



TOPIC

Having started implementation of the European 7 winner project, Stavanger now launches European 8. The study area is an industrial area in decline. Today this district has a mix of offices, business, enclaves of both old and new housing, as well as some institutions; Tou Scene cultural building, Johannes learning centre, as well as the new Stavanger School of Management which lies nearby. The area, called Urban Sjøfront, has well organized property owners and several smaller enterprises within art/media. The regulation plans open for a thorough transformation and densification of the area. The competition challenges participants to make strategic illustration of how to further develop existing physical, social and cultural resources. Urban development will require both time and strategic guidelines for development in phases which ensure flexibility for possible futures. One seeks ideas for urban spaces and structural continuity, especially concerning main green areas and the waterfront promenade.

CONURBATION

The Stavanger's primary urban development strategy is to build within existing urban centres. The "Urban Sjøfront" (urban waterfront) area is a natural extension of the city centre along the eastern shoreline, 10-15 minutes walk away from the city centre. Starting as a vision in 1999 for collaboration between property owners in the area to promote development, Urban Sjøfront is now a stock company. Low rent has made the area attractive for an undercurrent of artist and small-scale enterprises. New developments and revitalisation of the area will invite new users. What strategy can be laid down to enable different users to live together in the future. How can the existing cultural and artistic activities be solidified without losing its present qualities.

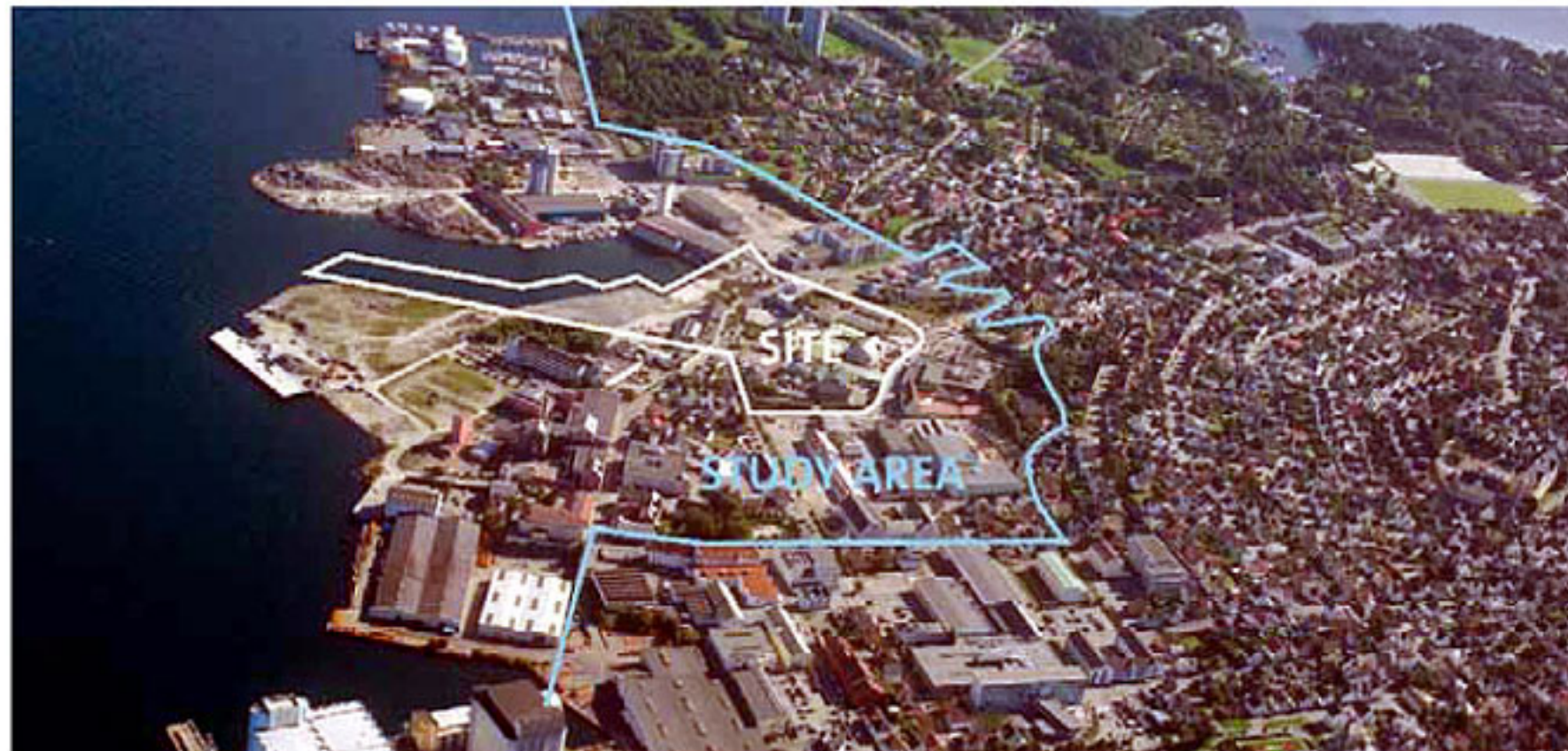
SITE

On the architectural level, a specific challenge is to integrate families with children. Except from housing/office, the site can contain services related to housing (such as a kindergarten). The site is located near the main car-access to Urban Sjøfront. The site faces south. It lies along the Lervigbukta basin and one of three designated recreational areas in the south, close to a future local commercial centre and bus trajectory. The relationship to the recreational area is especially relevant. Stavanger Tinnfabrikk (inactive canning factory) owns about 0,28 hectares while the remainder of the site belongs to the city of Stavanger (about half of this site is to be filled out). The land extension can take time to realize due to the cement blending unit vis-a-vis which needs to be accessed by sea. A strip of minimum 12 meters must be consecrated for a waterfront promenade.

Population: 112.000

Study area: 12 ha

Project area: 0.77 ha



PROGRAMME

The general regulation plan has roughly designated building areas, expansion areas for the local commercial centre, green areas and the main road infrastructure. The plots, which reflect the relatively complex property structure, will be liberated at different stages. The expected FAR varies from 125-220%, depending on the use of the area. The public spaces and mobilities networks of the urban structure can be worked out in an early phase to ensure a coherent, overall grid that portrays a mixed city. On the urban level competitors are called to work thematically on in-between spaces and shared functions; the seafront (which today is used for industry and storage) and the local centre, parks (planned on "grey" areas), as well further development of existing social spaces. The competition challenge is to envisage a strategic project to promote the local cultural and ethnic multitude, social relations, mix of functions and living conditions. This should be supported by a discussion of schemes for planning and architecture, where high density and intimacy are combined.

ISSUES

Social / functional

The identity of the area is related to its heterogeneity. How can new uses intensify and stitch the area together in a way that promotes social and cultural diversity. What role should public spaces and connections play in daily social encounter.

Sensitive

The network of public spaces should be complex spaces for a variety informal activities. How can they be successfully transformed from their current status as industrial surfaces to becoming spaces for spending time, meeting and strolling?

Sustainability

Urban sjøfront has committed itself to an environmentally conscious development (energy and waste treatment). In the competition the organizers are looking for other concepts for sustainable development of the area. Stavanger is appointed cultural capital of 2008 and the project "Norwegian wood" must be realized in (parts of) the site development. "Norwegian wood" promotes the use of wood as a natural, non-polluting material and a recyclable resource. The city of Stavanger wishes to lay this as a condition for the project.





