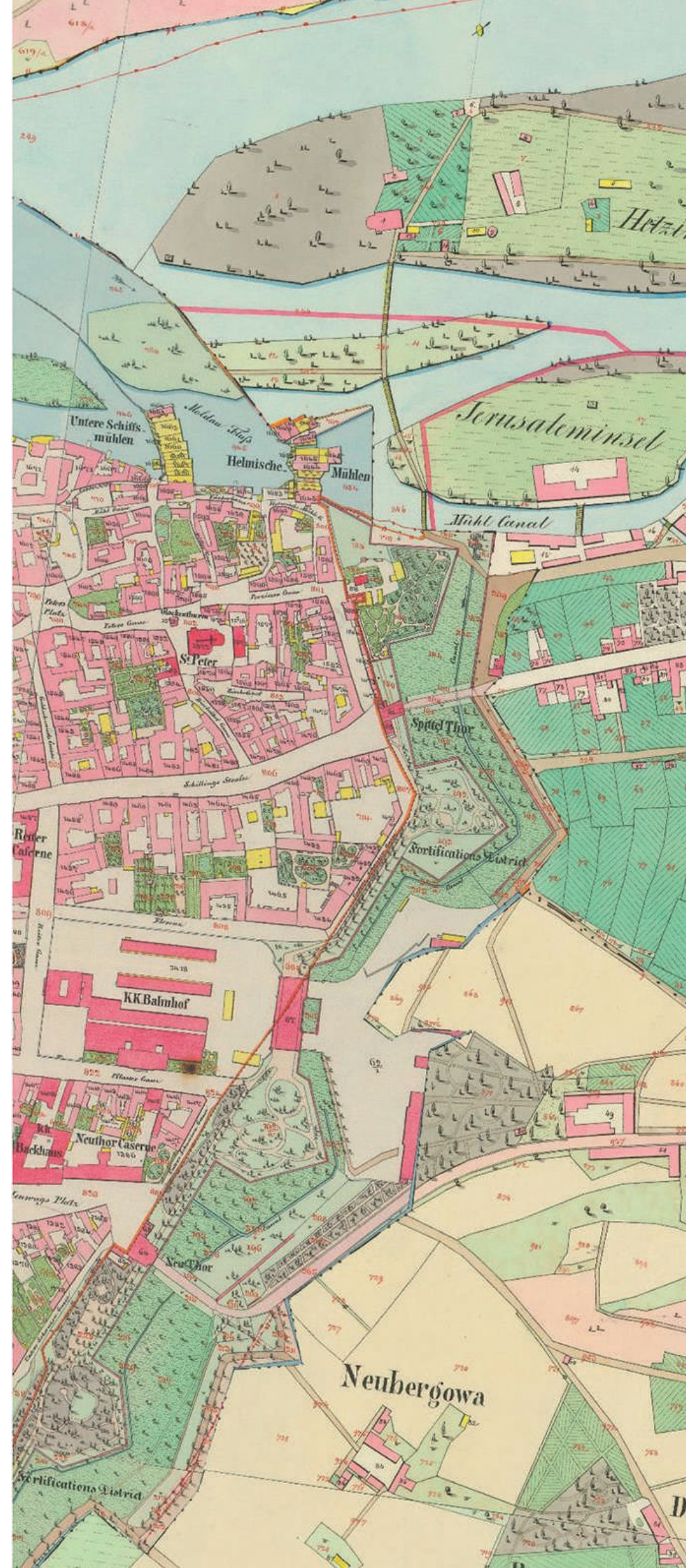


Chapter 2

Developmental Context

1842 Map

The establishment of a stable cadastre aimed to provide a permanent and comprehensive record of all taxable land. Its initiation can be traced back to Emperor Francis I's patent in the early 19th century. The execution of measurement tasks and the methodology for creating cadastral maps were initially defined through a measurement instruction. The geodetic foundation for the stable cadastre's mapping involved the simultaneous construction of a trigonometric network for military cartography.





Developed Neighbourhood

In the 1840s, significant alterations to Karlín's layout occurred due to its connection to the growing Central European railway network. The Prague-Olomouc railway line, inaugurated in 1845, passed through Karlín, marked by a railway viaduct designed by Alois Negrelli. Completed in 1849, this impressive structure, spanning 1111 meters with 85 vaulted arches, disrupted Karlín's classicist floor plan, dividing it into unequal parts. Despite these changes, the railway viaduct became a source of pride for Karlín, serving as its distinctive entrance gate.

In the vicinity of the railway viaduct, two significant Karlín buildings were erected shortly after its completion on previously undeveloped areas. In 1844, Emperor Ferdinand approved the construction of barracks for 2,000 infantrymen (Kasarna Karlin) in what is now Křižíkova street. Designed by Vojtěch Lanna, the barracks, completed in 1849, became Prague's largest military facility, still in use today. Simultaneously, the Prague municipality contracted with Vratislavská plynárenská společnost in 1844 to introduce gas lighting to the city. The first gas plant in the Czech lands was built in the former Růžodol area near the viaduct between today's Pobřežní and Sokolovská streets in 1846-47. The gas plant included three large tanks, furnaces, and operational buildings, along with a public garden featuring a statue of Emperor Ferdinand I and busts of twenty-four inventors and industrialists. On September 15, 1847, the first 200 gas lamps were lit in Prague, replacing oil lamps. In 1857, the Karlín Gasworks courtyard witnessed the ascent of the gas-filled balloon of the English airship Corwell.

In the mid-19th century, Karlín saw the emergence of facades influenced by the historicizing styles alongside existing Empire facades. Notably, houses No. 222 and 240 on Sokolovská Street feature Romantic Gothic decorations, while romantic eclecticism was predominantly

applied to the construction of church buildings.

Until 1850, Karlín's religious administration fell under Olšan municipality. In 1851, it gained a spiritual administrator, and a temporary wooden chapel was erected on the square. Archbishop Cardinal Bedřich Schwarzenberg played a key role in the construction of the permanent Karlín church. Initially considering classicist and neo-Gothic styles, the archbishop and the patriotic circle, led by František Ladislav Riegro, favored the Romanesque style to evoke the Eastern origin of Christianity in the country. Vienna-based architect Karl Rosner, with adaptations by Ignác Ullman, designed a pseudo-Romanesque unoriented basilica. The foundation stone was laid on June 10, 1854, and the church of St. Cyril and Methodius was consecrated in 1863, celebrating a thousand years since the arrival of Cyril and Methodius. Despite gradual decoration, the church became one of Prague's most beautiful. In 1862, public gardens with an empire fountain were established, and a school building and a synagogue were completed in 1864 and 1863, respectively. In 1865-66, a church and house for the Congregation of the Sisters of Mercy were built in Vítkova Street, continuing the tradition of St. Paul's Hospital. The almshouse and foundling house echoed the hospital's legacy until 1861, when it was demolished for Bernard's machine factory buildings.

On October 30, 1866, Emperor Francis Joseph I declared Prague an open city, authorizing the demolition of city walls. The three-nave basilica of St. Cyril and Methodius was consecrated in 1863 amid national celebration, though its completion spanned decades, incorporating works by Czech artists. Notably, sculptor Josef Levý adorned the tympanums, and Josef Mánes designed bronze doors installed in 1879. The city walls' removal, starting in 1874, didn't significantly alter Karlín's layout but eased connections to Prague's historical core. The demolition of Poříčské Gate in 1873 and the introduction of the first horse-drawn tram line in 1875, extending to Smíchov in 1876, enhanced transportation. Simultaneously, the north-western railway, passing through Karlín via Rohanský ostrov, was inaugurated in 1875, contributing to the area's development.

In the early 20th century, Karlín expanded

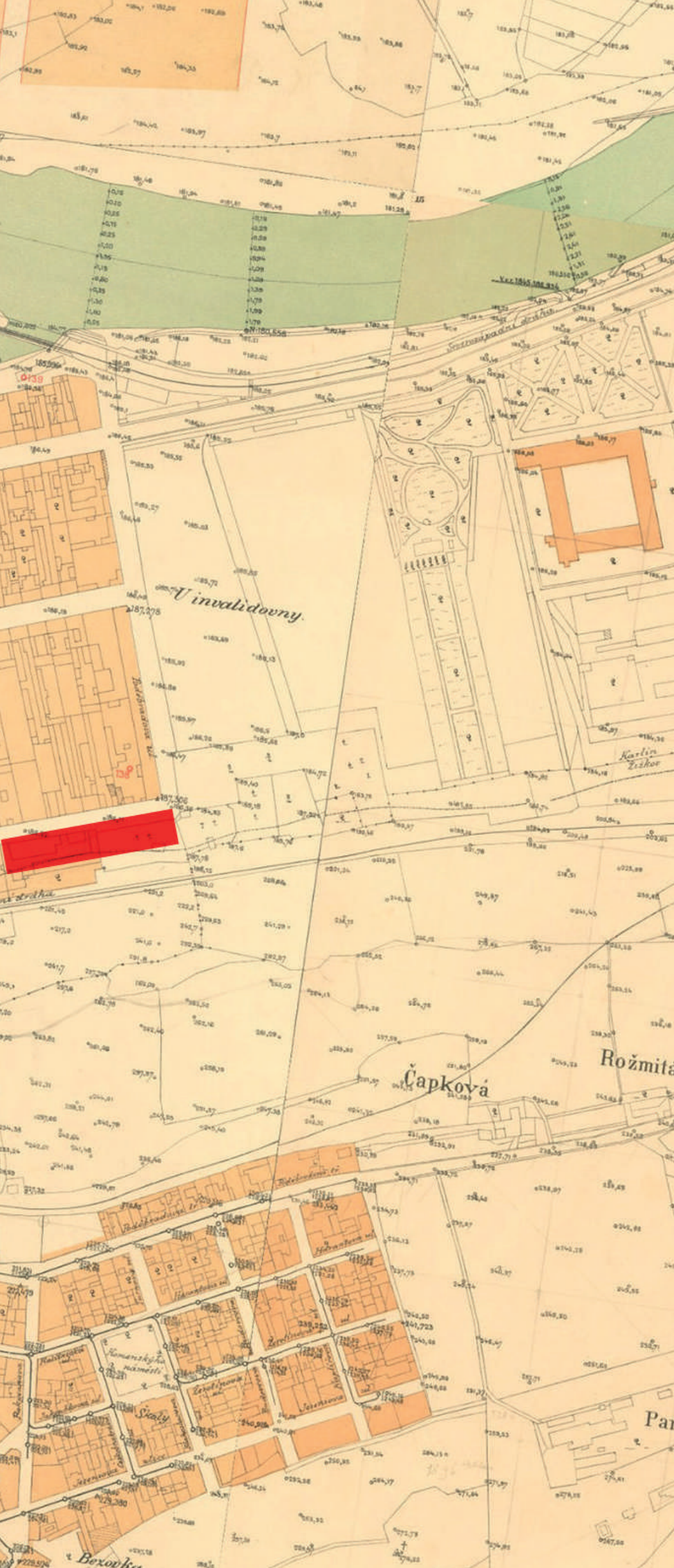
eastward, creating Nový Karlín on military Invalidovna land. Planned by architect Bohumil Štěrba, Křižíkova Street formed its spine, with a central square and school. While more densely built than classicist Karlín, Nový Karlín prioritized public gardens and parks. The school building, completed in 1906, reflects Czech Neo-Renaissance design by Josef Sakař, inspired by Pavel Janák's layout. Nové Karlín's three-story apartment buildings showcase eclectic and art nouveau styles, notably house No. 505 on Kubova street with vibrant sgraffitos by Karel Ladislav Klusáček. The neighborhood's unique preservation of art nouveau details, including railings and fittings, offers a glimpse into early 20th-century craftsmanship. The 1906 abolition of the evangelical and military cemetery near Vítkov facilitated industrial development, with the cemetery chapel surviving as part of ČKD's former warehouse and transshipment center.





1889 Map

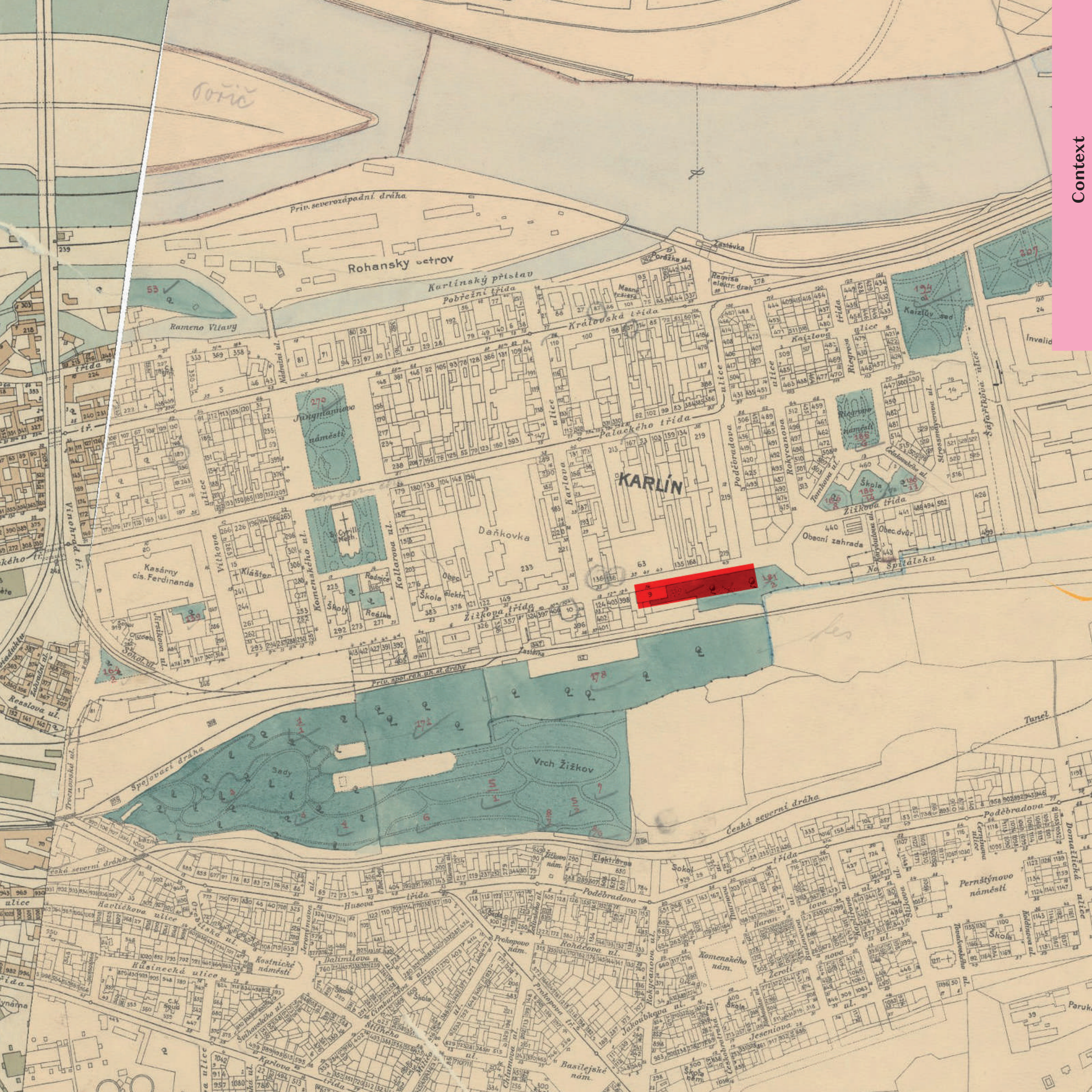
According to the building codes for the royal capital city of Prague and surrounding cities and towns under Prague jurisdiction as of April 10, 1866, a map had to be made by May 1887. The map needed to display the location of both present and future buildings, including all squares, streets, sewers, pipes, land parcels, and building lots, with corresponding house and parcel numbers. Significant changes in elevation were to be marked with different colors.



1909 Map

The Orientation Map was created by the municipal building authority (division III. B) between 1909 and 1914. It was printed by the “Unie” print shop in Prague and has a scale of 1:5000. The map sheets are in portrait orientation and measure 615 x 500 mm and 600 x 500 mm for entire sheets. In 1914, the independent building authority (division III-B) was divided into two departments: the geometric department and the department for new measurements of the city.



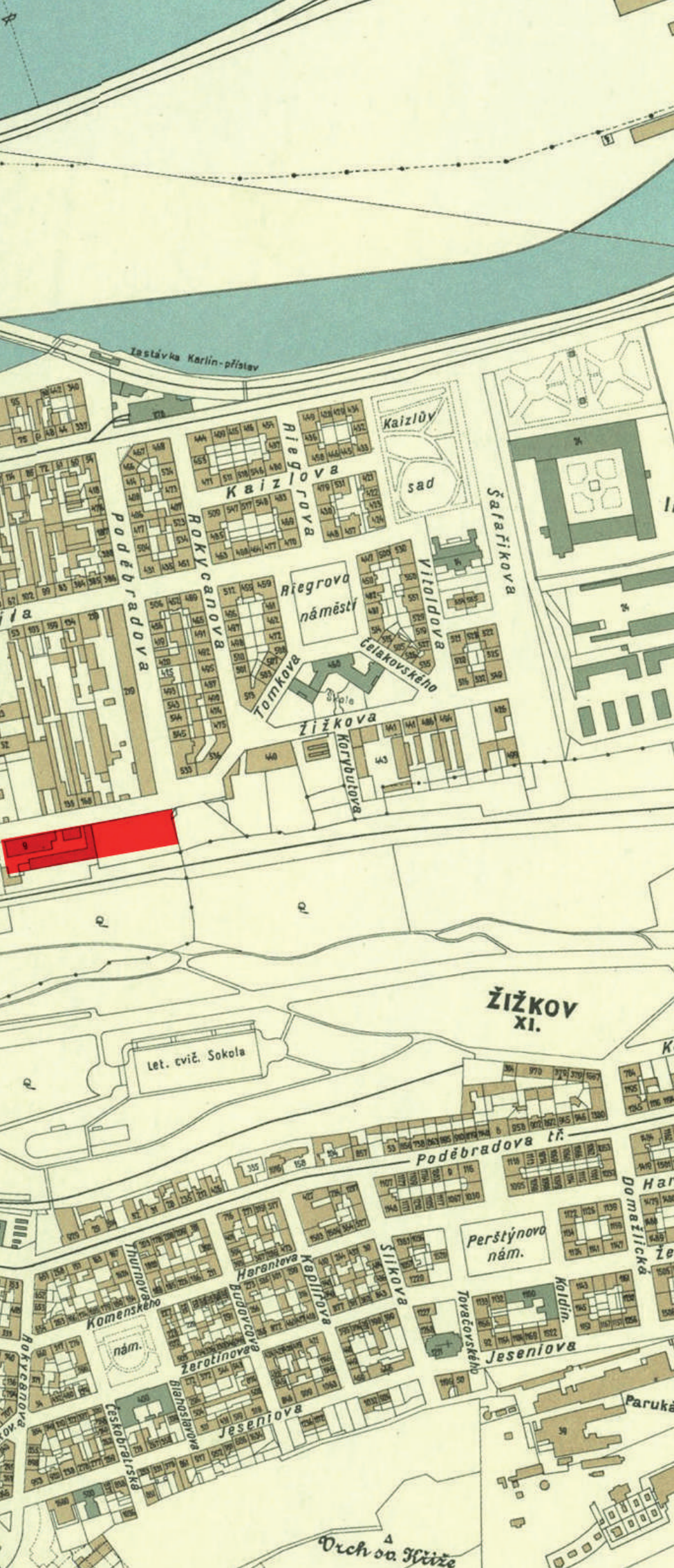




1938 Map

The City of Prague's Orientation Map was created by the Municipal Building Authority's surveying department on a 1:5000 scale. It was based on the Topographical Map of Prague from 1920-1924. Preparatory work began in December 1937, led by Ing. Pudr, who was appointed by the surveying council to oversee the drawing and printing work. The map was printed by the Geographical Institute of the Ministry of the Interior, and the territory of Greater Prague was divided into 42 sheets, including an overview of the sheets. The map was completed after a year and a half of work.

In the latter half of the 20th century, historical Karlín faced a period of decline with limited new constructions and neglect of existing buildings. Notable was the construction of the Atrium hotel (now Hilton) in the late 1980s, but its oversized structure adversely impacted the panorama of Karlín. The neighborhood's exhibition character further suffered from rough modifications, such as covering mosaic pavements with asphalt and replacing ornate 1895 public lighting with ordinary lamps. Empire Karlín houses were also affected by insensitive alterations, including the replacement of decorative railings and original entrances with simpler materials, leading to significant losses in the neighborhood's elegant appearance.



Site History

*Classicist building built around 1822.

*Geco tabák Company owned it and used it primarily as storage.
Disinterest in ownership.

*Controversy of its demolition. Was technically classified as “B” but was appealed to “C/R” classification. Demolition began on August 21, 2003

* National Monument Institute was unable to document the site due to its rapid demolition.



A- The building is free of faults and in good structural and technical condition.

B- The building must continue to be observed.

C/R- The building is statically disturbed and persons enter at own risk.

C/N- The building is statically broken and is deemed inaccessible.



Schwartz Map

The Site is comfortably situated near Vitkov hill and serves as a conclusion point to Pernerova street.





Map Today

General Information

Typology: Student housing/mixed-Use

Existing site capacity: 7,600 m²

Building capacity:

Plot area: 7,000-7,200m²

Max. height limit: 30m

Max. number of floors: 8

Expected gross building area: 35,000-42,000 m²





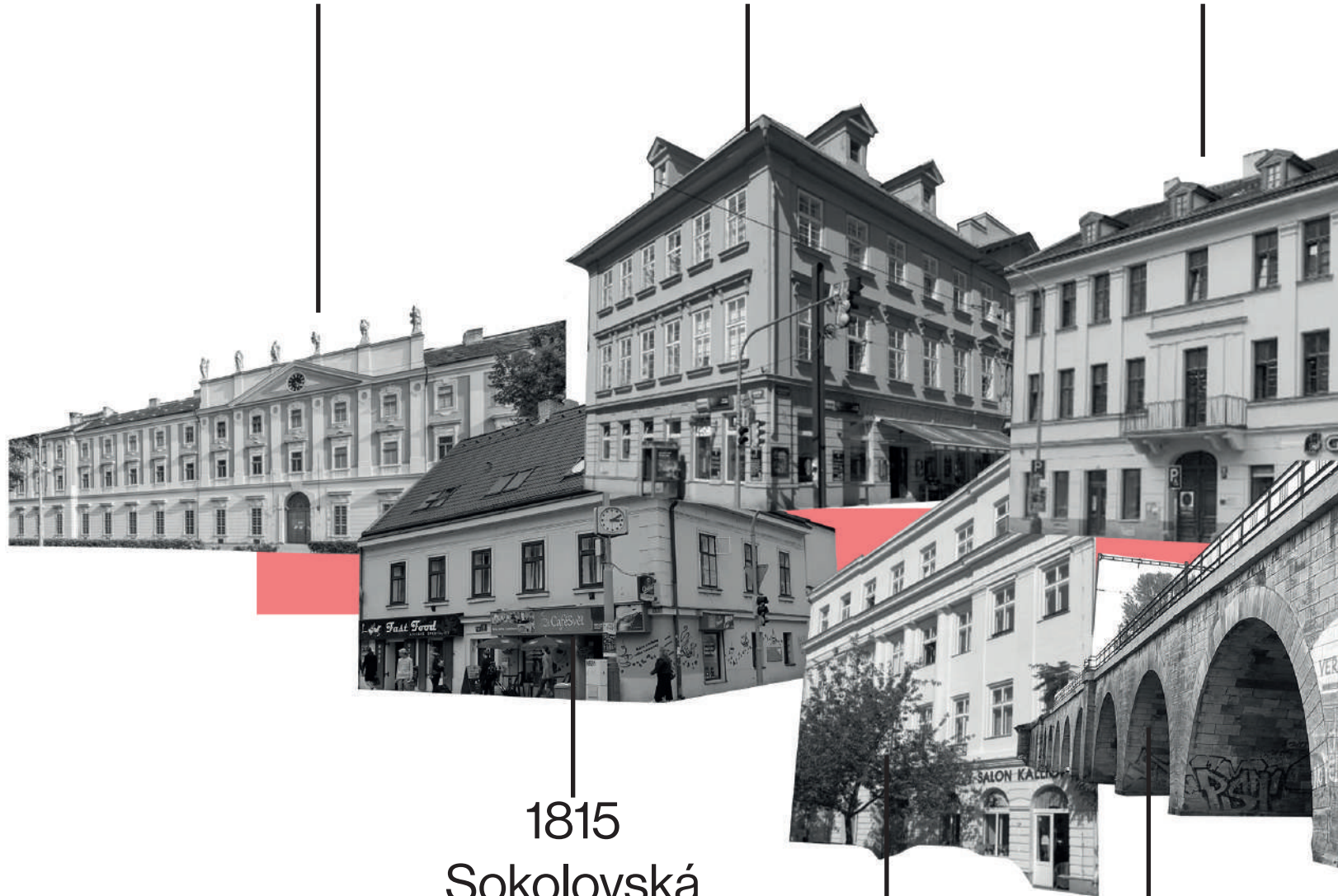
Chapter 3

Historical Lineage

Invalidovna
1731-37

Hamburk
1815-20

Křižíkova č.p.1
1840



1728 * Invalidovna

1784 * Industry

1816 * Regulatory plan

1845 * Negrelli Railway Viaduct

1850 * Karlín Cathedral and other sacred buildings

1866 * Demolishing walls

1883 * Industry and transport

1910 * The first half of the 20th century (Art Nouveau "New Karlín")

