

# LVIVERE

## GREEN AND THE CITY

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## LIVING IN LVIV

The Lastivka Cooperation is a garage settlement along slopes consisting of about 1100 garage units. The units are owned by private individuals while the property they are built on belongs to the city of Lviv.

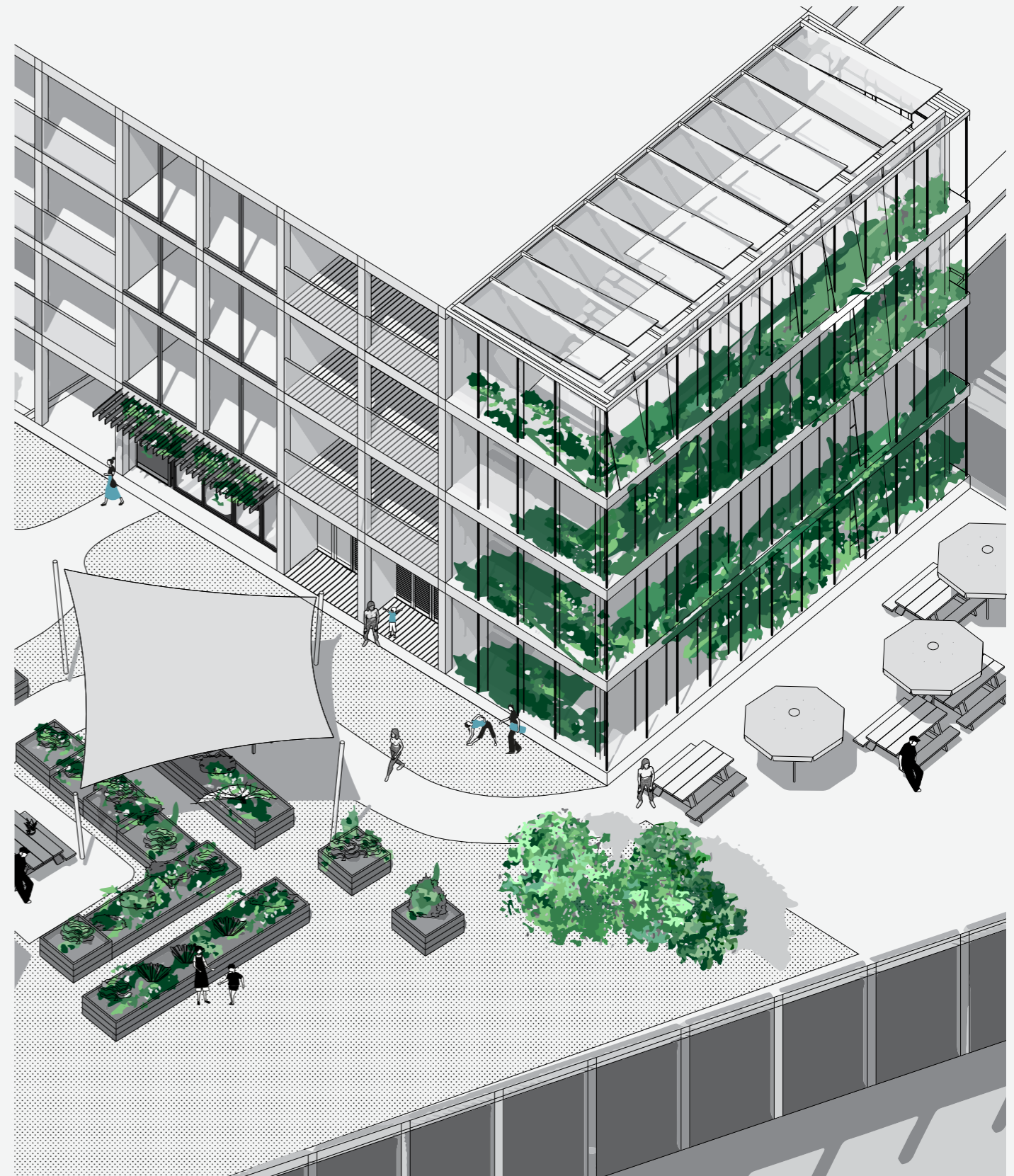
Our first aim is taking down the borders and opening the site to the public by taking down the built barriers. After that the green space can flow into the site which is completely sealed at the moment and thereby connect the location with the surrounding green areas. To keep up with the concept of connecting green there will be cycle tracks through our area encouraging the use of non-motorized transportation. Eventually the site will be a pedestrian and bicycle friendly zone. Therefore the train connection within Lviv will be extended and an existing but not operative train station will be repositioned and become operational again.

