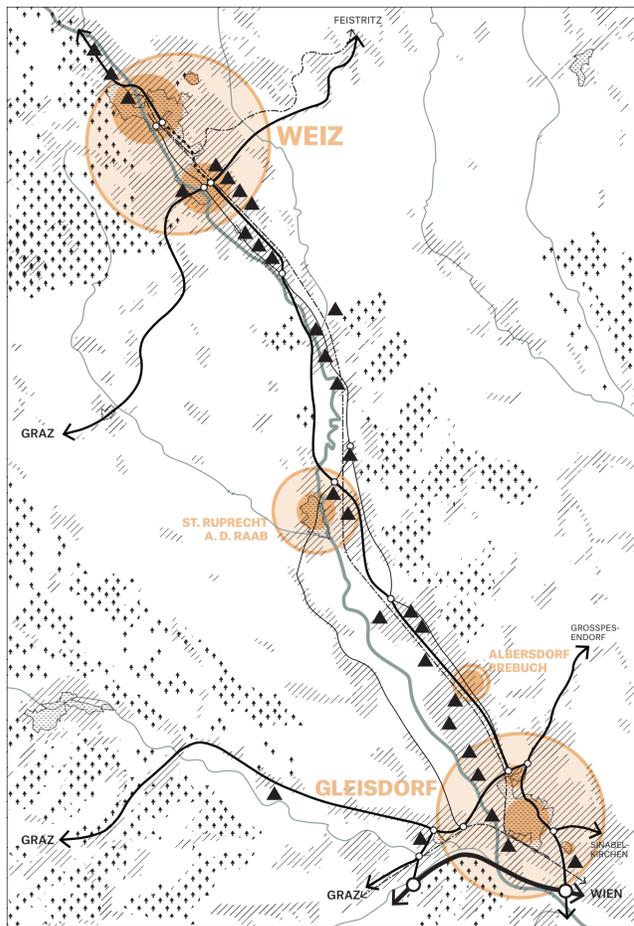
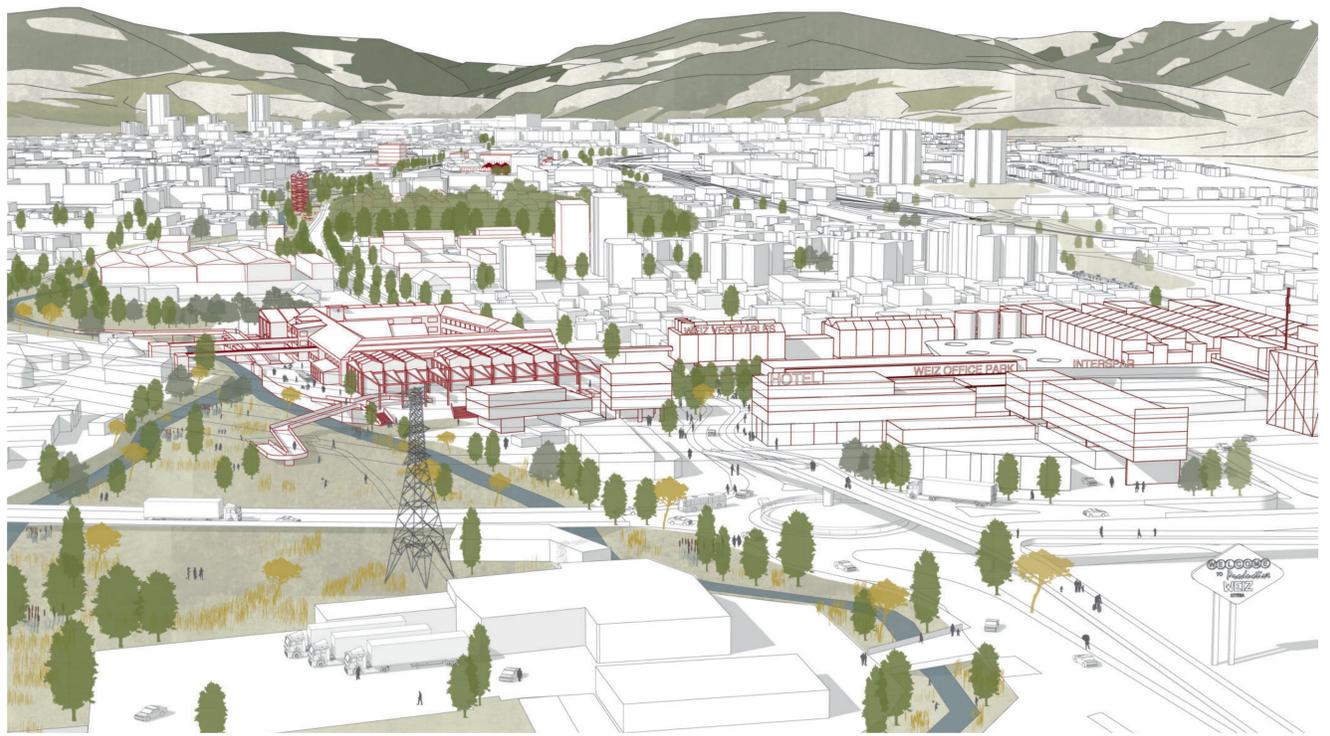


