

# CONSULTATION OF EXPERTS

A PRELIMINARY STUDY FOR THE PREPARATION OF THE BRIEF FOR AN INTERNATIONAL ARCHITECTURAL COMPETITION FOR RECONSTRUCTION, URBAN ENVIRONMENT ON ST. PAZARSKA AND SQUARE SPACE, LOCKED BETWEEN ST. TSAR SIMEON VELIKI, ST. RUSKI, ST. SVETI KNYAZ BORIS AND ST. KOLYO GANCHEV



base: on the summary opinion of the responding **EXPERTS**

# WHAT would you say is the most characteristic in the zone?

- The long bench for eating sandwiches
- Most characteristic of the designated space is the lack of a memorial sign or monument related to the history of the city and Bulgaria.
- In fact, the empty space is most characteristic.
- The covered market
- Emblematic buildings for Stara Zagora which currently only remind of the important meaning they had in the recent and more distant past.
- Department store, "Dzhamiyata", Komsomol cinema, bl. 117 electrodom, etc.
- In the central part of the city, visited by many people despite its not very pleasant appearance.
- Apparently people need a place to gather, walk and shop
- The presence of many and varied in ownership and architecture buildings.
- Market area in poor urban condition, presence of buildings and constructions from different phases of the city, including heritage monuments, ownership problems, all done "piece by piece"
- Central urban, pedestrian, extremely problematic, historic, in contact with archaeological and architectural monuments, torn, messy, lacking concept and sense!
- I would like to see it as a zone not so much for offering goods, but a zone for artistic studios, chamber scenes, small cafes and author restaurants
- Orthogonal urban planning
- Street Pazarsla and the public services around it.
- The square behind the Department store.

base: on the summary opinion of the responding **EXPERTS**

# WHICH building or area is most important or interesting in this territory? HOW do you think it contributes to the overall perception of the area?

- The Museum of Religions along with the Department store as the dominant buildings for the area
- The department store is the most interesting building and is emblematic for Stara Zagora.
- The covered market.
- Department Store, the Mosque, the household complex, Komsomol cinema electrodom bl 117
- The most interesting is the area of sq.1 behind the department store, but I do not think that at the moment its appearance contributes to the pleasant appearance of the central part of the city.
- The new building on the cooperative market - contributes with volume, vision and tradition.
- Pazarska Street, between the two parks
- There is nothing important in this area. Everything should be demolished! Especially in the core area!
- The post office building, and the ruins below it.
- The market. It needs to be renovated drastically.
- All the historic buildings as well as those that carry the character of the zone - for example the market
- The municipal market. Centrally located in the zone and the central part of Stara Zagora.
- Good pedestrian connections to the surrounding neighbourhoods, with good public services.
- The square could become a very beautiful gathering place for young people who gather and pass by there anyway. It could become some kind of beautiful and creative youth centre.
- The Museum of Religions.

