

The Circus Gate

YPP team
Cizem Caner | Weronika Dettlaff | Tomasz Furmanczyk | Mario Milicevic | Ewa Szymczyk | Summer Xia | Marcin Zebrowski

The Circus

The subject of our project is a site of over 1ha, located on the southern fringes of Gdynia formerly used as an area to host a Circus. Here, artists were performing for the public, newcomers were meeting with the locals, hence the temporality of the event was enhancing the excitement and exchange. Circus is a place where people live, work, create and experience art.

The Gate

This is the past. Currently the site remains empty but surely this won't be for long. Its potential, attractive location and demand for housing attracts developers. With this project, our team looked closely at what the site could be and what sort of development would best suit modern Gdynia's needs. The location of the site creates a potential of being the gate to the city. "The welcoming arms of Gdynia". We combine the two ideas: the circus and the gate, to guide a mixed use development, where different people meet in a vibrant, cultural place.

City Scale

At the city scale the site serves as a gate in few different dimensions. Firstly it is a direct link from the surrounding national park to the coast. Secondly, it serves as an entry point, a first stop of SKM light rail connecting the Threecity - Gdansk, Sopot and Gdynia. The site, being at the edge of main city is also a gate to the upper terrace city with its satellite cities. Lastly, located at the end of the commercial corridor, it links the city centre with the biggest local shopping mall.

Site analysis

The 1,2 ha site, located on the corner of main city routes linking the SKM rail stop, is an important transport interchange hub. We decided to add the bus hub on the site into our project area, in order to have a broader view and impact. The site has a major pedestrian foot path going over the highway, and two underground tunnels linking it to the SKM stop. It is currently an empty meadow. This helped us to observe the existing foot paths across the site. The site is surrounded by housing on the North and East and roads on the West. Across the road on the south there is the Riviera shopping mall.

Conclusions

Our analysis showed the potentials as well as issues of the area. The location and single ownership are among the strengths. However, these can be weaknesses as well, as the plot is limited by a highway and a railway. Therefore, the opportunity is to create a place with mixed use where housing can be developed as a lifestyle rather than flat units as such. Current trends show that there is a threat of the site becoming a gated community development for the affluent people where only they can afford the dwellings.

The Vision

The existing master plan allocates the area as a mixed use sub-centre of Gdynia and we would like to use this opportunity to provide guidelines for more sustainable development. We see the potential in creating true mixed use development which addresses contemporary housing needs, creates space for art and culture as well as services. The idea builds up on the importance of mixed users - from temporary visitors and tourists, to artists, students and families. We intend to make a welcoming gate to the city, a sub-centre of Gdynia with a vibrant public space.