1930 * Regulation of the Holešovice/Liben/Karlín

1990's * Karlín at the end of the 20th century

1815
Sokolovská
č.p. 43

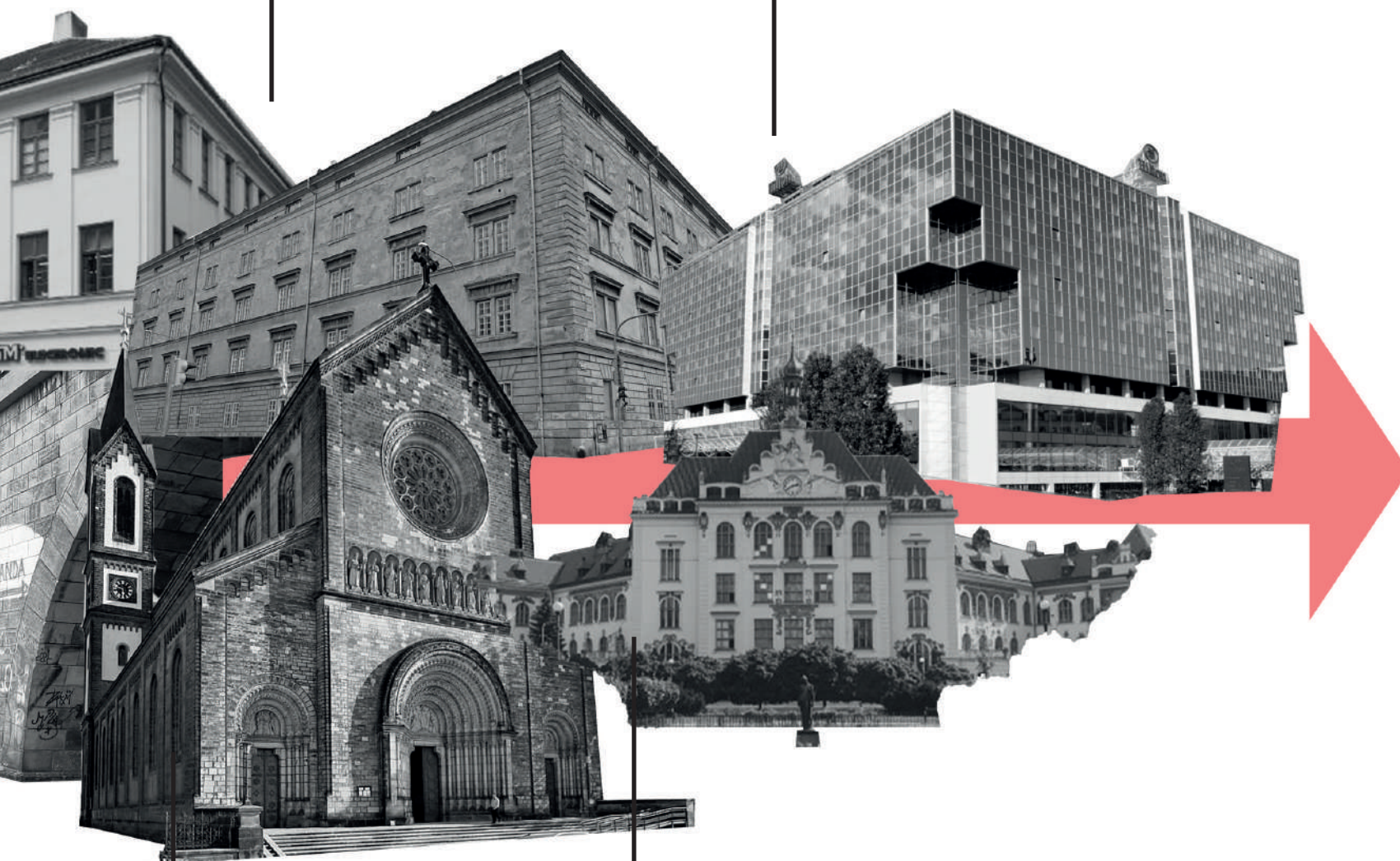
1840
karlínské
náměstí č.p.
156

1845
Negrelli
Viaduct

47

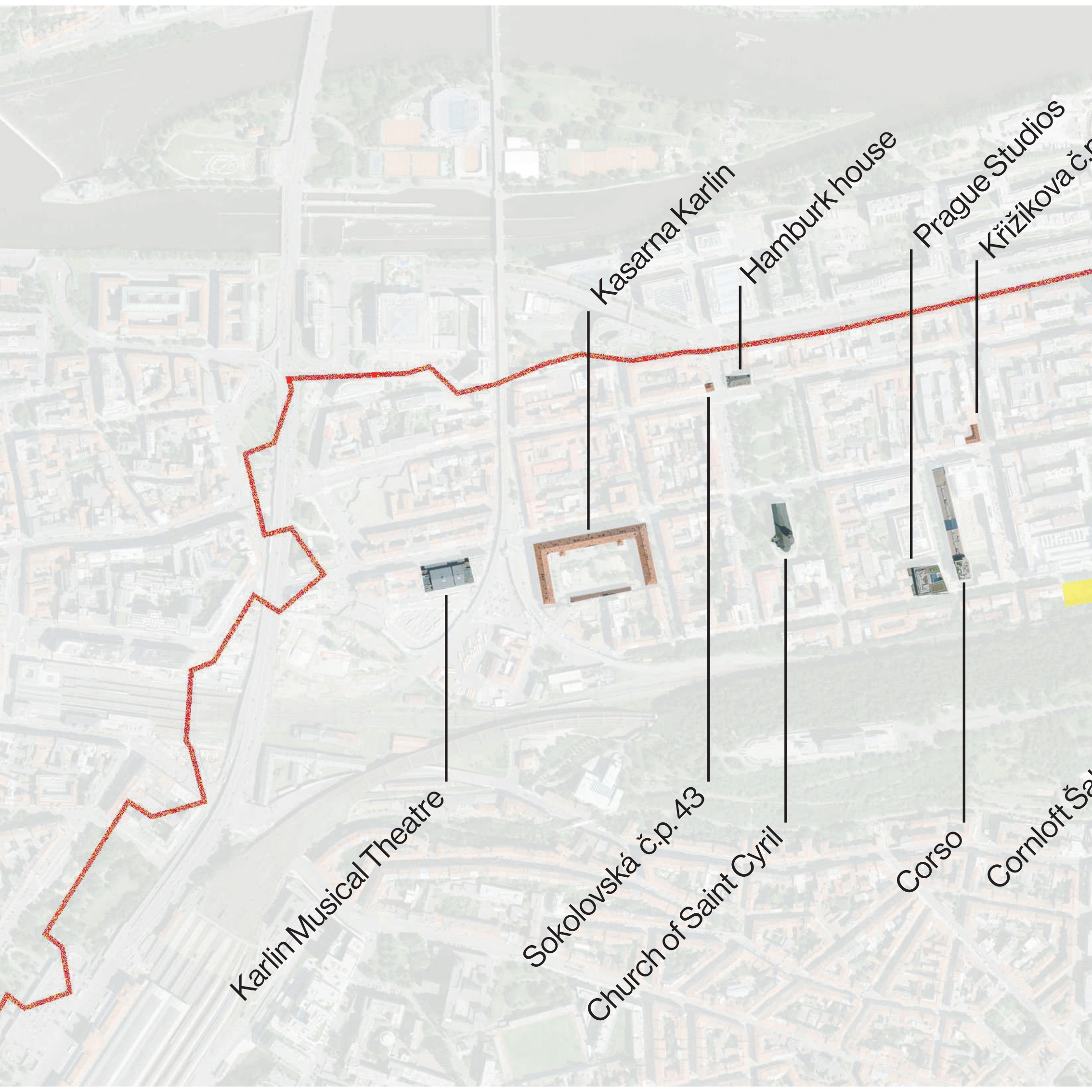
Kasarna Karlin
1846-49

Hilton
1989



1854-63
Church of
Saint Cyril

1906
škola lyčkovo



Karlin Musical Theatre

Sokolovská č.p. 43

Church of Saint Cyril

Kasarna Karlin

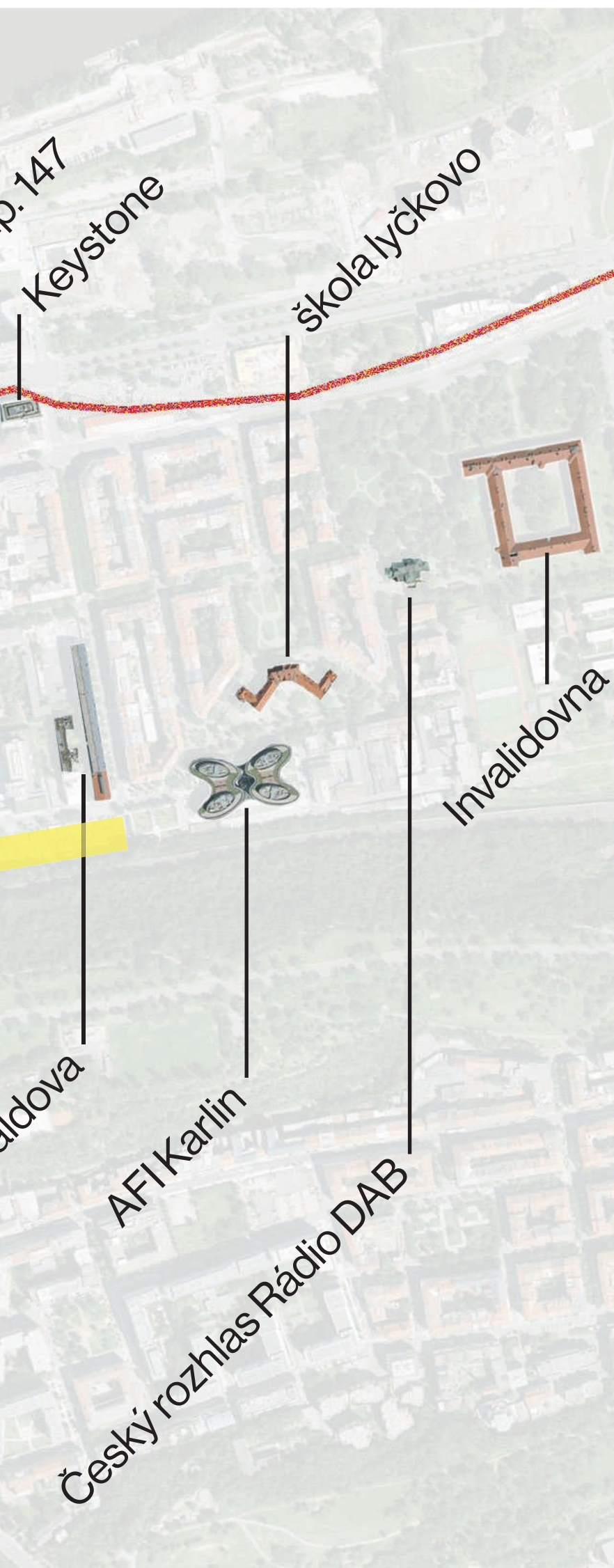
Hamburk house

Corso

Prague Studios

Křížikova č.p.

Cornloft Ša



Notable Locations

The industrial past serves as the foundation upon which the present and future are built, offering invaluable lessons and shaping the trajectory of human progress. From the emergence of factories to the advancements in technology and infrastructure, industries have propelled societies forward by revolutionizing production, transportation, and communication. The industrial era not only fueled economic growth but also sparked social and cultural transformations, ushering in urbanization and altering the way people lived and worked. Moreover, the challenges and innovations of the past continue to inspire innovation and problem-solving in the present, guiding efforts to address contemporary issues such as sustainability and automation. By understanding and appreciating our industrial heritage, we gain insight into the complexities of modern society and pave the way for a more informed and prosperous future.

Towards the southern part of Karlin (below red line indicating the old river front and fortification walls) notable buildings that are scattered throughout the original development were primarily residential buildings that over time have been converted into institutions of office space. Towards the north the most notable buildings that can be found are office buildings and industrial complexes.

Chapter 4

Site Analysis

Planning and Ownership

Permissible use :

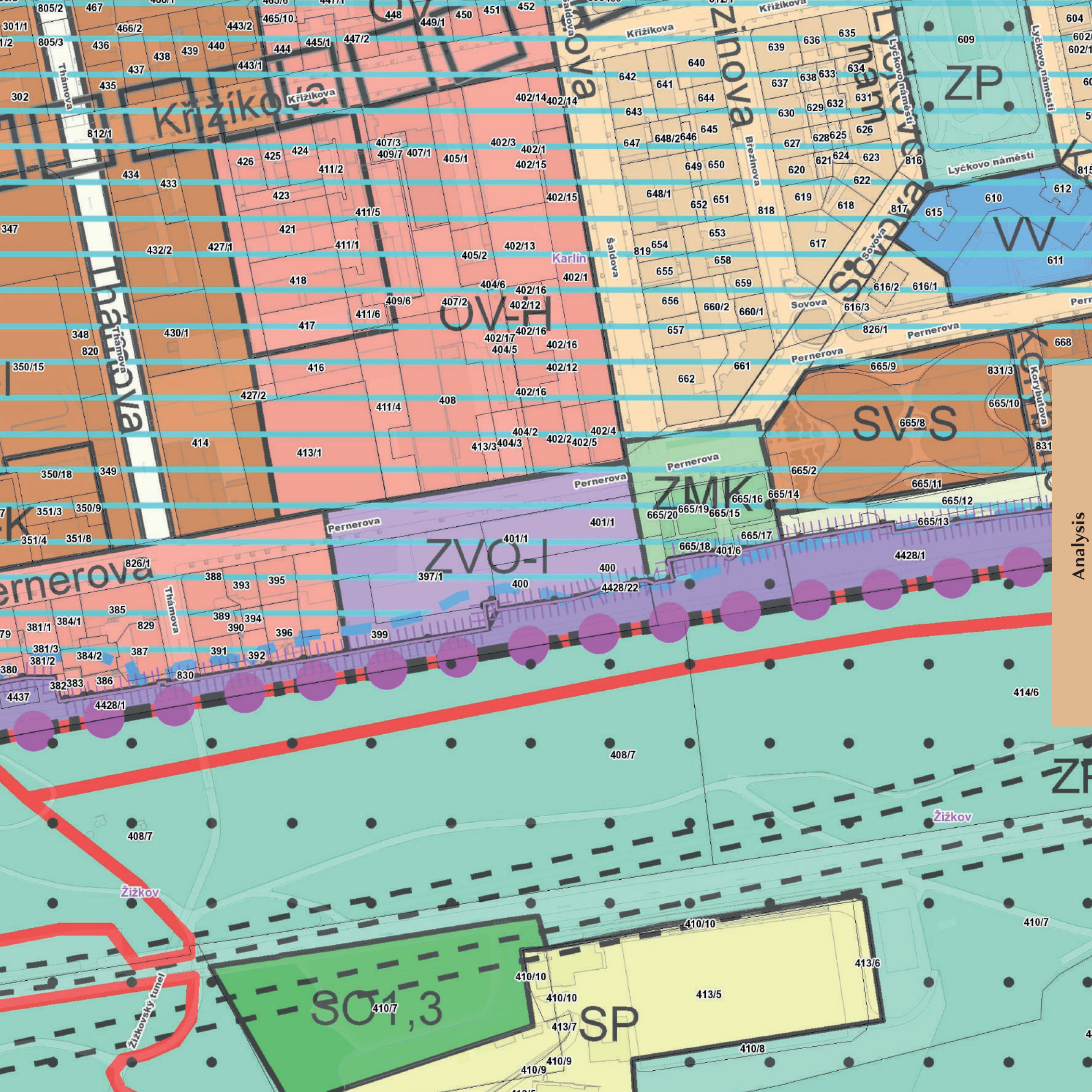
Commercial equipment with a total gross floor area not exceeding 20,000 m², buildings and facilities for public administration, buildings and equipment for administration, services, public catering facilities, hotel and accommodation facilities, multi-purpose buildings and equipment for culture and sport, buildings and facilities for exhibitions and congresses, large sports and recreational areas, universities and higher education institutions, cultural buildings and facilities, museums, gallery, theaters, concert halls, multi-functional cultural and entertainment facilities, archives and deposits, church facilities, science and technology parks, innovation centers, school facilities, medical facilities, sports facilities, veterinary equipment, social service facilities, rescue safety system equipment.

Small water areas, greenery, cycle paths, pedestrian roads and spaces, vehicle communication, area technical infrastructure equipment to the extent necessary and line lines of technical infrastructure.

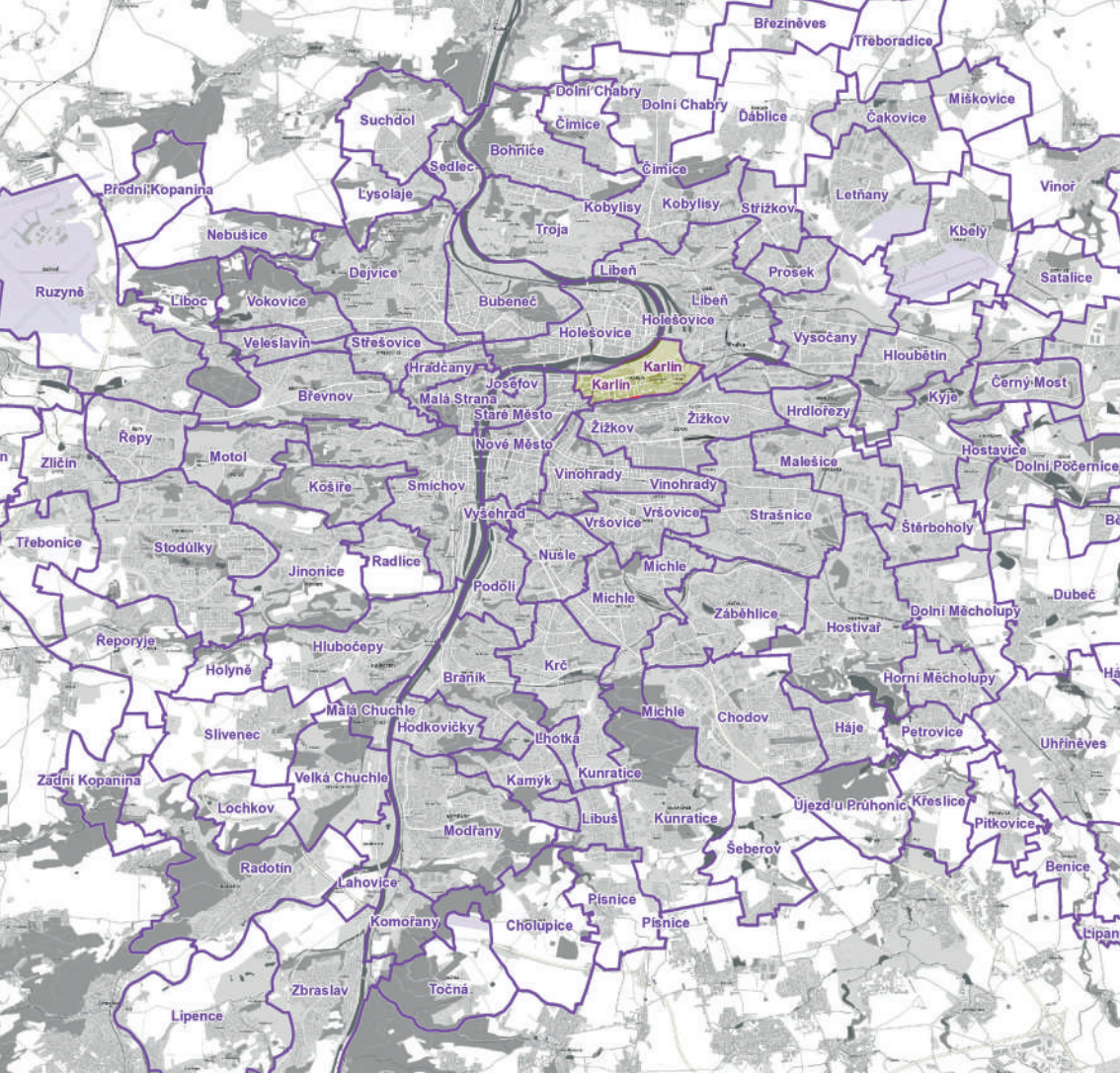
Conditionally permissible use :

To meet the needs related to the main and permissible use, the following can be placed: areas and storage facilities, service apartments, parking and parking areas, garages.

It is also possible to place: special business, university and culture and church complexes, provided that their location is part of the overall urban concept. Small non-interruptible production, raw material collection and small collection yards, fuel filling stations, buildings, equipment and areas for PID operation. For conditionally permissible use, there will be no determination or threat to the usability of the land in question.



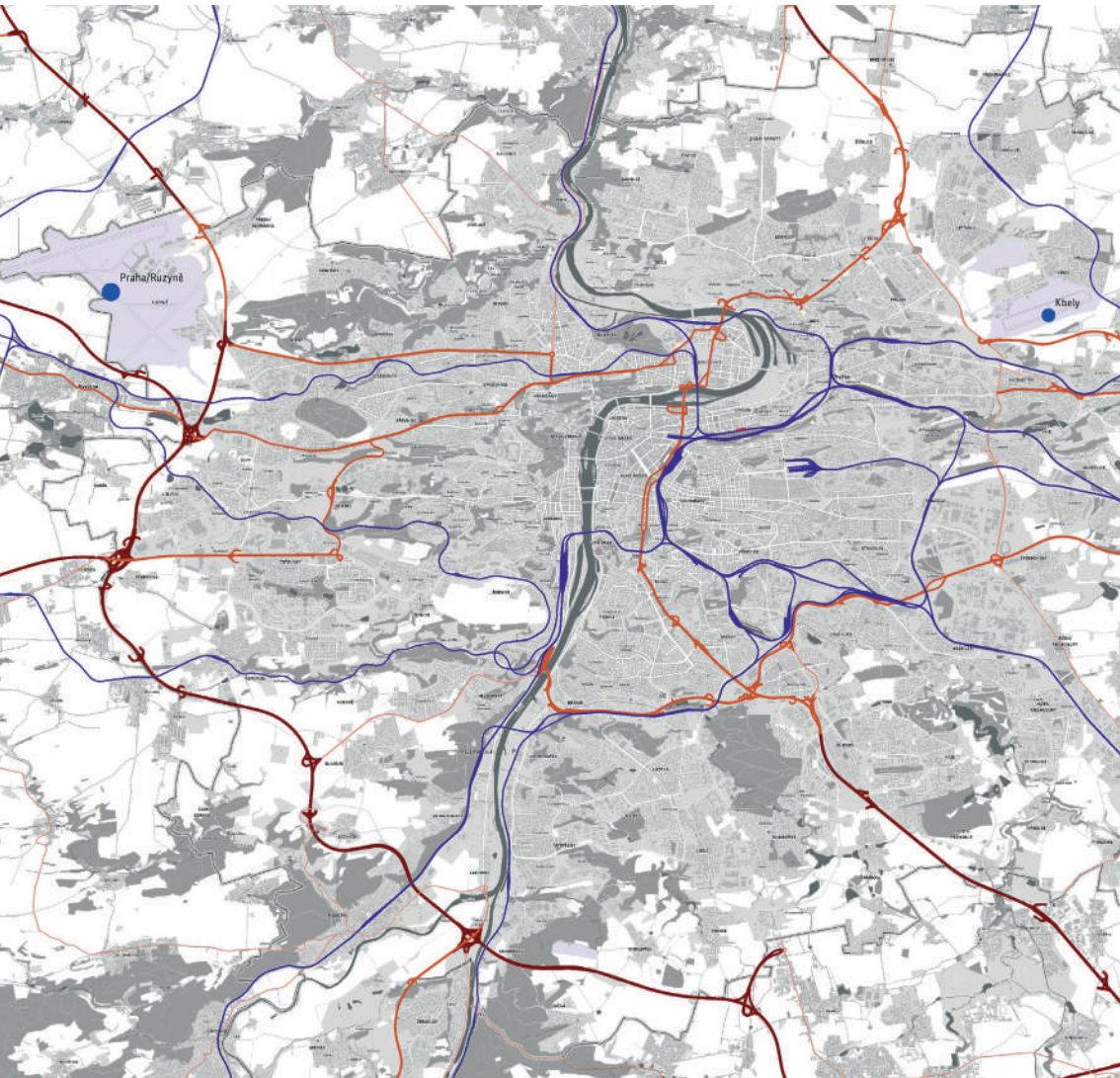
Analysis



Cadastral map



Site






Regional networks

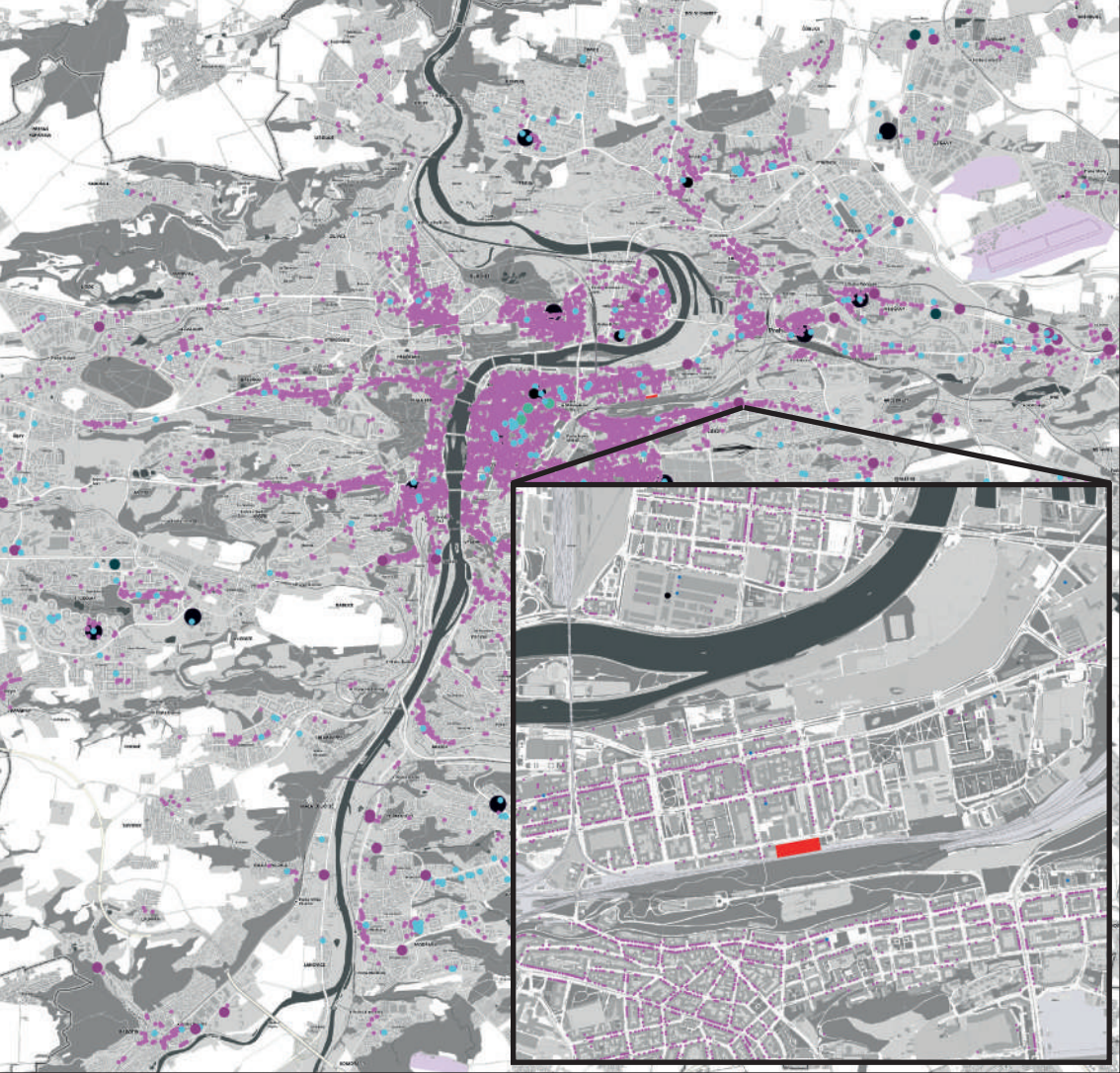
- Main Railway Lines
- Main Roads
- Airport
- Expressway

[illegible]

 Site

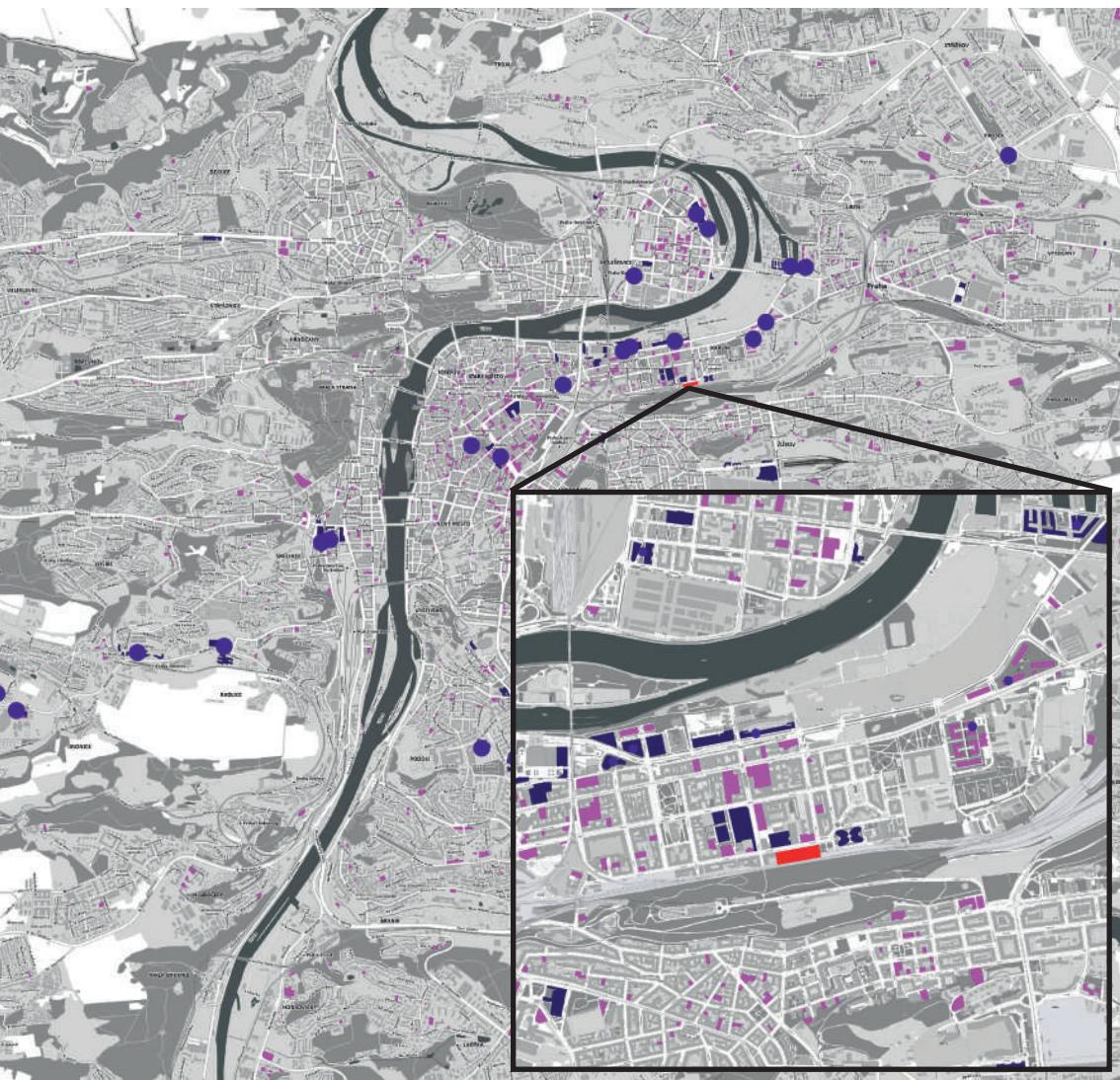
An aerial photograph of the City of St. Louis, Missouri, with various land use and environmental zones highlighted. The Mississippi River is prominent on the left side of the image. The city's urban grid is visible, with several areas outlined in green, blue, and purple. These highlighted areas include large tracts of land in the central and eastern parts of the city, as well as smaller, more irregular shapes along the river and in the surrounding areas. The map also shows some smaller bodies of water and green spaces. The overall layout suggests a detailed land use or environmental planning map for the city.

