

MINUTES

Project:	EUROPAN 12 GRAZ	
Topic:	SITE VISIT GRAZ	
Location:	EUROPAN 12 Site area Graz	
Date:	13/04/19	
Time:	09:00 a.m. – 01:00 p.m.	
Participants from part of organization and site partners	Kai Uwe Hoffer Michael Mayer Oliver Konrad Heinz Reiter Hans Frey Markus Pernthaler Bernd Vlay Tim Danner	Baudirektion/head office for urban planning Stadtplanungsamt/ department of urban design Stadtplanungsamt/ department of urban design Baudirektion/ head office for urban planning Waagner Biro architect, jury member general secretary of European Austria documentation/Europan Austria
<p><u>Bernd Vlay</u> welcomes the guests and introduces the site-partners and the programme of the site visit;</p>		
<p><u>Markus Pernthaler</u> presents the <u>Helmut-List-Concert-Hall</u>:</p> <ul style="list-style-type: none"> - former location for industrial production (steel); - the old structure is mostly preserved - organization in 3 layers: foyer towards Waagner-Biro-Straße; performance area, technical backstage; - capacity = up to 1.500 spectators - high degree of adaptation: "shoe-box-system", acoustics can be changed very quickly, "black-box"- and "white-cube"-settings are easily possible - the new Helmut-List-Halle was initiating the transformation of the area; - the hall is a far reaching cultural spot: concerts, festivals and balls; (about 50 concerts and festivals and 10 balls a year) - due to the railway vibrancy the floor had to be constructed in separate acoustic - the Smart City project intends to construct multilevel parking houses along the railway tracks in the east (with PV-facilities) in order to protect the area from the noise - An eastward extension of the Helmut-List-Halle is intended 		
<p><u>Markus Pernthaler</u>:</p> <p>Until the year 2020 1.200-1.300 new apartments, 40.000 m² offices and the identity of a new neighbourhood centre should be created in the overall area;</p>		
<p><u>Visit of BORG-school in the Dreierschützengasse, guided by the director of the school</u>:</p> <ul style="list-style-type: none"> - the BORG is a federal high school (maintained by the Asutrian state, not by the city of Graz) with special emphasis on Fine Arts (pupils from 14 to 19 years of age); focus 		

<p>on music and theatre;</p> <ul style="list-style-type: none"> - the school is jammed with pupils: 20 classrooms are provided for 21 classes, additional rooms are needed; - the school's gym is also used by other user-groups which is a necessary economic support for the school - the school-building belongs to a non-profit-housing agency which has been renting it to the federal state; 	
<p><u>Walk along Waagner-Biro-Straße:</u></p> <ul style="list-style-type: none"> - along the southern edge of the study site a 6-story housing building (1.500sqm net floor area) with a small urban facility in the ground floor (possibly a café) will be implemented; the imprint of the building is drawn in the UDP; - outdoor-spaces for the new school on the project site are highly important (15m² per pupil) - the playground at the corner, south of Dreierschützengasse (corner with Waagner-Biro-Straße) seems to be underused; - the entrance/exit to the main-station at the water tower of Waagner-Biro-Straße will open still in 2013 (about 8 minutes walk from the project site) - further south, a housing project at Waagner-Biro-Straße with 500 new apartments (HoG Architektur) will be finished in 2015 (see brief); - within the last 30 years there have been large urban development projects for the western side of the Mur-river, "Urban1" and "Urban 2", addressing the development of this historically neglected part of the city; - the "Smart-City-Project" will trigger a large development process which will run for the next 15-20 years; - west of the competition area a calm housing development with different typologies, (single family homes, row houses, multistorey housing) asks for a sensitive treatment of the western border of the project site and the adjacent study site in the north of the project site; - currently, the northern part of the Waagner-Biro-sheds on the project site is rented by the steel company Eberhardt which owns the site north of the project area; 	
<p><u>Visit of Waagner-Biro-Area, guided by Hans Frey who briefly introduces the Waagner-Biro-company:</u></p> <ul style="list-style-type: none"> - 160 years tradition of steel construction; - in 1880 the company buys the company-building in Graz; - Waagner-Biro used to be one of the largest employers of Graz; - Waagner-Biro stopped the production in Austria; - except for the northern segment of the "triple-hall" (rented out to the Eberhardt-steel-company) no building is in use on the project site of Europän - the architectural qualities of the existing buildings are not special - one challenge might be: "How can the future project mediate Waagner-Biro's history beyond being nostalgic?" 	
<p>In the former lunch-room of the office complex the spot-lectures of the Europän 12-partners address the competition goals as seen from the different viewpoints.</p>	
<p><u>Introductory statement Bernd Vlay, Europän – THE FOCUS OF THE TASK</u></p> <ul style="list-style-type: none"> - it is important to focus on urban strategies, not on architectural details - the phasing/steps of the development are decisive and have to be shown; 	

