



**EUROPAN  
AUSTRIA**

## **E16 GRAZ Site Visit**

analog & digital, 29.04.2021

13:00–14:00 live stream digital site visit via Instagram: 44 participants >> available at <https://www.euopan.at/e16/sites/graz.html>

14:00–14:50 zoom live discussion: 5\* participants /digital and 6 participants /in situ (\*due to technical problems with the zoom link)

## **Minutes**

### **INTRODUCTION**

Site representatives: Wilfried Krammer (City of Graz), Martin Poppmeier (owner CITYPARK)  
Moderation: Iris Kaltenegger & Tobias Brown (EUROPAN Austria)

Welcome to the in-situ audience and to the digital audience.

Questions from the Instagram live-stream chat were taken to this forum and answered.

### **QUESTION & ANSWER SESSION**

Q1: Are there any important ancient productive buildings (such as ancient mills) along the millstream that could be restored and give a new use?

A1: There is the Rössel Mühle north of the Oeverseepark and an electric power plant at Köstenbaumgasse. The Rössel Mühle is vacant and waiting for further development, the powerplant is active and used by the partially occupied adjacent building. Both do not concern the topic of the competition.

The waterway itself is privately owned and cannot be changed, nevertheless it can be part of the public space and therefore increase the quality of the space.

Q2: The site „entrance“ / the yellow building will it be demolished?

A2: Yes. All buildings owned by the site owner should and will be demolished.



Q3: What kind of atmosphere do you expect of the future area/district?

A3: As the shopping mall „CITYPARK“ will develop and change in the way it expresses itself now, there is an urgent desire for a transition of the project site. There is a strong intention to open up the site for more public space and for a better connection between the new CITYPARK district and the developed city. By simultaneously implementing density with a high expectation in the architectural expression and the urban space surrounding it. It should be an entrance which is recognizable, it should be appealing and inviting.

Q4: What will the timeframe be for the development of the strategic site/CITYPARK district be? In particular, when will the car parking be demolished?

A4: Parking will always be needed. There will be the possibility for the project site developments of using parking space within the existing garage or its replacement; so no parking will have to be planned on the project site.

When and how the existing garage will be redeveloped cannot be answered at the moment as the planning process is still in progress.

The tramline will be up and running by 2025/26, so the buildings on the project site will have to be built by 2024. The intentions to act are imminent.

Q5: Will the housing which will be implemented be for rent or sale?

A5: There is no intention to sell.

Q6: How do you - Martin Poppmaier - see the future of shopping and shopping centers?

A6: The recent pandemic expedited the impact of well-known trends in the market and clearly emphasized the impact of online shopping. It is still a smaller component, nevertheless we have to react! In such an urban, downtown space, so close to the city center the shopping center has a lot of potential! Key factors are: best possible access to public transport, close cooperation with the city in form of new features (educational, entertainment, sport, arts, events, ...), integration with the city by creating quality public space to establish a new city hub. We have to open up and connect with the city, which is the mission of the project site!

Q7: Regarding the development along the Karlauerstraße, but also within the site, how many people will be living here in the area in the future?



A7: Gries is in transformation. Within the next 5 to 10 years, we speak about thousands of new inhabitants in the district. Gries has a population of about 30.000 and the growth rates are about 14-15%. Alone in the two larger developments in Karlauerstraße across and adjacent to the project site 300+ new units will be built within the next couple of years.

Q8: What kind of development do you imagine for the strategic site and in what timeframe?

A8: The implementation of the tram line requires a redesign of the traffic system in the entire surrounding area and of the internal mobility concept and parking structures. The specific relations of buildings to public space will depend on the outcome of the ongoing planning process with the city, but it is intended to extend and connect to the green space around the strategic site. To create more public space and more green space, densification in certain parts is expected.

This new multi-functional urban hub will offer quality public and green space and offer interesting new functions such as a medical center, educational facilities, hotel, sport facilities and more. There will be no extension of the shopping center but adaptations due to the implementation of the tram line and planned developments in the immediate surroundings. A differentiated, attractive public space for encounter and activity is expected, with a focus on a "green interweaving" that responds to themes of the adjacent surroundings (from the Oeverseepark to the urban tram line and the architectural project to Karlauplatz). This is to be supplemented with its own language, forming a prototype for further connections and networking.

Q9: How important is it for the participants of the competition to gain the maximum density on the project site?

A9: The city planning department is open to shift density from the project site to the strategic site if this is necessary to enhance the quality of the competition site. The main goal is to provide a functioning quarter, which is more important than to gain the maximum density.

Q10: Will the future "public" space in the district actually be owned by the city?

A10: There will be public use within the district, but there are no current known plans for the city to buy. Ongoing negotiations will likely lead to contracts between the owners and the city.

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Thank you for your question and participation! We are very much looking forward to receiving exciting proposals. Good luck to all teams!