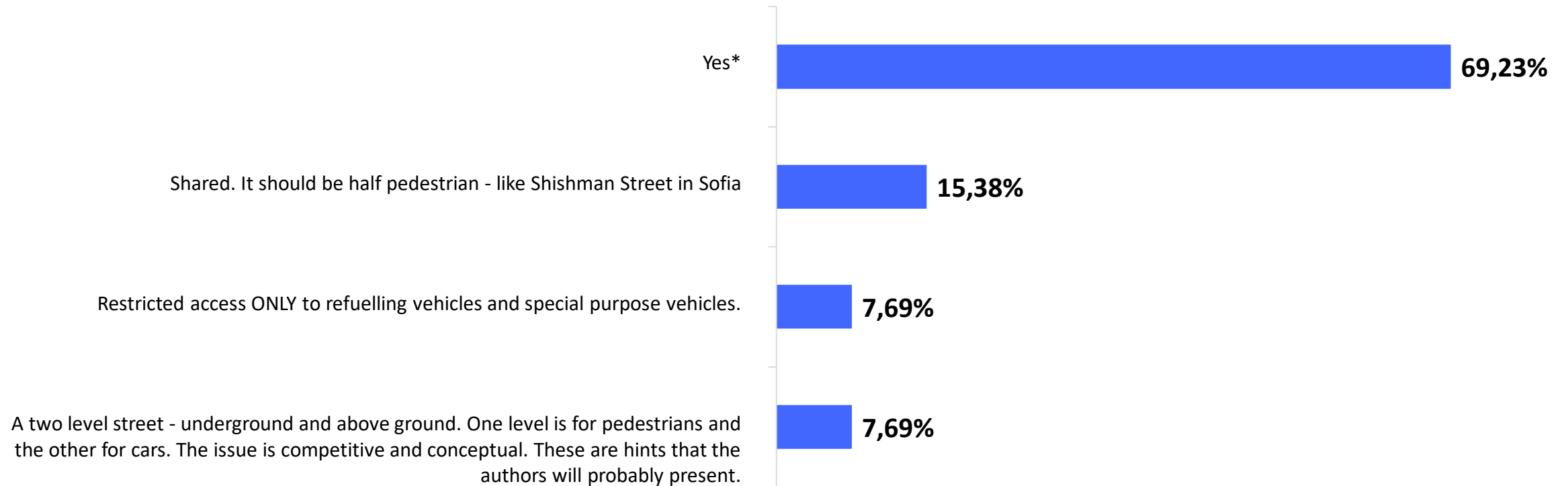
base: on the summary opinion of the responding **EXPERTS**

## **WHICH** is the place you visit most often from the competition area? **WHY?**

- I visit all areas in the designated space, for shopping, for passing, for work and for walking.
- The market, because I mostly buy fruit and vegetables
- The market
- The area behind the department store
- The market building
- The restaurants, the market and the satellite shops
- The market. In most cases, I pass in transit.
- The area behind the department store, because of the market and the open space
- The Market
- The long bench, because I eat a sandwich
- Municipal Market and st. Pazarska. Because of the public service.
- The square behind the department store. I have a shop there.

base: on the summary opinion of the responding **EXPERTS**

# Shall **ST PAZARSKA** be closed to vehicles and turned into a pedestrian zone?



- Provide sufficient convenient parking spaces. Express a desire to be a permanently pedestrianised area, given the abundance of interesting places to shop and eat. This is probably the only and best solution.

base: on the summary opinion of the responding **EXPERTS**

## **HOW** do you think they should regulate *st. Kolyo Ganchev, st. Georgi Stoykov Rakovski,* *st. Petar Parchevich, st. Dimitar Naumov* and all other small streets in the territory?

- It is good to close st. Tsar Boris from st. Ruski to st. Patriarch Evtimiy and to move parking lots and cars out of the area specified in the competition. To remain only a pedestrian bypass area and for local and national tourism. The named streets referred to in the question should be as such without an exit and incorporated as far as possible into the pedestrian zone.
- I believe that vehicular access should be restricted or allowed only at certain times.
- Given their gauges with only one way traffic.
- Walkable, underground access with cars
- Above ground pedestrian and underground vehicular. Future development concept should prioritize approaches and address this issue.
- Be one-way
- One-way traffic and roundabouts
- To make semi-pedestrian
- All should be pedestrian friendly.
- Let them stay as they are.
- As before
- The current layout should remain
- I have no opinion

