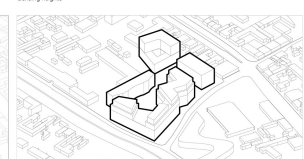
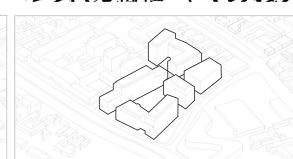
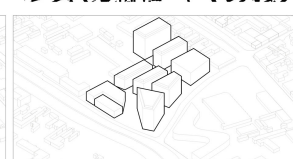
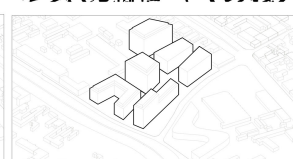
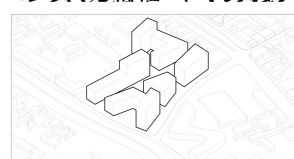
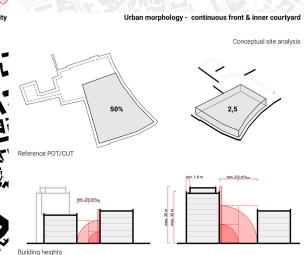


Through its position in the city and the neighbourhood, the proposed site has an extremely clear potential to catalyze the growth of an entire area. Relatively well connected and situated on the banks of Bega, it does however present the problems of all former industrial platform sites: restructuring these sites means dealing not only with urbanistic, architectural and environmental issues, but also with reshaping the general established proportion of unused, abandoned buildings and the health of the district.

From a morphological perspective, the plot has a peculiar geometrical shape, which presents some challenges in terms of distributing the required foot print and built mass, but nonetheless benefits from its corner position. Any proposal should seek an equilibrium between the most antagonistic zones of the site and the areas that are more difficult to access and develop. This reflects primarily on the circulation strategy on the site, and it can also complement one of the main objectives: which is to recover the plot with the new bank, thus making the most out of its position.



Urban block development vision



Volumetric studies

STAGE 1 - 1st of June Development
 The 1st of June development represents an opportunity for the entire urban block to be reinvented. Considering the efforts and knowledge already present on site, through the collaboration between FABER and AZUR, we suggest to catalyze this beyond the limits of the 1st of June property, considering 3 strategic layers of future development: 1. Green infrastructure, 2. Accessibility infrastructure and 3. Functional infrastructure.

All three layers should be activated in a coordinated fashion from the beginning, as the result of good cooperation between all relevant stakeholders (land owners, cultural users).

The main component of the Green Infrastructure layer is the Bega river banks, whose potential is undervalued with the current urban design. We encourage here a partnership between land owners and the city, that in reshaping the entire sector of the river, generating a better connection

with the water, more inclusive and generous urban spaces, but also a demonstrative pilot project showcasing how the river could represent a balanced lifestyle in the heart of the city. The transformation of the river bank should start together with the 1st of June development.

Considering the transformations generated by the green infrastructure, the accessibility map of the site will change in a significant manner. A new layer of open roads is thus envisioned, one that not only gives everyone the opportunity to use more wisely the connection with the river, but also generates the opportunity of new urban openings and qualities, to be further explored in the following stages. Having a good and shared understanding between all stakeholders, of the common interest of both their properties and city, is crucial from the beginning.

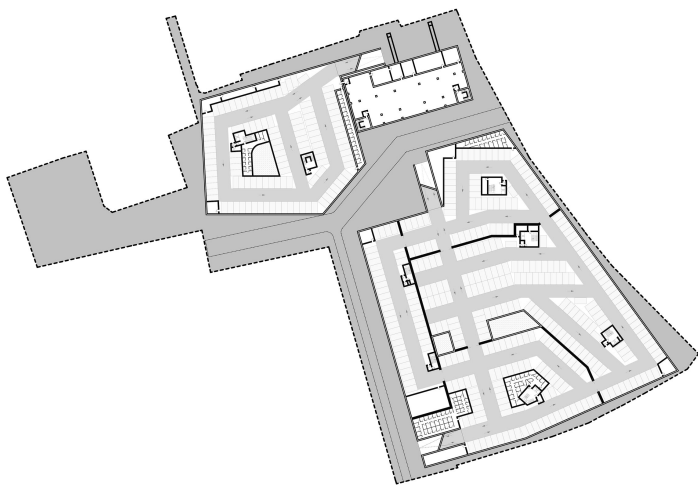
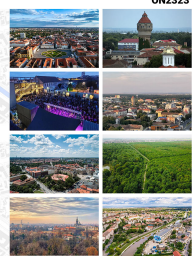
STAGE 2 - Consolidating connections
 During this stage, FABER and AZUR will continue hosting and nurturing their network of diverse artists, cultural program and small scale interventions, while preparing for the next stages. The 1200sqm cultural platform will prepare for the following stages both through their cultural content and co-creative processes.

