



LINZ

SITE VISIT / REPORT MINUTES

06.04.2017

PARTICIPANTS

- >Manuel Gattermayr, ÖBB-Immobilienmanagement GmbH
- >Fritz Mihatsch, ÖBB-Immobilienmanagement GmbH
- >Andreas Gaebler, department of city planning Linz
- >Bernd Vlay, European Europe technical committee member/European Austria secretary
- >Pia Spiesberger, European Austria secretary assistant
- >Daniela Herold, author competition brief
- >Max Nirnberger, x-Architekten, member of Jury
- >Lorenz Potocnik, city politician
- >Franz Koppelstätter: head of afo (Architekturforum) Linz
- >12 participants: mainly architects

>10:00 Uhr: Meeting and start of the site visit

>11:00 Uhr: Presentation and discussion

>Gattermayr: gives an overview explaining the role of the site and the intentions for further developments. The presentation will be added and uploaded.

>Vlay: summarizes and explains the topic of European 14 “The productive city” in relation to the specific site conditions; pointing out that the prominent location is asking for an urban concept that opens up and connects to its surroundings; furthermore that it will be the challenge to invent building structures that are able to host different programs and that can adjust to production facilities we do not know yet;

>Gaebler: underlines the position of the city to generate an open and vivid city quarter;

Q&A

Q: Why is housing not allowed along the tracks.

A: This guideline is based on the currently given zoning plan ("Flächenwidmungsplan"). Because of noise emissions from the station a distance limit to housing areas has to be guaranteed.

Q: There is a building with some shops along the Wienerstrasse that does not belong to the ÖBB, how to react to that?

A: The external estate (GMK) has to be integrated into the overall concept. The ÖBB intends to free the area for new buildings by either acquiring the property or starting a common development.

Q: As some parts of the site are occupied by workshops and buildings is there the possibility to get plans of them? Can we get plans also for the corridor tunnels underneath the tracks?

A: There is the possibility to upload plans of the station tunnels/corridors to identify possible connections. As the competition is not asking for scenarios responding to the existing workshops but instead for new developments, it will not be necessary to add plans for them.

Q: Are there any regulations or specifications concerning building heights?

A: No, there are no specifications. It will be necessary to test certain heights and their integration into the existing context in order to create urban concentrations as well as to mark particular zones of importance. High-rises can be conceived in particular zones, they are not excluded in general.

Q: At the moment the area is dedicated as "Kerngebiet". That means it allows buildings like in city centres, but in practice mainly administration, education and service facilities are implemented in these areas. How does the given zoning plan limit the arrangement of production? Is there the possibility to change the "Widmung Kerngebiet"?

A: Yes, the zoning plan was already fixed before the competition was launched. It is correct that it does not exactly match with the given tasks and intentions. With the results of the competition there is the chance to modify.

Q: Can production facilities also be planned for the southern zone?

A: Yes, but reflected in context to/in combination with other adequate functions (housing, retail, etc.). They should not influence the quality of living.