

**SCALE:** L/S urban and architectural  
**TEAM REPRESENTATIVE:** architect / urban planner / landscaper  
**SITE FAMILY:** From City to Productive City  
**LOCATION:** Neu-Ulm, south of the city centre  
**POPULATION:** City: 58,200, Project site: ca. 1,350  
**STRATEGIC SITE:** 150 ha **PROJECT SITE:** 16.5 ha  
**SITE PROPOSED BY:** City of Neu-Ulm, NUWOG, Wohnungsgesellschaft der Stadt Neu-Ulm GmbH  
**ACTOR(S) INVOLVED:** City of Neu-Ulm, NUWOG  
**OWNERS OF THE SITE:** City of Neu-Ulm, NUWOG, south of Riedstrasse private property  
**COMMISSION AFTER COMPETITION:** urban planning framework, housing construction

## HOW CAN THE SITE CONTRIBUTE TO THE PRODUCTIVE CITY ?

Neu-Ulm Vorfeld is located in a complex situation near the city centre and has good public transport connections. It takes only 5 minutes to reach the Neu-Ulm train station by foot, while the distance to the Ulm's cathedral is 2km. Pedestrian are ensured high-quality access to the centre of the city and the southern neighbourhoods of the city by the 'Green Bridge' – a cycling and pedestrian path axis that was created within the framework of the Landesgartenschau (State Garden Show) in 2008. Extensive green areas, used in part as play areas, are supposed to be valorised according to the sensitively understood principle of 'densification before external development'. The buildings and open spaces of the former primary school and polytechnic are owned by the city and offer a unique potential for an innovative program of design and uses.

## CITY STRATEGY

Neu-Ulm is located in a region of strong growth, with very high population pressure on the centre of the city. The Danube in the north serves as a natural boundary between Neu-Ulm and Ulm. It would therefore only be possible for the city centre to expand towards the south. Here, the Vorfeld barracks site formed an insurmountable barrier for the expansion of the city centre until the withdrawal of troops in 1991. The site's US military past, which has still not vanished from the minds of people in Neu-Ulm, and its ownership and price structures consequently result in the fact that an above-average number of people in need of financial support also still live in Vorfeld today. The goal is to integrate the district and its residents in a sustainable way, and to implement new kinds of neighbourhoods between urban housing and lifestyle, culture, services and work for all segments of the population.



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## SITE DEFINITION

The strategic site is located to the south of the grounds of the Glacis, which surround the city centre, and is served by four major roads. The vocational and upper vocational school and a dynamic mixed-use zone border the project site to the west, and to the east the cemetery of 9.3 ha. The mono-structured site of Vorfeld was created in the 1950s as a 'family housing area' for the US military and has been part of the urban-development program 'Social City' since 1999. The architecture and design of open spaces reflect American notions of housing, sport and green areas, and traffic.

The homogeneous and dispersed development consists of rows of 3- to 4-storey buildings with 400 dwellings, which have undergone extensive modernization since 1999. At its centre is the 3.3-hectare-large site of the former primary school and polytechnic. The buildings are partially not worth retaining in terms of structure, and currently accommodate interim uses.

