

Population  
145,000

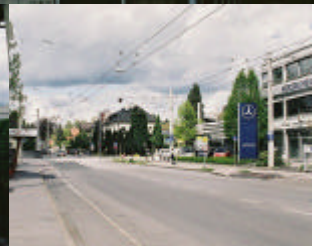
Location  
Lehen

Study area  
7.7 ha

Site area  
1.5 ha

## Theme

The challenge is to offer different qualities of unbuilt open spaces in order to convert the senior citizen program to an innovative force on the basis of which the surrounding public and semi public space can be reprogrammed. As Lehen's urban intensity should correlate with its physical density. The question of housing diversity should affect the building type itself: specific housing for elderly should be combined with housing for various clients. 20% of the site's area have to remain public green space.

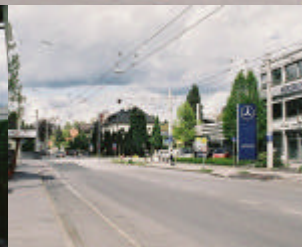


## Conurbation

Salzburg is located at the northern border of the Alps. The river "Salzach" and three mountains embed the city in an extraordinary landscape which is highlighted by famous cultural monuments. Whereas the already one hundred year old tradition of tourism still gives character to the inner city's amenities Salzburg is nowadays a regional centre with a strong sector of modern services and trade. A steady increase in shopping and cultural tourism shows how the commercial centers at the periphery act as multipliers for the inner city's attractions.

## Site

Lehen was originally alluvial land flooded by water. Not before the post-war period of the second half of the 20th century the district became one of the leading social housing areas of the city - Lehen is the most dense area of the town. In the seventies social problems damaged heavily the image of the district. Recently various big projects including the conversion of the nearby football stadium "Lehen" create new dynamics for the district. As well the open spaces have slowly started to regain public acceptance so that the image of Lehen is constantly improving.



## Programme

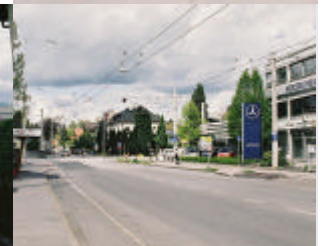
In order to keep and extend the infrastructure/social services within the district the city wants to avoid the emigration of the elderly people. As a Mercedes-distributor changes its location the city is able to use the place to create amenities and living space for the older generation. A contemporary model of senior citizenship group-housing with a day care center, flats for handicapped and other types of dwellings shall be combined.