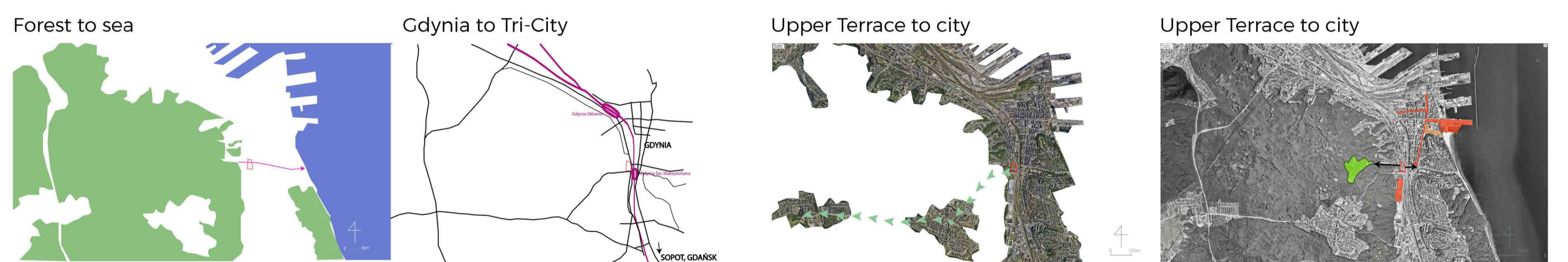
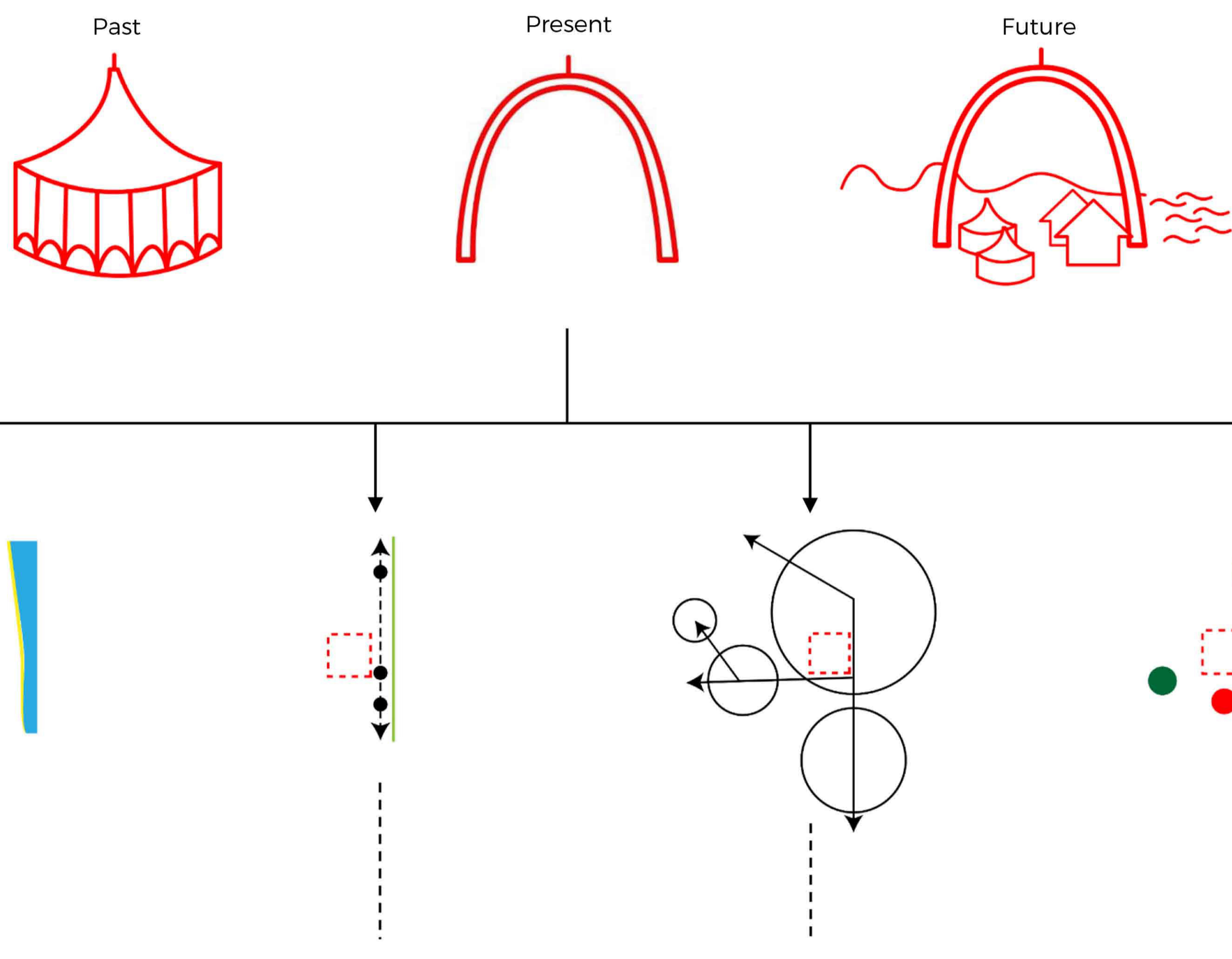
