



Porto, Portugal
30th March 2015



Dear Sirs,

We are aware of the challenge that is demanded when transposing a competition entry to a rigorous, yet flexible urban development plan. It is with pleasure that we find a plan rooted to the ideas presented in the competition. Even though there are some minor changes we still consider that the concept is respected and the basis for a strong and successful urban intervention are set.

Being this said, we still would like to stress some ideas that can be discussed in the public debate and should be taken in consideration for the well-functioning of the intervention.

1. The frontage line of the back building and its relation (or limitation) with the industrial should be a matter of discussion and reflection. If the limitation exists, this should define the width of the square. However we can never forget one of the key assets of the competition entry: its ability to integrate the yeast factory to the block structure, moving away from a glorified solution of the industrial building. We understand the need to protect it, as this was one of the most discussed subjects during the process. From our point of view protection and awareness doesn't necessarily result in isolation.
2. The cultural facilities indicated are interesting and dynamic enough to take the major role in the core of the block.
3. The relation of the ground floor with the yeast factory is very important. One should not be afraid of bolder concepts that could assure constant permeability on the ground level (e.g. Caixa Forum Madrid).
4. The paths need to be public and need to seem public, therefore it is very important to be aware of the position and characteristics. It is crucial not to take urban flow for granted. The connection in Subiceva should be carefully selected, as it should be strongly, and visually, related to the market Trznica Kvatric. The connection in Vlaska ul should be related to the path from Jakova Gotovka and intersect the existing Warehouse.
5. The corner building was established as new building P+10. It is important to be careful with the scale and presence that this building can assume.

6. The roof from the back building should be carefully discussed. More than a green roof for the residents contemplation, this should be at least partially open to public. It is important that a set of trees is planted through the definition of some soil boxes with the injury of the area for commercial use. It is crucial that these type of measures can be discussed so that the new urban intervention can be strong enough to be socially sustainable.

We are aware that some of these topics are made upon an overall view of the project which is not easy to sometimes merge into private investments and feasibility development.

Once again we thank you for the consideration and hope that our thoughts can help to establish a strong and rich urban value in Zagreb.

Yours faithfully,

Pablo Rebelo

Pedro Pita