# WEIZ ARCHIPELAGO

**Industries and gardens, workshops and farms, sheds and palaces ...**

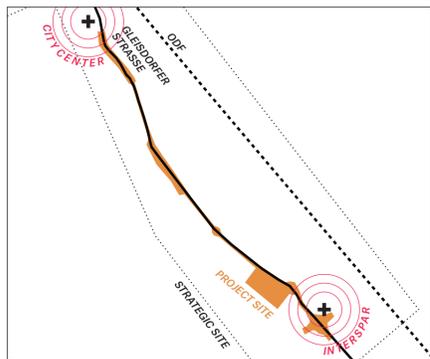
The city of Weiz is situated in the **productive landscape** of Weiz-Gleisdorf, a complex system of diverse spaces, demanding a holistic planning approach. With the construction of the **new mobility axis** (ODF), Gleisdorfer Strasse loses its function as the city's main transit route. This **change in meaning** has to be seen as an opportunity for the contiguous neighbourhoods. No longer a transit space, a set of **emerging topics** can be tackled to transform the area. The creation of **public space** is a starting point for future development. The goal of this process is to create a **manifold part of town**, whose neighbourhoods are connected by two linear elements: a transformed street and streetscape and a continuous park along Weizbach. Thereby this area takes a special role in the productive landscape.



## A Productive Region of Linear Spaces

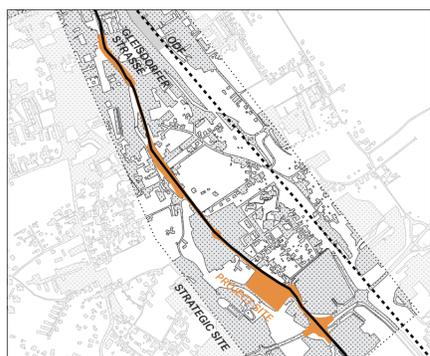
The area between Weiz and Gleisdorf is characterised by linearity, structural contrasts and leaps in scale. Embedded in a fertile landscape of fields and orchards, old town centres, single-family houses, farms, huge glasshouses and massive production and storage halls are lined up along old roads, new highways and the "Weizerbahn"-Railway. The roads and the railway line roughly follow the course of the meandering Weizbach stream forming parallel linear spatial strands, which also run through the urban fabric of Weiz and thus have an enormous influence on its urban development.

## Emerging Topics



### Duality of Centralities

The dense accumulation of various functions at the shopping centre „Interspar“ in the south of the Strategic Site creates another city centre. Together with the historic city centre, the auto-focused Gleisdorfer Strasse already has a connecting function for these two centres today, while the street should guarantee similar conditions for all road users in future.