The building concept is developed of the current use of the site. The garages carry various different functions depending on the owners' needs. At the moment there are three main functions: storage, small businesses and parking space. For this concept we aim to keep this culture of usage and add two new functions - business and living - due to high demand. This system of small scale units which exists on site will be transformed and reused.

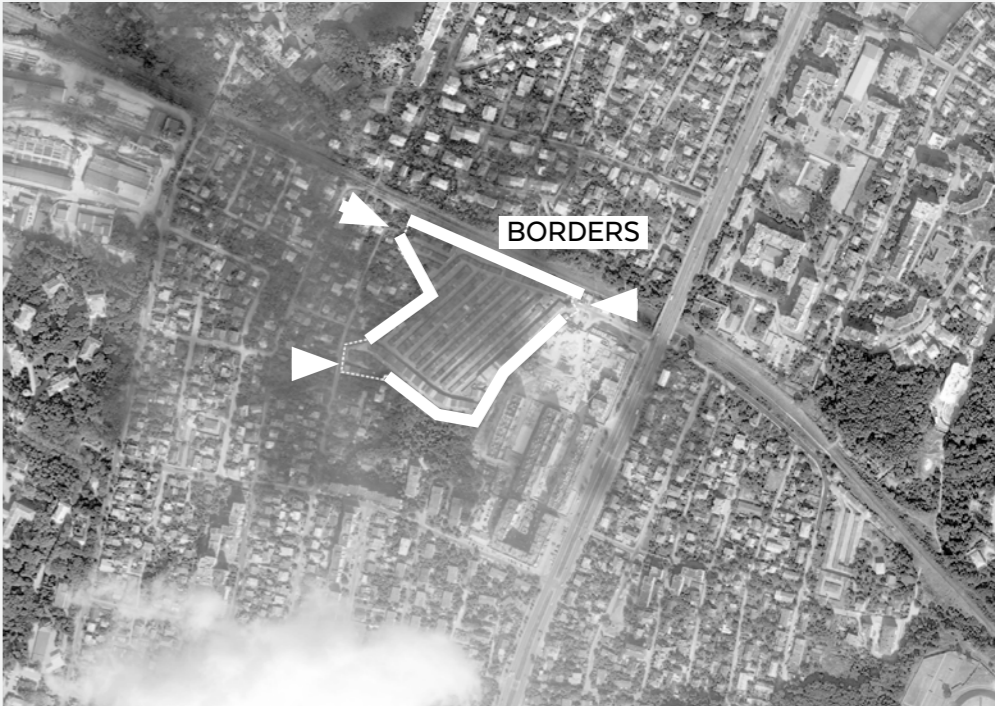
The new urban district will consist of an expandable system of units which can be bought and combined as desired. Depending on the location at the site the units will have different usage specifications. For instance the whole ground floor zone will be used for small business, local supply and garage space underground. The area closest to the train station will be occupied with business units and shield the site from noise pollution. The buildings further from the tracks will contain flats for living. They are situated further from the tracks to offer less noise and traffic pollution.

The center of the area will be the main square surrounded by a community building, the train station, ground-floor shops and big broad steps up to a more private area. Row houses and low multi-story residential buildings are located on a this higher level. The square will be used for local recreation and events like weekly markets or an open-air cinema.

This urban development project creates a new area integrating all the current functions as well as new ones in demand. Flexibility in use is assured by the expandable system of units. The site will benefit from the creation of large scale green space and a new traffic concept which provides a traffic-calm sector.