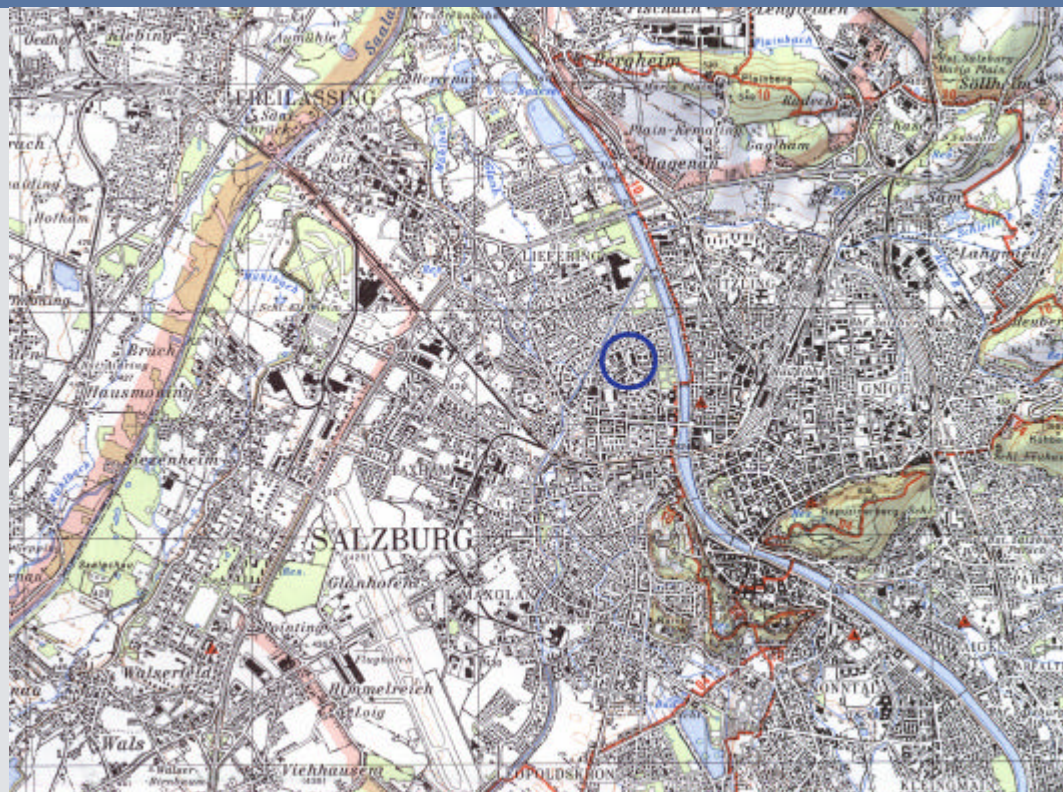
## Issues

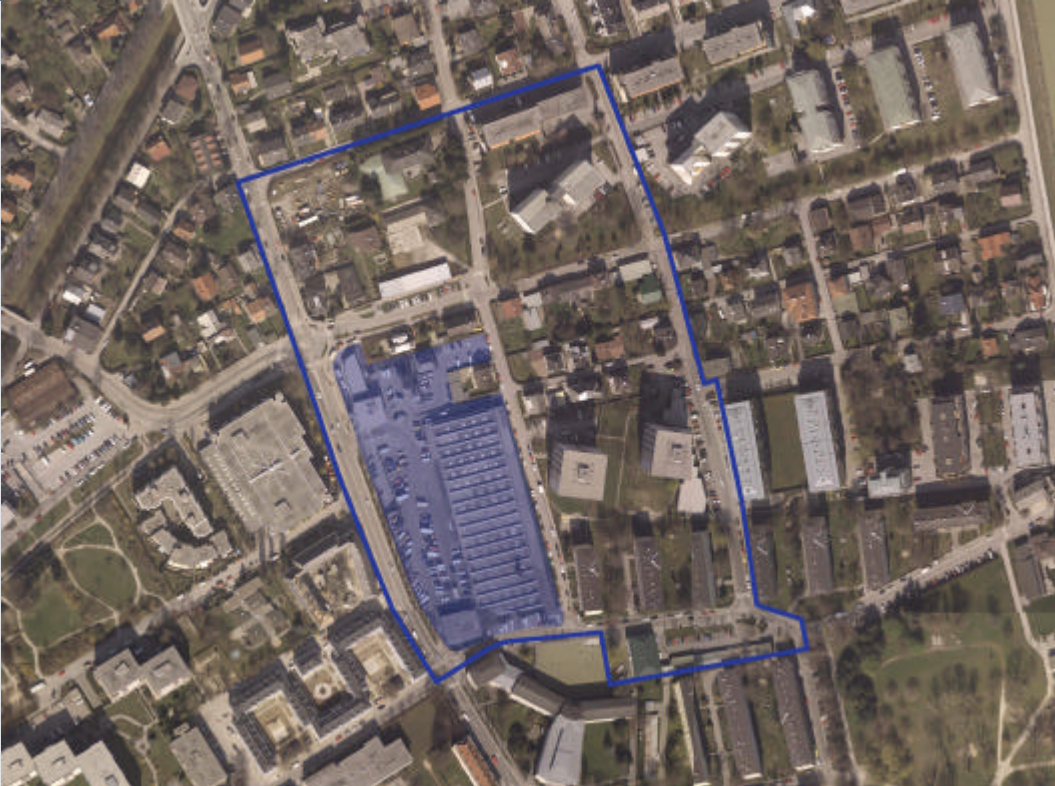
**functional**: The building program for the senior citizen home has to be fulfilled carefully without renouncing of organisational innovation.

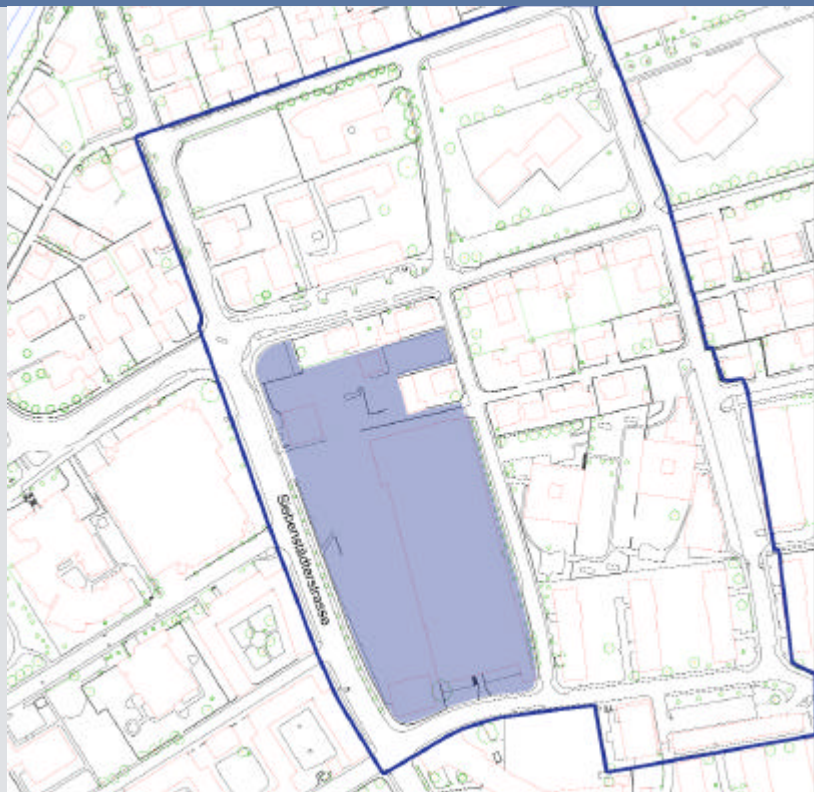
**social**: The challenge is to integrate various programs without provoking conflict. The outside spaces should provide niches for different intentions. And strategies have to be seriously thought on the need for protection without leading to a privatisation of the ground.

**perceptual**: High apartments in the east, single family houses in the north, a historic housing complex across the street in the west and a school in the south - different urban typologies rotate around the site.









theme

conurbation / site

programme / issues

screens 1 / 2 / 3 / 4



