



URBAN VOID on the rhine

a project
for metrobasel

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preface

This book was produced in context of the MetroBasel semester of ETH Studio Basel. Special thanks goes to professors Jacques Herzog and Pierre de Meuron for their enthusiasm and commitment. Many thanks also goes out to Simon Hartmann, Manuel Herz, Ann-Sofi Ronnskog and John Palmesino for their readiness and helpfull assistance.

ETH **STUDIO BASEL** 2007

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What

is?

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TWO SECTORS ON BASEL'S NORTHERN RHINESIDE

The Rhine section between the Schwarzwaldbrücke and the Hornfels is one of the last unurbanised sites in Basel Stadt.

It lays on the sunny northern side of the Rhine and on the foot of a hill which provides beautiful views over the city. At present the site is cut off from the Rhine by traffic and blocked with allotment gardens.

When we compare the use of this sector to a comparable location [1 km to the west] we find that the land is in use as one of the most popular residential areas of Basel; a questionable situation.

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Schaffhauser Rheinweg



USE OR MISUSE?

Are allotmentgardens the right program for this specific location? Isn't this location on the Rhine destined to be more than an undeveloped land, filled with little islands that are used for barbecueing and sitting in the sun...

Shouldn't we question the presence of this program, taking up so much quality surface?

The allotmentgarden is an ageing concept and popularity of the little gardens has dropped and keeps on dropping. New concepts for the location and the allotmentgardens themselves can be imagined...

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Grenzacherstrasse



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Oberer Rheinweg



RIVER ACCESS

Access to the river prohibited through the lack of a promenade. The main walkway is right next to a regional road and elevated 5 to 10 metres above the Rhines' surface [depending on the position east or west of the Birsdam] The view towards the river is taken away by an unorganized jungle of wildgrowing plants and weeds. The influence of the Rhine to the area north is also cut of by the regional road which makes the connection to and the walkway at the Rhine very problematic.

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Grenzacherstrasse

Why

Notes

WHY NOT A VENICE...





view from Birsdam towards Hornfels

An aerial photograph of Paris, France, showing the Seine river and surrounding urban landscape. The image is in black and white, with a red text overlay. The text reads "OR A PARIS, HAMBURG, LON". The river flows from the top right towards the bottom left. On the left bank, there are several large, classical-style buildings. A bridge with a prominent arch is visible in the lower left. The city extends far into the background, showing a dense grid of buildings.

OR A PARIS, HAMBURG, LON

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Paris, Seine

DON, AMSTERDAM...

... OR JUST ANOTHER SCHAFFHAUSERRHEINWEG...



...There are many preceding success-stories of cities involving water and green. The characteristics of the location invite thoughts of how it could be. The amazing surroundings could upgrade the area and create an attractive city part in Basel-Stadt. All the elements are there... they just need re-thinking and re-designing.

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100

You

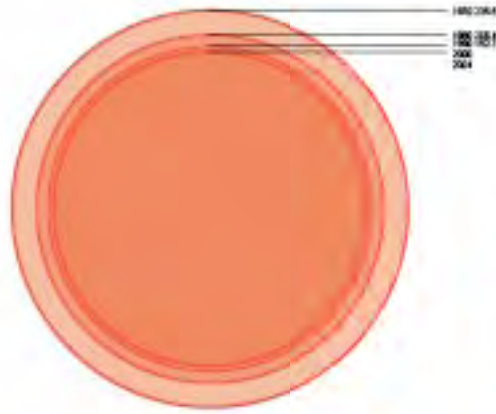
Knows?

SITUATION TODAY

demographics and developments

When we look at the development of Basel-Stadt we can see that the city is shrinking and, until recently, doing so quite dramatically. Basel compared to the other major cities in Switzerland it is noticeable that the income per capita is the highest of all, Basel has a lot of qualities and is an attractive place to live. Basel-Stadt is a very dens city and because of increase of living surface per person more housing is needed especially of good standard for families. Also a reason of moving out seems to be a lack in supply of one-family homes, with 4 rooms or more. The people spread to the surrounding communities and in doing so decreasing income (tax and spenditure) and increase the suburbanisation of the land surrounding Basel-Stadt, with its consequences like high traffic. This last point has proved itself to be a negative influence on both economy and life-quality and is a point that is a problem in many regions of Switzerland (i.e. Aargau).





population growth [in thousands]
 (Bundesamt für Statistik BfS 2001, Wuest & Partner 2005)



economic growth [relative from 1970]
 (Bundesamt für Statistik BfS 2001, Wuest & Partner 2005)



+ TAX MONEY

SUBURBANISATION

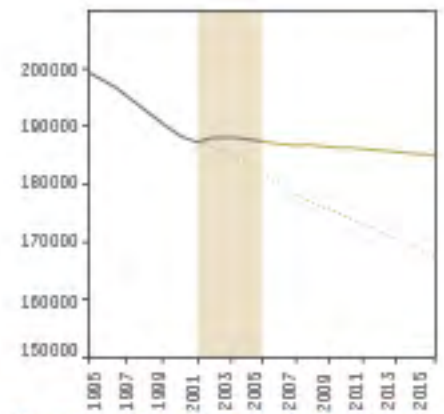
BASELS APPROACH to the situation

To stop the shrinking of the population in Basel-Stadt, the city council, together with private parties, started a research into possible ways to enhance the living situation in Basel-Stadt. In 1989 the "Konsenskonferenzen-program" was started from which several conclusions concerning demographics in relation to housing were made. From this research a series of projects were initiated. The project started as a consensus conference with civilians, politicians and experts participating. In this phase the group of people was at its largest and consisted of 900 participants. After this phase a selection of people and experts went on to work with the outcomes of the consensus conference and from this projects were created.

The project created for the creation of new housing was named LogisBale. LogisBale is a cooperation between the city and project-developers with the goal to create a mutual 5000 living-units in 10 years. The project had its kick-off in 2001 and is predominantly focused on reviving and densifying existing sites.

Just recently the Logisbale organization released its 'Half-time' report. At the moment the project has produced 1750 living-units and, according to its own research and the Bundesamt für Statistik, has diminished the decrease in population of Basel-Stadt.

The existing projects and sites will, after completion, supply an amount of 3000 living-units, leaving 2000 more units to be developed. The organization is still looking for suitable locations...



Population development Basel-Stadt 1995 to 2015
real and prognosed (Bundesamt für Statistik BfS 2001, Wuest & Partner 2006)

LogisBale

Half-time report of the project



Rheinufer/Wohnumfeld

Out of the ambitions of the Aktionsprogramme the city has initiated other projects that cohere with the characteristics and location of the site. The project «Rheinufer» intends to develop the city and public liveliness from the Rhinequay into the city, meaning a lively and developed Rhineshore. The project 'Wohnumfeldaufwertung' has a budget to increase the standard of the streets and the public spaces surrounding the living-areas.

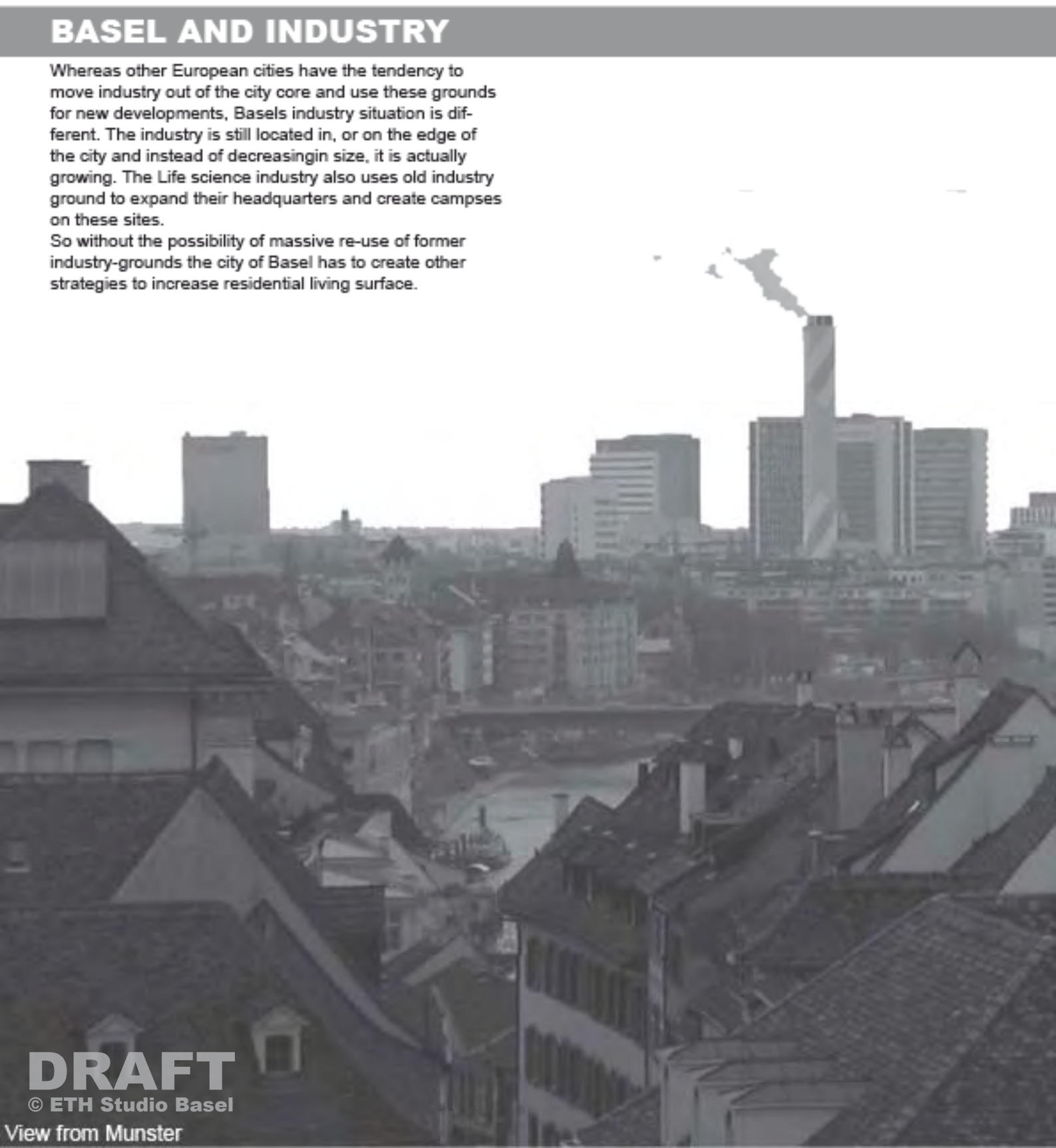
Both these projects can be implemented/projected with relative ease to the Hörsli site



BASEL AND INDUSTRY

Whereas other European cities have the tendency to move industry out of the city core and use these grounds for new developments, Basels industry situation is different. The industry is still located in, or on the edge of the city and instead of decreasing in size, it is actually growing. The Life science industry also uses old industry ground to expand their headquarters and create campuses on these sites.

So without the possibility of massive re-use of former industry-grounds the city of Basel has to create other strategies to increase residential living surface.



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View from Munster



Novartis Campus, St. Johann





Stettenfeld

- Zoneplan changes Logis Bale
- Refurbishment Logis Bale
- 2000 more

BETTER SITE?





ANALYSIS

GREATER CONTEXT

The different elements on and around the perimeter are researched. From the analysis the different parameters of a proposal can be set. Influences from urban context and natural surroundings will determine the understanding of the site and its meaning for Basel-Stadt.

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Huningue

BORDERLINE

political map

The map shows the site and its situation in the larger context. The location is on two borders; the one between Basel-Stadt and Riehen and the one between Switzerland and Germany. Wedged between the Rhine, the Hornfelsen and Lange Erlen the site has a very optimal situation for the possible combination of built and green environment.

FRANCE

St. Louis

Novartis

Basler Messe

Basel Stadt

Roche

Bahnhof
SBB



Vitra Design Museum

Weil am Rhein

GERMANY

Riehen

LANGE ERLEN

Spitalhof

malzoo

swimmingpool

Baumlihof

Badische
bahnhof

gymnasium

graveyard

Bettin

rowingclub

HORNFELS

sportscentre

BIRSINSEL

marina

Tinguely
Museum

GERMANY

Birsfelden

SURROUNDING ELEMENTS

We find that the perimeter is in between different elements, both natural and built. The site or area is on a plane that is wedged between the Rhine and the Hornfels in the middle of the kanton Basel-Stadt and the town of Riehen. The plane is occupied by scattered low-density programs without any direct relation to each other.

Besides a few protected green areas the perimeter is the only unurbanised area in the whole canton BS. The green areas on and around the perimeter are a mixture of cultivated, natural and protected green patches.

North of the location we have the protected groundwater extraction area and public park of Lange Erlen.

To the East lies the Hornfels of which the forest on the hill is the one of the extended limbs of the schwarzwald which stretches out to the North. The hill is a protected green area where no building is allowed.

On the flat plane in between lie the rural residential complexes Baemlihof and Spitalmatten both of which are monumental and protected.

Furthermore the plane is also occupied by a collection of sports complexes and family gardens, which take up the most surface. Located at the foot of the Hornfels is the monumental graveyard of Hörnli, with its 55 ha it is still the largest graveyard of Switzerland.

The Rhine is the most characteristic aspect of the perimeter.

The quay has a South orientation which provides the perfect circumstances for possible developments. The quay has a vertical distance to the water of approximately 5 metres and the level is controlled by the Birsfelden Powerstation. The Rhinequay is protected and now contains fishing huts and a rowing club.

In between Hörnli and Birsfelden is the Birs-Island. The Island is at present used only by joggers and the occasional pedestrian. Located on the island are the sluices and the powerstation. The Powerstation is still in use and provides the city with electricity.

A large potential in all elements is unmistakably present and a reconfiguration and re-development of specific functions and programs that would serve Hörnli and Birsfelden is a thought that springs to mind immediately.

URBAN



GREEN

- Forest
- Cultivated Green
- Protected groundwater zone



RHINE





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Bäumlihof



VOID

The City of Basel has, in its surface, almost grown to its limits. In between Kleinbasel (as a very urban zone) and Riehen (a more low-density area) lies a buffer zone; a green belt. Extending to the Rhine from the north this band represents a break between the two urban areas that has a very specific spatial quality. The continuity of this situation is ensured by the presence of Bauemlihof. Bauemlihof is a complex of monumental buildings with a protected zone in the form of agricultural fields around it that was bought by the city several years ago to preserve it in its present state.

URBAN SITUATION

The void reaches from Weil, in Germany, all the way to the Rhine. In the plan we can see the scattered buildings and the allotmentgarden-sheds as gap fillers. the completely empty parts are; the fields around Bäumlihof, the sportsfields and, to the north, Lange Erlen.



VOID






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Hornfels



GREENS

The perimeter lies in the middle of the three large green areas of Basel-Stadt. This 'boxed-in' situation creates ideal circumstances for the possibility of recreation and relaxation in natural surroundings. The green areas have different identities and different qualities which allows a diversity in possibilities. The green areas are a mixture of cultivated and natural greens of which a few are protected, as a monument or as a nature reserve.

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GREEN & RECREATION

In the north, on a side-stream of the Rhine, Lange Erlen is located. The ground of Lange Erlen consists of Oberer Meeresmolasse and the area is a beautiful swamp-ish park where frogs and people can take long walks.

Just south of and connecting to Lange Erlen we find a cultivated green area named Bäumlihof. The Bäumlihof complex is monumentally protected and is to be kept in present state. The land surrounding the residence is also protected and can not be developed with buildings.

To the East lies the Hornfels. This hill consists of Oberer Muschelkalk and reaches a height of 440 metres. The hill provides, next to fantastic walking routes, amazing views onto the city and the Rhine. At the foot of the hill the Hörnli graveyard is located. The Hörnli graveyard is part of a walking route from and to the Hornfels and is more or less the entrance point to the hill. The entire graveyard is at present on the shortlist for becoming a monument.

At the moment the Rhinequay is a protected green zone and therefore it is hard to make full use of its potential. The riverside is poorly accessible and no walking paths or programs is to be found. The only recreational places on the Rhine where public space and good access to the water is present is at the Birskopf, used vividly in the summer by swimmers. Other green patches at the Rhine are: Solitude park which is an art-garden between the Tinguely Museum and the Hoffmann-Roche buildings which provides limited access to the water but has great character, and the Birsinsel which is located on the Stausee.

