

MAP OF CONSTRAINTS AND POSSIBILITIES WITH SWOT ANALYSIS BY THEMES:

S - STRUCTURAL L - LANDSCAPE P - PUBLIC SPACES A - CIVIC AMENITIES T - TRANSPORTATION

- **S1 - GARDEN CITY** : a popular and sustainable place to live
- **S2 - HISTORICAL FOOTPRINT** : Main axis connecting old settlements into one ; historical structural values preserved in the city
- **S** - In the third «ring» of urbanization, protected by the Prague urban landscape ; in clear continuity to the amenities area, then to leisure area steps, from Prague to the suburbs and the countryside

- **L1 - SURROUNDING FORESTS**
- **L2 - PLANTED GREENERY ALONG THE ROADS** : A lot of greenery in the city – forests, gardens, orchards, meadows and planted greenery along the roads
- **L3 - GREEN HORIZONS** : Green horizons - it gives a natural character of the town
- **L** - Undulating relief of the landscape
- **L** - The town is surrounded by Vltava

- **T3 - TRAIN CONNECTION TO PRAGUE** : Performant connection by train, from Prague to Libčice passing by all the important amenities steps
- **T4 - TOURIST ROAD/POTENTIAL BICYCLE ROAD** : Marked tourist paths to tourist attractions
- **T** - Rapid accessibility to the airport
- **T** - Direct path to the administration centre of Prague
- **T** - Low traffic: safe for pedestrian movement and bikers
- **T** - The existing street profile of the main road: sidewalks separated by green stripes from the road

P - PUBLIC SPACES

A - CIVIC AMENITIES

- **S1 - CONTRASTING HEIGHT OF BUILDINGS**
- **S2 - BARRIER TO THE EAST, BUILDINGS IN BIGGER SCALE** : Industrial areal creates a barrier between the town and the river
- **S3 - AN INDUSTRIAL BUILDING ALONG MAIN STREET** : breaking the continuity of residential buildings
- **S4 - BLIND SPOTS IN STRUCTURE**
- **S5 - HIGHEST DENSITY OUTSIDE OF CITY CENTRE**

- **L1 - SAND PIT**
- **L2 - IMPASSABLE VLTAVA BANK** : missing bridge to the east
- **L** - Almost all greenery is wild
- **L** - The arable land and the sand pit create a lot of dust and accumulate a lot of heat

- **P1 - UNATTRACTIVE PUBLIC SPACE AROUND THE BLOCK OF FLATS**
- **P2 - UNDERPASS** : Barrier in the city; railway – underpasses are unpleasant and too narrow
- **P** - Lack of space for gatherings (square, public city park etc.)
- **P** - Poor accessibility and bad condition of the unused industrial area

- **A1 - THE MAIN TRAIN STATION IS HIDDEN, NOT ENOUGH PARKING SPACES BY** : does not have a regulated city park
- **A2 - COVERAGE OF WALKING DISTANCE TO KINDERGARTEN**
- **A** - Very far from sports facilities
- **A** - Situated like an island between sur-urbanized territories that acts like catalyst of amenities and every-day-leisures
- **A** - Only one kindergarten: more than half of the territory is outside the recommended walking distance
- **A** - Missing proper local centre, and low representative value of the “city centre”; no representative buildings
- **A** - No facilities for tourists: no attractions, not enough restaurants...

- **T1 - DIFFICULT CROSSING ON THE MAIN ROAD** : Northern and southern parts of the town feel disconnected ; Missing sidewalks
- **T2 - ~50m ELEVATION FROM THE TRAIN STATION TO THE WESTERN RESIDENTIAL AREA** : not ideal for pedestrian movement and non-engine vehicles
- **T3 - MISSING SIDEWALK BY THE ROAD**
- **T** - The road network in the landscape is only trampled by people
- **T** - Poor connection and capacity for car transportation
- **T** - No straight bicycle connection to Prague (by the river)

- **S** - The major development of Troja a distinctly residential metropolitan area leading to absorb particular populations focused by Libčice, an other but farrest attractive green residential space
- **S** - Strong transit and leisure pole in construction in the East side of the river
- **S** - The village forms the most prominent «green front» just facing the developing airport (and facing a then recreational, commercial, nodal, and decisional point)
- **S** - Revitalisation of the waterfront, including the vast industrial area