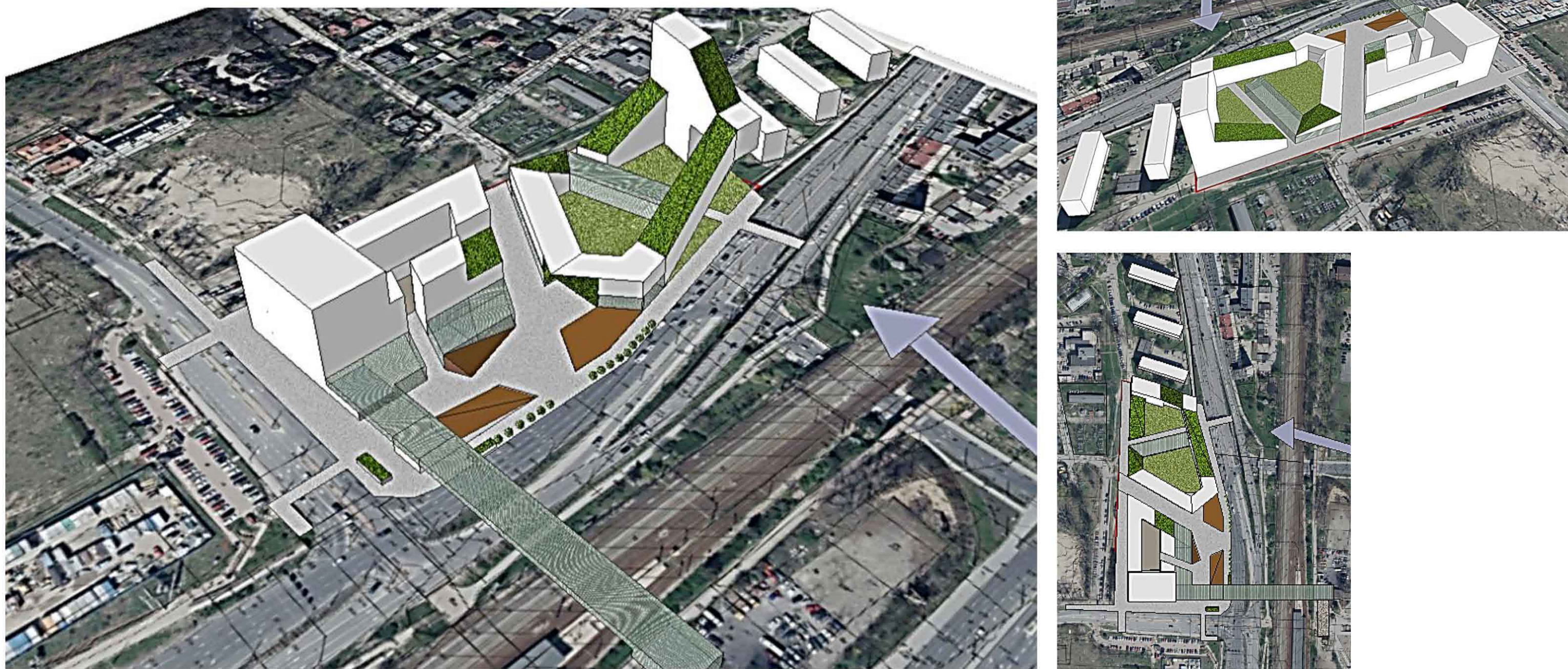
Strategy and Tools