Solitude



Forest

Cultivated Greens

LANGE ERLEN

Baumlihof

Hörnli Graveyard

HORNFELS

BIRSINSEL

Birskopf

HARDWALD

GREEN & RECREATION





HORNEELS



BIRSINSEL



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LANGE ERLER



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Rhine



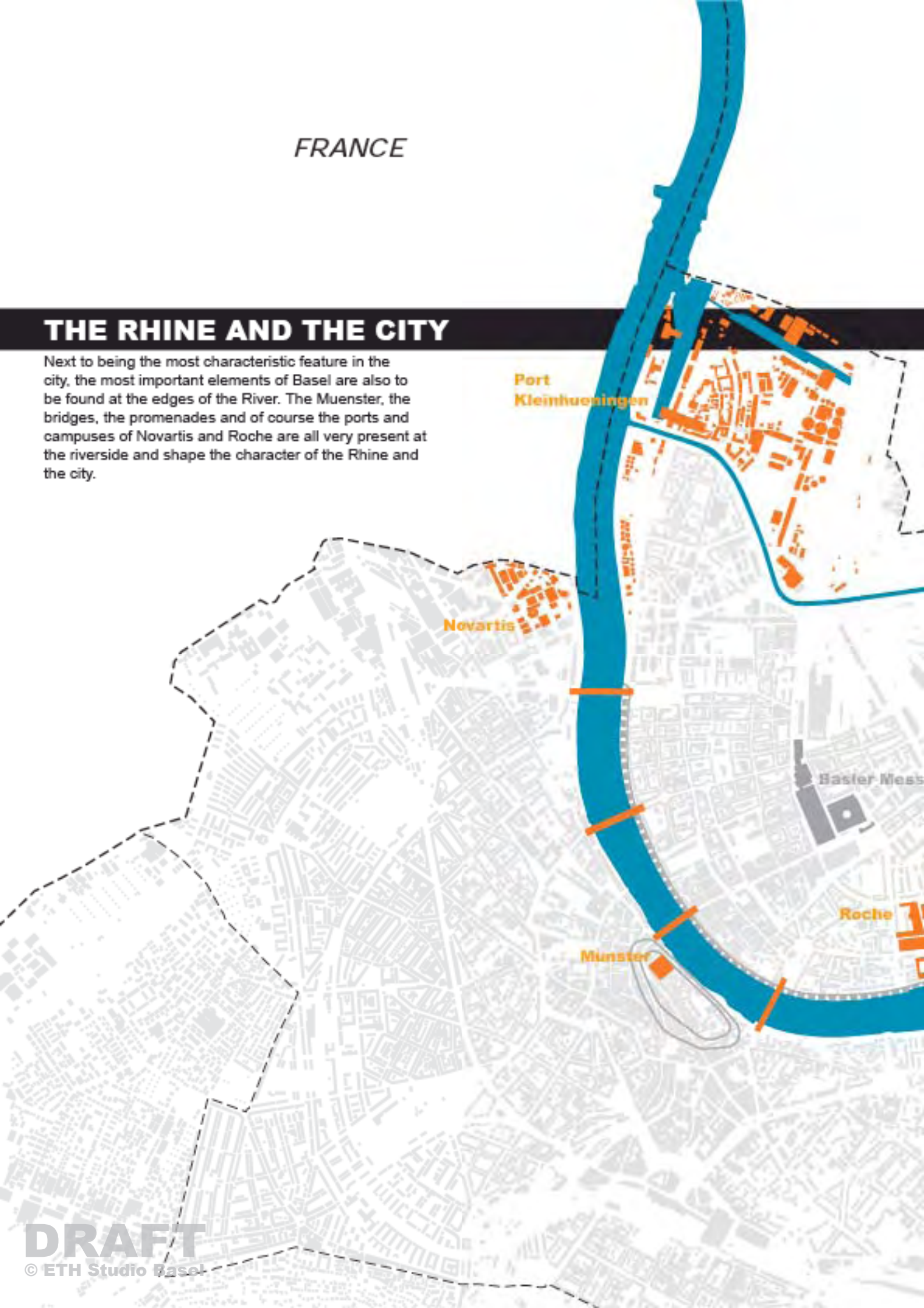
VEIN

The Rhine is the reason for Basels existence in the first place, it is why the city was built where it's built. The river plays a great role in the history and the success of the city. It is of great importance both economically and socially; a vein of life for its citizens and its industry.

FRANCE

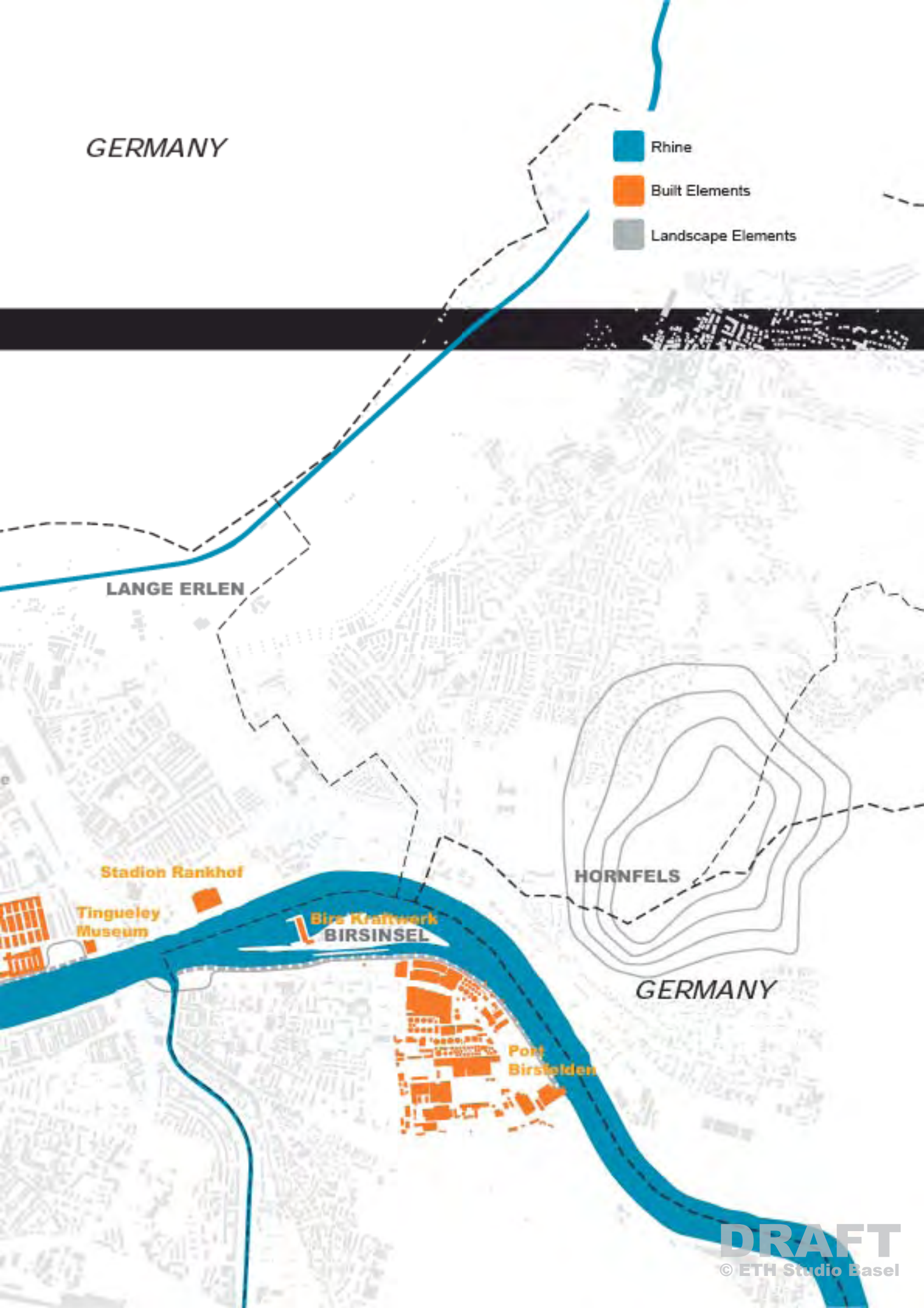
THE RHINE AND THE CITY

Next to being the most characteristic feature in the city, the most important elements of Basel are also to be found at the edges of the River. The Muenster, the bridges, the promenades and of course the ports and campuses of Novartis and Roche are all very present at the riverside and shape the character of the Rhine and the city.



GERMANY

- Rhine
- Built Elements
- Landscape Elements



LANGE ERLEN

Stadion Rankhof

Tinguoley Museum

Birs Kraftwerk BIRSINSEL

HORNFELS

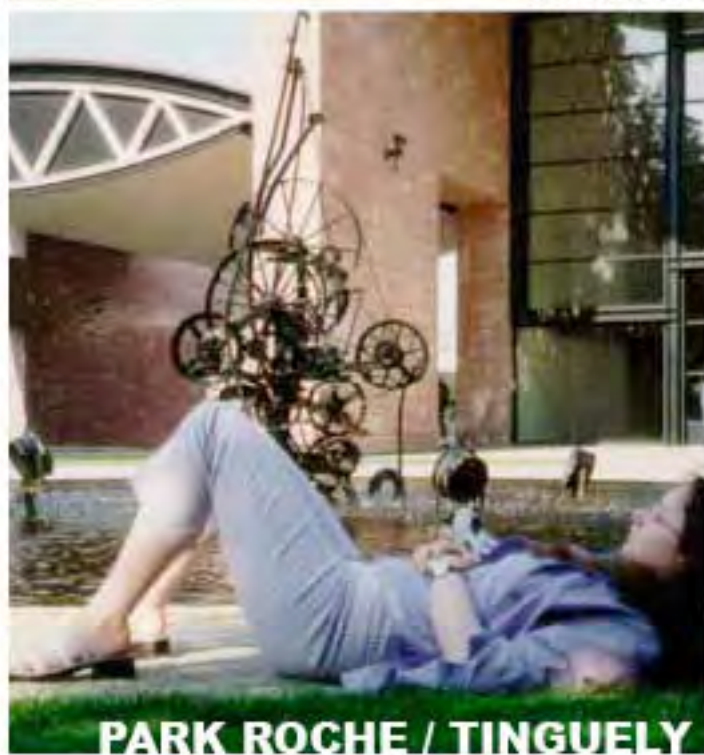
GERMANY

Port Birsteiden

THE RHINE AND THE CITY



PORTS



PARK ROCHE / TINGUELY



PARK AT BIRSKOPF



MITTLERE BRUECKE & MUNSTER



NOVARTIS / ROCHE



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STADIUM RANKHOF

INFRASTRUCTURE

The most present and distinctive infrastructural feature of the site are the S-bahn tracks, slicing through and dividing the perimeter. The area bordering the Rhine is closed off at the North by the tracks leading toward Grenzach (Germany). To the north the tracks divide the area in two more fragments; one in between and after the split of the two tracks and one north of the track leading to the North-East.

At the moment the S-bahn track doesn't mean much more to the site than possible noise-pollution and blockade. The possibility of an S-bahn Station and under- or overpass is an option that would increase accessibility and permeability of the site.

The roads that are cutting through the perimeter provide the site with good accessibility and an easy jump to the highways towards the surrounding villages and cities.

The road along the Rhinequay, at the moment, cuts the site off from contact with the Rhine and its location is an aspect that is questionable.

**Bahnhof
SBB**



-  Train/S-Bahn
-  Main roads
-  Secondary roads

**Badische
Bahnhof**

A topographic map of a city area, showing a river on the right side and various residential zones. The map is rendered in a light gray tone. The river flows from the top right towards the bottom right. The city layout is dense with streets and buildings, particularly in the lower right quadrant. The terrain is indicated by contour lines, showing a plateau on the left and a steeper slope on the right.

TOPOGRAPHY

The site spreads itself out over the horizontal plane at the river and is at the edge of the first plateau which leads up to the mountain. On the plateau we, respectively, find the following; A high-end residential area in Riehen and south of that; the graveyard, which spreads to the german border on the south, and on the german side we find a mid-range residential area. Both the graveyard and the Riehen housing continue up the mountain up until where the gets steeper and gets more difficult to develop on.





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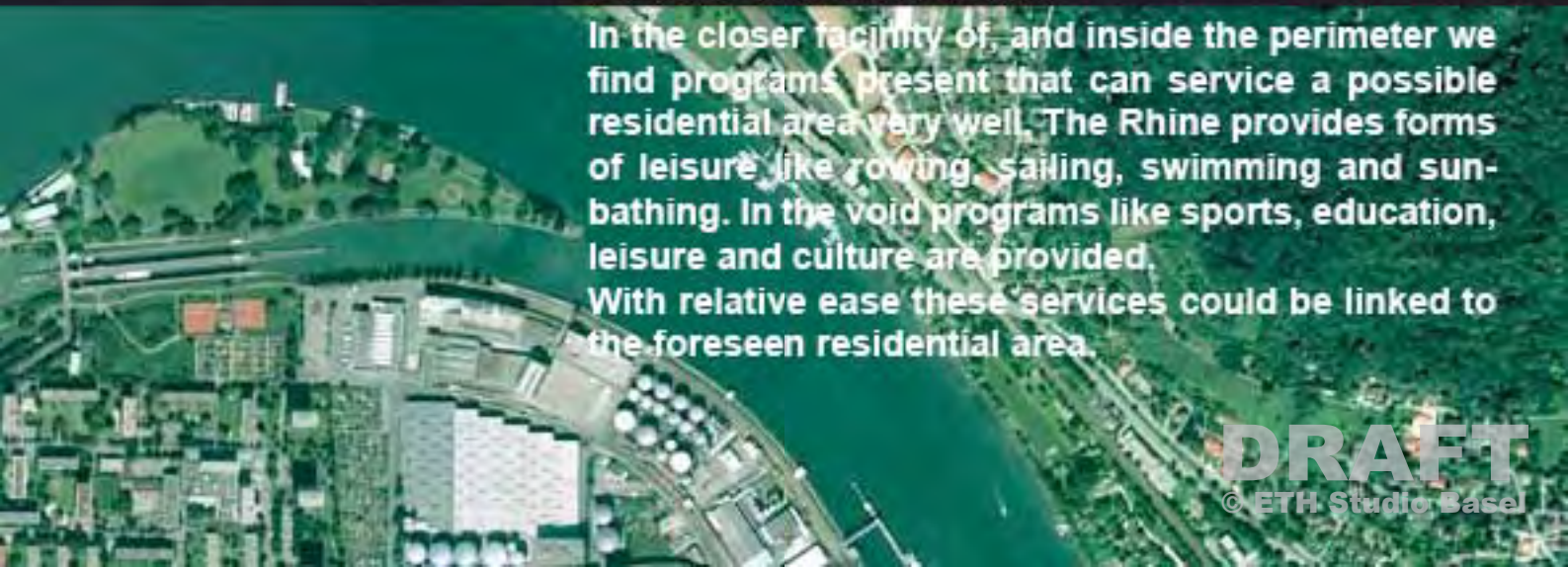


ANALYSIS

CLOSER CONTEXT

In the closer vicinity of, and inside the perimeter we find programs present that can service a possible residential area very well. The Rhine provides forms of leisure like rowing, sailing, swimming and sunbathing. In the void programs like sports, education, leisure and culture are provided.

With relative ease these services could be linked to the foreseen residential area.





FURTHER GROWTH

The City of Basel could grow along the Rhine and assign the zone between the Schwarzwaldbrücke and the Hornfels.

VOID

EXTEND

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Lange Erlen

animalzoo

Spita

PUBLIC FACILITIES

Around the site a range of public facilities are grouped. Among very important ones like the Gymnasium. The Bäumlhof areal, a historic ensemble with park separates the city of Riehen. Those facilities are not linked to a greater context present. Along the Rhine some sport facilities are located.

