



Draft Design Review Report

A Vision for Colbert Station Quarter, Limerick

RIAI Design Review for Colbert
Station Quarter, Limerick





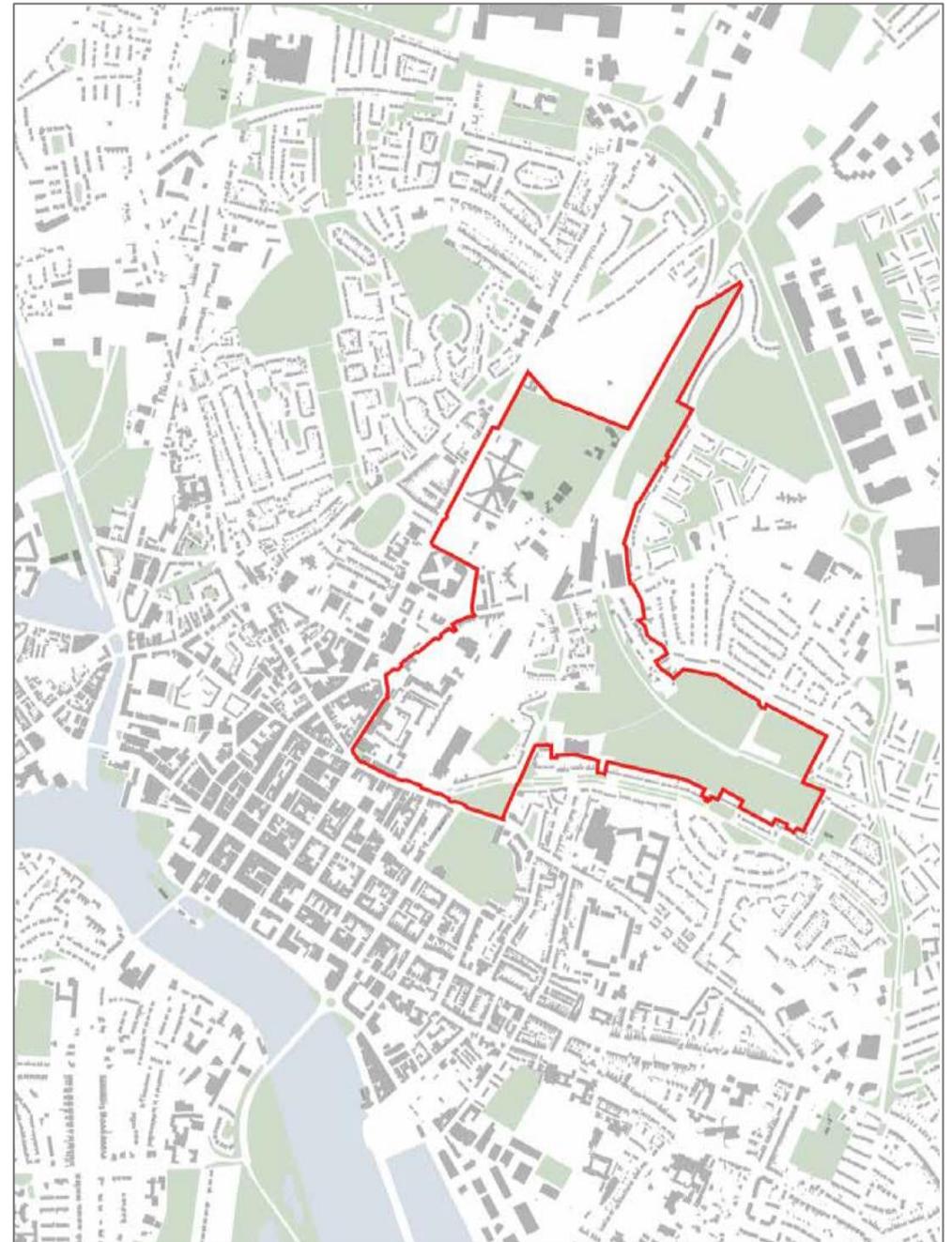
Presentation to Limerick City and County Councillors

