



# DREAM OF GREEN URBANITY

## SITE VISIT REPORT



**EUROPAN**  
MAGYARORSZÁG



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**EUROPAN 12 Competition**

**Site: BUDAPEST - ZUGLÓ**

**Municipality of the 14<sup>th</sup> district of Budapest**  
**EUROPAN MAGYARORSZÁG**

**[www.zuglo.hu](http://www.zuglo.hu)**  
**[www.europan-hungary.hu](http://www.europan-hungary.hu)**

**REPORT OF THE SITE VISIT HELD ON 27<sup>TH</sup> OF APRIL**

The site visit of the EUROPAN12 site BUDAPEST/ZUGLO was held on the 27<sup>th</sup> of April.

Participants:

Erik HAVADI, architect; representing the municipality architect's office in Zugló;  
Gyöngyvér SZABÓ, landscape architect, national coordinator of EUROPAN Hungary;  
Árpád SZABÓ, architect, national coordinator of EUROPAN Hungary  
and  
38 people representing 5 registered teams and several unregistered teams.

At the site visit EUROPAN Hungary greeted the participants and made it clear that a site visit report will be prepared with the "official answers" of the questions of the visit.

The participants visited the three project sites and the strategic intervention site of the competition (the area is mainly public space so it is accessible at any time) where the representative of the municipality and members of EUROPAN Hungary explained the most important aspects of the brief. Participating professionals also had a chance to address the site representative questions. Some of the questions were answered instantly, nevertheless the official answers are listed below.

**Questions of the site visit:**

**DOES THE LOCAL GOVERNMENT OF ZUGLÓ HAVE ANY EFFECT ON THE OWNERSHIP CONDITIONS OF LAND AT THE AREA OF THE RÁKOSRENDEZŐ RAILWAY STATION? (PROJECT SITE #1)**

The area of the former Rákosrendező Railway station is owned by the state owned Hungarian Railway Company (MÁV Zrt). Although the area has been considered as a future development area for a long time the railway company has still not brought the area to the market. In this situation the municipality has practically no tools to effect proprietorship conditions of the area and to initiate its development.

**WHAT HAS TO BE SUBMITTED TO THE COMPETITION?**

The submission of the entries is precisely described in the rules of the competition (<http://www.europan-europe.eu/en/session/europan-12/rules/>). If something is still not clear, you can ask question about the rules here: <http://www.europan-europe.eu/en/session/europan-12/questions/>.

The site specific requirements of the competition in Budapest/Zuglo are explained in the brief.

**ARE THERE ANY PROBLEMS WITH HOMELESSNESS ON THE SITE?**

The study/project area is not the typical area that is badly influenced by the problem of homelessness and is not the area with a relatively large number of homeless people (The homeless predominantly live in the districts close to the city centre in Budapest).

Currently there are some homeless people living on project site #1, but according to the municipality no social conflict have been reported by local residents from the area recently.

**IS IT POSSIBLE TO REMOVE SOME OF THE ROADS AROUND THE CREEK? IN MOST CASES THERE ARE ROADS ON BOTH SIDES OF THE CREEK WITH A SEEMINGLY VERY LOW AMOUNT OF TRAFFIC.**

The municipality has no concept about the alteration of the roads of the area. Since the goal of the competition is to give feasible proposals for altering the environmental conditions in the context of functional reprogramming, removing some unnecessary road can be part of the proposals.

## WHAT ARE THE PIPES/PUBLIC UTILITIES THAT CROSS THE CREEK ABOVE THE GROUND? IS IT POSSIBLE TO REMOVE THEM?

The public utilities crossing the creek above ground are various (natural gas for heating, water, district heating pipes, sewage). Their relocation (under built elements) can be considered in the competition. Putting them completely under the creek is not feasible/realistic.

## IS THERE ANY AVAILABLE INFORMATION ABOUT LOCAL COMMUNITIES/COMMUNITY CENTRES?

The district of Zugló has an active local civic life, nevertheless local government does not have an updated registry of these civic initiations. (The last updated list of them: [http://www.zuglo.hu/wps/portal/civil\\_zuglo?menuid=ADMR-7W7DBY](http://www.zuglo.hu/wps/portal/civil_zuglo?menuid=ADMR-7W7DBY))

The municipality has a non-profit organization (Zuglói Cserepes Kulturális Nonprofit Kft./Zugló Cserepes Cultural Non-profit Ltd.) which organizes the cultural life of the district in 4 locations/institutions (non of them are on the strategic site):

- Cserepes ház: 1144 Budapest, Vezér utca 28/b. (<http://www.cserepes haz.hu/index.php>) – community center with a very wide range of events, evening classes and social clubs
- Lipták Villa: 1146 Budapest, Hermina út 3. (<http://www.liptakvilla.hu/index.php>) – community center with mainly cultural events and programs
- Zuglói Ifjúsági Centrum: 1145 Budapest: Uzsoki utca 57. tetőtér (<http://www.zic.hu/index.php>) – Zugló Youth Center, community center with programs mainly for people under 30
- Liget Galéria: 1146 Budapest, Ajtósi Dürer sor 5. (<http://www.ligetgaleria.c3.hu/>) - mainly works as an art gallery

## HOW IS THE PASKÁL AREA GOING TO BE UTILIZED?

The area of the Paskál (large undeveloped area next to the “strategic intervention site #4a”) is owned by private companies. According to the plans of the proprietor and also according to the zoning plan of the district (the area is an “Institutional area with a possibility to build residential buildings” and the strip next to the creek is an “Institutional area with significant green surfaces”) the area will be developed with a moderate built density (floorspace ratio of 1,0-1,5) of various functions where housing will be dominant.

## IS THERE AN AVAILABLE SURVEY OF THE EXISTING VEGETATION OF THE SITE?

The municipality has no detailed survey of the existing vegetation of the competition site/area. The handed out detailed orthographical photo of the strategic and project sites (full site file) can be used for allocating the existing vegetation.

## WHEN WAS THE CREEK REGULATED?

Regulating the areas around the creek finished in the 1950s. More details about that are in the brief.

## WHAT EXISTED ON THE SITE OF THE FÜREDI STREET HOUSING ESTATE BEFORE ITS CONSTRUCTION??

The area was the site of the former planned estate of Rákosfalva. The estate was originally founded on the property of a local scientist/politician (György Zsivora) with a loosely developed suburban character. (See historical maps of the full site file: “EUROPAN12\_Budapest-Zuglo\_history\_.pdf”) The Füredi Street Housing estate was built after the demolition of that estate.

## HOW CAN THE PROTECTION BELT OF THE ELECTRICAL CABLE BE UTILIZED? WHAT CAN BE BUILT IN THIS ZONE?

The municipality has the long term goal to relocate the electrical cable underground while the competition has the aim to define long term strategies for the area so the protection belt defined in the zoning plan of the district does not have to be taken into consideration.