

# ČESKOBRA TRSKÁ SITE

More information

Attractive development site in the city centre, currently not built up, offering excellent access to transport (including the city public transport network) and a range of civic amenities. A new quarter with former city slaughterhouse being transformed into a contemporary art gallery and residential project of private investor are being built in the vicinity of the site.

The site is bounded by Českobratrská, Janáčkova and Poděbradova Streets and (at the south) a built-up area including a courtyard. It consists of the land parcels Nos 1902/1, 1903 in the cadastral area Moravská Ostrava. The total area of the site is 1,747 m<sup>2</sup>, and the area available for building covers 1,627 m<sup>2</sup>.

More information on this site is given in the Regulatory conditions, which you will find below (under 'Appendices').

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## Site compliance with zoning plan

According to the currently valid zoning plan, the site (in the cadastral area Moravská Ostrava) is located in a mixed-use zone (residential and civic amenities); this zone is designated for residential purposes and civic amenities that are primarily integrated into typical urban buildings. The site is located within the Moravská Ostrava urban heritage zone.

New development along these streets, especially facing onto Českobratrská St., will create high-quality street space. It will enclose the existing block and create new street space.

The optimum use for the site would be the construction of a polyfunctional building (combining residential premises and civic amenities), though the decision is up to the investor.

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## Site description

A new quarter is being built in the vicinity of the site (on the opposite land). The site is adjacent to a public cultural and community centre (PLATO) and historic former city slaughterhouse which till spring 2022 is set to be transformed into a contemporary art gallery. The winner of the public international competition for this project was the KWK Promes studio

from Poland, run by the globally renowned architect Robert Konieczny. The former slaughterhouse will be transformed into exhibition spaces for the PLATO contemporary art gallery, which (thanks to revolving walls) will also include an outdoor exhibition area. The six exhibition halls will be able to function either separately or together, as a single space. The building will also include offices, meeting rooms and a snack bar.

New residential complex to be created near the vacant site as well. The “Rezidence Stodolní” complex, designed by Bogle Architects will create a multi-functional building, which will comprise an apartment complex, leisure/recreation facilities, and commercial units at street level.

Close to the site there are also the Nordica office building and one of the Czech Republic’s foremost performing arts schools – the Janáček Conservatory.

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### Civic amenities near the site

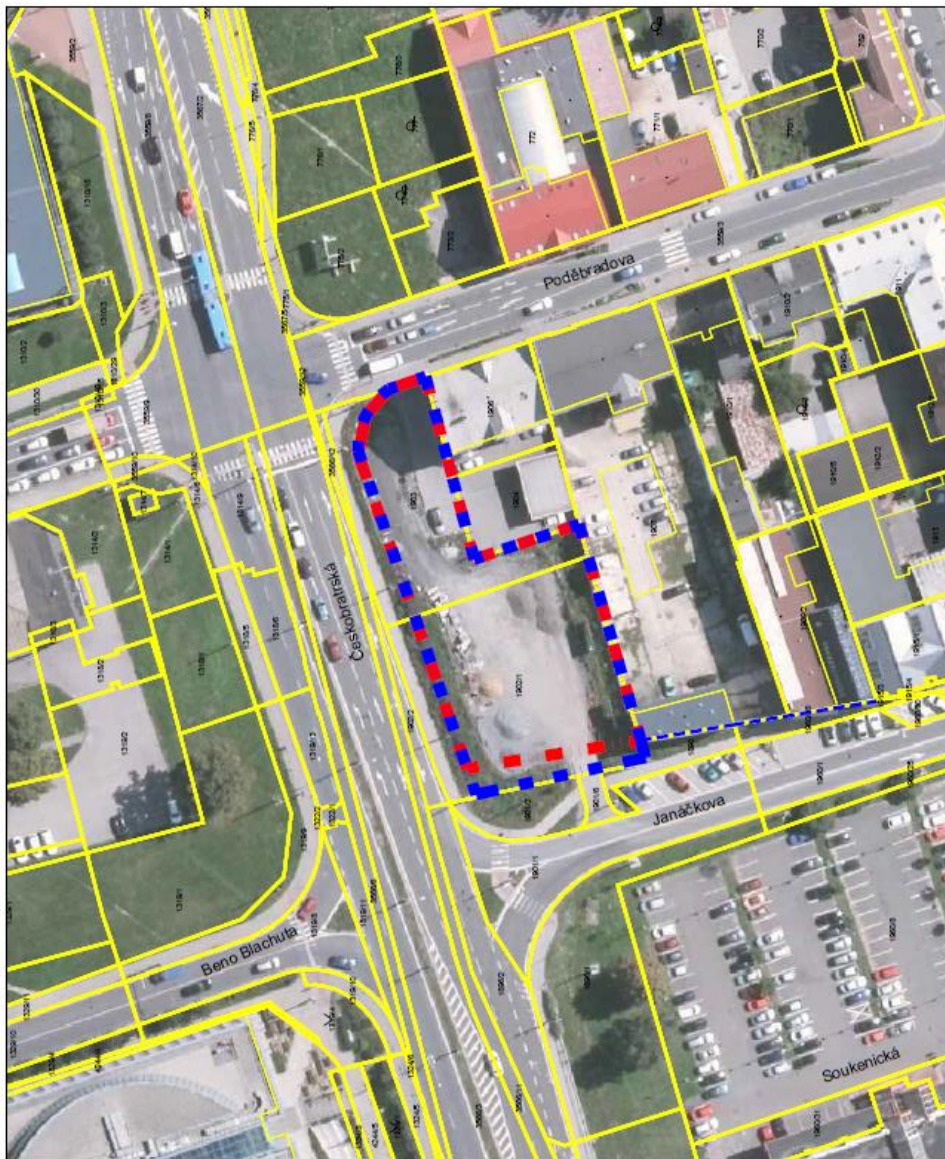
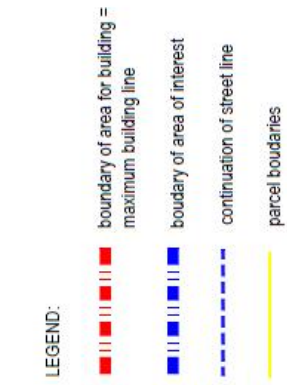
- PLATO art gallery: 1 min on foot
- Stodolní Street: 5 min on foot
- Nádražní Street: 5 min on foot