Wednesday 23rd
September 2020



AGENDA

- PURPOSE OF DESIGN REVIEW
- CONTEXT
- URBAN DESIGN PRINCIPLES
- VISION FOR CSQ AND LIMERICK
- COMMON THEMES
- TRANSFORMATIVE IDEAS



PURPOSE OF DESIGN REVIEW

This RIAI Design Review has created high-level ideas for the Colbert Station Quarter. It is a non-statutory process that focuses on innovation. It introduces design thinking early on in an urban development process by engaging architectural expertise. A Design Review offers not one but multiple visions and a broad range of ideas. These are non-directional but start an important conversation about the need for quality and sustainability in our urban environment. They empower communities by providing them with a strong overarching vision of what could be achieved.

PURPOSE OF DESIGN REVIEW

What is a Design Review?

- Excellent process to explore potential of project or site
- Develop wide-ranging ideas through expert analysis
- Fresh thinking
- Always precedes Framework Plan
- Stimulate public and stakeholder thinking / discussion

Design Review Focus

- What is needed for an area – additions / replacements? Public consultation
- What features are of highest value?
- Feedback from the public and stakeholders
- Framework Plan

Design Review Architects

- Panel of five architects appointed
- Individual visions for redevelopment of CSQ



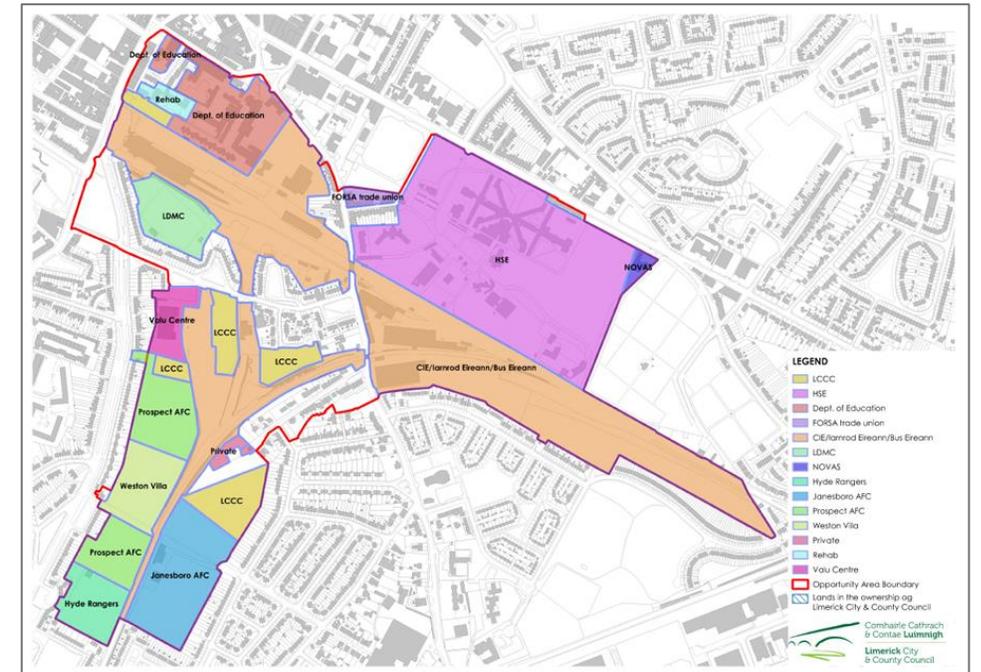
PURPOSE OF DESIGN REVIEW

Design Review Objectives

- Compact, dense, sustainable, liveable urban quarter
- Harness immense opportunity in CSQ
- Primary purpose is about Vision
- Concepts and aspirations primary stakeholders, LCCC, HSE and CIÉ as well as LDA
- Capture views of public and other interested parties

Five Different Visions

- Healthy debate – ideas you will like and not like
- Limerick centric urban visions
- Creating a compact, dense, sustainable, flourishing new urban quarter for Limerick central to each vision
- To serve the city for next 100-200 years, just as 1769 vision for Newtown Pery, by Christopher Colles and Davis Ducart has served Limerick so well for so long



