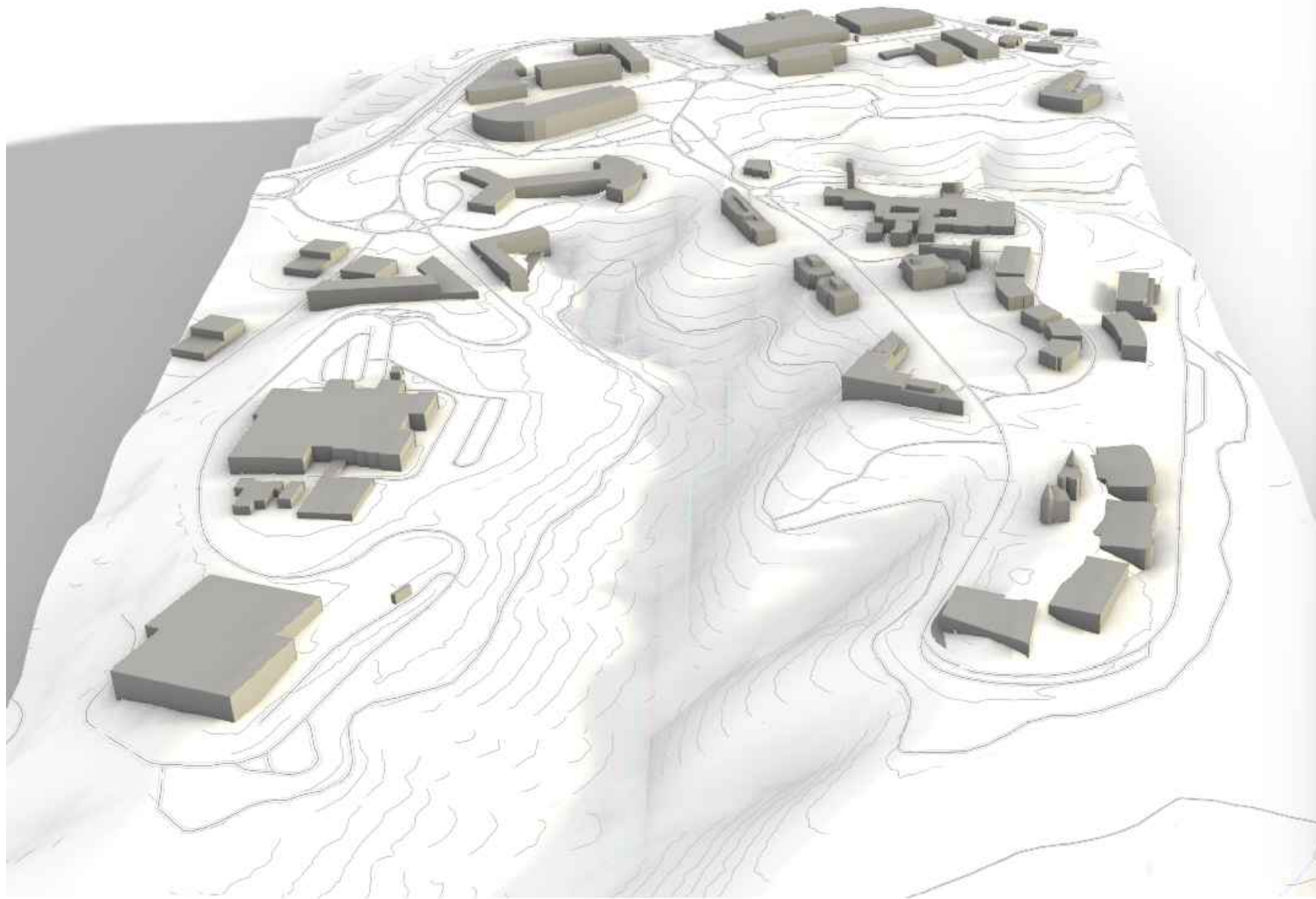


A place for another function

Redensification of Miramón Park



Introduction

Within the context of the Miramón Technology Park, the project proposes densification and a mix of new uses, as an opportunity to bring life to a quiet area that nevertheless presents certain shortcomings.

Technology Park

The Gipuzkoa Science and Technology Park is a technology park located in the city of Donostia-San Sebastián. It forms part of the network of technology parks in the Basque Country.

