



The strong architectural coherence of the Tabakfabrik is the result of Peter Behrens architectural ingenuity and rigueur, applied to a very specific program. It has been built to fulfill the requirement of an emerging industry, following technical innovations and experimental management methods.

The sheer size of Behrens project created a somehow intriguing homogeneous field of spatial opportunities. Its omnipresent architectural identity motivating the coexistence of multiple programmatic identities, instead of a precise definition of what the Tabakfabrik should be in the years to come.

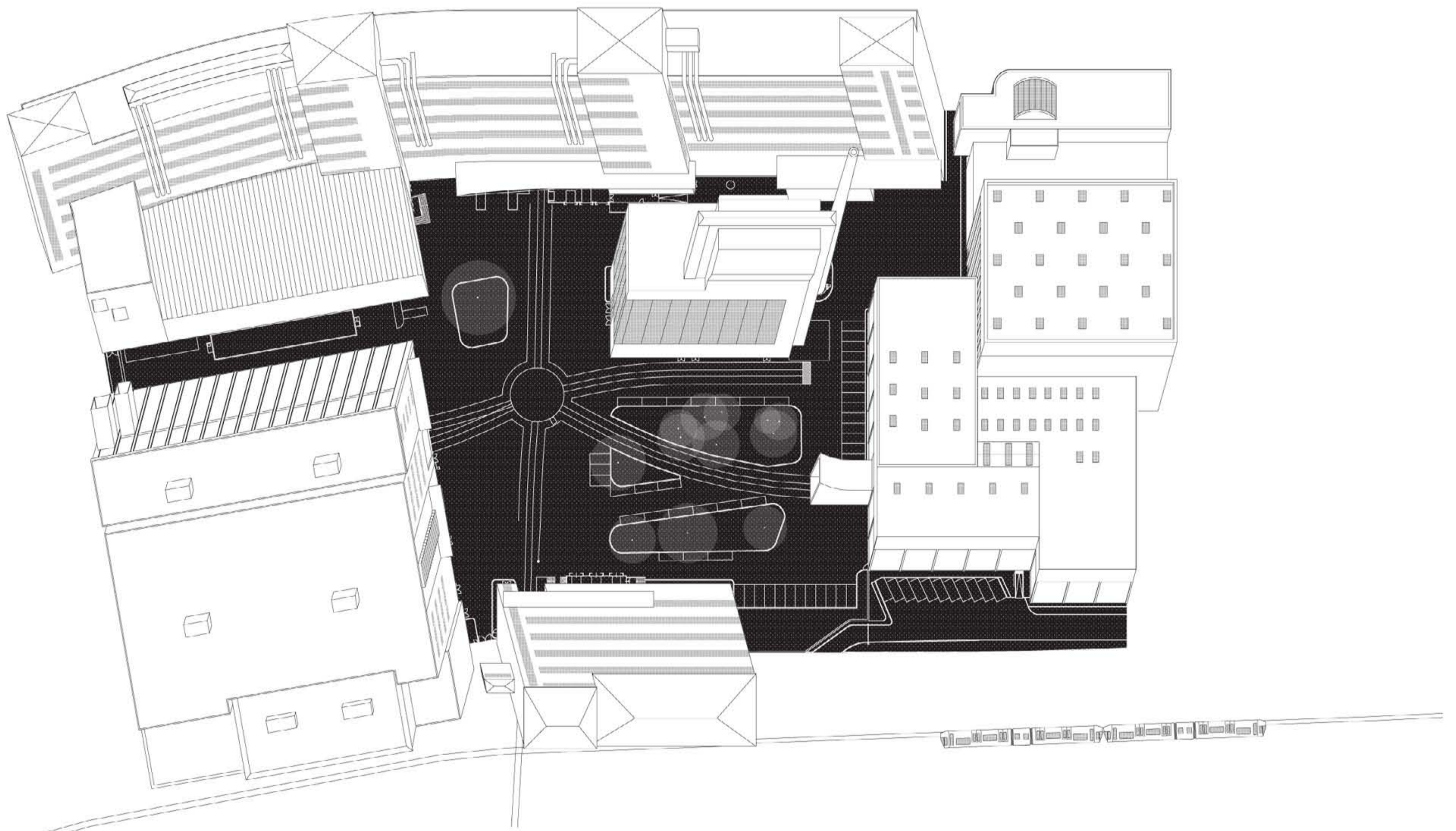
The last decade expressed the tendency of public programs to demand to be "put on the map" as if it had to be part of an art, a social or a cultural club to exist.