To achieve this, we believe the city needs to play a role of a leader in the public-private partnership. The partnership is crucial because it provides financial, social and cultural benefits for both sides. It is necessary to mention that roughly a quarter of the plot is owned by the municipality (bus hub). Therefore, the municipality should be the one who initiates the process for positive and beneficial changes. It can do so by making the first investment to improve the connectivity and accessibility of the area. This would increase the land value and allow the local authority to demand a certain type of development (expressed in the master plan) in exchange.

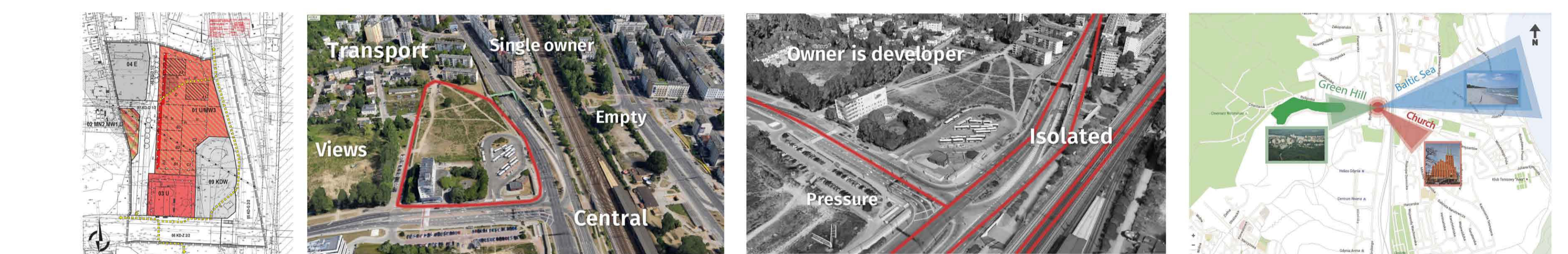
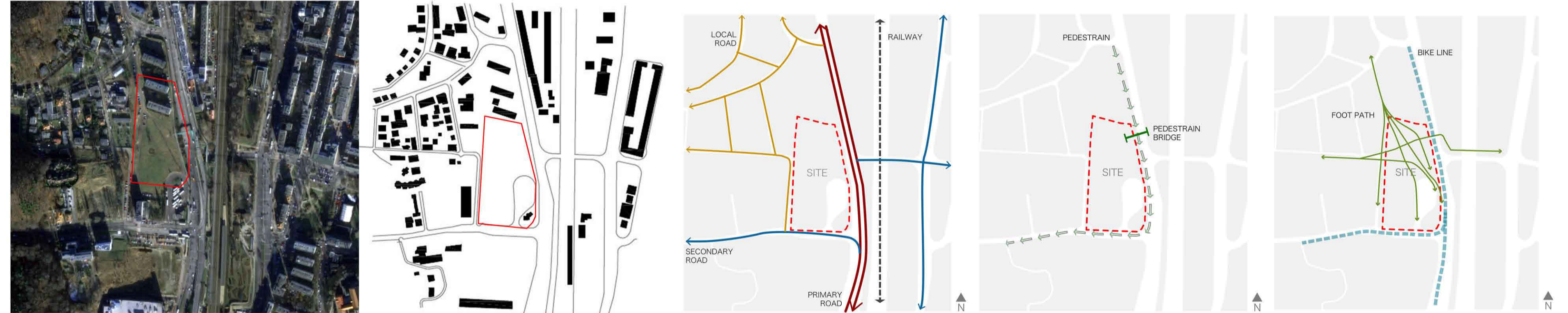
Design Proposal

We propose to put the existing bus station underground and in return gain a part of land dedicated to public use. The underground tunnel is improved (see the collages) and a crucial footbridge is built (see the 3d model). The site is divided in half by an important visual axis to the church. The northern part is dedicated to permanent stay: housing for families with a semi-public courtyard. The southern part is dedicated to offices, temporary and cultural activities and diverse housing and services. This provides a multi beneficial, win-win situation.

