

The blocks are very big. That leads to problems when entering que buildings inside the block. There appear dead ends, narrow streets,...

Opening a new street that crosses the site, from north to south, we break que blocks in two. That improves the mobility and the access in the entire site and also connects the two main equipments, UPC Arena-Ice sports Hall and in the other hand the City events Hall and Messehalle. That also allows a new access on the side of the School.

That new street will allow a further development of the entire site, not only of the volumetrics but also of the uses of the buildings.

- New street .....
1. UPC Arena
  2. School
  3. Messehalle
  4. City events Hall

A. The location of the boulevard is unequal. Next to the site, the presence of big equipments, tertiary uses and housing, has potential to create social dynamism and inner mobility.

B. Next to the railway, we only find the Railwaystation and two buildings at the south. The rest is occupied by the railways, so it is hard to achieve dynamism enough to generate a boulevard.

C. Only at the south of the site, thanks to the two tertiary buildings, we can obtain a boulevard atmosphere

Moreover, the railway does not allow the permeability required to take advantage of the urban west.

As a result, the boulevard has to move into the inside of the block, and take advantage of the empty spaces that exist now and in the future to create an avenue from south to north.

This avenue puts hard paving, in squares and commercial streets, and green spaces with vegetation together.

Boulevard .....

Equipment and buildings that can generate a boulevard  
Hard paving, streets and squares  
Green spaces

A commercial axis needs a balanced concentration of buildings capables of attracting dynamism. At both ends we find the two big groups of equipments:

1. City events Hall
  2. Messehalle
  3. UPC Arena
  4. Ice Sports Hall
- Between those we have set two centers of attraction:
- A. The set consisting of the railway station and the new commercial and tertiary building.
  - B. The new particular building and the bussiness buildings located in the south.

The area must (si ho trobes molt fort, es pot fer servir should) work as a disuasive parking lot, to encourage the access to the city center by public transport. Two parking above ground are planned:

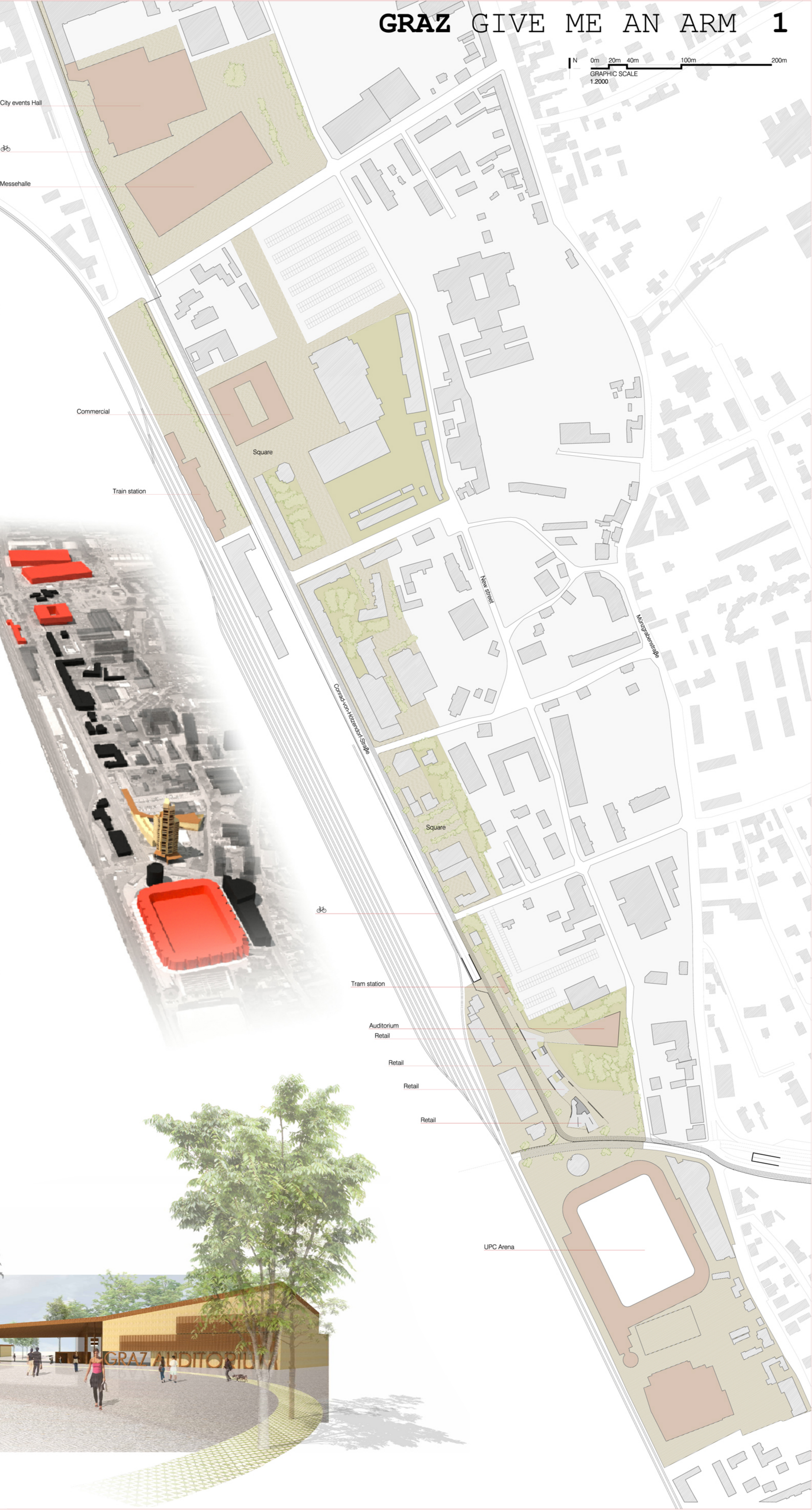
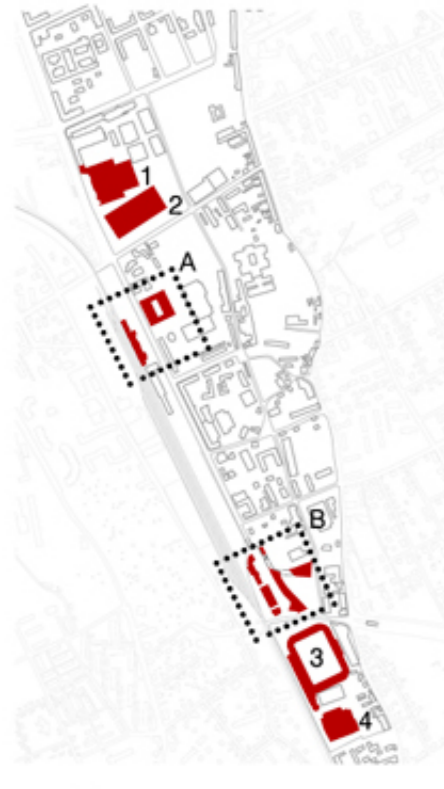
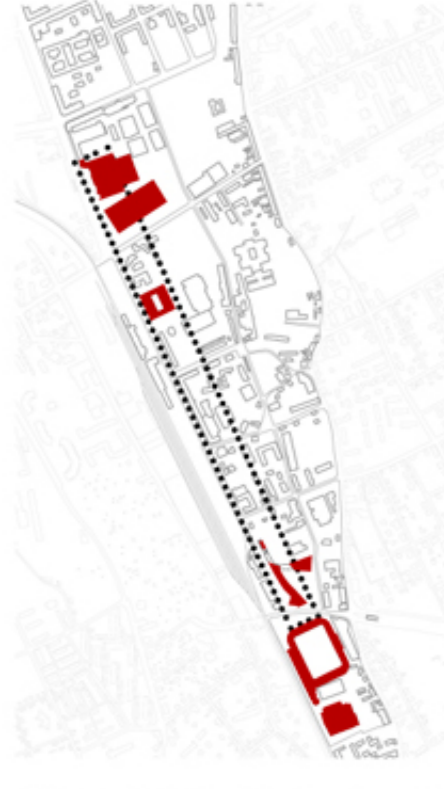
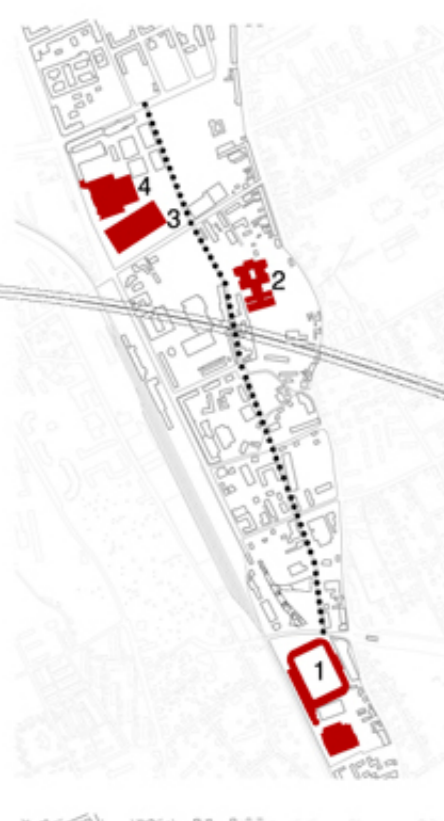
1. To serve the railway station, the City events Hall, the Messehalle, the school and the new commercial and tertiary building.
2. To serve the tram station, the commercial and tertiary axis and the UPC Arena.