- **L4 - OBSERVATION HILL „KAMENÍČEK“**
- **L5 - MEADOW ON THE EMBANKMENT**
- **L6 - ORCHARD**
- **L** - Surrounded by areas of very rationalized recreation, appears like a green oasis
- **L** - Possibilities of natural and water recreation
- **L** - Recreation landscapes can earn more money for the town than agriculture

- **P1 - MAIN AXIS CONNECTING OLD SETTLEMENTS**
- **P2 - WIDE-AREA WATERFRONT NEAR TO THE CENTRE**
- **P** - The creation of a city park can serve not only for recreation but also for meetings, socializing and also as a place for ceremonies
- **P** - Leisure time activities: the town and its surroundings have the space and natural conditions for such facilities

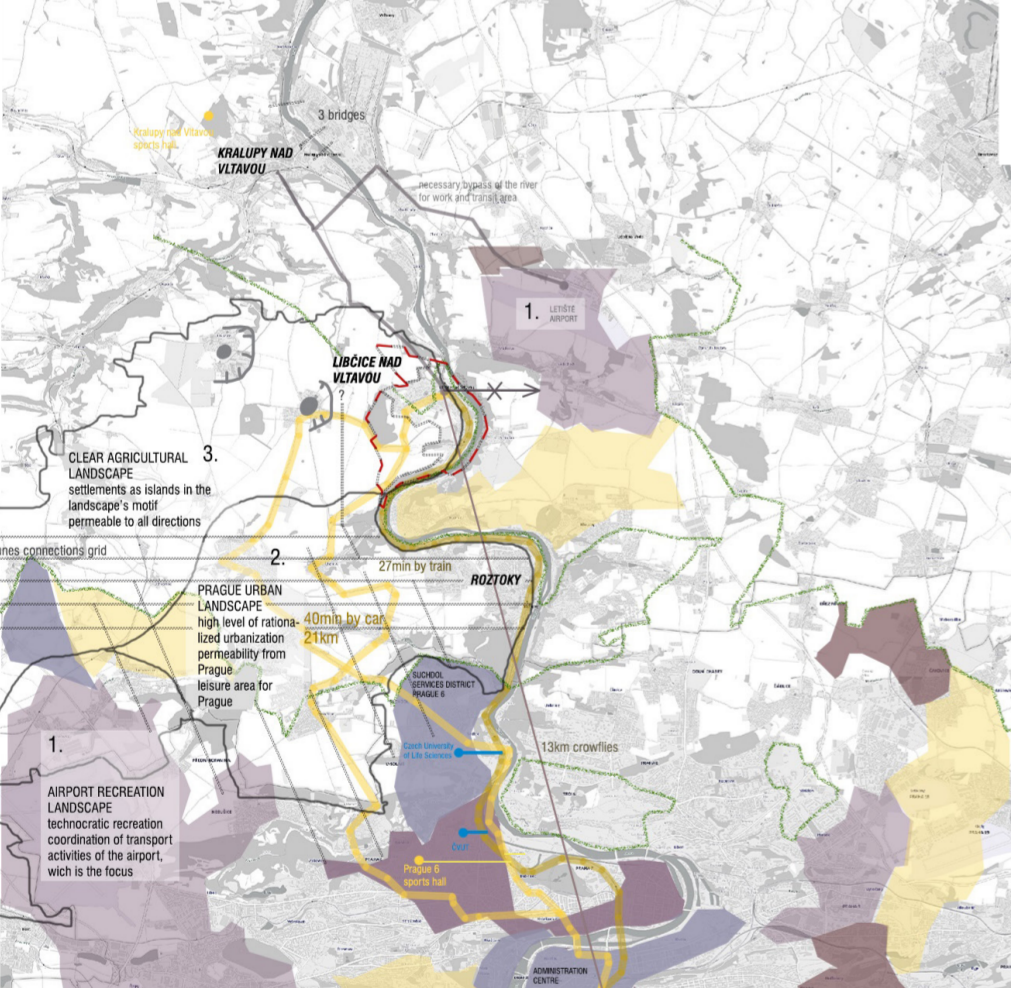
- **A1 - OPEN AIR SWIMMING POOL**
- **A** - The town could be an attractive place to settle down for people working in Prague (economical reasons)