It is a technology park of its time. It is monofunctional, with almost all activity taking place in the morning. Its design is characterized by low land consumption, with isolated buildings, scattered green areas and large parking lots (designed for cars). Public transport is also insufficient; the bus does not reach the far end of the park, meaning that the last ten minutes of the commute must be done on foot. As a result, most people choose to use their cars, as it is more practical.

It is a quiet and unsustainable context. The former Kutxaespazioa, now the Eureka! Science Museum, has been sold.

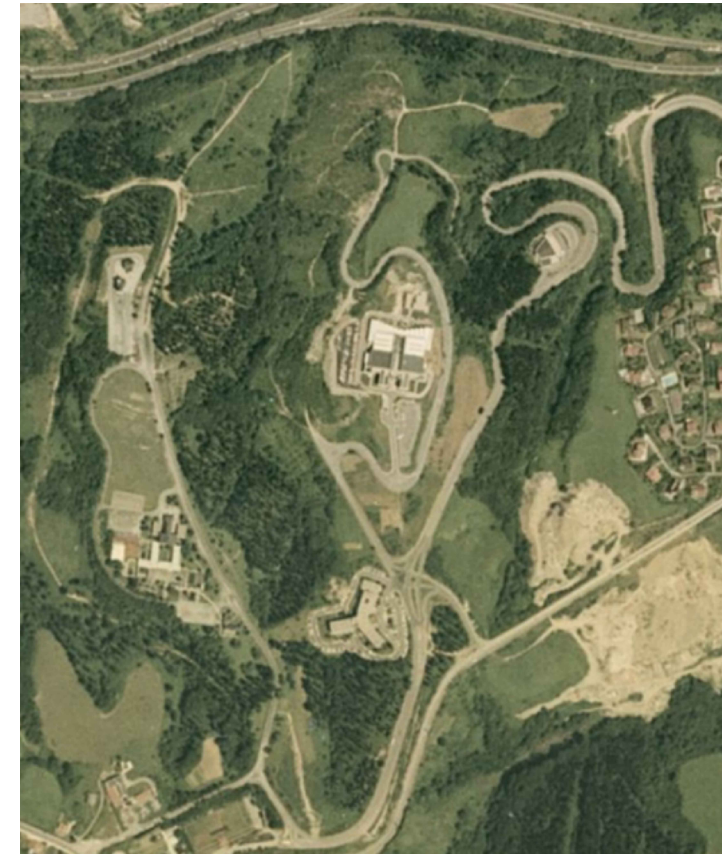
Located in the south of Donostia-San Sebastián, it covers an area of approximately 130 hectares. In terms of topography, it features a contrasting relief: in the upper area, where the buildings are located, the land is more levelled, with moderate and controlled slopes. In contrast, the lower and forested areas maintain a more natural character, dominated by steep slopes, hillsides and depressions.



1956-57



1983



1991



2004



2010

The Evolution of the Park, from its Origins to the Present Day
“Today, nature, even if not built upon, is constructed.”



Dystopian Starting Point

To understand this project, it is necessary to explain it from the beginning.

The redensification of Miramón Park has undergone two processes. The first adopted a broader vision, at an urban scale (establishing certain guidelines and rules), followed by an architectural phase that provided definition and depth.

The aim has been to naturalise the two branches of the Miramón Technology Park. The objective was to give continuity to the existing natural paths, which are currently used by people for walking and are also inhabited by animals. The idea was to integrate these paths within the technology park and ensure their continuity, preventing them from ending abruptly in streets filled with cars, asphalt roads and parking lots, as is currently the case.

