



**Launch Day**

Monday March 27th, 2023

**Organiser**

European – German Association for the  
Promotion of Architecture, Housing and Urban Planning  
in cooperation with the Stadtbau-GmbH Regensburg

**Contact**

European Deutschland e.V.  
Vesta Nele Zareh, Lola Meyer  
Friedrichstraße 23A  
10969 Berlin  
Germany  
Phone +49 30 399 185 49  
Fax +49 30 399 185 50  
Email mail@european.de

Jonas Lang  
Johanna-Dachs-Straße 81  
93055 Regensburg  
Phone +49 941 7961-196  
Email j.lang@stadtbau-regensburg.de  
www.stadtbau-regensburg.de

**Site Representative**

Götz Keßler  
Geschäftsführer der Stadtbau-GmbH Regensburg

**Actors Involved**

Stadtbau-GmbH Regensburg

**Team Representative**

Architect, landscape architect

**Communication**

Communication after the competition publication

**Jury – 1st Evaluation**

With the participation of the site representative

**Jury – Prize Selection**

Ranked Selection: Winner (12.000 Euro),  
Runner-up (6.000 Euro) and Special Mention (no reward).  
The jury is autonomous in its decision.

**Post Competition Intermediate Procedure**

A further order is dependent on the result of the  
competition.

**Type of commission**

Stadtbau GmbH Regensburg is planning to upgrade the  
neighborhood in the near future. The following procedure  
is envisaged

- Refurbishment/modernization of the buildings on the  
leasehold land of EWR
- Realization of the new building(s)
- Parallel to this, the implementation of the open space  
concept is aimed for. The ideas for heat supply and  
climate protection are to be elaborated, planned and  
subsequently implemented.

## Schedule

## 2023

March 27	Official launch of the European 17 Competition
April 21	German launching event
April 26	Site visit and colloquium
June 2	Closing date for further requests on the sites
Juni 16	Responding to requests on the sites
July 30	Registration deadline
July 30	Submission of entries
Oct. 19	Preliminary selection by the local jury
Nov.	Forum of cities and juries
Nov. 17 / 18	Final selection by the national jury
Dec. 4	International publication of the results
Dec. / Jan.	German award ceremony

## 2024

Feb. until June	Time frame for workshops
Nov. / Dec.	Inter-Sessions-Forum European 17/18

## National Jury

## Client Representatives

- Andreas Hofer, Director of the International Building Exhibition 2027 StadtRegion Stuttgart, Stuttgart/ Zurich
- Dr. Timo Munzinger, Consultant for integrated urban development and urban planning at the Deutsche Städtetag, Board European Germany e. V., Cologne
- Susanne Wartzeck, Sturm und Wartzeck GmbH, President BDA Bund, Berlin/ Dipperz

## Architects / Planners

- Ralf Fleckenstein, ff-architekten, Berlin
- Dr. Miriam García García, LandLab, Scientific Committee European Europe, Barcelona/ ES
- Prof. Melanie Humann, Professorship for Urbanism & Design, TU Dresden, Urban Catalyst GmbH, Scientific Committee European Germany e.V., Berlin/ Dresden
- Lina Streeruwitz, StudioVlayStreeruwitz, Vienna/ AT
- Sarah Wigglesworth, Sarah Wigglesworth Architects, London/ UK

## Public Figure

- Prof. Jörg Stollmann, Chair for Urban Design and Urbanization, TU Berlin, Berlin/ Zurich

## Substitutes

- Urs Kumberger, Teleinternetcafe Architecture and Urbansim, Scientific Committee European Germany e.V., Berlin
- Karin Sandeck, Ministerialrätin of the Bavarian State Ministry of Housing, Construction and Transport, Board of European Germany e.V., Munich
- Marika Schmidt, MRSCHMIDT ARCHITEKTEN, Scientific Committee European Germany e.V., Berlin
- Josef Weber, Head of Division, Planning and Construction City of Erlangen, Board European Germany e.V., Erlangen

The local juries will be presented on the European website.



