

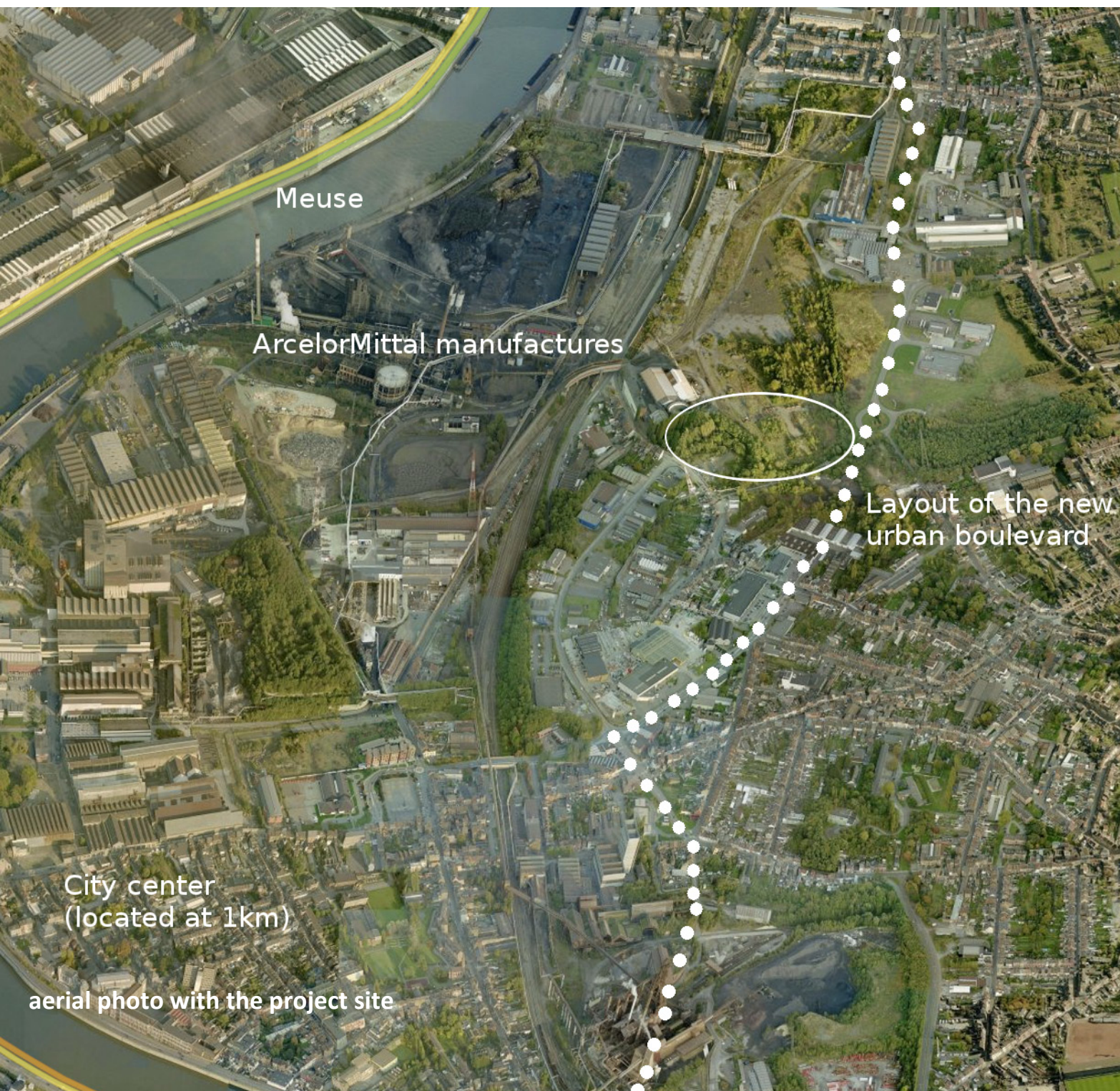


atmosphere on the project site

CATEGORY Urban
TEAM REPRESENTATIVE architect
LOCATION Seraing 50°36'54" N +5°30'32" E
POPULATION Seraing : 64 449 inhab in 3548 Ha
Sérésienne Valley : 15 500 inhab in 800 Ha
STRATEGIC SITE +/- 10 Ha
SITE OF PROJECT +/- 3 Ha
SITE PROPOSED BY Eriges, Spi, Arcelor Mittal
OWNER OF THE SITE La SPI et Arcelor Mittal
COMMISSION AFTER COMPETITION
Urban project management role,
project management of an architectural program

HOW THE SITE CAN CONTRIBUTE TO THE ADAPTABLE CITY?
After a first announce of the closure of the hot iron and steel industry, the town of Seraing decides to develop a masterplan on /-800Ha of the territories of the Meuse valley in order to transform its industrial moribund city image into a sustainable and smiling city.
This by essentially creating, as key elements, a new entrance to the city and an urban boulevard witch will facilitate the east-west crossings and to resolve mobility problems. The site of project of 3 Ha is situated between this boulevard and an important part of the old industrial zone. The aim is to arrange there a housing park with quality housing in a green environment, offices and proximity shops. The site will have to be thought in relation with its neighbourhood also being the subject of urbanization in relationship with the masterplan.

CITY STRATEGY
The city of Seraing has launched out for several years into a real policy of urban requalification and sustainable development. Many forces were released in favor of the refitting of the Seresien valley and several projects are raised from it. The development of a new masterplan, the creation of an autonomous communal management (Eriges RCA) and the restoration of private and public buildings are on the way. The installations envisaged by the new masterplan are currently already in phase of implementation: the requalification of the entrance of the city by the widening of the Cockerill street, an old physical border between the town centre and the industrial territories and by the construction of a new administrative City,...