<ul style="list-style-type: none"> - in the study site area east of Waagner-Biro-Straße there will be further competitions outside of European; European has the role to provide an overall urban design concept for the public character of the area – European can be seen as the step in-between the Urban Development Plan (UDP = part of the brief) and the architectural follow-up competitions. Therefore, it is important to reflect the network of connections/green spaces which shall characterize the whole neighbourhood and provide its integration in the surrounding urban context; - the study site-area north of the project site (west of Waagner-Biro-Straße) has to be seen as a long term transformation due to the still existing uses - The project site has three “zones”, as described in the brief. It is especially important to show scenarios for both options in the middle zone (housing or campus); - Special attention must be given to the transitions along the western border towards the adjacent housing developments – especially in the northern part the situation is highly sensitive. 	
<p><u>Statement Uwe Hoffer, city-representative of the Smart-City-Project;</u></p> <ul style="list-style-type: none"> - The European-site needs to become a new centre for the larger neighbourhood area - The site is only 2,5km away from the historic city centre, it is a question of attention and connection. - The European project has to be seen as an important “Kick-Off” for the future “Smart-City” development process which will be ongoing for the next years, giving the whole area a new dynamics and identity; 	
<p><u>Statement Michael Mayer; department of urban design</u></p> <ul style="list-style-type: none"> - The dense housing on the project site will be developed next to the fragmented single-family-home areas. Special attention has to be given to the transition between the housing proposal and the single family home setting which will not be removed in the next years. - in the east the density of the mixed use area is between 2.0 and 2.2 - a central transversal park will connect the east and west areas; - the recommended heights of the development are part of the Urban Development Plan (UPD) - along the western side of the Waagner-Biro-Straße a green band shall provide a buffer zone; - Sports yards need to be multi-usable – for schools and sports-clubs; - in total the European project site should have a density of 1,4 with the option to go higher if the architectural quality is high (important option) - the updated Urban Development Plan (UPD) will be provided to the competitors 	
<p><u>Statement Heinz Reiter; head office of urban planning</u></p> <ul style="list-style-type: none"> - In Graz there are 90 child care facilities and 55 schools - Austria has an innovative school-system, but school space is missing due to the growing population; - new buildings for schools with all-day-services need to be set up; - a new school-campus should be located at the European project site (option in middle-area/see brief), but its implementation can unfortunately not be guaranteed until 2016. What is sure, though, is the implementation of a primary school at the southern area of the project site (as described in detail in the brief). - planning specifications for the primary school are: height: maximum 4 levels and a basement; 	