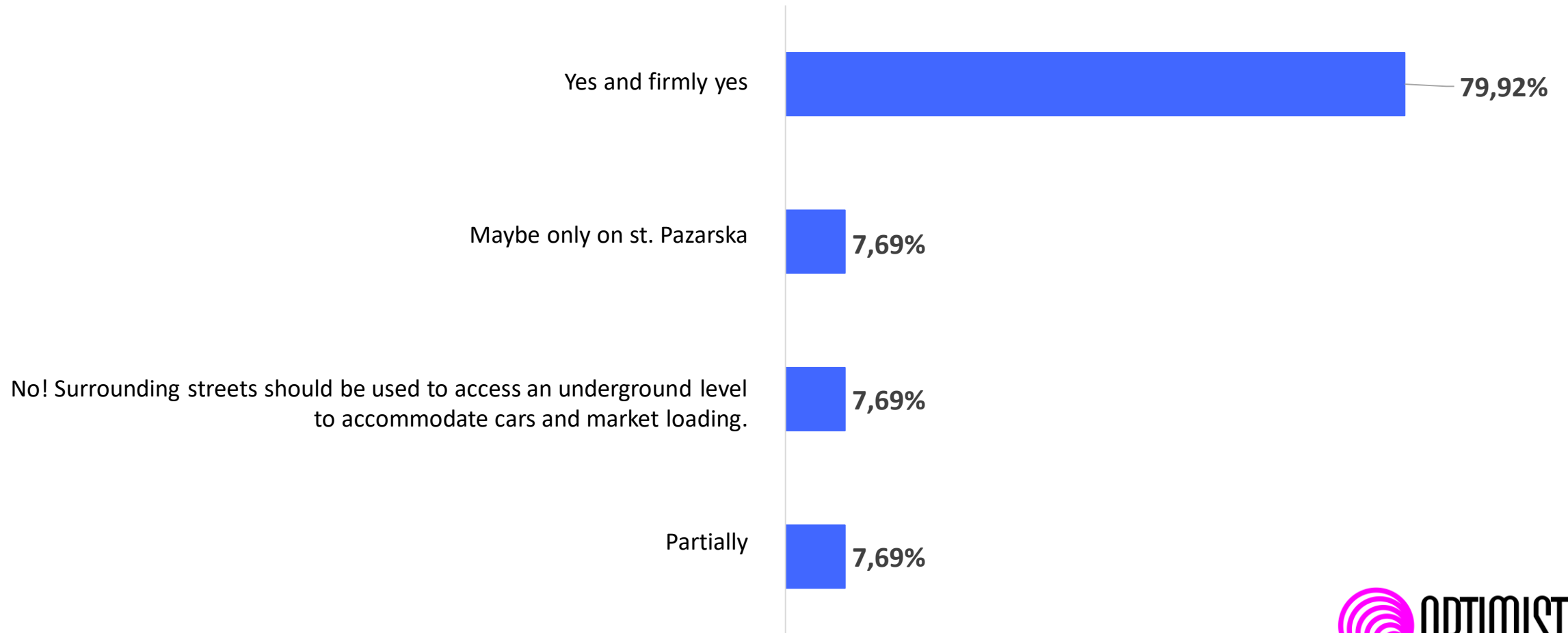
base: on the summary opinion of the responding **EXPERTS**

## HOW do you think they should regulate st. *Tsar Ivan Shishman* and st. *Ruski*?

- Ivan Shishman is a street with heavy traffic, but also for passing cars aimlessly, which often force / vandalism /, so both st. Ruski and st. Ivan Shishman should be closed to traffic.
- st. Ruski - one-way north south, st. Shishman - closed to cars
- Pedestrian, with underpass for cars
- Underground. Connections to these streets should be provided at subgrade level. Parking for visitors to the downtown area should be provided at this level.
- Underpasses
- Provide direct pedestrian crossings between green spaces and residential neighborhoods
- Remain for vehicular use.
- Let them remain as they are.
- I think they are currently fine
- To remain the current zoning
- As they currently are.
- I'm not sure

