



ST PÖLTEN

SITE VISIT / REPORT MINUTES

20.04.2015

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

MEETING

Jens de Buck, Head of Department of Urban Planning and Development, City of St Pölten presents the context of the city and the brief of Europan13. Robert Hahn, Head of Project Development Bauträger Austria Immobilien joins the dialogue with the participants.

FAQ

Q: Is there a busline accessing the project site?

A: Yes, busline Nr3 runs along Austrasse (West of project site) to the main railway station.

Q: How to create crossings to the West along the railway line?

A: No bridges! Only tunnels are possible. As written in the brief, the old tunnel at km45 (Photos: STPOELTEN-AT-PS-P52/53.jpg) can be adapted. Teams are free to decide how many crossings are useful and where to locate them. In general public-private-partnership (Öbb, Glanzstadt, Europan site, etc) might be strategies to implement crossings along the railway tracks.

Crossings are meant for soft mobility (pedestrians and bikes), not for Cars!

The difference of height levels (rail tracks & street level) need to be considered.

Q: Can you describe the ownership on the project site more clearly? (Glanzstoff owned plot on project site)

A: Ownership issues are important to know but don't think too much in different owners. It is about how to integrate and develop the whole project site. Nevertheless dependencies should be avoided. See competition brief p.26

Q: Where exactly is the flooding area?

A: It is not part of the project site, only the East of the dam, along the river Traisen is considered as flooding area. The dam is protecting the project site, therefore it is possible to implement one level of basement in the housing typology; a second level would already be problematic regarding existing groundwater.

Q: Will the transmitter mast in the South of the project site be removed?

A: The transmitter mast (Photos STPOELTEN-AT-PS-P55/57.jpg) has to be maintained on the site. If necessary, it is possible to change the location a bit (high costs!). The former purification plant of the

Glanzstoff factory (STPOELTEN-AT-PS-P56) directly in the South of the transmitter mast will be demolished in the near future.

Q: Do people swim in the river Traisen?

A: Yes, some do. More people are swimming in the Viehofen lakes.

Q: Can you provide a section of the river area and the dams?

A: The city commissioned sections through the site; the files will be uploaded as soon as possible.

Q: Can we get more information about the exact position of the remains of the former labour camp?

A: More site photos and their position on the aerial photo will be uploaded very soon.

Q: What does the rule concerning playground area mean?

A: A housing project with more than 4 housing units requires a playground of a minimum size of 150m². After more than 10 housing units additional 5m² per housing unit are required.

Eg: Building(s) with 4 housing units: playground minimum 150m²

Eg: building(s) with 10 housing units: playground minimum 150m²

Eg: building(s) with 11 housing units: playground minimum 150m² + 5m² = 155m²

Eg: Building(s) with 100 housing units: 150m² + 90units*5m²= 600m² which can be separated in various playgrounds, minimum size of one playground has to be 150m². In general one big playground is more preferred than several small playgrounds.

Q: Do you consider parking as buildings?

A: To be realistic, in St Pölten the future change of car mobility will be very slow, therefore car mobility and parking plays still an important role. As written in the brief, above-parking structures are more economic. See brief p. 25/26 / How to deal with the parking is an important part of your strategy.

Q: What is the minimum size of a housing unit in square meters?

A: On purpose, the key of housing units is not fixed in the competition brief. We are not looking for a finished housing project. The conceptual level is more important than detailed housing plans. The competition task is to propose an innovative concept for a development of „housing with added value“ within the next 10-15 years.

As described in the brief, in St Pölten 300 housing units are built per year, thereof half of them are single family houses.

Q: Who do you expect/wish to live in this housing project?

A: We don't know which people will move in and we are very open minded. It could be families, commuters (working in Vienna and living in St Pölten), seniors, students, singles, a mix of all, etc, we don't know.

It is part of your concept to define who wants to live here in St Pölten; why do they want to live here and how? What does „housing with added value“ in St Pölten mean? What qualities can you add to housing in order to establish an identity of the site? Therefore the regional context (proximity to Vienna) also plays a key role. A convincing concept needs to be shown in diagrams and drawings and not in detailed floor plans and sections. We are looking for a robust idea to activate the site and make it unique within the context of St. Pölten.

It is clear that we don't want a hotel and we neither want single family houses nor generic standardised multi-storey typologies.

Q: How long should a building last?

A: Of course long-lasting buildings are more ecologically. A sustainable concept also means an open concept of adaptable structures which allow different appropriations in future developments. In European you are allowed to envision the future. We want to be inspired by your concept!

Q: Is there a social infrastructure in the urban context of the site?

A: see in the competition brief: map of context of the territorial area p.11

Kindergarden and schools are located in the North of the project site and serve the area. There is also a youth centre in the South of the site (5min by bike).

You neither have to implement a Kindergarden nor a school on the project site.

But it does not mean that you are not allowed to offer different social facilities in your concept. Of course you can offer private initiatives which are feeding social infrastructural needs (eg: private child care facilities „Tagesmutter“, communal spaces, etc).

Self-organisation by neighbours may play an important role too.

The urban network plays a key role in the concept: Local qualities are really close; how to connect and access them? The challenge is really what makes people come and/or also live on this site?

Q: Is the sports area in the North free to use?

A: In the provincial sporting facilities in the East of big Viehofen Lake only associates can participate. In the area of “Ratzendorfer Lakes” (North of Viehofen Lakes) sports facilities are free for public use.

Q: Regarding the topic „Adaptable city“: How can we think lucrative economy with social issues in the framework of the adaptable city?

A: Only economies which are sustainable can be seen as good economy; lucrative is meant in a long lasting economy in order to put value on a long term strategy.

Q: Is there a competition between the masterplan of Glanzstoff (Glanzstadt) and the European Project? Or is it a dialogue/synergy?

A: The Glanzstadt is a development for the next 15-20 years. The negotiation process with Glanzstoff to create a masterplan with an added value for its urban context and the city was successful.

Still the process of the development in the future is depending on the demand of the housing market in which the city itself cannot intervene.

Regarding the power of the housing market, it can be said that there is a clear competition between Glanzstadt and the European Site. Therefore the concept of the European site is essential and has to be innovative to establish an interesting address of the site. In our opinion, the Glanzstadt represents a conventional masterplan (with a density of 1,5-2, generic 6 floors of housing, all in all very traditional). This is not what we are looking for on the European Site, we are looking for innovative concepts and strategies of a „housing with added value“. Which uses are complimentary to housing to give it added value? How can you combine other uses with housing to make it more sustainable and create “community”?

The urban context of the site can be seen as an archipelago of different models of worlds. There is the carpet of single family housing, the leisure-nature area, the Glanzstadt and there is the European site – What kind of „address“ is it? And: How to introduce connections between these heterogeneous worlds? How do these switches look like and where are they located?

A big difference between Glanzstadt and European Site

>Glanzstoff as a company and the site itself is strongly established in the sub consciousness of the city and its inhabitants. In the last decades a lot of public attention was paid to it.

>The European Site is a no-go area within the city. As written in the brief it is not present in society's consciousness; it is a blind spot in the city. Therefore it is highly interesting to establish an identity and use this surprise effect for an innovative future development. Surprise us!

Q: Is there an intention to realise the winning European project?

A: Yes, a follow up implementation is planned. Our intention is to start with the winning European project a process of a long term step-by-step development. Within this implementation process different collaborations are planned. Nevertheless, before we can start an architectural project, the zoning of the project site has to be done first. The winning project can be seen as a basis for this zoning procedure.