

TO RECONCILE
the city & the countryside

Our approach to the development of 'Am Heidjöchl' intends not to displace the qualities of the existing territory, but to integrate them into the new quarter.

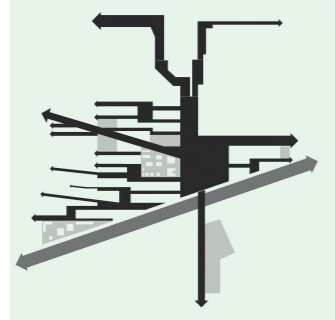


INTERWOVING THE BUILT AND THE UNBUILT

3 PRINCIPLES FOR A SHARED HABITAT

TO CONNECT
the city through the green infrastructure

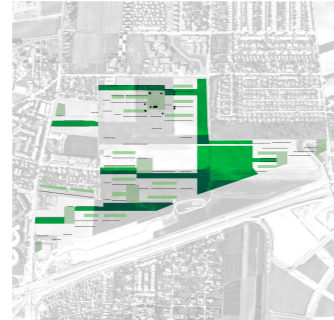
The strategy consists of the creation of a central park that extends to the edges of the site by the means of different kinds of open spaces, completing the green corridors and articulating the surrounding built environment



THE PARK THAT REACHES EVERY HOME

TO PRESERVE
nature as a starting point

In the first place, the project identifies areas that will preserve and enhance the existing values of the landscape, regarding topography and biodiversity.

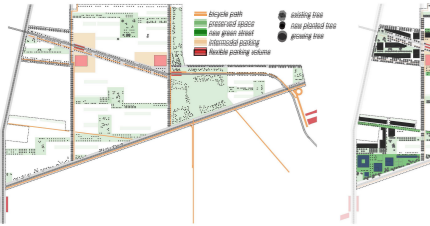


TABULA NON-RASA: PHASE 0



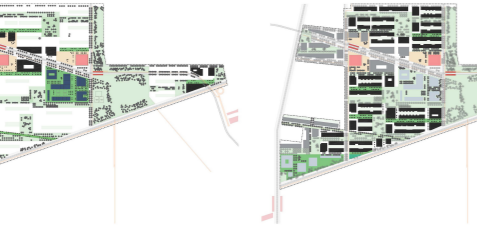
GENERAL LAYOUT e: 1/2,500

URBAN PROCESS
the open space as the structure for a green quarter



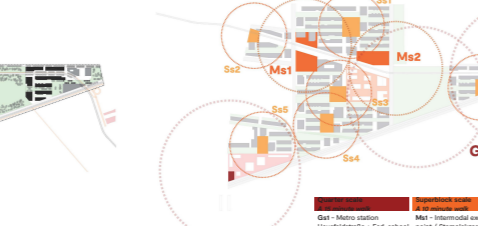
PHASE 1 Connecting the site to the public transport system
11 existing trees preserved + 1.650 new trees planted

3 URBAN SCALES
from domestic life to city connections

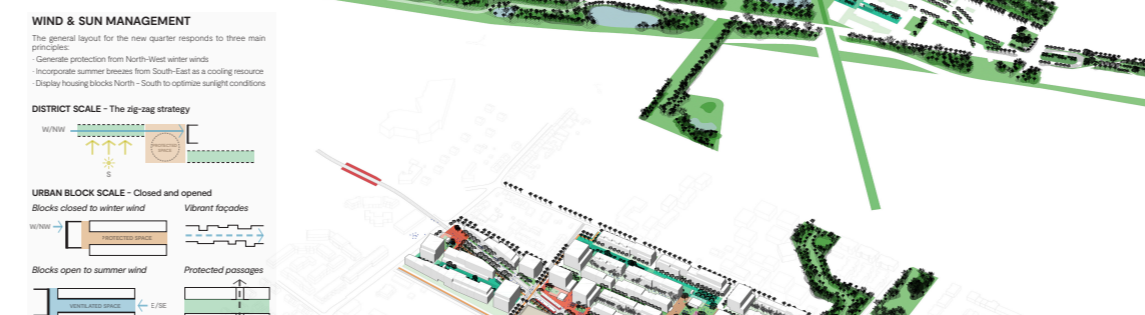
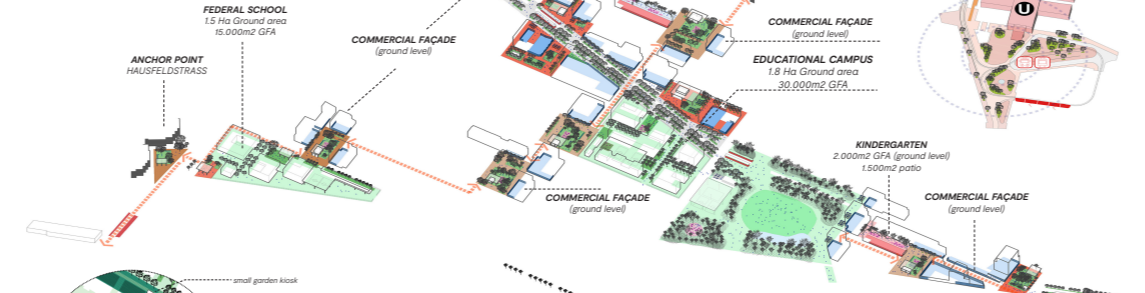
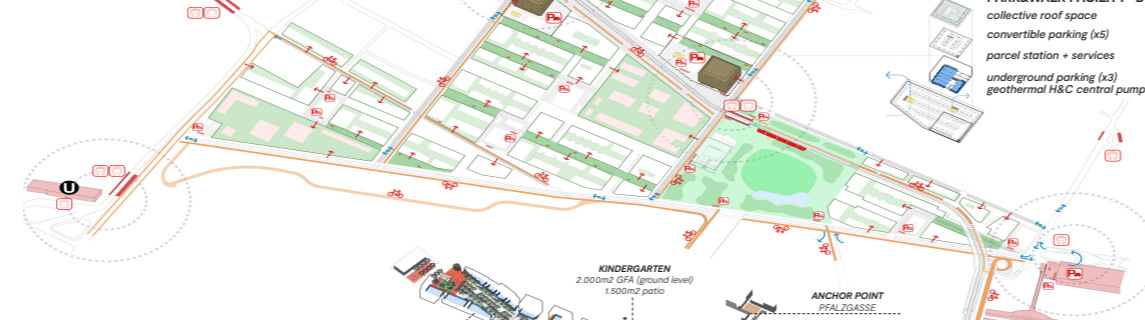


