

Concept of the design on the planning area

The “zam wachsn” (bavarian for growing together) design is based on a careful analysis of the existing environment. The aim is to allow both urban and landscape structure to develop harmoniously and grow together. In the course of six new neighborhoods, Wutzelhofen in the south is to be seamlessly connected with the Haslbach industrial estate in the north. The appearance of the buildings and the formal language are based on the existing structures. In addition, landscaped spaces to the west and east, which cut through the new development, are connected. It creates a horizontal landscape connection between Mühlberg and Brandlberg, which enriches and connects the area as a whole.

Guiding principle towers

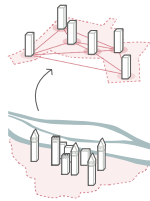
Regensburg is famous for its impressive, historic patrician towers, also known as dynastic towers. These tall, imposing tower buildings bear witness to the city's rich medieval past and were primarily intended to illustrate the inner-city leadership position of the resident families. They therefore mainly served to represent the individual.

In the “zam wachsn” design, these fascinating, historical structures from the charming old town are taken up and reinterpreted. The result is lively places that serve the community and shape the neighborhoods as significant, identity-forming elements.

What is particularly innovative is that this creates a completely new and unique typology. The classic mobility hub is being expanded with public communal spaces. Each neighborhood not only has car and bike sharing services, a post office, a small local supplier and a repair shop, but also a striking tower with communal and public spaces. These towers differ in their design and use depending on the neighborhood.

For example, in the fourth sub development (more details see below), the tower is mainly used for sports facilities. Group rooms, a fitness center, an indoor hall and a roof terrace with a climbing wall are planned here. In the second sub development, on the other hand, a library, a music school and small event rooms are planned.

Overall, these striking towers give the new area an unmistakable identifying feature that radiates beyond the neighborhoods. They connect the districts in a creative and inspiring way and promote joint growth in a lively, diverse environment.



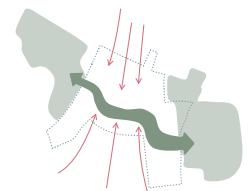
Greenconnector concept

The Green Connector is designed to mirror the existing natural landscapes with minimal interventions thus creating a nearly natural environment. It grows gently through the urban structure, creating a lively and green connection. The reforestation of the adjacent woodland with fruit trees and native shrubs not only serves biodiversity, but also creates a pleasant, natural atmosphere.

The Greenconnector links existing green structures such as biotopes and hedge biotopes as well as the diverse orchards, creating a coherent ecosystem. To make the connection tangible, two green bridges span the railroad line and the B16. The topography along the B16 can be used naturally.

A meandering tree structure elegantly draws the two ban forests into the landscaped park. This flowing formal language stands in deliberate contrast to the geometric inner courtyard designs and underlines the nature-oriented design of the entire concept. The main path runs from west to east and is varied with adjacent detention basins. The near-natural play equipment is built from the reused trees. The existing retention basin in the east is to be used synergistically in the future. It is transformed into a bike park with a pump track, while retaining its original function. Nature conservation and leisure activities are thus combined in an innovative way.

Overall, the Greenconnector creates a lively, natural connection between the neighborhoods that enriches the landscape and at the same time reconciles people's needs.



The different neighborhoods

The different neighborhoods are carefully adapted to the existing buildings so that they are seamlessly integrated. The shape and height of the buildings adapt flexibly to the surrounding structures, which ensures a balanced cityscape. To do justice to the principle of the 15-minute city, the neighbourhoods are organized decentrally. Each neighborhood has an inviting community square adjacent to the Mobility Hub. This offers a wide range of mobility options with bike and car sharing. There is also an easily accessible local supermarket that ensures residents are supplied with regional products. The concept is complemented by a special built tower that offers space for communal uses. This is a lively meeting place that promotes community and strengthens social interaction thanks to its innovative and open design. Overall, this creates lively, functional and well-connected neighborhoods that create an attractive and high-quality living environment thanks to their varied and sustainable architecture.

Mobility concept

The mobility concept aims to make transportation in the entire region more sustainable and convenient, thereby creating a sustainable transportation network.

The entire planning area is generously and primarily equipped with bike lanes. Private transport is only

connected up to the mobility hubs.

Further distribution in the neighborhoods takes place on the neighborhood paths designed as shared space. The west-east connection of the neighborhoods in the Greenconnector is particularly noteworthy. This promotes sustainable transportation and contributes to a lively, safe and natural cityscape. These measures promote environmentally friendly mobility and ensure pleasant movement in urban areas.

A uniform, moderate speed limit of 30 km/h will be set throughout the area to ensure safety of all road users.

Overall, each neighborhood will have at least one new bus stop directly connected to the lively neighborhood square. The expansion of the bus network enables a fast and barrier-free connection to the surrounding districts. In addition, the new platform and a spacious bus station will provide a connection to regional transport.

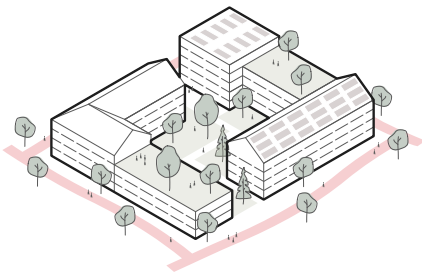
**Residential typologies**

One of the general characteristics of residential typologies is the flexible and adaptable design of the floor plans. Those can be adapted to the different needs of the residents by varying sizes and room layouts. Communal spaces are to be integrated into the designs in order to promote cohabitation and community. There are also plans to allocate some building plots to building communities and cooperatives, which can respond individually to the design of their respective homes.