- T1 - MARKED TOURIST/HIKING TRAIL**
- T2 - BICYCLE ROAD 0081 PASSES THROUGH THE TOWN** : The EuroVelo is an important bicycle road that goes along the opposite side of the river and leads to Sweden, Germany, Austria, Italy till Malta.
- **T** - Building proper sidewalks will increase safety for pedestrian movement
- **T** - Opening the whole bank of the Vltava will increase the attendance of cyclists, vacationers and general public as well
- **T** - Car roads have a service function for the city, not a transit one = tranquility ; Complicated geography linked to transportation having to knot on the periphery of the city
- **T** - Ecological thinking of modern people: using public transport instead of cars

- **S** - The second «ring» of the Prague urban landscape having permeability from Prague and letting rationalization sprawls as an excessive suburbanization-
- **T** - Transit traffic areas developing across the water frontier and submerging the city
- **S** - Increasing prices by suburbanization, creating fracture with poorer and less-educated communities (high percentage in Libčice) maybe to the point of gentrification
- **S** - Fast development of a separated enclave

- **L** - New construction and recreational areas can significantly outbalance the arable land – at some point it will have to stop growing and leave some space for agriculture as well
- **L** - Eastern areas affected by floods

- **T4 - SEGREGATION OF THE NORTH**
- **T5 - DISCONNECTION OF THE INDUSTRIAL AREA**
- **T** - Airports poles may take the whole leisure attractiveness of the territory
- **T** - Definitely cropped from the territory if no more public transportation, and then an unattractiveness of the city and incapacity to go to work except by car, creating congestions
- **T** - Increased traffic and noise with the rapid expansion of the city = the city losing its safe “garden city” character



WIDER CONTEXT OF THE CITY

A distance from Prague, reduced by access to amenities steps before the center

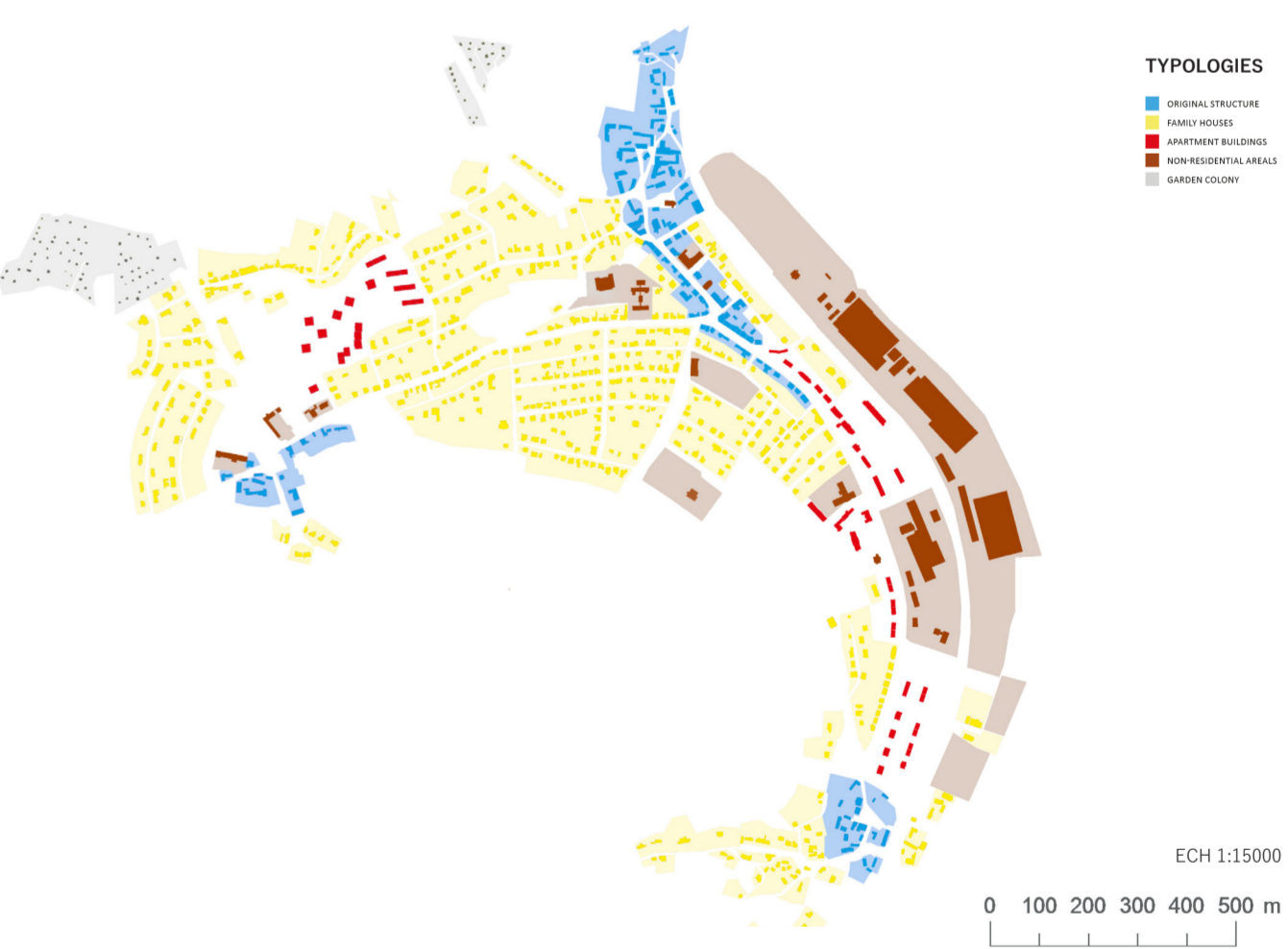
Legend: Green: Green spaces, Blue: Water, Yellow: Urban areas, Red: Industrial areas, Grey: Infrastructure