In case of a big amount of cars in punctual occasions, for instance due to an event at the City events Hall, at the UPC Arena or at the Ice sports Hall, there are also two parking below ground planned:

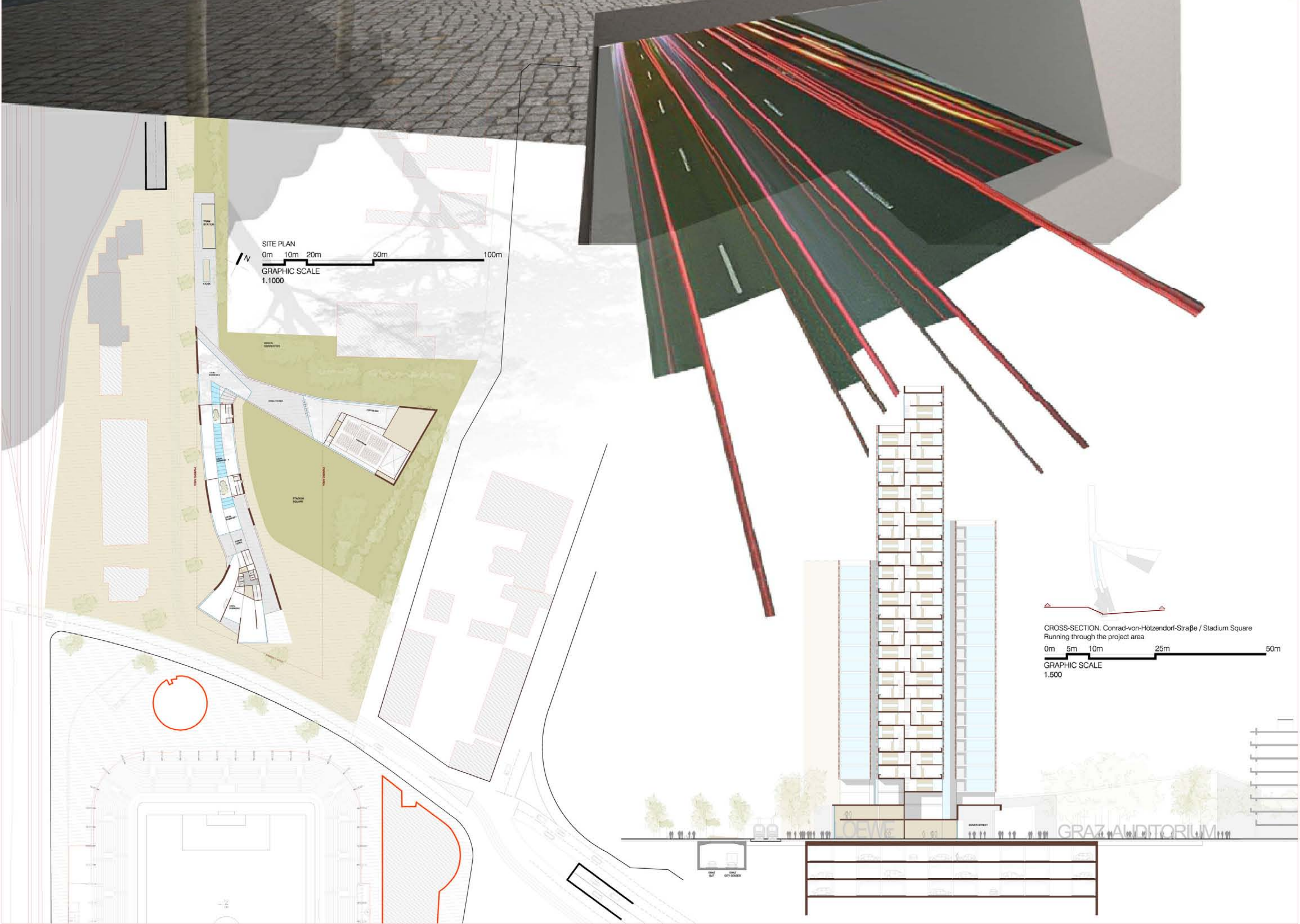
- A. Serves the railway station and the new commercial and tertiary building.
- B. Serves the new retails, the sports complex and the tram.