swimmingpool

Bäumlhof

gymnasium

Basel Stadt

sportscentre

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lhof

Riehen

Landauer

graveyard

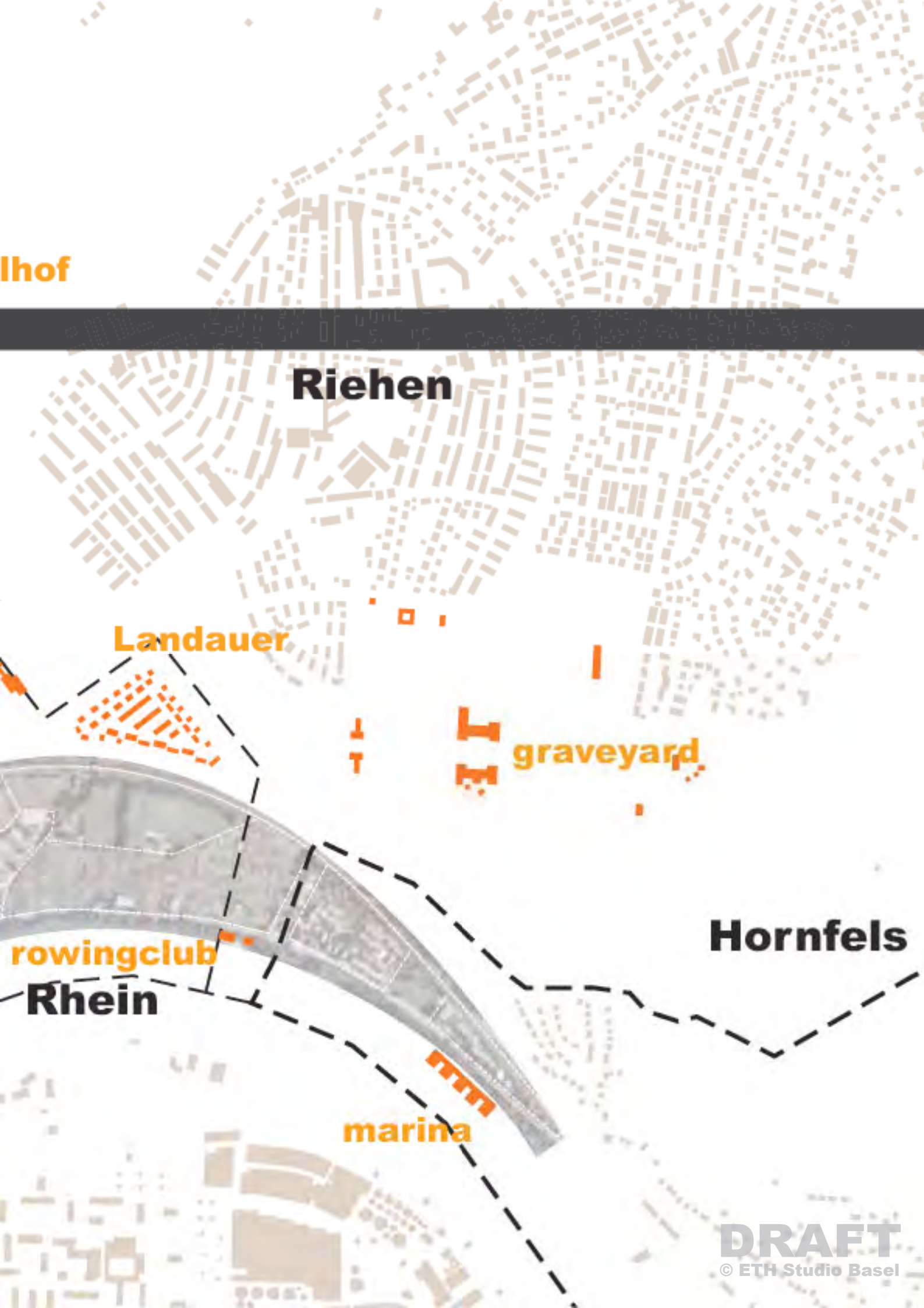
Hornfels

rowingclub

Rhein

marina

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PUBLIC FACILITIES

SPORTS



MARINA

FAMILY PROGRAMS



SCHOOL

CULTURAL HERITAGE



GRAVEYARD



ROWINGCLUB



SPORTSCENTRE



SWIMMINGPOOL



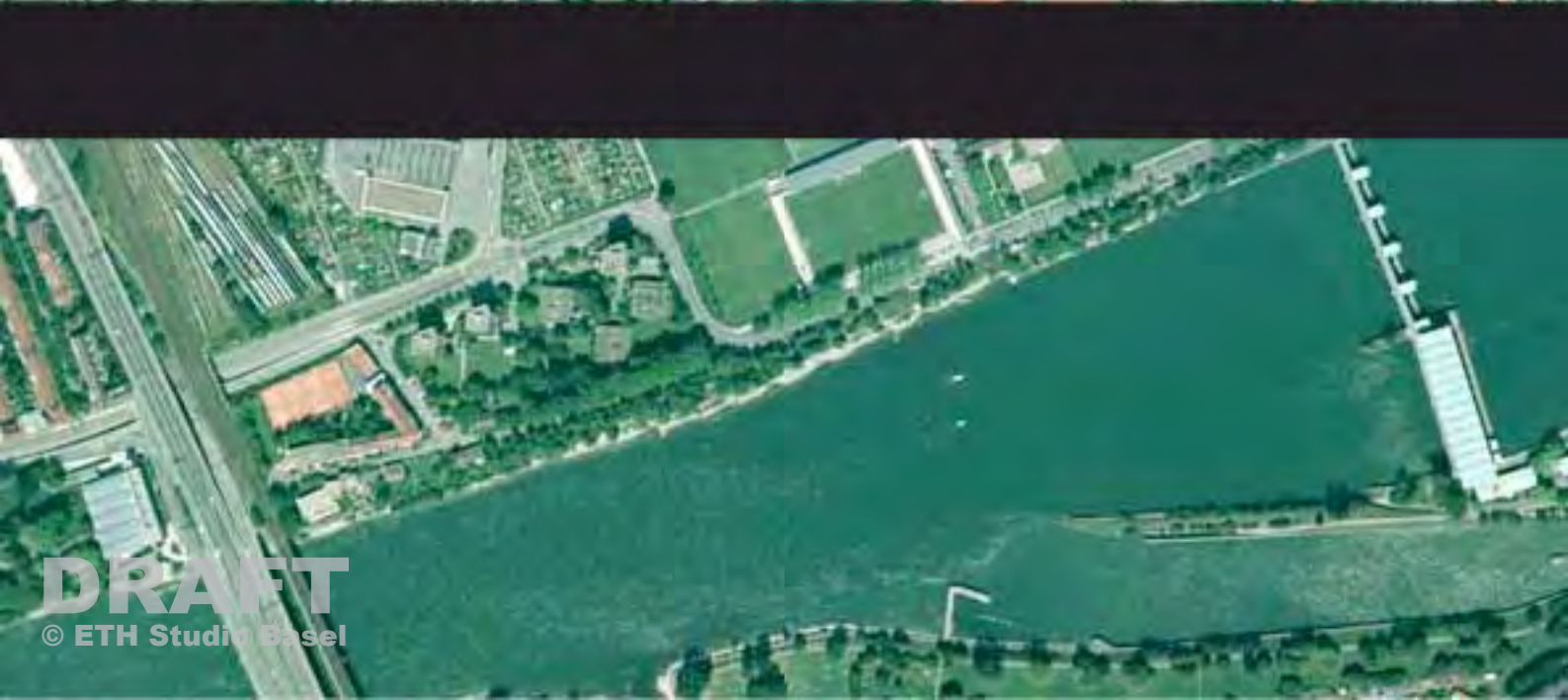
ANIMAL ZOO



SPITALMATTEN



BÄUMLIHOF



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ELEMENTS SITE

Inside the site itself there are different elements with different specific qualities to it: some are beneficiary for developing, some not. We extract the elements that stand in the way or could help a new development and find ways to do this best.



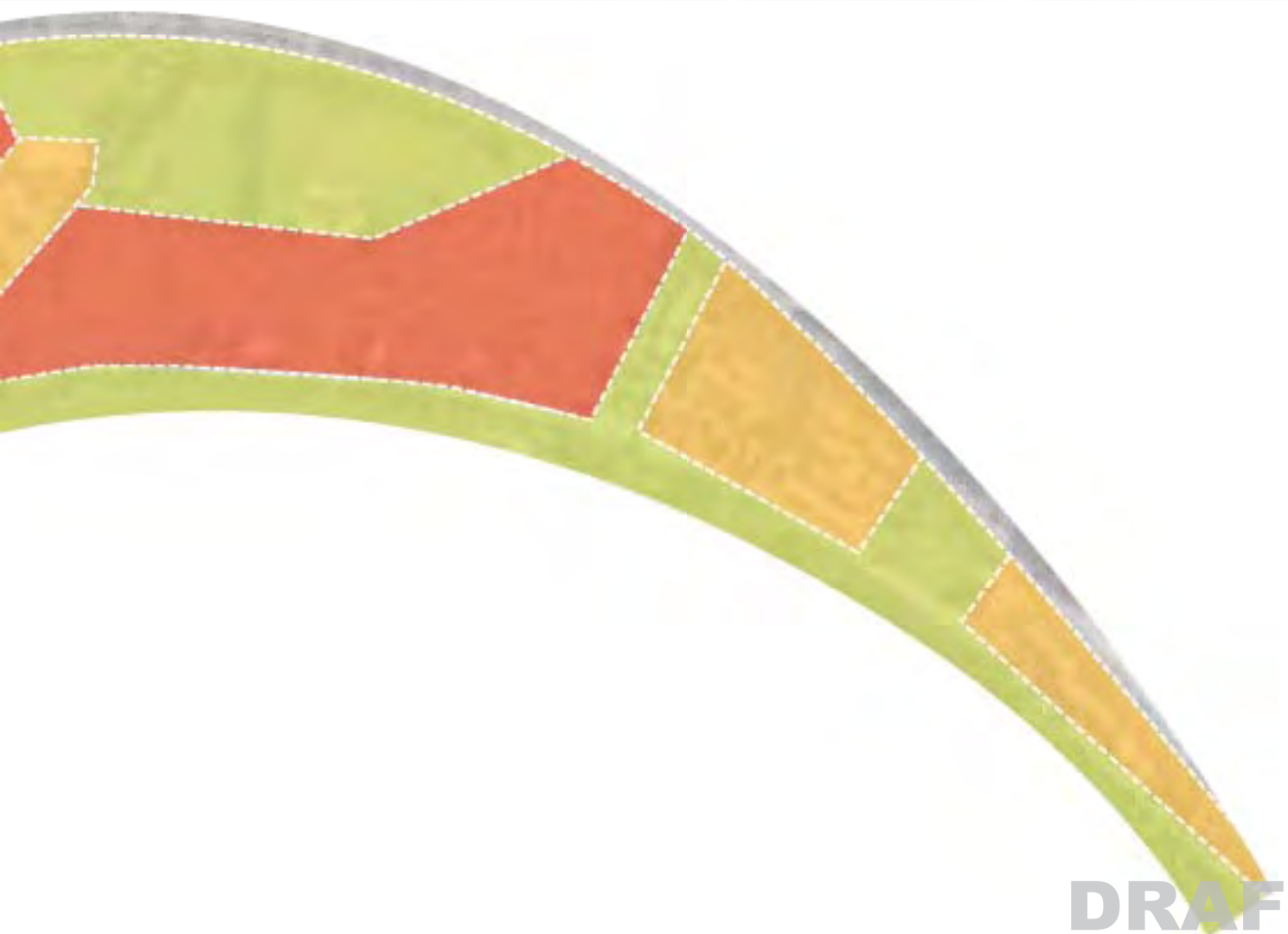
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POTENTIALS & BLOCKERS

The site spreads itself out over the horizontal plane at the river and is at the edge of the first plateau which leads up to the mountain. On the plateau we, respectively, find the following; A high-end residential area in Riehen and south of that; the graveyard, which spreads to the german border on the south, and on the german side we find a mid-range residential area. Both the graveyard and the Riehen housing continue up the mountain up until where the gets steeper and gets more difficult to develop on.



- Intention
- Potential
- Blockers



INTENTION EXTEND/RECONFIGURE



HOUSING RANKHOF

47.620 qm



HOUSING ALLMENDSTRASSE

56.440 qm



HOUSING GRENZACHERHORN

24.100 qm



HOUSING RIVERSIDE

15.070 qm

POTENTIAL USE/ADAPT



RHINEQUAY

110.000 qm



SPORTZENTRUM RANKHOF

86.850 qm



SPORTPLATZ LANDAUER

52.980 qm

BLOCKERS REMOVE/RETHINK



FAMILYGARDENII

49.000 qm



FAMILYGARDENII

34.070 qm



FAMILYGARDENII

68.220 qm



Housing on the site



Sportstadium Rankhof on the Rhinequay



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Famillygardens Bettingerweg with view on the Homfels

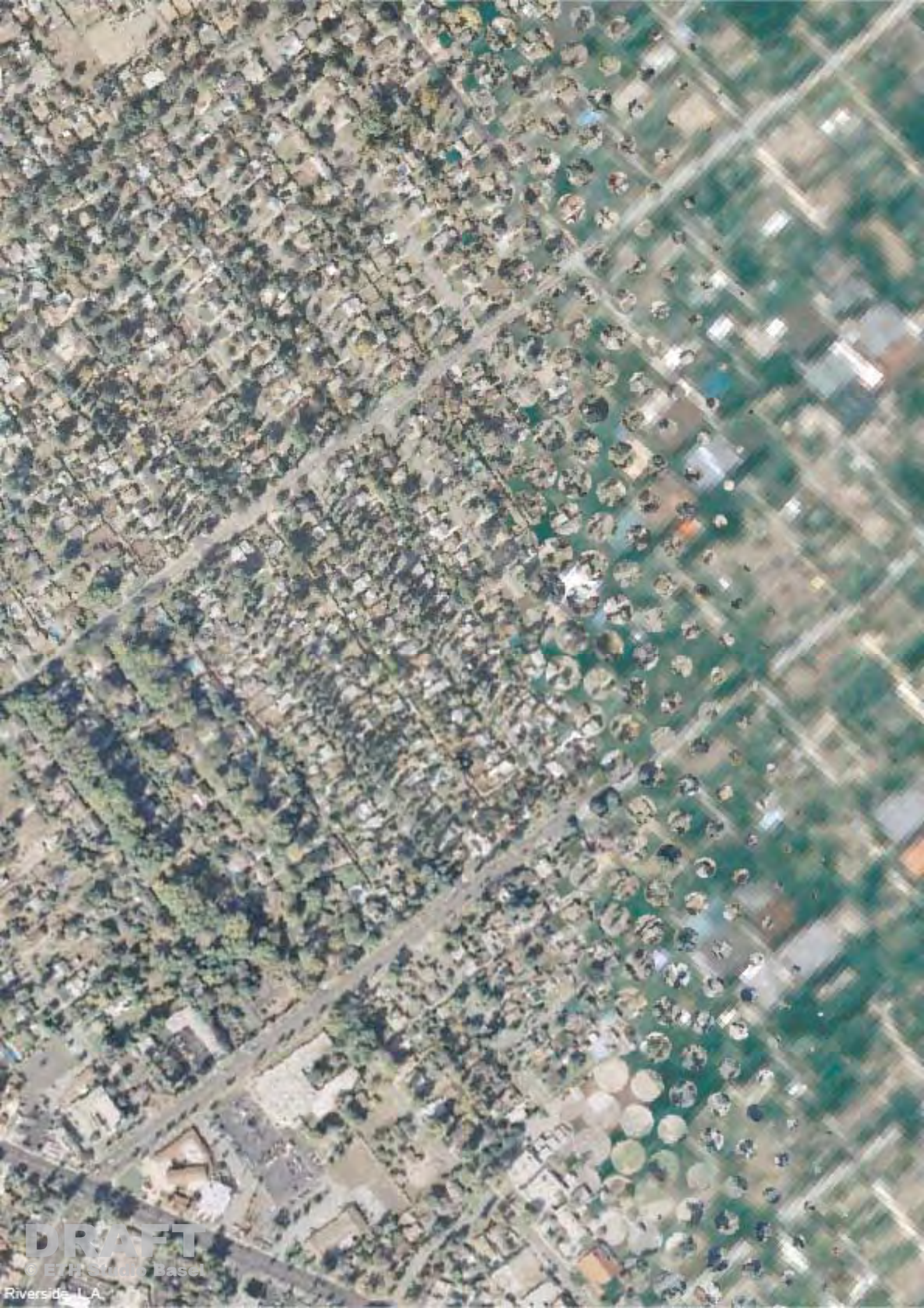




BLOCKERS

ALLOTMENT GARDENS

Allotment gardens have a strong tradition in Basel and are spread over the whole city. They've been filled into unused or land parts that are difficult to use. Nowadays some of them are seen as blockers for further developments. This research pursues possibilities to remove these blockers.



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Riverside, L.A.

An aerial photograph of a city grid, showing a dense pattern of streets and buildings. The image is heavily blurred, creating a mosaic-like effect. The colors are dominated by greens from trees and lawns, and greys/browns from buildings and roads. The overall impression is one of a complex, interconnected urban environment.

NONURBAN

Are allotmentgardens the right program for this specific location? Isn't this location on the Rhine destined to be more than an undeveloped land, filled with little islands that are used for barbecuing and sitting in the sun...

Shouldn't we question the presence of this program, taking up so much quality surface?

The allotmentgarden is an ageing concept and popularity of the little gardens has dropped and keeps on dropping. New concepts for the location and the allotmentgardens themselves can be imagined...

CONCEPT OF ALLOTMENTGARDENS

Official text of the Brochure to promote allotment gardens in Basel:
Family gardens are spare time gardens. Would you like to have a garden where you and your family spend your free time in the nature and relax in a children friendly and companionable atmosphere? Free time on family gardens allow to young and elder people to catch a distance to the hectic of every day life.

Here everyone can enjoy his leisure time in nature among his own imaginations.

Because you're not obligated to cultivate your garden, you can adjust your investment of time the way you like. Who doesn't want to plant, just sits comfortable with friends on his perch for a chat. A lot of families do bbq, play with their kids or show them how to plant vegetable and then to harvest them. These is a fascinating activity for all generations.

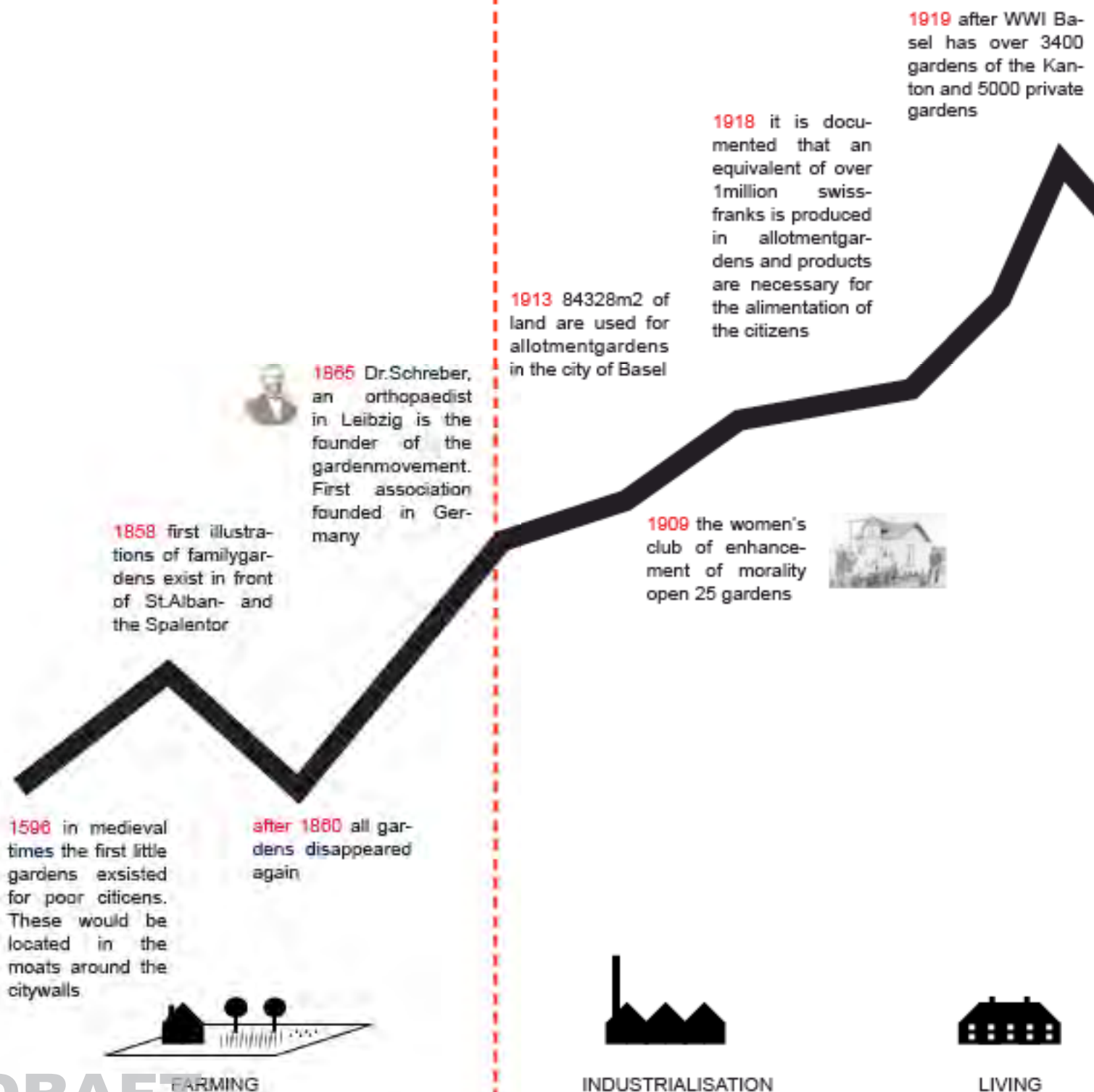


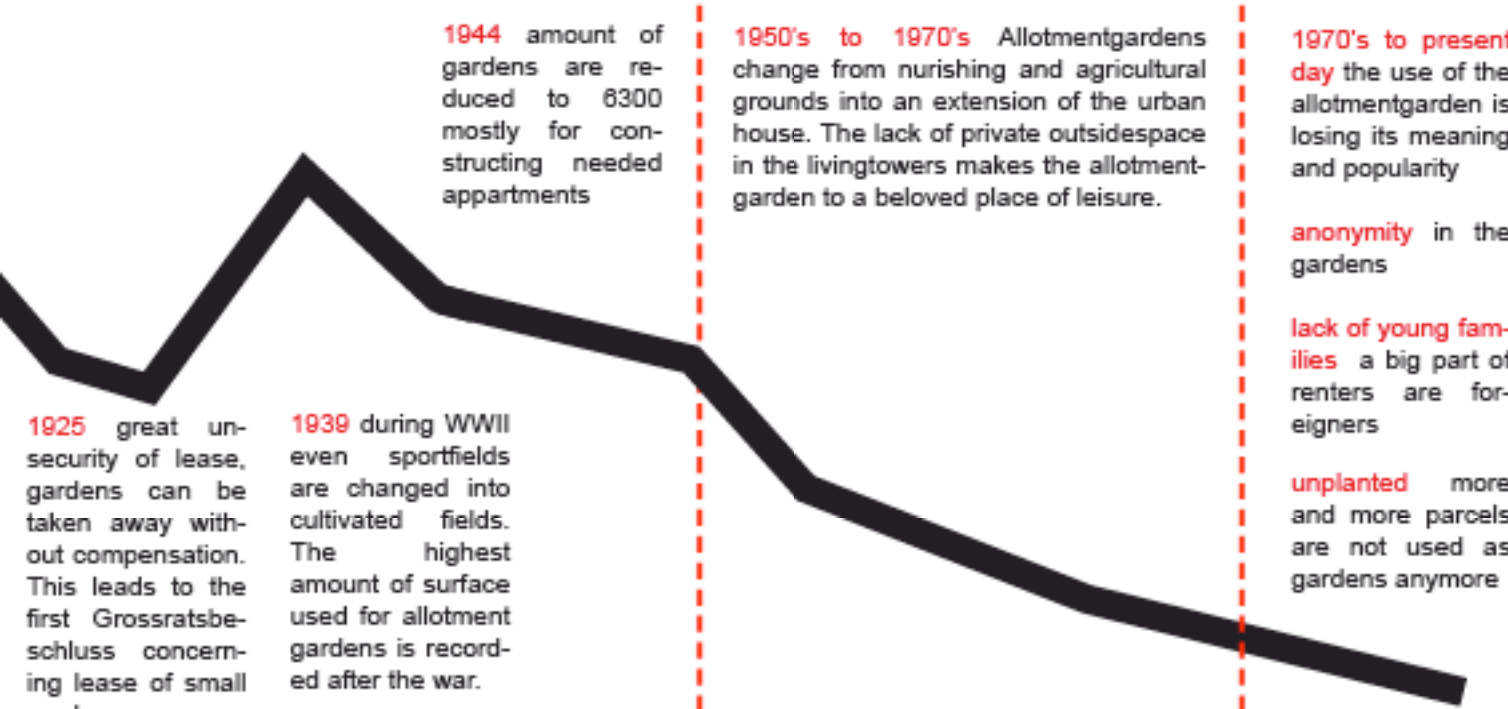


View of allotment gardens in Bettingerhof towards Romfels

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[HIS]STORY OF ALLOTMENTGARDENS IN BASEL





1925 great un-
security of lease,
gardens can be
taken away with-
out compensation.
This leads to the
first Grossratsbe-
schluss concern-
ing lease of small
gardens

1939 during WWII
even sportfields
are changed into
cultivated fields.
The highest
amount of surface
used for allotment
gardens is record-
ed after the war.

