

LJ575

PHASE 1

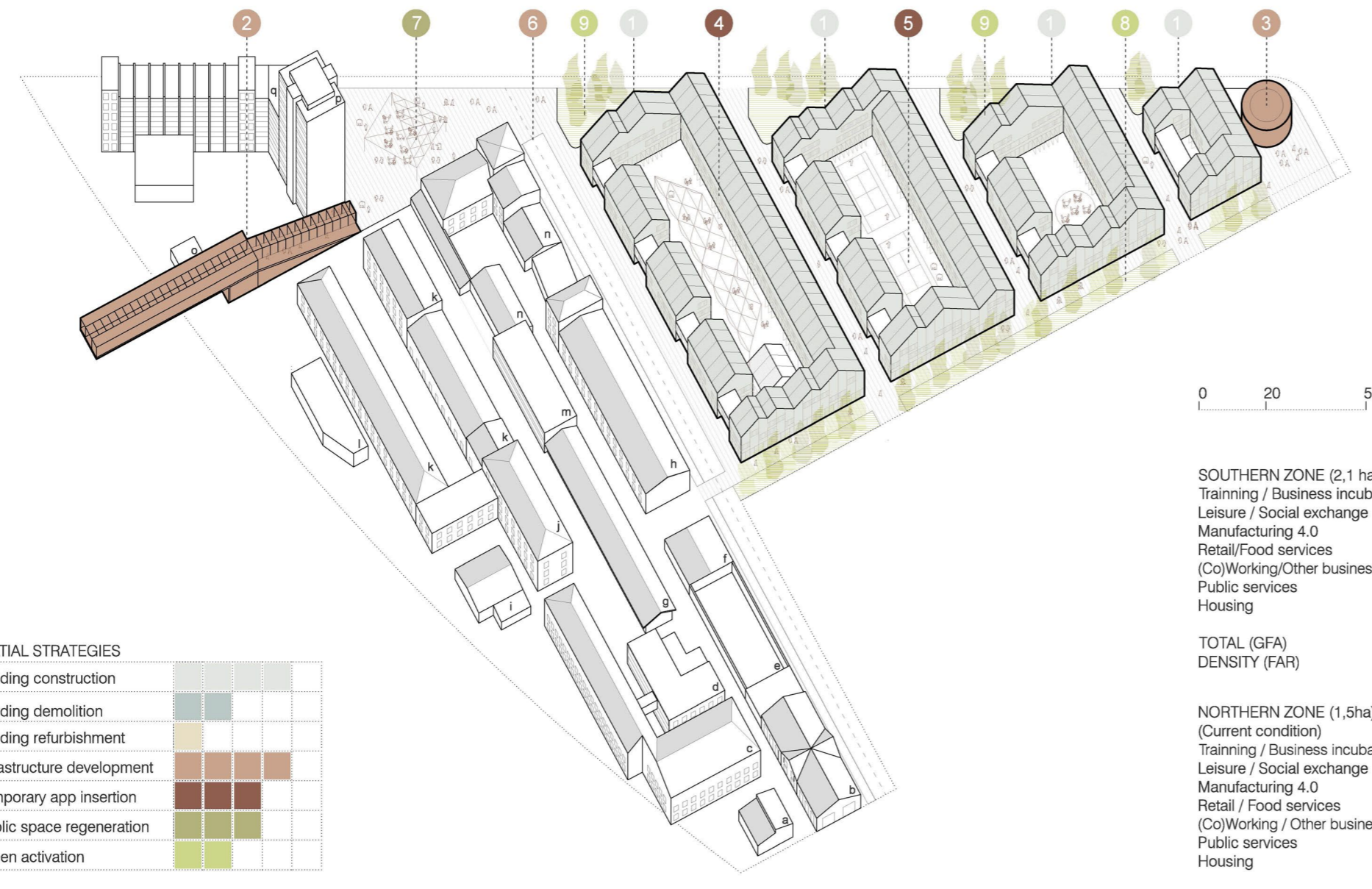
Asap!
In the southern of the Project Site a cohesive and flexible low-rise spatial framework is proposed: the compact yet porous nature of this 'growing mat' aims to be tested as an urban prototype for future developments.