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### Transport access

- Public transport access – on foot:
  - „Konzervatoř“ bus/trolleybus stop: 6 min
  - „Stodolní“ tram stop: 6 min
- Bikeshaing station – on foot:
  - Plato gallery: 1 min
  - „Stodolní“ train halt: 3 min
- Rail transport access – on foot:
  - Stodolní“ train halt: 3 min
- Access to main roads – by car:
  - Českobratrská Street: on site
  - Nádražní Street: 1 min
  - Místecká Street: 2 min

# Regulatory elements, technical infrastructure, ownership situation.

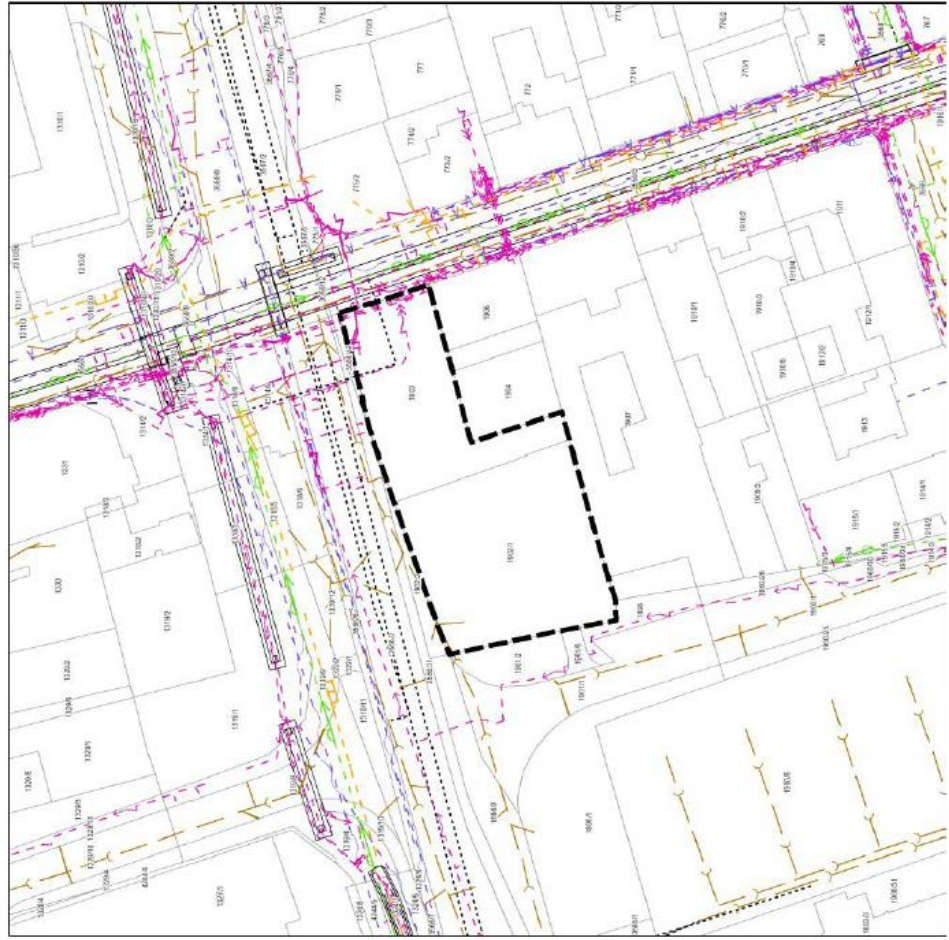


ČESKOBRATRSKÁ SITE  
Československá street, Moravská Ostrava  
APPENDIX NO. 1 - REGULATORY ELEMENTS