## HOW IS PRODUCTION CONSIDERED IN THE URBAN DIVERSITY PROGRAM ?

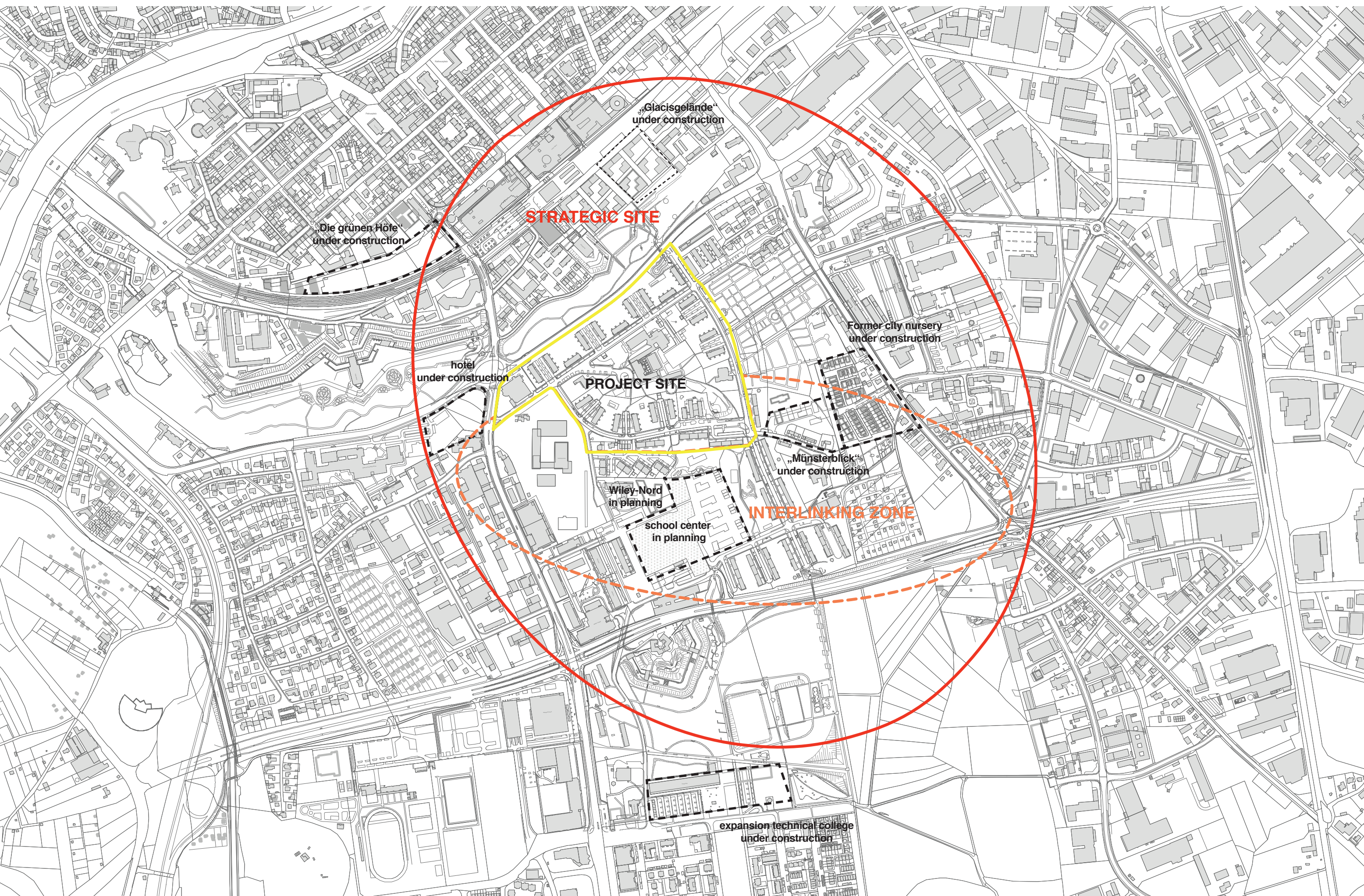
The desired mixture of housing, culture, jobs relating to the housing estate, services, and local recreation close to the city centre should result in a lively extension of the city that is also integrated into the city as a whole. What are sought are approaches to urban planning, landscape planning, and architectural solutions for the densification of the housing development. Focus should be promoting work in the district, lively ground floors and intensifying social life. The new urban planning arrangement of the district should respect the history of the evolution of the site and simultaneously create an open location for future generations. The foundation of urban life has many facets. Future uses to be developed for the buildings and open spaces of the former

primary school and polytechnic situated in the centre of the project site should therefore be given overriding importance. The goal is to create a centre that takes advantage of the multifaceted potentials of the urban location and contributes to interlinking Vorfeld beyond its boundaries and to integrating it with the neighbouring districts of the city in the long term.

The development of programs – that can, if necessary, be realized in stages – for the valorisation, redensification and replanning of the large, sometimes shapeless and unused open spaces and buildings is an essential component of the design task. It also includes redesigning and/or supplementing internal path connections, which are currently lacking, as well as interconnecting the site with the surrounding districts and image improvement, for instance, through designing the approaches to the district, which are currently not recognisable as such.



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