



GRAZ

SITE VISIT / REPORT MINUTES

08.04.2015

A map of the route and photos of the site visit will be uploaded.

MEETING

Eva Benedikt, urban planning department of Graz, Christopher Kreiner, site owner/ÖBB real estate management and Karin Ehlers, site owner/Hanschman Gesmbh present the urban goals of the city and site owner and the competition brief of Europan13.

FAQ

Q: Public space plays a key role in the competition brief, how important is it?

A: As written in the brief, maximum attention has to be paid to public space. Furthermore the connection to the West is very essential, as a soft mobility short cut . See chapter "5. Public and open spaces" in the competition brief p.20 There is a limited potential to urbanize the edge along Eggenburger Straße. (see photo "Closed southern edge of project site")

Q: How to deal with the issue of high-rise buildings on the project site?

A: It would be possible to create the aimed density without high-rise buildings, but it has to be considered that such a strategy influences the public space. As written in the brief, high-rise buildings CAN but don't have to be developed. See chapter "8. Building heights" p.24 and "High Challenges" p. 20 in the competition brief City: In our opinion it is important to give the main railway station a kind of a back, therefore it should not only be one highrise, it could be a group.

Q: What is the function of the road along the railway tracks in the East of the Project Site (not part of Europan)?

A: The road belongs to ÖBB and is necessary to supply the infrastructural building of ÖBB (which is not part of Europan) in the South-East of the project site. It is possible that the road also serves as the emergency-road for the fire brigade for the Europan project site, it is NOT possible to use this road as a delivery road for the Europan site.

Q: How to deal with the issue of different ownership on the project site (p.18)

A: It is up to the teams to consider the project site as one big site: If there is a good reason not to respect the plot borders, it is possible to ignore it. In this case all building regulations (limit distances) concerning plots of different ownership do not apply. Firewalls along the plotlines are only necessary if the ownership-issue (two owners) is respected.

EUROPAN A

In any case the ownership for the plots of the non-participating private owners along Waagner-Biro-Straße has to be respected - Here all building regulations on different ownership (limit distances) apply. Additional information about building regulations will be uploaded soon.

Q: Distribution of density on the project site in relation to the ownership issue:

A: An equalized balance of density for both owners should be provided; If not, a cooperation between the two owners is necessary.

Q: Regarding the implementation of an access/opening to the project site of Waagner Biro Strasse, is it possible to use the private parking lot (see photo nr15 to access the site?)

A: The parking lot is private (private owner who doesn't participate in European), the wall at the end belongs to ÖBB and is part of the project site (means, it can be removed)

It is up to the teams to consider here an access or not. It is recommended that the position of the main access to the core area of the project site should not depend on the private owners.

This position could be an additional improvement of porosity, but not a main access; then a strategy how to put positive pressure (incentives) on the private owners in order to transform the parking lot to a public space is needed. See competition brief "2. Extended area" p. 18.

Q: The competition brief promises information of the study of Zechner & Zechner?

A: An excerpt of the study will be uploaded before end of April.

Q: Is there further information about the urban program?

A: Information will be uploaded before end of April.

Q: What is the necessary clear room height of urban ground floor area?

A: As written in the brief (p.24) a clear room height of 4,5m is necessary. Housing only requires a minimum height of 2,50m (clearance)

Q: Can you give more information about the kindergarden as it needs a lot of outdoor space (p.22/23)?

A: We will verify if it is a kindergarden or private childcare facilities which are not officially declared as a kindergarden and would need less outdoor space.

Information will be included in the information about the urban program and will be uploaded before end of April.

Q: The competition brief promises information about the watertower?

A: A vision of a sensitive programming is required to reactivate the tower and its public surrounding. As described in the brief (p.17) the Watertower is listed as a historical landmark, therefore the outside appearance has to be kept; small adaptations need to be proposed in a very sensitive way.

Plans of the Watertower will be uploaded before end of April.