The vehicular traddic access to the city has been to pacified.

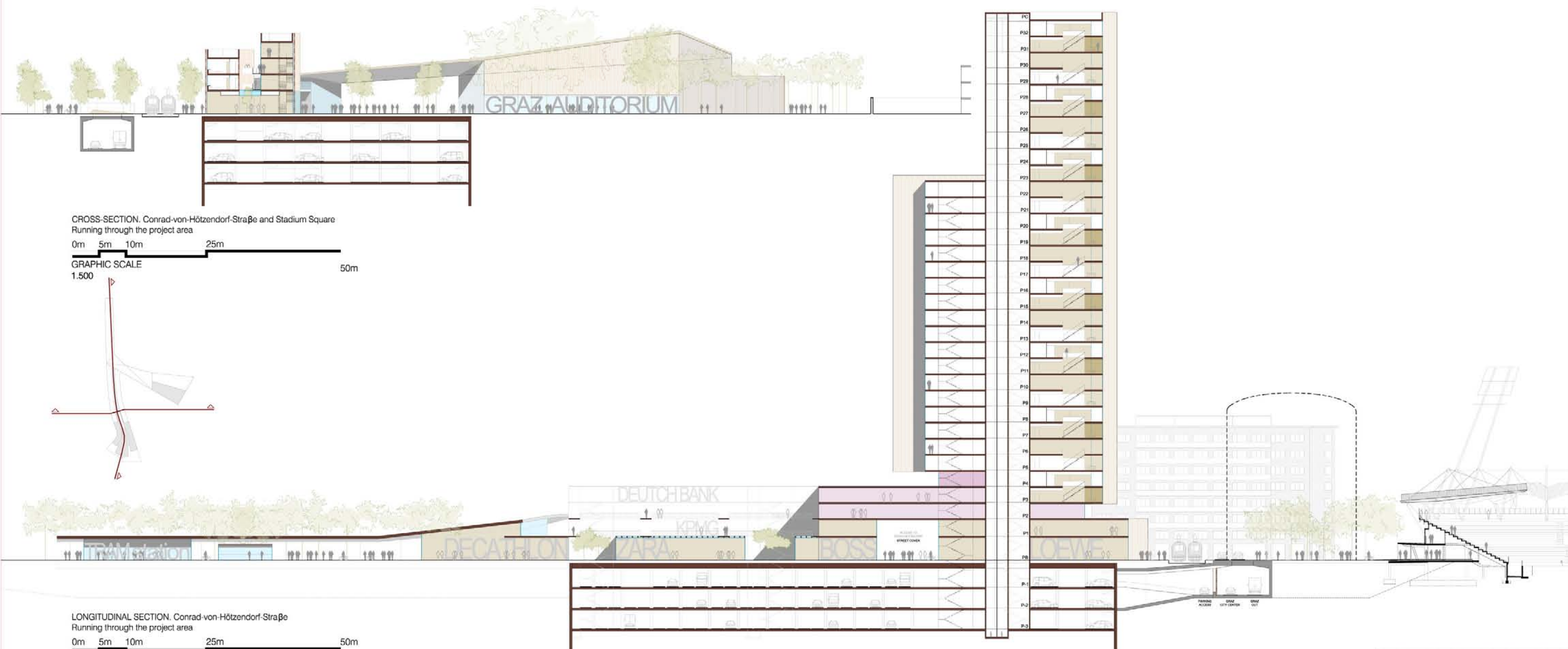
That allows connexion between the outdoor areas of the site with the UPC Arena's square, and creates a pedestrian space in order to boost the new commercial and tertiary area.





