



SCALE: L/S - urban and architectural

TEAM REPRESENTATIVE: architects, urbanists, landscapers

SITE FAMILY: From Functionalist Infrastructures to Productive City

LOCATION: Aschaffenburg „Damm“, Mühlstrasse

POPULATION: City approx. 70,000, district Damm 13,000

STRATEGIC SITE: ca. 5 ha

PROJECT SITE: ca. 3.3 ha

SITE PROPOSED BY: GBW Group, city of Aschaffenburg

ACTOR(S) INVOLVED: GBW Group, city of Aschaffenburg

OWNERS OF THE SITE: GBW Group

COMMISSION AFTER COMPETITION:

Urban planning framework, building construction

HOW CAN THE SITE CONTRIBUTE TO THE PRODUCTIVE CITY ?

Transport planning of the 1970's has created the Schillerstrasse, running like an aisle through the historic centre of the Damm district. It acts as a barrier and has not been developed spatially or functionally for the past 50 years. Adjacent uses filled up „inbetween spaces“, lacking any connection. The expected traffic-volume reduction of about 10,000 vehicles per day, due to the completion of the new ring road system in July 2017, will create the possibility to reconnect both sides of the street and to develop an urban structure on the northern side, which combines housing with commercial uses and to integrate still usable building structures into the transformation. Combining production and business with residential uses entails a great enhancement potential.

CITY STRATEGY

The built structures on both sides of Schillerstrasse are to be rearranged by the new traffic layout and housing on this inner-city main road; they therefore have to be strengthened. At the same time a compatible relationship to the local shopping centre on Michaelsplatz should be created. The reactivation of commerce and services in combination with new building uses and appropriate street spaces are part of the task. The city is looking for a concept that can be realized in phases and is compliant with the city renewal framework. The city's existing communication and participation network with the citizens and commercial, trade and cultural actors should be kept and fostered. By means of specific interventions, additions and the recalibration of open spaces, existing deficits are to be decreased and conceptual visions are in demand.

Europan 14 - Aschaffenburg (DE)



SITE DEFINITION

Aschaffenburg-Damm is a central district of Aschaffenburg. The public transport connections are good – there are three different bus stops within a short walking distance from the project site. Via the Schillerstrasse a direct connection to B8 and B26 federal roads is at hand and the main station of Aschaffenburg is about 1 km beeline away. The local recreation area at the river Aschaff, on the eastern margin of the district, is reachable within 10 minutes on foot. The project site is relative small. The significant 9-storey high-rise building at the intersection of Schillerstrasse and Mühlstrasse is to be sustainably converted and reasonably supplemented. Its location close to the inner city, its presence and the combination with the future traffic reduction should produce positive effects on the surroundings.

HOW IS PRODUCTION CONSIDERED IN THE URBAN DIVERSITY PROGRAM ?

In the context of re-structuring the area and the possible new mixture of dwelling, services, business and trade, a validation of the district is striven for. The GBW Franken GmbH is the owner of a high-rise building on Mühlstrasse 38 in the Aschaffenburg-Damm district.

The area with the high-rise building from 1967 is at present characterized by parking facilities, lacking and/or unattractive green spaces and proximity to the (still) very busy Schillerstrasse.

The competition task includes the unique opportunity of an urban enhancement, also in favour of the adjacent environment. The focus lies on the agreeable interconnection of small businesses and the local inhabitants, combined with new forms of housing for different user groups.

The current development gives a reason to reform the quarter. The goal it to define an urban masterplan, which prioritizes a modest mixture between housing and business as well as the upgrading and adaptation of green spaces to the requirements of the residents. The project site extends to the intersection of Schillerstrasse and Mühlstraße. Sustainable concepts for a calmed traffic are expected for the whole area.

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local shopping centre



view along the Schillerstrasse to the east



local shopping centre



view along the Schillerstrasse to the east

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Schillerstrasse in direction of the project site