



CATEGORY urban/architectural
LOCATION Dessau inner city/Kavaliestraße
POPULATION 89,000

STUDY SITE approx. 24 ha (city centre)
SITE OF PROJECT approx. 12 ha (Kavaliestraße)

SITE PROPOSED BY city Dessau-Roßlau
OWNERS OF THE SITE various private and public owners
COMMISSION AFTER COMPETITION
 Urban master plan
 Realisation of individual projects

TRANSFORMATION OF THE SITE

It is proposed to reinforce the functions of the inner city by selective infill construction, strengthen social networks, create qualified open spaces and achieve a structural qualification of the existing buildings in their functionality. Kavaliestraße – today still a major trunk road – is to be transformed into an urban boulevard and in addition to its function as a shopping street it is to be upgraded with cultural facilities and improved public amenities. A more attractive design of the street space with improved opportunities for pedestrians to cross is to improve the links between the adjoining neighbourhoods such as the municipal park, the area around Schlossplatz and Johannbau with administrative and cultural functions, the grammar school and the residential neighbourhoods interspersed with commercial uses.

CITY STRATEGY

Within the scope of the International Building Exhibition IBA Urban Redevelopment 2010, Dessau is aiming to present new perspectives for cities undergoing demographic upheaval. The urban regeneration programme is based on a completely new structural-spatial model. Partial demolition will make way for a generous green corridor. At the same time the available resources will be drawn on for the revitalisation of the urban cores. Priority is thereby to be given to the city centre. The prime strategic task in the regeneration of the city centre is the functional consolidation of the central area with the shopping zone. Public and private investments are to be concentrated here.



SITE DEFINITION

The central axis of the competition area is Kavaliertstraße, which is to assume a pivotal function between the post office and the former „Neumarkt“ in the north and museum crossing in the south. Overall the neighbourhood is lacking in architectural profile and three-dimensional sequences. The downgrade of the trunk road presents an opportunity for a fundamental functional and spatial redevelopment. Einkaufs-City, whose anchor is the Rathaus-Center, forms the commercial backbone of the town centre. A further major shopping centre is being constructed to the south. This will enable a “commercial arc” to be drawn, promoting Kavaliertstraße to Dessau’s “high street”, together with non-commercial uses such as the resulting urban terraces at the entrance to the city park and cultural facilities.