1944 amount of
gardens are re-
duced to 6300
mostly for con-
structing needed
apartments

1950's to 1970's Allotmentgardens
change from nurishing and agricultural
grounds into an extension of the urban
house. The lack of private outsidespace
in the livingtowers makes the allotment-
garden to a beloved place of leisure.

**1970's to present
day** the use of the
allotmentgarden is
losing its meaning
and popularity

anonymity in the
gardens

**lack of young fam-
ilies** a big part of
renters are for-
eigners

unplanted more
and more parcels
are not used as
gardens anymore

**Leasing periods
are sinking** a lot of
leasers cancel the
contract after 1-3
years

**Interests of peo-
ple is shifting** free
time is spent very
various and the of-
fer is huge people
are changing their
activities fast and
quit often for rea-
sons like time lack.
A garden needs a
lot of time and this
over a period of
many years. Pub-
lic parks might are
more contempo-
rary.



PRODUCTION



URBAN HOUSING IN THE 60'

ALLOTMENTGARDENS IN BASEL

The Department of Familygardens is leasing 5800 parcels in 30 areas

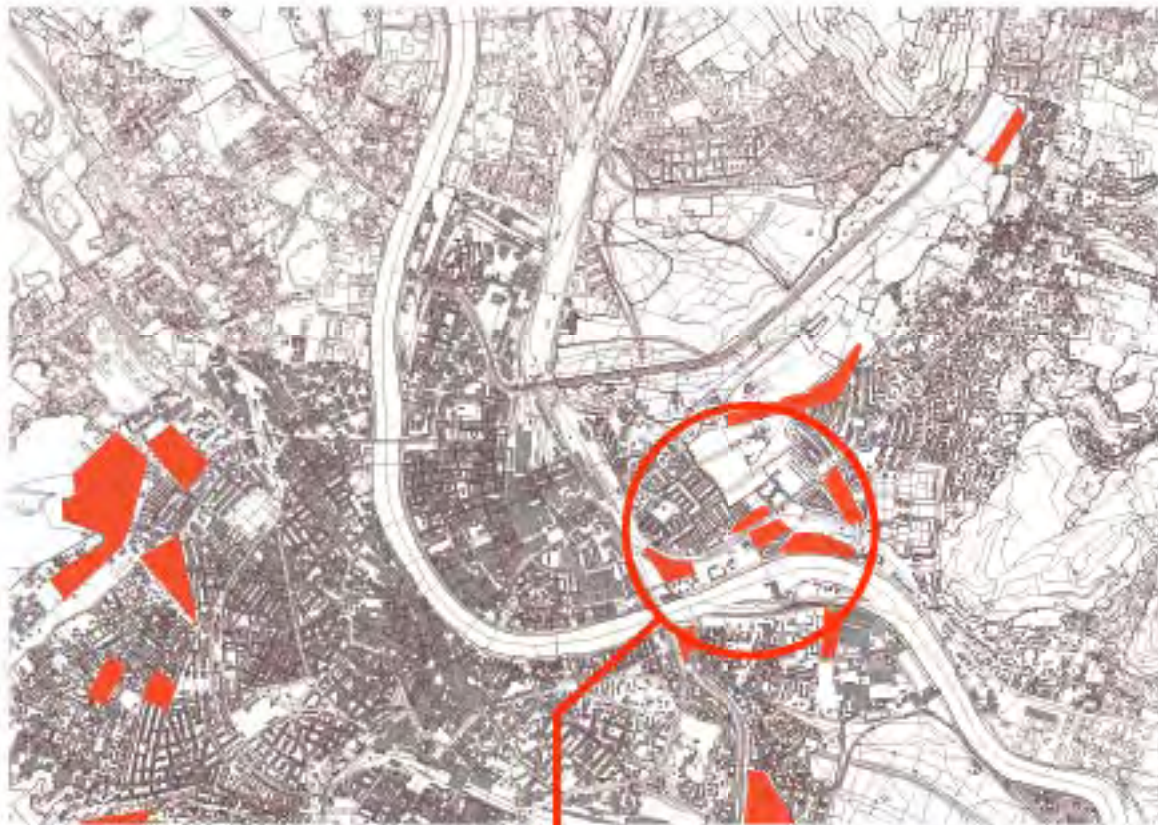
Ownership of land:

Einwohnergemeinde Basel-Stadt	88%
Christoph Merian-Stiftung	8%
Kanton Basel-Landschaft	2%
Bürgerspital	1%
Swisscom	1%
Deutsche Bahn AG	1%
IWB	1%



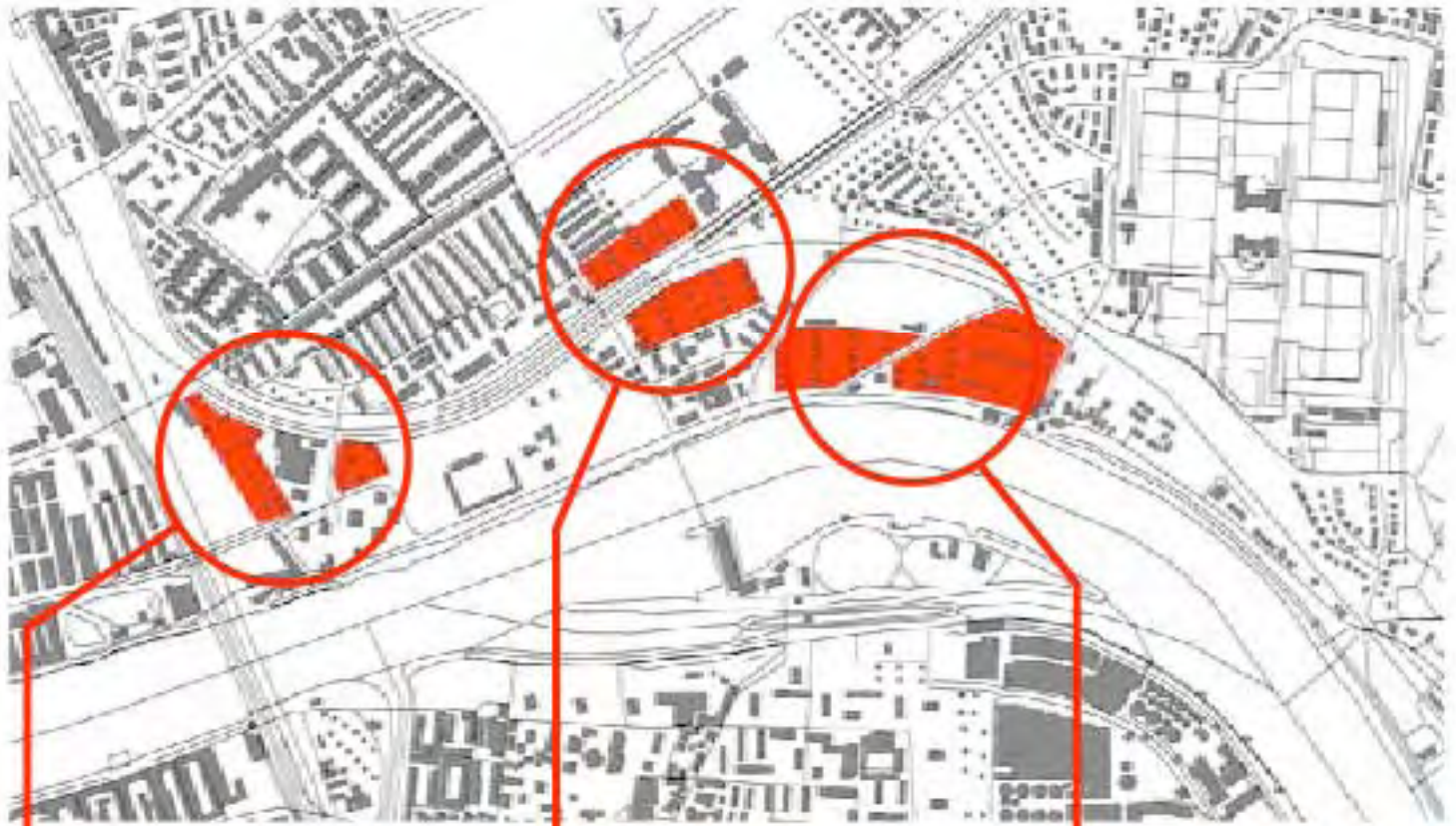
ALLOTMENTGARDENS ON THE SITE

795 parcels of the total amount of Basel (5711 parcels) are currently situated on the site a 13% of the total number though. One box is equal to ten parcels.



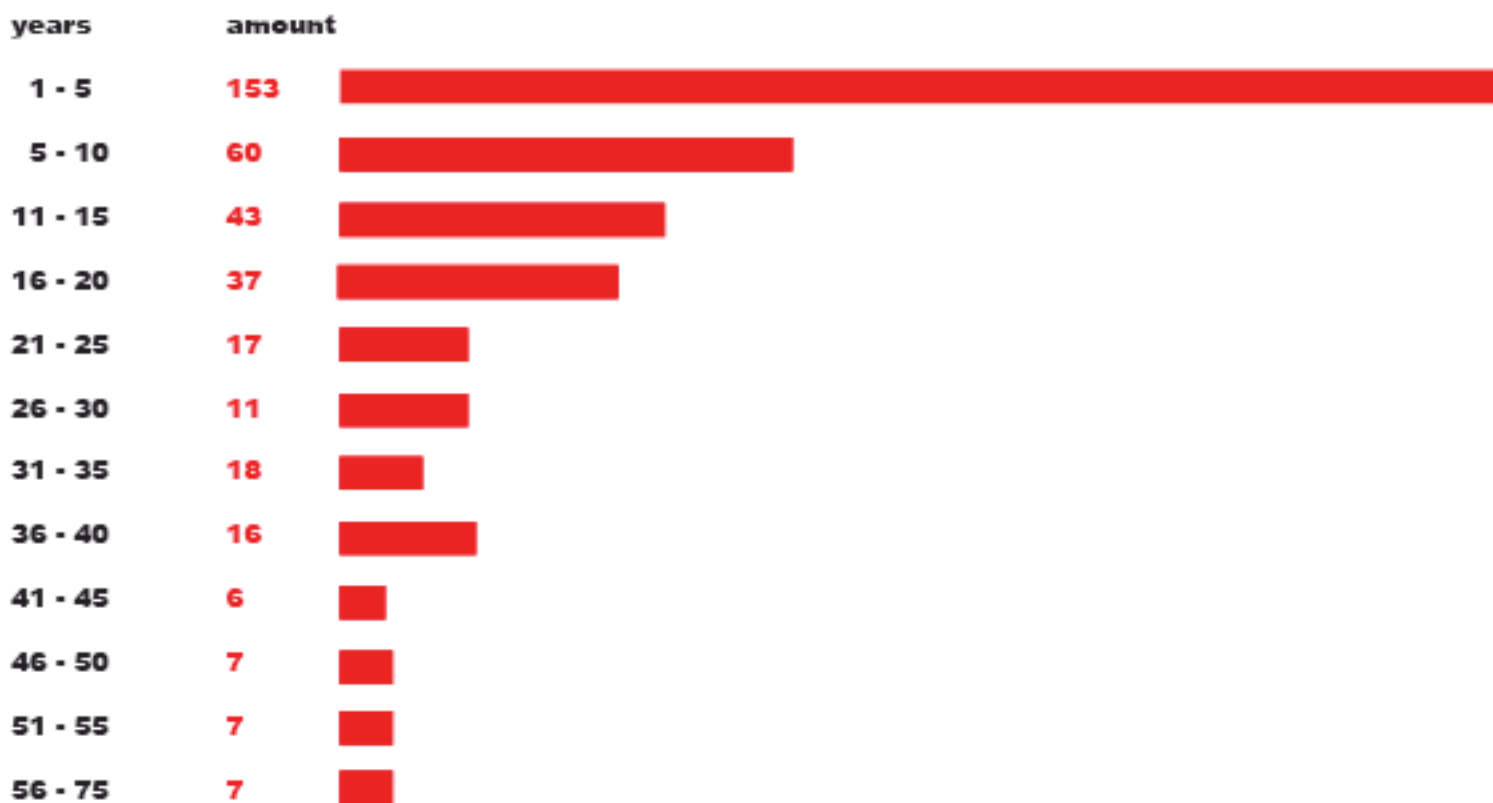
13%

Familiengarten-Verein	Grösse (m2)	Anzahl Parzellen	Anzahl Pächter	Selbstverwaltet
Bäumlihof	44576,50	201	199	
Bäumlihof Eigenpacht	16587,50			67
Bettingerweg	77746,50	348	347	
Rankhof	55946,00	246	241	
Total Areal	194856,50	795	787	67
Total Basel	1677065,50	5711	5563	713



AVERAGE LEASE-PERIODS ON PARCELS

This statistic is based on individuals who cancelled their lease in 2005 that are the only available numbers. As already shown, also the number of individuals cancelling the lease has increased over the last years dramatically. Most people move on to other activities within the first five years.



1961	134
1971	271
1981	229
1991	268
2001	345
2006	450

CANCELLED CONTRACTS 2006: 450

Reactions from the StG (Stadtgärtnerei)

To respond to the changing circumstances the administration of allotment gardens are coming up with ideas to react upon smaller amounts of used parcels. One topic is the greening of the areas, to create ecological compensation zones and to provide refugees for beneficial organisms and wanderpaths for them.

Another intention is to link greenspaces of the city and make the areas more accessible to pedestrians. To create a more park like situation with public pathways through the areas to increase the benefit for the citizens. Further they are trying to increase the contact between the leasers of the allotment gardens and the residents. The administration plans to reduce the number of parcels by maintaining the complete area that in future increase the use could be reversed again.



WAYS OF REMOVAL/REPLACEMENT

Due to the fact that there is too much surface used for allotment gardens today and according to the studies it is very much likely that this trend will continue we propose three scenarios how it would be possible to remove the allotment gardens in the Hörnli area.

A



The City of Basel, as the owner of the land in this case, cancels the lease with the StG (garden department) and according to the FGO (Familiengartenverordnung) the StG cancels their contracts with the leasers of the parcels with a respite of 6 month.

B

RELOCATE

The area hosts 854 leasers. By ca.450 cancelled contracts a year within two years it's possible to dislocate leasers to free parcels in other areas without cancelling any leases.

C ALTERNATIVE

A combination of not renewed leases with alternative concepts of spending leasurertime in the nature. Offering a good park with a garden part as example international gardens in Germany. Include gardens in new housing.

IN

OUT



6M



cancelled leases



2Y



move to other free parcels



cancelled leases



6Y



contemporary parc



incorporated garden



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© ETH Studio Base

Altstadt, Klein-Base



URBANIZING THE VOID

What is the suitable density for the site?
What should the site relate to, how does it
fit into the city-structure?

The closer you get to the core of the city,
the more urban it gets and the less people
in average are living in the same apartment:
Do we want a very urban new zone like for
examples the Mattheus and the rhinepart of
Altstadt Kleinbasel or do we picture the area
less dense and comparable to the structure
of Riehen and Wettstein?

VOID IN NUMBERS

What if we have a empty site of over 67 ha of land? Who owns it, how could you organise a housing program on it. As a first instrument we analyse Basel and its neighbourhoods to its densities and the attached qualities.

The city of Basel owns over 95% of the area. This can be seen as a great opportunity. The citizens already own the land and it lowers the cost of development.