# URBAN CONTEXT



# MAIN AIMS

INTEGRATION OF NEW FUNCTIONS

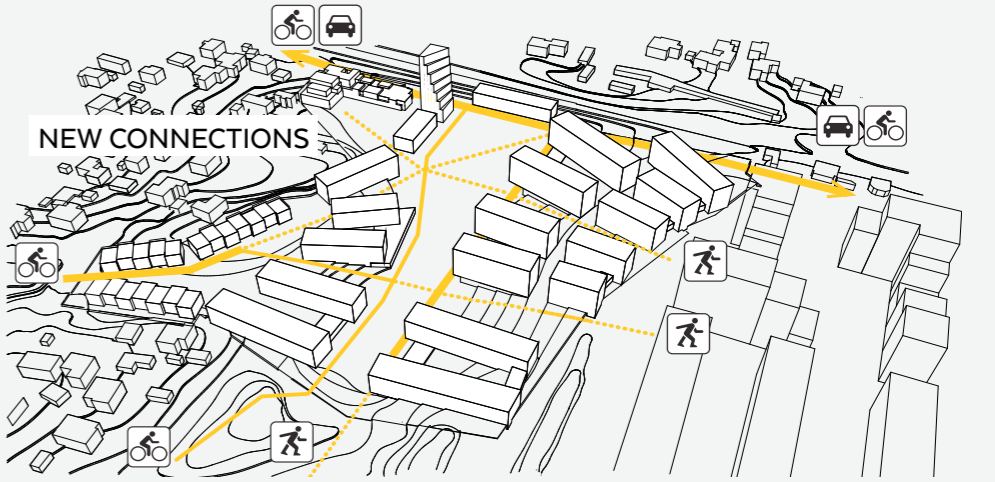
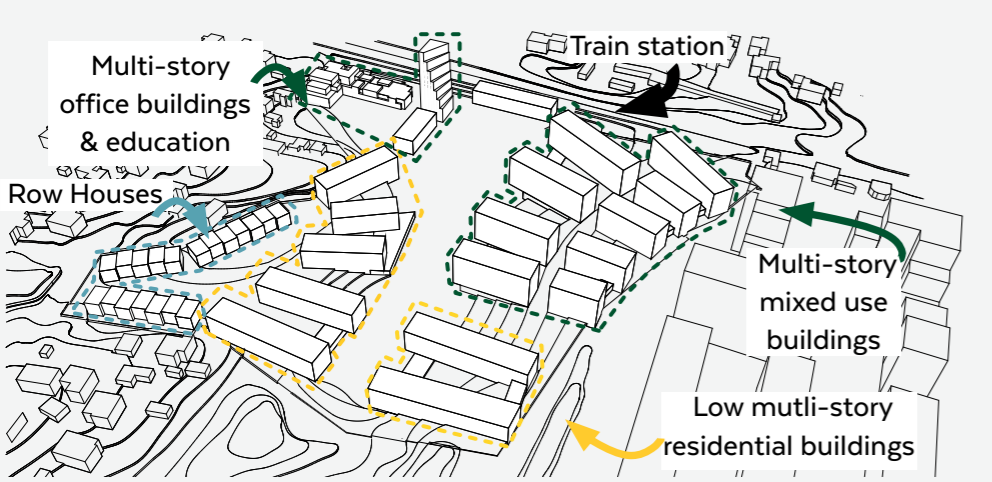
KEEPING THE CULTURE OF THE GARAGE SETTLEMENT  
INTEGRATING NEW FUNCTIONS ON DEMAND  
CREATING A BUSINESS AND RESIDENTIAL AREA

LOCAL RECREATION

CREATING A GREEN SPACE FOR RECREATION  
CONNECTING THE GREEN AREAS AROUND  
CREATING A GREEN PUBLIC AREA FOR SOCIAL INTER-