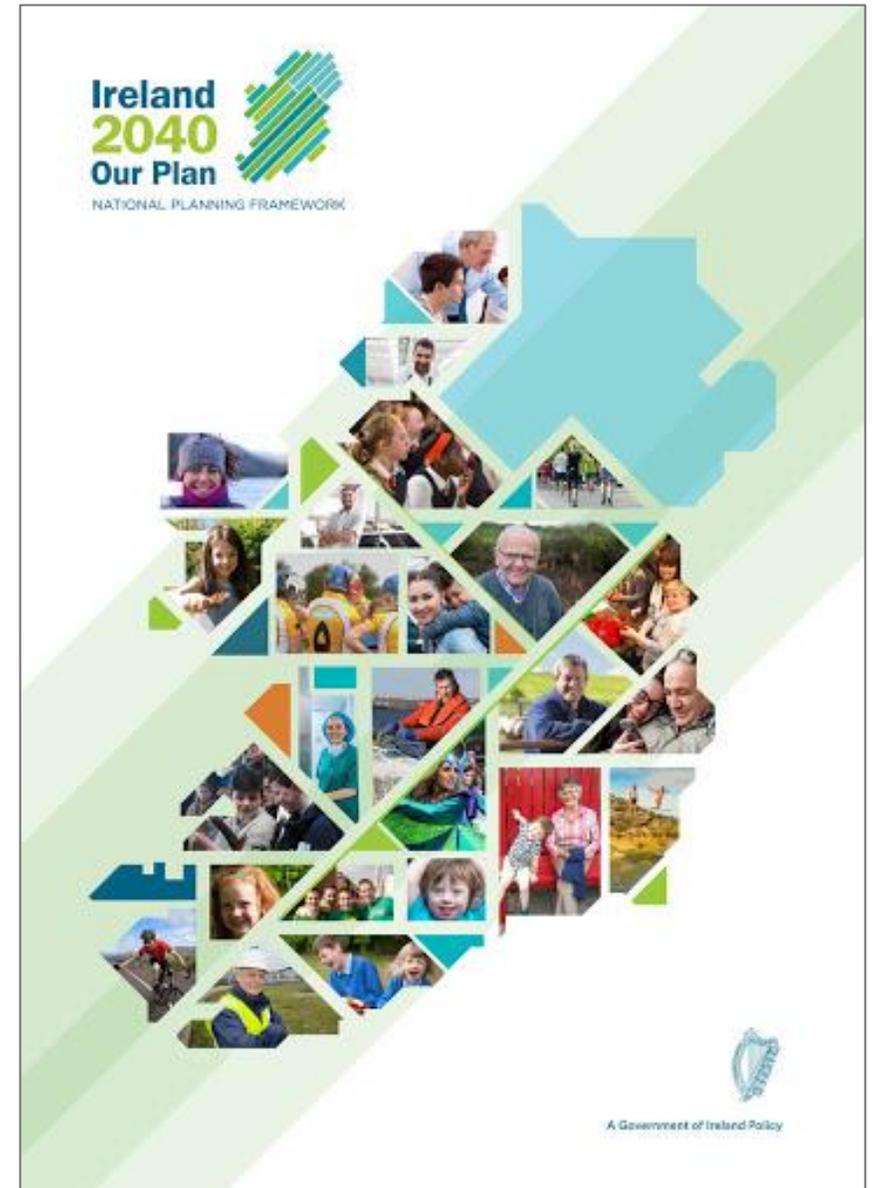
CONTEXT

Strategic

- CSQ Framework being made at time of opportunity for positive transformation of Limerick city centre to realise its potential and its strategic value to the city
- Proposed that Framework will be integrated into first joint Limerick City and County Development Plan

Other Policies and Objectives

- National Planning Framework (Project 2040)
- Southern Region Spatial and Economic Strategy
- Limerick Twenty Thirty Strategic Development Plan
- Limerick Regeneration Implementation Framework Plan 2014
- Serviced Site Fund
- Hyde Road Strategy
- Lower Carey's Road Social Housing Scheme
- O'Connell Street Revitalisation Project