PHASE 2 Building anchor points to the existing neighbourhoods
+ 500 new trees planted

PHASE 3
Generating communities
+ 170 new trees planted

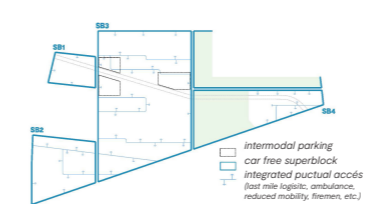


PHASE 3 Generating communities
+ 170 new trees planted



A CONNECTED AND ACCESSIBLE QUARTER

... that offers a connection with the infrastructures and prioritizes active mobility. It adapts to people with different skills when it comes to moving.



- Intermodal park&walk facilities
- Integrated green streets
- Extensive bicycle path network
- Centralized parcel stations

A HEALTHY AND LIVELY COMMUNITY

... which facilitates a wide range of local activities (shopping, education, leisure...) and community life within a few minutes walk.

- Educational and care facilities as central elements
- Constellation of community squares with services and amenities
- Hirschstettner Hauptallee as the backbone of the new quarter

A QUARTER WITH DIFFERENT SHADES OF GREEN

... which seeks to optimize environmental quality and protects green elements with different ecological functions.

- Integrated green streets
- Gardens for biodiversity
- Central park and green corridors
- Private patios within housing blocks
- More than 2.300 new trees

A SUSTAINABLE AND RESILIENT QUARTER

... that seeks to be supplied with the energy it produces, incorporating tools for an efficient water management and minimize the effects of increasing temperatures caused by climate change.

- Geothermal Heating & Cooling quarter
- Optimized typologies
- More than 32.500 m² of solar panels



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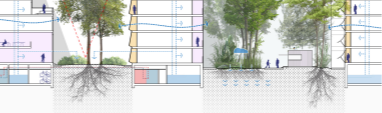
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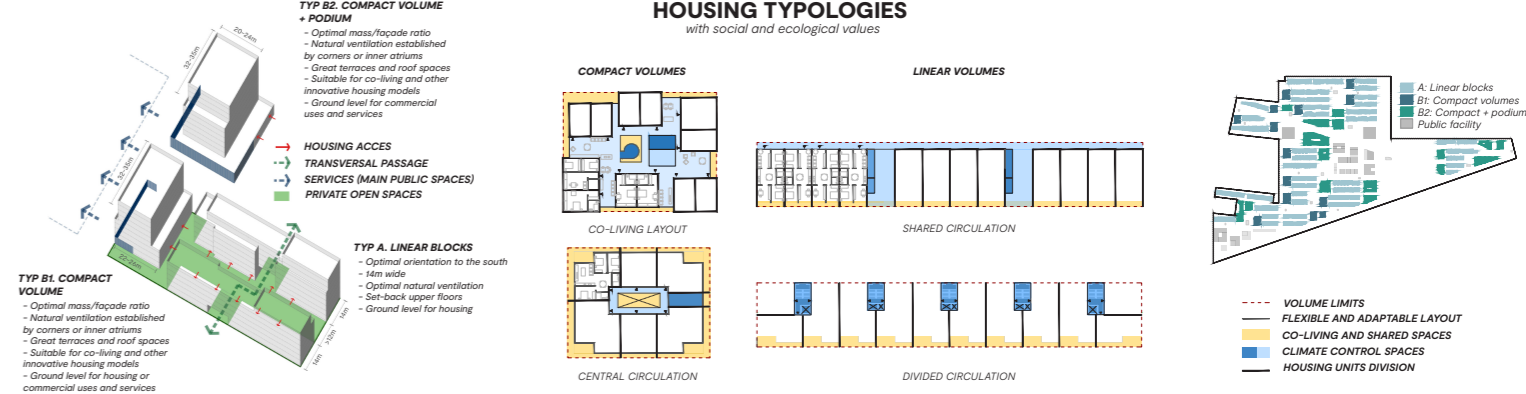
INTEGRATED GREEN STREETS
within a 5 minutes walk



NEW HIRSCHSTETTNER HAUPTALLEE
within a 10 minutes walk



THE CENTRAL PARK
within a 15 minutes walk



TWO FOCAL POINTS - RESIDENTIAL USE AND TRANSITIONS
a system of thresholds at ground floor level

The transition spaces between the public and the private domain is achieved through the concept of thresholds, which establishes a transition space where desirable privacy is accomplished by two simple elements: micro-topographical control and green filters, that avoid introducing segregative elements, such as fences or barriers.



URBAN SECTION B-B' e: 1/500

