



Aerial view of Ingolstadt, on the left the Old town with the moat, on the right the refinery site

CATEGORY urban/architectural

LOCATION Ingolstadt, Bayernoil area

POPULATION 125,000

STRATEGIC SITE 106 ha **SITE OF PROJECT** 75 ha

SITE PROPOSED BY Ingolstadt town council/Bayernoil

OWNER(S) OF THE SITE Bayernoil refinery company

TYPE OF ORDER AFTER COMPETITION
urban masterplan

TRANSFORMATION OF SITE

With the closing of the refinery site in Ingolstadt a huge area with over 100 ha on the southeastern periphery of the town is available for future use that offers various potentials for development. In the south part of the area the construction of a new football stadium Audi Sportpark was recently finished and a commercial park is currently in planning.

For the remaining area of about 75 ha an urban/landscape concept will be developed. The programmatic objective has to give consideration to the exceptional site location between the River Danube, the nature reserve area Kälberschütt and Auwaldsee and should contribute to the ecological balance of the city.

CITY STRATEGY

The redevelopment area in the eastern part of Ingolstadt offers a unique opportunity to determine and define new uses for an industrial wasteland which reflect the specific identities of the locality and set forth a combination of urban and natural structures appropriate to the scale of the location. The objective is to develop an urbanistic and programmatic concept that expands the range of uses in Ingolstadt, strengthens the city's significance as residential and business location on an interregional level and that takes climate control into account. Qualitative standards are to be developed in order to reconcile natural with built structures.



Semi-aerial view overlooking the area from south, on the front right the football stadium Audi Sportpark

SITE DEFINITION

The site is located approx. 5 km as the crow flies from the town centre at the south-eastern boundary of Ingolstadt close to the autobahn junction Ingolstadt South. It is bounded on the north side by the flood dike of the Danube, which flows in easterly direction almost 300 m from the site, on the south side by the Audi Sportpark and Manching Straße, on the east side by valuable alluvial forest and on the west side by the Manching Straße industrial estate (retailers, partly large-scale, erotic shops, etc.). The site itself is marked by the refinery that was put out of service in 2008. The removal of the dense industrial plant with process plants and tanks has already started.

NEW MOBILITY

The site is readily accessible by private and public transport (Manching Straße to the south, Eriagstraße to the east and "Am Auwaldsee" to the northeast). A pedestrian and cycle path (Donauradwanderweg) runs along the flood dike on the northern boundary towards the town centre.

NEW WAYS OF LIFE

The goal is to develop the site to provide for a good quality of life and easy accessibility to leisure facilities and services. The spectrum should extend between built areas, parkland and natural habitats.

NEW SUSTAINABLE DEVELOPMENT

An urban neighbourhood is to be developed with a wide range of uses including science/research, innovative housing, commerce, leisure and nature with structures oriented to future and sustainable demands. Strategies are sought that generate new uses for the area and preserve the memory of the decade-long refinery use. The site is enclosed on all sides by mapped biotopes and landscape or nature conservation areas. The particular challenge is to develop built structures and find new uses that are consistent with the natural environment.