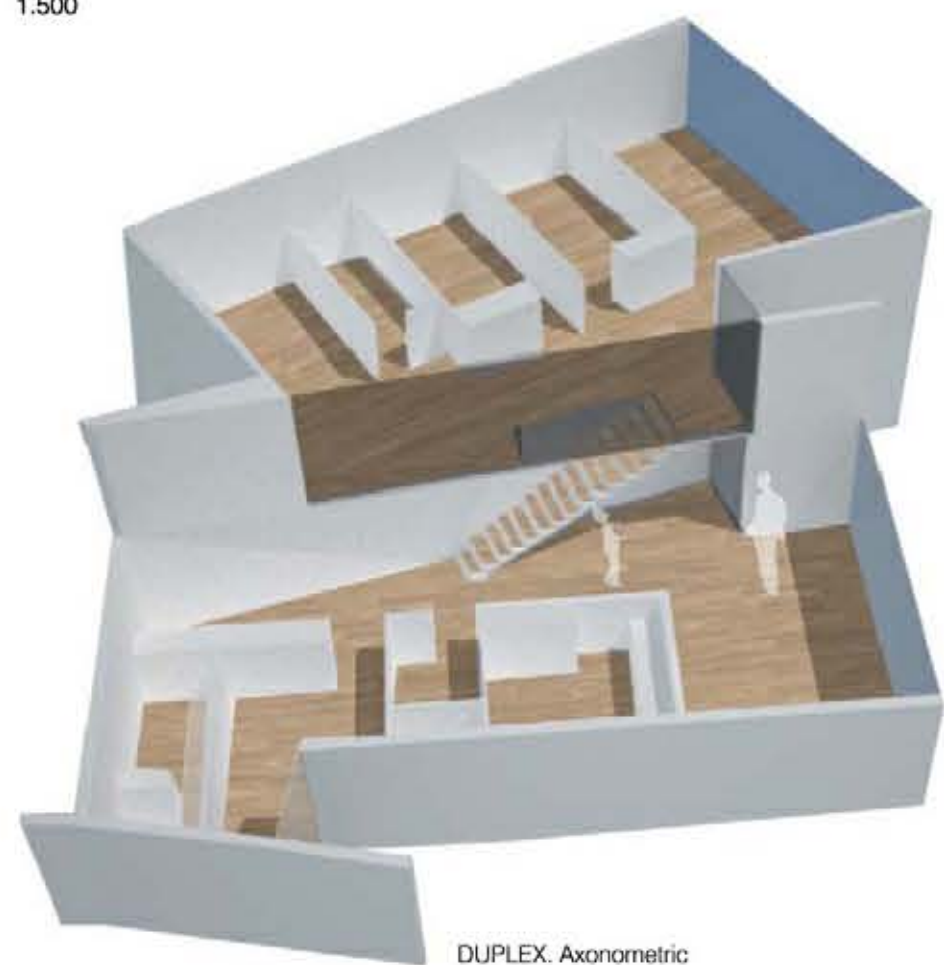






CROSS-SECTION, Conrad-von-Hötzendorf-Strasse and Stadium Square  
Running through the project area  
0m 5m 10m 25m  
GRAPHIC SCALE 1.500