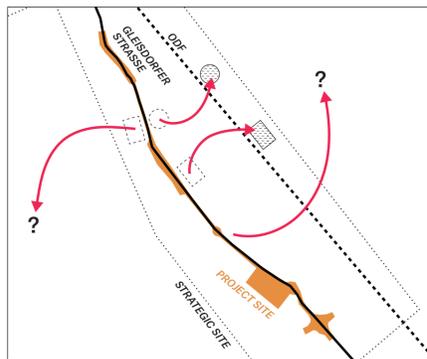
### Soil Issue

The exorbitantly high degree of sealed area causes a variety of problems in urban space. These include, in addition to the lack of quality of stay caused by strong heat generation and long, unattractive paths, the prevention of infiltration. This circumstance increases the danger of flooding coming from the Weizbach and prevents its perception as an added value for the area.



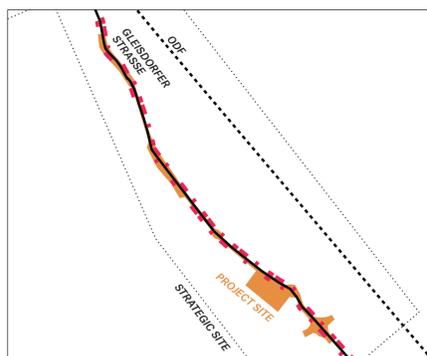
## Città Diffusa – New Urban Patterns

Along Gleisdorfer Strasse as the main transit route, a heterogeneous typological texture developed. In contrast to the compact structure of the old town centre, the urbanity of the area is not tangible: It is designed solely for car traffic, the street dominates the space – but there is no public street space within which pedestrians would want to linger. While the term „urban sprawl“ inherently describes a phenomenon that stays elusive, the Italian translation „Città Diffusa“ recognizes this condition as an urban form, following its own logics of urban parameters. The task now is to recognize and strengthen the specific qualities of this Città: as a dynamic place where (factory-)halls and lush gardens coexist, where car wash meets villa, a place that can quickly and easily permit changes, where voids still can exist and new urban patterns become possible.



### Resettlement

Almost 14.000' people commute daily to their workplace in one of the large industrial enterprises in Weiz. As the main feeder road, the Gleisdorfer Strasse is intensively used by automobile-relevant infrastructures, such as petrol stations, car repair shops, car accessory shops, etc. With the opening of the new through road „ODF“, the question arises as to whether these companies will also migrate completely or partially, and if so, what should happen to the structures that are left behind.



### Property Issue

Offside street space, the accessible public space along Gleisdorfer Strasse is reduced to its sidewalks, while even these have no continuity. An upgrading, multiplication and linking of qualitative public spaces is the basis for future development of Gleisdorfer Strasse.

## Atlas of Islands Scale 1:5.000

Spatial fractures and weak connections characterize the perception of the „Città Diffusa“. A closer look reveals the inner logic of spatial islands and formative contexts. The archipelago of the Gleisdorfer Strasse region features the following „Islands“:



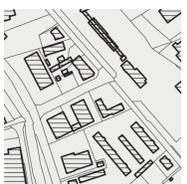
### Historic Center

The small-scale structures are characterised by a high density of use. The town centre is lively today and is used for a variety of purposes, but still struggling with some vacancy. The historical ensemble encloses a generous square.



### First Periphery

This area is characterized by buildings of early city expansions of the core city. Nowadays, the structures of a medium scale are themselves part of the historical fabric.



### Don Giovanni

The area is centrally located and consists of buildings of different ages, uses and very different scales. Whole plots are sealed as parking lots adding no quality to the street scape. High quality free spaces stay inaccessible.



### Criss Cross

A mix of buildings of varying scales, uses and relation to the street spread through the area. No clear structure is recognizable and only few spatial connections exist.



### Baumarktcenter

Characterized by a high dynamic in its appearance, a functional mix of uses is evident. Due to its auto-centric stop-and-go action pattern, the surrounding open spaces have no quality of staying.



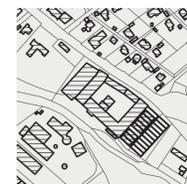
### My Block

The large-scale buildings from the second half of the 20th century show that the city of Weiz is not „afraid of heights“. These clear structures offer a high potential for identification.



### Hausfeld

As the name suggests, the „Hausfeld“ describes repetitive single-family housing structures on a small scale. The already slow spatial development potential is almost exhausted. Adding to the quality of the island there is no car parking in the street space.