- EXISTING BUILDINGS** (current condition)
- a. Bakery
 - b. ÖBB Firefighters
 - c. Signaling conduction
 - d. Workshop
 - e. Recycling center
 - f. Porter
 - g. Signaling conduction storage
 - h. Washing house
 - i. Scherbus
 - j. Management
 - k. Service building
 - l. Storage for wood
 - m. Signal workshop
 - n. Chamber for Labour
 - o. Transformer
 - p. Residential building
 - q. Cantine

- 1 New Building: Mat 4.0
- 2 New Bridge
- 3 Tram station: New access
- 4 Ephemeral stage
- 5 Tennis Courts
- 6 Current road consolidation
- 7 Public space regeneration
- 8 Green linear connector
- 9 Green squares

SPATIAL STRATEGIES

Building construction									
Building demolition									
Building refurbishment									
Infrastructure development									
Temporary app insertion									
Public space regeneration									
Green activation									

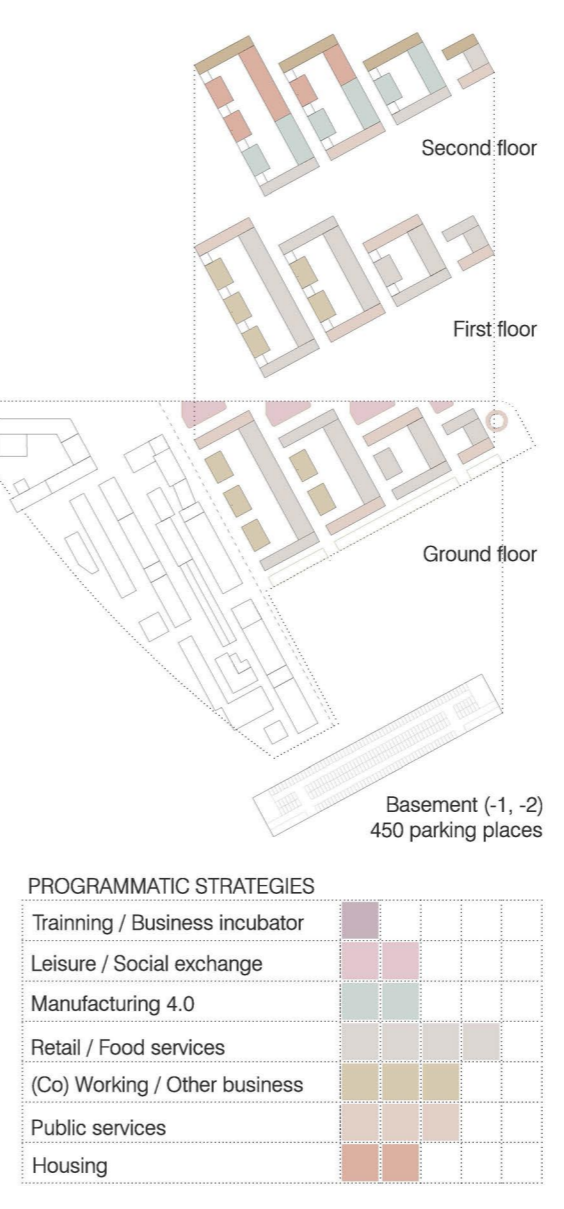


SOUTHERN ZONE (2.1 ha)

Training / Business incubator	1500m ²
Leisure / Social exchange	8500m ²
Manufacturing 4.0	2000m ²
Retail/Food services	3500m ²
(Co)Working/Other business	2300m ²
Public services	1700m ²
Housing	1700m ²
TOTAL (GFA)	19.500m²
DENSITY (FAR)	0,95

NORTHERN ZONE (1.5ha)
(Current condition)

Training / Business incubator	
Leisure / Social exchange	
Manufacturing 4.0	
Retail / Food services	
(Co)Working / Other business	
Public services	
Housing	



