



## A HYBRID PRODUCTION HUB AS CREATIVE MAGNET FOR PUCHSTRASSE

### **EUROPAN15 GRAZ**

MINUTES SITE VISIT 10.05.2019

Present (alphabetical order):

Eva-Maria Benedikt (Graz of City Planning Department), Tobias Brown (Briefer), Hannes Kalcher and Andreas Körbisch (property owners, from 16:00), Iris Kaltenegger (General Secretary European Austria), Elisabeth Oswald (StadtLabor, from 16:00), 20 participants

#### **14:00 – 15:15 site visit - Strategic Site**

Iris Kaltenegger welcomes all participants, introduces representatives  
Tobias Brown guides through E15 sites

#### **15:15 – 16:00 site visit - Project Site**

Tobias Brown & Elisabeth Oswald guide through the former Coca-Cola warehouse

#### **16:00 - 17:00 Q&A**

- If the area is to be developed or the tramway is to be crossed, what safety measures are to be taken? Does an accompanying fence have to be erected?  
If a new project is to be developed, all current laws and regulations have to be met. In this case the crossings would have to be equipped with railway barriers and traffic lights.
- Which people live in the surrounding residential areas? Do they work on site? Are the people living in the surrounding area representative to the people working in the Strategic Site?  
We are situated in the district of Gries, which is mainly inhabited by poorer people. The nearby Triester Siedlung for example is city owned social housing. Most people who work in the industry zone come from across city borders, even as far as from Slovenia.
- There is still a large amount of free space around the district heating plant. Are these required for it or can other uses be implemented there?



Strategies how to develop the area should be pointed out. But the properties will most likely stay with the same owners.

- How can existing buildings be dealt with? Can they be adapted or changed?  
The aim is to develop a catalogue or a toolbox how the area should be developed. Main issues of the Strategic Site are the public space, the crossing and traversing of the area and the integration of the green network. The architectural aspects of the possible development in the area should be shown and proven on the Project Site.
- Can only food be sold which is produced on site? Does this apply to every kind of food product?  
Yes. Any kind of conventional store is prohibited.
- The possibility of 24/7 use is pointed out. Is this even permitted under labour law?  
The proposed uses must, of course, be permitted under labour law. Depending on which activities are offered, different working hours are allowed. The possibility of 24/7 use also refers to the neighbourhood rights with regard to noise, light and other emissions.
- What is the flow velocity of the Mur at the site?  
Once the hydropower plant is completed, the flow velocity will decrease from the Augarten, i.e. it will already be reduced in the Strategic Site. A document on the redesign of the Mur can be found in the upload section: AT-Graz-Murmasterplan-190510.pdf
- Is it still possible to intervene in the parts of the building that are to be preserved? Can these areas be further reduced?  
Static interventions will be possible. The areas which are absolutely necessary to be preserved will be reviewed and the graphic will be adapted accordingly. The graphic showing the revised situation on preserved areas can be found in the upload section: AT-Graz-Existingwarehouse-190510.pdf
- Does the building density of 2.5 have to be achieved?  
The building density is to be exploited in the context of the urban landscape and within the possibilities of building regulations.



- Are there any static or ground engineering reports?  
No. But if one looks into the surrounding neighbourhood one sees that a higher density is possible.
- Can the entire plot be developed?  
Yes, but current laws and regulations have to be considered.
- Are there any requirements for the layout of existing or future tenants?  
Consideration must be given to the current tenants and their space requirements. The new tenants will have individual needs, however a program which takes in account the vision of a hybrid productive hub, should be outlined by the planning teams. In general, flexible floor plans should be guaranteed.  
For example: parking spaces to be converted into production or office space; small units to be linked;
- Is it allowed to use the self-generated electricity for one's own purposes in Austria?  
Yes. Even within the general network.
- Is an underground car park allowed?  
Yes.
- How many parking spaces for cars and bicycles have to be planned?

Bicycle parking spaces according to Stmk BauG § 92 Abs 9:

At least one bicycle parking space "in commercial, industrial and commercial enterprises, storage areas and warehouses per 20 employees".

Parking spaces for cars according to building law § 89 Abs3 Z11:

1 parking space per five employees

- Are the 4 metres storey height mentioned in the brief on page 22, storey or ceiling heights? Do they have to be adhered to?

This is the ceiling height, it should be seen as the minimum.

(Please note this answer differs the Brief).