THE VOID
672 013 m²

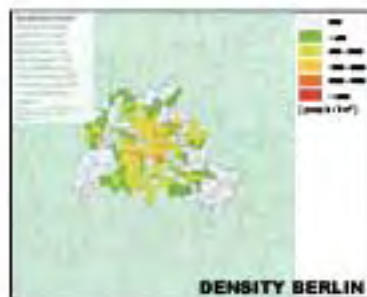
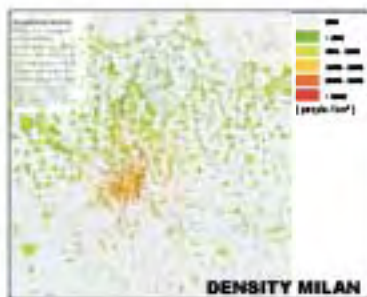
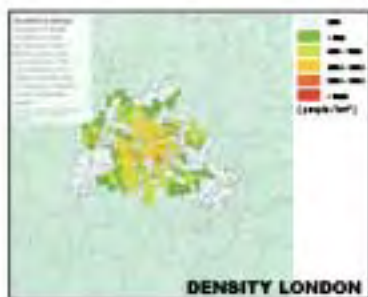


LANDOWNERSHIP
95%
of the surface is owned
by the city of Basel



SBB
Basel Stadt

DRAFT
© ETH Studio Basel



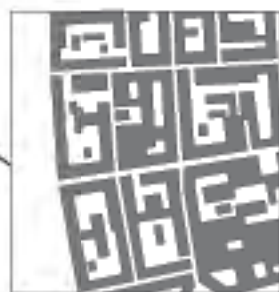
RIEHEN 67.9

GESAMTFLÄCHE	1087.12 HA
ZONEN S - 6	303.74 HA
BGF	989516 M ²
WOHNBEVÖLKERUNG	20628 P
BEVÖLKERUNGSDICHTE	67.9 P/HA
WOHNFL / EINW	47 M ²
BEWOHNER / WHG	2.1
ANZ. WOHNUNGEN (2004)	9681



HIRZBRUNNEN 139.2

GESAMTFLÄCHE	305.47 HA
ZONEN S - 6	63.11 HA
BGF	333944 M ²
WOHNBEVÖLKERUNG	8788 P
BEVÖLKERUNGSDICHTE	139.2 P/HA
WOHNFL / EINW	38 M ²
BEWOHNER / WHG	2.0
ANZ. WOHNUNGEN (2004)	4528



ROSENTHAL 129.5

GESAMTFLÄCHE	64.35 HA
ZONEN S - 6	35.47 HA
BGF	160720 M ²
WOHNBEVÖLKERUNG	4592 P
BEVÖLKERUNGSDICHTE	129.5 P/HA
WOHNFL / EINW	35 M ²
BEWOHNER / WHG	1.9
ANZ. WOHNUNGEN (2004)	2507

Projected Densities and Structures

How many apartments would that be?

67,2 ha

For a first approximation and to imagine possible structures for the total area we insert known neighbourhoods of Basel to get a grasp of what the site could be like



and how many apartment could fit in. In the following steps we will overlay the specific conditions of the site like the influence of the greens, sport facilities and buildingstructures that are worth to conserve. We will go into more detail on public space and public facilities, urban qualities and infrastructure. Encoorporating these themes will off course decrease density and we will end up with a lower number of houses and people than these approximations.

AS EXTENSION OF RIEHEN
4563 inhab
2172 units

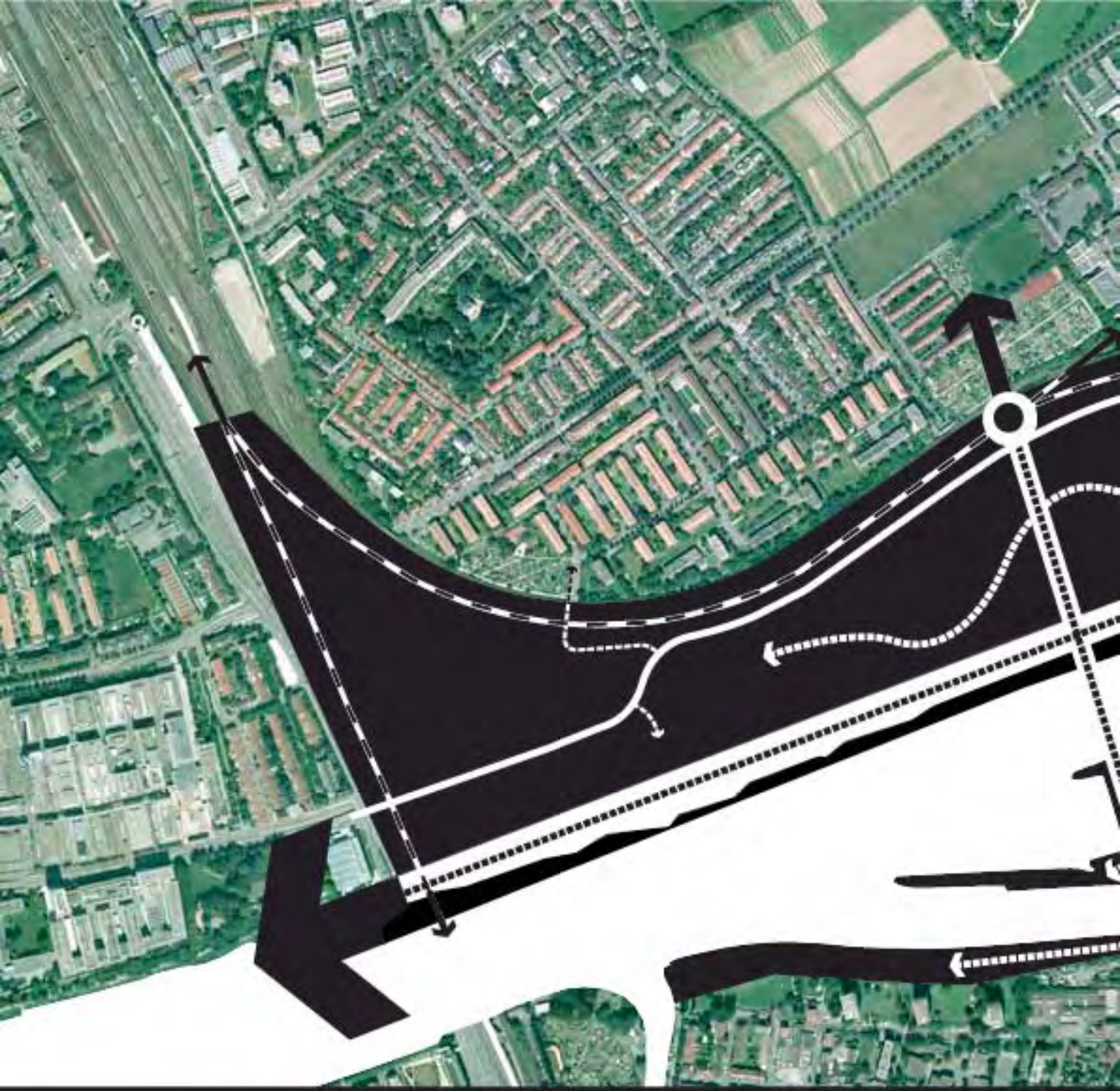


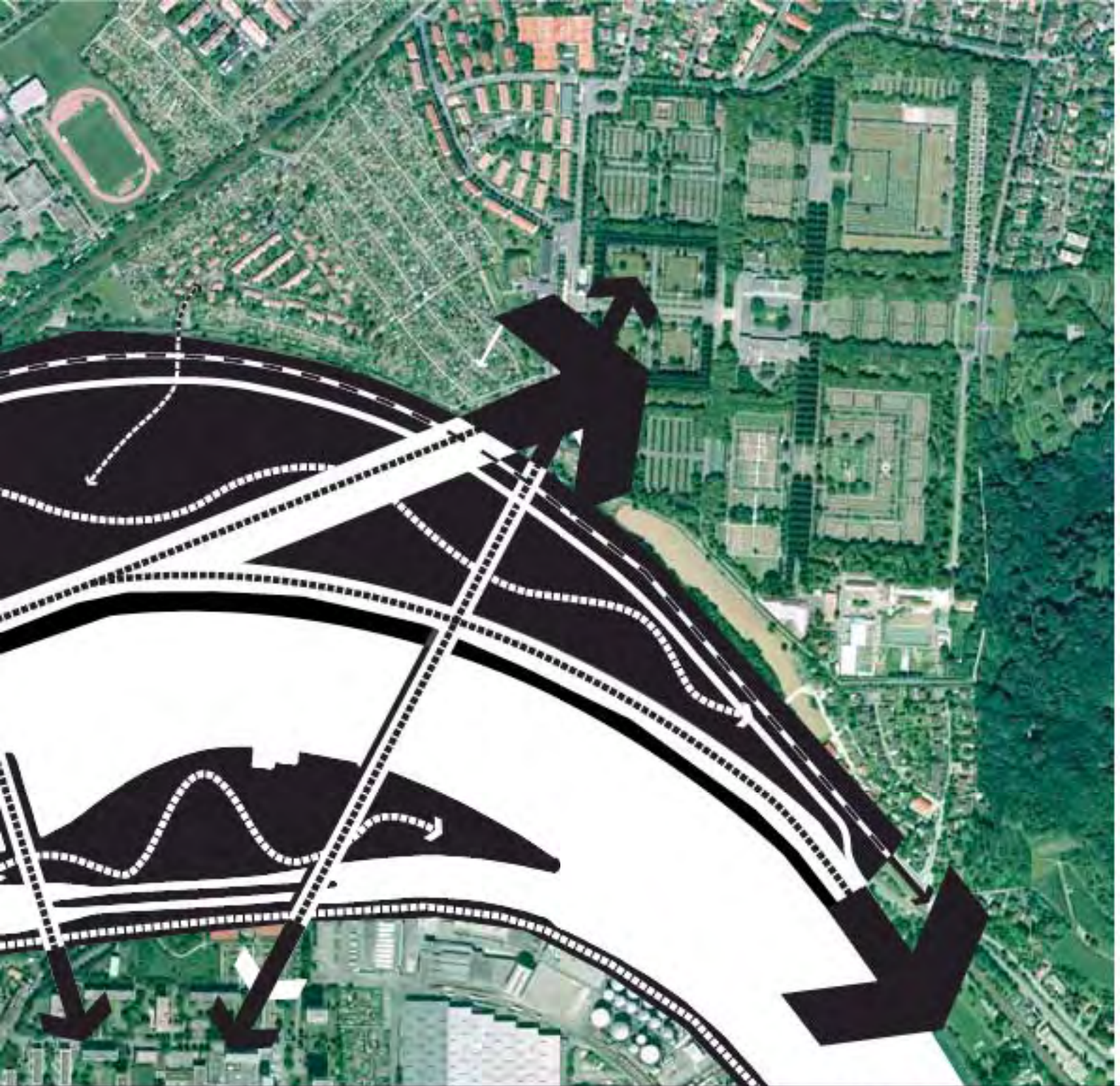
EXTENSION OF HIRZBRUNNEN
9354 inhab
4677 units



EXTENSION OF ALTSTADT KB
11833 inhab
7890 units







STRUCTURIZING THE VOID

Public space, public facilities, urban qualities, open space, infrastructure, public transport, urban structure, zoning, building typologies etc... are reviewed and placed in a coherent structure that organize and structurize the site to embed it into the city structure.

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SITE AS CONNECTOR

structuring elements

By connecting and extending existing elements the overlay creates a new structure that binds the site to the city and its surroundings. The new structure provides the necessary qualities for a successful urban area. It supplies connection to nature and city, public space, urban qualities and public facilities

URBAN
Embedding public facilities
connecting through the void



GREEN
Connecting to city and green
connecting through green public space



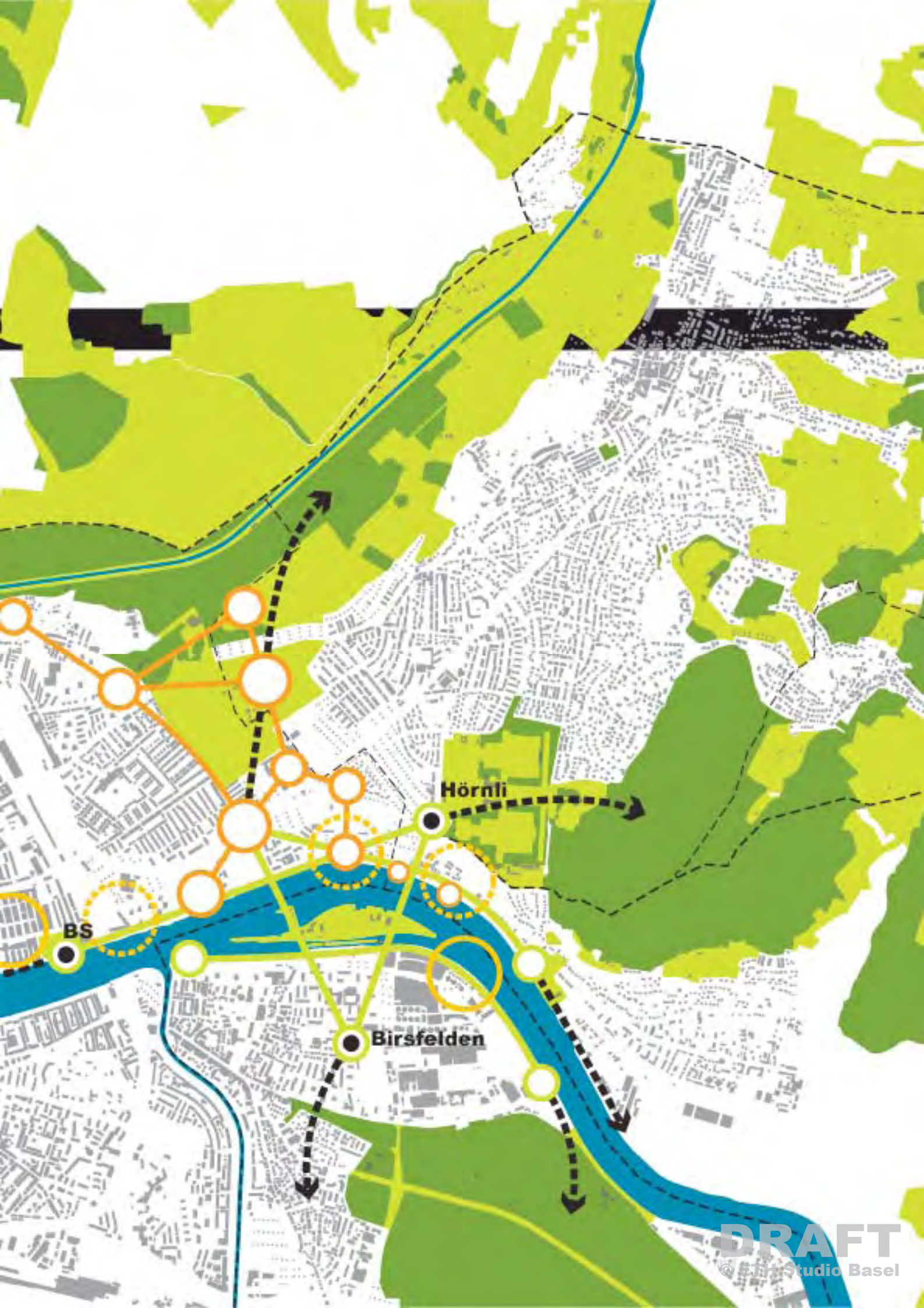
RHINE
Extending elements on the Rhine
connecting by introducing new elements



SITE AS CONNECTOR

By connecting and extending existing elements the overlay creates a new structure that binds the site to the city and its surroundings. The new structure provides the necessary qualities for a successful urban area. It supplies connection to nature and city, public space, urban qualities and public facilities





BS

Hörnli

Birsfelden

INFRASTRUCTURE

necessary interventions

To enable development of the site, according to the foreseen structure, certain necessary interventions should be made in the infrastructure.

The road that is now blockading the access to the Rhine should be moved to another location, or at least its traffic should be lead over another route to diminish traffic-intensity on the Rhinequay. The most obvious option is to combine the road with the railroad track and create an infrastructural corridor to minimize the area of traffic disturbance.

Next to the currently used track lies an unused track that has a width large enough to accommodate a street, together with the present walking path next to it would have the required width to accommodate a regional road.

A new S-bahn station can function as infrastructural knot and provide for connectivity to and from the site. A requirement that will increase the attractiveness of the site as a residential area.

The bridge to Birsfelden should accommodate a public transport connection to Birsfelden and the rest of Basel Land; a connection that now is either a long walk or a decent drive. The fact that it should only accommodate public transport is for minimizing disturbance of the Rhinequay and increasing the connectivity of it.



CAR
Road moved to back
Increasing acces to the Rhine



TRAIN
New S-Bahn station
Increasing connectivity



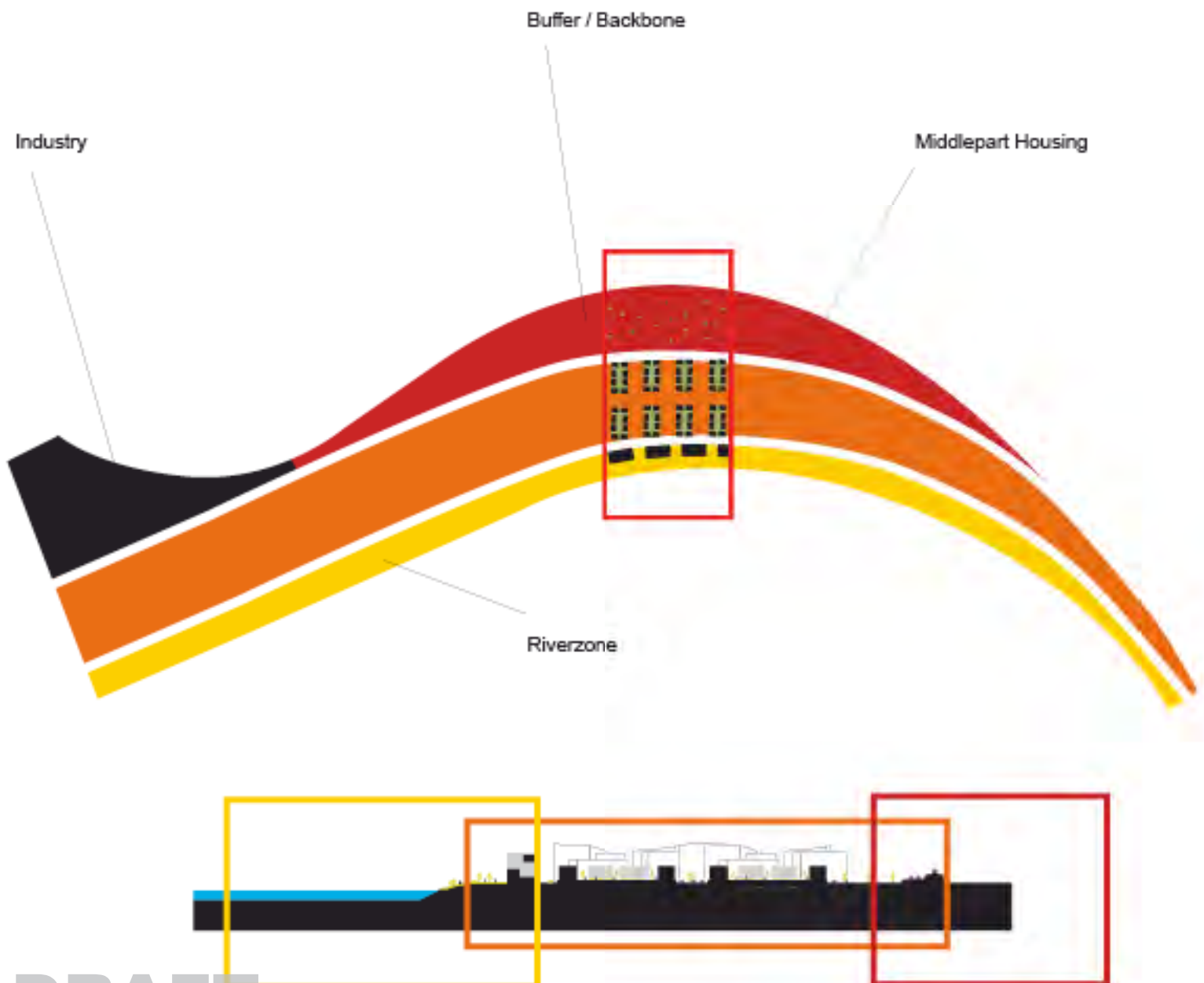
BUS
New public transport bridge
Enabling connection to Birsfelden



ZONING AND TYPOLOGIES

The development of the typology for the Hörnli site between the Rhine and the railroad tracks, can be done on this cut. How can the site react to the waterfront, how can we allow access to the water to as many people as possible, which typologies can be thought on that stripe.