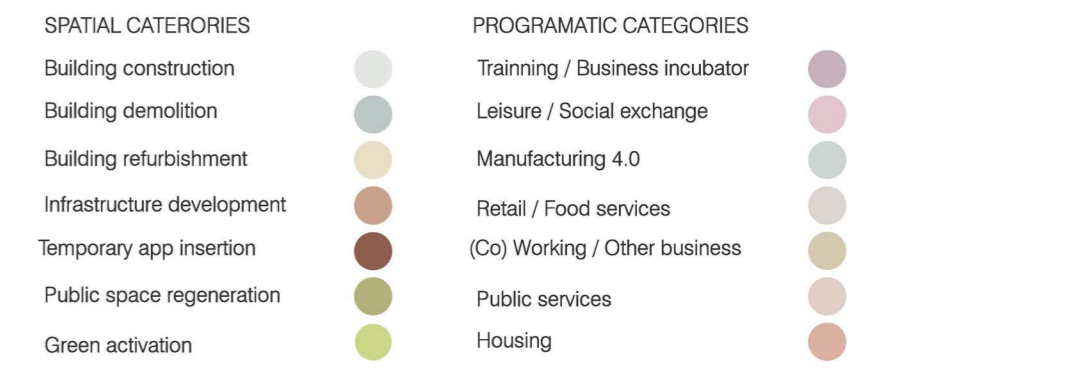
PROGRAMMATIC STRATEGIES

Training / Business incubator									
Leisure / Social exchange									
Manufacturing 4.0									
Retail / Food services									
(Co) Working / Other business									
Public services									
Housing									

5 POINTS FOR LINZ'S PRODUCTIVE CITY

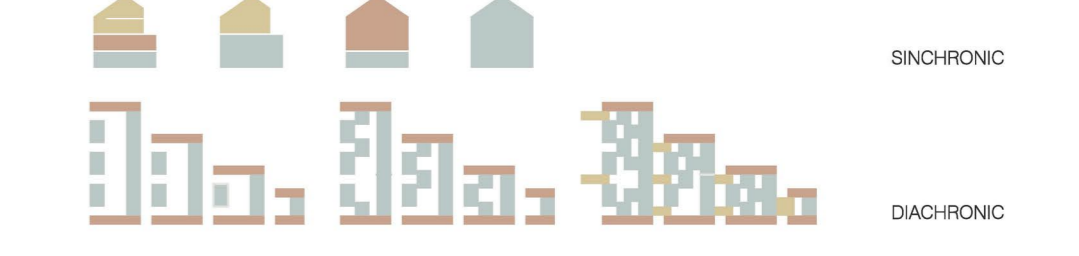
>> INTERWEAVING SPATIAL & PROGRAMMATIC STRATEGIES

Our multi-layered mat integrates different programs through complex physical and visual relationships, putting into question the traditional zoning concept.