We believe that complementarity is a much more valuable asset than mimicry. The competition shouldn't be a focus. In such a specific context -a quiet yet vibrant city nested in the mountain; an architectural history relict begging to be used-, we believe that a unique approach that is specific to both the Tabakfabrik and its particular context in Linz has to be developed.



The Tabakfabrik is a unique chance for the city of Linz to invent a sequence of public spaces, that are capable to attract and to redefine its established notion of public space of a mid scale European city.

This new kind of public space has to give itself the means to function in a different way, focusing on the accessibility and the appropriation of space, rather than on design matters.



No additional architectural effort is needed to become an urban attractor. Tabakfabrik is an island floating in the city fabric. Rather than fading into its context the Tabakfabrik should keep its autonomy, a rather strange fragment surrounded by the new city developments.



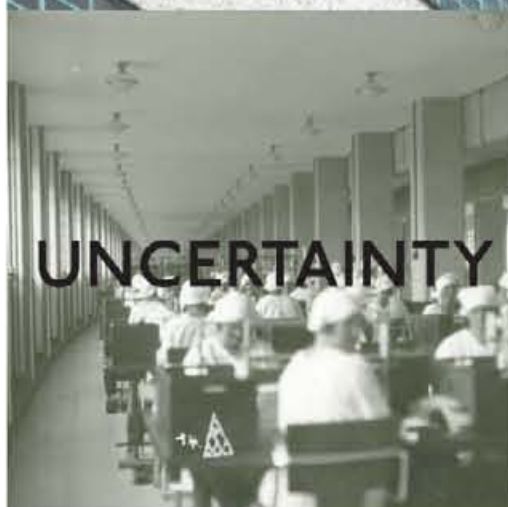
A space for a program VS. A program for a space

Every part of the Tabakfabrik should keep its spatial integrity. Whereas every other ordinary development project is driven by spatial restrictions regarding light, dimensions or norms, the Tabakfabrik offers complicated situations.

We believe that it is more interesting to find adapted programs to these situations, that will enrich the whole, than to adapt the spaces to common standards. Banality is watching out, and it definitely doesn't belong in Tabakfabrik.