For how many people could we provide housing on the Hörnli? Which strategies could work? We divide the area into three zones:



EXAMPLE: 5314 inhab

7.8 Ha



Office / Industry

13.5 Ha

Density: 0

0 Pers



120m

green
buffer



28.3 Ha

Density: 100

2830 Pers



150m

Urban Villas
(Malchower Weg / Kollhof)



13.8 Ha

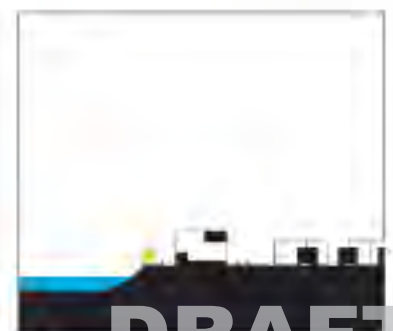
Density: 180

2484 Pers



50m

Permeable Block
(Holzhafen / Christaarse)





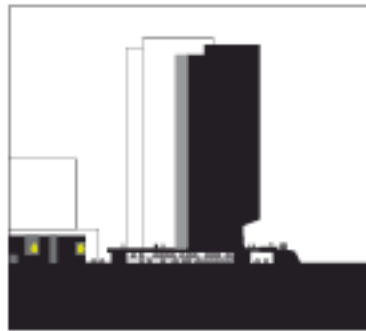
TYOLOGIES: EXAMPLES

For how many people could we provide housing on the Hörnly? Which strategies could work? We divide the area into three zones and test different typologies:

a



1. Infra-Mega-Structure
(Amhem / UN Studio)

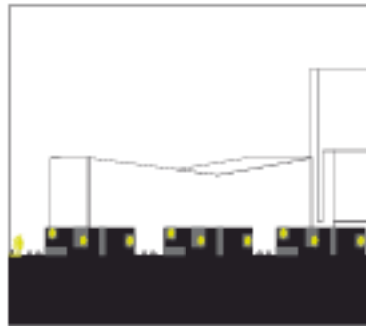


2. Blocker
(Rotterdam / Arch Cie)

b



1. Patio House
(Borneo / West8)



2. Greenspace Rubix
(Study / Sejima)

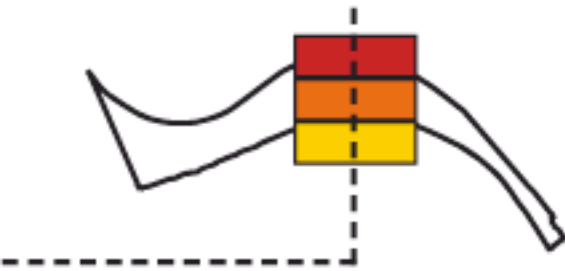
c



1. Permeable Block
(Holzhafen / KCAP)



2. Waterhousing
(5 Sphinxes / Riedijk)



The backzone which provides the main infrastructure

The middlepart the mainsurface for housing

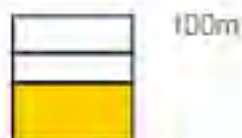
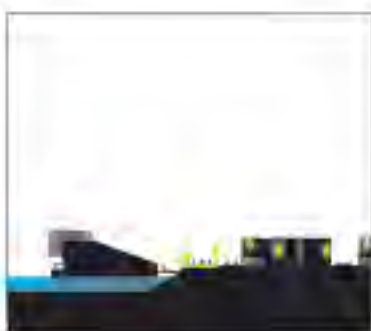
The riverfront



3. green buffer



3. Urban Villas
(Malchower Weg / Kolthoff)



3. Stepped Villas
(Riviera / A. Loos)





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© ETH Studio Basel

Borneo Sporenburg, Amsterdam



PROJECT-ING

CONTEMPORARY HOUSING PROJECT

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WHY NOT A BORNEO SPORE



NBURG...



Unterer Rheinweg, Basel

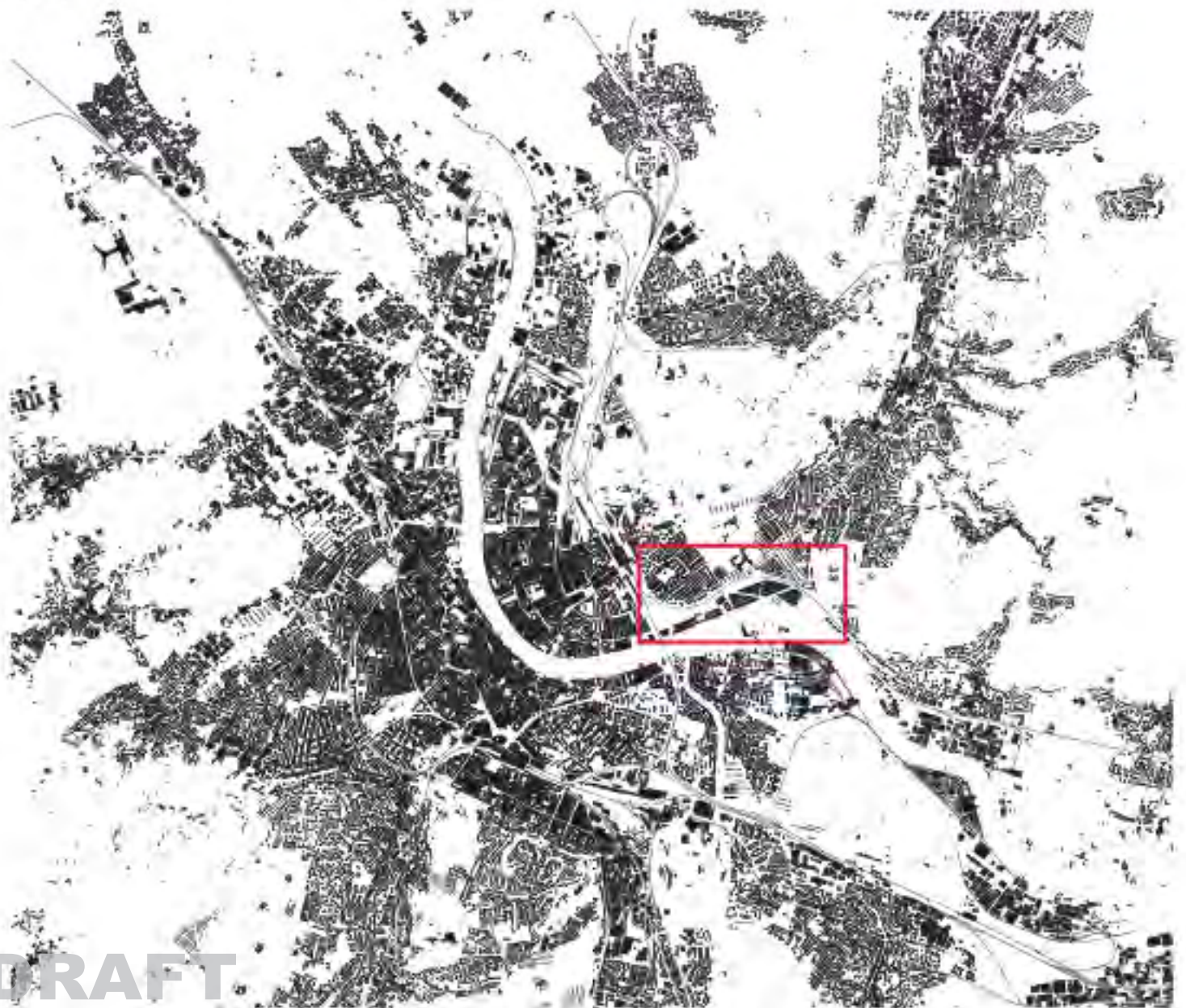


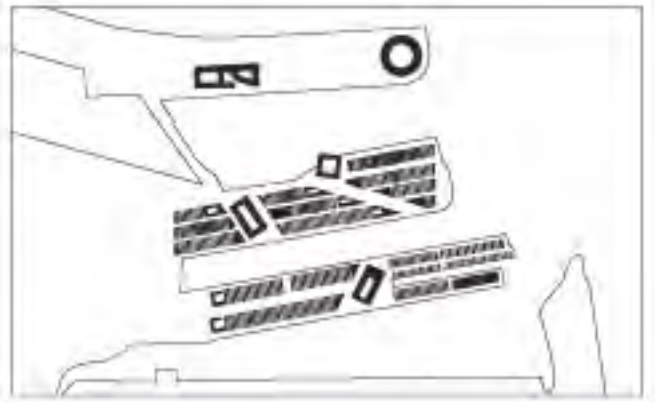
Borneo Sporenburg, Amsterdam

COMPARING SCALE

Both the scales of the city and site are comparable. Also the situations of the sites are comparable. They are both on the water and in the direct vicinity of the city-centre. The projection of a similar system in Basel, specified to the site, is therefore quite obvious and believable.

Basel





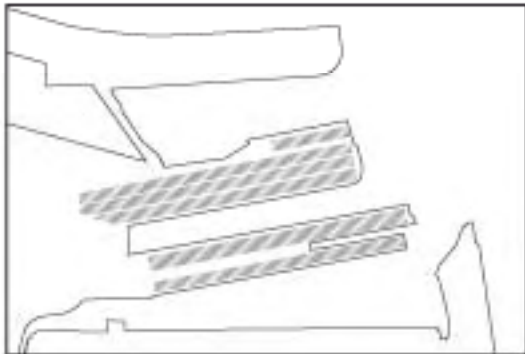
Amsterdam



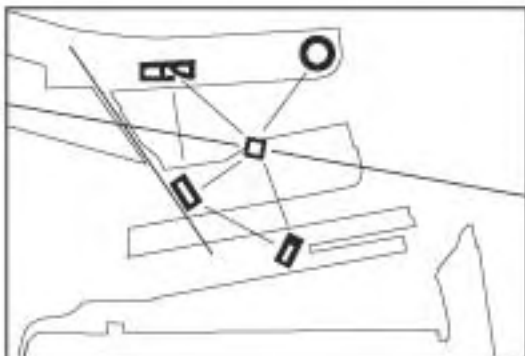
THE CONCEPT OF BORNEO

Borneo and Sporenburg are peninsulas in Amsterdam's Eastern Harbour Area where the WEST8 office of Adriaan Geuze realized one of the most successful contemporary urban housing projects of the last decade. The assignment was to realise high-density low rise housing: one hundred units per hectare. Over twenty architects designed series of interlocking houses, each with their own ground-bound entrance.

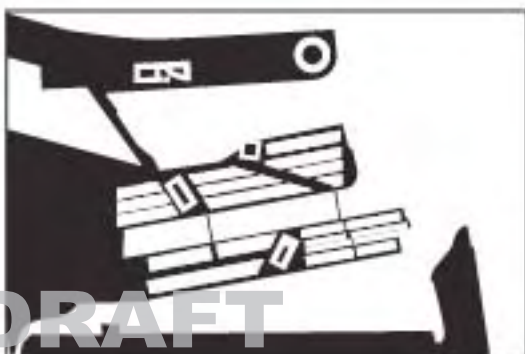
BUILD-UP



Carpet of patiohouses



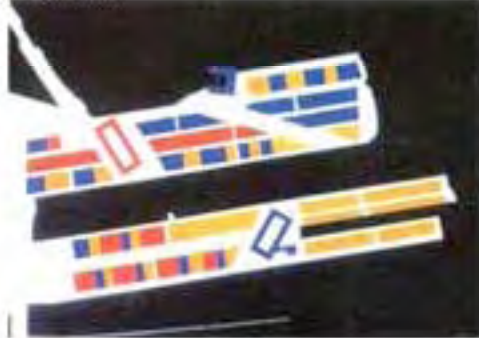
Large scale blocks relating to cityscape



Axes generating public space

ORGANIZATION

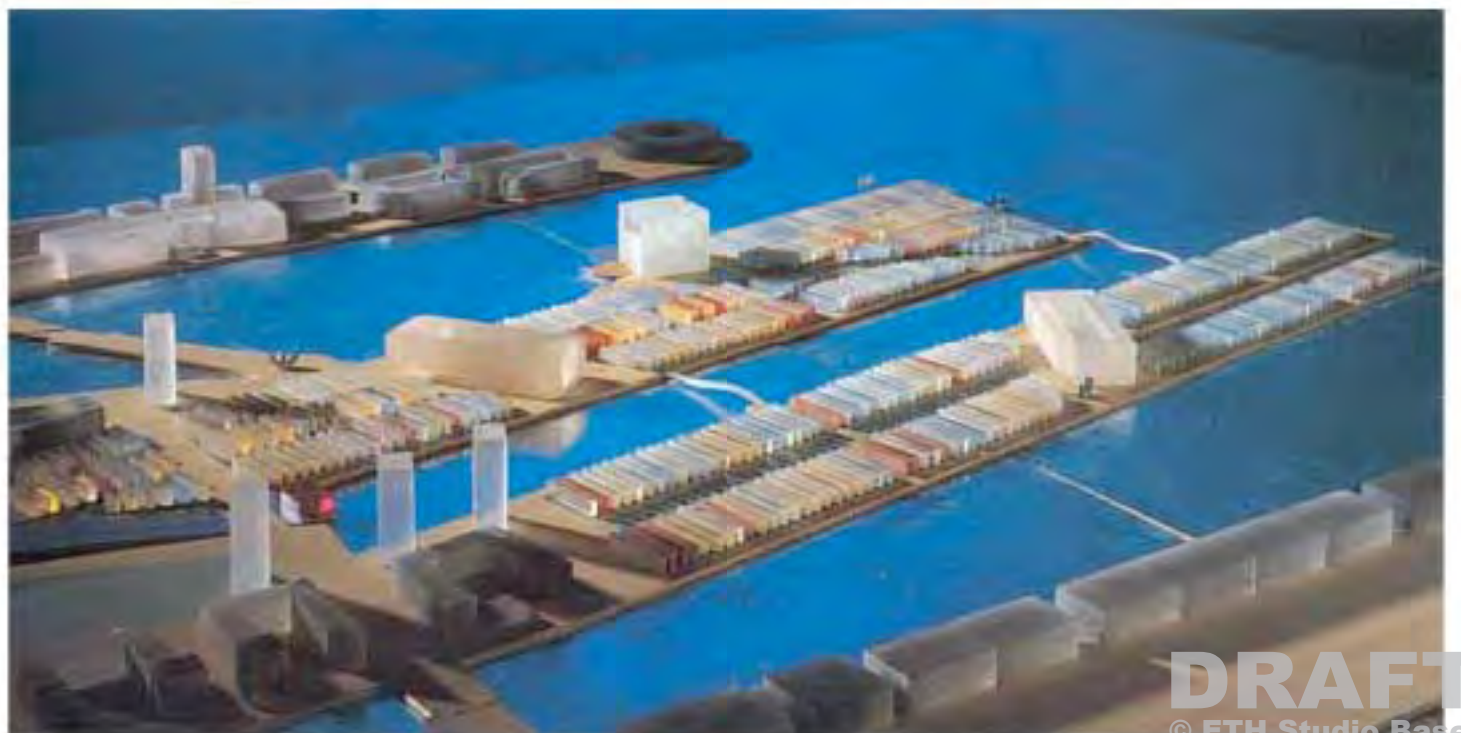
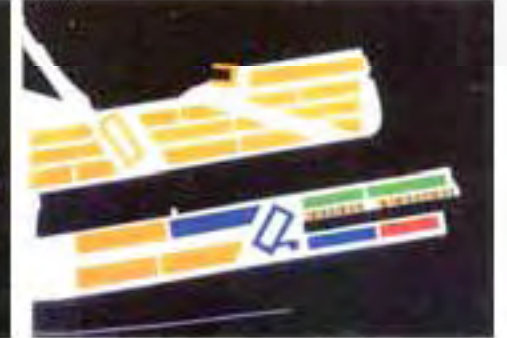
Program



Architects



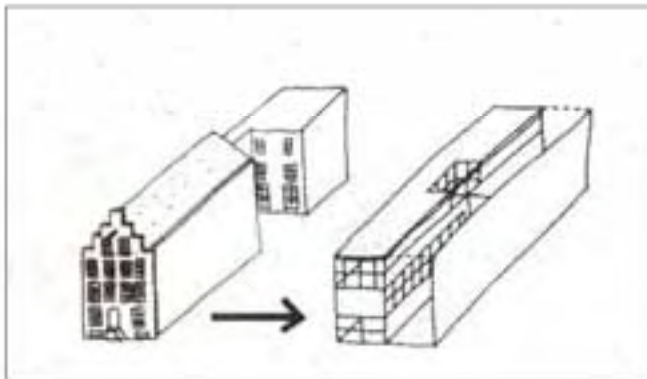
Clients



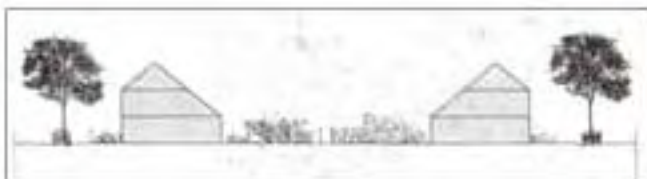
URBAN LIVING with private outside space

On 25 ha, in Borneo 2500 housing units are conceived.
Half of the surface stays void and creates private outdoor-space in a very urban context.
In each house, fifty percent of the surface is devoted to introverted gardens or patios, possibly comparable an allotment garden.