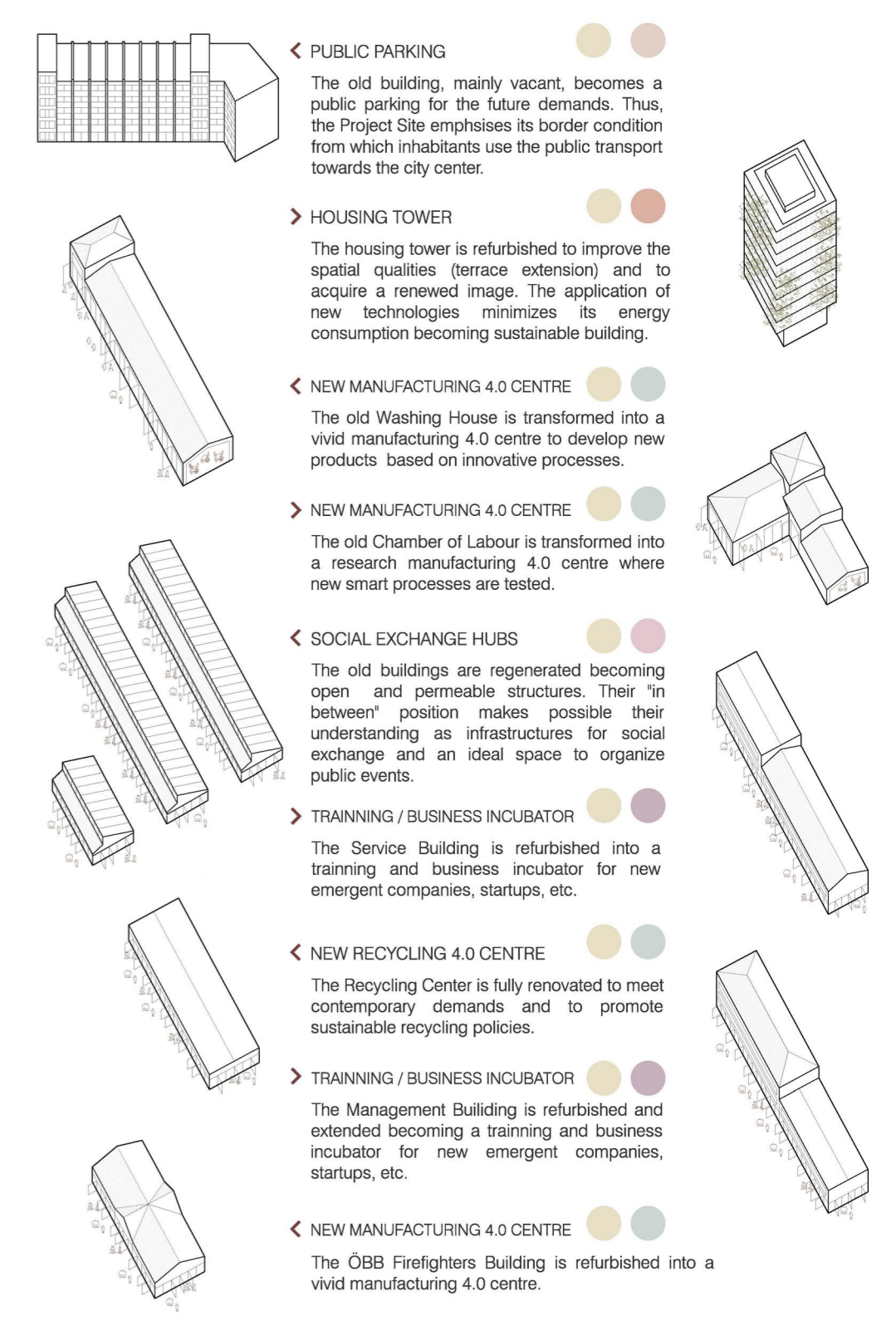
>> SINCHRONIC & DIACHRONIC FLEXIBILITY

The mat's growing rules allow gradual densification according to financial availability. Conceived as a polyvalent support, it can combine disparate productive realities without losing its legibility in time.



>> ENHANCING INDUSTRIAL MEMORY

The project aims to transform the obsolete factory image into a powerful symbol for the new productive district. The industrial shed is reinterpreted through the rehabilitation of existent structures while the new mat-building de-contextualizes its mental imagery. Refurbishment of pre-existing buildings.