- | | |
|---|-----------------------------|
|  | Inaccessible |
|  | Neighborhood Park |
|  | Functional Park |
|  | Significantly Forested Area |
|  | Metropolitan Park |
|  | Local Park |
|  | Site |
|  | Parks To Restore |
|  | Accessible |



Retail

- Shops or Services On Ground Floor
- Marketplaces
- Small Businesses
- Shopping Centers
- Shopping Malls
- Site



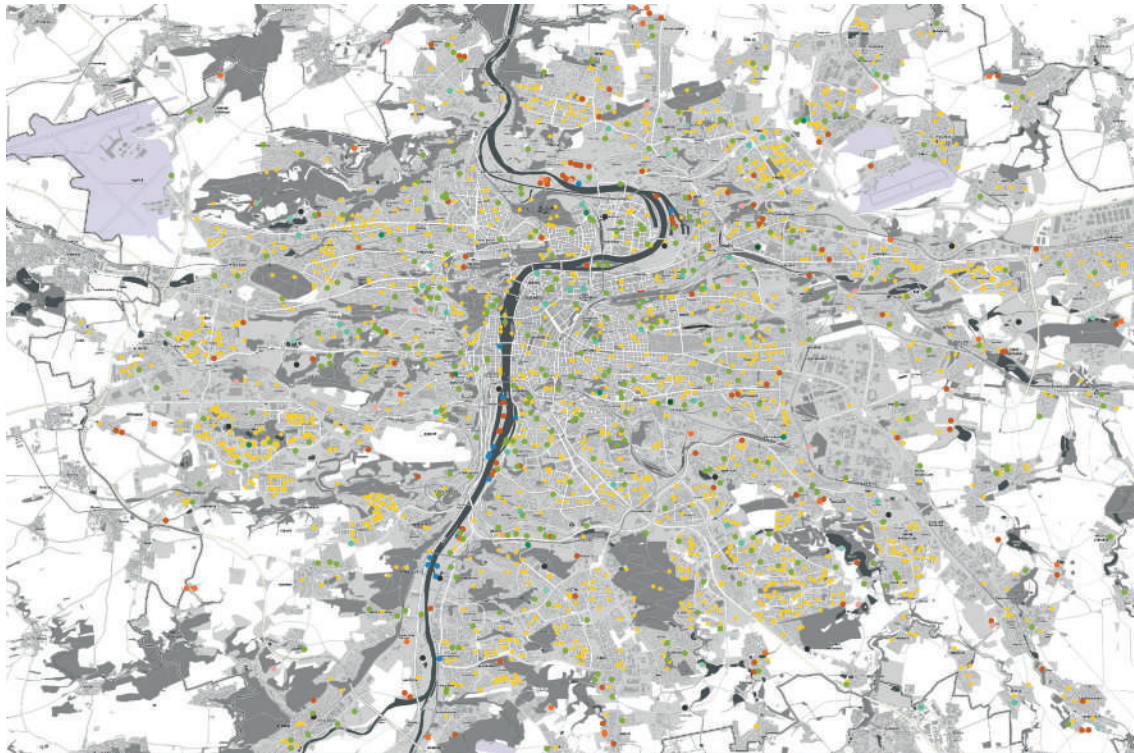
Office buildings

- Office Complexes
- Large Office Complexes
- Office Buildings
- Site



Cultural facilities

- Museum/Gallery
- Library
- Cultural and Community Facilities
- Theatre
- Multifunctional Arena
- Cinema
- Foregin Cultural Represntation
- Concert Hall
- Site



Recreational facilities

- Golf Course/ Mini Golf
- Multifunctional Arena/ Stadium
- Sports Hall/Equipment Area
- Sports and Recreation
- Playground
- Riding Stable
- Indoor Pool/ Aqua Center
- Shipyards
- Dog Training Grounds
- Site

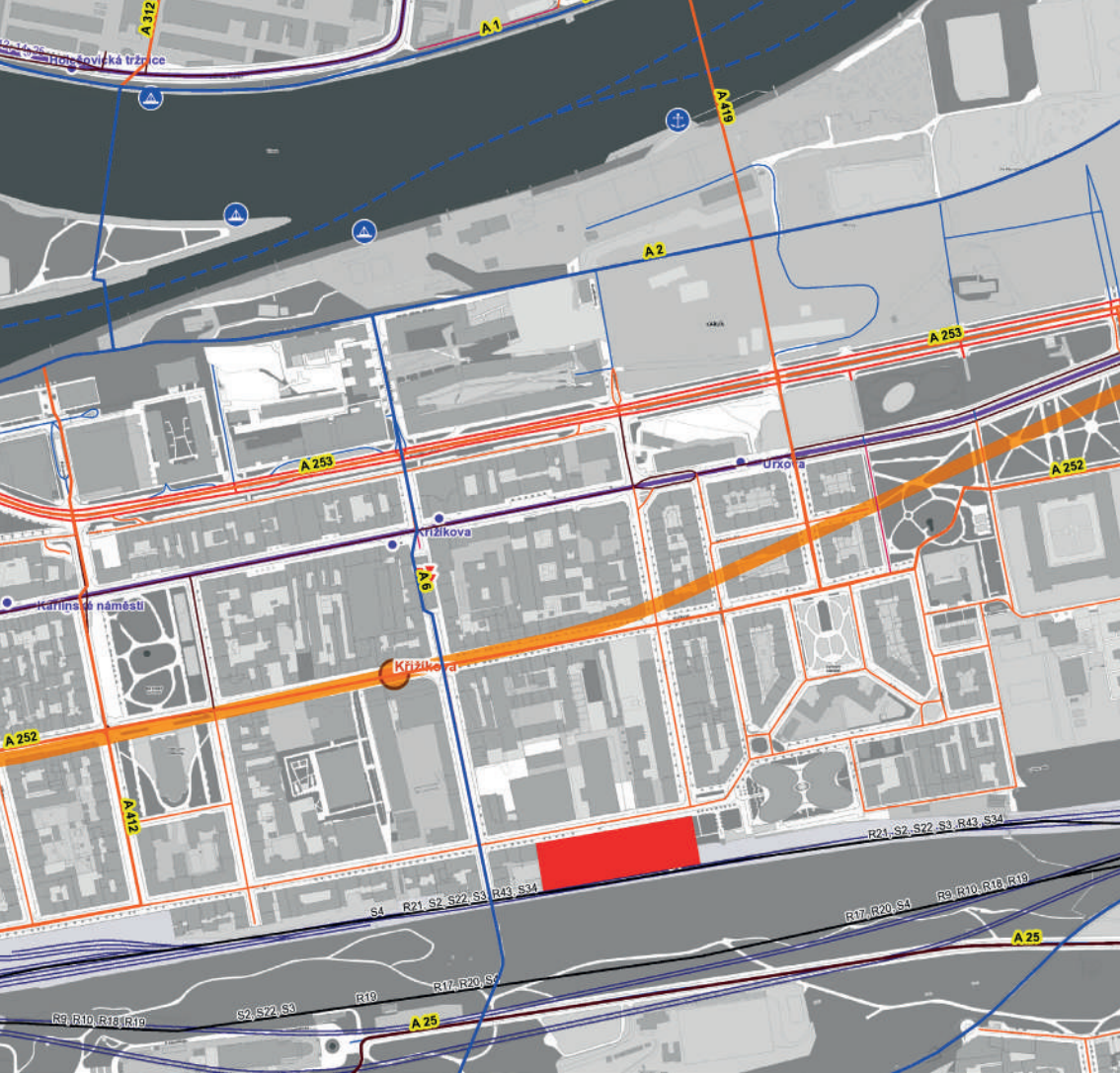


Universities

- College of Economics
- College of Arts and Crafts
- Czech Technical University
- Charles University
- Private Universities
- Academy of Preforming Arts
- Academy of Fine Arts
- Czech University of Agriculture
- Site

List of universities:

ARCHIP
Vysoká škola ekonomická (VŠE)
Univerzita Karlova (Charles University)
Vysoká škola finanční a správní (University of Finance and Administration)
Akademie výtvarných umění (Academy of Fine Arts)
ART & DESIGN INSTITUT
Unicorn College
Vysoká škola J. A. Komenského (JA Komenského University)
České vysoké učení technické (Czech Technical University) (ČVUT)
Akademie múzických umění (Academy of Performing Arts)
Vysoká škola kreativní komunikace (University of Creative Communication)
AKCENT College
Vysoká škola chemicko technologická (VŠCHT) (University of Chemical Technology)
Vysoká škola psychosociálních studií Praha (University of Psychosocial Studies Prague)
University of New York of Prague
Vysoká škola finanční a správní (VŠFS) (University of Finance and Administration)
Vysoká škola manažerské informatiky a ekonomie (University of Management Informatics and Economics)
Vysoká škola mezinárodních a veřejných vztahů (University of International and Public Relations)
Vysoká škola zdravotnická (University of Health)
Anglo-americký institut (Anglo-American Institute)
University of Regional Development and Banking Institute
AMBIS
Česká zemědělská univerzita (ČZU) (Czech University of Life Sciences)
Vysoká škola hotelová (Hotel college)
University of Psychosocial Studies Prague
Vysoká škola tělesné výchovy a sportu PALESTRA (University of Physical Education and Sport PALESTRA)



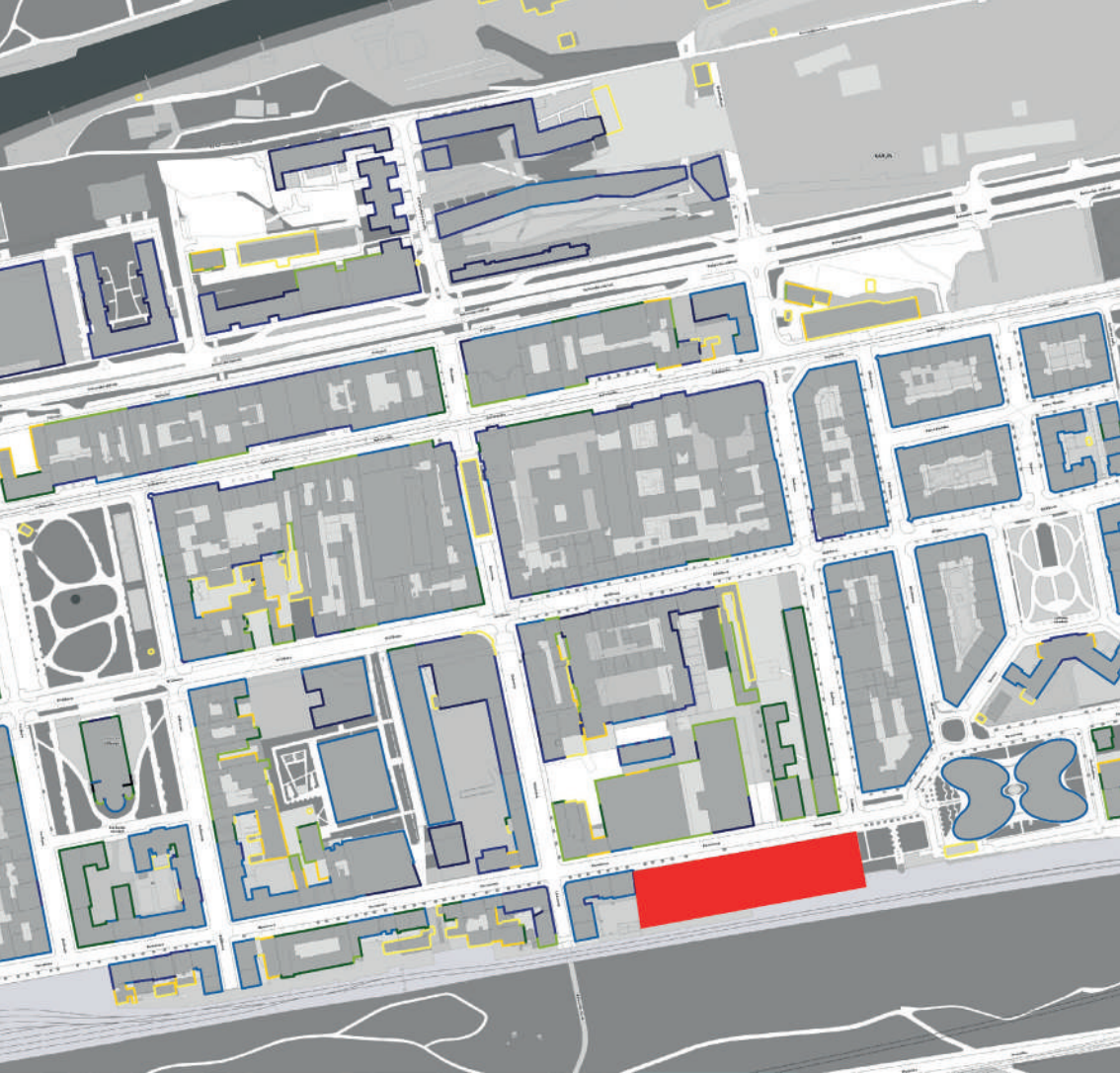
Transportation

- Metro Line B
- Roads
- Expressway
- Bus Lines
- Cycling Paths
- Selected Roads
- Tramline
- Railway Line
- Site
- Fairy Path

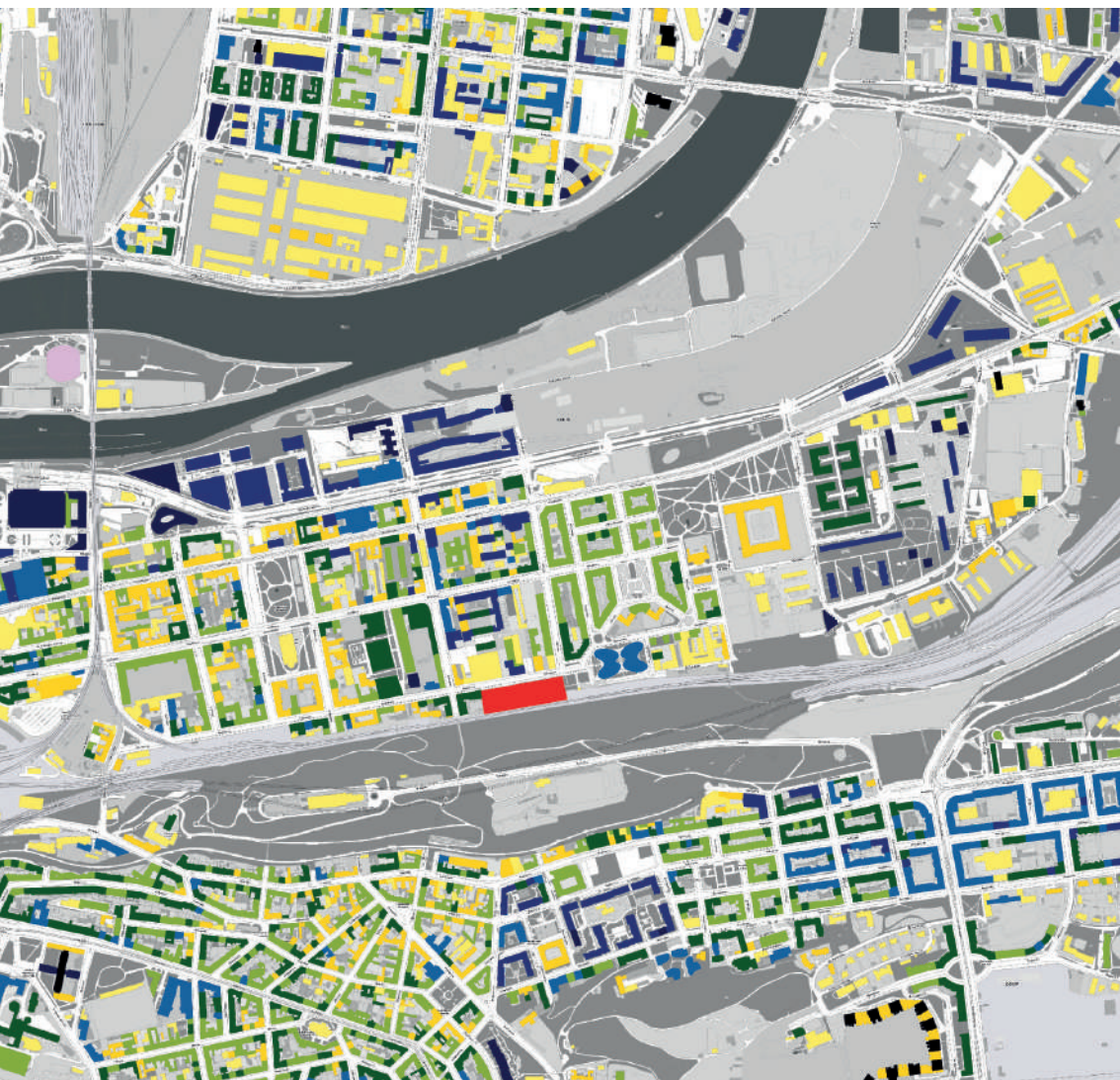
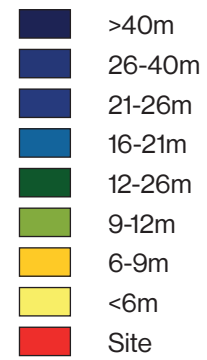


Street widths

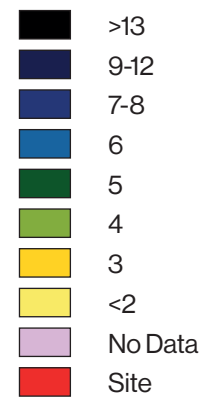
- <8m
- 8-12m
- 12-18m
- 18-24m
- >24m
- Site



Building heights



Number of floors per building





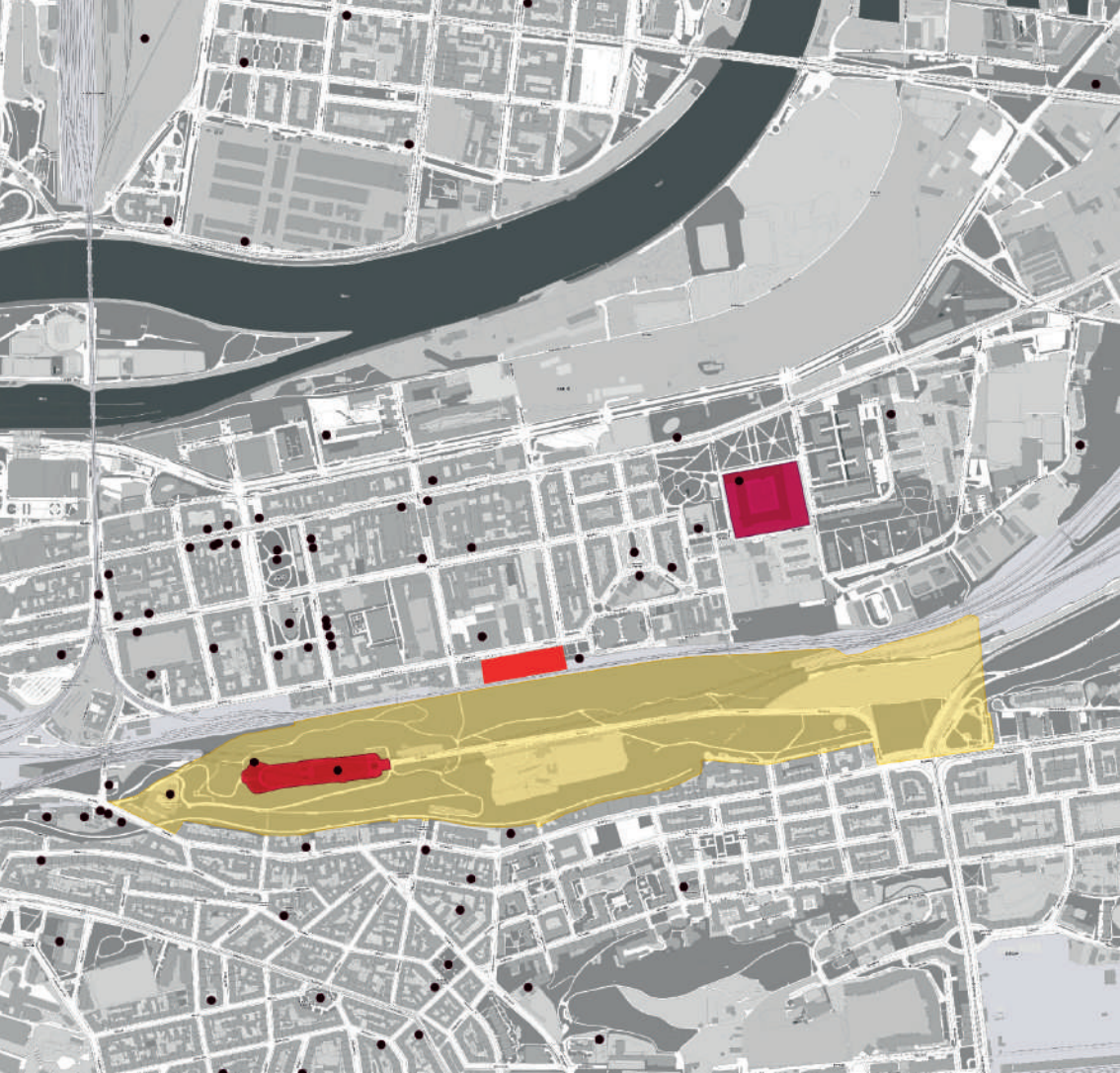
Types of Roof Landscapes

- Equal
- Oblique
- Site



Enclosed spaces

- Inaccessible to general public
- River
- Development
- Public Accessibility
- Site
- Accessible on time table
- Restricted accessibility



Monuments

- Monuments
- National Cultural Monuments
- NKP Protection Zone
- Site

List of Monuments:

- Hudební divadlo Karlín
- Negrelli's viaduct
- Dům U Zeleného stromu (House At the Green Tree)
- Ferdinandova kasárna (Ferdinand Barracks)
- Sokolovna (Falconry)
- Dům U Větrostřelce (House U Vetrostrelka)
- Dům U Červené hvězdy (House U Red Star)
- Kaple sv. Karla Boromejského (Chapel of St. Karel Borromeo)
- Zájezdni hostinec U Města Hamburku (Travel inn At the City of Hamburg)
- Sady na Karlínském náměstí (Orchards on Karlínské náměstí)
- Kostel sv. Cyrila a Metoděje (Church of st. Cyril and Methodius)
- Radnice (Town hall)
- Dům V Ráji (House In Paradise)
- Dům U Modlitebny (House U Modlitebna)
- Soubor věcí býv. nádraží Severozápadní dráhy (A set of things ex. Northwestern railway station)
- Dům U Tří lilii (House U Tří lilii)
- Dům U Města Heidelbergu (House Near the City of Heidelberg)
- Dům U Zlatého slunce (House U Zlaté slunce)
- Hospoda U Zábranských (U Zábranské pub)
- Továrna Breitfeld-Daněk (Factory Breitfeld-Daněk)
- Kaple Panny Marie při bývalém vojenském hřbitově (The chapel of the Virgin Mary at the former military cemetery)
- Park na Lyčkově náměstí (Park on Lyčková náměstí)
- Výklenková kaplička sv. Václava (Niche chapel of St. Wenceslas)
- Národní dům (National House)
- Invalidovna
- Hotelový dům EXPO (EXPO Hotel House)
- Zámček Sluncová (Sluncová castle)



Commercial spaces (restaurants, stores, etc...)