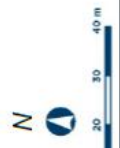
# ČESKOBRATRSKÁ SITE

## Českobratrská street, Moravská Ostrava

### APPENDIX NO.2 - TECHNICAL INFRASTRUCTURE




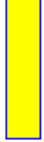

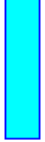



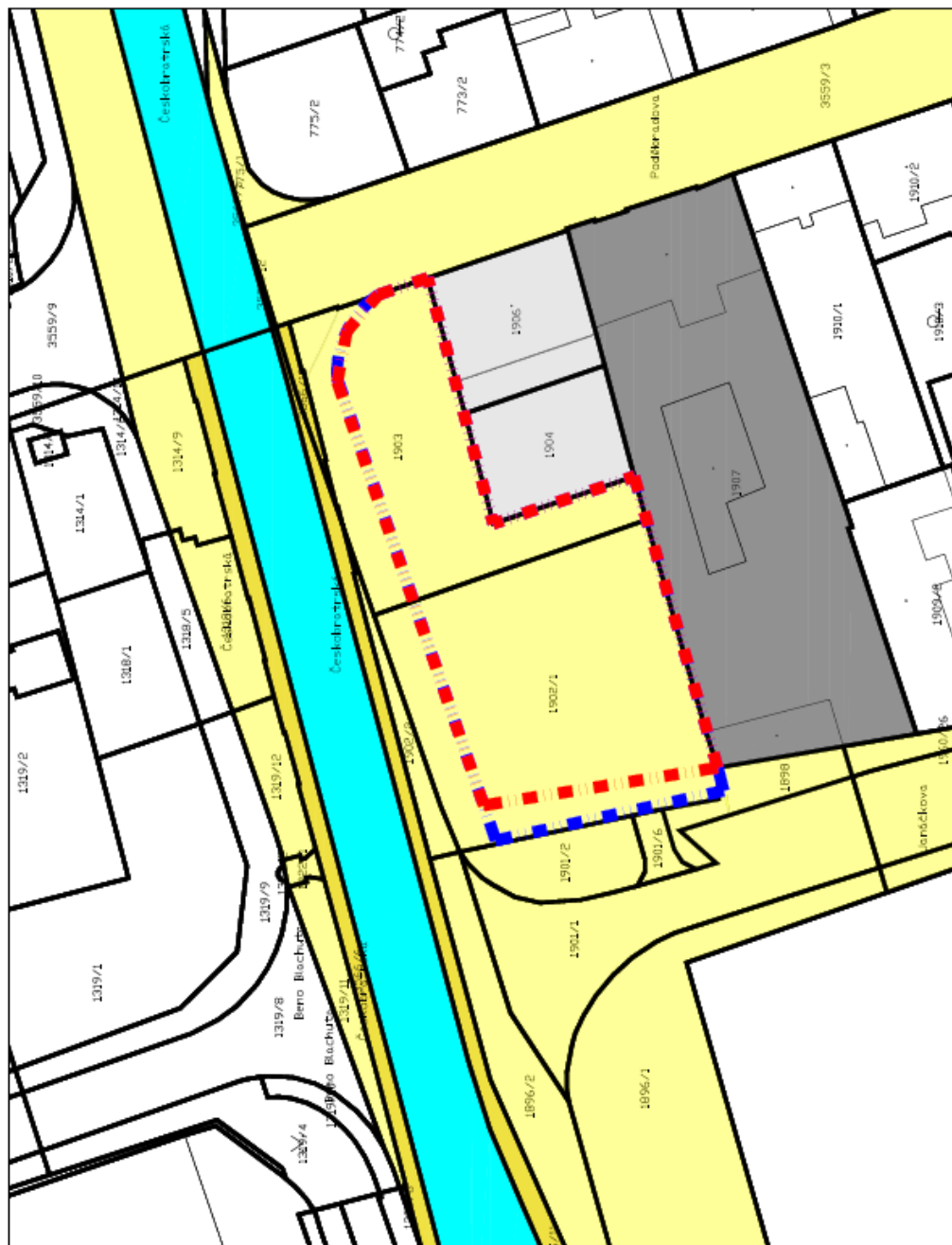
- site boundary
- drinking water main
- low-pressure gas main
- HV power line
- LV power line
- power line (unspecified voltage)
- power line for street lighting
- antenna cable
- telecommunication cables
- sewerage (all types)
- disused former utilities
- cable route, cable channel, heat supply line
- parcel boundaries





LEGEND:

-  boundary of area for building
-  boundary of area of interest
-  owned by the City of Ostrava; entrusted to the city district
-  owned by the City of Ostrava
-  owned by natural person
-  owned by the state (National Road Management and Construction Authority)
-  owned by a legal entity



ČESKOBATRÁSKÁ SITE  
 Českobratrská street, Moravská Ostrava  
 APPENDIX NO.3 - OWNERSHIP SITUATION