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Aktualności

Koncepcja zabudowy Stadionu Miejskiego

30 czerwca 2020

kategoria:

Aktualności



Prezentujemy trzy koncepcje architektoniczno-urbanistyczne inwestycji mieszkaniowej wraz z inwestycjami towarzyszącymi.

Przedstawiamy zmiany sposobu użytkowania w ramach rewitalizacji terenu Stadionu Miejskiego "Stali Nysa" przy ul. Kraszewskiego w Nysie, na rzecz zabudowy wielorodzinnej, o podwyższonych standardach zamieszkania, z przedszkolem trzy oddziałowym oraz kortami tenisowymi i lodowiskiem Agencji Rozwoju Nysy. Opracowanie powstało na zamówienia Gminy Nysa i ARN, autorem jest Instytut Terytorialnego Rozwoju eRegionu Nysa APPA Archikon DOBROWOLSKI.

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Koncepcja zabudowy Stadionu Miejskiego



Koncepcja zabudowy Stadionu Miejskiego



1920

Koncepcja zabudowy Stadionu Miejskiego

Analiza wysokości na Moniuszki 11



Koncepcja zabudowy Stadionu Miejskiego



Koncepcja zabudowy Stadionu Miejskiego

DNA 1903



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Zapotrzebowanie inwestycji

- W związku z treścią art. 63, pkt 1 Ustawy Inwestycje mieszkaniowe dokonywane na terenie, który ma zapewniony:
- 1) **zapewnienie dostępu do dróg publicznych** – w tym zapewnienie dostępu do dróg publicznych poprzez drogę wewnętrzna, która jest w pełni spełniająca wymagania dotyczące ochrony przeciwpożarowej, określone w przepisach technicznych, przy czym minimalna szerokość drogi wynosi więcej niż 6 m;
 - 2) **spójnie z zapotrzebowaniem, dostęp do sieci wodociągowej i kanalizacyjnej**, o której mowa w załączniku 7 do Ustawy z dnia 20 kwietnia 2007 r. – Prawo energetyczne (Dz. U. z 2016 r. poz. 1351);
 - 3) **spójnie z zapotrzebowaniem, dostęp do sieci elektroenergetycznej** – wyposażenie projektowanej inwestycji w odpowiedni rodzaj energii – **kanalizacja** – **kanalizacja**;
 - 4) **spójnie z zapotrzebowaniem, dostęp do sieci ciepłowniczej** (o kosztach użytkowania z poziomu kosztów z dnia 20 kwietnia 2007 r. – Prawo energetyczne (Dz. U. z 2016 r. poz. 1351, 685, 771, 1380 i 1354);
 - 5) **spójnie z zapotrzebowaniem, dostęp do innych publicznych usług** (w tym do usług i świadczeń inwestycji mieszkaniowej).

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Limit wysokości – lokalizacja na poziomie -1

W związku z treścią art. 17, pkt 7, w odniesieniu do paragrafu 6.3. z którego wynika maksymalna wysokość budynków nowooprojektowanych nie większa niż 4 kondygnacje, dla miast, w których liczba mieszkańców nie przekracza 100 000 mieszkańców (Dz. U. z 2017 r. 57.579), z zastosowaniem odstępstwem do maksymalnej wysokości 6 kondygnacji, projekt na rzecz koncepcji architektoniczno-urbanistycznej, jeżeli w odległości nie większej niż 100 m od budynków objętych inwestycją mieszkaniową znajdują się, w istniejącej zabudowie, budynki mieszkalne o wysokości przekraczającej liczbę kondygnacji, o której mowa w pkt. 6. W związku z powyższym przyjęto maksymalną wysokość budynków objętych inwestycją mieszkaniową jako ograniczenie na poziomie 6 kondygnacji, tj., wyznaczony wysokości najwyższego budynku mieszkalnego w sąsiadującej zabudowie – budynek nr 11, przy stróżówce ul. J. Kraszewskiego, Orkana i St. Moniuszki.