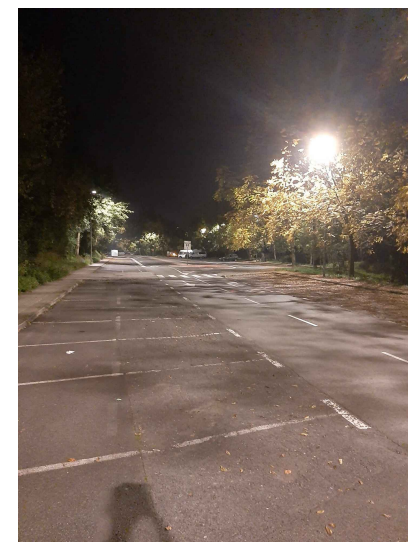
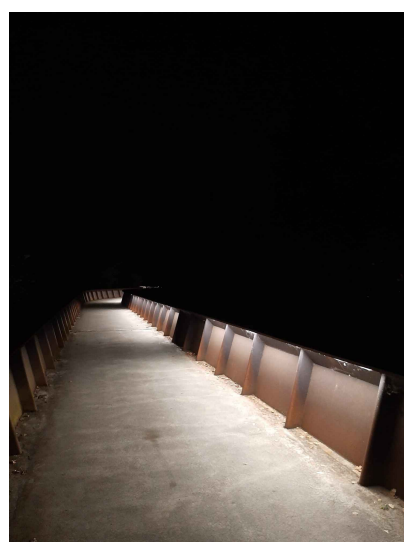
To achieve this, we have proposed a tree-lined boulevard or promenade, slightly modifying the types of streets and their organisation, in order to create a more interesting urban design and thereby reactivate the technology park. By doing so, the area of intervention on the buildings is limited, which gives greater meaning to the project, as it generates a flow of people who previously did not cross the park. In addition, the continuity of these natural promenades is guaranteed.