Main work areas identifying towards the center, crossing the other's void

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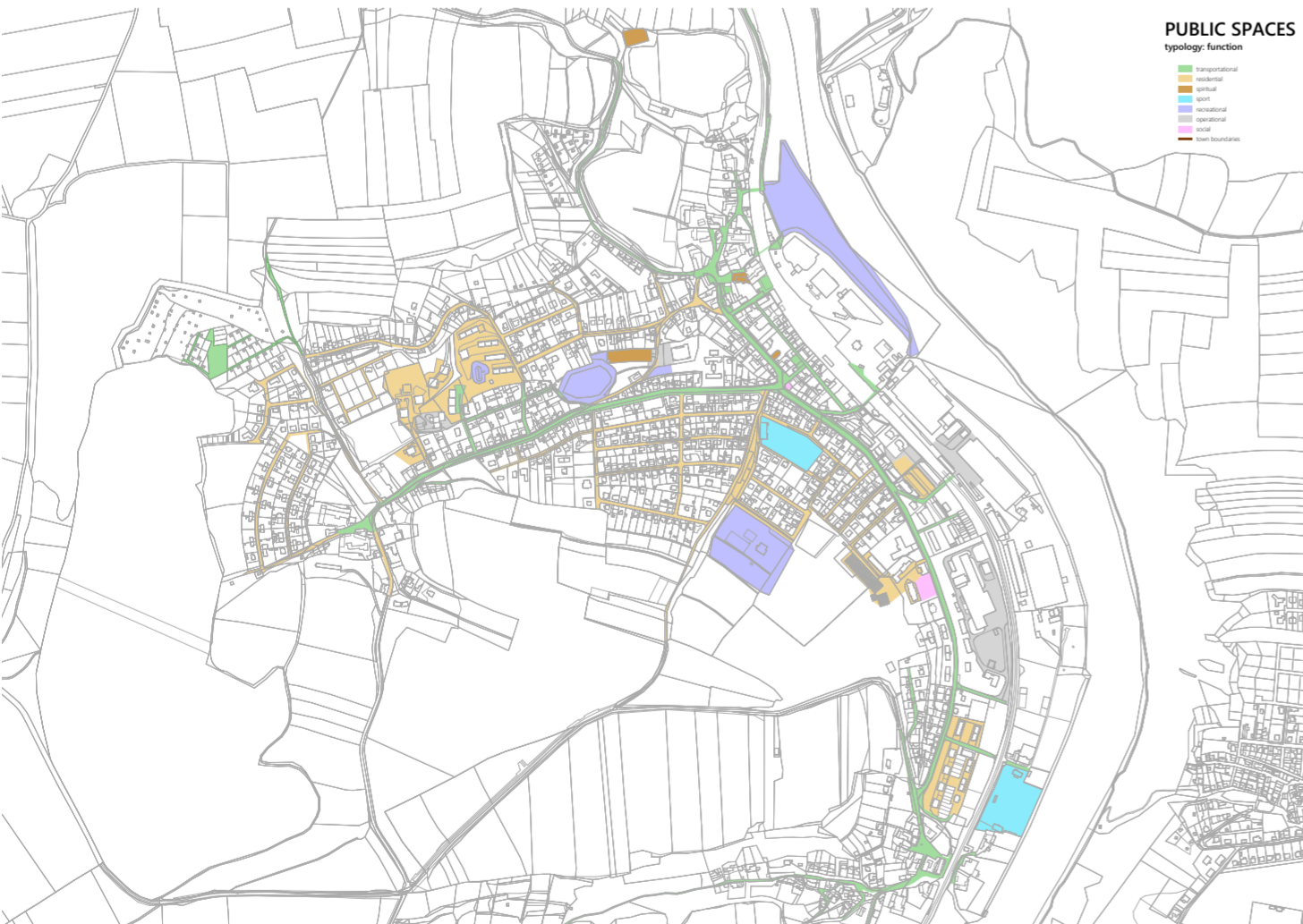
Libčice as a contemporary leisure potential for its surroundings and Prague