SITE DEFINITION

The project site forms the west part of the reflection site, in a currently quite hybrid area. It is located in the south of a railway, only East-West connection, having phased out its traveler function on behalf of the industrial function. The path of future urban boulevard will serve habitat and small businesses zones by being the only major east-west link for automobile traffic and public transport. The site of project is situated at the opening of the Lize stream valley which is partially buried. It is enclosed between a roundabout of the new boulevard, the Hospital street and the Dollet street. The site, which presents nowadays an unattractive topography, will be surrounded by a place established on the boulevard, a SME zone on the right and a private allotment of private housings in the south. No other construction is currently located on the site except for an

industrial building to the North and the presence of a storm water basin and an air gas line.

ADAPTABILITY : MAIN ELEMENTS TO TAKE INTO ACCOUNT

NEW MOBILITY

The site will be led by the urban boulevard and the Hospital street on one side and by little internal streets to the site. These serve only to distribute the housing which are not accessible from the main streets. The cars can't be parked into the site in order to privilege modes of soft travels within the site and to keep the "country" character of the site.

NEW WAYS OF LIVE

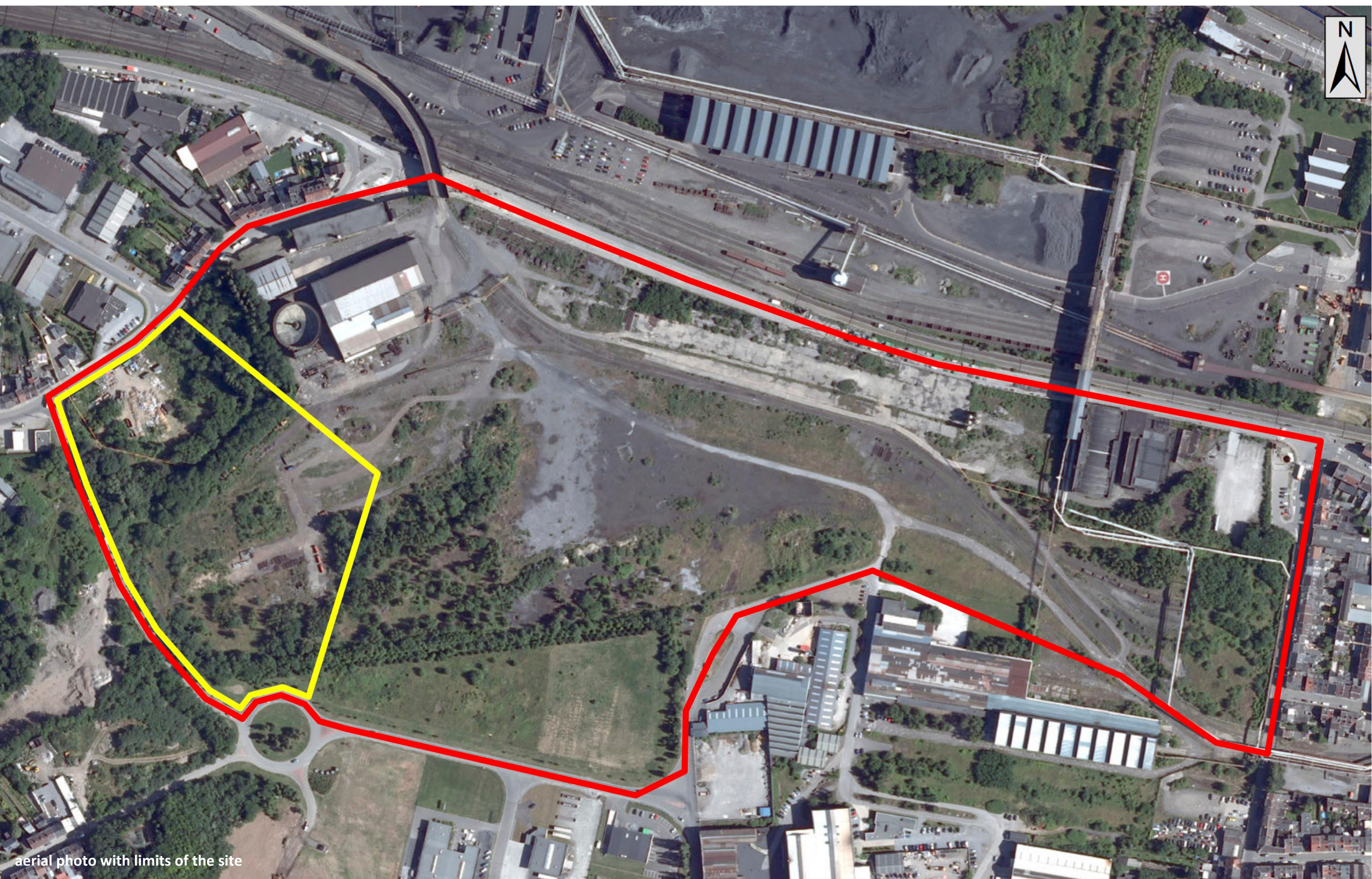
The site of reflection is composed of a mixed program including SME, offices and

residences. The links between inhabitants, tradesmen and workers will be reinforced within the same zone. A social cohesion is required by binding the various districts. Multifamily and mixed housings are envisaged on the site of project.

NEW SUSTAINABLE DEVELOPMENT

The development of Seraing is registered in a policy of "low carbon". This operation, financed by the federal Policy of the "Big cities", gathers companies in bunches in order to improve their synergy in an innovating manner. The refitting of each zone of the masterplan is thus registered in this environmental logic. The site of project wants to have an environmental high-quality with low energy architecture, the creation of trade of proximity, the maximum abolition of the cars within the site,...

Seraing - Belgium - european 12



aerial photo with limits of the site