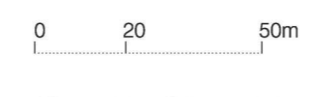
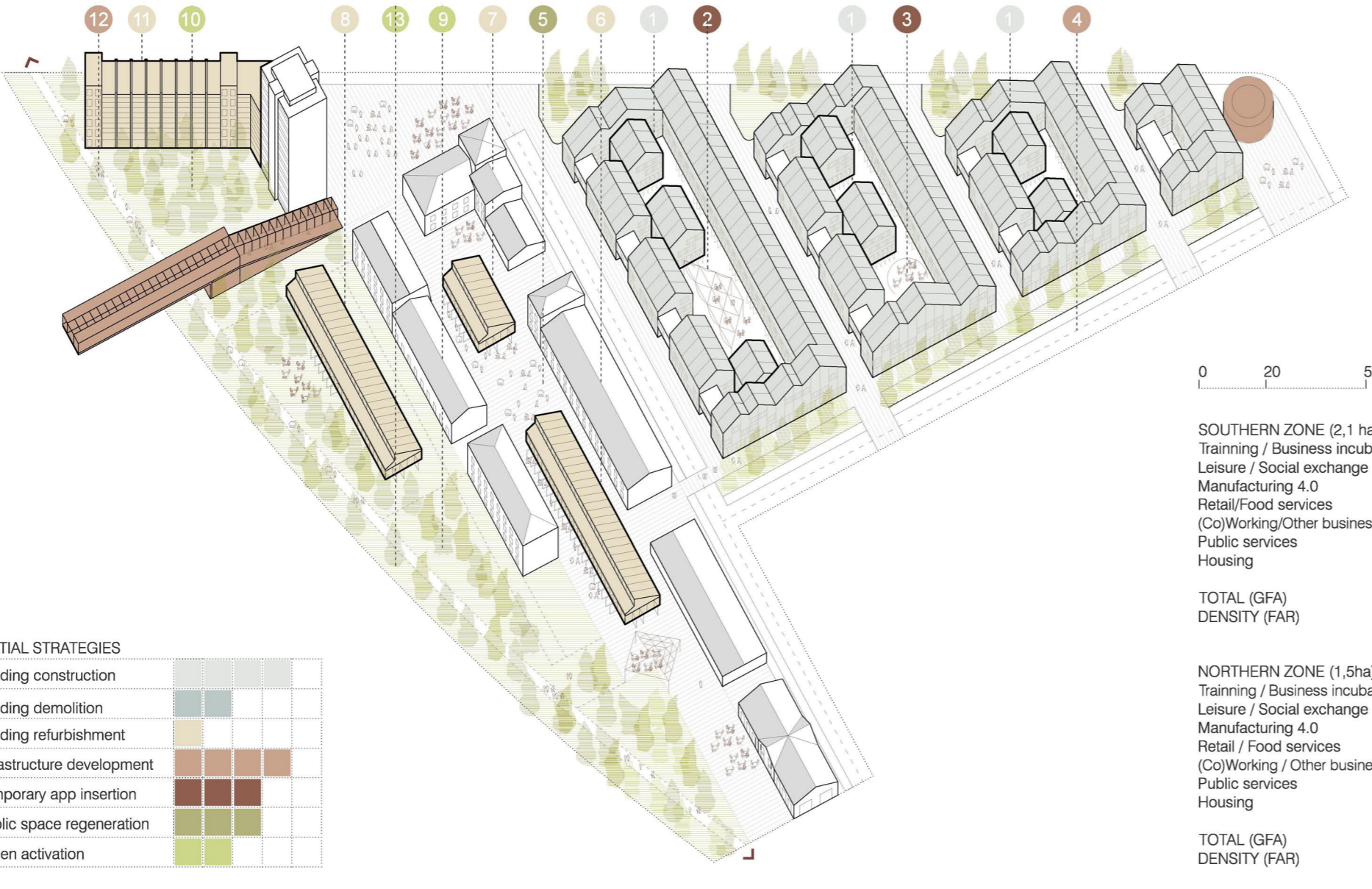
PHASE 2

2020's
Beside the tracks, the ÖBB workshops are transformed into an open layout that interweaves existing and new buildings with engaging exterior spaces and a green buffer zone along the railways. This green buffer could be further extended, connecting different nodal points throughout the city and thus becoming a 'productive green axis'.

- 1 Mat 4.0 densification
- 2 Ephemeral stage
- 3 Ephemeral market
- 4 New traffic road
- 5 Public space regeneration
- 6 Building refurbishment (Social Exchange Hub)
- 7 Building refurbishment (Social Exchange Hub)
- 8 Building refurbishment (Social Exchange Hub)
- 9 Green leisure and relaxing area
- 10 Green square
- 11 Public Parking
- 12 New bike lane
- 13 Green buffer zone

SPATIAL STRATEGIES

Building construction									
Building demolition									
Building refurbishment									
Infrastructure development									
Temporary app insertion									
Public space regeneration									
Green activation									