The project is primarily based on mobility. We have limited car use: a multi-storey car park is built in the central area of the technology park, from which mobility is organised through the existing buses that reach the centre and shuttle systems that serve the two branches. In addition, cycling and pedestrian mobility are promoted.

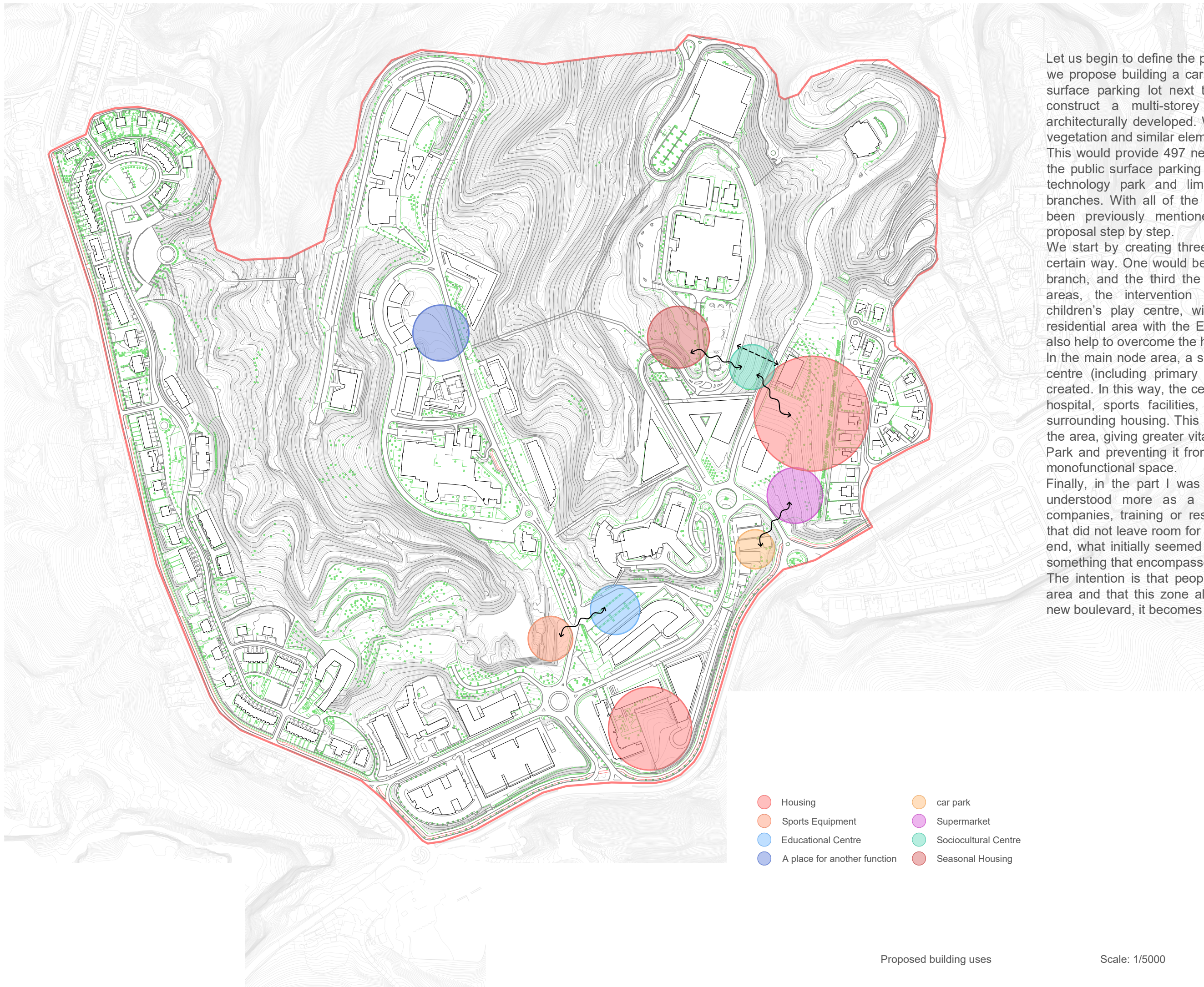
The goal was to avoid an urban design oriented exclusively towards the car. Furthermore, we aim to promote sustainable public transport, while making the technology park itself more attractive, densifying it, and, through these elements, creating a virtuous circle in which everything gains greater meaning.