RETHINKING OLD STRUCTURES



Patiohouses



28 - 40 houses / ha



100 houses / ha



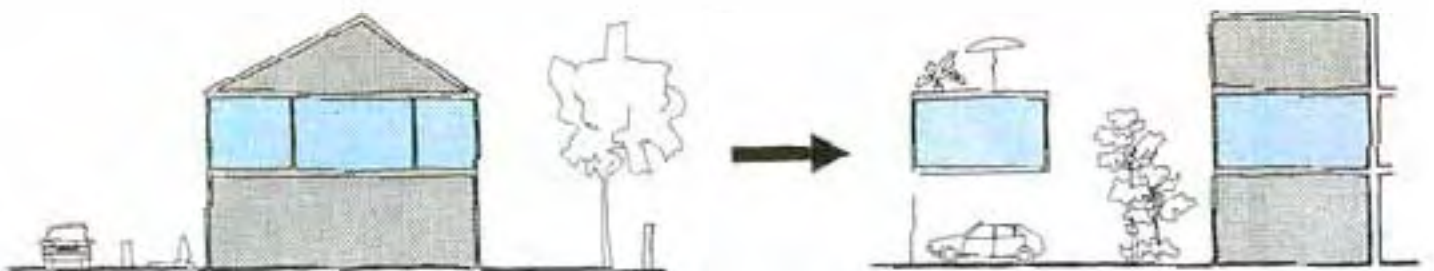
Borneo 100 houses / ha



“Ich bin immer noch der Meinung, dass der Traum des durchschnittlichen Schweizer das Einfamilienhaus ist.”

Martin Hofer, Wuest & Partner [NZZ 16.01.07; Bellage Immobilienbewirtschaftung]

OUTSIDE SPACE INSIDE

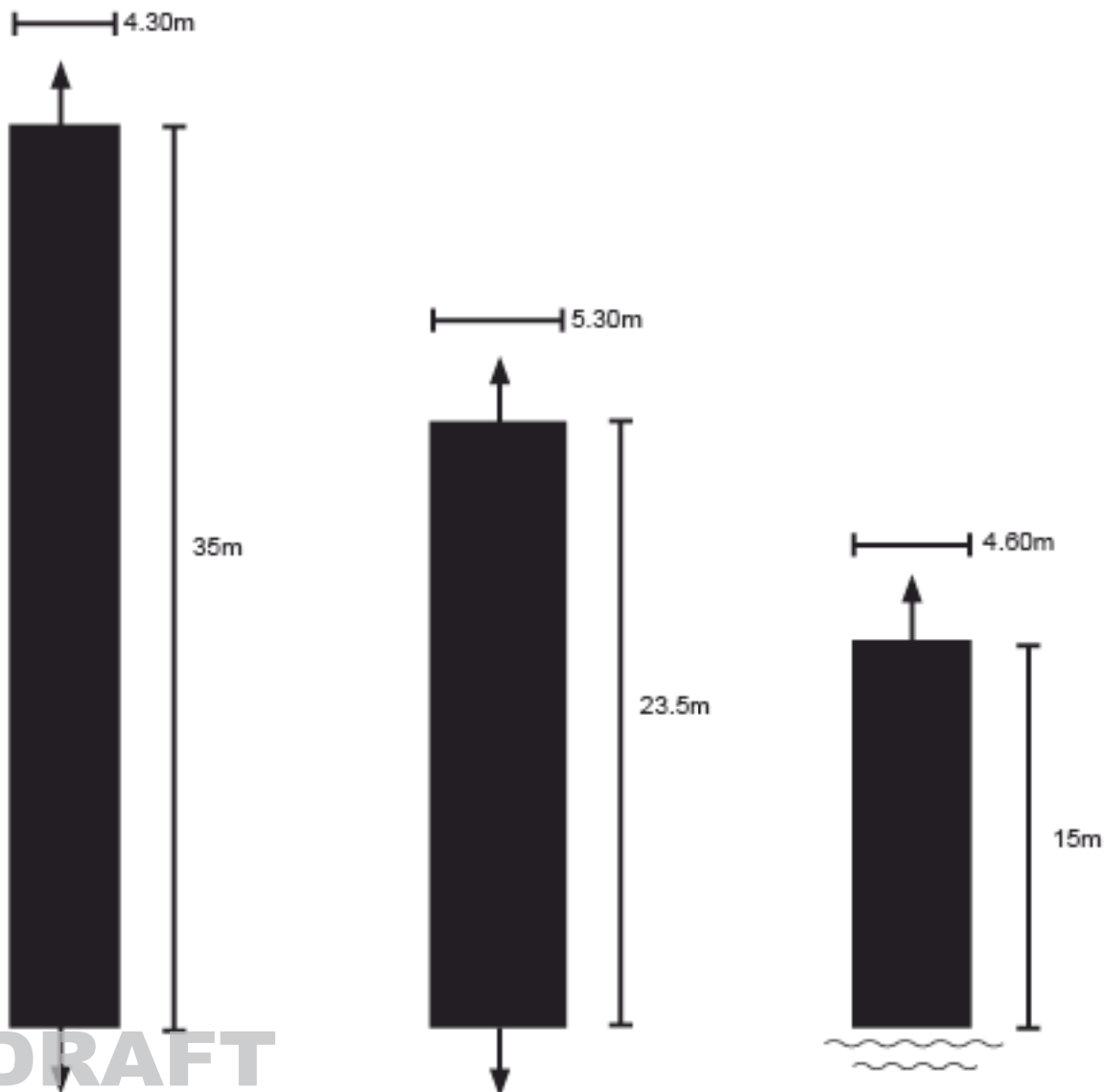


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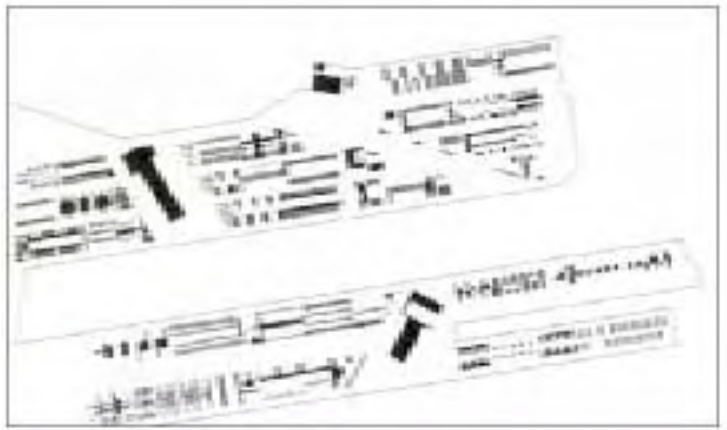
PATIOTYPOLOGIES: EXAMPLES

The patiohouse comes in different shapes and sizes. Countless variations are possible, adapting to lifestyle, income, needs, etc. All these different specifications can be met and placed together in the block-structure, creating a mixed group of inhabitants in the same area.

DIMENSIONS AND ENTRANCES



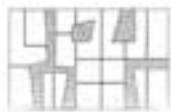
50% OF THE PLOT IS VOID



PATIOVARIATIONS



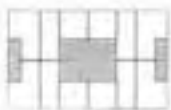
Wall house



Emmenthal cheese



Drive in



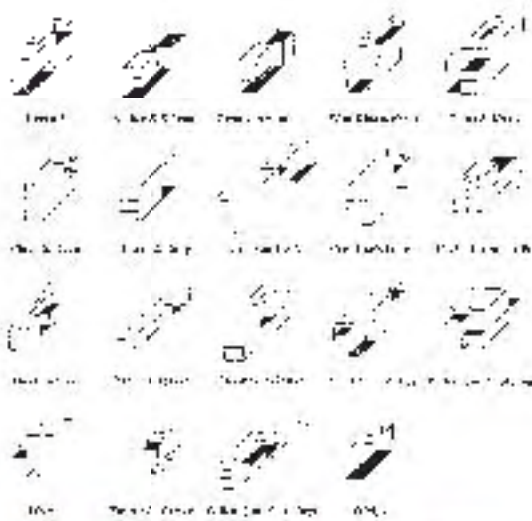
Court



Void



Big garden



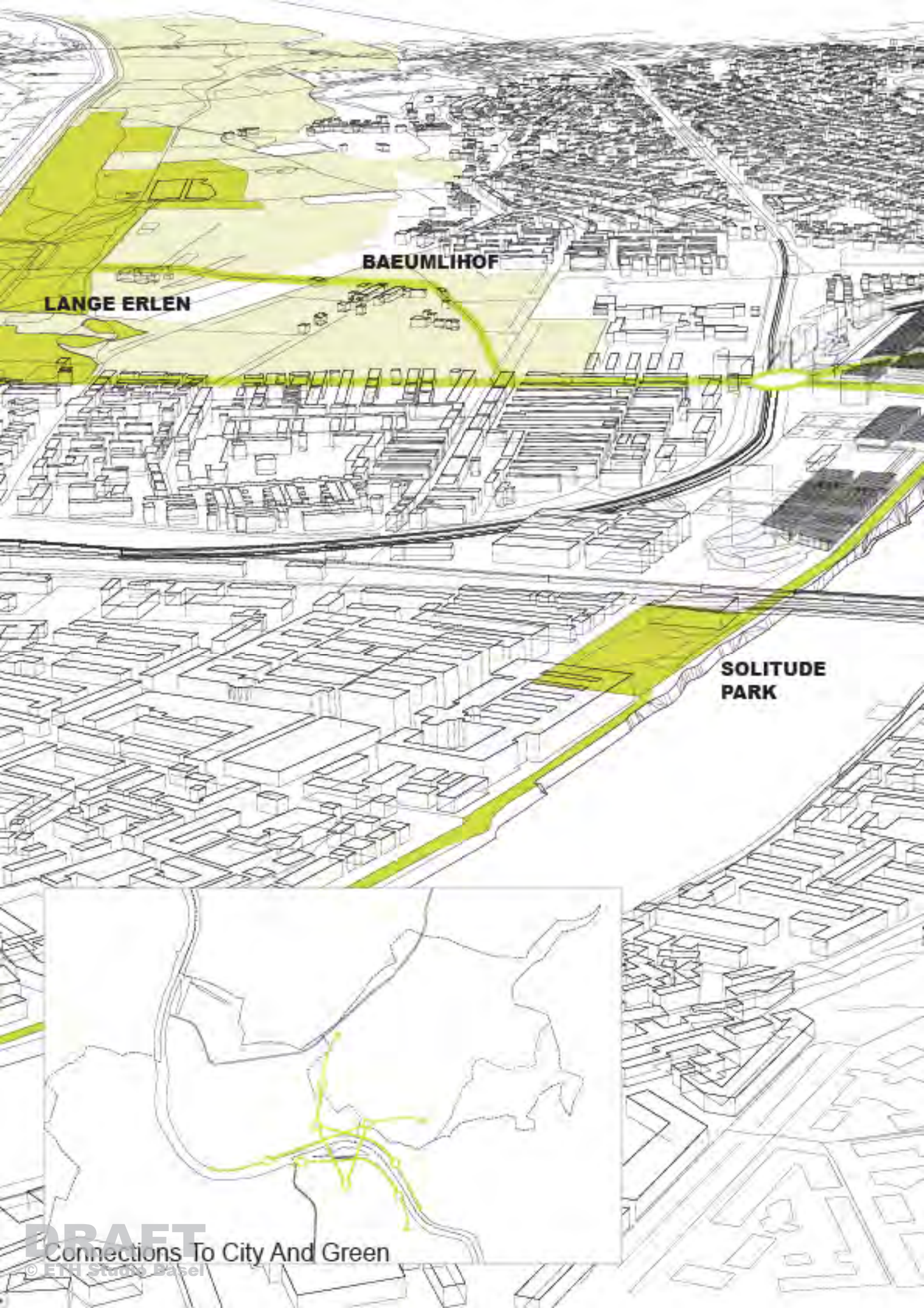
The image is a high-contrast, black and white architectural site plan. It depicts a city block with a complex street grid. A river or canal flows through the block, with a circular area on the right side. The buildings are represented by solid black shapes of various sizes and orientations. The overall style is minimalist and graphic.

PROJECT-ION

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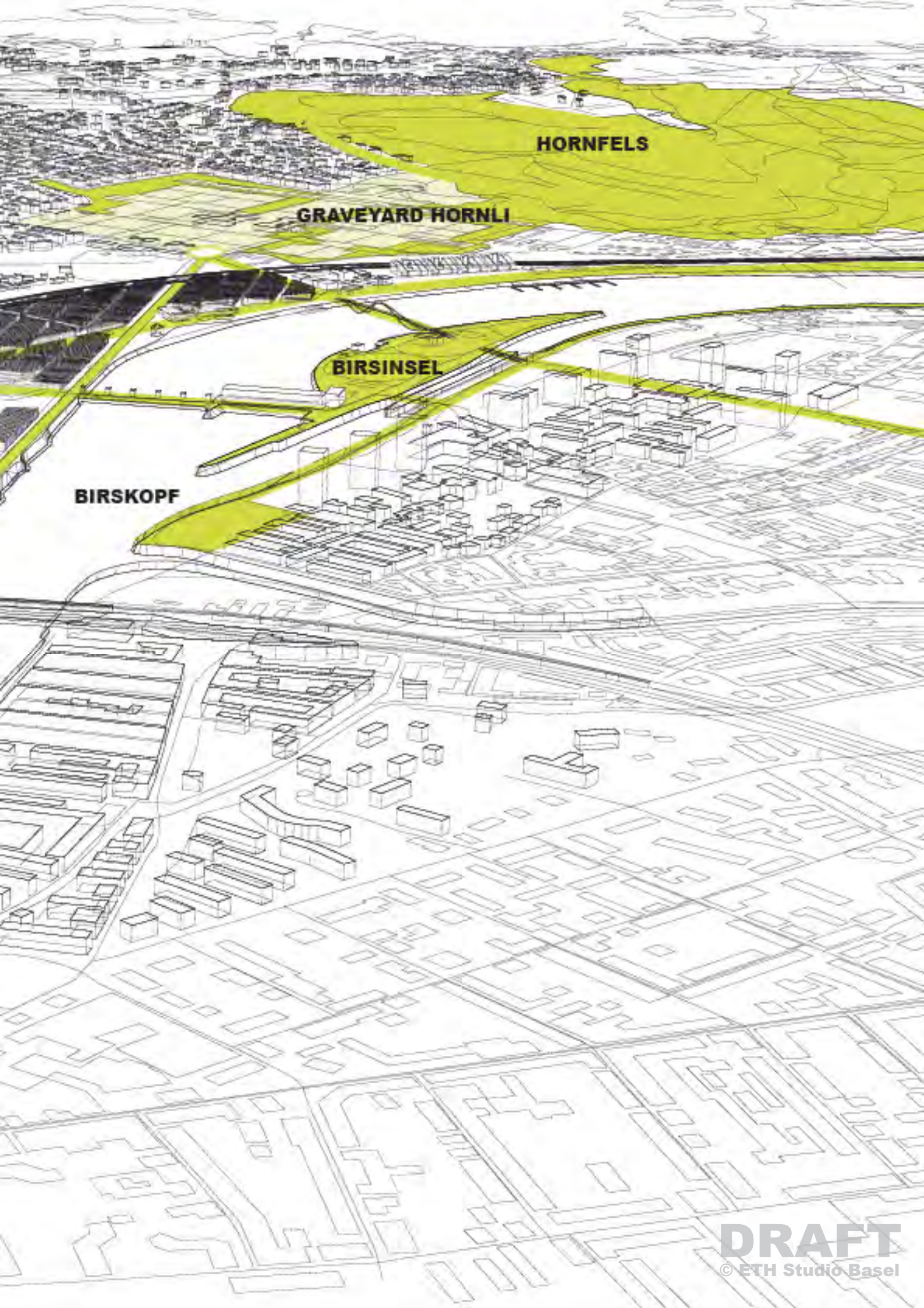