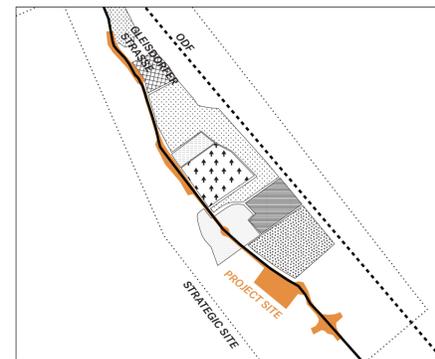
### Alte Gerberei

The former tannery has been empty for a number of years, and further development is unclear. Neither the building itself nor the adjoining open space are accessible to the public, presenting a large scale vacant structure to the street space of Gleisdorfer Strasse.



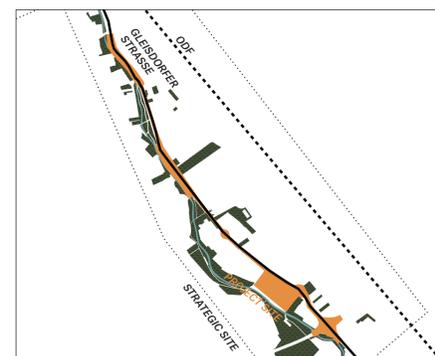
### Interspar Weiz

The new shopping centre accommodates several additional services such as a pharmacy and a restaurant. While there is a high frequency of users, the public space lacks any welcoming quality.



### Identities of Spatial Islands

The area around Gleisdorfer Strasse is spatially fragmented into islands. Some islands show a strong identity, while others are characterised by ruptures and therefore are not cohesive. Homogenous islands tend to be easier to grasp spatially. To thicken the identity of „weak“ islands it is necessary to consolidate them following their own logic.



### Green Corridor

Green spaces, which at present are highly fragmented and largely privatised, are being upgraded and supplemented to become a continuous green space that can be experienced throughout the city. This development is the logical continuation of the existing urban promenade along the Weizbach.

**Changing Gleisdorfer Strasse** Scale 1:2.500

Following the analysis of the urban fabric surrounding Gleisdorfer Strasse, five focus areas were identified. Three projects were developed in further detail, lying within the project site. This makes it possible to realize them in a foreseeable future. The other two focus areas are situated on private plots and thus must be seen as long-term developments.

As the main planning institution, the municipality has to develop tools, rules and guidelines for the future appearance of these areas. Under changed circumstances regarding the future of mobility, work, consumer behaviour, production and the climate conditions the principles along which these guidelines have to be developed are to densify the existing urban structure while reducing sealed ground.

The three pilot projects all follow these rules, while generating a space around the two linear axes of Gleisdorfer Strasse and Weizbach, stitching together neighbouring parts of town. The process of changing Gleisdorfer Straße begins with the reduction of the diameter of the street, while at the same time activating green spaces along the street for public use. By improving the infrastructure for pedestrians and cyclists, the transformation of a former transit space to an inner-city connection manifests itself. Weizbach and its riverbanks are transformed into a linear park, providing the river with more space. By this measure the river's image changes from a hazard to an enjoyable inner-city garden.