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WIZUALIZACJA PERSPEKTYWA OBIEKTÓW OD STRONY POLSKOWEJ



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Przebieg choroby zaczął się 124 miesiące przed wystąpieniem choroby. Pierwszym objawem było zmęczenie, które było związane z nadciśnieniem tętniczym. W następnych latach pojawiły się objawy choroby, które były związane z nadciśnieniem tętniczym. W następnych latach pojawiły się objawy choroby, które były związane z nadciśnieniem tętniczym. W następnych latach pojawiły się objawy choroby, które były związane z nadciśnieniem tętniczym.

Priorytet inwestycyjny

W związku z art. 4. Ustawy, pkt. 2, w przypadku gdy projektowana inwestycja mieściłarówna z inwestycjami inwestorami bieżącymi prowadzoną na tym samym obszarze co inwestycje, o których mowa w ustawie z dnia 10 kwietnia 2003 r. o szczególnych zasadach przygotowania i realizacji inwestycji w zakresie dróg publicznych (Dz. U. z 2018 r. poz. 1474), w tym przyłączenie obsługi projektowanego parkingu podziemnego do drogi publicznej – ul. A. Aynia – inwestycja, o której mowa będzie miała pierwszeństwo przed inwestycjami mieszkaniowymi i inwestycjami towarzyszącymi.

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Trummens Strand Sweden w
Kopenhagze

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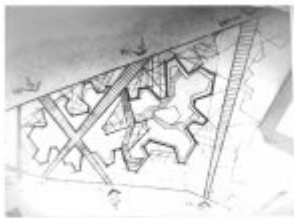
Koncepcja zabudowy Stadionu Miejskiego

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Koncepcja zabudowy Stadionu Miejskiego

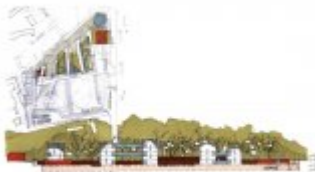
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Koncepcja zabudowy Stadionu Miejskiego



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Koncepcja zabudowy Stadionu Miejskiego

Obiekt	Powierzchnia (m ²)	Procentowy udział w powierzchni zabudowy (V _z)	Procentowy udział w objętości zabudowy (V _o)
Stadion - budynek	1319,00	11,04	100
Stadion - trybuna	2241,500	46,25	100
Stadion - trybuna	8258,00	30,32	100
Stadion - trybuna	2500,00	4,34	100
Stadion - trybuna	9118,00	11,13	100
Stadion - trybuna	3004,00	100	

Koncepcja zabudowy Stadionu Miejskiego

Schematy ideowe



Koncepcja zabudowy Stadionu Miejskiego

Obiekt	Powierzchnia zabudowy (m ²)	Kubatura (m ³)	Wysokość (m)
Stadion	2,30	2,30	2,3
Stadion	9,18	22,9	2,5
Stadion	2,30	25,35	2,5
Stadion	2,30	14,4	2,5
Stadion	2,30	18,44	2,5
Stadion	10,70	21,0	2,5
Stadion	48,04	108,04	

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Koncepcja zabudowy Stadionu Miejskiego



Koncepcja zabudowy Stadionu Miejskiego

Koncepcja 2

Koncepcja zabudowy Stadionu Miejskiego

Koncepcja 1

Koncepcja zabudowy Stadionu Miejskiego

Koncepcja zabudowy Stadionu Miejskiego - cz. II

30 czerwca 2020

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Koncepcja zabudowy Stadionu Miejskiego - cz. II



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Koncepcja zabudowy Stadionu Miejskiego - cz. II

WIZUALIZACJE
PERSPEKTYWA WNETZIA KIRUM



Koncepcja zabudowy Stadionu Miejskiego - cz. II



Koncepcja zabudowy Stadionu Miejskiego - cz. II



Koncepcja zabudowy Stadionu Miejskiego - cz. II



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Koncepcja zabudowy Stadionu Miejskiego - cz. II



Koncepcja zabudowy Stadionu Miejskiego - cz. II



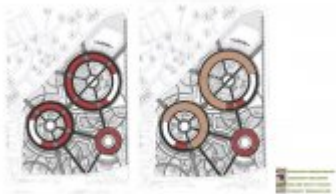
Koncepcja zabudowy Stadionu Miejskiego - cz. II