- On Ground Floor
- In The Yard/Courtyard
- Passage
- Site



Accommodation

- Unspecified accomodation
- Guesthouse
- Hotels
- Site



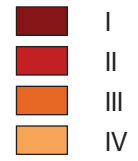
Tree Distribution

- Tree Lines
- Site
- Local Street
- District Street



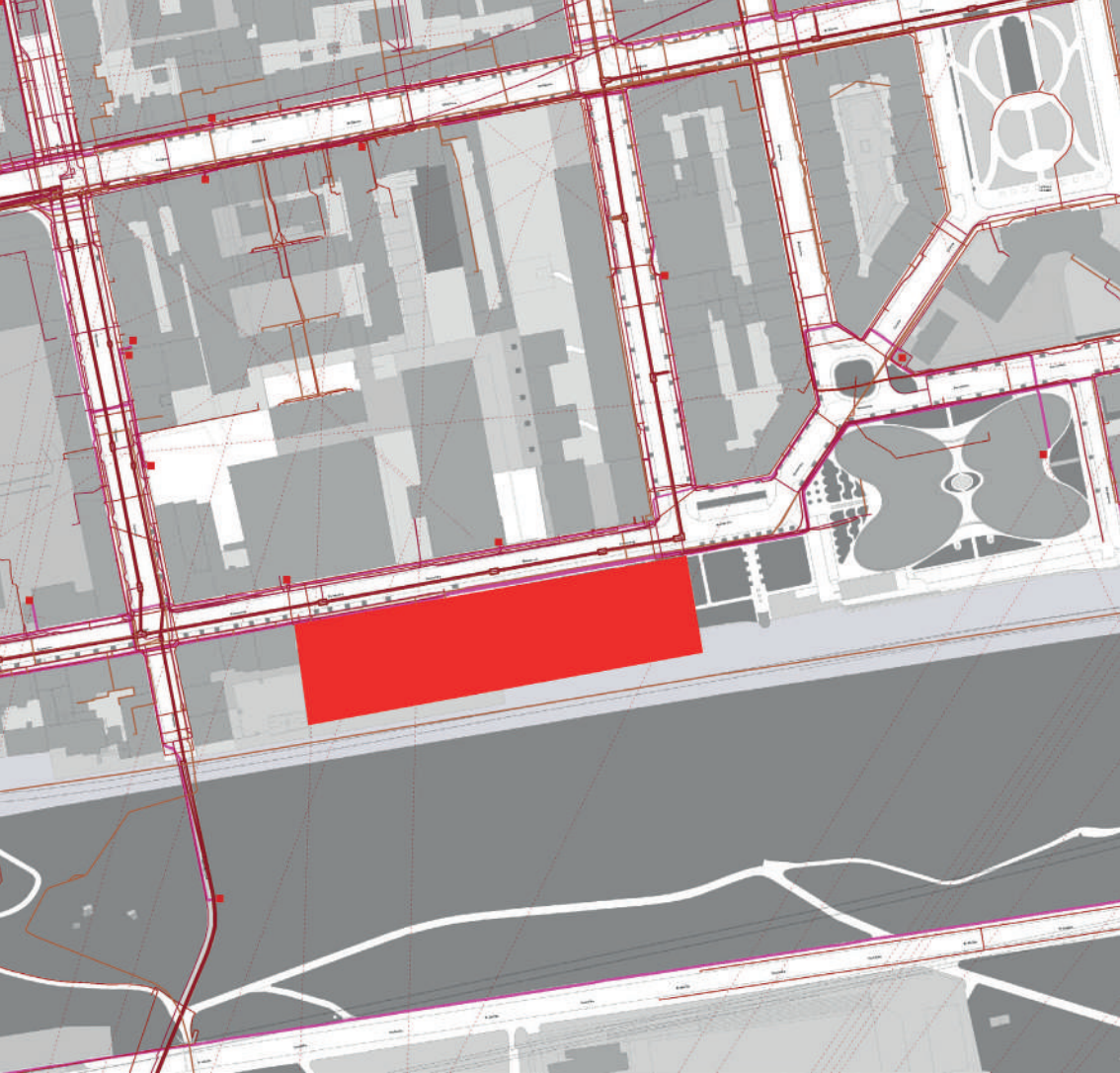
Agricultural land

*Protection Class



Barriers





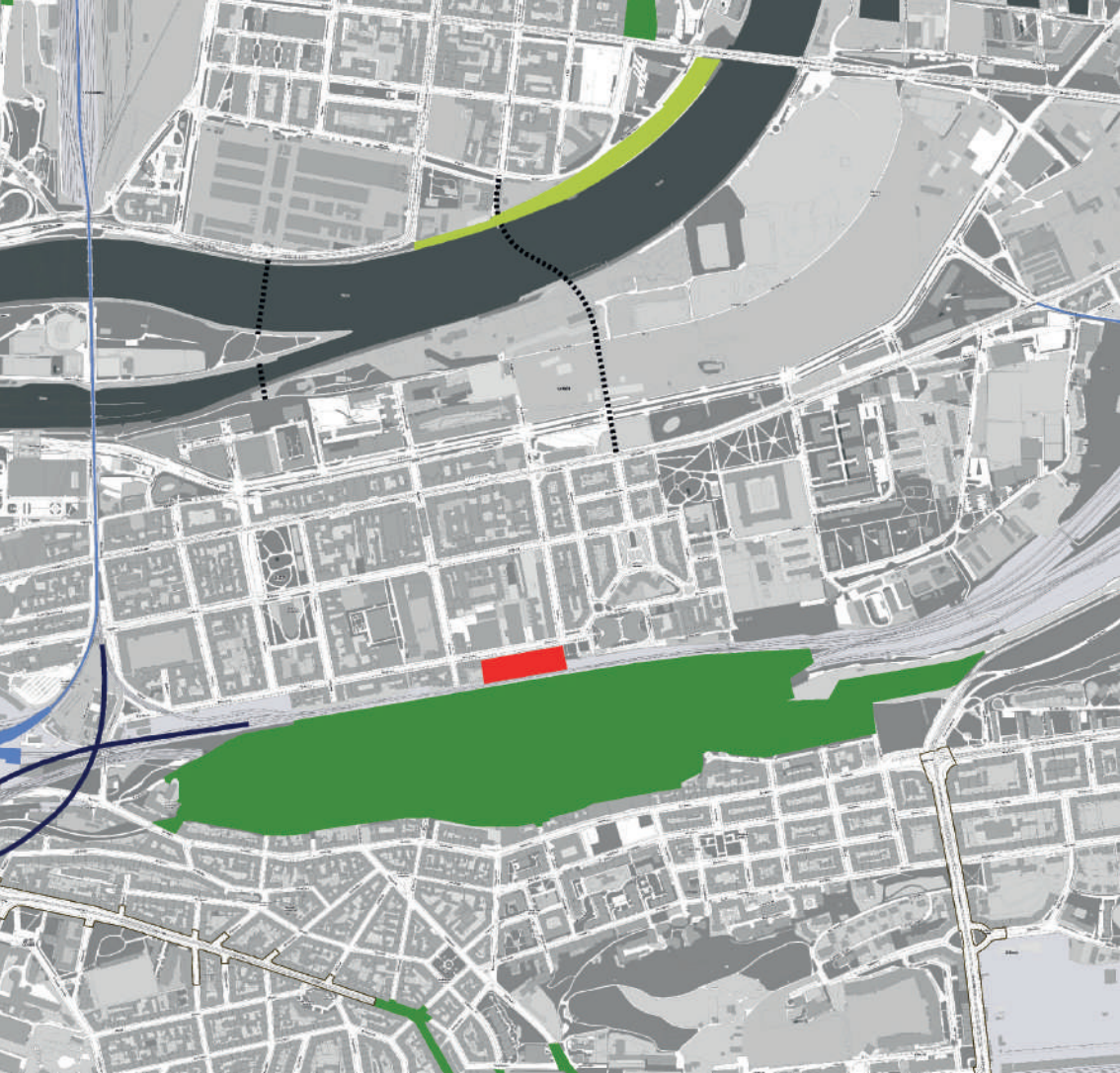
Electrical communications and supply

- Electronic Communication Device - Area
- Cable Conduit
- Underground Low Voltage Power Line
- Underground Power Line Route
- Optical Cable
- Site
- Radio Relay Link



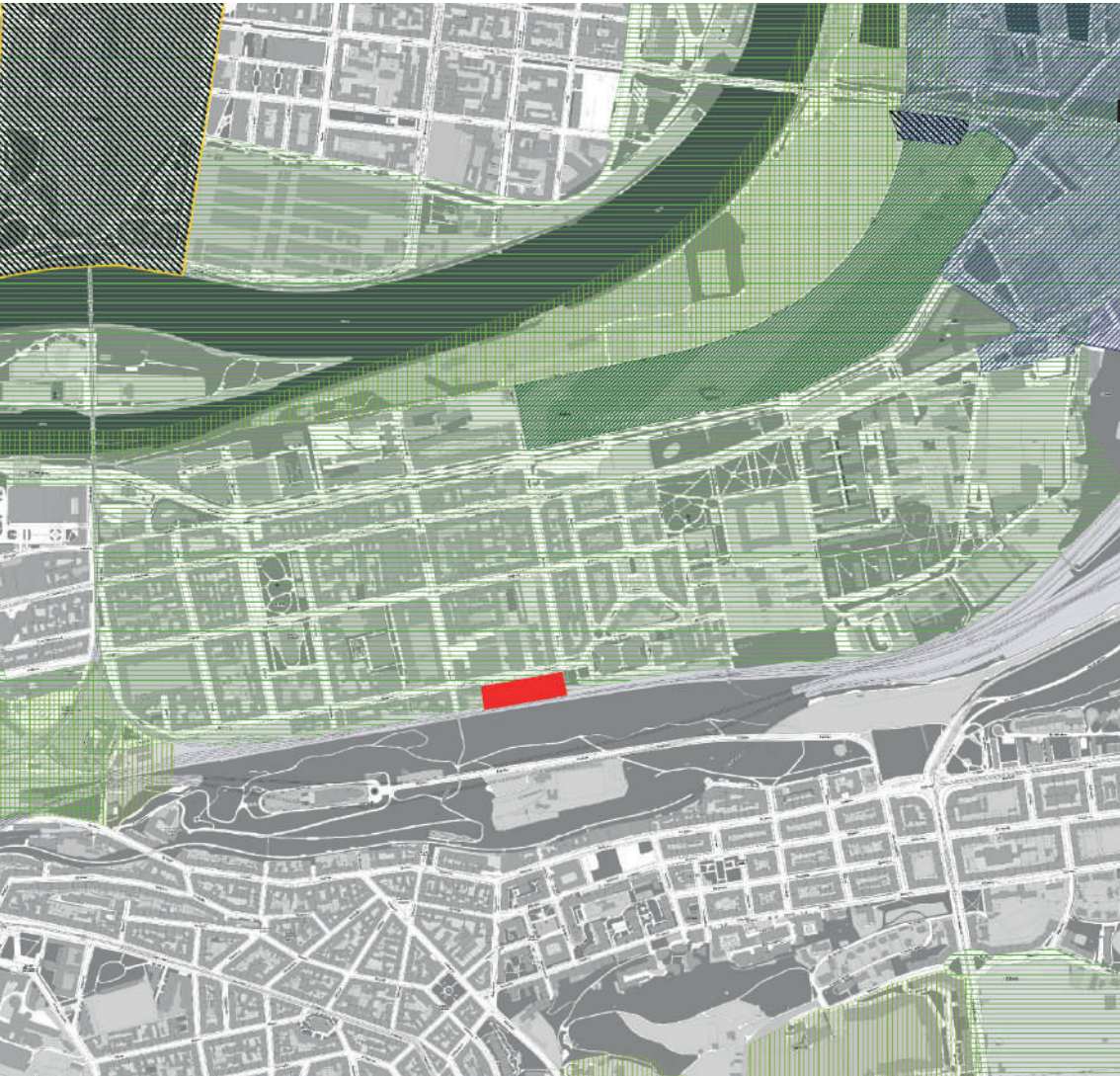
Technical map (gas, water, sewage)

- Water Supply
- Sewage
- Gas Supply
- Site



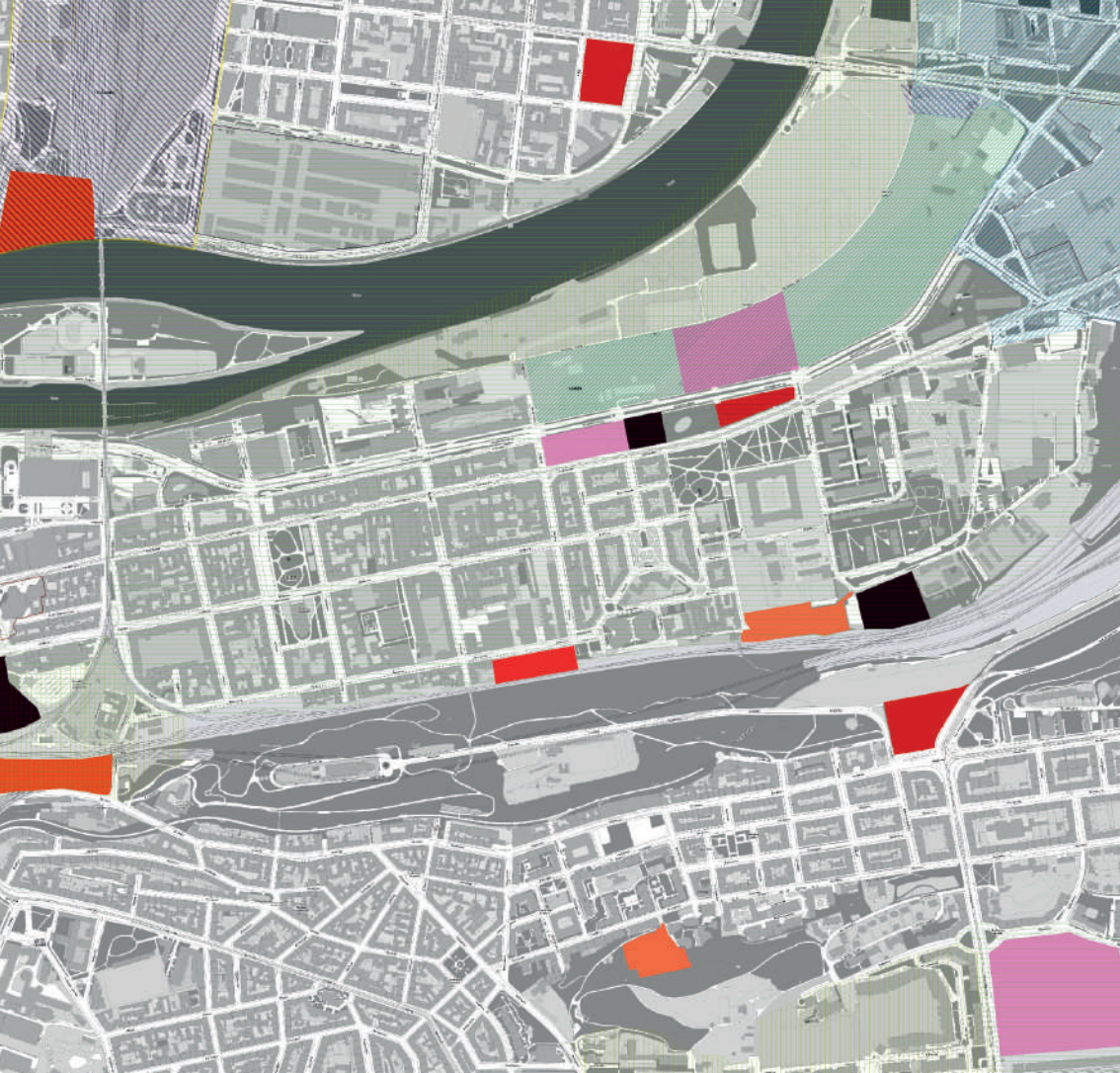
Future interventions and transport

- Better Motorway Infrastructure
- Better Railway Infrastructure
- Plan, Parks, and Public Spaces (Broad Intentions)
- Plan, Forests, and Open Landscape (Broad Intentions)
- Stimulus, Parks, and Public Spaces
- Site
- Bridge Connections



Future planning zones

- Completed Designs
- Developmental Progress
- Developed Draft of Territorial Study
- Approved
- Completed Territorial Study
- Site
- Documentation For Territorial Study Submitted



Future urban planning

- Commercial Equipment and Proiduction
- Housing
- Services
- Housing
- Site
- Completed Designs
- Developmental Progress
- Developed Draft of Territorial Study
- Approved
- Completed Territorial Study
- Documentation For Territorial Study Submitted



Potential development areas

- Undeveloped Spaces
- Site



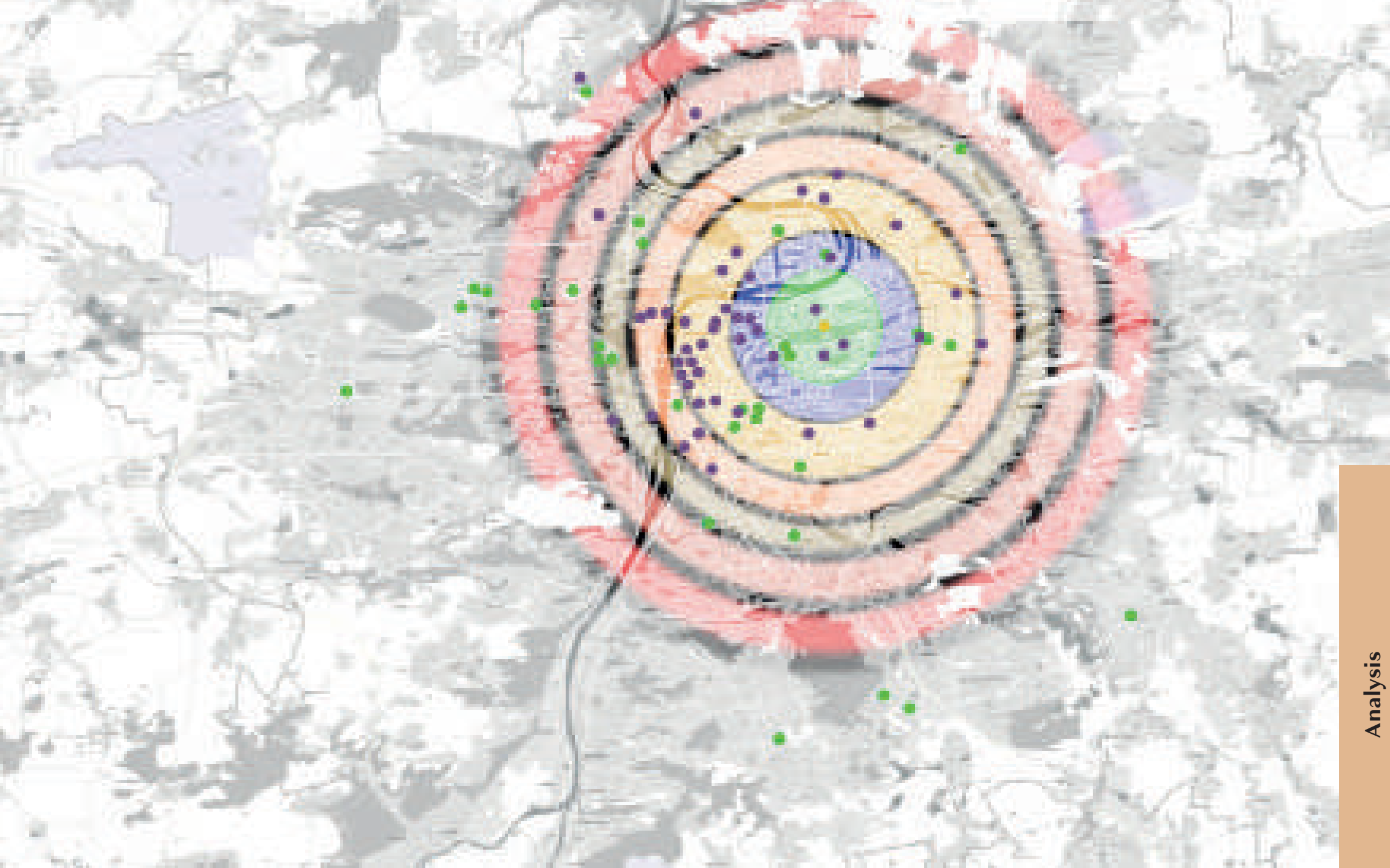
Existing Student Housing

- Existing Student Housing
- Proposal



Universities

- Universities
- Proposal

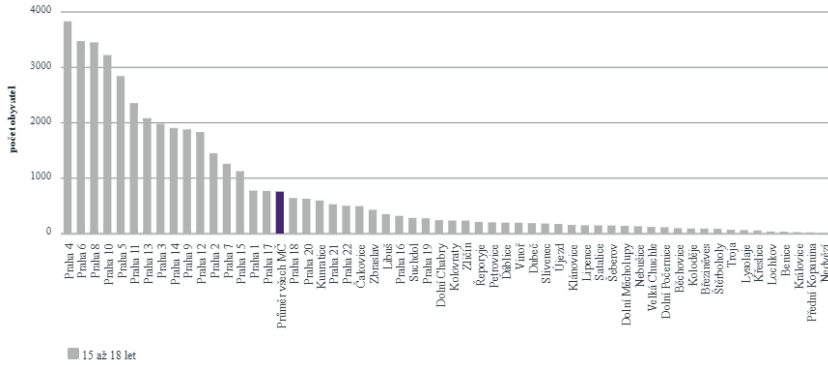


Distance per 1000m

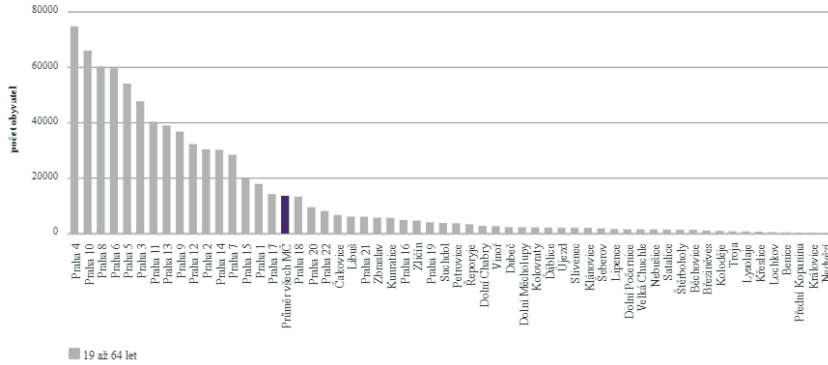
- 1,000m
- 2,000m
- 3,000m
- 4,000m
- 5,000m
- 6,000m
- 7,000m
- Existing Student Housing
- Universities
- Proposal



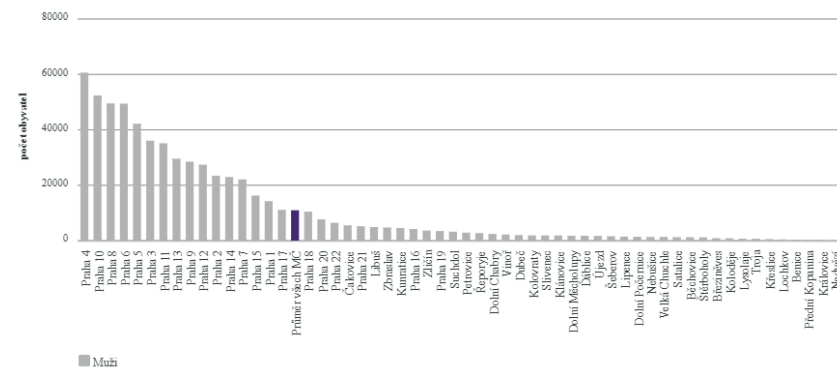
Ages 15-18



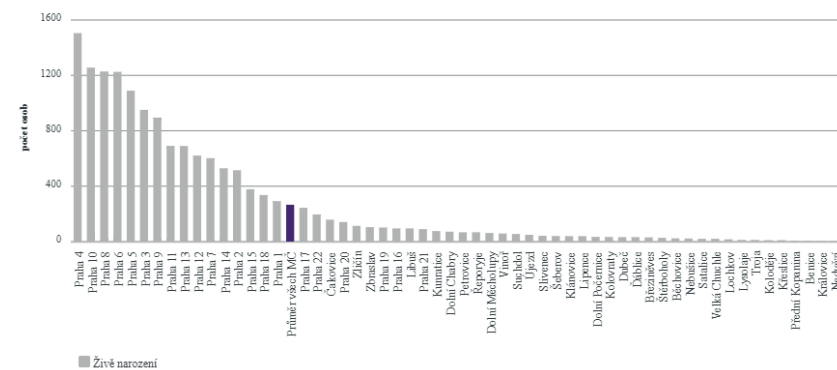
Ages 19-64



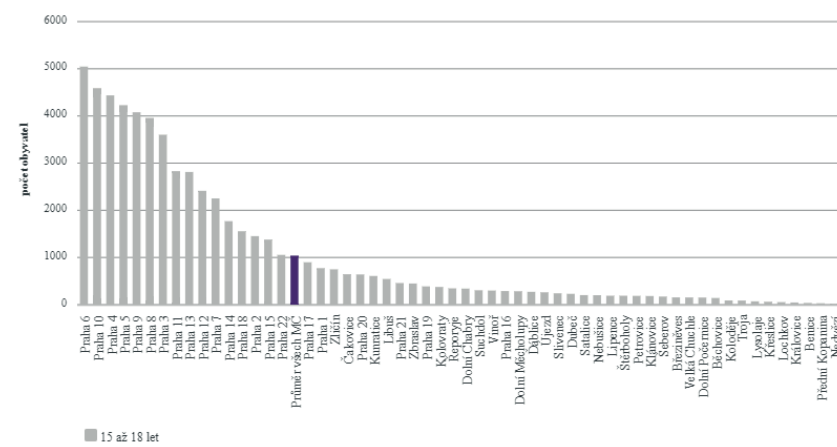
Men



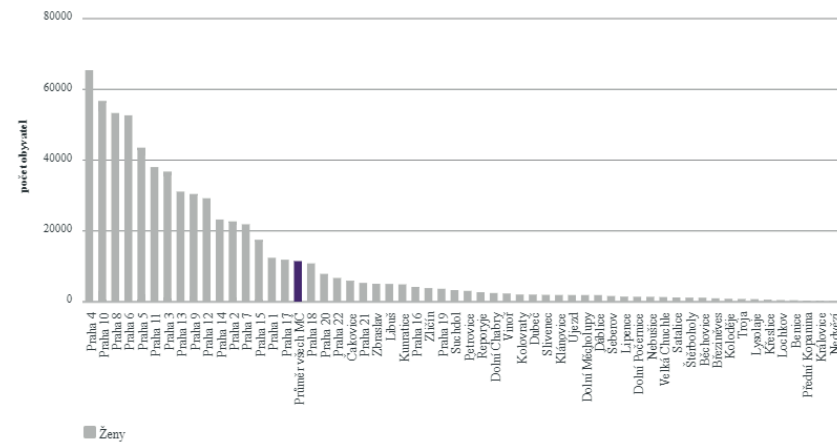
Births



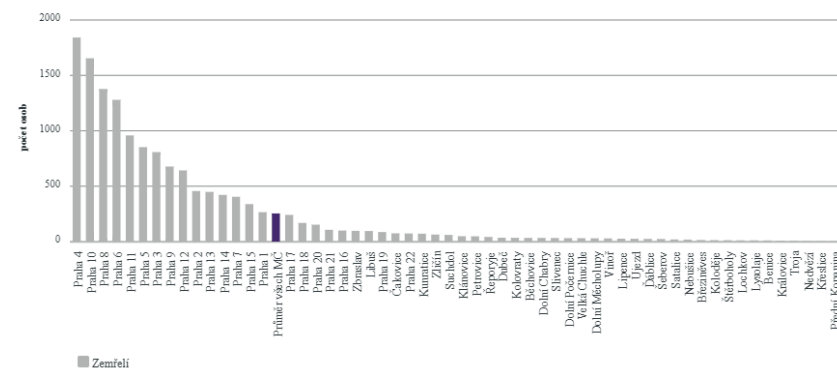
Population Forecast ages 15-18 For 2050



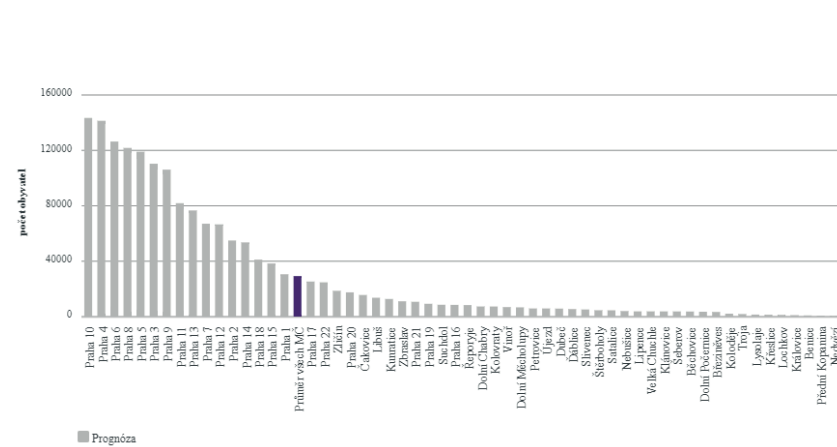
Women



Deaths



Population Forecast For 2050



Obec / Městská část	Průměrná cena za m² (Kč/m²)
Praha 1	118 000
Praha 2	85 000
Praha 3	75 000
Praha 6	72 000
Praha 7	72 000
Praha 5	68 000
Praha 10	65 000
Praha 8	62 000
Praha 4	62 000
Praha 9	60 000
Komunizace	60 000
Průměr všech MČ	58 000
Praha 18	55 000
Praha 15	55 000
Praha 11	55 000
Zlín	55 000
Libeň	55 000
Praha 12	55 000
Praha 17	55 000
Praha 13	55 000
Praha 20	55 000
Praha 19	55 000
Praha 14	55 000
Praha 22	55 000
Praha 16	55 000
Újezd	55 000
Zbraslav	55 000
Čákovice	55 000
Praha 21	55 000
Kokoličany	40 000