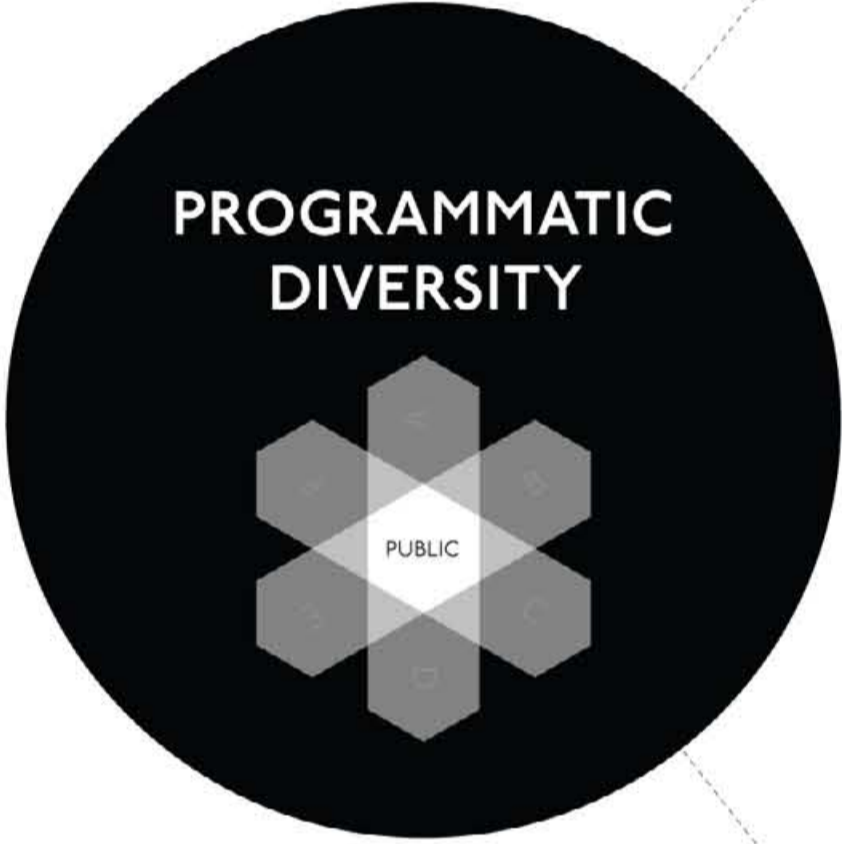
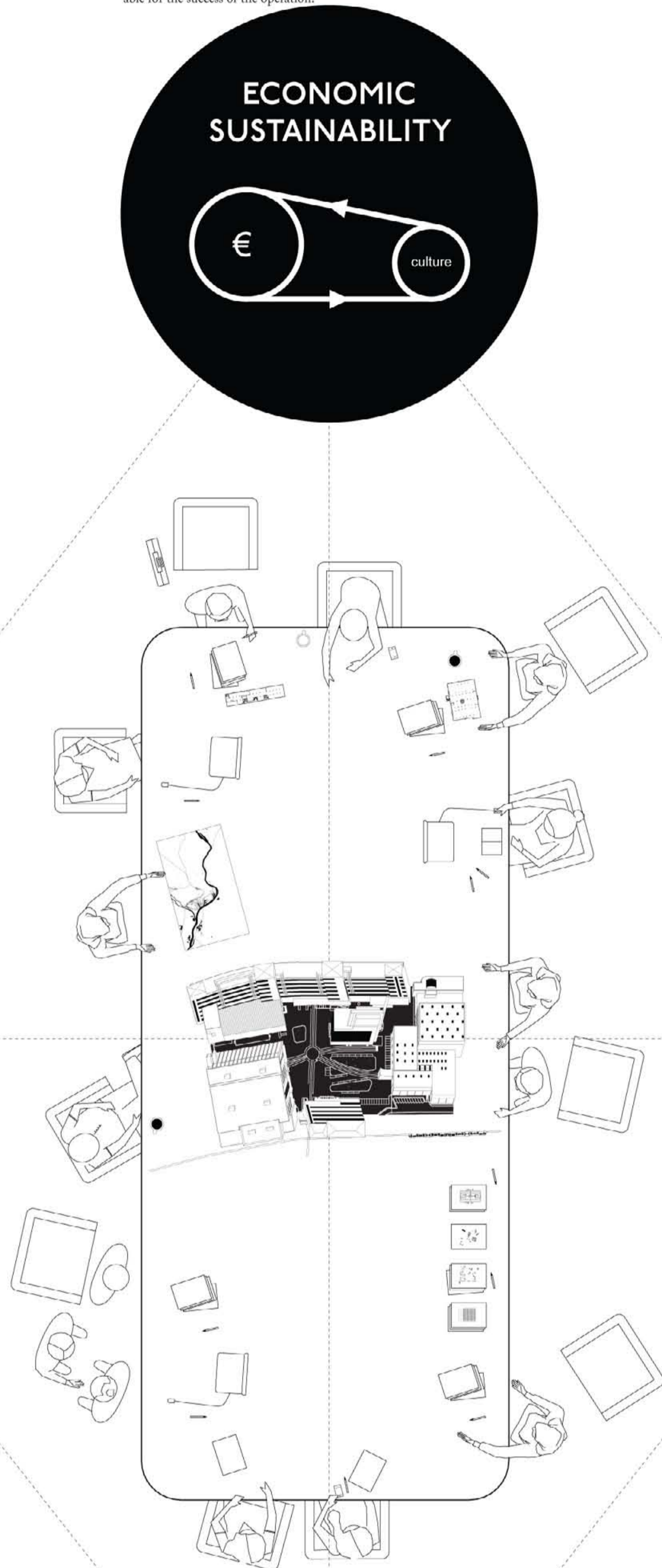
The Tabakfabrik should be in the first place a laboratory of the uncertain; it should be defined by a constant process of evolution and curiosity.