base: on the summary opinion of the responding **EXPERTS**

# IS IT NECESSARY to restrict vehicular access to the competition area?





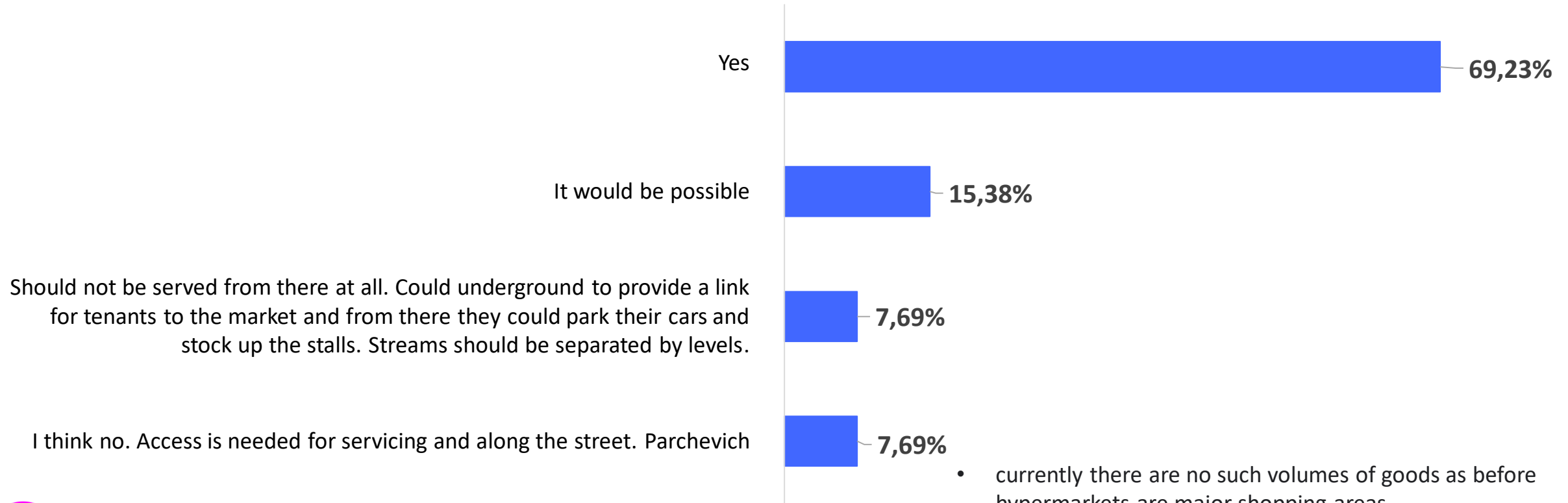
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Does the **MUNICIPAL PARKING** fulfil the function for which it is intended? Is it possible to convert the area and perform another function? **WHAT FUNCTION** does the area need?

- More landscaping
- In my opinion, municipal parking does not serve its function well, given the frequent congestion.
- It would be good to designate it as a local farmers market, on periodic occasions, or holidays.
- In my opinion, this is a space suitable for landscaping and recreation, since there is a total lack of woody vegetation in the designated competition space.
- No, it should be redeveloped and have a drive-through access from the st. Ruski and st. Ivan Shishman.
- It fulfills its function.
- Difficult to access parking due to many pedestrians, one-way traffic.
- Maybe the parking lot should be moved out of the competition area and the current one should be transformed with another function...
- I think it is useful.
- It's probably possible to transform the area, but parking should be possible, even at underground level, if of course there is no archaeology.
- I've never used it, but that's where the owners in the apartment buildings and the sellers from the market park.
- Very inconvenient and breaking up the pedestrian area.
- Should have it but underground and connected to the whole underground parking and loading structure.
- I think it serves its function and is good to have parking.
- Certainly no need for surface parking lots, certainly more space is needed for community events.
- Multi-story underground and surface parking is needed.
- There needs to be parking there. Even a very small one. Perhaps it would be helpful if there was an opportunity to do it on multiple levels to have room for more cars.
- Yes, it serves its function.