3D Model



Site Analyses



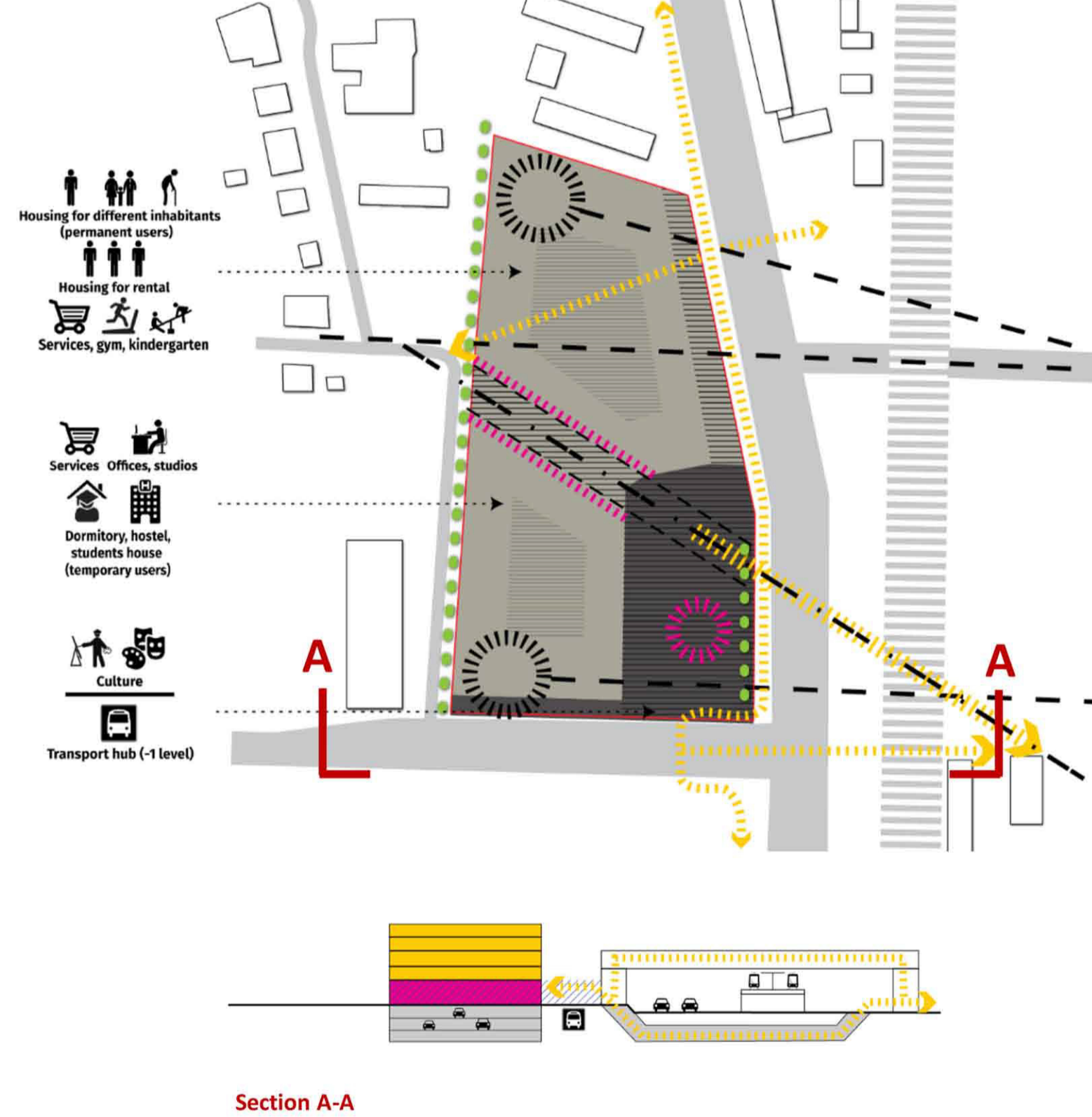
Opportunities