The almost un-handable surface should be taken as a challenge. Void assumed as latent potential. Constant renewal as premise. Nothing taken for granted.



The 80 000 square meters of the Tabakfabrik Linz are an enormous potential for the city and its agglomeration. The question of size is critical in the realistic estimation of the program and the economic impact of the project. The Museumsquartier in Vienna measures only two thirds of the size of the Tabakfabrik, in a city counting ten times more inhabitants.

For us, the Tabakfabrik is in need for an economical model, rather than an architectural solution. We believe that the economic agenda of the Tabakfabrik should develop a model of financial autonomy. Incoming money from paying tenants of the private economy should counterbalance cultural institutions, startups and associations etc. The **economic balance** of different users can both help to develop a new identity for the Tabakfabrik and underline its independence. Financial autonomy guarantees the self-governance, which is indispensable for the success of the operation.



The city administration has already elaborated different scenarios for a future use of the Tabakfabrik, that all seem to tend to determine a permanent use of the area. The scenarios show that thanks to the **big spatial variety** of the buildings almost every future use seems to suit the Tabakfabrik.

We believe that the Tabakfabrik could build its development strategy around this capacity to host almost every imaginable use. The future programmatic mix should reflect this **capacity**. The Tabakfabrik is literally a highly functional container, which is able to manage a **free-flow of program** over time, rather than being the victim to a singular proposition.

Public uses should form the biggest piece of the pie of different programs. The variety of different tenants can give the Tabakfabrik a very distinctive and unique character. The diversity will build identity and foster unexpected synergies between users that otherwise would never have found themselves as neighbours. A part of the Tabakfabrik should be exclusively used for short term lease.

The capacity of the Tabakfabrik to absorb different uses is one of its most distinctive features. No use or program should therefore become permanent but **alternation and change** should drive the dynamic of the Tabakfabrik and give it the chance to constantly evolve.

We therefore decided upon a strategy defining the **starting points for an enduring conquest** of the former fabric - and to clarify what architecture should refrain from designing. While the physical structure of the complex remains untouched, different uses can be established and later be dismantled. The use should be like programmatic lava floating encapsulated in a rigid shell.

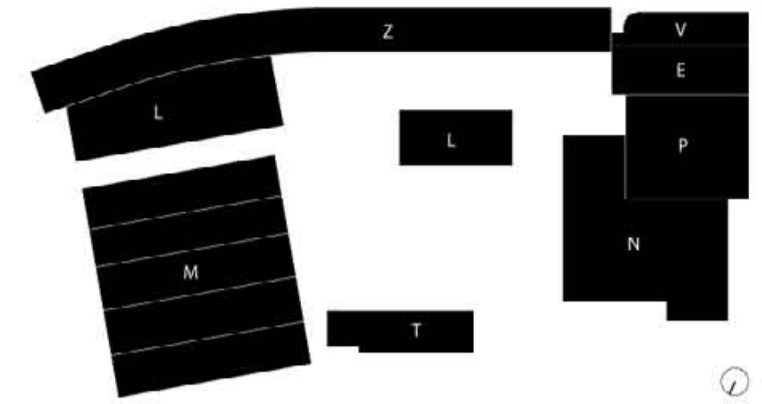
The Tabakfabrik needs to invent its own governance. We believe on a model of governance based on **two scales of decision**:


1 On site experts: A local Tabakfabrik governance, who selects the tenants, arranges the contracts, deals with the daily administration, takes care of diffusing the marketing of the Tabakfabrik and manages the overall complex.