base: on the summary opinion of the responding **EXPERTS**

# IS IT POSSIBLE to serve the market only from st. *Kniaz Boris*?



- currently there are no such volumes of goods as before
- hypermarkets are major shopping areas
- if enough parking spaces are provided
- if internal electric transport is provided
- A matter of design decision

base: on the summary opinion of the responding **EXPERTS**

# WHAT would you do about the portable objects in the area?

- Reducing them dramatically.
- I would change them to kiosks meeting a uniform design and placement standard.
- Strictly monitor hygiene to make them more modern and original.
- The same type of movable objects - pavilions that perform the same function, but with a different look could be envisaged.
- I would move them inside the market.
- Unified look, high hygiene, it's practically the only farmers market in town.
- We need to zone everything and define each area to where it can grow. That doesn't mean the spaces can't flow into each other. Everything has to happen naturally and with finesse.
- They are part of the setting, but they are not very personable.
- Removal and competition for architecture of the entire market space.
- Should be retained as a feature of the area but enhance the way they exist in the area.
- To be removed.
- To remain but to be used on certain days.
- As if it is better to have retail outlets only in the covered part of the market or to have other covered areas so that there is space for everyone anyway.

base: on the summary opinion of the responding **EXPERTS**

Is the closed municipal market **SUFFICIENT** in terms of volume?

**DOES IT PROVIDE** the necessary spaces?

**DOES IT NEED** to be reorganised and reorganised?

Are the outside stalls **NECESSARY**,  
given the availability of free stalls inside the market?

- To remain, but to be used on certain days.
- I would change them to kiosks meeting a uniform design and placement standard.
- To strictly monitor hygiene to make them more modern and original.
- Uniform mobile pavilions could be envisaged to perform the same function but with a different look
- I would move them inside the market.
- Uniform appearance, high hygiene, in fact it is the only farmers' market in the city
- Need to zone everything and determine each area to where it can grow. That doesn't mean the spaces can't flow into each other. Everything has to happen naturally and with finesse.
- They are part of the setting, but are very personable.
- Remove and architectural competition for the entire market space.
- They should be preserved as a feature of the area but enhance the way they exist in the area.
- To be removed.
- Seems like it would be better to have retail outlets only in the covered part of the market or to have other covered areas so there is room for everyone though.

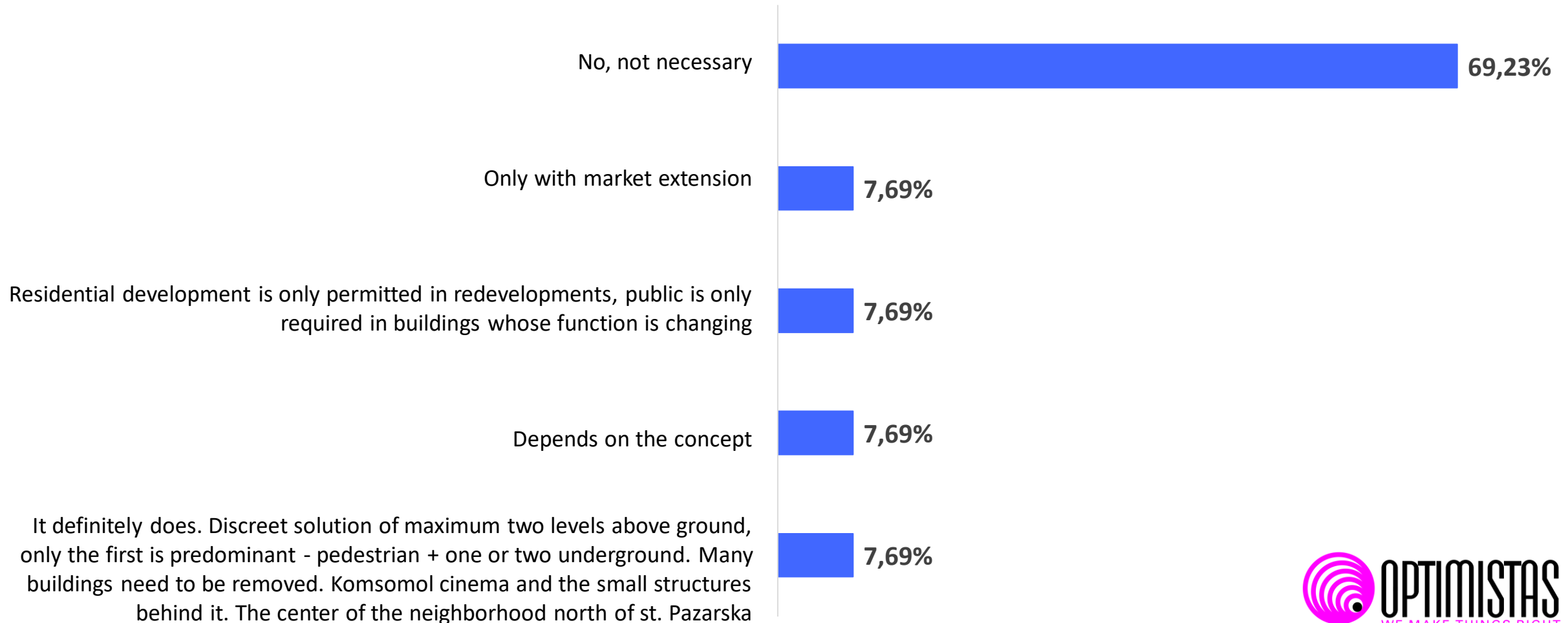
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**WHAT** do you think should happen in the space at the corner of *st. Ruski* and *st. Sveti Knyaz Boris* ? **SHOULD** the building designed, based on a competition in **2019** be implemented ? **SHOULD** the design for the area, based on a competition in **2013**, be implemented ?