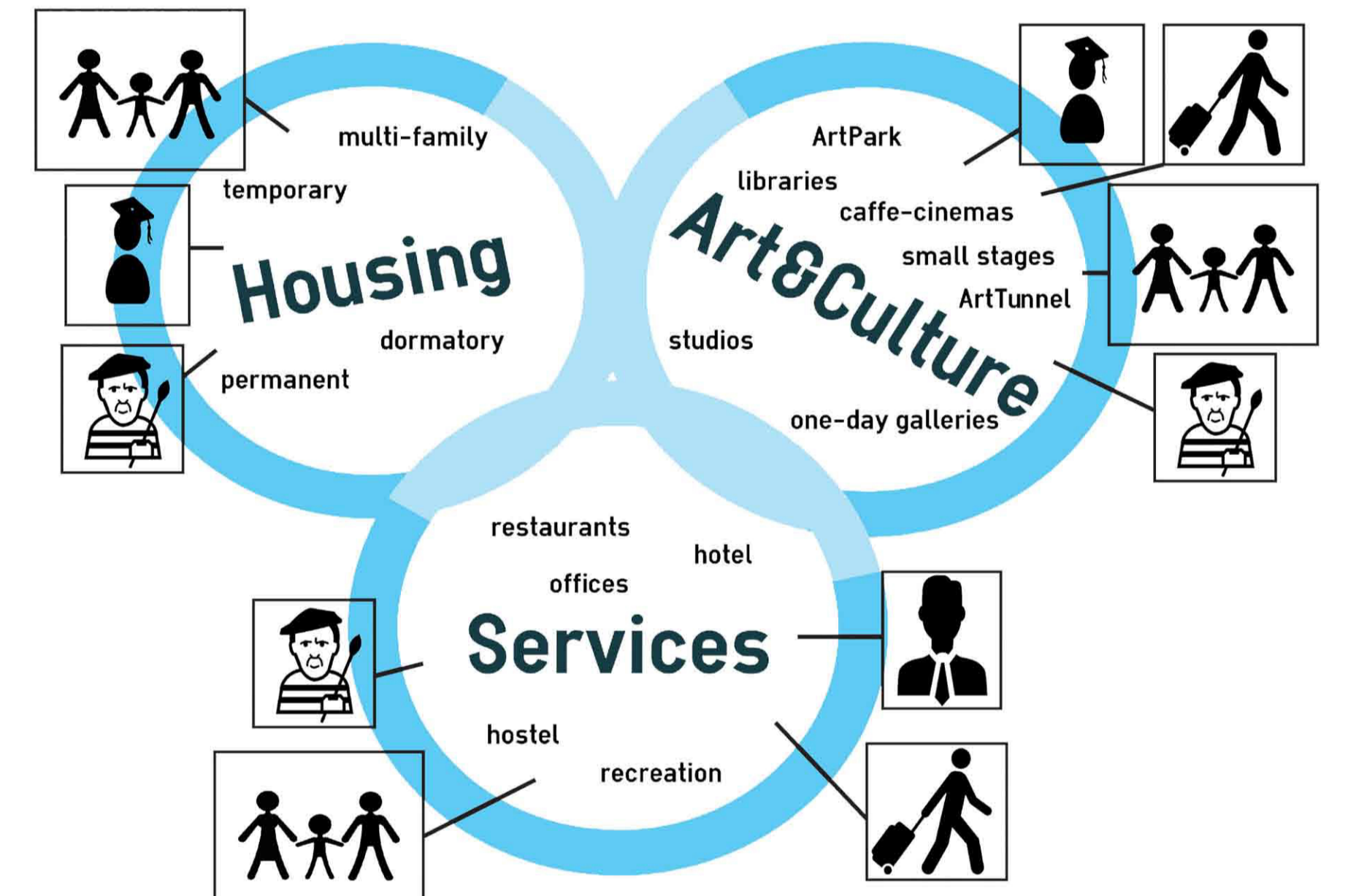
Inspirations



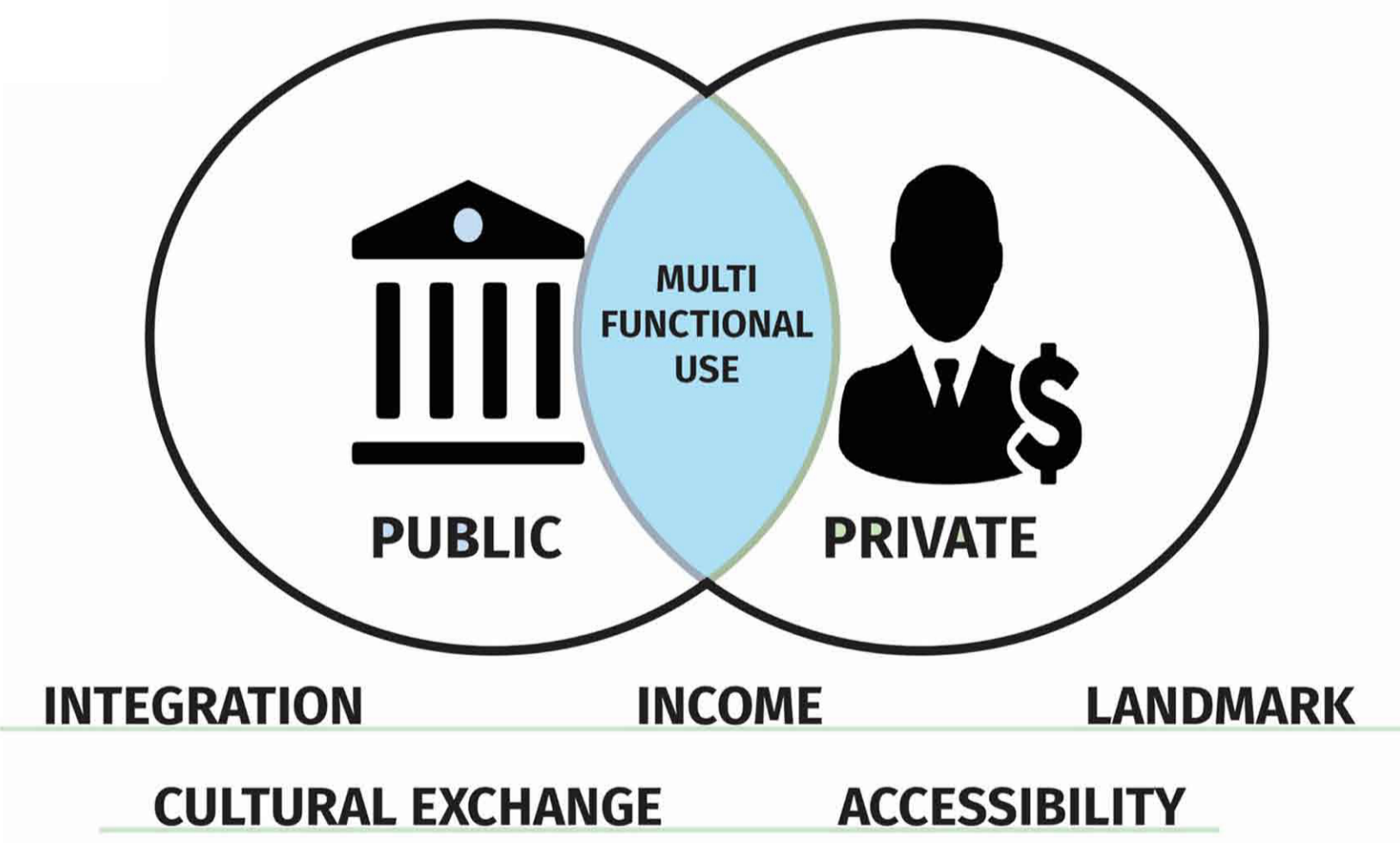
Master plan



Mixed Uses & Users



Implementation Tool



Proposals for the improvement of the underground tunnels