2 Off site emulation: A board of experts from a wide range of disciplines and countries should form a board of quality control. These consulting guests are invited in regular workshops to strengthen the overall ambitions and strategy of the Tabakfabrik. They are responsible for the development and evolution of an agenda that will reflect the ambition of the city of Linz to create a strong project within the Tabakfabrik that matters in the network of creative cities in Europe.


CATALOGUE OF ROOMS


Instead of proposing definite programmes for each room, we propose a plan of ultimate flexibility for the entire fabric. The background of this approach is the catalogue of the 45 rooms of which the 80,000 m² facility consists of. An abstract data sheet revealing the spatial potential of the complex that serves as an index for the designated user/investor.

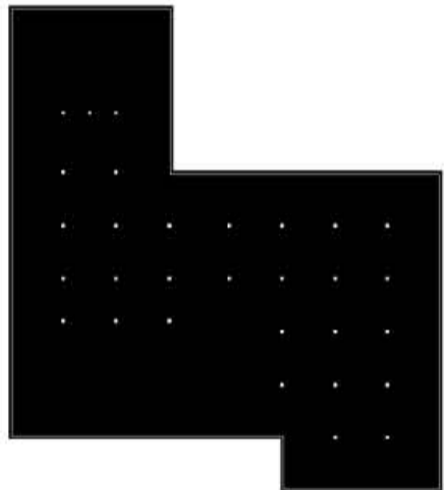


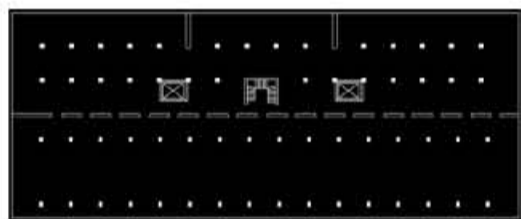
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L10 building Lösehalle
floor +1
area 381 m²
clearance 2,80 m
volume 1215 m³
- 


L20 building Lösehalle
floor +2
area 381 m²
clearance 2,80 m
volume 1215 m³
- 


L30 building Lösehalle
floor +3
area 381 m²
clearance 2,80 m
volume 1215 m³
- 


L00 building Lösehalle
floor +0
area 2183 m²
clearance 4,2 m
volume 9824 m³
- 


N00 building Nordwesthalle
floor +0
area 3295 m²
clearance 5,1 m
volume 17793 m³
- 


M00 building Magazin
floor +0
area 2350 m²
clearance 2,8 m
volume 7285 m³
- 


M01 building Magazin
floor +0
area 1321 m²
clearance 2,8 m
volume 4095 m³
- 


M02 building Magazin
floor +0
area 2567 m²
clearance 2,8 m
volume 8214 m³
- 


M10 building Magazin
floor +1
area 1124 m²
clearance 2,8 m
volume 3524 m³
- 


M11 building Magazin
floor +1
area 1321 m²
clearance 2,8 m
volume 4095 m³
- 

M12 building Magazin
floor +1
area 1321 m²
clearance 2,8 m
volume 4095 m³
- 

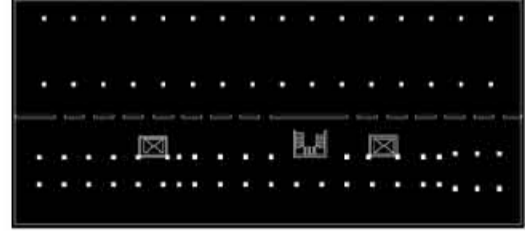
M13 building Magazin
floor +1
area 2567 m²
clearance 2,8 m
volume 8214 m³
- 