- No
- In my opinion, this corner is significant for the city and a separate competition should be held for its designation, but I guess it would be good for the city to be associated with an important moment in the history of Stara Zagora and to be shaped as a memorial corner.
- At the moment the competition is unsuccessful because it is not economically viable for potential investors. Perhaps it is better not to build
- A difficult question for specialist urban planners to solve but no monuments with horses on inns!
- In my opinion neither project should be implemented. The whole space in the competition area should have one vision united space.
- To remain part of the plaza space.
- The winning, this competition project should not be implemented.
- The building is ok as long as it is economically viable to build and exist.
- There should be more "air" here.
- There is no room for a tall building.
- The space should welcome the park, not serve as a wall.
- Yes.
- I don't know the projects.
- I am not familiar with the competition.
- I have no opinion on this matter.
- Let's have more space for art and creative activities for youth.

base: on the summary opinion of the responding **EXPERTS**

# IS there a need for additional buildings in the area?



base: on the summary opinion of the responding **EXPERTS**

# WHAT do you think should happen on the square space above the underground parking?

- Beautification and pavement repair.
- Containment of rubbish in the parking stairways.
- Relaxation area, walks, community events, town emblem.
- More playgrounds for children and youth
- Free seating area
- Provide an area to bring together the young people who congregate there and give them the opportunity to meet, do activities, play.
- Improvement, but never overbuilding.
- There is a design for a plaza space, it would be good to happen like this with highlighting the space in front of the Museum (mosque)
- Pedestrian connection between the two parks.
- I am not sure
- Free stage for city artists, small festival summer area
- An area for outdoor public activities.
- To provide areas for relaxation and rest.
- Let there be more space for art and creative activities for the youth.

base: on the summary opinion of the responding **EXPERTS**

# IS there a need for additional parking to serve the entire market area? **WHERE** should it be positioned? /in the competition area or outside it/

- No
- Probably better to acquire the underground parking and direct all vehicles there.
- If the underground parking is redeveloped there is no need
- Covered parking is a good solution from the past but is very neglected either renovate or design a new one
- There is a need for parking if vehicular access is restricted, parking should be outside the competition area
- There are a lot of unused spaces in the competition area, between the blocks.
- This should be assessed by the municipality, according to the congestion of the area and this could be part of the competition decision
- Of course there are. If the streets go from public to private ownership the spaces underneath could be used for parking.
- In my view, the parking spaces are not currently 100% used and there is no need for more.
- No, the existing ones should be optimised, buffer parking is needed outside the central area with transport provided.
- Outside the area, with multi-storey parking being the best option
- Outside.
- It would be nice to have more parking in the central area. I can't judge where they would be appropriate.