ACTIVATION

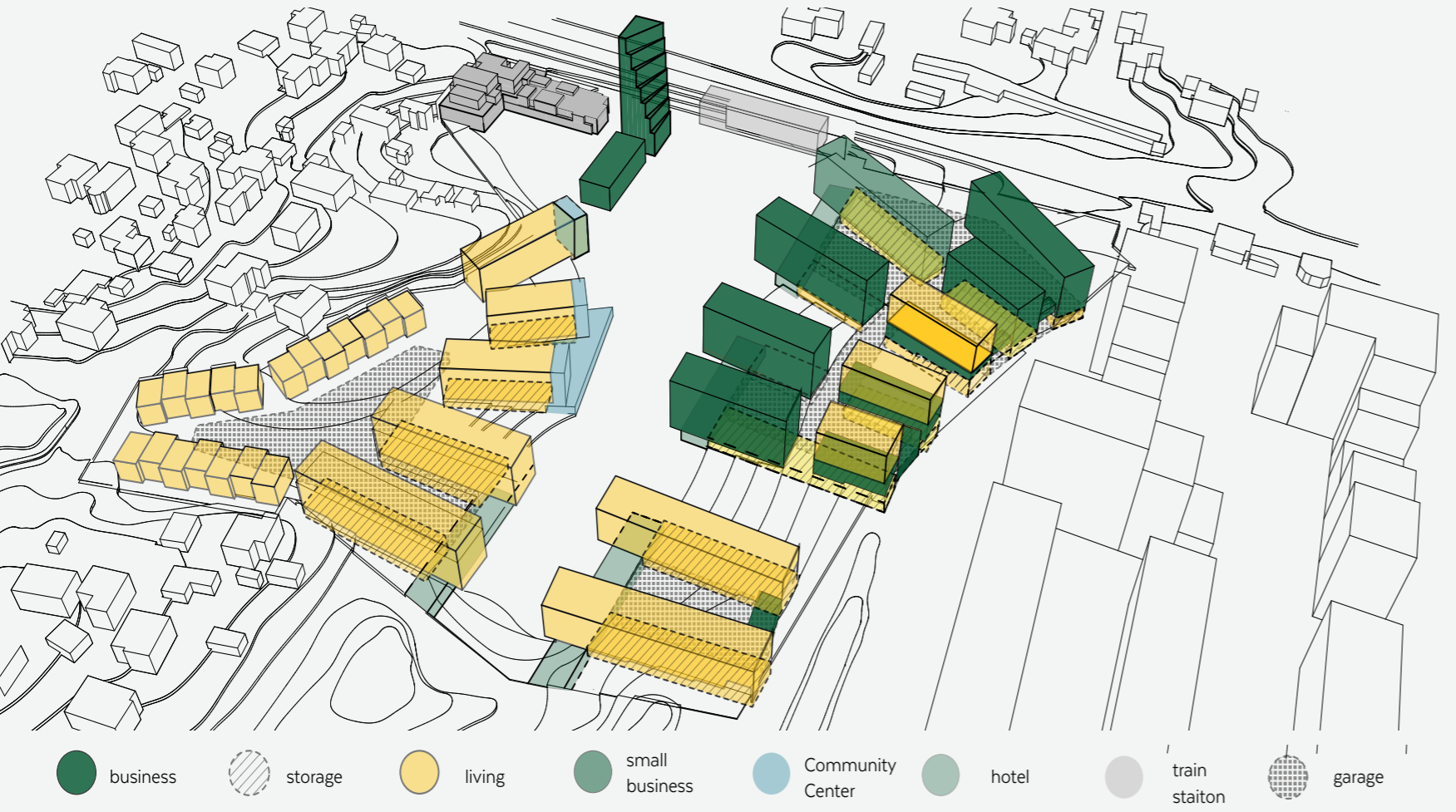
DEMOLISHING THE EXISTING BORDERS  
MAKING THE AREA ATTRACTIVE FOR THE PUBLIC  
CREATING A NEW TRANSPORTSYSTEM FOR TRAIN