LONGITUDINAL SECTION, Conrad-von-Hötzendorf-Strasse  
Running through the project area  
0m 5m 10m 25m 50m  
GRAPHIC SCALE 1.500



DUPLEX, Axonometric

Project area	25.281m <sup>2</sup>
Occupancy	5.211m <sup>2</sup>
Surface covered	1.740 m <sup>2</sup>
Above ground	23.330 m <sup>2</sup>
Floor area ratio	0,93 m <sup>2</sup> /m <sup>2</sup>
Below ground	19.500 m <sup>2</sup>

102,15 m Height	33 floors above ground
510 parking lot	3 floors above ground

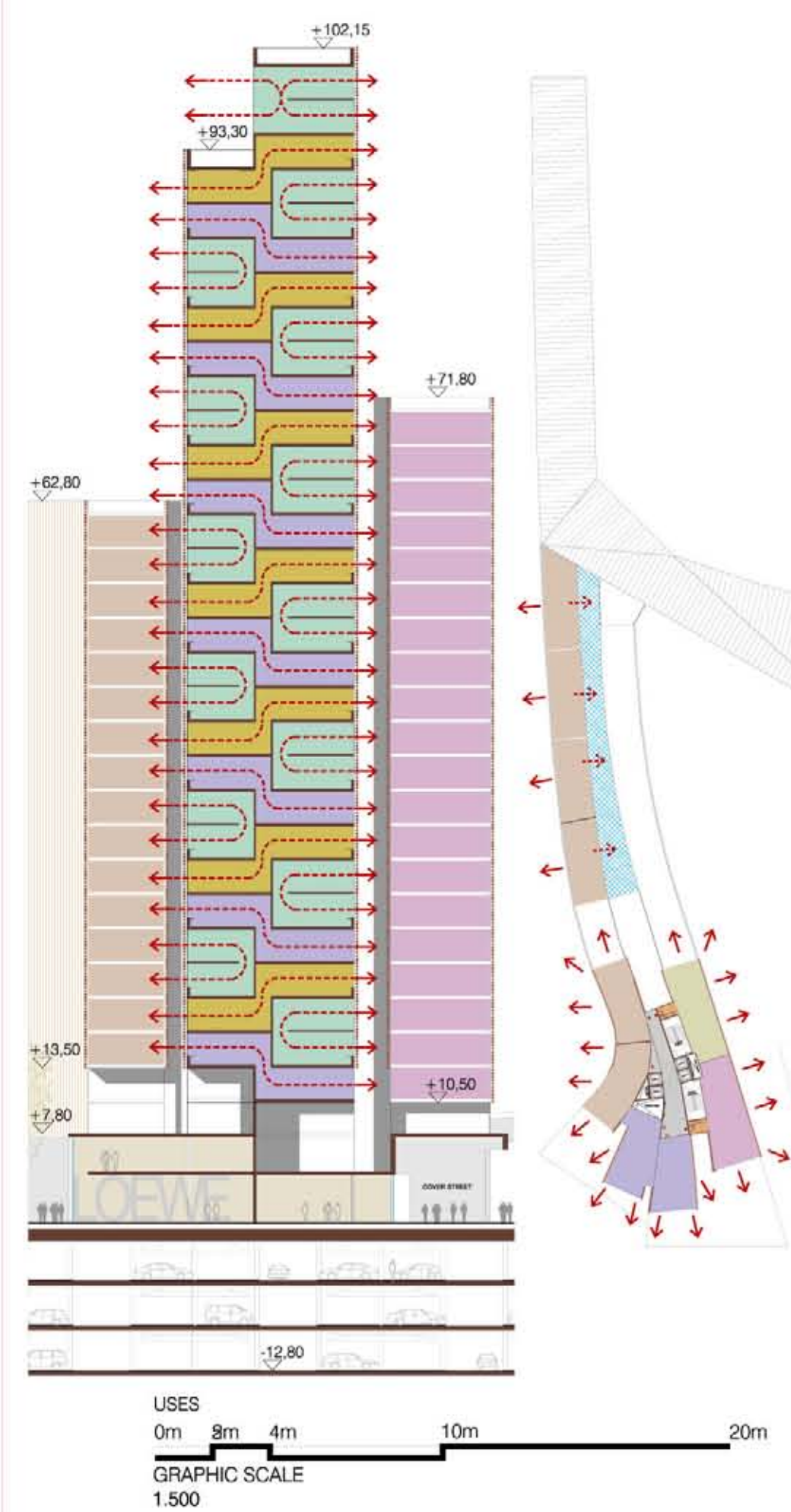
- 32 x 1 ROOM+Study
- 20 x 2 ROOMS
- 28 x 3 ROOMS
- 29 x 4 ROOMS (duplex)
- 109 HOUSING