base: on the summary opinion of the responding **EXPERTS**

# HOW do you think the area should be developed and in what direction?

- The area should be emblematic of our city, welcoming, expansive, wooded, enhanced, preserved, not in its current state.
- There should be more landscaping and walkability.
- Example of Plovdiv Kapana with attention and emphasis on pavement, granite curbs without yellow and red tile tiles.
- Restrict free access of private vehicles.
- The city needs to build something "Kapana" type - restaurants, boutiques, shops for handmade goods- organic products, cafes, pastry shops, and others- textiles, galleries, craft decorations- I think this is the perfect place to create another characteristic face of Stara Zagora.
- The historic small streets should be highlighted by arch. L. Bayer. This is to make a reference to the time of creation of the new town.
- To expose historically valuable buildings with park environment techniques, to emphasize pedestrian areas, to develop a new downtown concept with active areas for local commerce connected to archaeological and historical sites.
- A pedestrianised area to preserve cultural heritage and help the town "breathe".
- Downtown is a place for commerce and culture.
- Stara Zagora is a city where trade is more than sufficiently developed in terms of volume, the quality of goods and the environment in which they are offered should be improved. Every city is a city only because of the cultural life it gives a stage to.
- Take a look at the cities where there is a developed cultural life and you will find an unambiguous answer in which direction to go.
- To host more community activities and events and preserve its identity.
- To preserve public services.
- More pedestrian areas and recreational areas respectively.
- With a focus on youth - creative, arts, smart environment.

base: on the summary opinion of the responding **EXPERTS**

# DO YOU THINK the public buildings in the area are being used efficiently enough? WHAT is your opinion on this?

- No, there is potential for more life in them.
- Yes, I think they are used effectively.
- It would be a good idea to make the underground parking municipal to get vehicles out of the surface lot.
- No, but in order to increase interest in them, the design should provide a link and the possibility of uniting the cultural attractions into a single complex with directions and signposting to the nearest ones in the area to arouse and maintain the interest of passing citizens and visitors to Stara Zagora.
- Not effectively used
- No, not being used effectively, but demand suggests supply- if the cinemas, office buildings in the area are standing empty, it may be a matter of developing new businesses and advertising.
- No place for single public buildings other than the function of the central area. I think their development rights should be transformed and owners compensated in new structures.
- I think their stewardship is not good enough.
- I cannot judge
- Complementary public functions to these buildings are needed to enliven them, like Kapana in Plovdiv
- There can always be more.

base: on the summary opinion of the responding **EXPERTS**

# DO YOU THINK the township should acquire the underground parking next to the Department Store? WHY?

- Yes so it can fix the square
- The municipality should acquire the underground parking lot in order to implement public events. For many years, due to the lack of a deal for this particular property, the city has been decimated and suffered reputational damage. The space has been used for fashion shows and as a mini-park to visit and eat. It would be excellent to create an area with outdoor tables for a large restaurant, a café that would be emblematic of our city.
- This is a must because there is no way to get a private operator to remodel and renovate it. It is very important to provide access to it from the st. Ruski Street with a passage to the street Ivan Shishman. A modern European car park with automatic control should be built.
- The municipality is not a good steward, private investors should be sought
- I don't think the municipality should invest money in property but rather in reconstruction of the space above the parking lot
- This is the place for future underground parking, not only for the area but also for the central city part.
- Yes, in order to "untie its hands" in relation to Q.1 and to connect the underground and overground communications in the zone in a logical way.
- Not necessary. The parking lot should be demolished and tied into the underground level for parking and service to the area. Owners to be offered underground and above ground areas as a transformed development right
- Yes, this is good if there is an opportunity, because it would be a good opportunity to increase the parking spaces provided by the municipality by renovating and improving the parking. I believe that few people use it now. And if it is renovated and upgraded, many people will use it and it will alleviate the parking problem in the downtown area.
- Absolutely NO. There should be regulations and requirements.
- There is an opportunity
- I have no opinion on this
- Yes