STAGE 3 - Bringing everything together
 In this stage, one can have more clarity on the value the Green and Accessibility infrastructure bring to both city and landlords, but also on the possibilities that open-up through the transformation of the AZUR/FABER platform, which grows its focus towards education.

The development illustrated in this drawing is a cultural educational compound that reinvigorates the by now established cultural practices of FABER with a fully blown educational infrastructure: a school, ready to welcome 300 students, in an urban environment that encourages healthy urban behaviours, working to activate by the main drawing, facilities, knowledge and practices between educational and cultural methods, having a safe but engaging atmosphere: one that keeps diverse realities connected through how the infrastructure and program are envisioned, thus making the best possible use of the values developed on the site on the Bega river in the long run (eg. through the commitment of the Faber family towards the place over a century, and the dedication and creativity of the FABER team in reinventing, and connecting back to the city).

Even after this stage, there are development possibilities left for the site (towards West and North), as the urban structure we envision, through the collaborative work of all stakeholders, represents the promise of a truly balanced urban refurbishment program for one of the biggest BIM plots, will open for creative responsibility, in Timisoara.





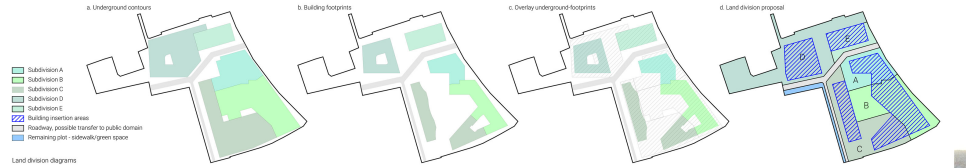
Three main objectives structure the entire proposal regarding the connection with the waterfront, a well structured and defined series of urban spaces and of course the optimum disposal of activities and functions within the plot.

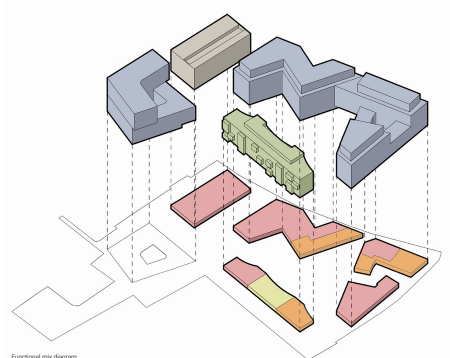
The first objective is manifested through the circulation strategy, which proposes a new street to be realized at about a third of the front to Micu street. The street is meant both to permit access to all the functions situated on the perimeter of the plot, but also to facilitate a bypass of the street front, allowing it to gradually become greener and dedicated to pedestrians.

The distribution of buildings on the perimeter on the Micu front and partially towards the river bank is meant to mark the corner but also to offer the widest view possible along the river and towards other interest points such as the Millennium Church, the Water tower of the city center. This disposition also manifests the intention to create more private street courtyard on the block, with entrances that vary in shape and size, acting as thresholds to all living pedestrian within the plot. The urban design includes the proposal to dismantle and rebuild the valuable structure of the C10 existing building, with a new role as an exterior covered parking for pedestrians of all ages. The exterior covered structure also plays a role in the system of vertical urban elements that mark the multiple visual axis of the site, such as a water pond and the belvedere tower in the economic pocket.

From a functional perspective, in order to get a better mix of uses and avoid a too prominent mono zoning, the residential building occupies space on both sides of the new street, with specific typologies adequate to their position (a long, meandering block on the Micu front, and a more contained square on the exterior). This also takes advantage of the proposed design for the economic pocket of the plot, envisioned as a 6th class of greenery within the urban block. The further one goes from Micu, the more calm and relaxed the atmosphere is intended to get. The office building and the above-ground parking gar on the diagonal of the new street which turns towards the river on the plot front with floor. The position of the office building on this side of the site is justified as a functional link with the cultural centre and its activities, but can also act as a buffer for the residential blocks, concerning the topic of events that take place in the surrounding area.