Wariant	Wariant	Wariant
1.00	1.00	1.00
1.01	1.01	1.01
1.02	1.02	1.02
1.03	1.03	1.03
1.04	1.04	1.04
1.05	1.05	1.05
1.06	1.06	1.06
1.07	1.07	1.07
1.08	1.08	1.08
1.09	1.09	1.09
1.10	1.10	1.10
1.11	1.11	1.11
1.12	1.12	1.12
1.13	1.13	1.13
1.14	1.14	1.14
1.15	1.15	1.15
1.16	1.16	1.16
1.17	1.17	1.17
1.18	1.18	1.18
1.19	1.19	1.19
1.20	1.20	1.20
1.21	1.21	1.21
1.22	1.22	1.22
1.23	1.23	1.23
1.24	1.24	1.24
1.25	1.25	1.25
1.26	1.26	1.26
1.27	1.27	1.27
1.28	1.28	1.28
1.29	1.29	1.29
1.30	1.30	1.30
1.31	1.31	1.31
1.32	1.32	1.32
1.33	1.33	1.33
1.34	1.34	1.34
1.35	1.35	1.35
1.36	1.36	1.36
1.37	1.37	1.37
1.38	1.38	1.38
1.39	1.39	1.39
1.40	1.40	1.40
1.41	1.41	1.41
1.42	1.42	1.42
1.43	1.43	1.43
1.44	1.44	1.44
1.45	1.45	1.45
1.46	1.46	1.46
1.47	1.47	1.47
1.48	1.48	1.48
1.49	1.49	1.49
1.50	1.50	1.50