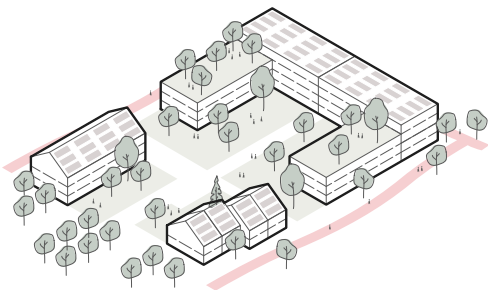
The building structures are designed to be environmentally friendly and sustainable in order to help protecting the environment. The roofs are equipped with photovoltaics to use renewable energy. The majority of the neighborhoods will be built to passive house standards. Extensive green roofs are offered on flat roofs as additional near-natural spaces, which have a decisive influence on the quality of living for people and animals.

Urban courtyard structure:

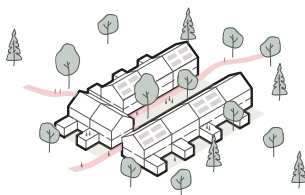
The buildings are arranged in such a way that they form a large communal courtyard. This is used for access and serves as a central meeting point. In addition to the communicative pergola access, other communal spaces provide places that support social interaction. Some residential units are also designed as cluster apartments, which promote communal living.

**Dispersed courtyard structure:**

The dispersed courtyard structure opens up to the surrounding landscape, creating a direct connection to nature. In some cases, communal vegetable gardens can be integrated into the courtyards to promote a sustainable lifestyle and interaction with one another.

**Rural courtyard structure:**

The rural courtyard structure forms the smallest residential typological unit. Accessibility is also ensured here via the communal inner courtyard. The garden apartments on the first floor have direct access to the garden. Meanwhile, the balcony apartments on the upper floor offer a view into greenery.



These diverse residential typologies create a sustainable, communal and natural living environment that caters to the needs of different lifestyles.

The district is growing**1st sub development - the heart**

The first development phase forms the heart of the new district and Wutzelhofen. The focus is on the expansion of the large mobility hub in conjunction with the new train station. Store zones create a lively center and ensure local supply. A hostel complements the Mobility Hub, as do the coworking spaces and communal rooftop bar. The green passage connects the new development with Wutzelhofen. They form a common neighborhood with the center.

The residential offer describes the urban courtyard structure with pergola access from the courtyards. The diverse floor plans include cluster apartments that promote interaction and community. Single-family homes are planned directly adjacent to the new bicycle cross-connection, which will tie in with the existing structure in Wutzelhofen. In total, apartments for around 1,100 new residents are being built here in the lively center.

2nd sub development – culture and education

The second construction phase will focus on building the school center with kindergarten and the associated sports facilities. The neighborhood is characterized by “culture and education”, as there is a wide range of facilities, including a cinema and various event venues. The tower is also home to a library and music school, which promote communal learning and living.

Approximately 650 new residents are offered urban living in communally organized residential courtyards, which are directly adjacent to the Greenconnector.

3rd sub development - arts and crafts and

For 2,000 new residents, half of the quarter will be urban living and the other half will offer local crafts. This is linked to the adjacent existing Haslbach industrial estate and offers further workshops and commercial uses. The neighborhood center offers a wide range of studio spaces, makerspaces, repair cafés and creative open spaces.

4th sub development - sport and activity

The first plan is to extend Haidhofweg to the north and turn it into a cycle lane. This will be connected to Pilsen Allee and form the new intersection with Coburger Straße.

Following on from the existing sports infrastructure, the Mobility Hub with a sports tower will be created, which will expand the existing sports facilities with a variety of spatial offerings.

Similar to the existing structure to the south, the development area is characterized by terraced buildings and apartment blocks, which form a courtyard structure. This courtyard structure loosens up towards the orchards and copses to the east. The adjacent compensation areas and biotopes ensure ecological diversity. A total of 1,300 residents will find a new home here in this active district.

5th sub development - play and break

A special feature of the penultimate sub development is the public swimming pool with open space at the Greenconnector. This neighborhood offers space for outdoor recreation and leisure activities. Another important component is the Mobility Hub, which integrates adventure and recreation offers and thus combines mobility and leisure activities.

The neighbourhood is characterized by apartment buildings and open courtyard structures. Those open up to the east towards the landscape and the orchards, which promote the transition to the landscape and shield the existing solar field.

A total of around 3,800 residents will find a new home in the fifth construction phase, with the possibility of extending the adjoining area to the north.

6th sub development - community and gardening

The final sub development is based on the surrounding village structure. A special feature is the spacious community garden area, which is directly adjacent to the square with the village center, community center and

mobility hub as well as a green observation tower. This garden area is formed from existing green space framed by trees. It is to be adapted to the topography and terraced. Residents will have a space for communal gardening and recreation. The SoLaWi will also find a new location here in Regensburg, which underlines its sustainable use.

The construction phase comprises terraced buildings, terraced houses and small residential courtyard structures that form a lively neighborhood. Nearly 560 new residents will find a home here, embedded in a natural, species-rich environment that preserves the village atmosphere.

“Zam wachsen” in facts and figures

Six new neighborhoods for a total of 9410 new residents are being built on the entire planning area. The degree of sealing is 23% of the entire area, with 22% fully sealed and 1% partially sealed. As compensation, the biotopes will be preserved and compensation areas will be created. Here and throughout the area, 3,300 new trees will be planted, 200 of which will be new fruit trees in orchards available for all residents to harvest.



The “Zam wachsen” design deals carefully with the existing structure and allows both the urban and landscape structure to continue to grow and merge. This creates a wide range of offers in diverse neighborhoods as well as a variety of housing options. An individually adapted new home can be found for each new resident in the new district, always in direct contact with nature.