DESCRIPTION	GENERAL	PERCENTAGE
Initial land surface	24,217	100%
Final Built	24,217	100%
Abandoned GSA land surface	42,360	24%
Final Built	78,018	24%
Apartment Built Surface	40,505	70%
Apartment Net (Cover)	32,964	79%
Apartment #	4,117	79%
Final Built Surface	3,228	9%
Net area	2,158	4%
Office Built Surface	3,191	9%
Office Net	4,730	9%
Office Area/Block	3,818	74%
Other Built Surface - Commercial	1,573	9%
Other Net - Commercial	1,553	9%
Other Built Surface - Above ground parking	8,822	9%
Above ground parking #	2,561	9%
Below ground parking	2,330	9%
Parking (underground and/or above)	15,156	33%
Underground parking	13,200	29%
Net area underground parking	15	0%
Storage	337	2%
Storage #	113	0%
Green area	1,227	5%
Green area	1,227	5%
Land use	24,217	100%
Plot area	2,736	11%
Green on retained land	4,510	19%
Green above Parking	1,700	7%
Retained surface	19,211	80%
Abandoned parking #	61	0%
Public road connection (outside of plot surface)	193	0%





- Retail
- Community
- Kindergarten/after-school
- Residential
- Office
- Above ground parking

Functional mix diagram



Longitudinal general section, 1:400



BLUE TABLE

DESCRIPTION	AMOUNT	AREA
Total floor surface	25,177	100%
Build surface	2,655	10%
Useful floor surface	12,827	51%
Area reserved for surface	12,695	50%
Management RM (see technical)	12,825	51%
Area reserved for surface	12,825	51%
Apartment floor surface	7,269	29%
Apartment	28	0%
Public floor surface	1,611	6%
Office floor surface	27	0%
Office floor	2	0%
Office Reserve	3	0%
Office floor surface - Community	2	0%
Office floor - Community	2	0%
Office floor surface - other general parking	3	0%
Office floor - other general parking	3	0%
Management parking	2,500	10%
Management parking (see technical)	2,500	10%
Parking underground and other	4,756	19%
Parking	2	0%
Other underground parking	4,754	19%
Storage	174	1%
Storage	17	0%
Garage	2	0%
Garage	2	0%
Landmark	1,366	5%
Landmark	1,366	5%
Green roof area	17	0%
Green roof area of	178	1%
Green roof area of	2	0%
Green roof area of	1,723	7%
Public land area reserved for surface	2	0%

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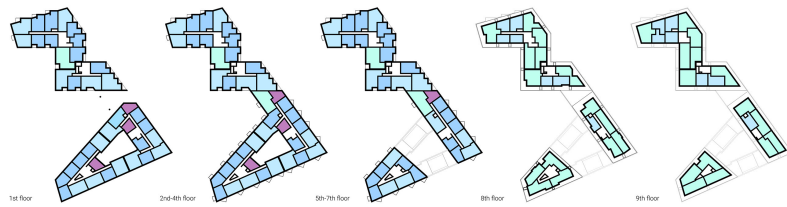
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Typical floor plan (2nd floor), 1:250

8th floor plan, 1:250

9th floor plan, 1:250



1st floor

2nd-4th floor

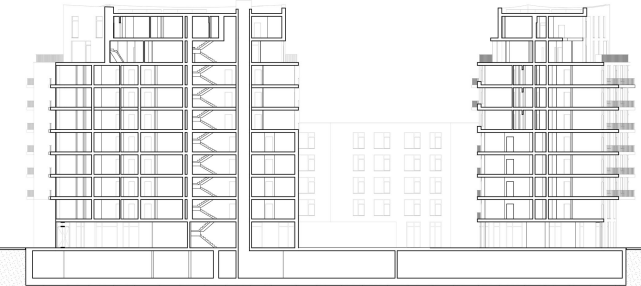
5th-7th floor

8th floor

9th floor

Apartment typologies

- 1 room
- 2 room
- 3 room
- 4 room



Courtyard section, 1:250



Typical elevation, 1:250