Feedstuff	podíl objemně (%)
Krmná krm	38.0
Petržel	37.5
Práš 20	37.0
Práš 17	36.5
Práš 15	36.0
Práš 14	35.5
Práš 11	35.0
Kláš	34.5
Střelohy	34.0
Libos	33.5
Basen	33.0
Náho	32.5
Práš 12	32.0
Práš 19	31.5
Práš 21	31.0
Dolní Měch	30.5
Práš 18	30.0
Práš 4	29.5
Práš 22	29.0
Práš 10	28.5
Zrn	28.0
Práš 13	27.5
Dob	27.0
Vin	26.5
Lip	26.0
Práš 16	25.5
Práš 8	25.0
Práš 1	24.5
Práš 3	24.0
Práš 5	23.5
Práš 9	23.0
Práš 11	22.5
Zl	22.0
Břez	21.5
Práš 5	21.0
Dolní P	20.5
Práš 14	20.0
Práš 6	19.5
Dolní Ch	19.0
Stal	18.5
Práš 12	18.0
Loch	17.5
Seh	17.0
Stad	16.5
Kol	16.0
Kor	15.5
Práš	15.0
Ben	14.5
Nebu	14.0
Rep	13.5
Kr	13.0
Kr	12.5
Loch	12.0

Vesnice	Počet uživatelů
Praha 1	32000
Praha 2	8500
Praha 8	7500
Praha 5	7000
Praha 6	6500
Praha 4	6000
Praha 3	5500
Praha 10	5000
Praha 9	4500
Praha 7	4000
Praha 11	3500
Prácheňské Mlýny	3000
Kutná Hora	2500
Praha 15	2000
Sedlčany	1500
Praha 14	1000
Praha 13	500
Čáslav	500
Praha 18	500
Březnice	500
Trojan	500
Dolní Počernice	500
Praha 20	500
Znojmo	500
Ladostín	500
Praha 22	500
Praha 12	500
Praha 16	500
Praha 17	500
Praha 19	500
Praha 21	500
Benice	500
Běchovice	500
Dolní Chabry	500
Dolní Měcholupy	500
Mladá Boleslav	500
Chábice	500
Klanovice	500
Koloděj	500
Kotvrdy	500
Křivopane	500
Křiváček	500
Lupačev	500
Ločkov	500
Lysovice	500
Neratovice	500
Nezvěstice	500
Petrovice	500
Přední Kopanina	500
Raporty	500
Stálce	500
Slavětín	500
Seberov	500
Štěrboholy	500
Újezd	500
Velká Chuchle	500
Vratislavice	500
Zbihoj	500

[illegible]

Profese	Podíl absolventů (%)
Toja	48.0
Lysejše	47.0
Praha 1	46.0
Praha 7	45.0
Praha 6	44.0
Praha 2	43.0
Krásice	42.0
Stachdöl	41.0
Praha 5	40.0
Žitčín	39.0
Praha 3	38.0
Nedvišice	37.0
Dolní Chabry	36.0
Reptovce	35.0
Újezd	34.0
Blatná	33.0
Dolní Měchlův	32.0
Kumstáček	31.0
Praha 13	30.0
Praha 9	29.0
Kolárovy	28.0
Křtiny	27.0
Veľká Chleň	26.0
Praha 4	25.0
Praha 10	24.0
Střelčovice	23.0
Slavkov	22.0
Soběnov	21.0
Průměr všech MČ	36.5
Praha 22	35.0
Praha 8	34.0
Praha 18	33.0
Dolní Proseč	32.0
Viměř	31.0
Zbuzetov	30.0
Satulice	29.0
Koloděje	28.0
Praha 16	27.0
Praha 15	26.0
Praha 21	25.0
Čáslavice	24.0
Čákovice	23.0
Praha 12	22.0
Předměstí	21.0
Kolín	20.0
Proseč	19.0
Dobruška	18.0
Praha 16	17.0
Praha 17	16.0
Praha 11	15.0
Lipnice	14.0
Čáslav	13.0
Lochov	12.0
Praha 20	11.0
Praha 14	10.0
Karlovice	9.0
Bohuzetov	8.0
Němčice	7.0

Location	Points (approx.)
Praha 1	2800
Praha 2	1400
Praha 3	750
Praha 5	600
Praha 8	450
Praha 9	350
Praha 10	300
Praha 6	250
Praha 4	200
Praha 7	150
Praha 13	100
Praha 11	50
Praha 15	40
Praha 14	30
Praha 12	20
Záměstí	10
Záměstí Lázeň	10
Praha 17	10
Praha 18	10
Dolní Chabry	10
Praha 20	10
Dolní Bečkov	10
Reptory	10
Velká Chuchle	10
Praha 22	10
Praha 19	10
Praha 23	10
Petrovice	10
Toja	10
Klanovice	10
Štáhlův	10
Praha 21	10
Čáslav	10
Dabčice	10
Nelusice	10
Sabrovo	10
Újezd	10
Křesetice	10
Sluhobry	10
Březaněves	10
Kolárovy	10
Lipnice	10
Čestolape	10
Stříteč	10
Viměř	10
Dolní Měcholupy	10
Kolčeje	10
Satlatice	10
Benice	10
Beňatek	10
Dobruška	10
Kralovice	10
Krásice	10
Lochov	10
Čestice	10
Prostěj	10
Komárov	10

Sun Study



Spring Equinox



Summer Solstice



Fall Equinox



Winter Solstice

Surrounding Materiality



Current State Of The Site



Future Of The Site

Karlin's development over the years has come from an industrialized zone into an up-and-coming neighborhood that contains housing and office complexes. Future developments reflect the same architectural language and programs. Some of these projects include 1. Karlin offices and 2. Rohan city.

Strengths

- Well connected
- Proximity to center
- Investment opportunity

Weaknesses

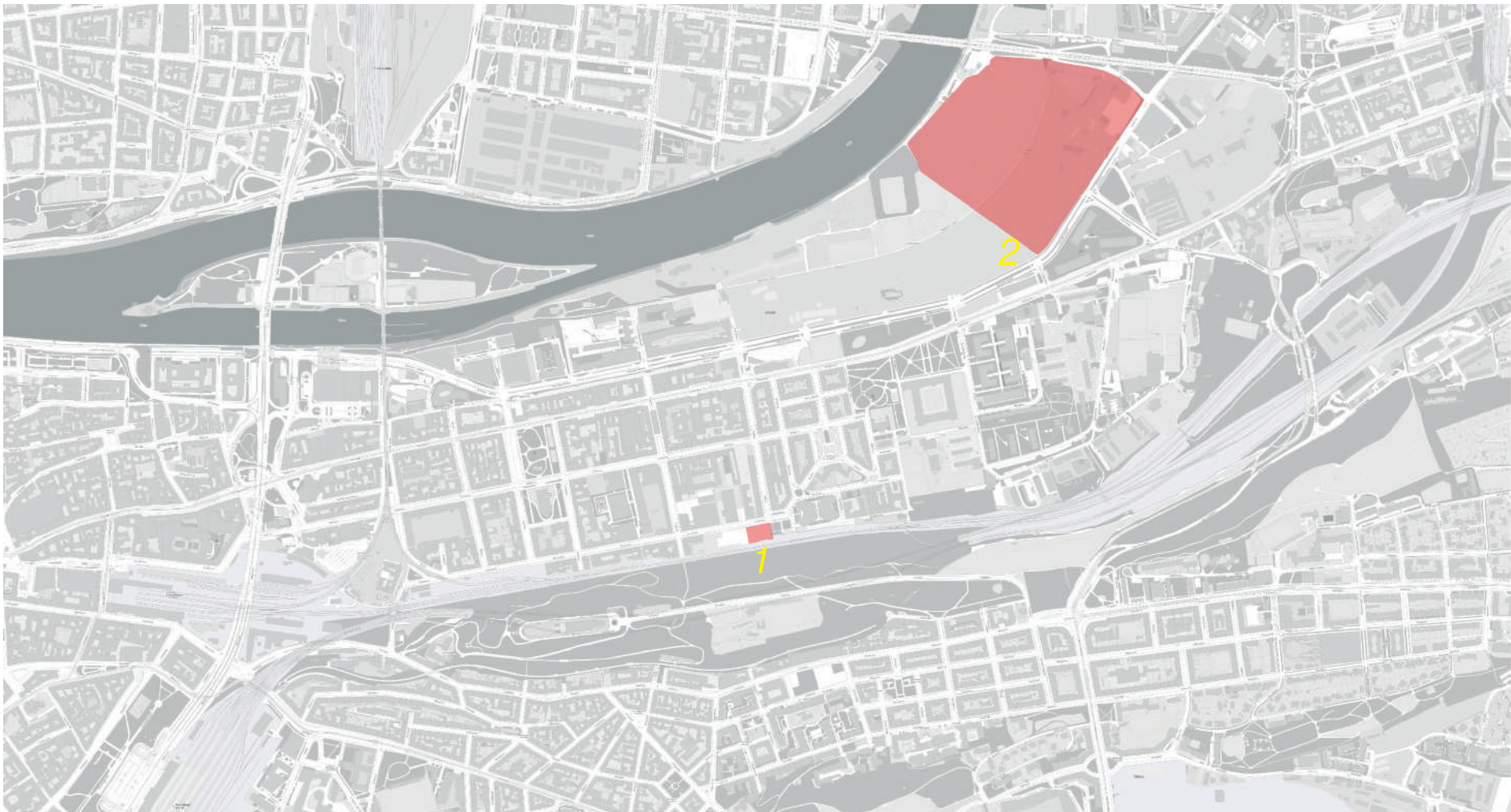
- Proximity to train tracks
- Potential flooding
- Car pollution

Opportunities

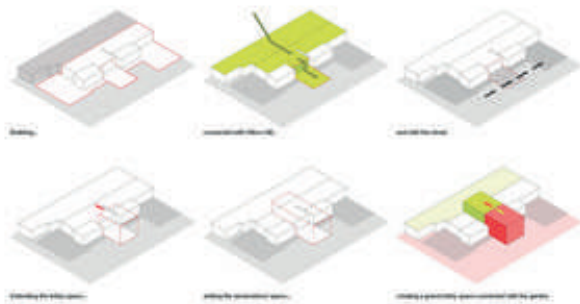
- Extension of Karlin identity
- Diverse cultural intigration
- Economic vitality

Threats

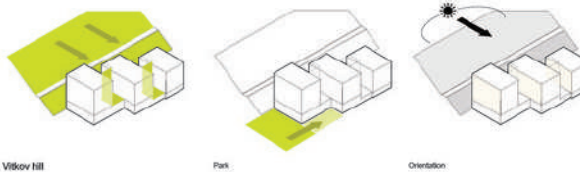
- Motorway
- Desnse car traffic
- Train track noise



Karlin Office Buildings by Bogle Architects



- 3,375m2
- Office Building
- Karlin, Prague 8



Rohan City



- 30,000 m²
- Apartments/mixed use
- Karlin, Prague 8



Prague Neighborhood(s) Typology and Morphology

The typology and morphology of Prague's city blocks have a big influence on the culture and livability of the city. Typologies are systematic classifications of blocks according to common characteristics, such as population density, building height, and land use. Morphologies are the form of the block structure, regardless of its function.

Typologies may include residential blocks, commercial blocks, and industrial blocks, while morphologies may include grids, curvilinear, irregular, and radial designs. These characteristics can have a major effect on the culture and livability of a city. By understanding their characteristics and effects, urban planners can create a successful and livable city.

For example, a residential block can create a sense of community and livability, while a commercial block can create space for businesses and commerce. Likewise, an industrial block can have a major impact on the economy of the city, providing jobs and resources. Knowing the characteristics and effects of a city block can be beneficial in creating a vibrant and livable city.



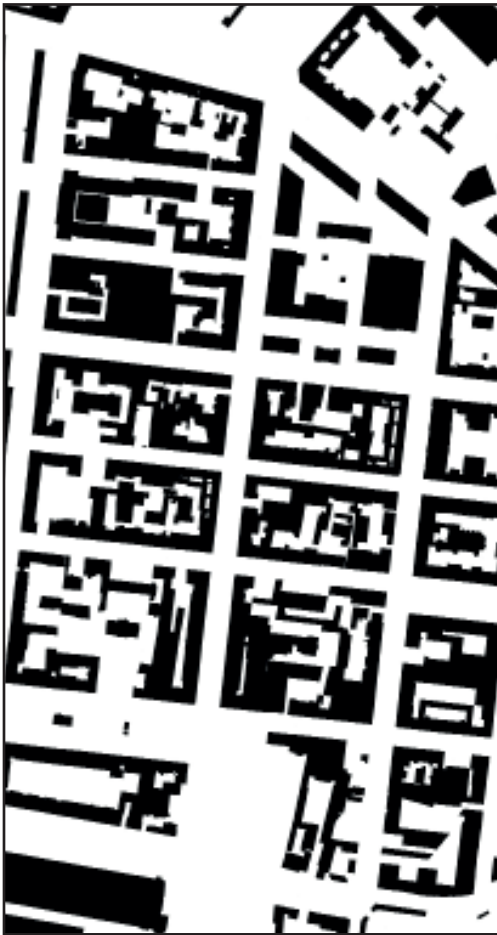
Karlin



Vinohrady



Old Town



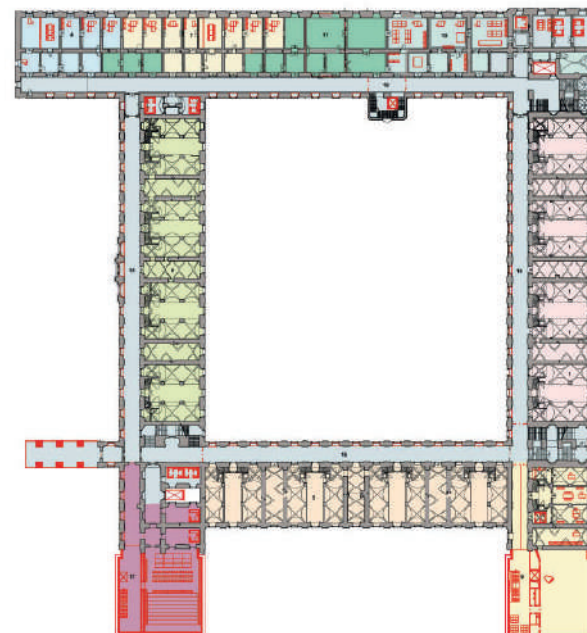
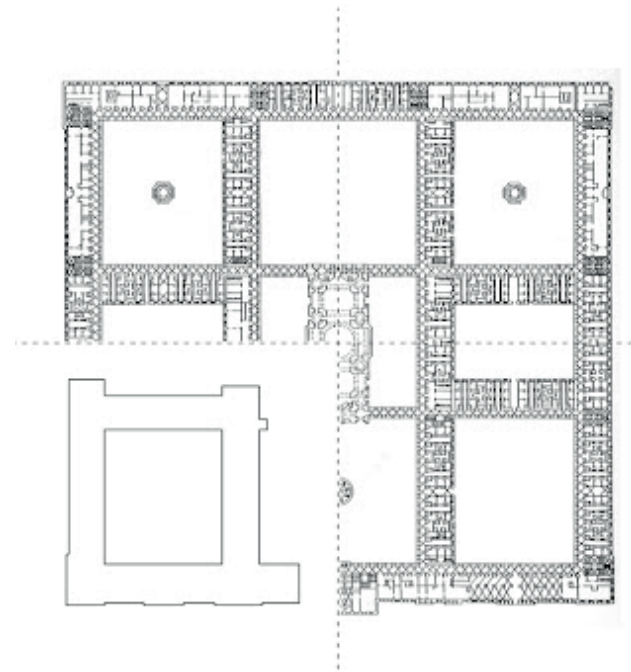
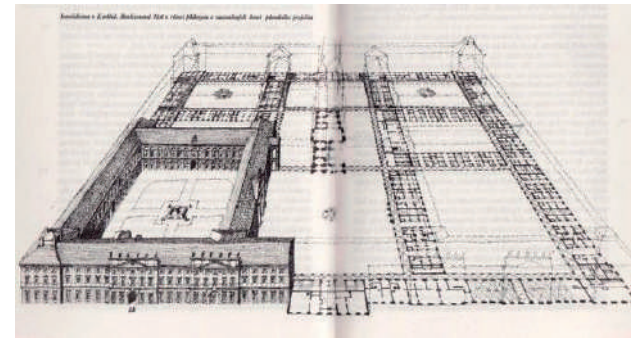
Holešovice

Chapter 5

Precedents

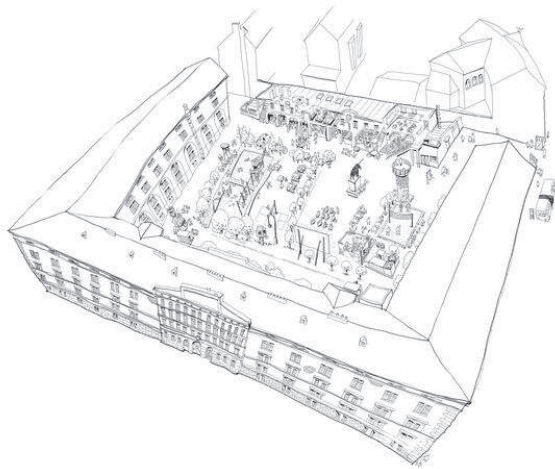
Invalidovna

The Scale in which this structure was meant to be echos its modern offices buildings situated near by. Following this innovation i intend to derrive a grandios structure that can cater to many individuals.

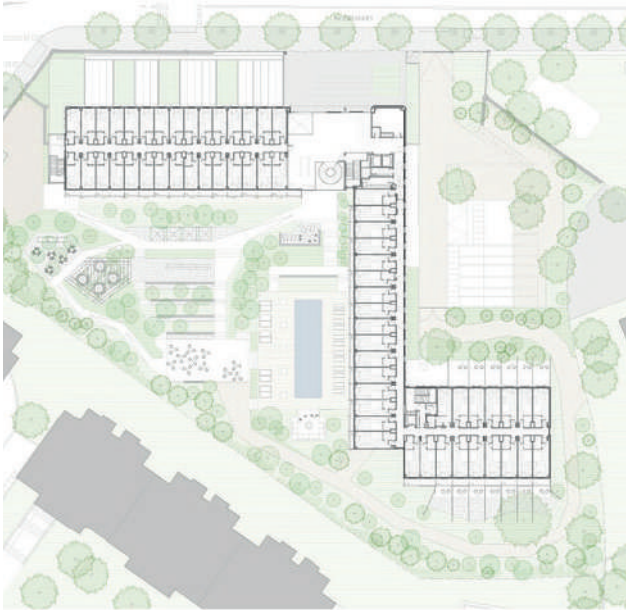


Kasarna Karlin

Similar in which Kasarna Karlin has created an identity,
my project seeks to create a similar enviornment but
also one that can become private if need be.



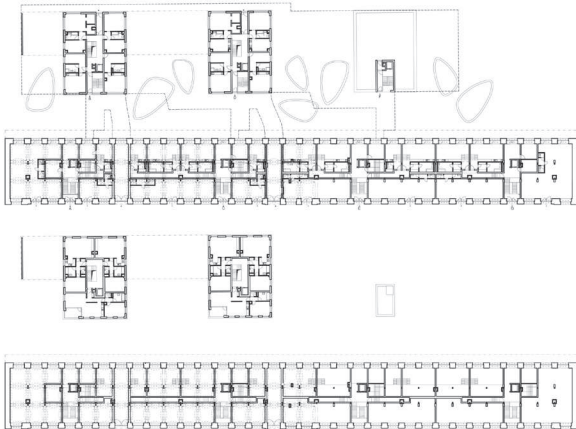
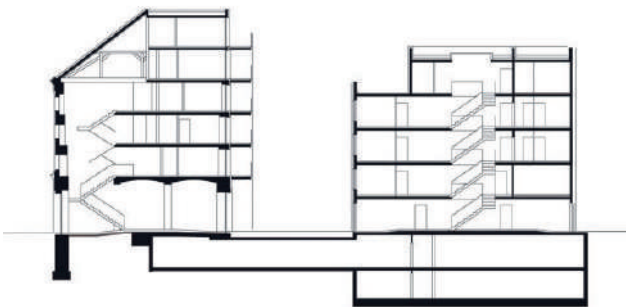
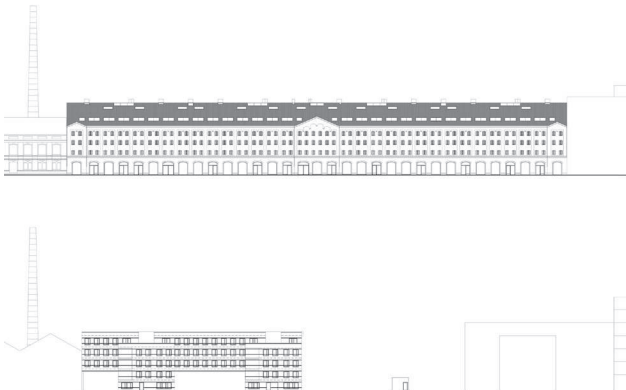
Vita Dormitories



CORNLOFT ŠALDOVA by Pavel Hnilička
architects + planners

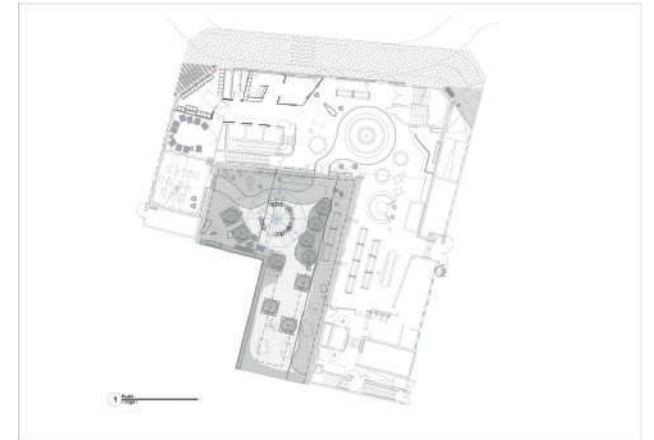


- CORNLOFT ŠALDOVA by Pavel Hnilička architects + planners
- Living
- 11,290m2
- Karlin, Prague 8



JO&JOE Paris Gentilly Open House Hotel by PENSON Architects

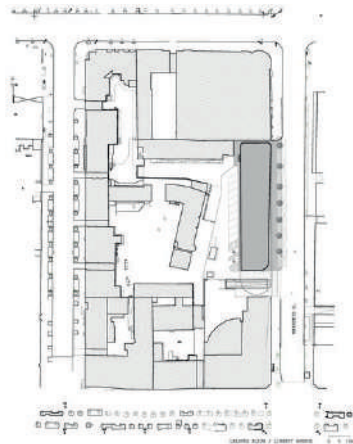
The project is designed to address key contemporary themes in urban development. By prioritizing decentralized student housing, it aims to foster inclusive urban living, moving away from traditional centralized models to cultivate more diverse and integrated communities. Additionally, the inclusion of hotels and hostels reflects a modern, mixed-use approach, enhancing versatility and accessibility within the development. Furthermore, the project's emphasis on community engagement, sustainability, and economic stimulation aligns with broader discussions on creating resilient urban spaces. Overall, the project seeks to contribute to and advance modern urban development discourse by embracing contemporary principles and addressing evolving community needs and preferences.