<ul style="list-style-type: none"> - minimum height for classrooms: 3,00 m clearance! - size of school: about 11-12m² (net floor area) indoor space per pupil - 15m² outdoor space per pupil; 	
<p><u>Statement Markus Pernthaler; jury member, architect, Smart City expert:</u></p> <ul style="list-style-type: none"> - along the rails should be a noise-buffering building structure; - science-tower with landmark function (60m height) will be finished in late 2015 (plan and elevation will be provided to the competitors) - 200 new jobs will be provided in the segment of sustainable energy production; - A new supply-centre with social services and commercial facilities (medical centre, senior-citizen-facilities, shopping, hotel, boarding house, child care facilities) will be set up in the south-east of the study site, south from the Helmut-List-Halle, until the southern border of the study site (in total 15.000 – 20.000 m² net surface area) - As shown in the UDP the tram line shall be elongated, a stop has to be foreseen in front of the future school - the transversal green park of the Urban Development Plan (UDP) will be implemented in 2 phases: east of Waagner Biro Straße the area is already liberated for the implementation of the park, west of Waagner Biro Straße large parts of the foreseen area are still in use which will postpone the park's implementation (possibly until the midst of the next decade) - the western side of the Waagner-Biro-Straße could form a clear edge (recommendation), nevertheless integrating a green structure along the street - the eastern side of the Waagner-Biro-Straße could formulate a meandering rhythm (recommendation) <p>it is absolutely important to develop 2 design-options for the middle area of the project site (option A. school campus; option B.housing)</p> <ul style="list-style-type: none"> - 9.000-12.000m² outdoor-space for the Campus have to be considered - 3.000m² public outdoor-space (possible synergy use) - 1.500m² park (the part of the park which overlaps with the project site) <p>>> If up to 15.000m² of the project site were green areas the intended density would never be reachable. Therefore outdoor-functions need to be combined, being used in different ways at different times. As well they can also be integrated on the roofs of the buildings.</p> <p>>> additional information on the school issue will be provided in an additional text-upload</p>	
<p><u>Bernd Vlay; Europan:</u></p> <p>The Adaptable City and the integration of the school complex: Following the question of the adaptable city one has to consider the possible integration of schools within the urban setting.</p> <ul style="list-style-type: none"> - How can schools become structures which might host other activities, "participating" stronger in the city-life, without losing their protective function for the pupils? - How can the difficulties of a multiple use of outdoor-school-spaces be managed? - In what way could housing be integrated on top of the primary school? - Can Europan provide solutions for a coexistence between school- and housing programme that is productive? 	

<p>- How can living above a noisy school environment become attractive? (outdoor sports areas and recreation areas of schools produce considerable noise, the position of the outdoor areas of the school in relation to the existing and future housing therefore is highly relevant);</p> <p>- If housing is on top of the school, how would the school grow in a later phase? How can one integrate green spaces on the roof without interfering with the concept of mixing housing and school-programme? (e.g. separate entrance areas to the housing above the school)</p> <p>- Can the concept of a 3-dimensional planning of outdoor-spaces be compatible with the ambitious idea of combining housing and school programme?</p> <p>If one sets up a reserve for the primary school for a later growth (extending the school from 8 to 12 classrooms), where can this reserve-area be, considering the combination of school and housing? (housing on top might block a vertical growth of the school).</p> <p>GROUND FLOOR ZONE</p> <p>The ground floor-zone of the overall development has to be at least 4,5m high. What kind of uses happens can happen in the ground floor areas? It is thinkable that the ground floor areas remain flexible on a long term so that even a possible educational use (school programme) in 10-15 years might occupy these areas,</p>	
<p><u>Preservation?</u></p> <p>- The existing-office-building is highly difficult to be reused concerning building technology, usability and standards</p> <p>- The shed-structure might be reused, considering its steel skeleton as an interesting element which also could be used as a "cold" structure that equips the green spaces.</p> <p>- It's not that easy to keep the current buildings and add new buildings in between them, since there are rules about distances between buildings.</p>	12:15
<p><u>Resolution of Plans:</u></p> <p>Since there will be an architectural competition for the new primary school, the plans for the project site should remain on a diagrammatic and typological level, addressing strategic development issues in order to prove their strategic performance.</p>	