- 4 X RETAIL Ground floor, first floor
- 20 x OFFICES First, second, third floor
- COMMUNITY SERVICES Second, third floor
  - Laundry
  - Gym
  - Meeting area
  - Leisure area

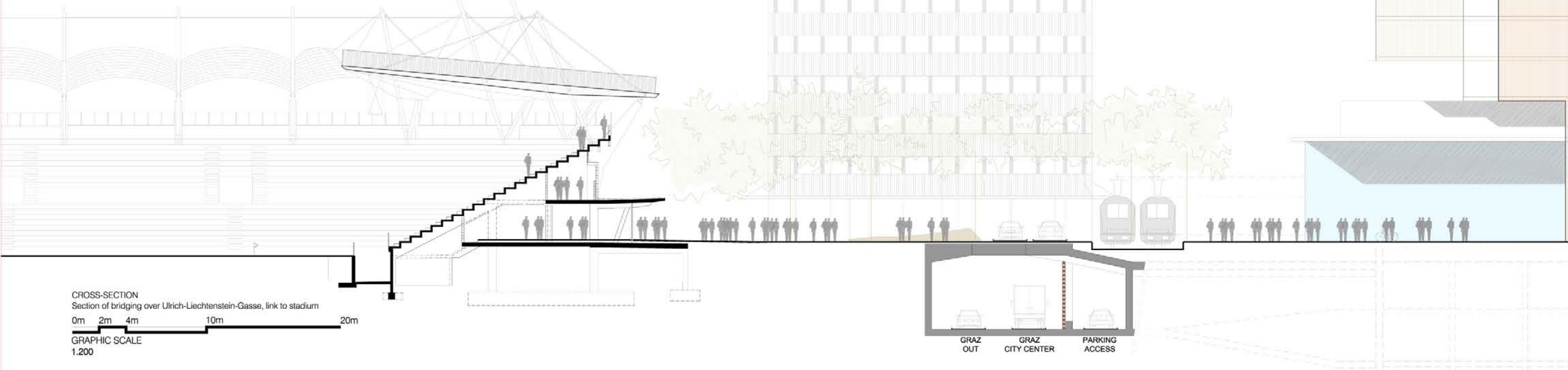
- AUDITORIUM
  - 350 x seats
  - coffee-bar
  - support areas



FLOOR 0m 2m 4m 10m 20m  
GRAPHIC SCALE 1.200



USES 0m 2m 4m 10m 20m  
GRAPHIC SCALE 1.500



CROSS-SECTION Section of bridging over Ulrich-Liechtenstein-Gasse, link to stadium  
0m 2m 4m 10m 20m  
GRAPHIC SCALE 1.200

GRAZ OUT GRAZ CITY CENTER PARKING ACCESS