Koncepcja zabudowy Stadionu Miejskiego - cz. II



Koncepcja zabudowy Stadionu Miejskiego - cz. II



	Pre-1990	1990-1999	2000-2009
Age	37.2	37.2	37.2
Female	0.51	0.51	0.51
Married	0.67	0.67	0.67
White	0.75	0.75	0.75
Black	0.15	0.15	0.15
Hispanic	0.10	0.10	0.10
Other	0.00	0.00	0.00
High school	0.80	0.80	0.80
College	0.20	0.20	0.20
Postgraduate	0.00	0.00	0.00
Unemployed	0.05	0.05	0.05
Retired	0.10	0.10	0.10
Wage	10.00	10.00	10.00
Hours	40.00	40.00	40.00
Income	20.00	20.00	20.00
Assets	10.00	10.00	10.00
Debt	10.00	10.00	10.00
Health	1.00	1.00	1.00
Education	12.00	12.00	12.00
Experience	10.00	10.00	10.00
Age squared	1392.4	1392.4	1392.4
Female squared	0.26	0.26	0.26
Married squared	0.45	0.45	0.45
White squared	0.56	0.56	0.56
Black squared	0.02	0.02	0.02
Hispanic squared	0.01	0.01	0.01
Other squared	0.00	0.00	0.00
High school squared	0.64	0.64	0.64
College squared	0.04	0.04	0.04
Postgraduate squared	0.00	0.00	0.00
Unemployed squared	0.00	0.00	0.00
Retired squared	0.01	0.01	0.01
Wage squared	100.00	100.00	100.00
Hours squared	1600.00	1600.00	1600.00
Income squared	400.00	400.00	400.00
Assets squared	100.00	100.00	100.00
Debt squared	100.00	100.00	100.00
Health squared	1.00	1.00	1.00
Education squared	144.00	144.00	144.00
Experience squared	100.00	100.00	100.00
Age squared times female	-13.92	-13.92	-13.92
Female times married	-0.13	-0.13	-0.13
White times black	-0.06	-0.06	-0.06
Black times hispanic	-0.01	-0.01	-0.01
Other times high school	0.00	0.00	0.00
High school times college	0.00	0.00	0.00
College times postgraduate	0.00	0.00	0.00
Unemployed times retired	0.00	0.00	0.00
Wage times hours	400.00	400.00	400.00
Hours times income	800.00	800.00	800.00
Income times assets	200.00	200.00	200.00
Assets times debt	100.00	100.00	100.00
Health times education	12.00	12.00	12.00
Education times experience	120.00	120.00	120.00
Age squared times female squared	-0.56	-0.56	-0.56
Female squared times married squared	-0.03	-0.03	-0.03
White squared times black squared	-0.00	-0.00	-0.00
Black squared times hispanic squared	-0.00	-0.00	-0.00
Other squared times high school squared	0.00	0.00	0.00
High school squared times college squared	0.00	0.00	0.00
College squared times postgraduate squared	0.00	0.00	0.00
Unemployed squared times retired squared	0.00	0.00	0.00
Wage squared times hours squared	1600.00	1600.00	1600.00
Hours squared times income squared	3200.00	3200.00	3200.00
Income squared times assets squared	800.00	800.00	800.00
Assets squared times debt squared	100.00	100.00	100.00
Health squared times education squared	144.00	144.00	144.00
Education squared times experience squared	1440.00	1440.00	1440.00
Age squared times female squared times married squared	-0.01	-0.01	-0.01
Female squared times married squared times white squared	-0.00	-0.00	-0.00
White squared times black squared times hispanic squared	-0.00	-0.00	-0.00
Black squared times hispanic squared times other squared	0.00	0.00	0.00
Other squared times high school squared times college squared	0.00	0.00	0.00
High school squared times college squared times postgraduate squared	0.00	0.00	0.00
Unemployed squared times retired squared times wage squared	0.00	0.00	0.00
Wage squared times hours squared times income squared	6400.00	6400.00	6400.00
Hours squared times income squared times assets squared	1600.00	1600.00	1600.00
Income squared times assets squared times debt squared	400.00	400.00	400.00
Assets squared times debt squared times health squared	100.00	100.00	100.00
Health squared times education squared times experience squared	1728.00	1728.00	1728.00
Education squared times experience squared times age squared	1728.00	1728.00	1728.00
Age squared times female squared times married squared times white squared	-0.00	-0.00	-0.00
Female squared times married squared times white squared times black squared	-0.00	-0.00	-0.00
Black squared times hispanic squared times other squared times high school squared	0.00	0.00	0.00
High school squared times college squared times postgraduate squared times unemployed squared	0.00	0.00	0.00
Unemployed squared times retired squared times wage squared times hours squared	0.00	0.00	0.00
Wage squared times hours squared times income squared times assets squared	25600.00	25600.00	25600.00
Hours squared times income squared times assets squared times debt squared	6400.00	6400.00	6400.00
Income squared times assets squared times debt squared times health squared	1600.00	1600.00	1600.00
Assets squared times debt squared times health squared times education squared	144.00	144.00	144.00
Health squared times education squared times experience squared times age squared	1728.00	1728.00	1728.00
Education squared times experience squared times age squared times female squared	-13.92	-13.92	-13.92
Female squared times married squared times white squared times black squared times hispanic squared	-0.00	-0.00	-0.00
Black squared times hispanic squared times other squared times high school squared times college squared	0.00	0.00	0.00
High school squared times college squared times postgraduate squared times unemployed squared times retired squared	0.00	0.00	0.00
Wage squared times hours squared times income squared times assets squared times debt squared	6400.00	6400.00	6400.00
Hours squared times income squared times assets squared times debt squared times health squared	1600.00	1600.00	1600.00
Income squared times assets squared times debt squared times health squared times education squared	144.00	144.00	144.00
Assets squared times debt squared times health squared times education squared times experience squared	1728.00	1728.00	1728.00
Education squared times experience squared times age squared times female squared times married squared	-0.01	-0.01	-0.01
Female squared times married squared times white squared times black squared times hispanic squared times other squared	0.00	0.00	0.00
Other squared times high school squared times college squared times postgraduate squared times unemployed squared times retired squared	0.00	0.00	0.00
Wage squared times hours squared times income squared times assets squared times debt squared times health squared	1600.00	1600.00	1600.00
Hours squared times income squared times assets squared times debt squared times health squared times education squared	144.00	144.00	144.00
Income squared times assets squared times debt squared times health squared times education squared times experience squared	1728.00	1728.00	1728.00
Assets squared times debt squared times health squared times education squared times experience squared times age squared	1728.00	1728.00	1728.00
Age squared times female squared times married squared times white squared times black squared times hispanic squared times other squared	-0.00	-0.00	-0.00
Female squared times married squared times white squared times black squared times hispanic squared times other squared times high school squared	0.00	0.00	0.00
High school squared times college squared times postgraduate squared times unemployed squared times retired squared times wage squared	0.00	0.00	0.00
Wage squared times hours squared times income squared times assets squared times debt squared times health squared times education squared	144.00	144.00	144.00
Hours squared times income squared times assets squared times debt squared times health squared times education squared times experience squared	1728.00	1728.00	1728.00
Income squared times assets squared times debt squared times health squared times education squared times experience squared times age squared	1728.00	1728.00	1728.00
Assets squared times debt squared times health squared times education squared times experience squared times age squared times female squared	-13.92	-13.92	-13.92
Female squared times married squared times white squared times black squared times hispanic squared times other squared times high school squared times college squared	0.00	0.00	0.00
High school squared times college squared times postgraduate squared times unemployed squared times retired squared times wage squared times hours squared	0.00	0.00	0.00
Wage squared times hours squared times income squared times assets squared times debt squared times health squared times education squared times experience squared	1728.00	1728.00	1728.00
Hours squared times income squared times assets squared times debt squared times health squared times education squared times experience squared times age squared	1728.00	1728.00	1728.00
Income squared times assets squared times debt squared times health squared times education squared times experience squared times age squared times female squared	-13.92	-13.92	-13.92
Female squared times married squared times white squared times black squared times hispanic squared times other squared times high school squared times college squared times postgraduate squared	0.00	0.00	0.00
Postgraduate squared times unemployed squared times retired squared times wage squared times hours squared times income squared	0.00	0.00	0.00
Wage squared times hours squared times income squared times assets squared times debt squared times health squared times education squared times experience squared times age squared times female squared times married squared	-0.01	-0.01	-0.01
Female squared times married squared times white squared times black squared times hispanic squared times other squared times high school squared times college squared times postgraduate squared times unemployed squared	0.00	0.00	0.00
Unemployed squared times retired squared times wage squared times hours squared times income squared times assets squared times debt squared times health squared times education squared times experience squared times age squared times female squared times married squared times white squared	-0.00	-0.00	-0.00
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Wizualizacja rzutu