Bird's Eye View Earth



Night Atmosphere



Let us begin to define the proposal in greater detail. Firstly, we propose building a car park on the site of the current surface parking lot next to the clinic. There, we would construct a multi-storey car park, which would be architecturally developed. We would play with the façade, vegetation and similar elements.

This would provide 497 new parking spaces, by removing the public surface parking lots in the two branches of the technology park and limiting car access towards the branches. With all of the above, together with what has been previously mentioned, we begin to specify the proposal step by step.

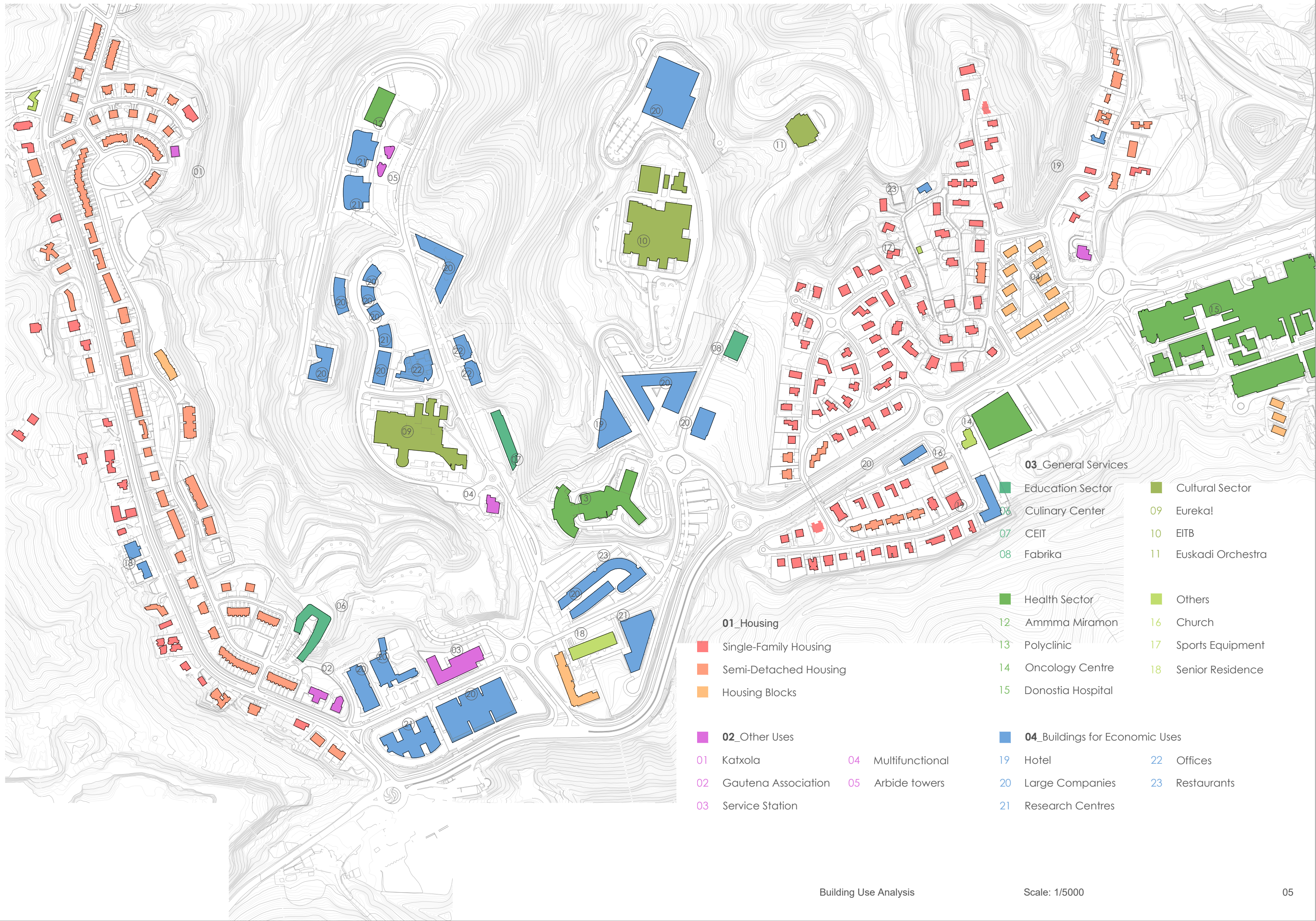
We start by creating three nuclei, dividing the area in a certain way. One would be the main node, another one a branch, and the third the other branch. In one of these areas, the intervention would consist of creating a children's play centre, with the aim of connecting the residential area with the EITB company zone. This would also help to overcome the height difference.