- JO&JOE Paris Gentilly Open House Hotel by PENSON Architects
- A blend of Open house/Hotel/Hostel/
- 6,900m2
- Paris, France

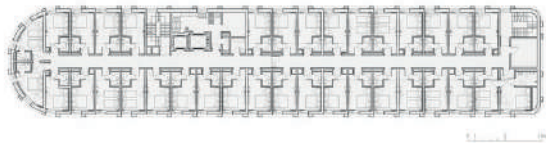
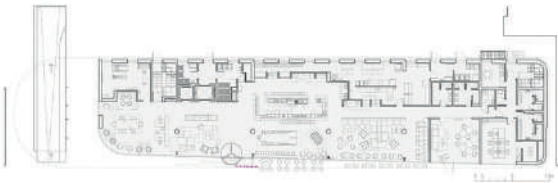


Moxy Hotel by Architectural Bureau G.Natkevicius & Partners



-Moxy Hotel by Architectural Bureau G.Natkevicius & Partners

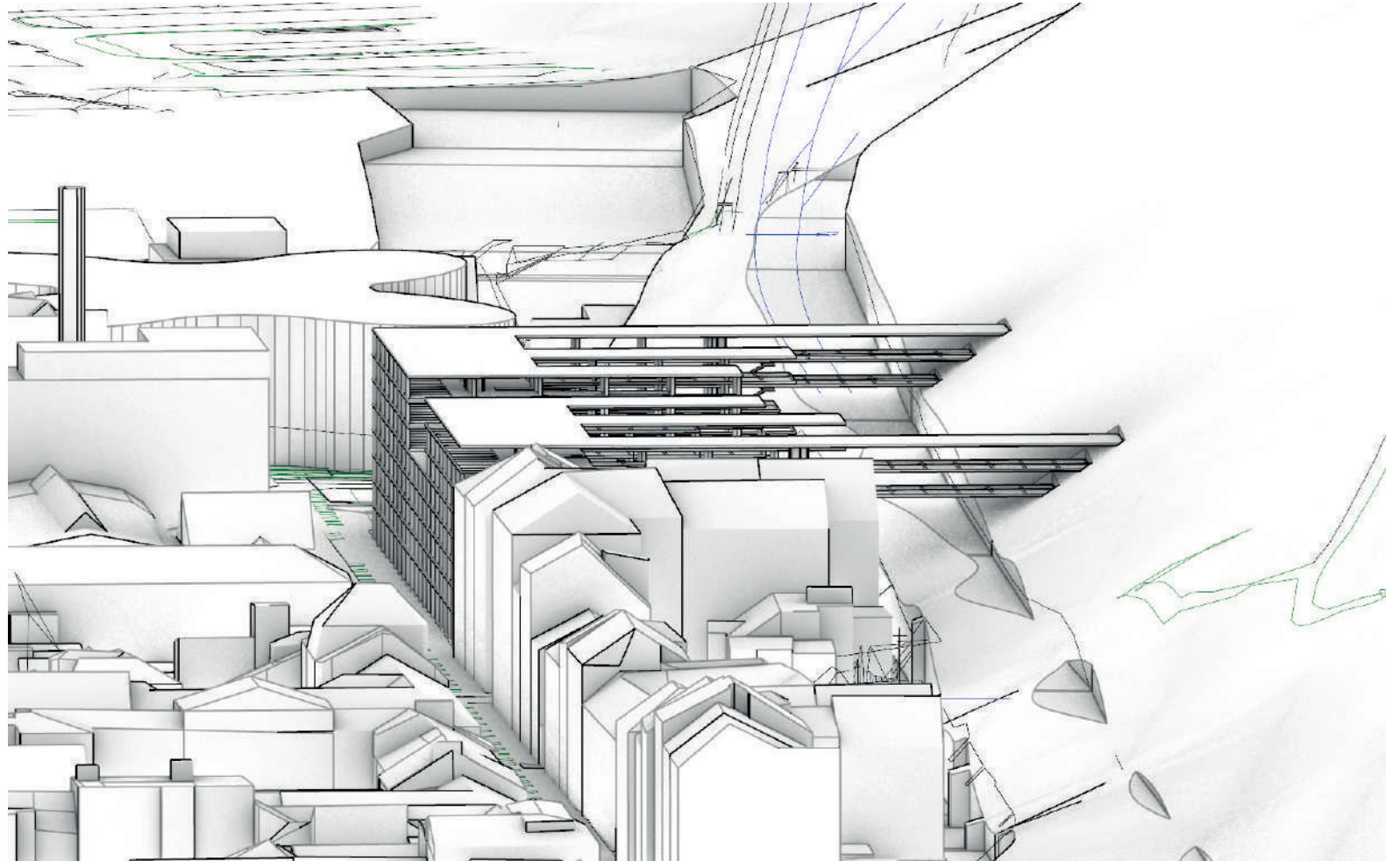
- Hotel
- 5,819 m2
- Kaunas, Lithuania



Chapter 6

*Design Proposal
Concept(s)*

Conceptual Study





Materiality

Programs

“Open house concept” (Hotel/Hostel)

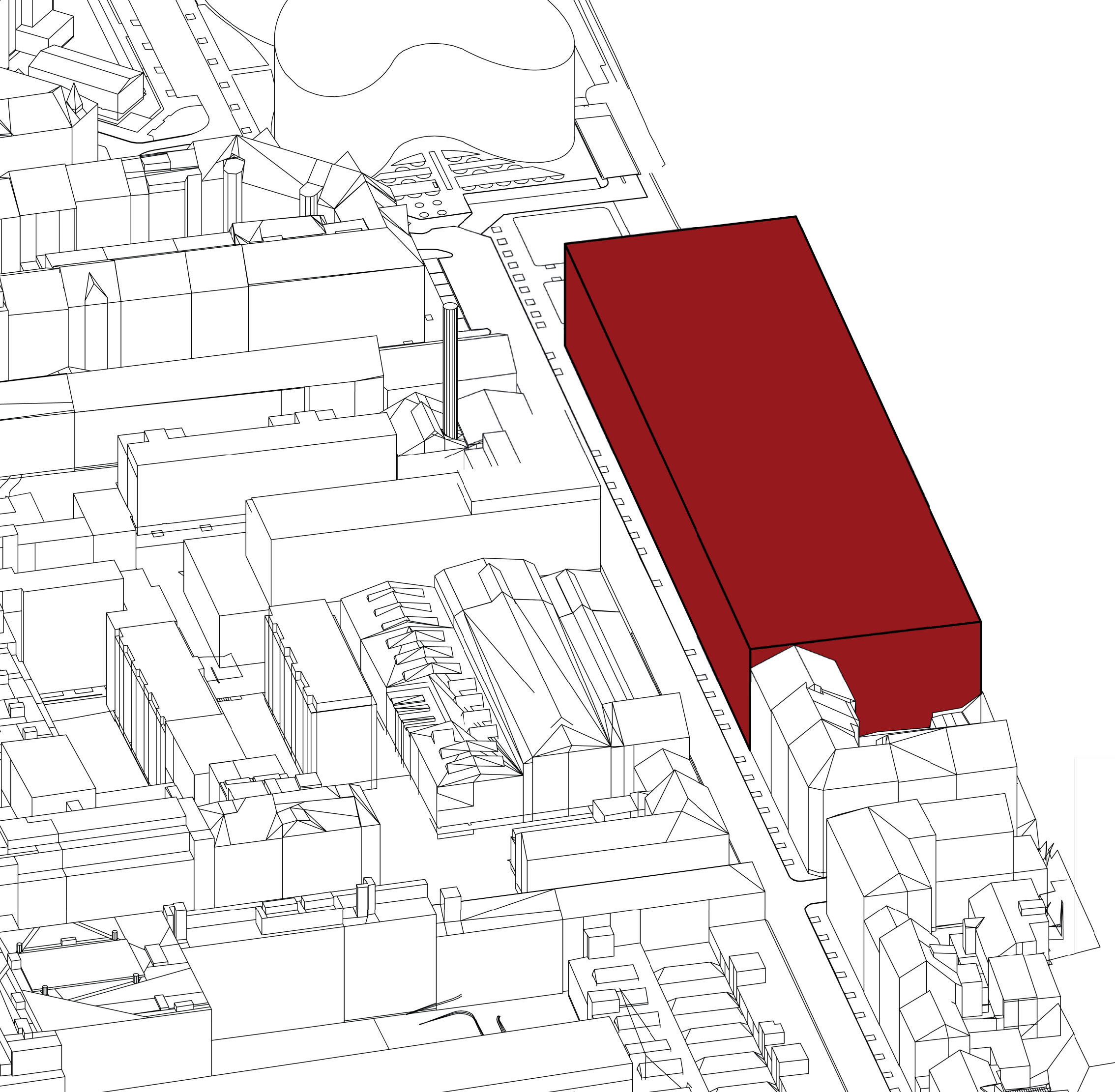
Dorms

Co-Working Spaces

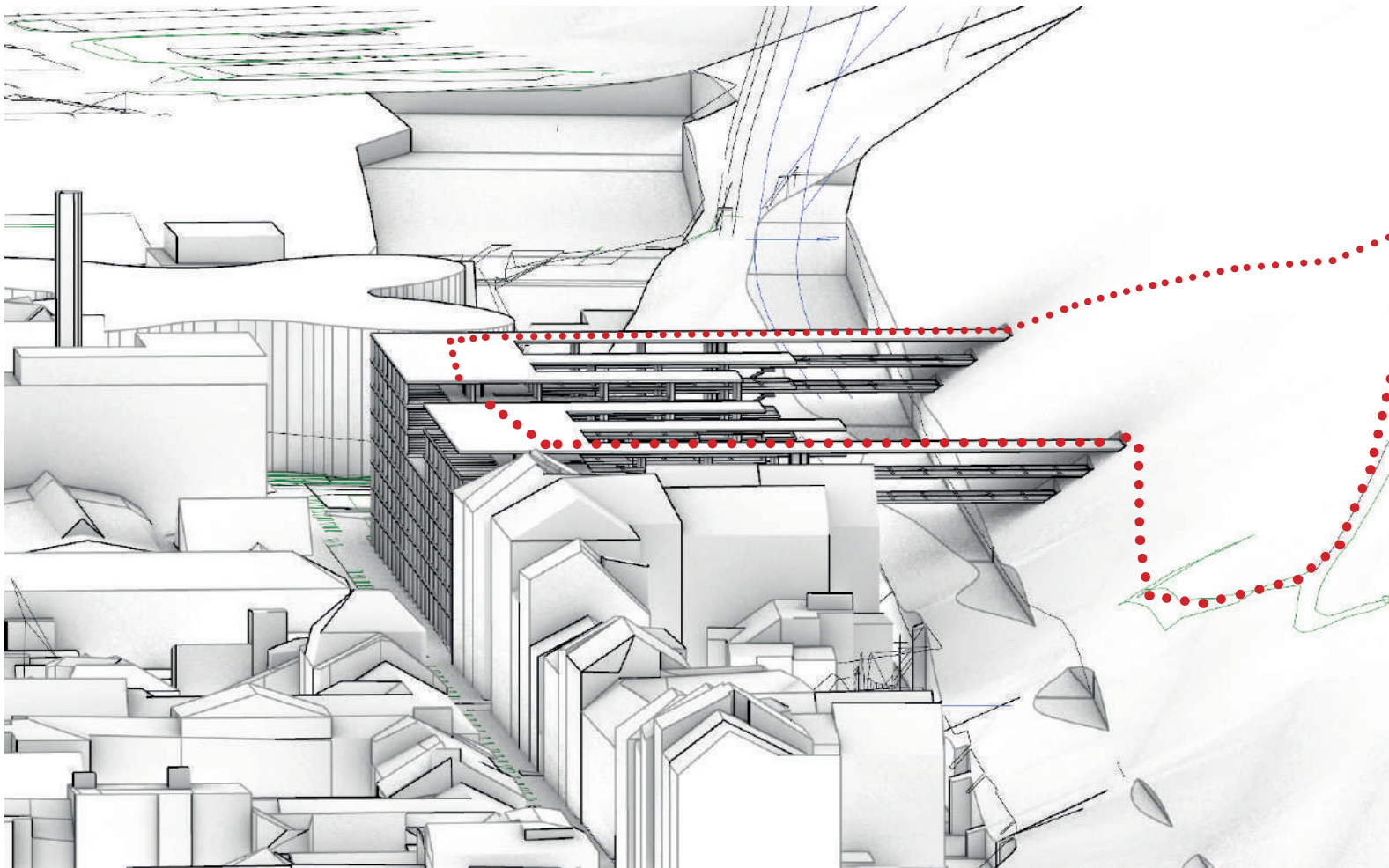
Gym

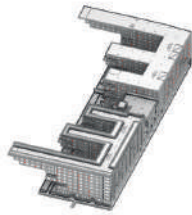
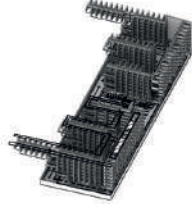
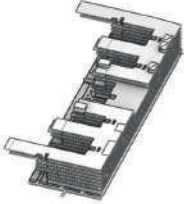
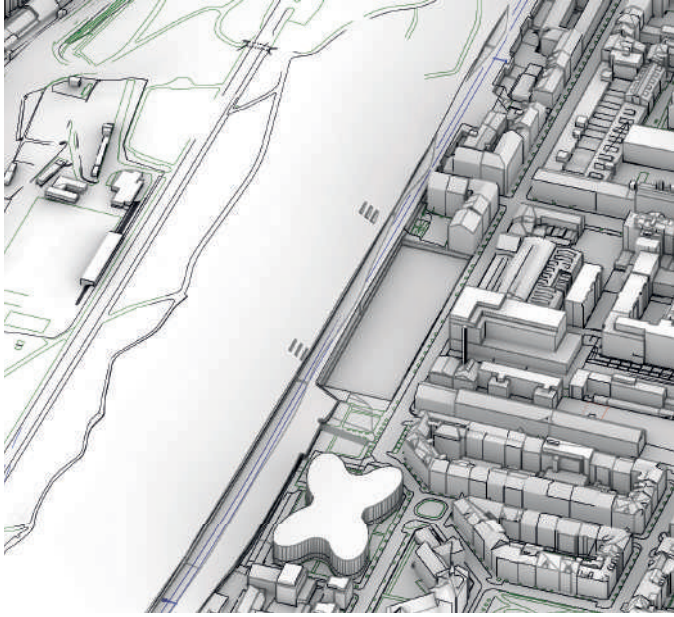
Bar

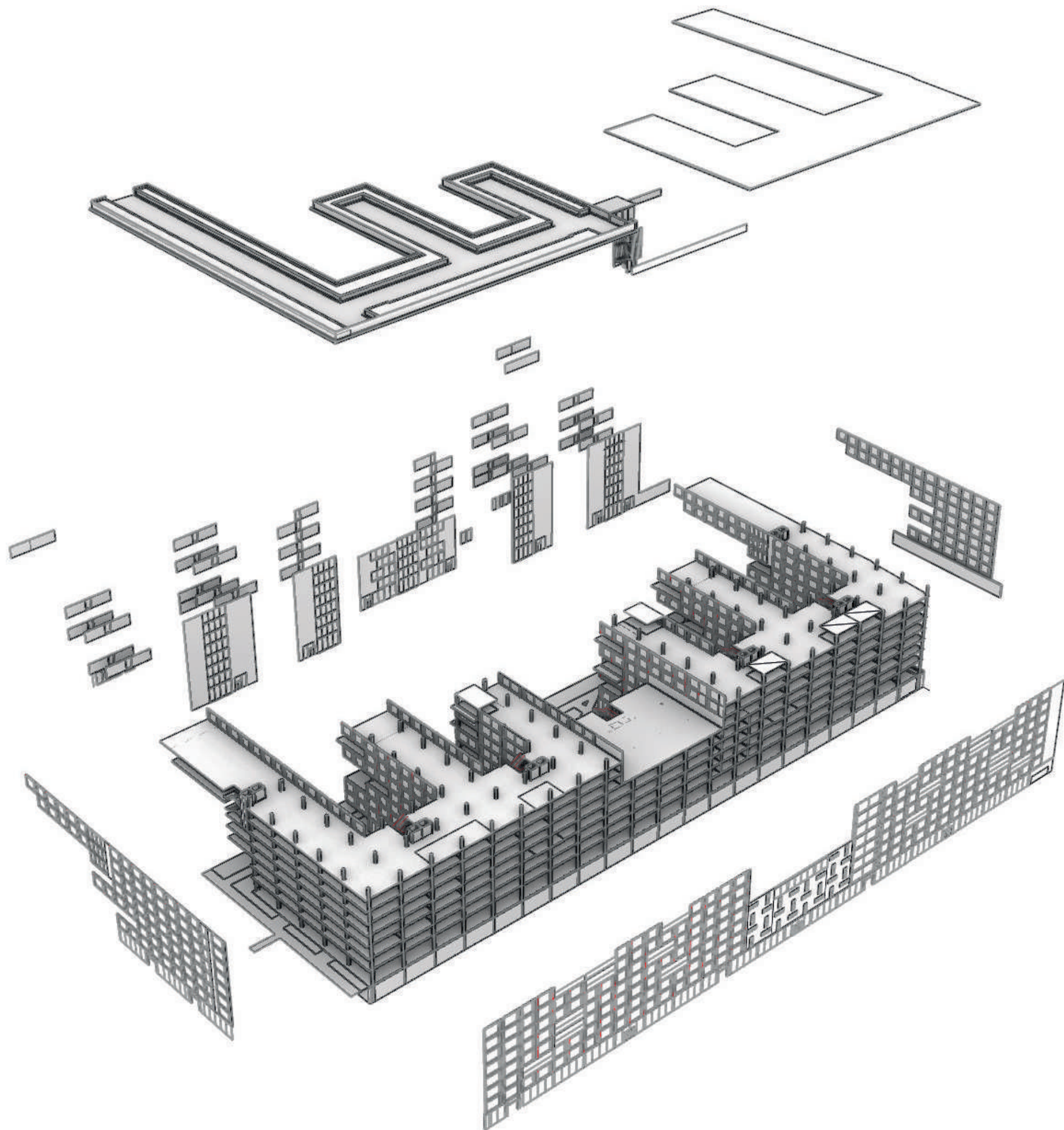
Semi Public park and commercial space

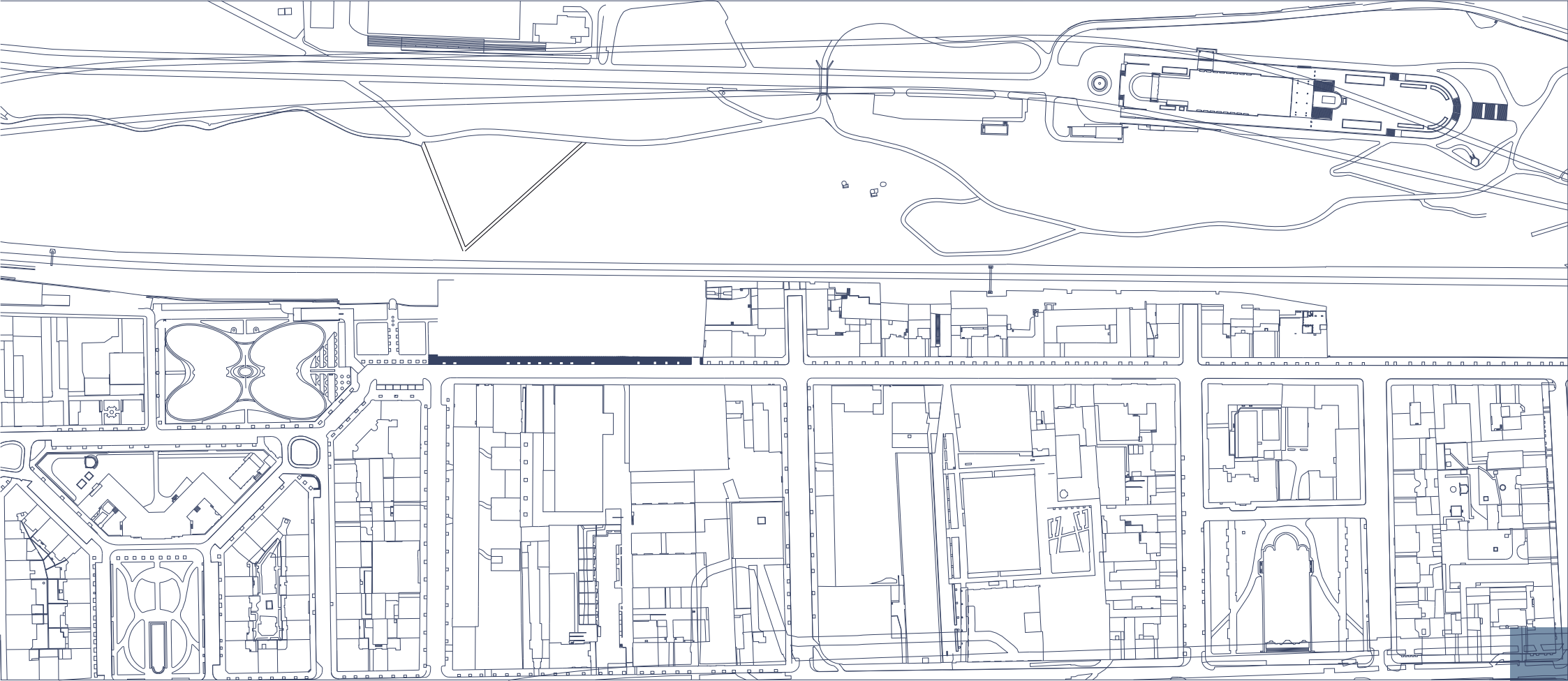


Framework
Connections

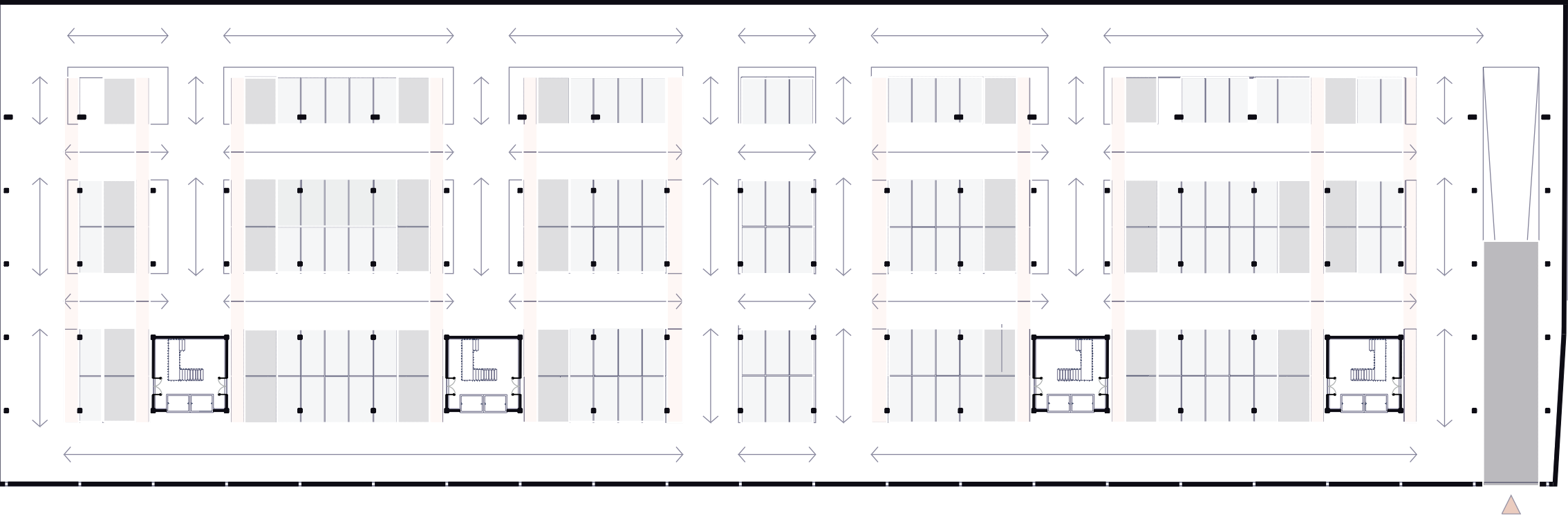






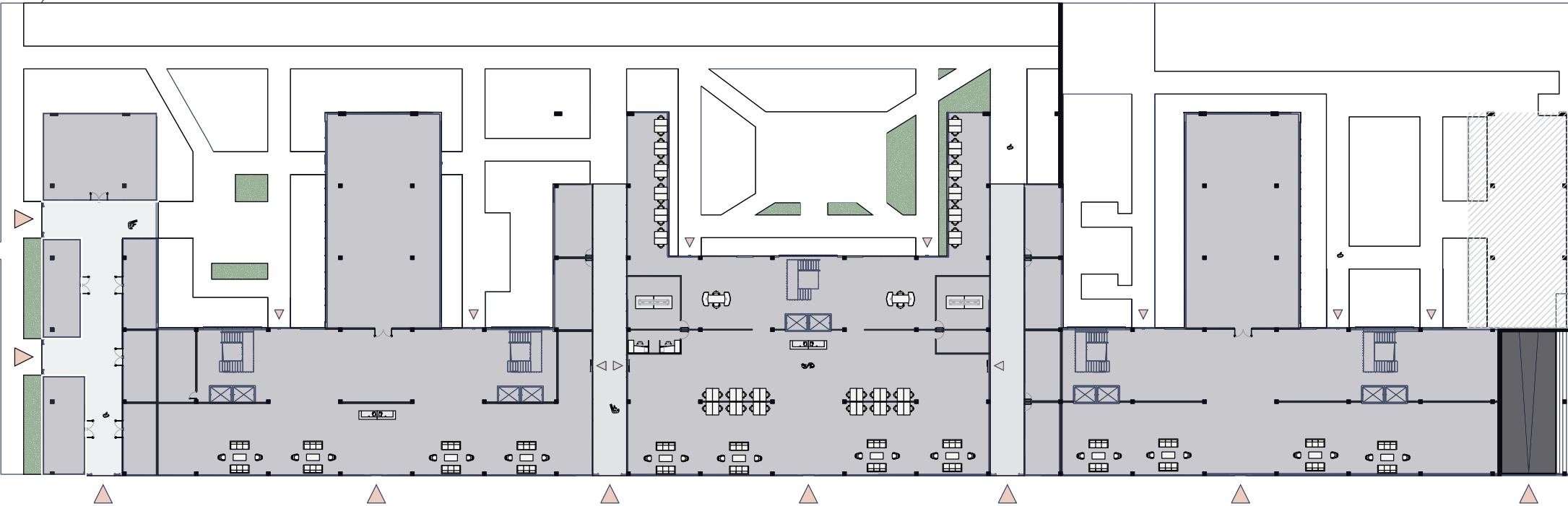


Garage

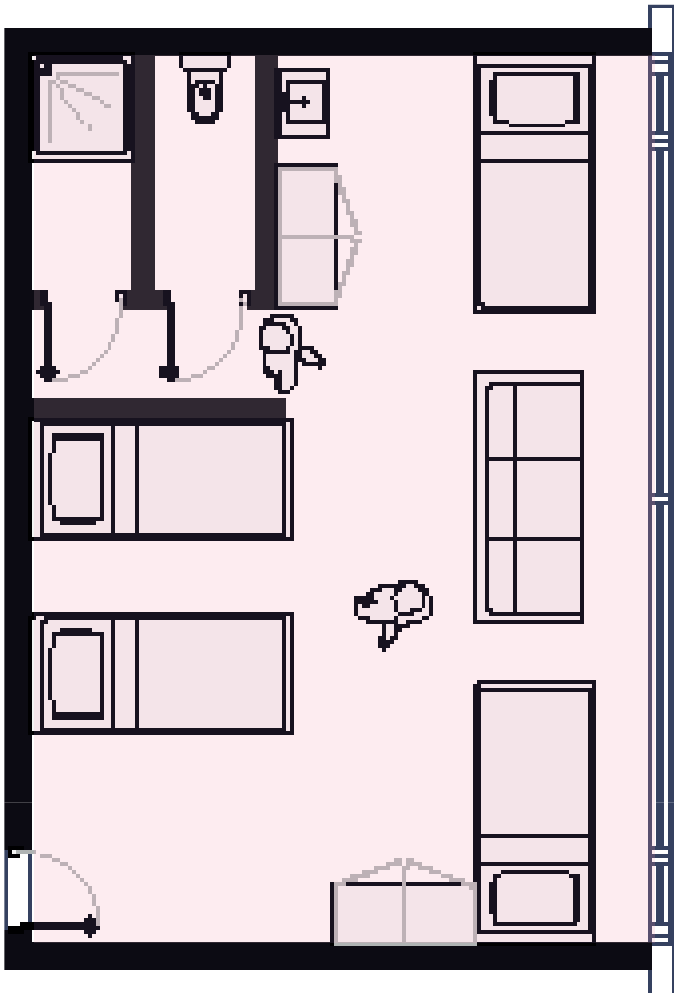
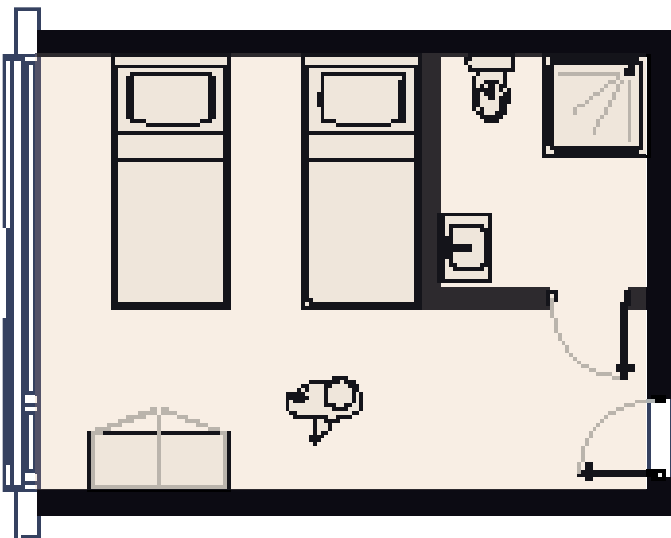
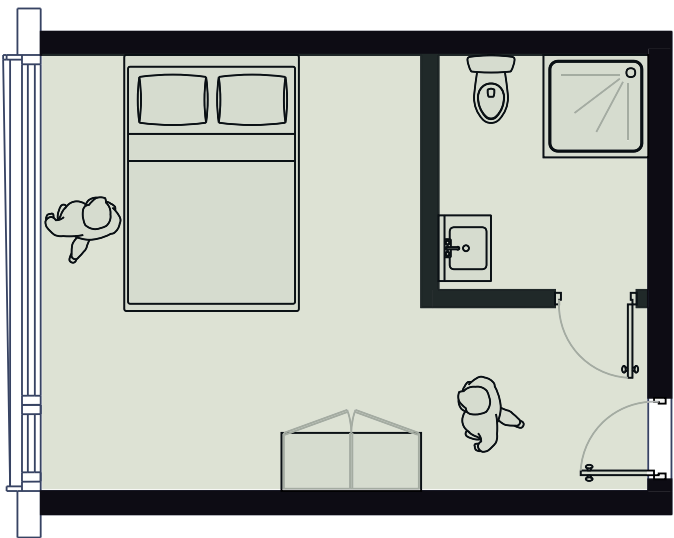