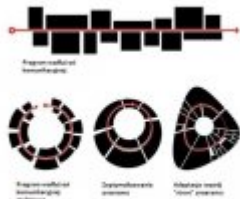




Koncepcja zabudowy Stadionu Miejskiego - cz. II



Koncepcja zabudowy Stadionu Miejskiego - cz. II



Koncepcja zabudowy Stadionu Miejskiego - cz. II



Koncepcja zabudowy Stadionu Miejskiego - cz. II

Rzut centrum ARN - korty



Koncepcja zabudowy Stadionu Miejskiego - cz. II

Rzut przedszkola



Koncepcja zabudowy Stadionu Miejskiego - cz. II



Koncepcja zabudowy Stadionu Miejskiego - cz. II

Przedszkole 3-oddziałowe

Koncepcja zabudowy Stadionu Miejskiego - cz. II

Korty tenisowe ARN

Koncepcja zabudowy Stadionu Miejskiego - cz. II

Koncepcja 3

Koncepcja zabudowy Stadionu Miejskiego - cz. II

Żagle poziome

Koncepcja zabudowy Stadionu Miejskiego - cz. II

Zbiorniki retencyjne

Koncepcja zabudowy Stadionu Miejskiego - cz. II



Koncepcja zabudowy Stadionu Miejskiego - cz. II

Parking podziemny

Koncepcja zabudowy Stadionu Miejskiego - cz. II

Żagle solarne

Koncepcja zabudowy Stadionu Miejskiego - cz. II