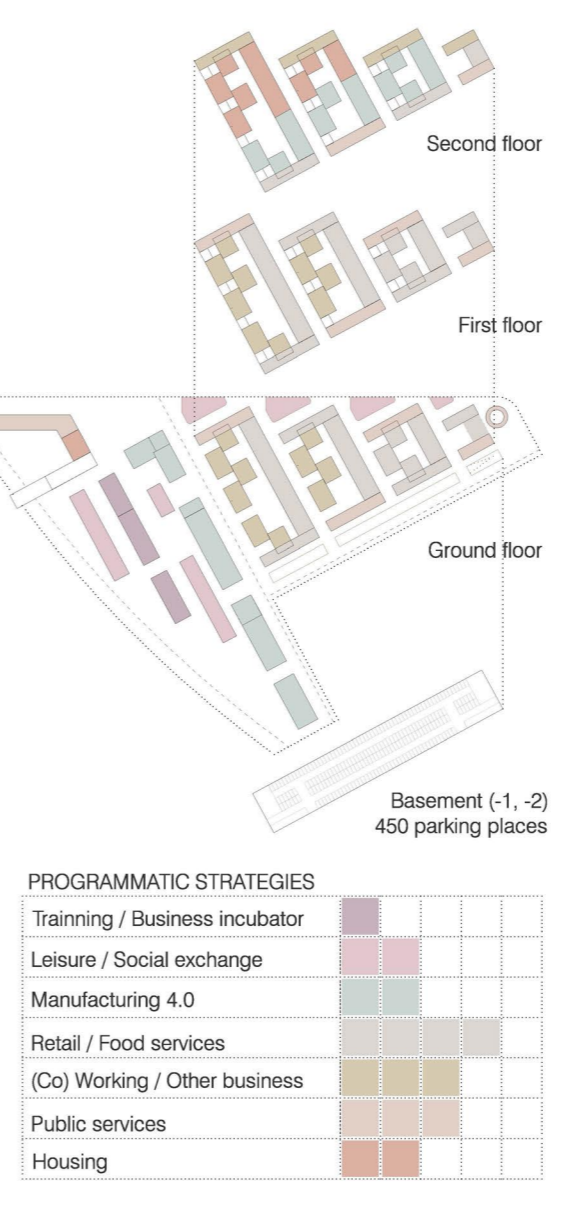


SOUTHERN ZONE (2.1 ha)

Training / Business incubator	1700m ²
Leisure / Social exchange	2500m ²
Manufacturing 4.0	10.000m ²
Retail/Food services	4000m ²
(Co)Working/Other business	2300m ²
Public services	2500m ²
Housing	2500m ²
TOTAL (GFA)	23.000m²
DENSITY (FAR)	1,1

NORTHERN ZONE (1.5ha)

Training / Business incubator	2700m ²
Leisure / Social exchange	1500m ²
Manufacturing 4.0	3800m ²
Retail / Food services	4500m ²
(Co)Working / Other business	2500m ²
Public services	4500m ²
Housing	2500m ²
TOTAL (GFA)	16.000m²
DENSITY (FAR)	1



PROGRAMMATIC STRATEGIES

Training / Business incubator									
Leisure / Social exchange									
Manufacturing 4.0									
Retail / Food services									
(Co) Working / Other business									
Public services									
Housing									