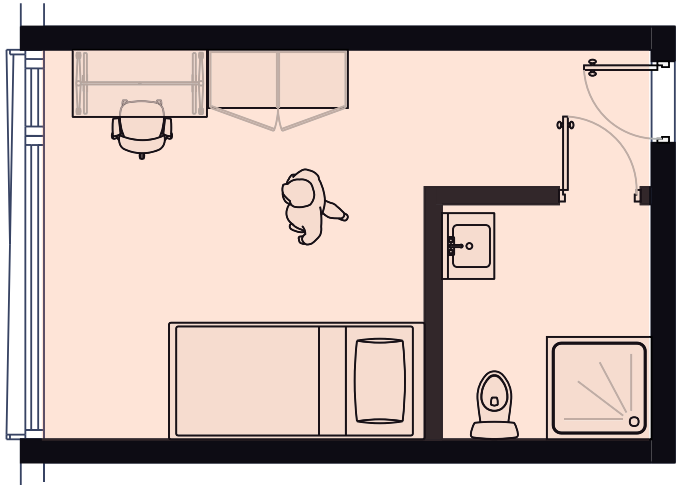
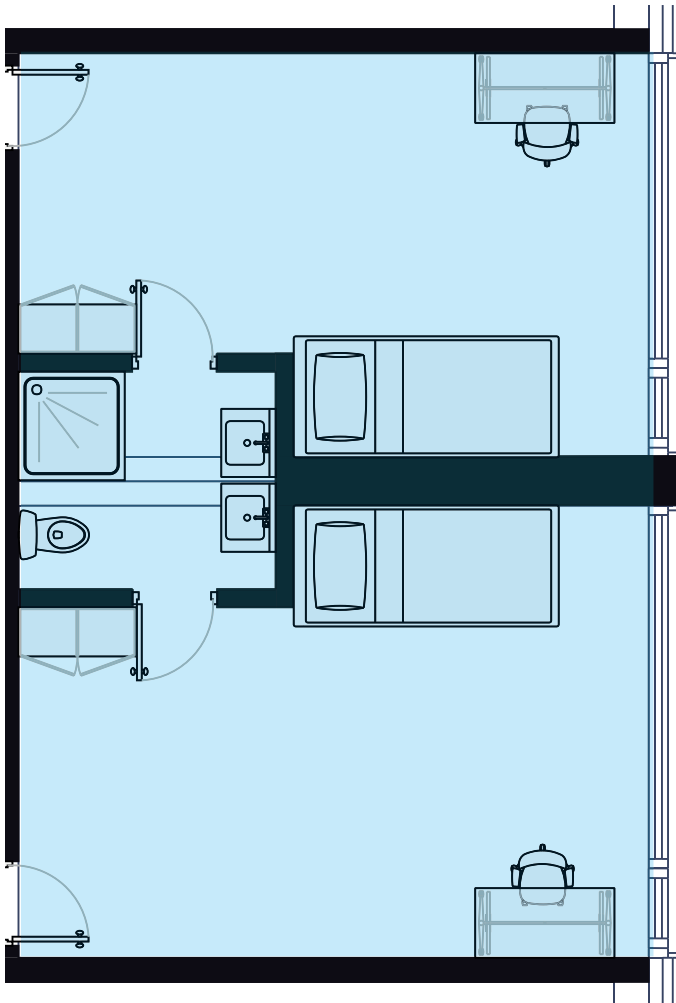
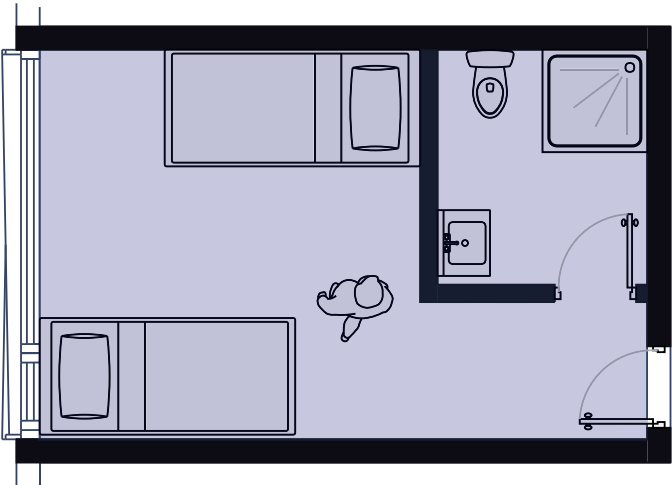
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1:750

Ground floor

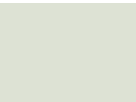


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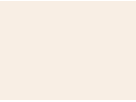




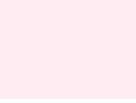
Deluxe Hotel Rooms



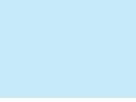
Double Twin beds



Hostel



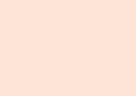
Shared Private Dorm



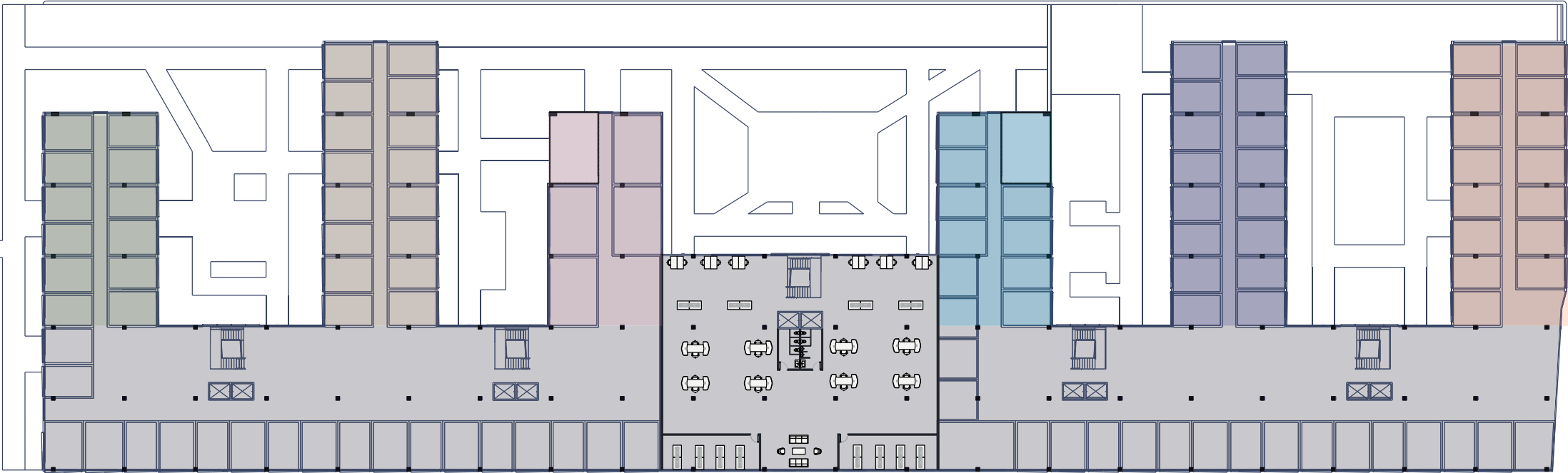
Shared Dorm



Private Dorm

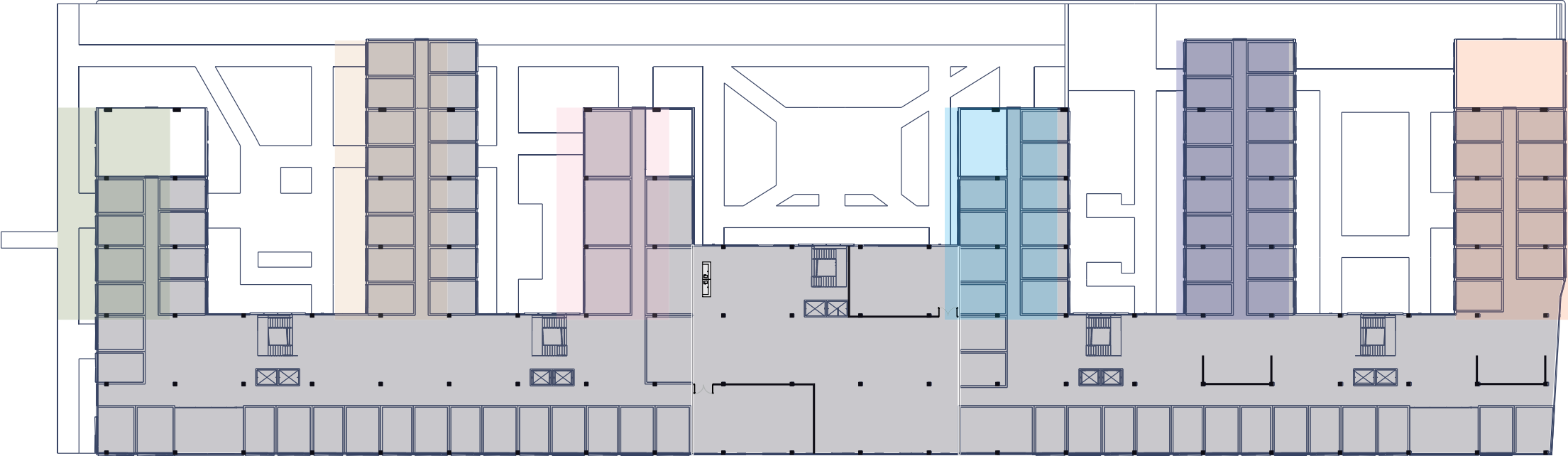


First Floor



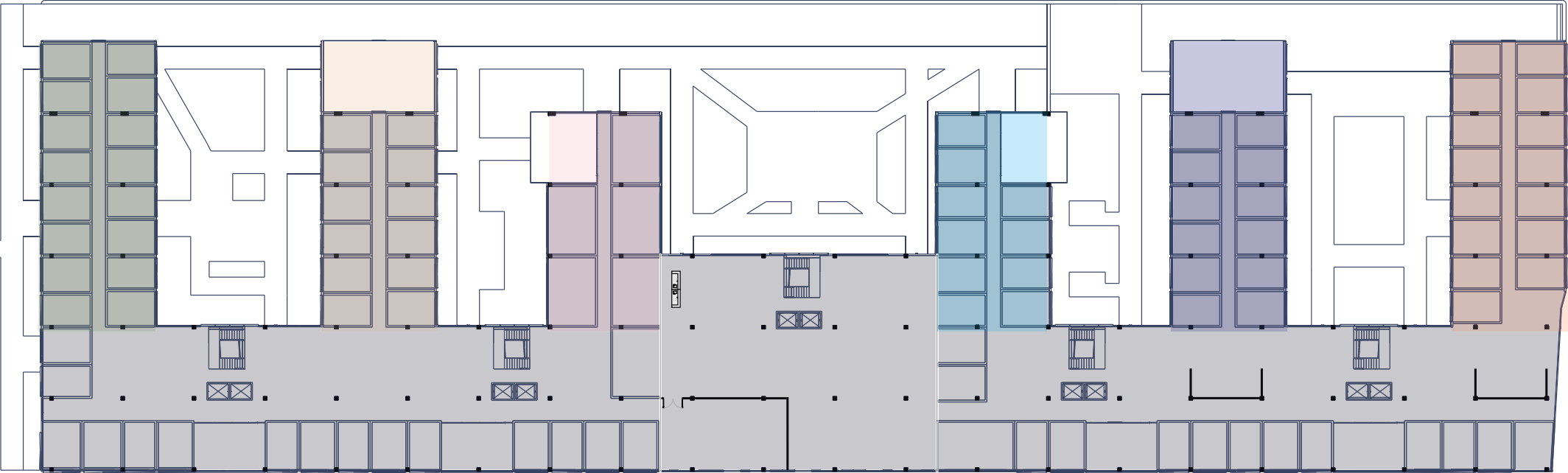
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Second Floor



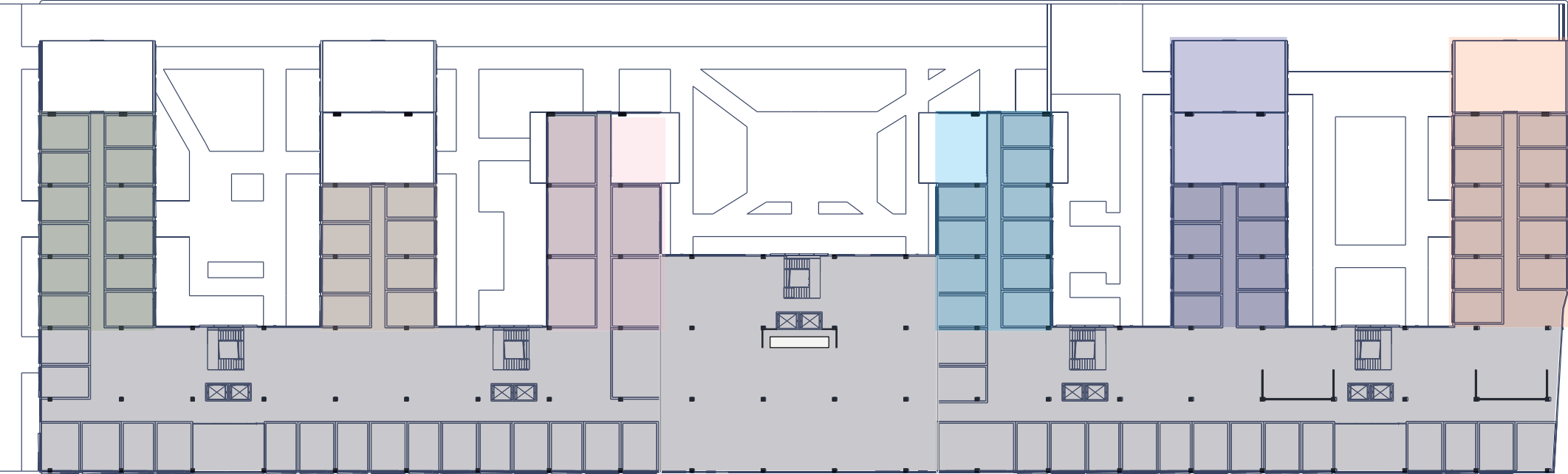
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Third Floor



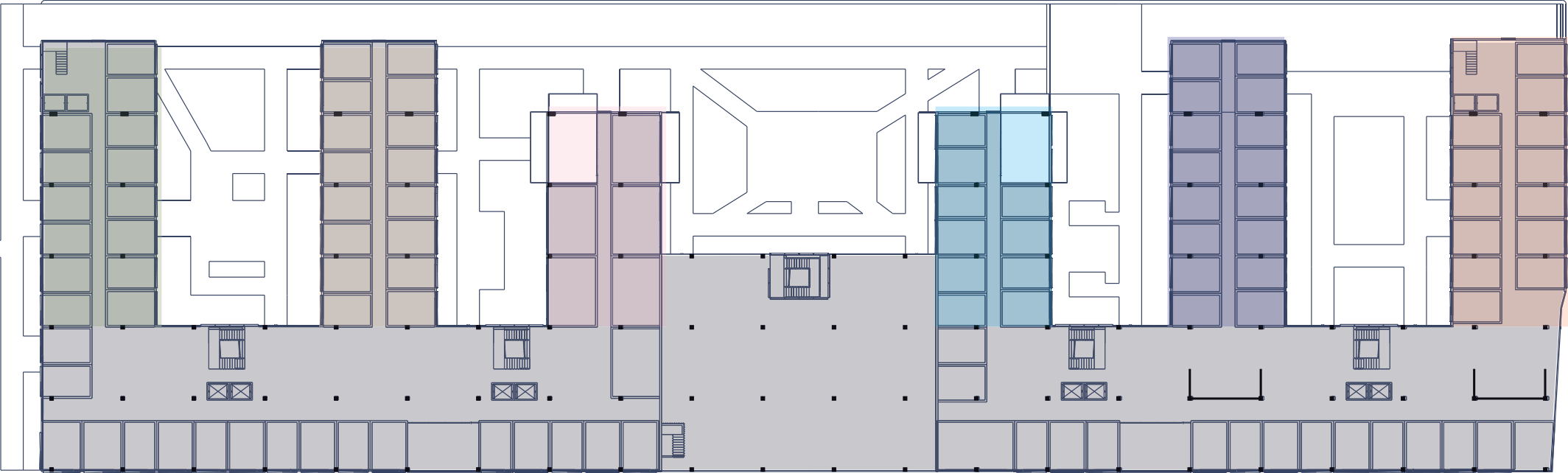
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Fourth Floor



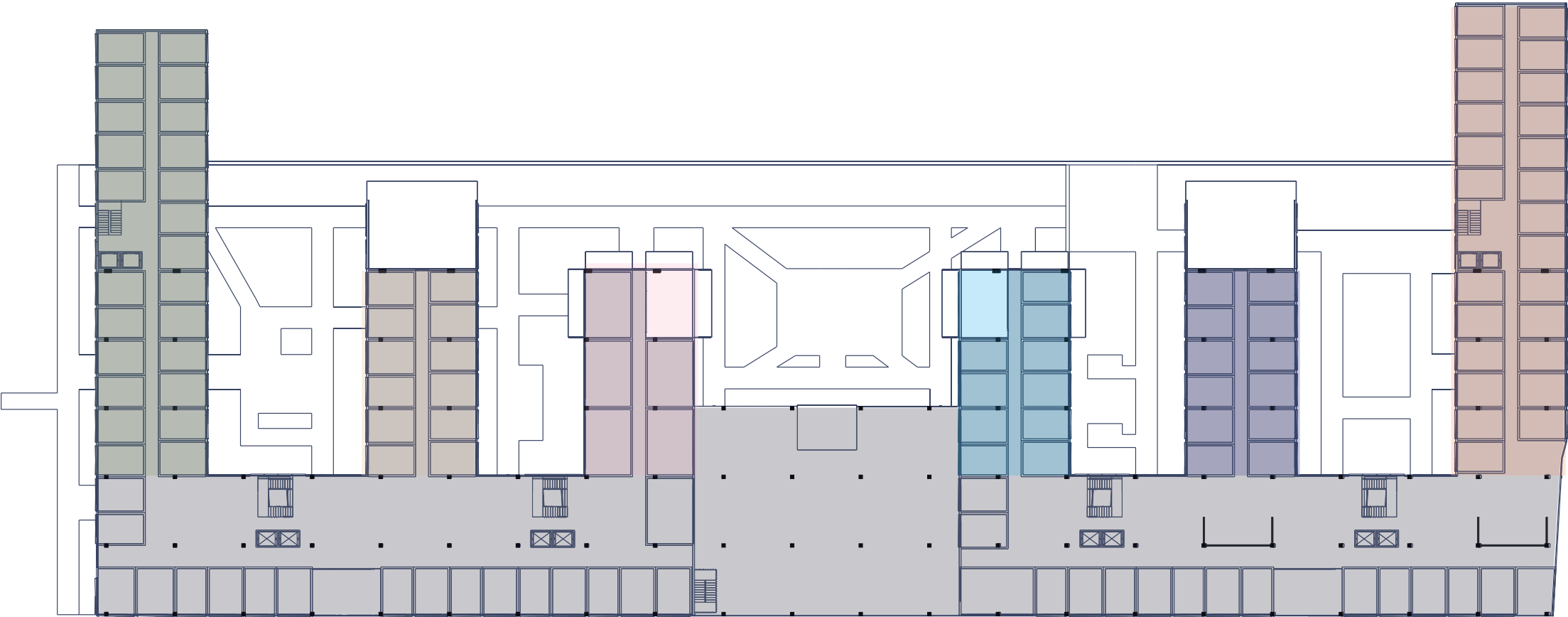
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Fifth Floor



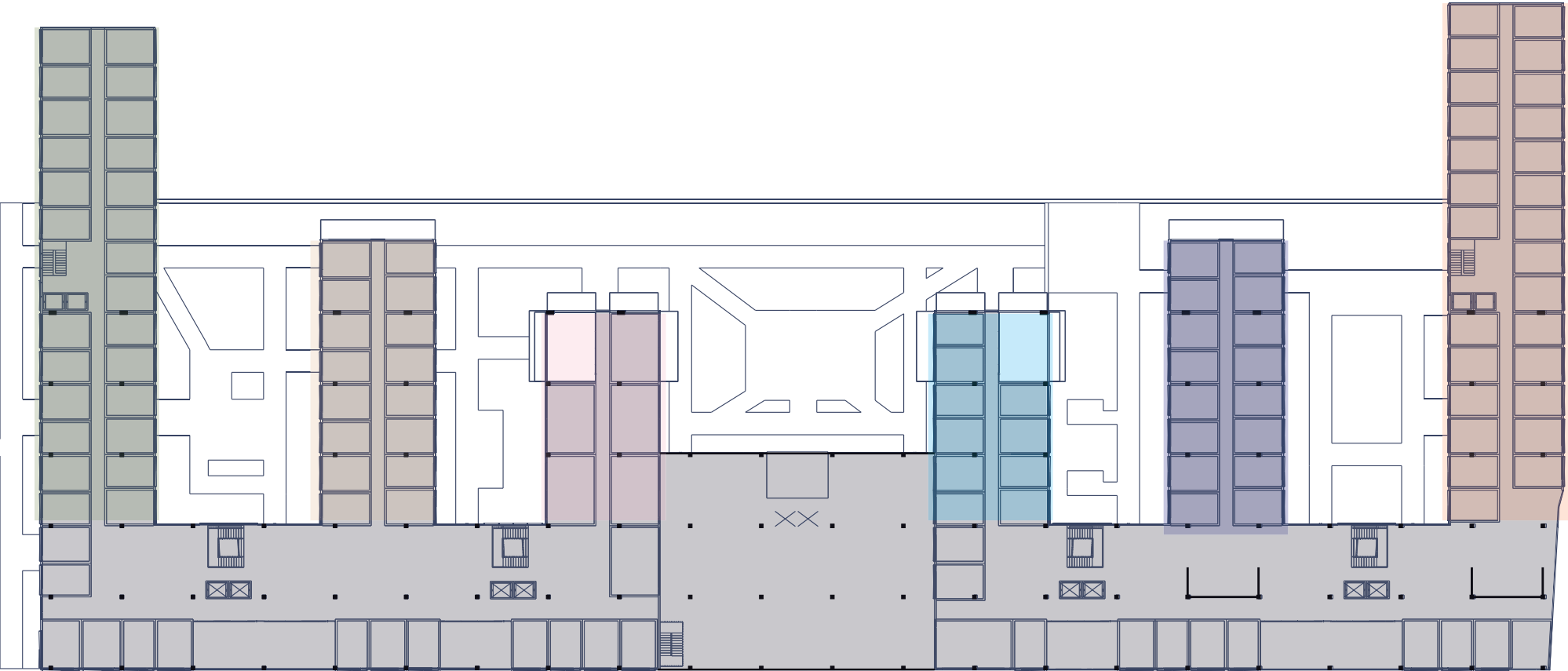
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Sixth Floor



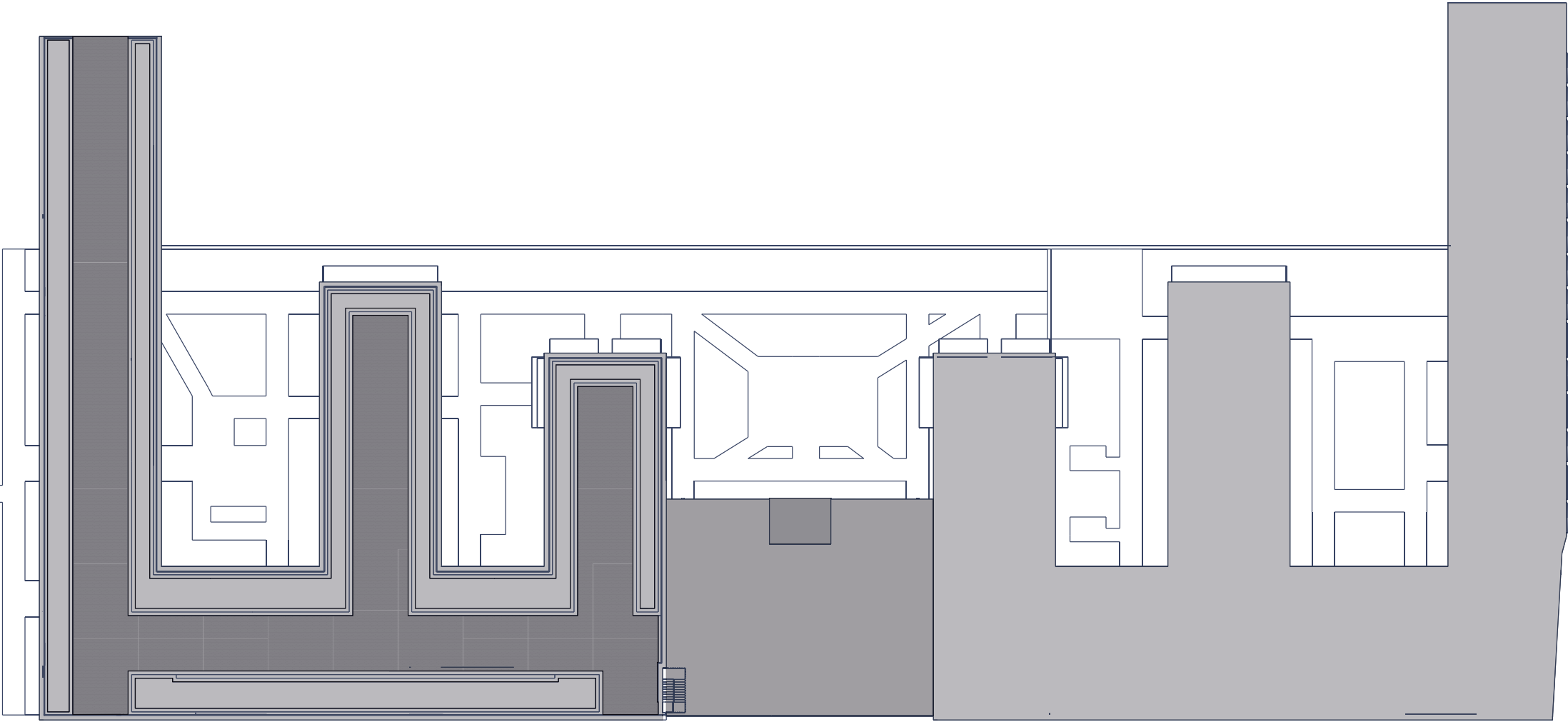
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Seventh Floor



N

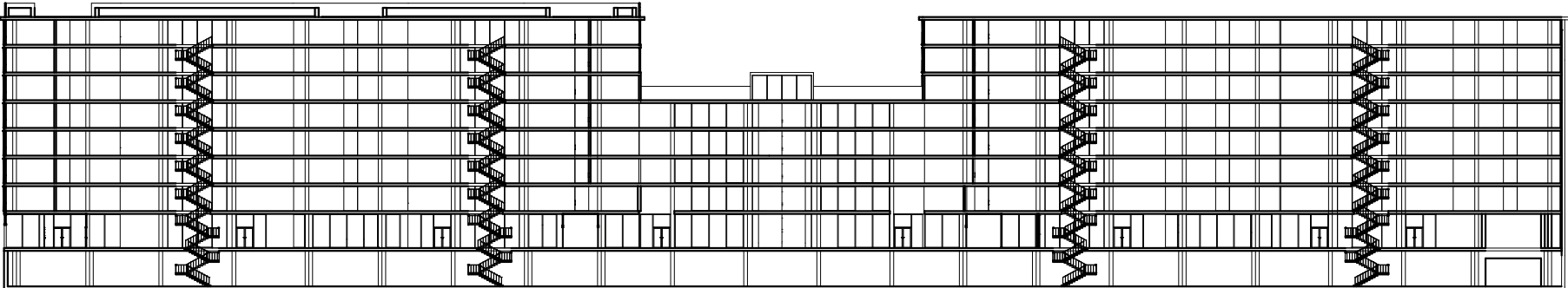
Roof



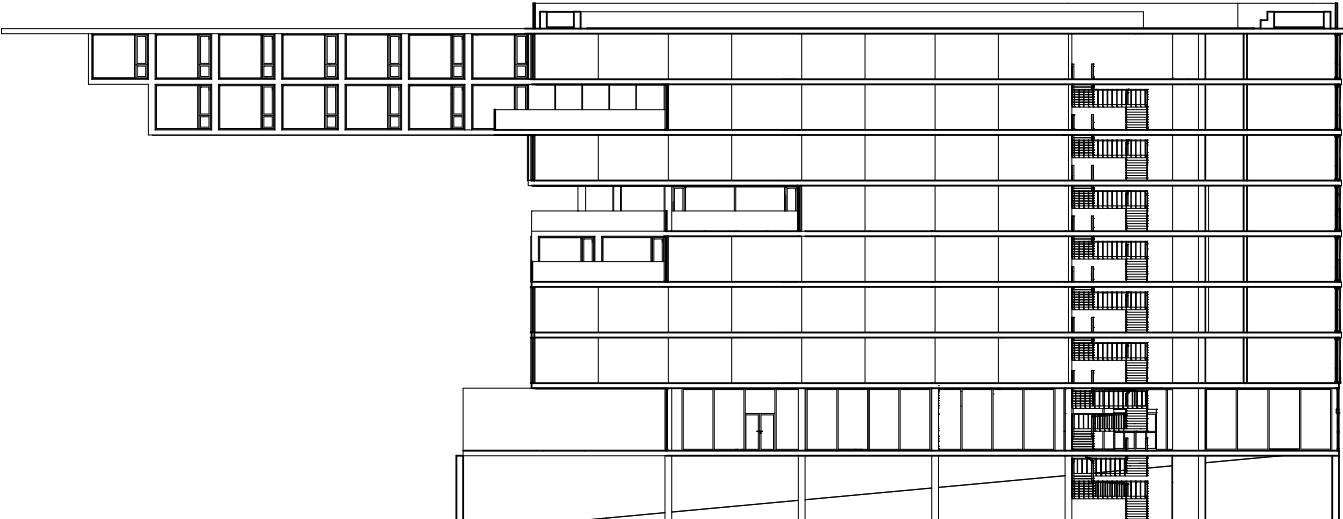
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Sections