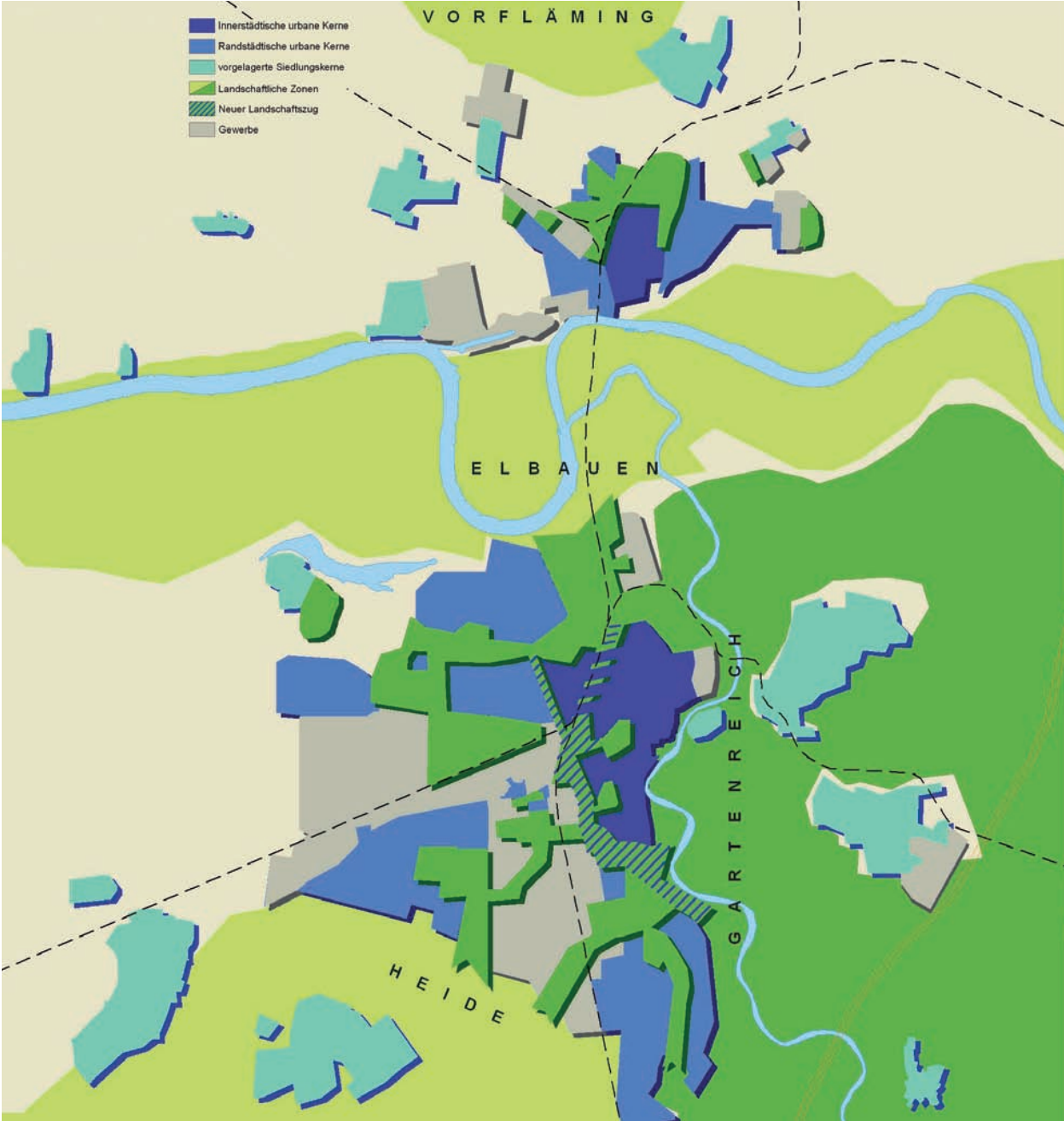
NEW URBAN MOBILITY/NEW SUSTAINABLE ENVIRONMENT

The objective of a city of short distances with a more concentrated and thus more cost-effective infrastructure is pursued by strengthening and consolidating the urban core. Kavaliertstraße is to be upgraded in its role as an urban thoroughfare with plazas and defined street frontages, enabling it to offer an appropriate quality of open space, experiences and movements. A design concept for the street is called for that embraces the roadway, foot- and cycle paths, street furniture, green spaces and a central public transit interchange. The ultimate goal is an overall concept that integrates all forms of mobility and lively coexistence. The open spaces of the inner city should be of qualified design. One of the aims of the concentrated blend of urban lifestyles is to reduce traffic and enable a higher overall energetic efficiency of the town.

NEW SOCIAL LIFE

The concept of urban cores also promotes the reinforcement of social networks by functional supplementation. The shopping zone along Kavaliertstraße will be enclosed by administrative and cultural functions, the Philantropinum educational facility and neighbourhoods with mixed residential and commercial uses. Households with greater purchasing power and urban lifestyles are to be enticed back into the city centre with new and qualitatively appealing accommodation, thus intensifying the social mix and vitality. With the involvement of a broad range of participants the city park is currently being designed for intercultural generations. Public participation will continue to play a pivotal role in the planning and implementation of construction projects in Dessau and must be integrated into the planning process at an early stage.

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concept of the city changes





Kavalierstraße with view to the post office and “Neumarkt”



View to the post office from the municipal park



Kavalierstraße, museum crossing



Entrance to the shopping mall “Rathaus Center” from Kavalierstraße