# PLACES AND SOUND BARRIER



# USAGE



# FACTS AND FIGURES

gross floor area: 79820m<sup>2</sup>

floor space index: 1,60

living: 184 flats & 19 row houses

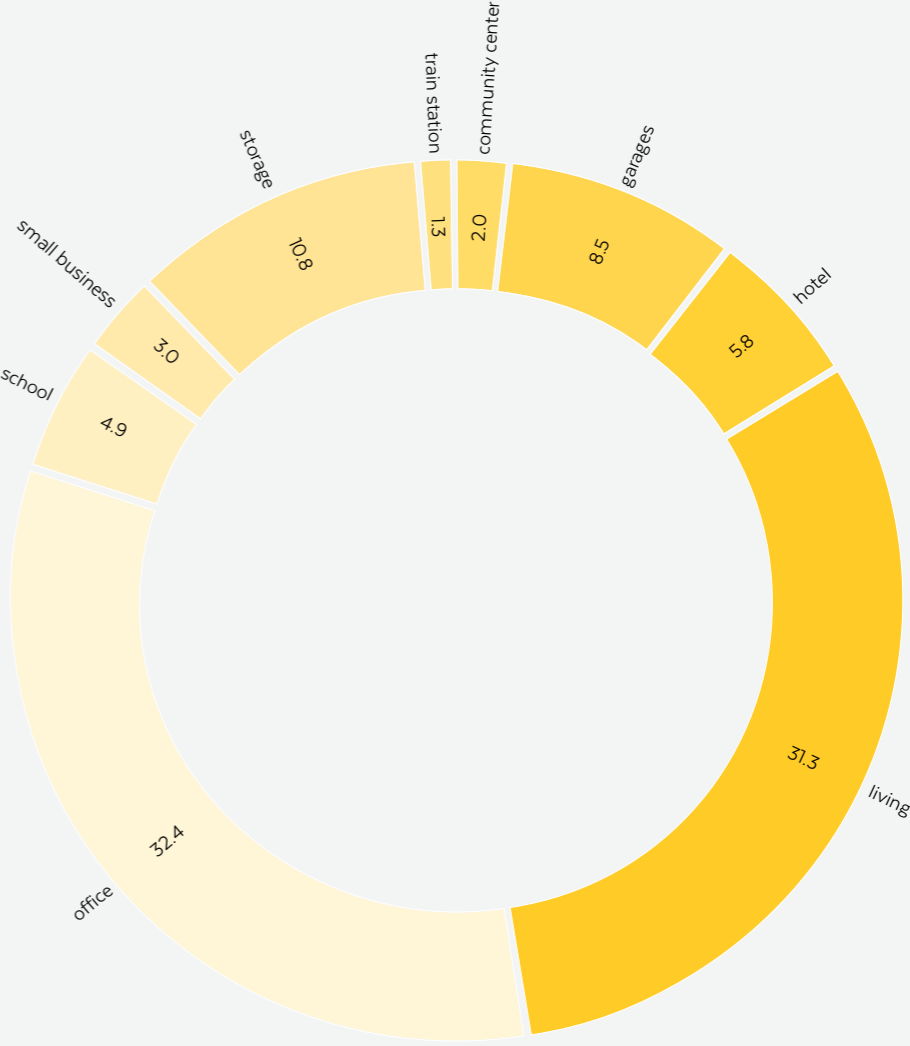
office: 25890m<sup>2</sup> (1035 units)  
small business: 2370m<sup>2</sup> (95 units)  
hotel: 4620m<sup>2</sup> (120 rooms)

storage: 8660m<sup>2</sup> (350 units)  
garage: 6800m<sup>2</sup> (272 units)

train station: 1000m<sup>2</sup> (40units)

community center: 1570m<sup>2</sup>

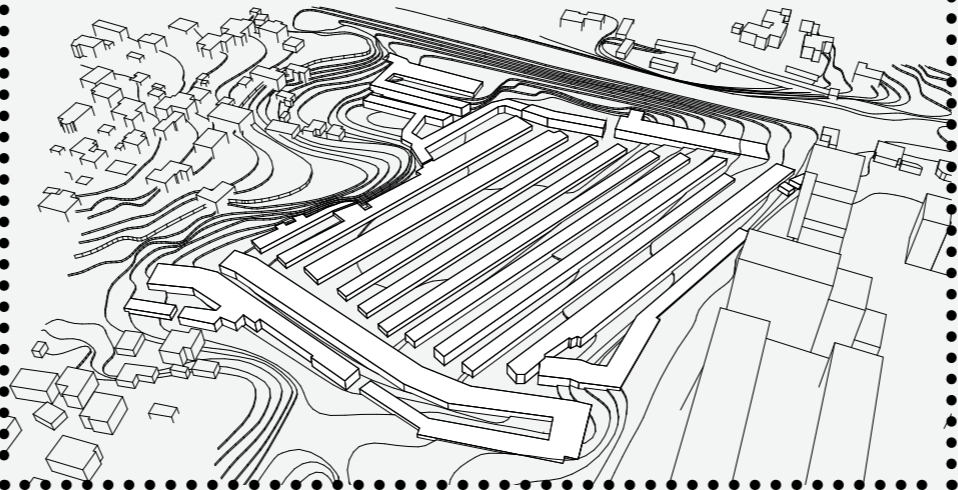
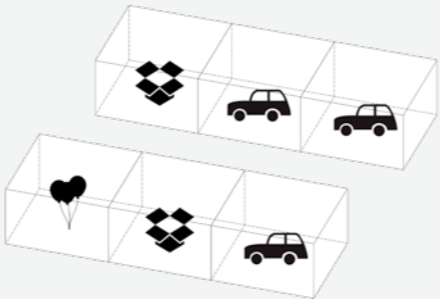
school: 3950m<sup>2</sup>



