

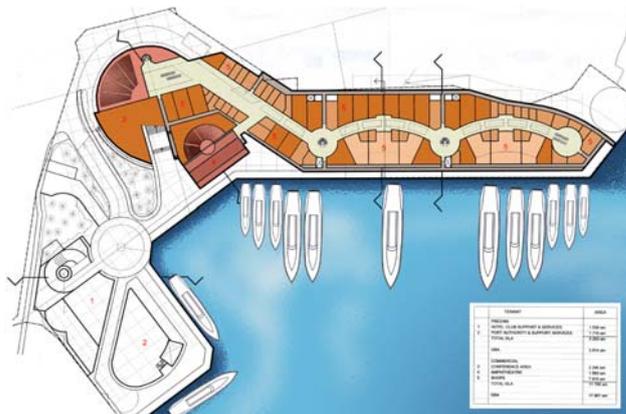
Concession of the Zea Marina

"CLUB ZEA MARINA"

The project of the development and upgrading of Marina Zea was an excellent opportunity to provide the renaissance of the Piraeus center with a synergy of the terrestrial built fabric and the marine side. Zea is an established prestigious marina incorporating both public and V.I.P. components. It is the most cosmopolitan marina of the three and the more complex due to various infrastructure constraints; it is well integrated into the city fabric and has a major structuring effect on the socio-economic patterns of the inhabitants of its terrestrial zone.



Any redevelopment of Zea Marina would have an effect on the surrounding city fabric, indeed both are integrated. As stated in the urban design report of Prof. Avgoustinos "the construction of the marina should be in line with the restoration of the City of Piraeus". The operations of the marina must be compatible and complimentary to the operations of the "City of Piraeus".



It is evident that the demand of the marina as a recreational pole is out of balance with the available facilities and infrastructure offered by the marina. Vehicular accessibility is severely curtailed as a result of congestion and the shortage of parking. Areas surrounding the basin have over time established definite urban character and use, as described in Prof. Avgoustinos' report. This is inter-alia a result of the micro geography of the land and accessibility to the

water's edge. Four distinct zones were identified. The characters of these zones must be complimented by the redevelopment. The old harbour has a particularly historical significance being one of the first ports of Athens. The remnants have over time been largely obscured by infrastructure and modernisation. The redevelopment of Zea Marina affords an opportunity to rediscover and to re-integrate the historical remnants into the development. The congestion of Zea as an urban node, further exacerbated by management constraints lead to a degeneration of the area over time as a precinct. Any cosmetic repairs will be short term only until the real structural difficulties of the marina and its precincts are addressed.



The objective was to achieve a sustainable and commercially viable development. For this reason the proposed site will be subjected to an urban design process to ensure a well integrated project. This component will consist of a contextual analysis which would include determining the function of this marina relating to other marinas in the area, the marina's role within the city and its relationship with its

immediate surroundings.

An analysis of the site and its immediate surroundings will include the determination/analysis of:

- Strategic planning proposals for the area
- Opportunities and constraints
- Land use
- Slope analysis
- Access (vehicular and pedestrian)
- Ownership
- Zoning/Legal constraints
- Climate
- Views.

Urban Design Proposals will include proposals regarding the visual and functional linkages of the development on the site with its environment, the relationship between the buildings, spaces and the harbour (scale) internal circulation and land use, bulk requirements (floor area ratio) and the subdivision of the site into developable land parcels.

For the execution of the project a "Package of Plans" has been proposed which envisages a series of plans at various levels with detail, which get further refined at the various stages of the development process.

This project has been implemented towards a bid offer that an international group has undertaken in order to get the concession of the Zea Marina.

