

Konstanz (D)

Kreuzlingen (CH)

CATEGORY Urban planning with integrated traffic and landscape planning

TEAM REPRESENTATIVE Architect, Urban Planner, Landscaper

LOCATION Konstanz (D) – Kreuzlingen (CH)

POPULATION 100,000 (Konstanz 80,000/ Kreuzlingen 20,000)

STRATEGIC SITE 125 ha

SITE OF PROJECT 26.9 ha

SITE PROPOSED BY Town councils of Konstanz (D) and Kreuzlingen (CH)

OWNER(S) OF THE SITE Town councils of Konstanz (D) and Kreuzlingen (CH)

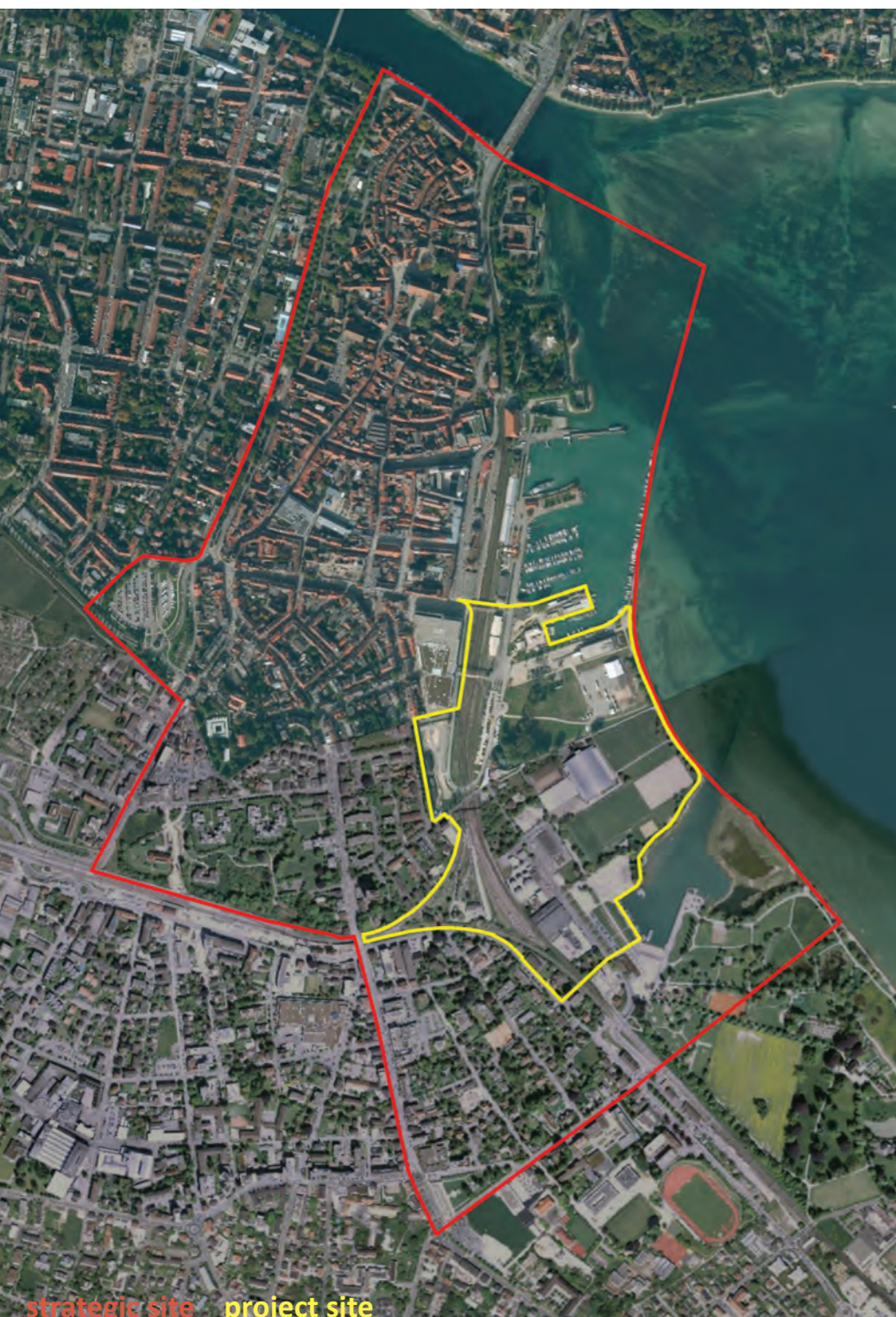
COMMISSION AFTER COMPETITION
Outline urban and landscape plan

HOW CAN THE SITE CONTRIBUTE TO THE ADAPTABLE CITY?