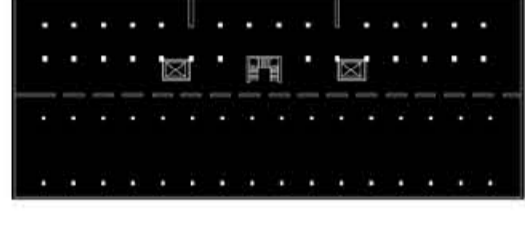
M20 building Magazin
floor +2
area 1124 m²
clearance 2,8 m
volume 3524 m³
- 


M21 building Magazin
floor +2
area 2567 m²
clearance 2,8 m
volume 8214 m³
- 


M22 building Magazin
floor +3
area 2567 m²
clearance 2,8 m
volume 8214 m³
- 


M30 building Magazin
floor +3
area 1321 m²
clearance 2,8 m
volume 4095 m³

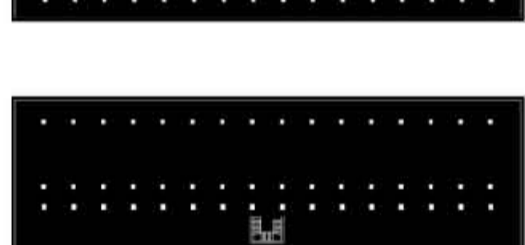
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M31 building Magazin
floor +3
area 2350 m²
clearance 2,8 m
volume 7285 m³
- 


M32 building Magazin
floor +3
area 2567 m²
clearance 2,8 m
volume 8214 m³
- 


M40 building Magazin
floor +4
area 1321 m²
clearance 2,8 m
volume 4095 m³
- 

M41 building Magazin
floor +4
area 2567 m²
clearance 2,8 m
volume 8214 m³
- 


M42 building Magazin
floor +4
area 2567 m²
clearance 2,8 m
volume 8214 m³
- 


M50 building Magazin
floor +5
area 2567 m²
clearance 2,8 m
volume 8214 m³
- 

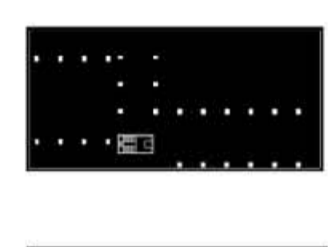
M60 building Magazin
floor +6
area 3709 m²
clearance 2,8 m
volume 11498 m³
- 

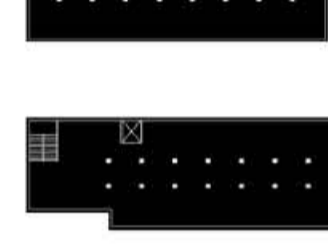
M61 building Magazin
floor +6
area 714 m²
clearance 2,8 m
volume 2213 m³
- 


P00 building Palettenlager
floor +0
area 1900 m²
clearance 7,2 m
volume 14440 m³

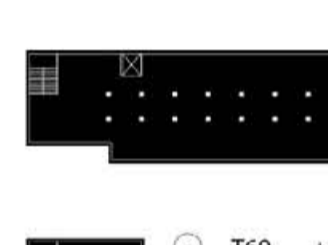
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K00 building Kraftwerk
floor +0
area 933 m²
clearance 3,0 m
volume 3172 m³
- 


K10 building Kraftwerk
floor +1
area 933 m²
clearance 3,7 m
volume 3852 m³
- 

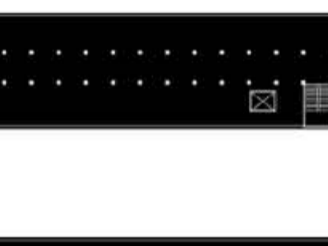
K20 building Kraftwerk
floor +2
area 933 m²
clearance 4,1 m
volume 4105 m³
- 