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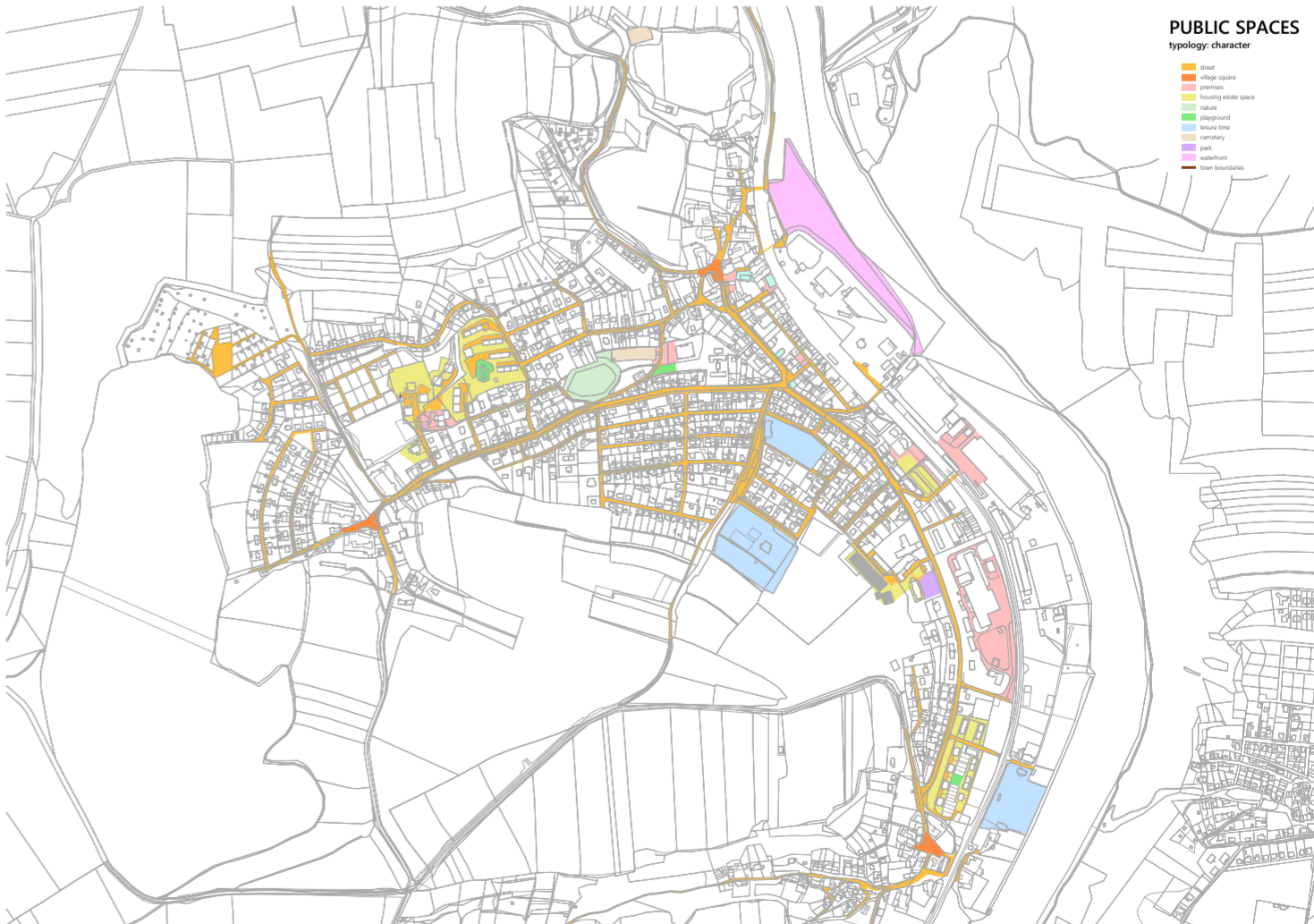
TYPOLOGIES