In the main node area, a sports centre and an educational centre (including primary and secondary education) are created. In this way, the central area would already have a hospital, sports facilities, educational infrastructure and surrounding housing. This represents a way of diversifying the area, giving greater vitality to the Miramón Technology Park and preventing it from being understood solely as a monofunctional space.

Finally, in the part I was responsible for, it was initially understood more as a niche: an area intended for companies, training or research, within a public building that did not leave room for other functions. However, in the end, what initially seemed highly specialised has become something that encompasses a wide variety of uses.

The intention is that people do not move away from the area and that this zone also has life. Moreover, with the new boulevard, it becomes an interesting space.

- | | |
|--------------------------------|------------------------|
| ● Housing | ● car park |
| ● Sports Equipment | ● Supermarket |
| ● Educational Centre | ● Sociocultural Centre |
| ● A place for another function | ● Seasonal Housing |



01_Housing

- Single-Family Housing
- Semi-Detached Housing
- Housing Blocks

02_Other Uses

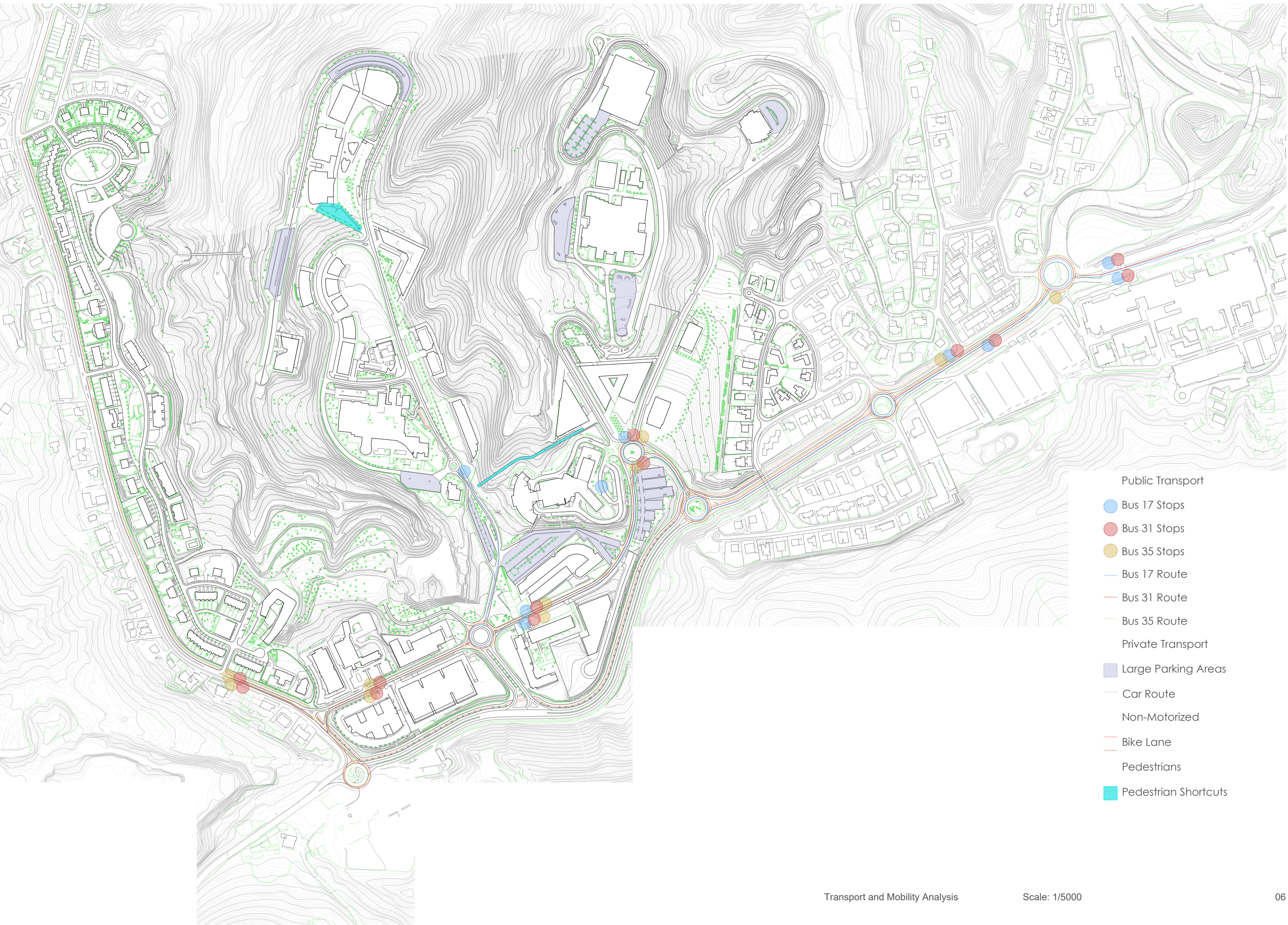
- 01 Katxola
- 02 Gautena Association
- 03 Service Station
- 04 Multifunctional
- 05 Arbide towers

03_General Services

- Education Sector
- Culinary Center
- CEIT
- Fabrika
- Health Sector
- Amma Miramon
- Polyclinic
- Oncology Centre
- Donostia Hospital
- Cultural Sector
- Eureka!
- EITB
- Euskadi Orchestra
- Others
- Church
- Sports Equipment
- Senior Residence