K30 building Kraftwerk
floor +3
area 933 m²
clearance 6,2 m
volume 6065 m³
- 

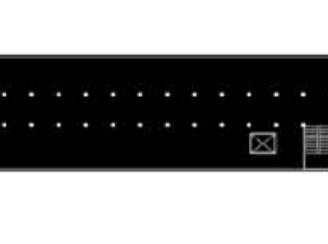
T00 building Pfeifentabakfabrik
floor +0
area 738 m²
clearance 2,5 m
volume 2066 m³
- 


T10 building Pfeifentabakfabrik
floor +1
area 909 m²
clearance 2,5 m
volume 2545 m³
- 

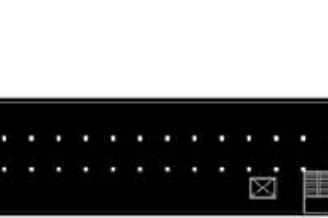
T20 building Pfeifentabakfabrik
floor +2
area 909 m²
clearance 2,5 m
volume 2545 m³
- 

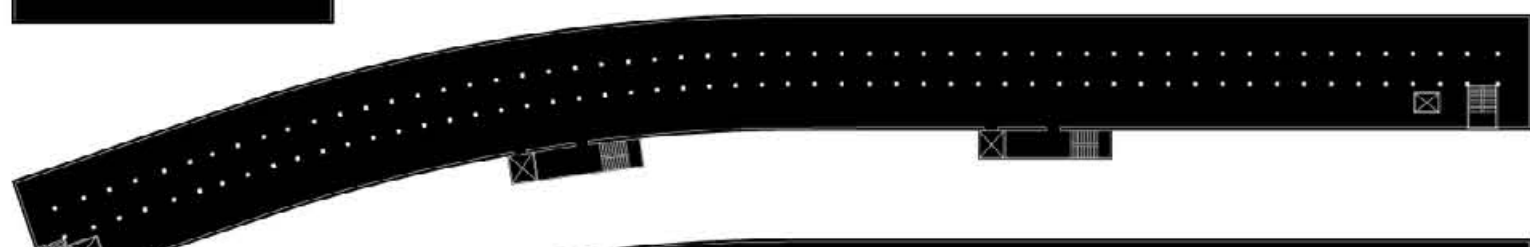
T40 building Pfeifentabakfabrik
floor +4
area 909 m²
clearance 2,5 m
volume 2545 m³
- 


T50 building Pfeifentabakfabrik
floor +5
area 909 m²
clearance 2,5 m
volume 2545 m³
- 

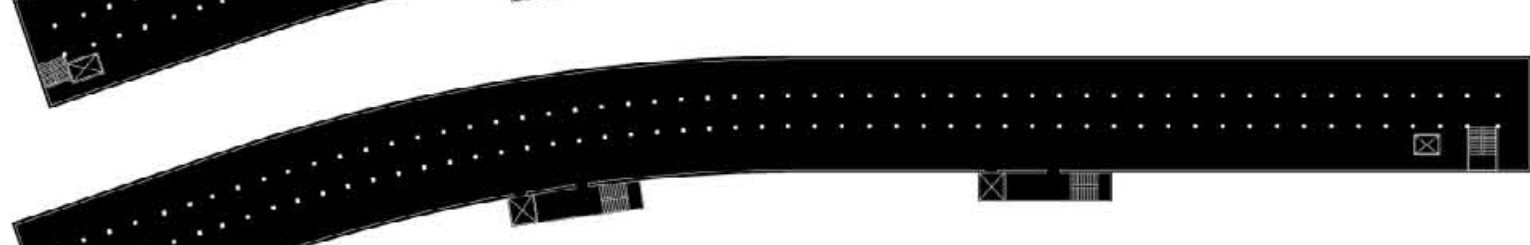
T60 building Pfeifentabakfabrik
floor +6
area 245 m²
clearance 2,5 m
volume 686 m³
- 


