



CENTRAL NODE

EUROPAN15 WIEN

MEMO SITE VISIT 29.04.2019

Present (alphabetical order):

Ernst Gruber (Briefer), Martin Haas (WSE), Ingeborg Immerl (ÖBB), Iris Kaltenecker (General Secretary European Austria), N.N. (Immovate), Alexander Petritz (Immovate), Berndt Stingl-Larome (ÖBB), 14 participants

10:00 – 11:15 site visit

Iris Kaltenecker welcomes all participants and introduces representatives.
Ernst Gruber guides through E15 sites.

11:15 – 12:00 discussion at Stadtlabor, Neu Marx

Wrap-up

Iris Kaltenecker emphasises the theme of the „stepping-stone“ and the task to connect the various areas surrounding the site. There is a manifold of programs and uses within the vicinity, which can be brought into play. Enhancing synergies and connections, mixing new constellations, will have the potential for uses to become more than their functional limitations. Passing by the underused ground floor spaces of the T-Center, a place of temporary storage only, the potential to reactivate spaces by going beyond its usual function could be imagined here as powerful possibility.

Martin Haas describes the development of Neu Marx which began with the topic of Research and Development and the BioCenter. The T-Center followed as one of the main landmarks for the topic of telecommunication but currently struggles to compete with better connected office spaces at the central station. The T-Center has about 14.000m² of available office spaces for rent. Neu Marx has been identified as a “Commercial Mixed-Use-Zone”, resulting in a maximum rate of 50% for housing for any new development within the area.

The main access nodes into Neu Marx from Rennweg are Dr.-Bohr-Gasse and the staircase north to the T-Center leading to Helmut-Qualtinger-Gasse. These access routes will become more important when the multifunctional arena for 20.000



visitors will be completed and the interval of the fast train (stop at Vienna Bio Center St.Marx) will be improved to a 15-minutes interval. Currently the subway line U3 with its stops at Erdberg and Schlachthausgasse would be the first choice for public transport to Neu Marx but faces limited capacity. Private transport finds its way from the motorway to the site through two exits. However, strengthening the access by foot is the first choice for the City's strategy.

Ingeborg Immerl emphasises that the station building may not be built over. Building over the tunnel is possible but implies structural improvement. All building activities affecting the railway or the station building have to pass additional planning permissions according to railway regulations.

Plan material for the tunnel (ÖBB) is now available for download.

The percentage of empty office spaces in the surrounding area (Wien Erdberg) is higher than in the rest of Vienna (absolut 60.000 m² gross floor area).

Q&A

Q: Are there any density limits in the new buildings design?

A: according to the brief "Density & Heights", p 23: "The maximum building height for any built structure must not exceed 35 meters. This includes lift overruns, chimneys, flues or any other projections above roof level, so that the building effectively has to end at 33 meters." In addition to this, a desired density of 3,5 (site-area to sum of built-up floor area) can be assumed. This results in approximately 50.000 m²

Q: I understand for 'surface cubage' of a building the sum of the façades and roof area, am I right?

A: The surface cubage defines the volume of the building.

Q: Is it possible to build a cellar? The current zoning plan for the site mentions that there are no buildings underground allowed

A: Yes, it is possible to build underground (i.e. a cellar) but the existing tunnel has to be taken into consideration. The zoning plan available online does not have to be taken into consideration.



Q: Is it possible to build overhangs above the station building?

A: A cantilever projecting over the station building is conceivable, but subject to railway authority approval. (see comment above).

Q: Where does the 50% maximum for housing come from?

A: This is a requirement defined by the “Productive City Concept” of the City of Vienna. The intention is to secure and promote areas for commercial uses. “Housing” can be interpreted in different ways. Through the new multifunctional arena, a big part of Neu Marx will be exempt from the “Commercial Mixed-Use-Zone”, making the E15-site even more important as a pioneer project.

Q: Have there been urban studies for the site?

A: Yes. Due to the various interests and stages of development, there are a couple of different urban studies which also include the E15 site but they have been made under different parameters so they are not included in the E15 brief.

Q: There seem to be well over thirty different plots that make up the E15 site as a whole. Will there be a new border?

A: The current border is the one indicated on the files available from Europan.

Q: How detailed does the Strategic Site have to be elaborated?

A: The general idea for the Strategic Site is very open. According to the brief (p. 26) drawings or diagrams are sufficient to explain the type and distribution of uses with a special focus on groundfloor-level-uses and the connectivity of the site through diagrams or phasing.

Q: Do (Austrian) participants have to be certified engineers (Ziviltechniker*Innen) in order to take part in the competition?

A: No. It is sufficient to hold a degree in architecture.

Wien, 29. 04. 2019, Ernst Gruber