# CONCEPT & IMPLEMATATION PLAN

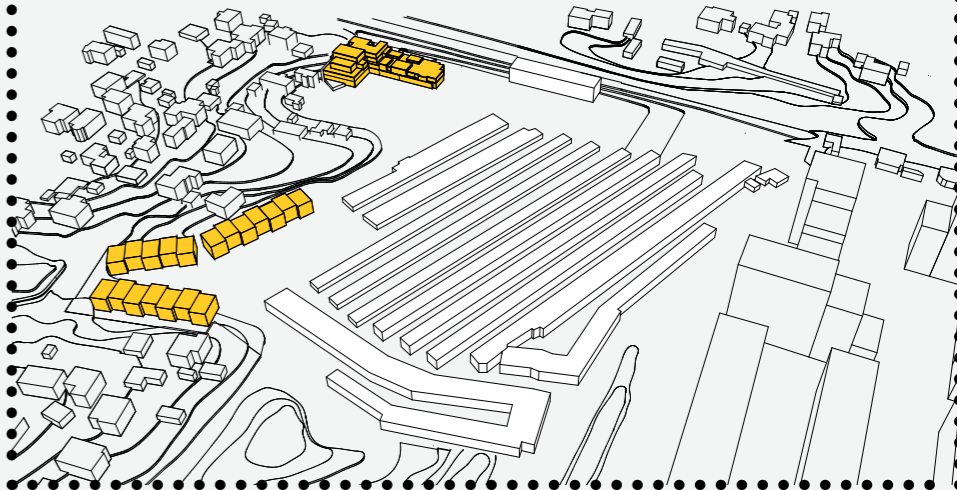
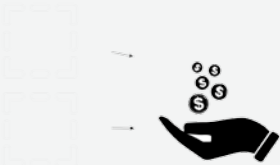
## initial situation

The existing one story boxes are used for either storage, small business or as a garage. They are in private ownership while the land belongs to the city of Lviv.



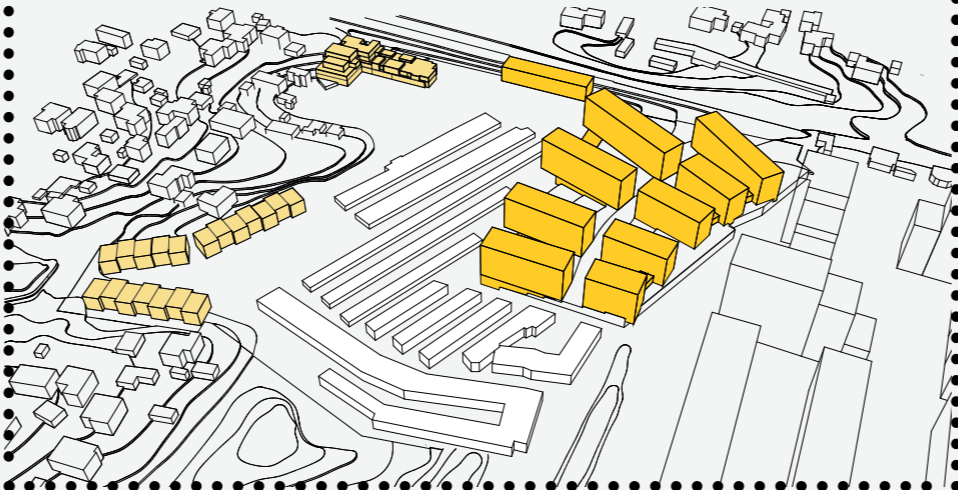
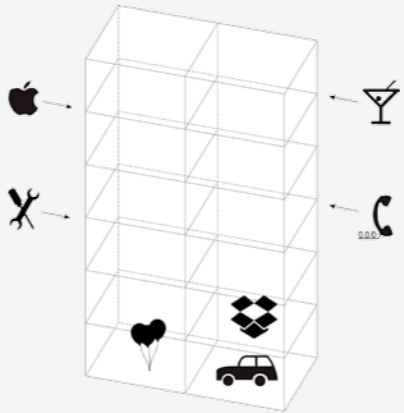
## first step