E00 building Endverpackung
floor +0
area 917 m²
clearance 5,2 m
volume 4952 m³
- 

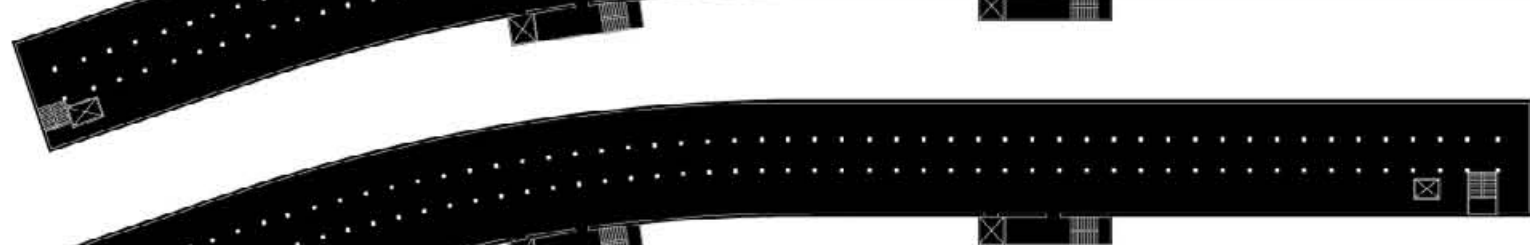
V00 building Verwaltung
floor +0
area 630 m²
clearance 2,9 m
volume 2016 m³
- 


V10 building Verwaltung
floor +1
area 630 m²
clearance 2,9 m
volume 2016 m³
- 

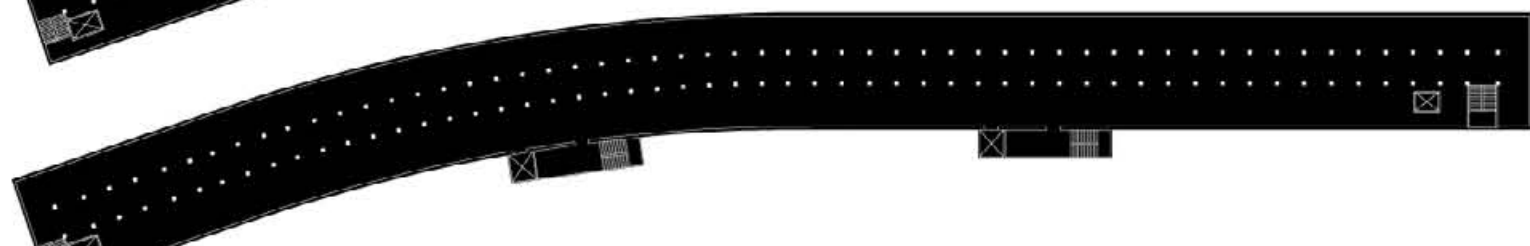
Z00 building Zigarettenfabrik
floor +0
area 3878 m²
clearance 2,6 m
volume 11053 m³
- 

Z10 building Zigarettenfabrik
floor +1
area 3878 m²
clearance 2,6 m
volume 11053 m³
- 

Z20 building Zigarettenfabrik
floor +2
area 3878 m²
clearance 2,6 m
volume 11053 m³
- 

Z30 building Zigarettenfabrik
floor +3
area 3878 m²
clearance 2,6 m
volume 11053 m³
- 

Z40 building Zigarettenfabrik
floor +4
area 3878 m²
clearance 2,6 m
volume 11053 m³
- 

Z50 building Zigarettenfabrik
floor +5
area 3878 m²
clearance 2,6 m
volume 11053 m³
- 

Z60 building Zigarettenfabrik
floor +6
area 3878 m²
clearance 2,6 m
volume 11053 m³