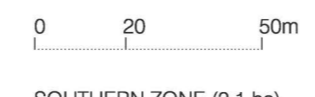
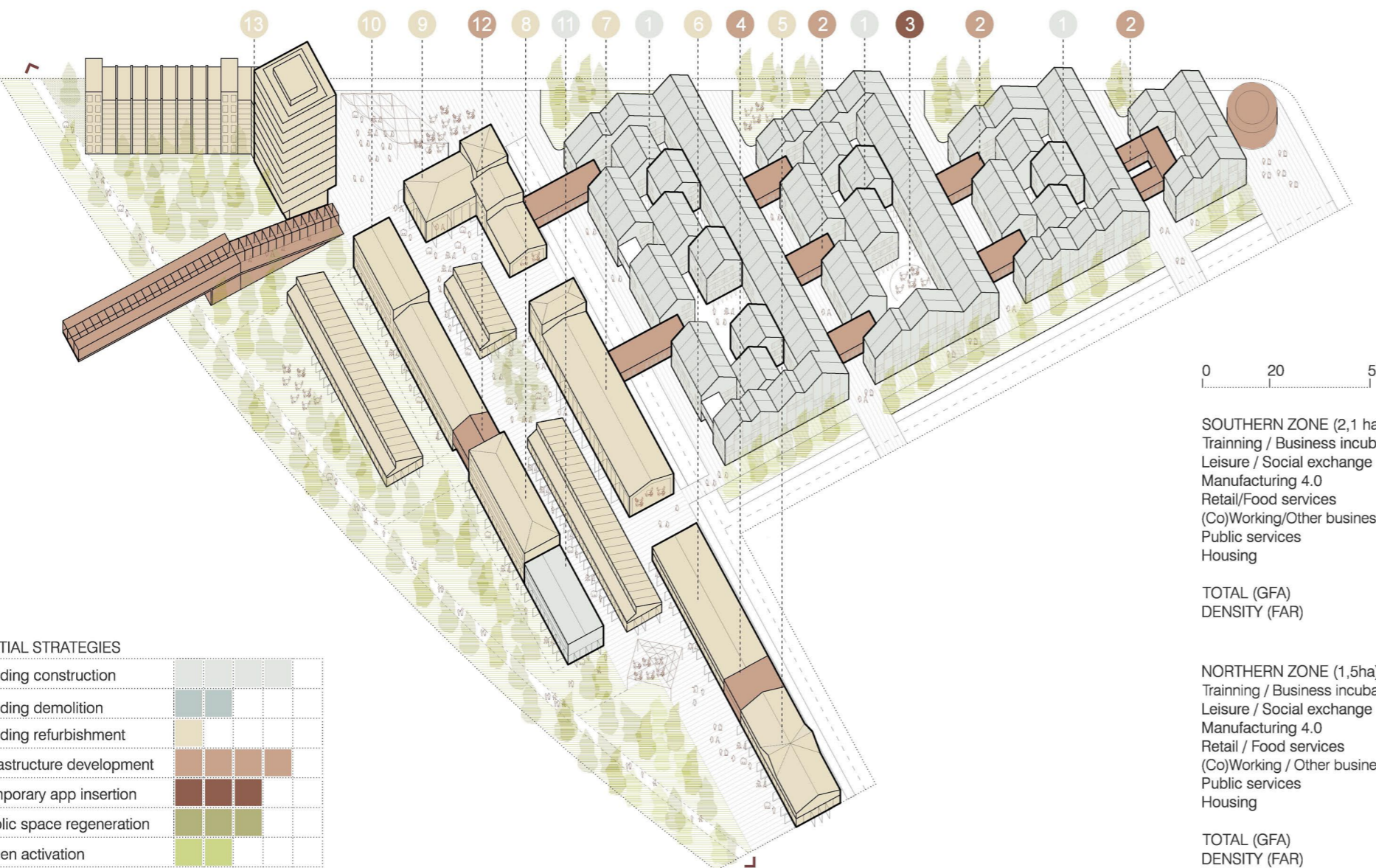
PHASE 3 (SCENARIO A)

2030's
The urban concept is simultaneously clear and flexible, willing to confront in a convincing way the increasing number of heterogeneous and unpredictable forces that usually affect the production of the built environment. Densification cycles for different areas can be implemented independently, aiming to convey a sense of 'completeness' at each development stage.

- 1 Mat 4.0 densification
- 2 Elevated connector
- 3 Ephemeral market
- 4 Linking building
- 5 Building refurbishment New manufacturing 4.0 centre
- 6 Building refurbishment New recycling 4.0 centre
- 7 Building refurbishment New manufacturing 4.0 centre
- 8 Building refurbishment New business/incubator centre
- 9 Building refurbishment New manufacturing 4.0 centre
- 10 Building refurbishment New business training centre
- 11 New incubator centre
- 12 Elevated connector
- 13 Housing tower refurbishment

SPATIAL STRATEGIES

Building construction									
Building demolition									
Building refurbishment									
Infrastructure development									
Temporary app insertion									
Public space regeneration									
Green activation									

