

PHASING STRATEGY

New developments must build in resilience to uncertainty and change.

The implementation FAB LINZ is envisaged as an incremental process which ensures the success of the neighbourhood in a number of different scenarios. FAB LINZ will be operational even without achieving the full built-out phase.

The gradual expansion of FAB LINZ will benefit from economies of scale and multiply the locational advantage of SMEs 4.0 as well as achieving a higher socio-economic positive impact on the Andreas-Hofer Neighbourhood.

PHASE 1 - SOUTHERN ZONE

Phase one aims at establishing the two anchors for the site's development: the Beacon Building and the Bridge Building. These address two very different scales, local the former, and regional the latter.

The attraction created between the two anchors justifies the construction of the first phase of blocks in the southern zone.

The "soft" colonisation of the area is achieved by occupying the existing OBB workshops with the first small productive activities, which will benefit from the enhanced accessibility given by the Bridge Building. This initial phase will start establishing the image of FAB LINZ as a "Commons of Production".

The Phase ends with the completion of the Southern zone.

PHASE 2 - NORTH ZONE

Phase 2 envisages the development of the North Zone. Sub-phases (2a and 2b) are thought to offer the opportunity to slow down (or speed up) the implementation of the scheme depending on the availability of finance and on the success of the initiative.

The layout of the blocks is designed to be functional also while OBB will not be able to hold the property of the two buildings belonging to Arbeiterkammer and EBS.

PHASE 3 - FULL DEVELOPMENT

This phase shows the scenario of the full redevelopment of the site.

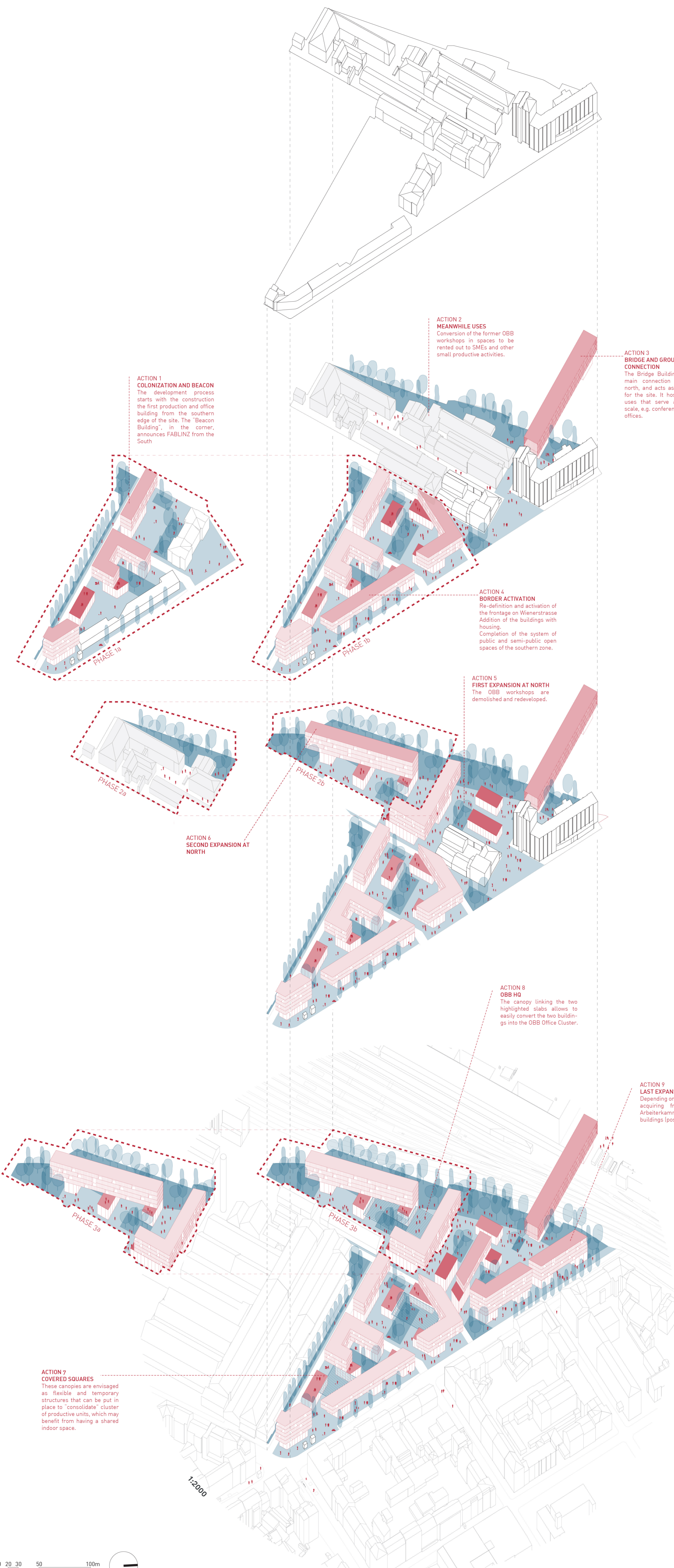
METRICS

GFA: 41803 mq

FAR: 0,87

FLOORS: max 6 floors

PARKING SPACES: 1,5 per dwelling, to be build underground (Southern Zone). Considering the great accessibility by public transport, there will be no on-site parking space provided for other uses.