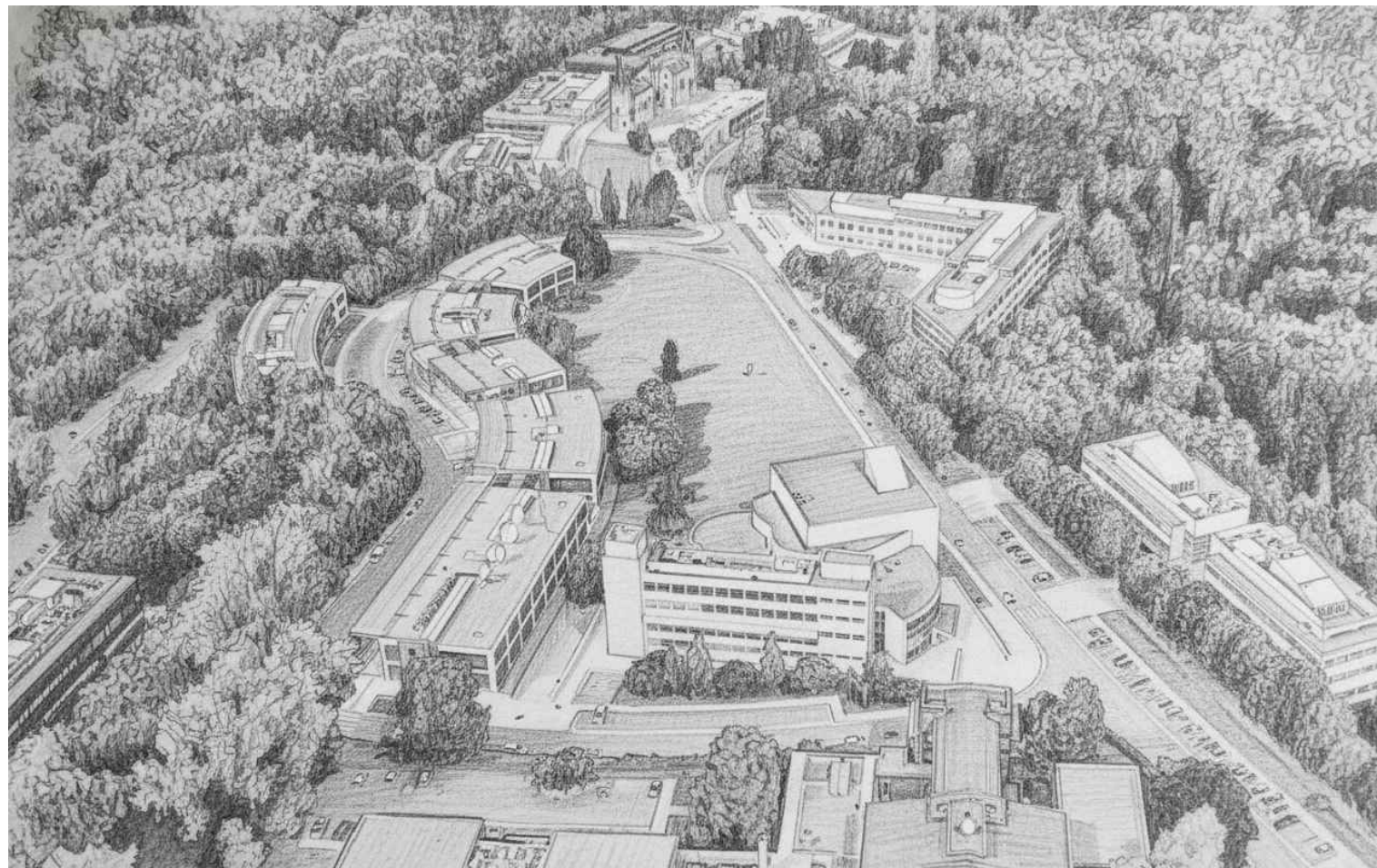
04_Buildings for Economic Uses

- 19 Hotel
- 20 Large Companies
- 21 Research Centres
- 22 Offices
- 23 Restaurants





- Public Transport
- Bus 17 Stops
- Bus 31 Stops
- Bus 35 Stops
- Shuttle Stops
- Bus 17 Route
- Bus 31 Route
- Bus 35 Route
- Shuttle Route
- Private Transport
- Large Parking Areas
- Car Route
- Non-Motorized
- Bike Lane
- Pedestrians
- Pedestrian Shortcuts



Introduction

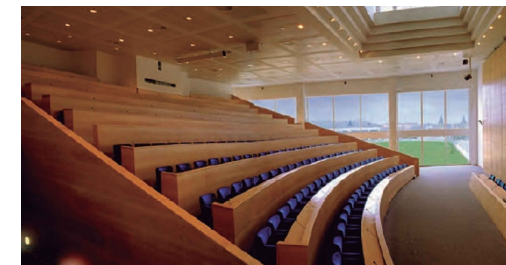
The project is located at Mikeletegi Pasealekua, 20009 Donostia, Gipuzkoa. Taking into account the deficiencies and analysis of the area, a hybrid building is proposed. A warm and domestic space within a business environment.

Why

The proposal is that the technology park should not only be a workspace, but also a place for other activities, where both company employees and visitors can enjoy themselves.

There, it would be possible to do sports, train, enjoy, leave the children, learn, work, eat and even sleep.

From an unsustainable urbanism and a monofunctional area, the aim is to propose an architecture for spending the whole day. In this way, the area would be perceived with different eyes.



Central Building (1995)

One of the first buildings constructed in the Miramón Technology Park.

It contains training rooms, offices, a restaurant and an auditorium, the latter two being the most noteworthy.