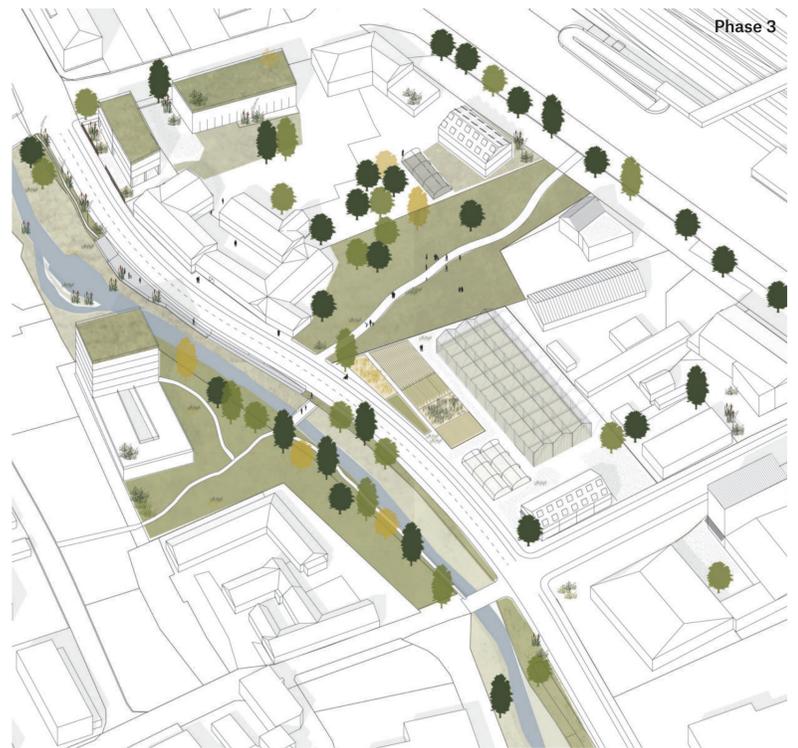
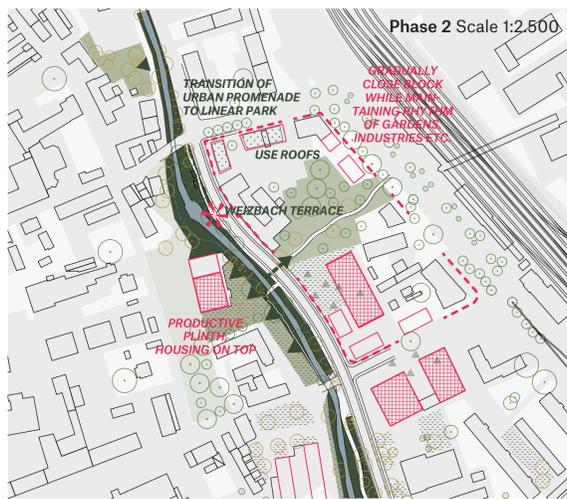
- WEIZBACH
- UNSEALED/DEPAVED SURFACE
- NEW GREENSPACE
- SEALED SURFACE
- POSSIBLE PLANNING AREA
- EXISTING BUILDINGS
- TRAIN STATION
- WASTI-PICKUP-STATION
- WEIZ-BIKE-STATION
- STRATEGIC-/PROJECTSITE
- RAILWAY TRACKS
- EXISTING TREES
- REPLANTED TREES



**Timeline**

The basic idea of the proposal is to include all relevant interest groups into the processes. This includes the municipality as the planning institution, and local companies but above all concerns the local population and associations. The process design provides for all actors to be involved in the developments from the very beginning and to participate in the process to varying degrees (information, opinion and codecision). In a conscious-making process, and as a first intervention, the local community is to be made aware of the space made available by the change in character of the street. The next step of identifying needs goes hand in hand with making long-stretched green and street space visible and highlighting its qualities. In addition to a cooperatively developed „Stadtteilpan Gleissdorfer Straße“ and the establishment of a temporary planning participation office, the methods include the involvement of companies, associations and the population in workshops and other public events. These events should aim to raise awareness for the abundance of temporary unused spaces, the dominance of car traffic and already existing spaces of unique quality, that are inaccessible or invisible now.