**ACTION 1 COLONIZATION AND BEACON**  
The development process starts with the construction of the first production and office building from the southern edge of the site. The "Beacon Building", in the corner, announces FABLINZ from the South

**ACTION 2 MEANWHILE USES**  
Conversion of the former OBB workshops in spaces to be rented out to SMEs and other small productive activities.

**ACTION 3 BRIDGE AND GROUND CONNECTION**  
The Bridge Building acts as main connection from the north, and acts as landmark for the site. It hosts spaces that serve a regional scale, e.g. conference spaces, offices.

**ACTION 4 BORDER ACTIVATION**  
Re-definition and activation of the frontage on Wienerstrasse. Addition of the buildings with housing. Completion of the system of public and semi-public open spaces of the southern zone.

**ACTION 5 FIRST EXPANSION AT NORTH**  
The OBB workshops are demolished and redeveloped.

**ACTION 6 SECOND EXPANSION AT NORTH**

**ACTION 8 OBB HQ**  
The canopy linking the two highlighted slabs allows to easily convert the two buildings into the OBB Office Cluster.

**ACTION 9 LAST EXPANSION AT NORTH**  
Depending on the possibility of acquiring freehold of the Arbeiterkammer and EBS buildings (post 2054)

**ACTION 7 COVERED SQUARES**  
These canopies are envisaged as flexible and temporary structures that can be put in place to "consolidate" cluster of productive units, which may benefit from having a shared indoor space.



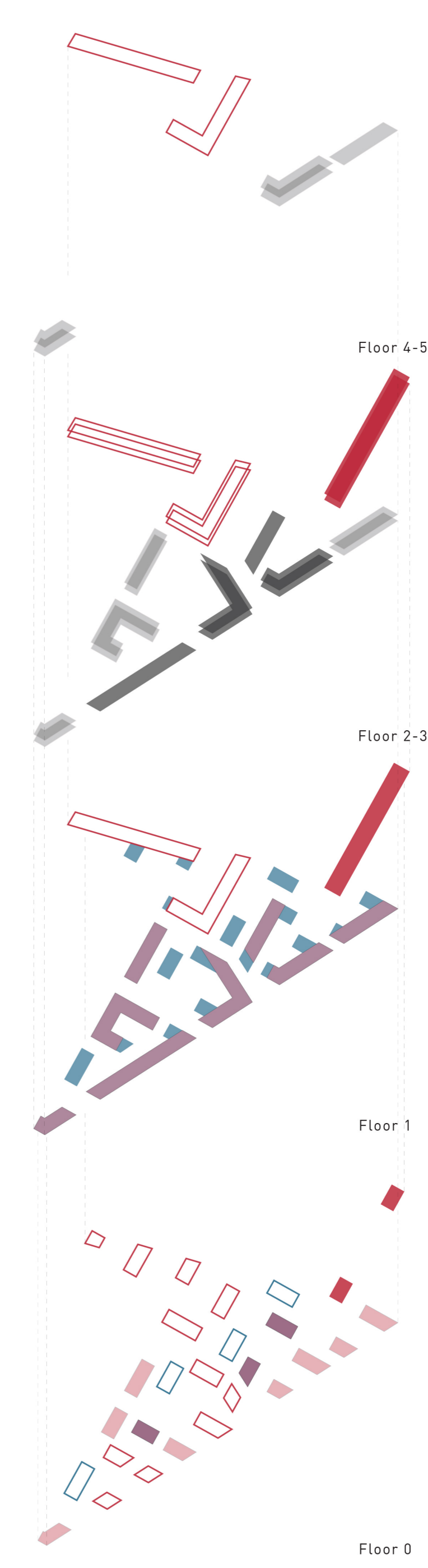
PERMEABILITY AND ACCESS



GREEN INFRASTRUCTURE



URBAN MORPHOLOGY



USES / ACTIVITIES

- workshop/retail/food services
- workshop/shared logistic structures/research facility
- offices, coworking, workshop 4.0, research facility
- shared spaces and services for the local community
- public terraces
- conference centre, data centre, teaching - facilities, hotel
- residential, cohousing
- offices for large companies (OBB), workshop hub