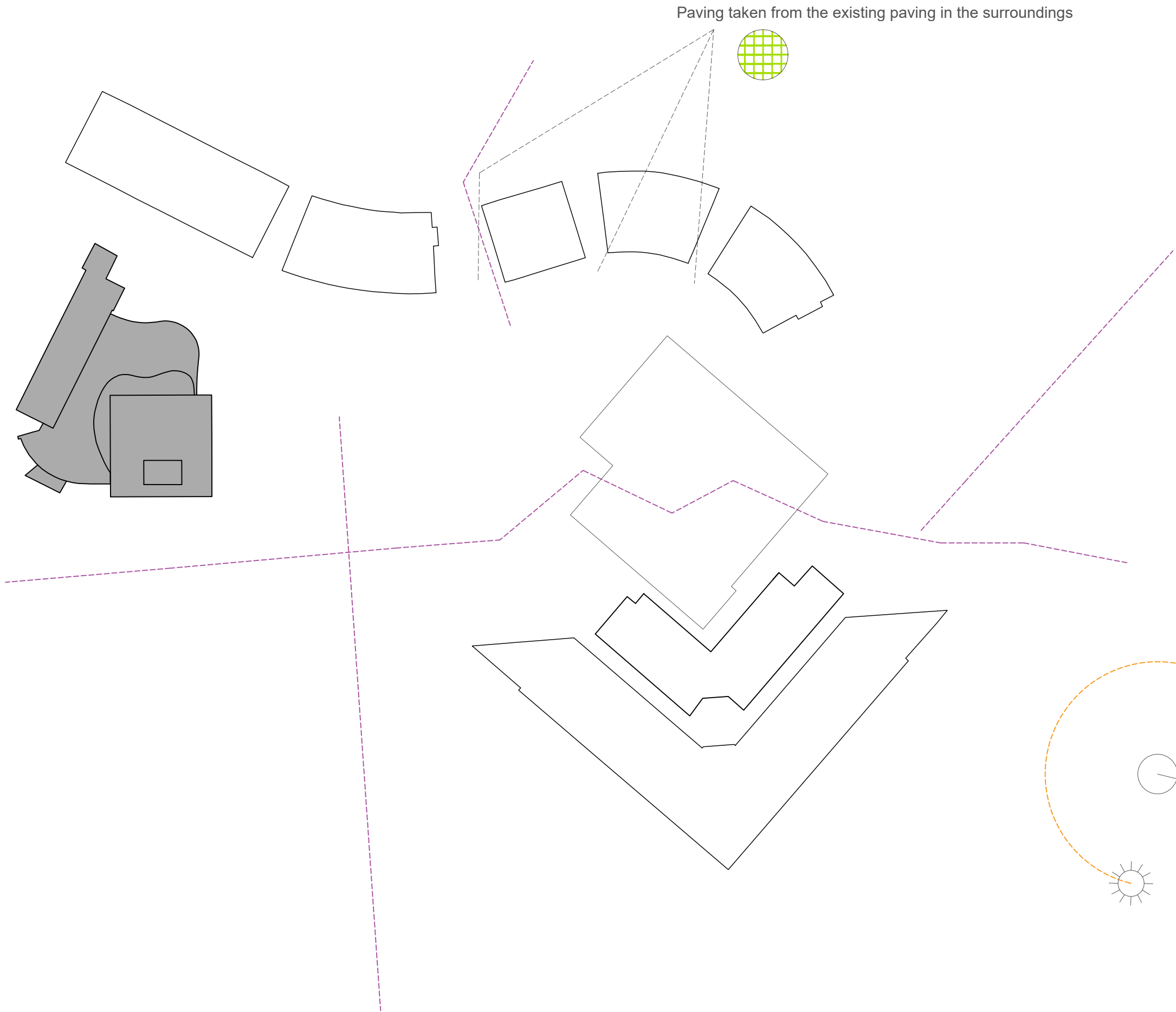
It can be considered the most important public building in the area, used for holding lectures as well as for breakfast and lunch.

The idea is to build a complementary building that strengthens their meaning by supporting its surroundings.

It could not only be a place for lectures, but also for projections / film screenings, which would make complete sense in the redensification of Miramón.







Location

The building is placed within the L-shaped car park. The urban planning decisions and car limitations proposed an architecture without its own dedicated parking. The building is located between the central building and Arbide towers. Creating a sequence: central building, lawn, project, path, Arbide towers.

The fair can be expanded towards the lawn or, when the car park is empty, it can function like a town square car park where a market with stalls is set up on Sundays.