Legend: Blue: Original structure, Yellow: New structure, Red: Industrial areas, Grey: Infrastructure



PUBLIC SPACES

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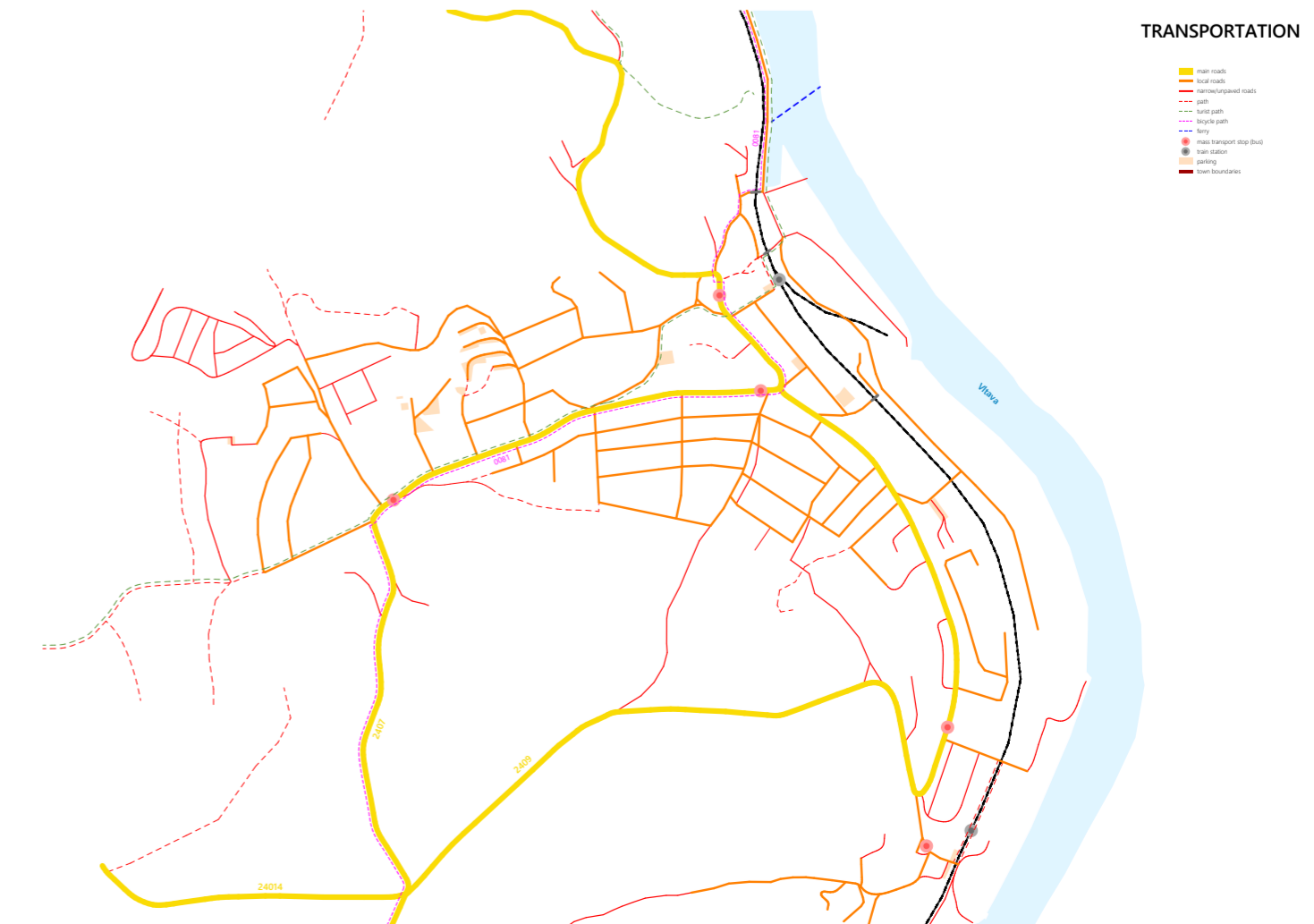
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CIVIC AMENITIES

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TRANSPORTATION

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