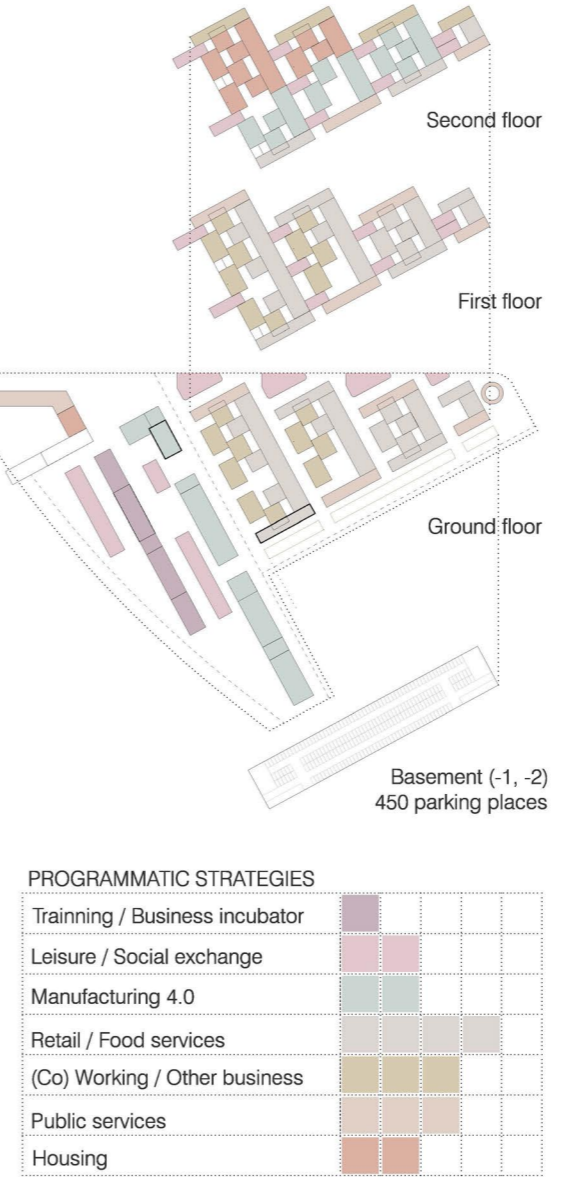


SOUTHERN ZONE (2.1 ha)

Training / Business incubator	2500m ²
Leisure / Social exchange	2600m ²
Manufacturing 4.0	11.000m ²
Retail/Food services	4500m ²
(Co)Working/Other business	2400m ²
Public services	3000m ²
Housing	3000m ²
TOTAL (GFA)	26.000m²
DENSITY (FAR)	1,25

NORTHERN ZONE (1.5ha)

Training / Business incubator	3200m ²
Leisure / Social exchange	1500m ²
Manufacturing 4.0	5800m ²
Retail / Food services	4500m ²
(Co)Working / Other business	2500m ²
Public services	4500m ²
Housing	2500m ²
TOTAL (GFA)	17.500m²
DENSITY (FAR)	1,17

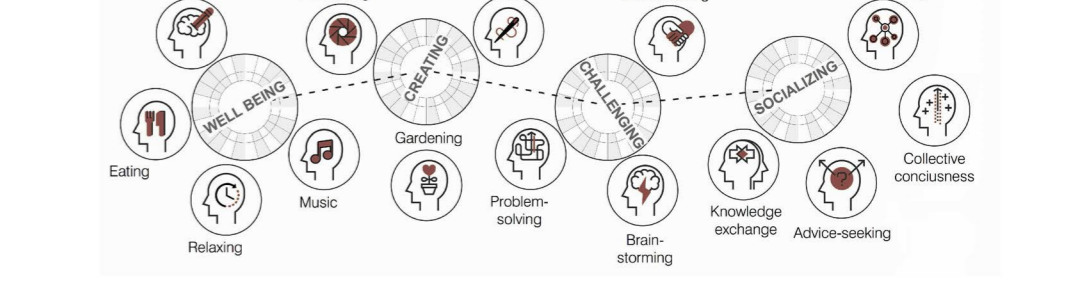


PROGRAMMATIC STRATEGIES

Training / Business incubator									
Leisure / Social exchange									
Manufacturing 4.0									
Retail / Food services									
(Co) Working / Other business									
Public services									
Housing									

>> SPACES FOR SOCIAL EXCHANGE

When robots take our jobs, we will have more time to share and discuss our ideas. Focal points for (in)formal encounters are devised at all successive scales, hoping to intermingling leisure and creativity moments.



>> GREEN AS STRATEGIC CONNECTORS

Acting as an articulating mechanism at different urban and architectural scales, the green increases the environmental quality of the ensemble and the user's consciousness on sustainability.



PHASE 3 (SCENARIO B)

2030's
The future ÖBB headquarters would emerge as a high-rise landmark that winks at the nearby towers, looking over the whole district.