URBAN DESIGN PRINCIPLES

Riccardo Marini and Brent Toderian

- RIAI and LDA invited two renowned urban experts – Riccardo Andrea Marini from Glasgow and Brent Toderian from Vancouver to be part of the Design Review process
- These international experts briefed the Design Review panel at the outset and also attended presentations
- They set out some urban design principles

Marini Principles

- Assemble or Disperse | Integrate or Segregate
Invite or repel | Open up or close in

Toderian Principles

- Design Quality | Density done Well | Transport
Public Health | Demographics | The Immediate City



VISION FOR CSQ AND LIMERICK

“To create a new city quarter which will be an exemplar for potential further urban regeneration in Limerick and other Irish cities. The Design Review should seek to inform an integrated place-making approach that has compact, dense, sustainable urban design at its heart. An opportunity exists to create a mixed-use, walkable city living quarter around small city blocks with for a broad-based community complemented by a vibrant and thriving business sector with bars, restaurants, cafes and shops providing street animation throughout the day.”

VISION FOR CSQ AND LIMERICK

Challenges

- Physical and built barriers throughout the quarter
- Extent of existing buildings and site required for current and planned health-related operations
- Range of active operations across CSQ
 - Those critical to CIÉ transport hub
 - HSE
 - Education, Recreation and Amenities, Prison, and Courthouse
- Fragmented public and private land ownership
- Impact of development on low-density residential areas around Colbert site
- Level changes across site



VISION FOR CSQ AND LIMERICK

Opportunities

- Creation of new inner-city economic cluster of scale with high quality jobs and accommodation
- Reimagining Limerick city centre as highly desirable place to live, (transferable to other Irish cities)
- Model for sustainable family and age friendly living
- Optimise underutilised areas around Colbert Station for transport-oriented development
- Enhancement of sports and recreational facilities in area for future community benefit
- HSE complex could be fundamental to future development of CSQ and Limerick
- Connection CIE and HSE lands to support medical use
- Link green spaces, and existing cemetery as new passive public park
- Use gantry crane on CIÉ lands as landmark/attraction
- And more.....



TRANSFORMATIVE IDEAS

Rejuvenate Underutilised Lands

- Connect Colbert Station to lands and city
- Phased attraction of investment for key sites

New Gateway for Limerick

- Sustainable and attractive destination for business and community to thrive
- Connected with heritage, in a parkland landscape

Vibrant Mixed-Use City Quarter

- Enhanced city living experience
- Exemplar sustainable neighbourhoods - choice of housing, live-work units and flexible workspace
- High-quality office and commercial space for inward investment and jobs in a prime location
- Easy access to a diversity of services and amenities on the doorstep



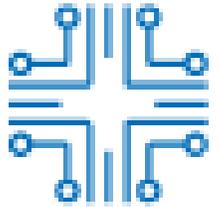
COMMON THEMES

While each architect has created a different vision, there are many commonalities between them



New Gateway for Limerick

with compact distinctive buildings enclosing / reinforcing gateway / sense of arrival to city