Long Section

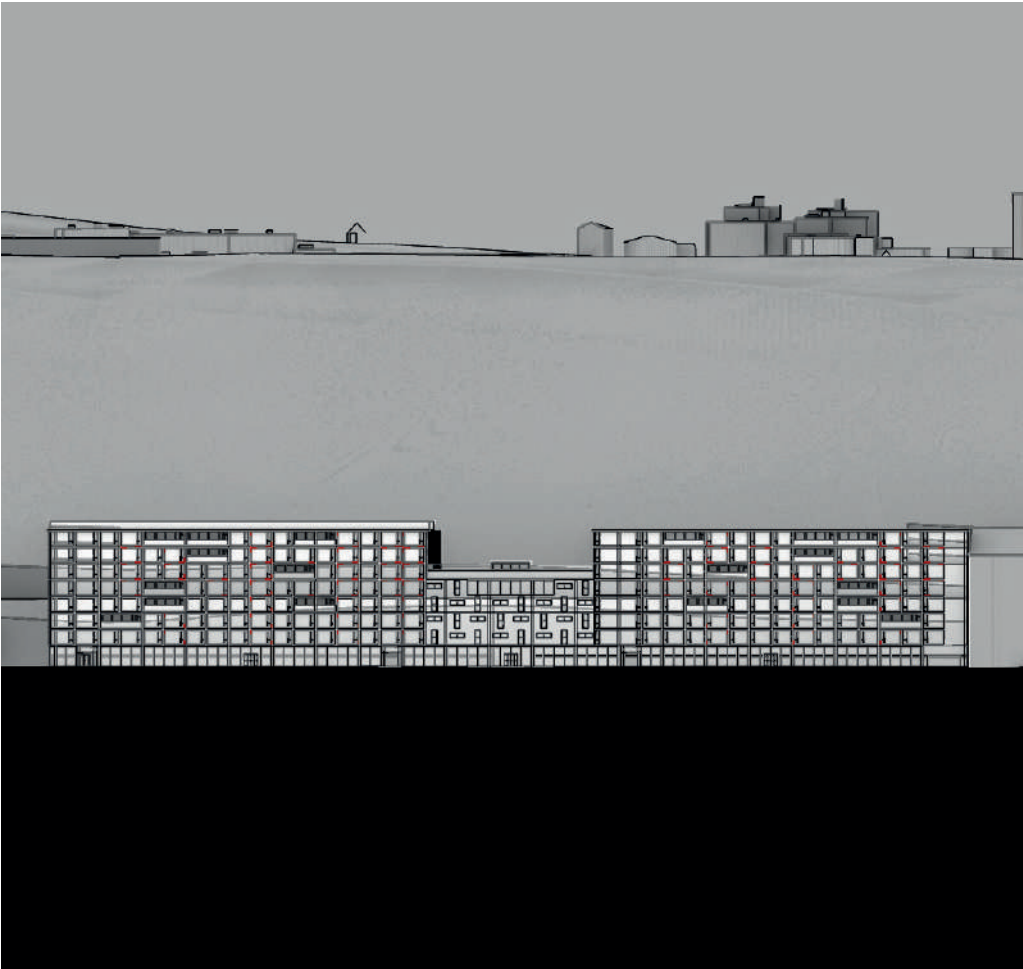


Cross Section

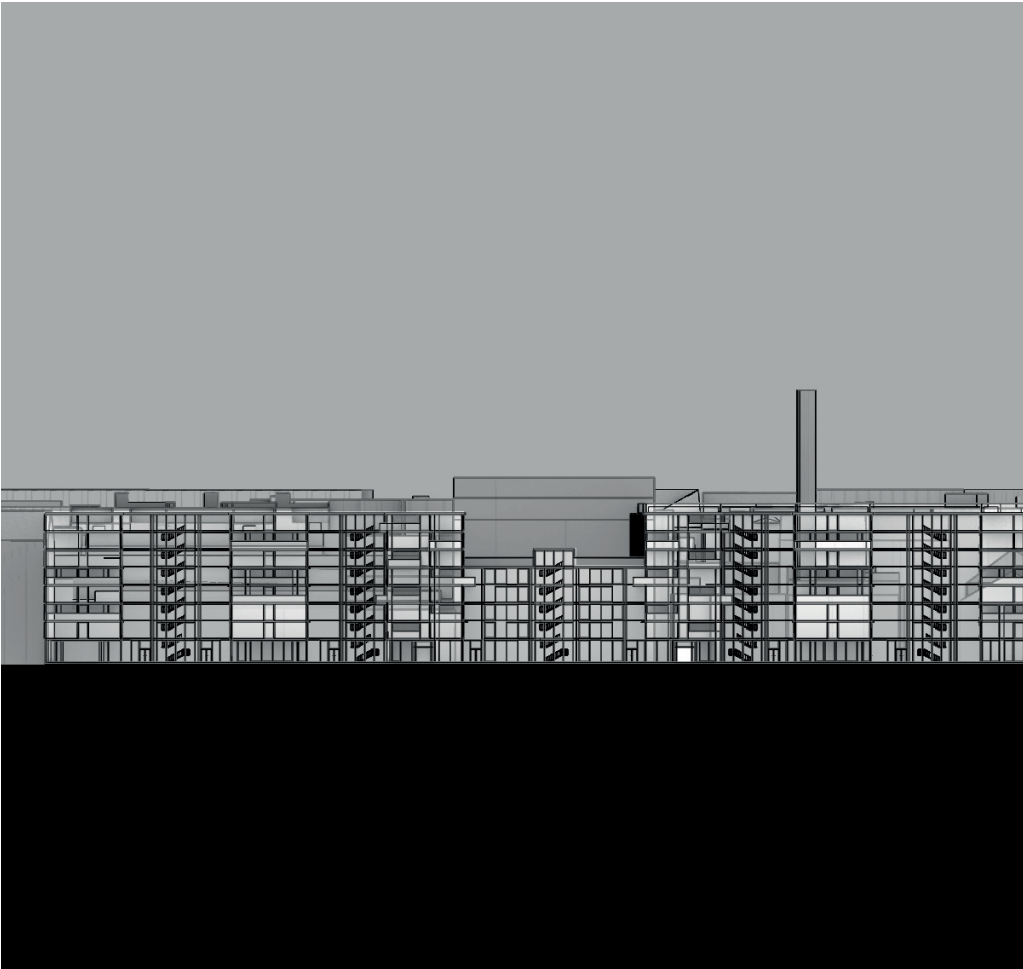


Elevations

North



South



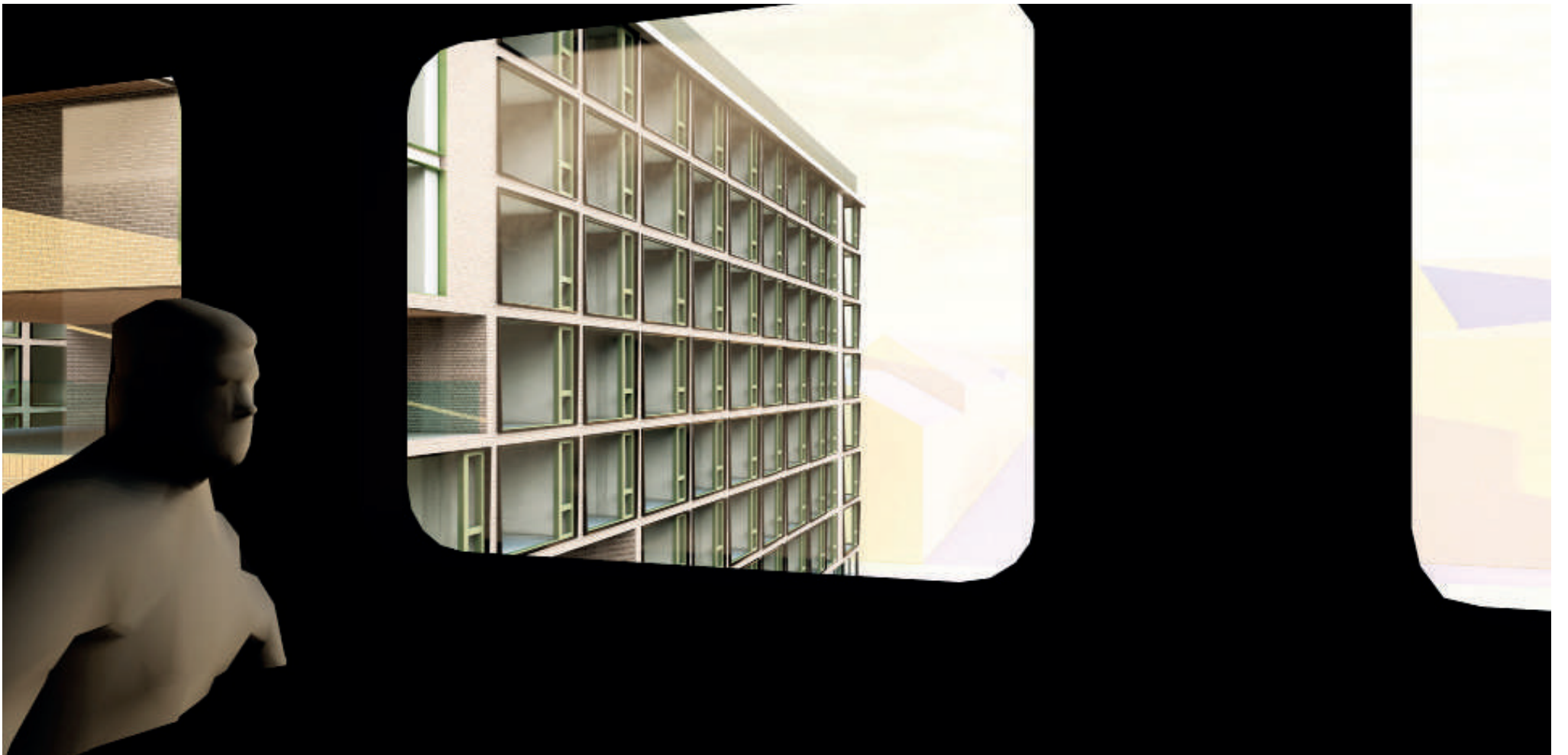
East

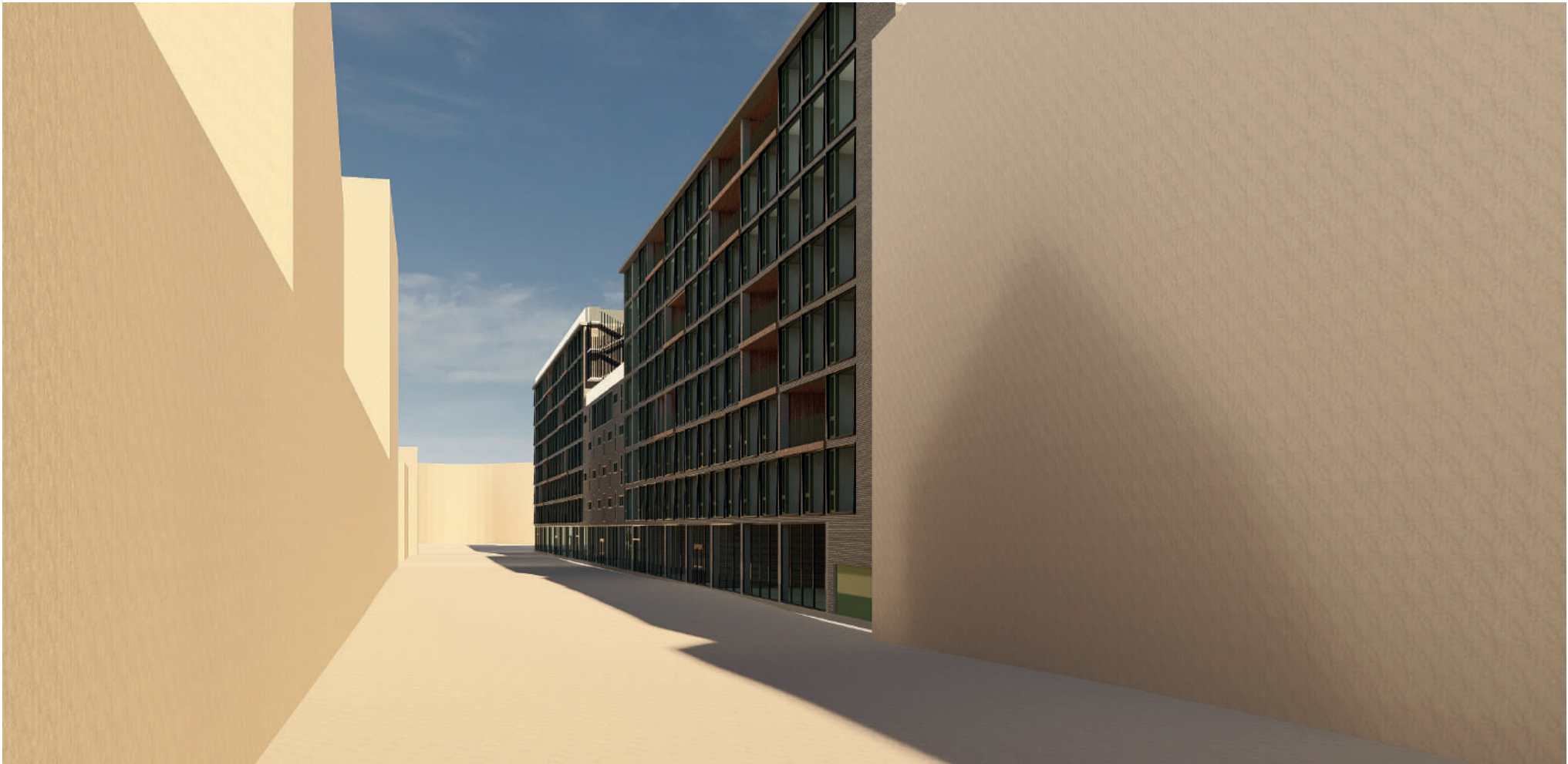


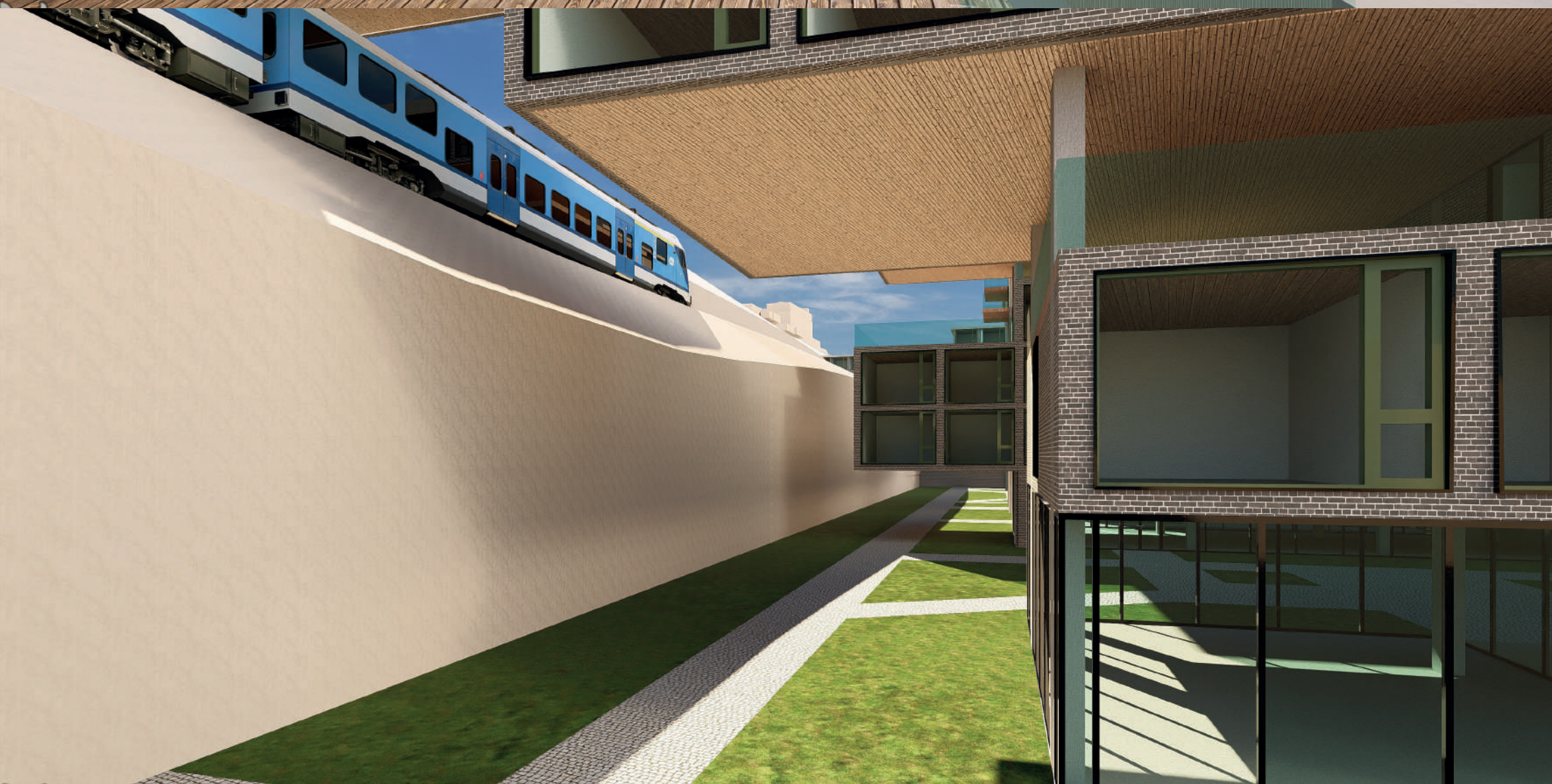
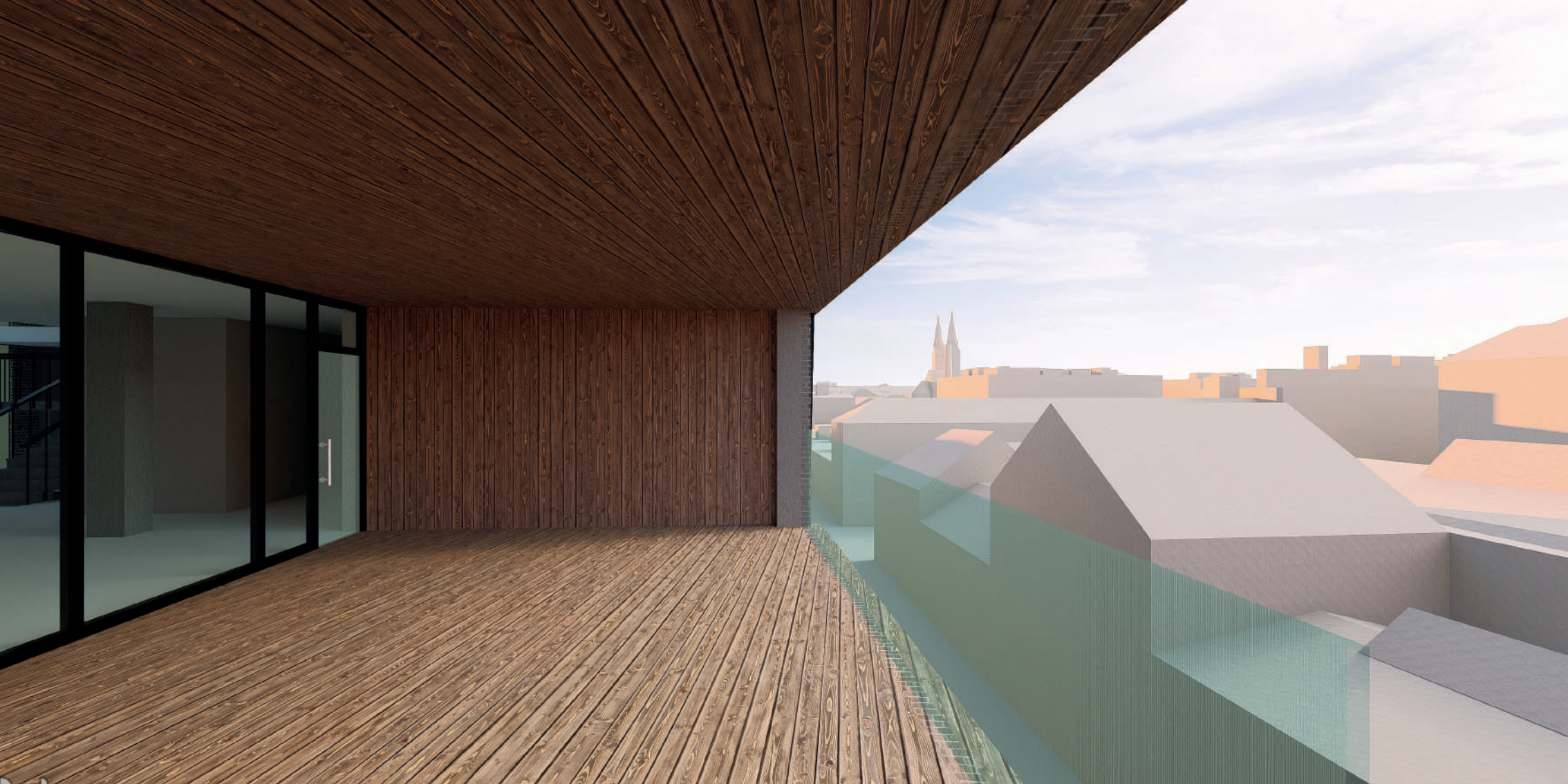
West

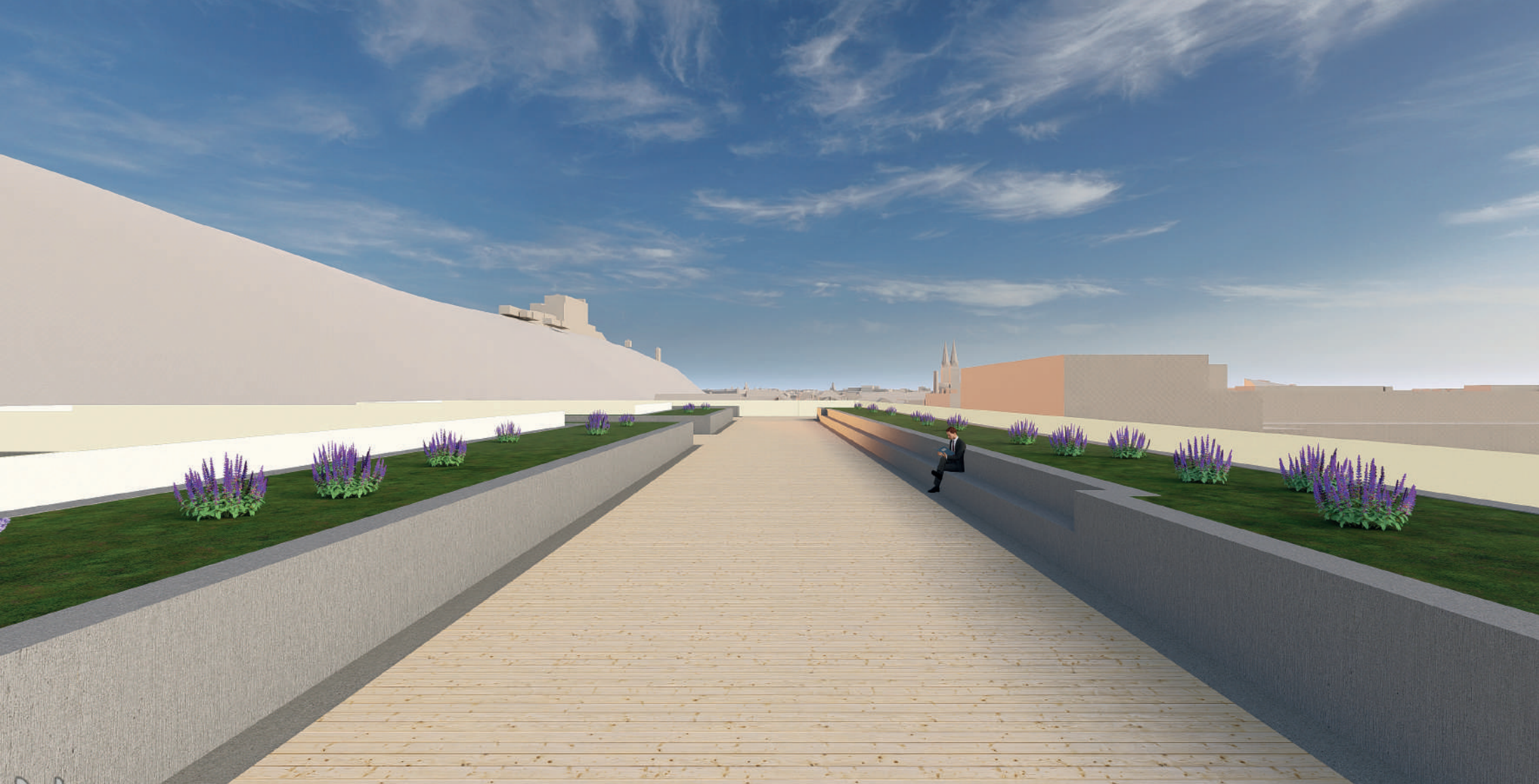












Conclusion

The proposed project can be important for the city of Prague, representing a transformative initiative in Karlins urban development. By reimagining undeveloped land into a multifaceted community hub with student housing, hotels, and hostels, the project becomes a catalyst for positive change. The decentralized student housing model fosters a more integrated and diverse living experience, enhancing the overall fabric of the city. Additionally, the inclusion of hotels and hostels not only accommodates people within the academic community but also travelers or concertgoers attending event at the nearby Karlin Forum, attracting transient visitors and stimulating the local economy. As a strategic investment, the project contributes to the city's growth by creating a symbiotic relationship between residents, businesses, and visitors, ultimately, the creation of well-designed and inclusive dormitories not only meets the practical needs of students but also nurtures a sense of belonging and community that enriches the overall educational experience.

References

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