LANGE ERLER

BAEUMLIHOF

**SOLITUDE
PARK**



HORNFELS

GRAVEYARD HORNLI

BIRSINSEL

BIRSKOPF



MUNSTER

ROCHE

LANDMARK

MESSE TURM

MEGABLOCK

NOVARTIS

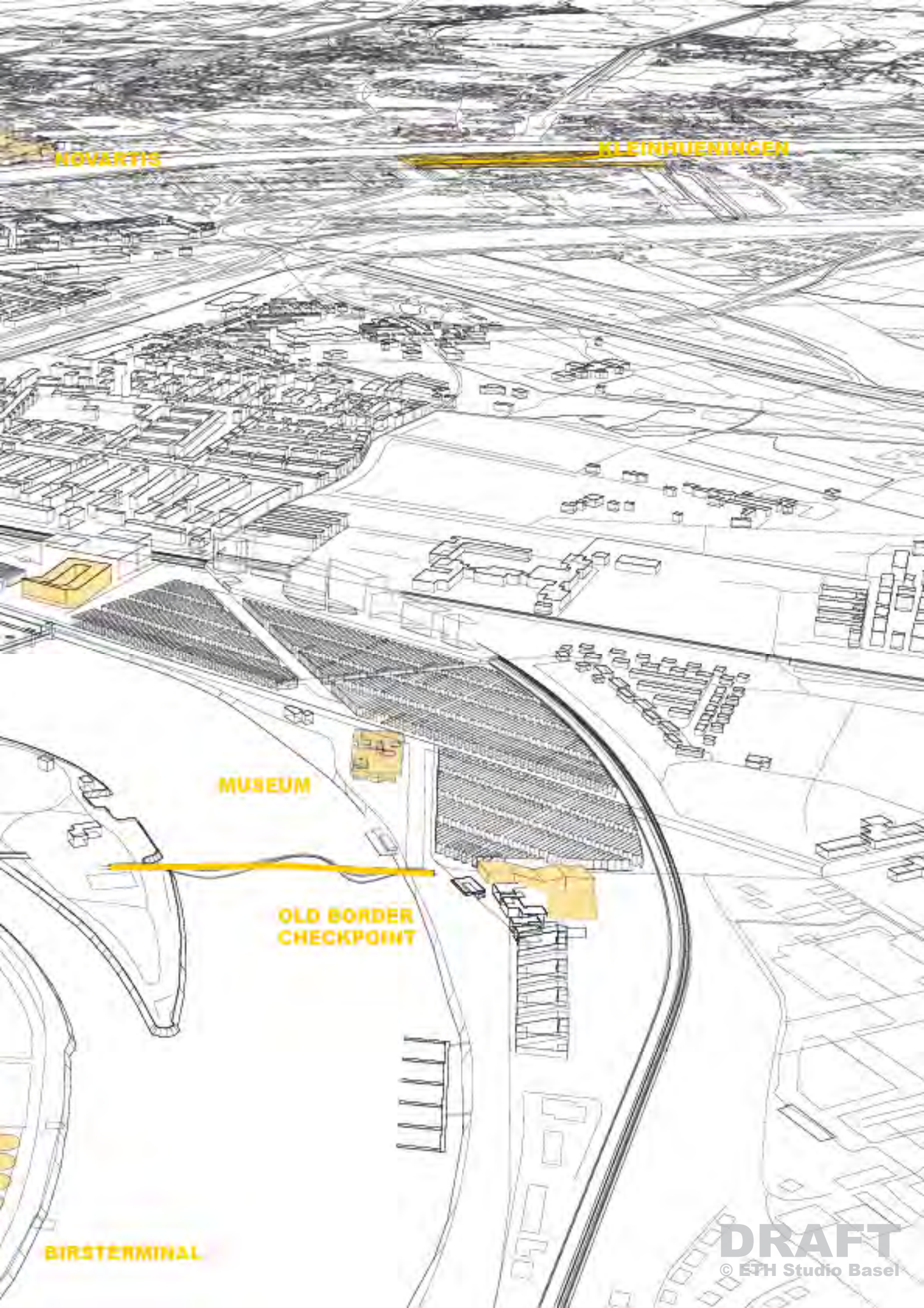
KLEINHUENINGEN

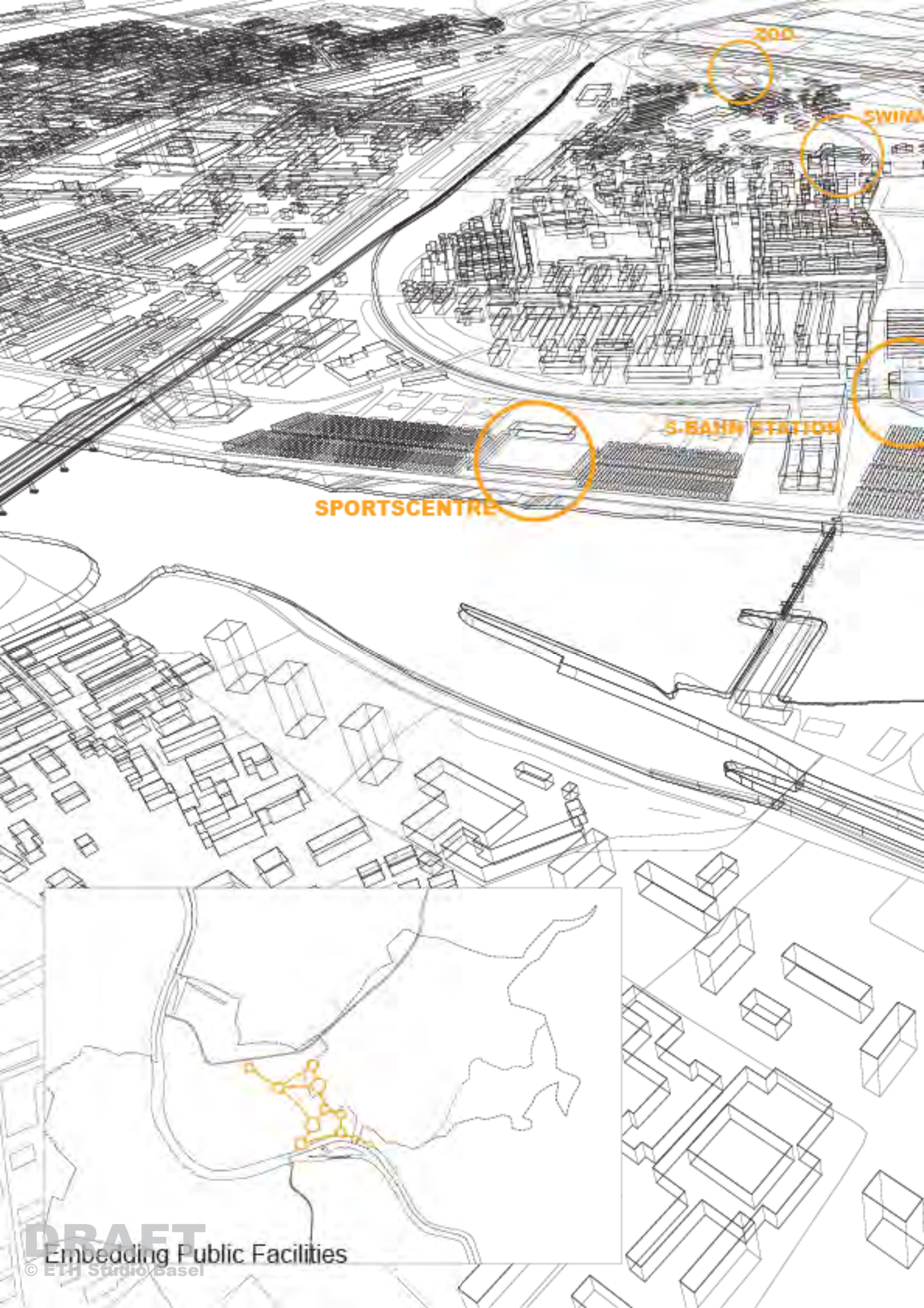
MUSEUM

OLD BORDER
CHECKPOINT

BIRSTERMINAL

DRAFT
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ZOO

SWIMMING

S-BAHN STATION

SPORTSCENTRE

SWIM POOL



SPITALMATTEN



BAEUMLIHOF

SCHOOL



ROWINGCLUB



MARINA



STATION

STADIUM

HYBRID

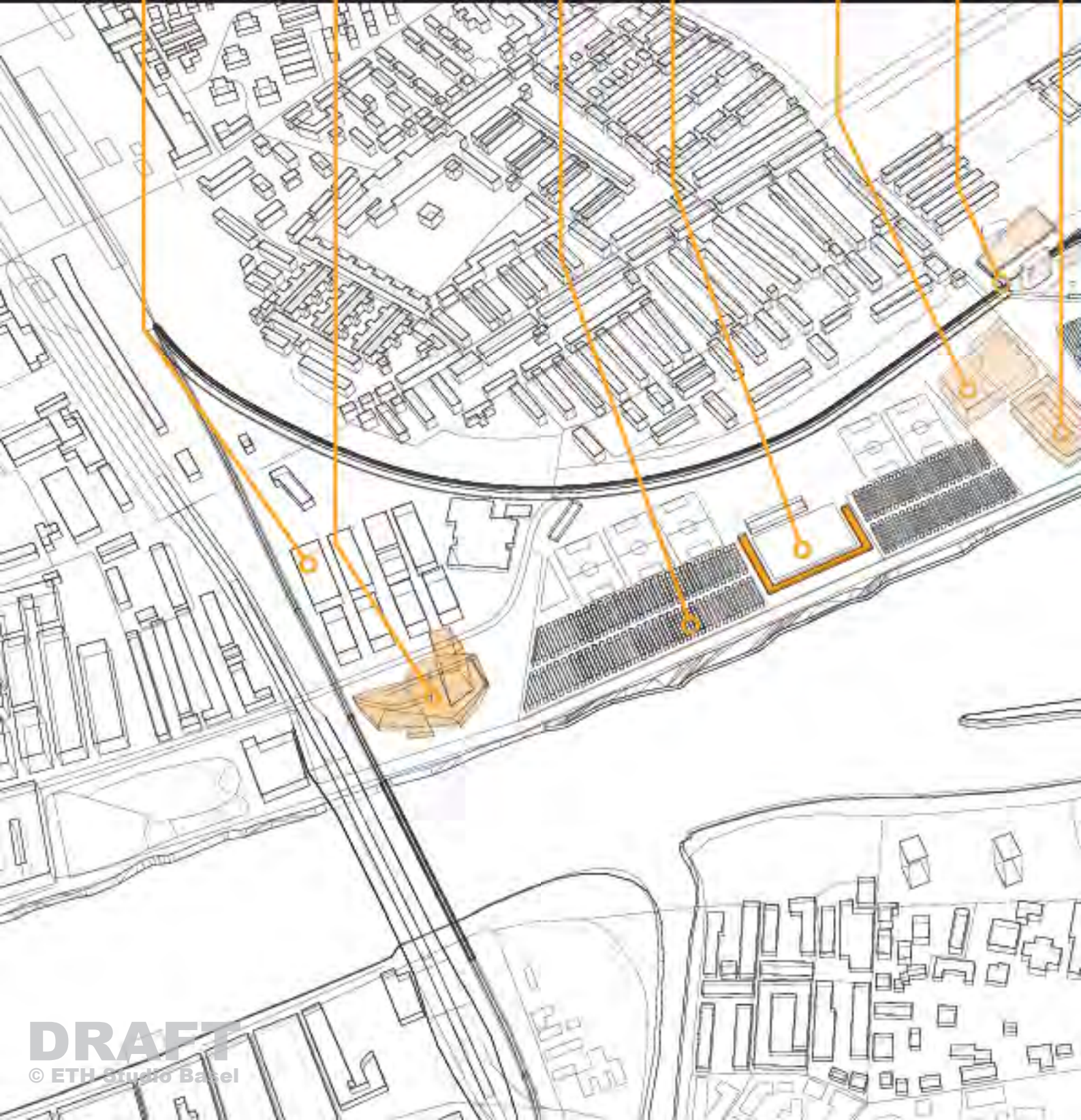
**APPART
BLOCK**

PATIOHOUSES

LANDMARK

INDUSTRY

PROGRAMS AND FUNCTIONS



**URBAN
BACKBONE**

PATIOHOUSES

**ACTIVE
PARK**

MUSEUM

**ROWING
CLUB**

**CHECK
POINT**

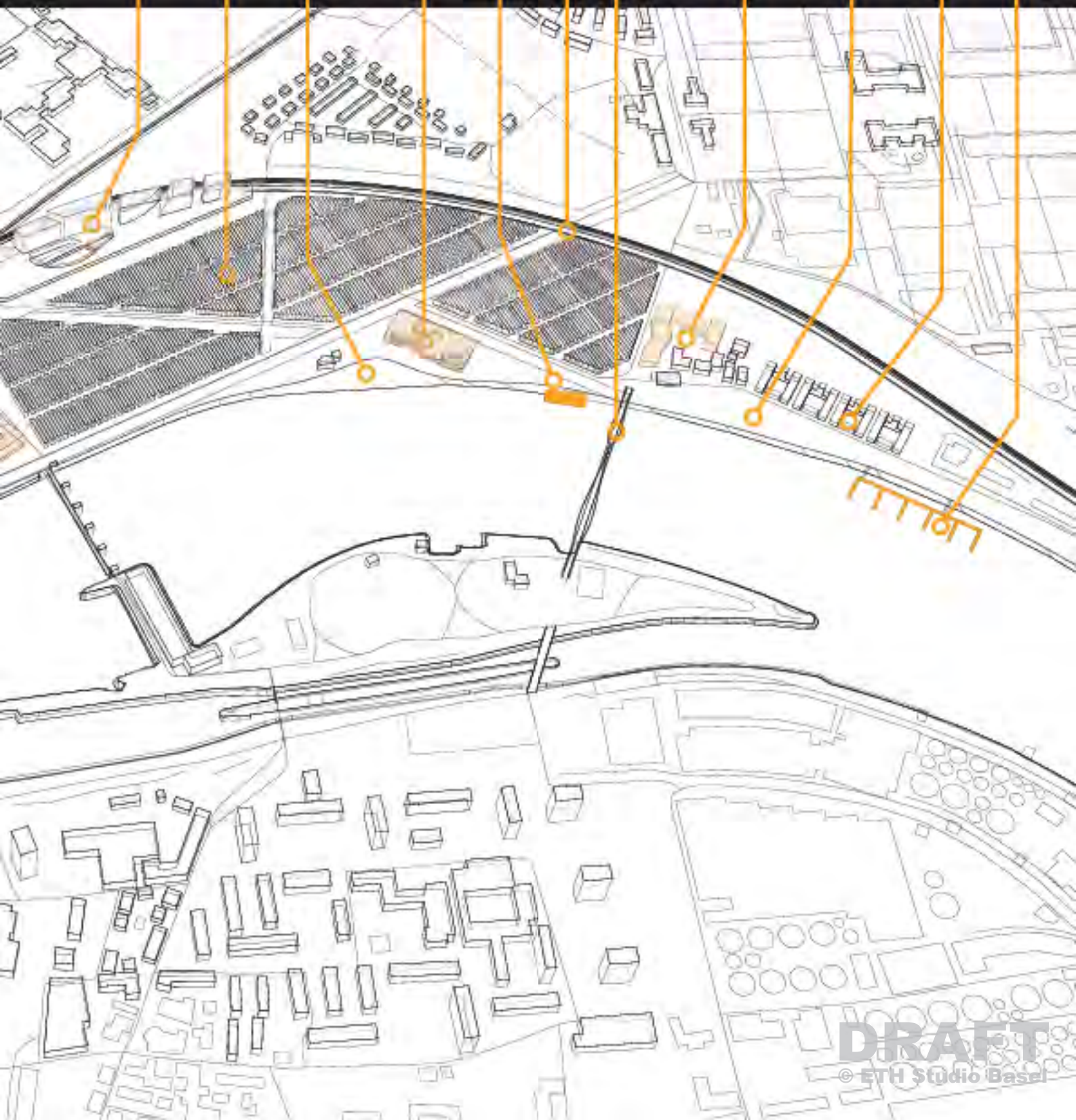
MARINA

EMENT

NEW TUNNEL

**NEW
BRIDGE**

**LEISURE
PARK**



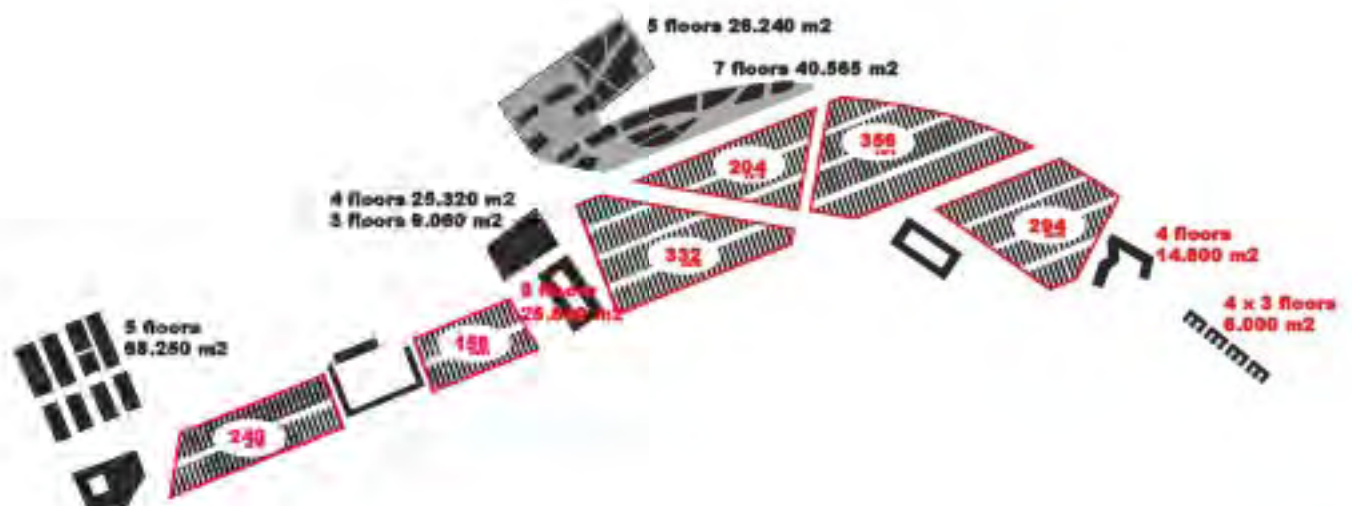
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STEPS AND NUMBERS

The amounts of houses and apartments are given in the steps that a possible development undergo. Phase one is seen as a beginning with the promenade and the main central park complex and a first setting of housing with the s-bahn station and museum as first facilities around.

A second step could be an extension of housing, introducing apartments for starters or WG's. The connection to Birsfelden is made by the public transport bridge and further large-scale buildings complete the 'elements on the Rhine' concept.

Phase three introduces commerce and industry to create a mix of living and working. This step can be seen as an extension of a business-axis starting from the Roche campus. The closeness to the Badische Railwaystation provides good circumstances for travelling workers and the site itself also offers quality housing and a lively neighbourhood that offers variety and a new way of living in Basel.



PHASE 1

908

patiohouses

0 m²

BGF

no

apartments

0 m²

commerce



PHASE 3

1602

patiohouses

25.000 m²

BGF

170

apartments

43.435 m²

commerce



PHASE 3

1602

patiohouses

95.800 m²

BGF

640

apartments

119.435 m²

commerce



conclusion

Basel needs housing. This much is clear. This work must be seen as a possible solution to this problem. The actual design that we made is a visualization of a group of ideas bundled and overlaid. It's not a definite design that should be made in the way shown in the last pages; it's just a visual proff of the possibility of creating a new urban area for basel that could bring the city a rise of profile and give a new impulse to it (all with relative ease compared to the other operations in the city).

Our recommendation therefore is to rezone the area and commision a competition for ideas of new ways of urban living... and hope for a similar success as happened in Amsterdam.

Evert Klinkenberg & Reto Gsell.

Bibliography

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housing new alternatives new systems

google earth

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nzz