Urbanistic and architectural project of remodelation and revitalization of the Kastel Fortress
In April of 2008 the Assembly of the City of Banja Luka adopted a Development Strategy of the City of Banjaluka within the period 2007-2015 with the aim of initializing of all available developmental potentials of Banja Luka and opening of a new page in its development for the benefit of all citizens that are interested in good leadership of development of their city.

Adopted was a vision of the City of Banja Luka as a modern and recognizable center in regional surroundings, founded on human rights, in which citizens and visitors have equal chances to actively participate in its life, and in which young people have an emphasized place. Secure, humane and urban environment of a healthy life, with a rich cultural and sports contents, in which recognized is and valued entrepreneurship, knowledge, abilities and results.
PROJECT IDEA

Revitalization of the Kastel fortress is one of the major projects that have been planned as a part of the Tourist Offer Diversification Program of the City of Banja Luka, which is one of strategic goals of the Development Strategy.
Commission to Preserve National Monuments, at a session held from 4 to 10 May 2004 declared The historic site of the Kastel fortress in Banja Luka a National Monument of Bosnia and Herzegovina.
Urbanistic and architectural project of remodelation and revitalization of the Kastel fortress

LOCATION
LOCATION
Kastel fortress complex includes areas within the walls and spaces outside the walls that are bounded to the west and north with Kolokotronisa Street, left bank of the river Crkvena to the east, from the bridge to the confluence, and the Vrbas River to the south. The site occupies an area of 26.610,00 m² within the fortress walls and about 21.390,00 m² outside walls.

There are three internal courtyards:
The courtyard I occupies an area of 810,00 m²
The courtyard II occupies an area of 11.580,00 m²
The courtyard III occupies an area of 12.515,00 m²
Total yard space occupies an area of 24.905,00 m²

Gross building area of objects:
Central arsenal: 1.285,00 m²
Four towers: 691,00 m²
Two small arsenals: 497,00 m²
Artillery Barracks: 801,00 m²
The Stone building: 675,00 m²
HISTORICAL INFORMATION

- Prehistoric era (19th to the 13th millennium BC)
- Antique period (2nd to 6th century)
- Mediaeval period (8th to 16th century)
- The Ottoman period (1528-1878)
- Austian period (1878-1918)
- After World War II period (after 1945)
The historic site of the Kastel Fortress is open for public use, but reconsidering its central location, cultural, historical and environmental qualities, as well as occupied area, it is not used to its full potential.
CURRENT CONDITION OF THE PROPERTY

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URBANISTIC AND ARCHITECTURAL PROJECT OF REMODELATION AND REVITALIZATION OF THE FORTRESS KASTEL

- **December 2006** - International competition for urbanistic and architectural project of remodelation and revitalization of the Kastel fortress
- **March 2008** - Preliminary design
- **March 2010** - Contract for the Detailed project

All documents reconsidering Kastel fortress were created in accordance with established areas and measures of protection of Kastel fortress as a national monument, which are prescribed by the Commission to Preserve National Monuments.
Preliminary design was adopted in March 2008. and it provides phase realisation of the 9 spatial units that make up the space of the Kastel fortress.
1st Phase - I Spatial unit - Hotel with associated facilities

PRESENT CONDITION
1st Phase - I Spatial unit - Hotel with associated facilities

PRELIMINARY DESIGN

Area of the spatial unit:
total top levels: 1,010.00 m²
underground level: 1,182.00 m²
Total of object: 2,192.00 m²
Open space: 5,300.00 m²
PRESENT CONDITION
PRELIMINARY DESIGN

The area of the spatial unit: 6.814, 40 m²
Area under objects: 6.972, 40 m²
3rd Phase – III Spatial unit - Service center

PRESENT CONDITION
3rd Phase – III Spatial unit - Service center

PRELIMINARY DESIGN

Area of the spatial unit: 1.820,00 m²
Area under objects: 1.110,00 m²
PRESENT CONDITION
Area of the spatial unit: 5.558,45 m²
Area under objects: 1.230,90 m²
5th Phase – V Spatial unit - City Square and a public garage

PRESENT CONDITION
5th Phase – V Spatial unit - City Square and a public garage

PRELIMINARY DESIGN

Area of the spatial unit: 16,900,00 m²
Garage area: 4,660,00 m²
Coffe bar area: 405,00 m²
Main Town Square area: 9,500,00 m²
Theatre Square area: 1,200,00 m²
5th Phase – V Spatial unit - City Square and a public garage

PRELIMINARY DESIGN

Urbanistic and architectural project of remodelation and revitalization of the Kastel fortress
6 th Phase - VI Spatial unit - Sports Centre with associated facilities

PRESENT CONDITION
6th Phase - VI Spatial unit - Sports Centre with associated facilities

Area of the spatial unit: 7,108.00 m²
Area under objects: 4,260.80 m²

PRELIMINARY DESIGN
PRESENT CONDITION
PRELIMINARY DESIGN

Area of the spatial unit: 7,850,00 m²
8th Phase - VIII Spatial unit - Coastal

PRELIMINARY DESIGN

Area of the spatial unit: 7.300,00 m²
9th Phase - IX Spatial unit - City Museum and Learning Center

PRELIMINARY DESIGN

Area of the spatial units: 12,515,00 m²
Area under objects: 1,590,00 m²

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DETAILS ON THE CONTRACT FOR THE DETAILED PROJECT

- Contracting Parties: City of Banja Luka and “Građenje” Company from Eastern Sarajevo
- Value of the contract: 1.113.839,00 KM (~569.497,00 €)
- Term of contract implementation: 24 months
- Financing of the detailed project is planned from a portion of the city budget
- Realization of the detailed project is planned by co-financing from other sources (Government of BiH and RS, donations, EU funds, private sector, etc.)
THANK YOU FOR YOUR ATTENTION

GREETINGS FROM THE CITY OF BANJALUKA

www. banjaluka.rs.ba