

**CATEGORY**

territorial/urban

LOCATION Graz, Puntigam

POPULATION 280.000

STUDY SITE 182 182,2 ha **SITE OF PROJECT** 66,5 ha

SITE PROPOSED BY

Municipal Utilities company of the City of Graz, Department of City Planning, Real Estate Agency of Graz

TYPE OF ORDER AFTER COMPETITION

_Basis for planning instruments for the city of Graz: Flächenwidmung, Stadtentwicklungskonzept, Verkehrskonzept, Masterplan Mur;
_process of implementation on the sites of the site owners GrazAG/GBG;

CHANGE TO OPERATE

The unique possibility of reactivating an abandoned railway track as a generator of a new urbanity is going to be exploited. Along a strip of about 3 kilometers length, the now existing retail and industrial uses meet extraordinary qualities of landscape, being framed by a canal and the main river. Sufficient reserves of land have to be developed to a sustainable cluster of enterprises which demonstrate a new dialogue between work, landscape, sustainable mobility and public space. Within this dialogue, the reactivated railway track will be the spine of a "New World" in Graz, characterized by the streams of various mobilities along the river.

The now still wild coexistence of landscape, abandoned spaces, industrial uses and fragments of living forms the starting point for an extraordinary strip along the river's southern waterfront where an exemplary coexistence of landscape, leisure and working can be tested.

CITY STRATEGY

Reactivating the railway track as an infrastructure for future-orientated companies is an internationally acclaimed initiative leading to new types of organization of space. The sustainable substance of this attractive image will be used to revitalize a large area giving the city a new and highly significant space. The qualities of the new strip correspond to various goals: 1. the making public of the waterfront of the main river; 2. the support of mobilities with low negative impact on environments connecting to diverse urban activities. 3. strategies for densifying areas with trade uses 4. attracting international players on the market.

The successful relation between densification, quality of public space and future coexistence of different mobilities on the strip – trains, trucks, bicycles, rollers, runners, walkers, strollers, dogs, etc. – shall demonstrate how a city can manage the dialogue between public and private forces.



SITE DEFINITION

The southern area of the historical "Grazer Schlepfbahn" (industrial rail-track) is located in the districts Gries and Puntigam. Like a spine it connects the existing retail and industrial uses over a length of about 3 kilometers. As Graz developed southwards parallel to major N-S lines including also the natural element of the river Mur, a strong presence of landscape qualities accompanies the large scale developments of the existing companies. A partly attractive river promenade is already established and provides a popular North-South connection for bicycles and pedestrians. The space is used as connection and leisure place at the same time. Recent initiatives like the new Innovation-Park-Graz are proof of the ongoing interests in developing this area. The reactivation of the railway track in 2009 is a unique possibility of creating an intensified and progressive work environment in dialogue with new public spaces.

NEW URBAN MOBILITY

The frenzy dialogue between various parallel mobilities – running water, sports, trucks, trains and public walks – is the starting point for a new idea of landscape organizing the movements of the everyday in an attractive way: mobility no longer performs as monofunctional connection but offers various speeds, approaching even the pleasures of 0 kilometers per hour.

NEW SOCIAL LIFE

The connection of the consolidated urban fabric to the southern areas of the city could be used to create a distinct public space for different people, not only connecting them with different areas but also allowing them to dwell, rest, live, work and play along this strip.

NEW ECOLOGY

1. The use of the reactivated railway track creates a sustainable working environment using low impact transport; 2. This situation has to be further exploited by typological transformations allowing higher densification; 3. New ecology as "the art of coexistence": the orchestration of new relations between infrastructure, nature, industry and public space.

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