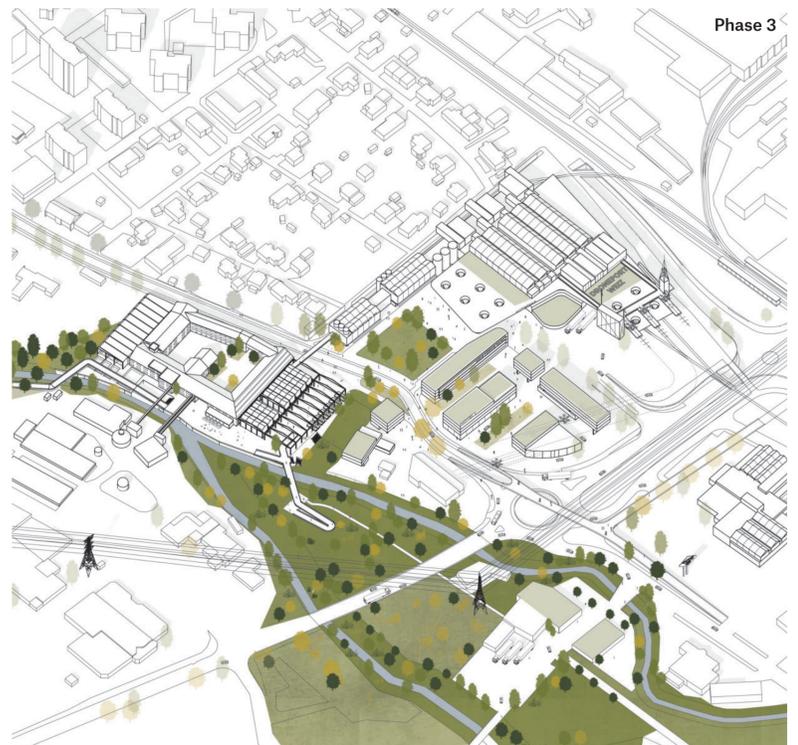
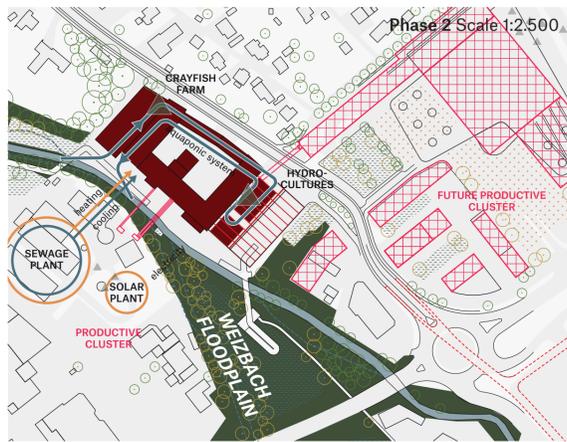
**Weizbach Terrace and Urban Consolidation**

At the end of the urban promenade along the Weizbach and crossing Hans-Sutter-Gasse, the linear park begins. During phase one, the residual space is made available to pedestrians, as is the „Weizbach Terrace“. A ramp leads up to the street level again and a new bridge makes crossing the stream possible, leading to a possible extension of the park. To the north of the site the block is gradually closed, increasing the density of the block while unsealing large parts of it. The rhythm of housing, orchard, large scaled “boxes” and gardens is maintained. The orchard is made public. The plinth of houses closest to the river is either used as communal or productive space. To the south of the site, there is a productive cluster. The existing structures are used, extended and transformed.



**Initial Ignition and the Archipelago's Lighthouse**

Remodelling of the traffic island „Scholle“ is the first project to be executed. The design proposes an observation tower with a height of approximately 20 metres, which allows visitors to survey and grasp the entire project area. The redesign of the street cross-section and the access to the Weizbach stream will create the basis for later construction measures, which are primarily to be assigned to residential use. At the same time, qualitatively negligible structures will make space for a high-quality recreation area. Thus it is planned that the - still private - forest area will be expanded and that sealed areas will be upgraded to cohesive green space.



**The Old Tannery as a Place for People and Production**

The re-design of the abandoned tannery consists of two major elements. An aquaponics farm where threatened crayfish-species are risen in aquacultures and vegetables are grown in hydrocultures. The water cycles of the two parts use the water of the Weizbach and are connected to each other to form a symbiotic production environment. Heating and cooling, produced as a by-product in the sewage treatment plant is used to control the temperature in the old tannery. Solar cells at the roof ensure the power supply. The main aim of the re-design is to open the building to the public, to form a spatial connection of Gleisdorfer Strasse and Weizbach and to overlay places of production with public and semi-public spaces. Thereby a new face for places of production is formed. Production processes are no longer taking place exclusively in closed facilities but in open, accessible structures as an incremental part of the city and public life. The re-design of the old tannery is a kick-off for bigger transformation of the area. Elements of production, such as glass-houses and storage facilities are added to the existing urban structure and so influence the appearance of the city.