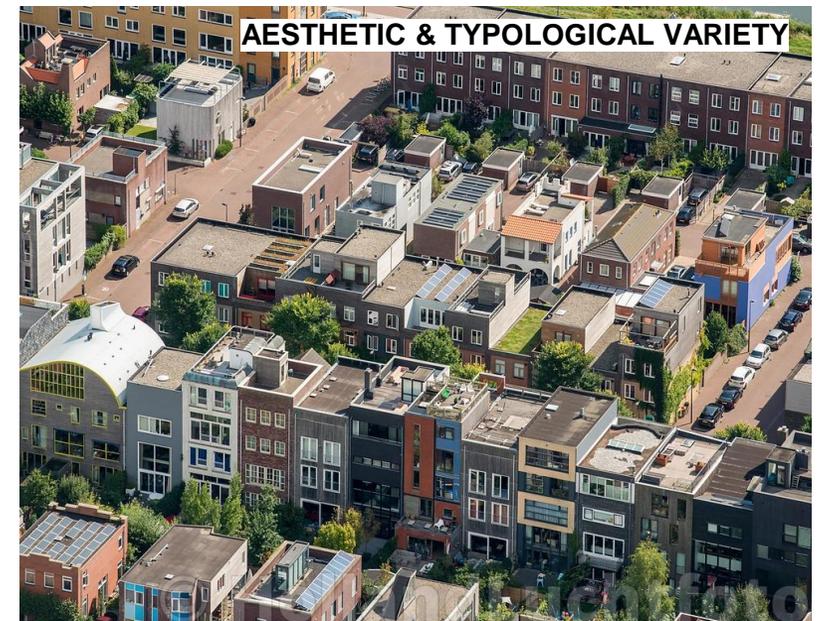
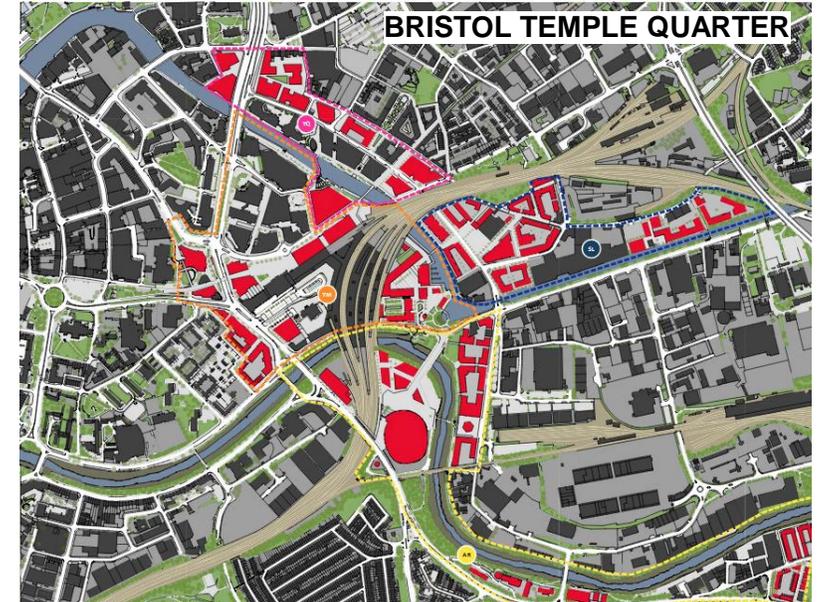
Unlocking and Connecting

optimising underutilised sites through specific development catalysts



Transport-Oriented

Development intensification around station - vibrant attractive mixed-use development providing new hub for Limerick with public realm to promote connectivity, wayfinding, more active sustainable mobility, reducing dominance of the car



COMMON THEMES



Sustainable and Inclusive Communities embracing edges to create integrated sustainable safe connected housing recreational community amenities



Green Lungs / Network Network of connected parkland and greenways supporting biodiversity, nature, and ecosystem - water purification, air quality, climate mitigation and adaptation, community cohesion and health & wellbeing



Phasing and Flexibility Rejuvenation over long period - needs flexibility from the outset to allow change in social, environmental, cultural and technological demands



INTEGRATION WITH NATURE



RESIDENTIAL LED MIXED-USE

FIVE ARCHITECTS – FIVE IDEAS

Grafton Architects 'Building for the Future'

- Potential to Unlock **Early-Win Projects** in First Phase
- **Existing communities** and facilities maintained, new added
- **Open Citadel** - new urban quarter, similar in scale to existing identifiable Limerick quarters like Newtown Pery
- **Colbert Square** in front of the station re-imagined as more enclosed and environmentally comfortable
- **Station Place** - new E-W street connects Parnell Street with new parkland formed by building over planned Bus Station
- **School Parade** - street and footbridge over railway provides direct walkable / bike access from schools to playing fields
- **Railway Row** - new E-W street south of Station provides access to new 'Living Edge' housing blocks
- **Gateway to The City** - new distinctive buildings which form new arrival gateway to heart of the city
- **Urban Commonage** - new E-W Park makes connection to heart of City, attenuate water, purify air, enrich ecosystem