A new school will be built for general acceptance and will provide education for future and existing residents. By selling property for row houses the city will earn money for communal projects.



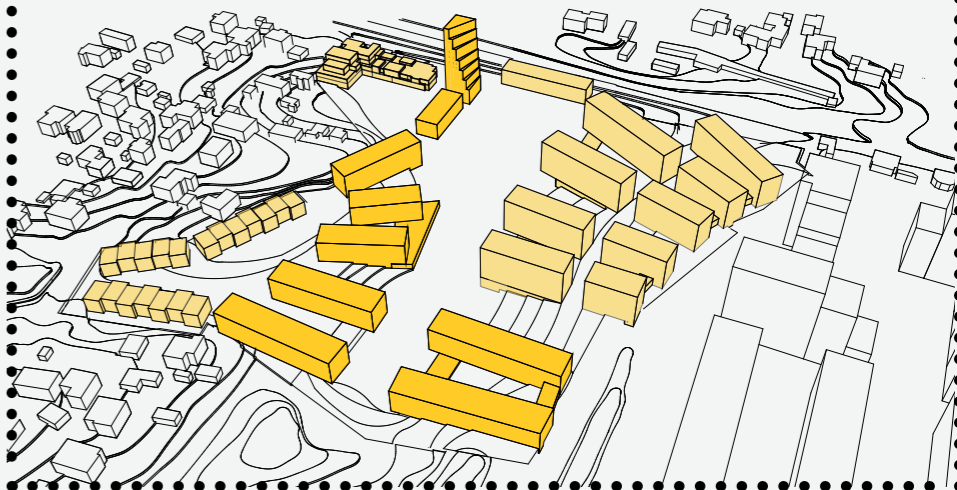
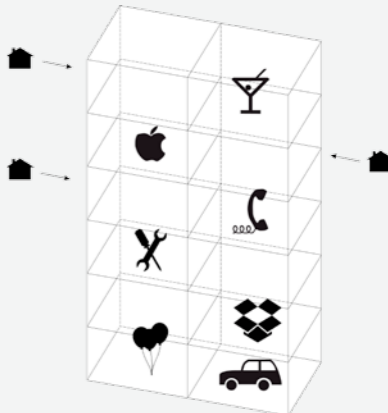
## second step

The idea of neutral boxes that serve many needs from the existing garage settlement is extended by a new system of units where the old functions will be integrated and new functions such as business and public service will be added.



## final step

The final result is an interaction of uses integrated into the system of units. The culture of the garage settlement will be upheld and the respectful integration of new functions such as business and living will be granted.





# AXONOMETRIES



**AXONOMETRY**  
**OFFICE SPACE, SMALL BUSINESS AND GARAGE**

Showing the use of the ground floor as a zone for small business and shopping. It offers space for the current small businesses at the site and many more future shops.

The public portico which works as a communication zone and is accessible to the public by the external staircase is seen above the ground floor zone.

The garage for parking is now underground between the buildings and supplied with daylight through light shafts.



**AXONOMETRY**  
**COMMUNITY CENTER AND UNION LIVING**

The ground floor zone provides a community center which can be used depending on demand for instance as a library, a assembly hall.

In the all-glazed front of the building there is space used as a winter garden or for urban gardening.

Between the two residential buildings there is a community garden for all of the residents providing a zone for interaction.



**AXONOMETRY**  
**SYSTEM OF UNITS**

The system of units works with a 5x5 m grid of columns where walls can be drawn as demanded. The smallest unit possible has 25 m² and can be rented for example for a small manufacturer.

Depending on demand more units can be combined to create a greater space.

The portico as well as small communal outdoor offices work as a zone for communication and interaction.

CUTAWAY VIEWS