The busy shoreline of the two towns of Konstanz and Kreuzlingen at the western end of Lake Constance lacks consistent design. Intense landscaping should be applied to reduce the emphasis on the town boundary and frontier running through the site. Measures must be proposed to mitigate the barrier effect of the railway tracks that cut the shoreline off from the two town centres. The task will be to develop a meaningful overall concept of interlocking uses to upgrade the area. A robust structure should enable long-term procedural development while allowing for flexibility with respect to possible changes in the underlying framework. In the identification process of the two town councils, creative ideas and decision-making aids for public and political discussions are called for, after earlier joint development concepts failed.

CITY STRATEGY

The development of the attractive trans-frontier twin towns must be pursued within the overriding framework of the Konstanz-Kreuzlingen agglomeration programme, "STEP Future 2020" and further site-specific town council decisions. The future image of the Konstanz/ Kreuzlingen agglomeration pursues the objective of sustainable development, upgrading of the lakeside, safeguarding of Lake Constance and its shoreline in their ecological importance as a source of drinking water, for fauna and flora as well as recreation and tourism. Priority is being given to environmentally friendly slow traffic (pedestrians, cyclists) and public transport. The development concept requires public participation at an early stage in both towns and should be implementable in phases.



SITE DEFINITION
 "Klein-Venedig" lies on the frontier between Germany and Switzerland, which is at the same time the border between the towns of Konstanz and Kreuzlingen. It stretches from the lakeside to the railway lines, straddles the Konstanz-Kreuzlingen border and includes the Sea Life Centre up to the bridge over the railway lines at the station leading to Konstanz town centre. The open space on the Konstanz side is used for temporary events (Oktoberfest, concerts, etc.). The redevelopment of the Bodenseschiffsbetriebe (BSB) dockyard is pending. The Kreuzlingen side is characterised by small and medium-sized commercial units and a sport school, for which plans are at hand for an extension to a private school campus. The Bodensee Arena with an open-air ice rink and indoor tennis courts is to remain in use until 2024.

ADAPTABILITY: MAIN ELEMENTS TO BE TAKEN INTO ACCOUNT
 Good access for slow-moving traffic must be ensured in both towns. Public transport and cyclists routes should be developed; an increase in individual motor car traffic with congestion of the town centres is to be avoided. In particular, suggestions are required for ways of dealing with the temporary overload of cross-frontier commercial traffic. The shoreline should be kept as an open space for public uses. Proposed traffic measures – such as a rail underpass Lago South, extension of the promenade network, a multi-storey car park on the Kreuzlingen side to replace the surface parking on the lakeside with a connecting bridge from the town centre and shoreline over the railway lines – must be integrated into the urban planning concept. In the Klein-Venedig area the two towns are pursuing a cross-border

development focal point for leisure/recreation/events/culture. On the Konstanz side the overall concept should include an exhibition site, upgrading of the BSB dockyards while retaining their function, spatial containment against the railway lines as well as a development concept for the Lago South area with mixed uses. Kreuzlingen Town Council strives for an attractive mix of services/hotel/tourism/recreation (possibly with residential as a secondary use). It proposes the long-term relocation of existing industry to the south-west of Seestrasse and demolition of the Bodensee Arena in the medium- to long-term, but no earlier than 10-15 years. The public character of the area for residents and tourists should take priority over privatisation. The special challenge will be to programmatically develop use structures in keeping with the natural environment.



view from west



frontier/view towards Konstanz



lake/Sea Life/fairground



extensive parking lots



frontier/view towards Kreuzlingen



Bodensee-Arena, parking lots



pedestrian bridge across the rails