FIVE ARCHITECTS – FIVE IDEAS

Sean O’Laoire and MOLA Architecture ‘Colbert Station Quarter International Exemplar and Sustainable Urban Design’

PRINCIPLES

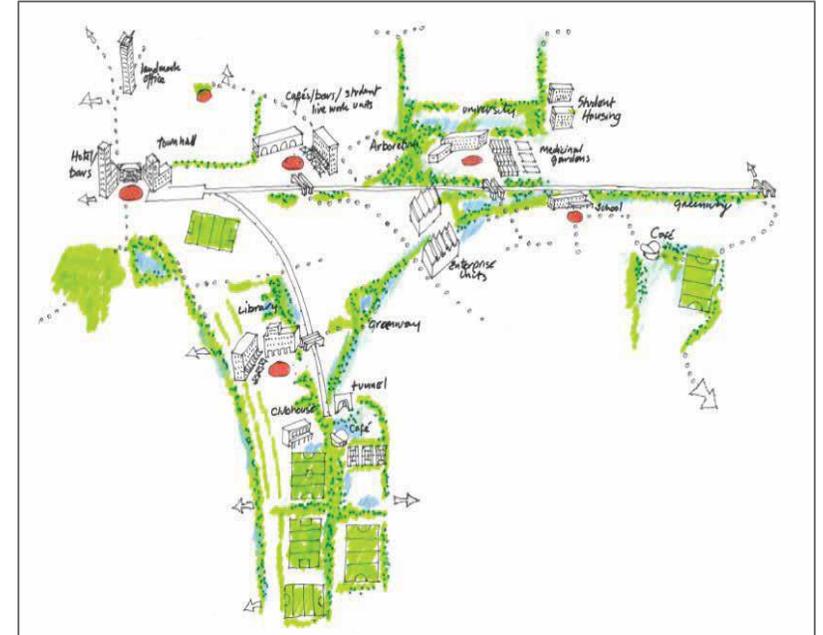
- **Unlocking** properties **Connecting** CSQ to city core / suburbs
- **Healthy City** holistic multi generational public health
- **Inclusive City** integrate classes, ages, using “smart” tech
- **Resilient City** managing own waste, recycling, own energy, ecological and biodiverse
- **Productive City** 30% of own food, embracing people working from home, innovators, entrepreneurs
- **Adaptive City** diversity of housing, spaces, and workplaces, integrating private / public sector investment / involvement
- **Adaptable Grid** building on legacy of Georgian Limerick
- **Adaptable Urban Blocks** diverse residential, offices, social inclusivity, recreation social infrastructure, food production



FIVE ARCHITECTS – FIVE IDEAS

Anne Kiernan 'An Unparalleled Opportunity to Reimagine Limerick'

- Based on 5 Character Areas
 - **Education Lands**
 - **South Colbert Station**
 - **Guinness Lands**
 - **HSE Lands**
 - **Railway Lands**
- Affordable housing in new and existing communities
- Mix of uses including education, leisure, local enterprise and commercial, office, hotels, bars and cafes
- High quality public realm is common to all character areas
- A rich variety of residential with higher density focused on the station, student accommodation, and smaller scaled development interwoven with the existing city fabric
- Phasing and Potential to Unlock Early-Win Projects - all proposals are for land that is currently vacant.



FIVE ARCHITECTS – FIVE IDEAS

Piotr Mach 'A Liveable and Vibrant Place - Colbert Station Quarter'

- **'Limerick Skyline'** - Elevated pedestrian and cycle way from Colbert Station to Kennedy Park – Visitor Attraction
- Modern Education Campus at Killmallock Road
- Innovation & Science Campus on HSE site
- New Sport & Recreation area over Colbert Station – bus and train station and bicycle garage located underneath
- Remodelling of Colbert Station Plaza
- New Central Park with high-density living quarters around the edge - a new 'Green Heart' for Limerick
- Colbert Station Quarter based on the following principles:
 - Affordable homes - modular apartments
 - Human experience is key
 - Streets for people, not only for cars
 - Density at every scale
 - Diversity of available amenities
 - More green areas
 - New Limerick landmark and connector



Thank You