## Table of Contents

<b>Part 1</b>	<b>General Conditions</b>	<b>Part 2</b>	<b>Competition Task</b>
1	Acceptance of the Rules of European 17 6	1	Task and objectives 20
2	Organiser 6	2	Reference to the theme of European E17 20
3	Type of Competition 6	3	Regensburg 20
4	Admission Zone 6	3.1	The district of Kumpfmühl-Ziegetsdorf-Neuprüll 22
5	Entry Conditions 6	4	The study site 26
6	Registration 7	4.1	District hospital 26
7	Information Available to Teams 8	4.2	Ganghofer Siedlung 26
8	FAQ 9	4.3	Parks 26
9	Submission of Entries 9	4.4	Local supply and education 26
10	Results and Prizes 10	5	The project site 31
11	Communication of the Competition 11	5.1	Urban context 31
12	Rights and Obligations 11	5.2	Topography 31
13	List of European 17 Competitions 12	5.3	Planning and building law 31
14	Inter-Sessions Forum 12	5.4	Settlement structure and housing mix 31
15	Organization of the Juries 12	5.5	Infrastructure 35
16	Juries 12	5.6	Green spaces and trees 35
17	Implementations 13	5.7	Heat supply 35
		6	The task 36
		6.1	Structural measures 36
		6.2	Open-space concept 42
		6.3	Heat supply and climate protection 42
		7	Working with the results 46
		7.1	Nota bene 46
		7.2	Submission requirements 46
			Bildnachweise 50
			Imprint 52

# 1 General Conditions









## 1 Acceptance of the Rules of European 17

The competition is implemented in conformity with the rules passed by the European European federation. The complete rules will be published under [www.european-europe.eu](http://www.european-europe.eu) on the European website.

The competition is held in accordance with the the Guidelines for Planning Competitions (RPW 2013) in the version published by the Federal Ministry for the Environment, Nature Conservation, Building and Nuclear Safety (BMUB) on 31.1.20013 (Federal Gazette of 22.2.2013).

The organisers, competitors and anyone associated with the competition recognise the content of this launching text as binding. At the same time the competitors recognise the basic requirements, demands and general conditions of the European 17 competition.

## 2 Organiser

European, German Association for the Promotion of Architecture, Housing and Urban Planning in cooperation with the Stadtbau-GmbH Regensburg.

## 3 Type of Competition

### 3.1 Object of Competition

The Bavarian city of Regensburg is a prosperous metropolis with a high quality of life, where around 170,000 residents live and work. The 4.2 ha competition site is home to a housing estate with 18 apartment buildings.

European's task is to develop concrete, realisable ideas for a mixed, sustainable and lively neighbourhood with modern forms of housing and diverse communal areas. The residential quarter, which dates back to the 1960s, is to be further developed as quickly as possible.

Some of the buildings in the project area have already been modernised or replaced by new construction. Due to the intended redevelopment measures, many flats are currently vacant, which means that there is an urgent and large structural restructuring potential inside the existing buildings.

The challenge is to carefully make the existing neighbourhood fit for the future and make it more attractive through 1. new construction, 2. conversion/ reconstruction and 3. modernisation/ restructuring. The new building is to be constructed on a currently empty plot of land in the middle of the neighbourhood. The conversion involves an existing building that is currently empty and can be extended, raised, restructured or partially

demolished and rebuilt. The modernisation measures can be applied to several Stadtbau GmbH buildings. As these are empty, the interior of the building can be reorganised and proposals for new uses can be made.

Furthermore, the design task is to develop a holistic urban concept that takes into account both moderate redensification possibilities for housing and social and infrastructural needs (e.g. day care centre, café, community rooms, etc.). At the conceptual level, ideas for open spaces, mobility and a new heat supply system should also be identified.

A detailed description of the tasks can be found in part two of the competition brief.

### 3.2 Procedure of competition

The competition is designed as an open, one-stage call for ideas. It is anonymous.

## 4 Admission Zone

The competition is open to all the countries in Europe.

## 5 Entry Conditions

### 5.1 Entrants

European 17 is open to any team consisting of at least one graduated architect, who may be in association with one or more professionals of the same or related disciplines within the architectural, urban and landscape field (such as architects, urban planners, landscape architects, engineers, artists) or from other relevant fields (such as sociology, geography, biology) and may further be associated with one or more students with a bachelor degree or equivalent (3 years of study) in architecture or related disciplines. The team may also have one or more contributors, who are not considered authors of the project. Every team member must be under the age of 40 years old on the closing date for submission of projects.

### 5.2 Composition of the Teams

There is no limit to the number of participants per team. Multidisciplinary teams are strongly recommended with regards to the sites issues.

A registered team can modify its composition on the European website until the closing date for submissions (30 July 2023). No further change shall be accepted after this date.

Each team member (associate and contributor) shall be registered as such on the European website before the closing date for submissions.

One team can submit a project on different sites in different countries with participation limited to one site in the same country and one person can be part of different teams provided that the projects are not submitted in the same country.

### **Associates**

Associates are considered to be authors of the project and are credited as such in all national and European publications and exhibitions. Architects must have graduated with a degree from a university specified within the EU Directive 2005/36/EC, or with an equivalent degree from a university within the natural borders of Europe, recognized by the professional architects' organizations in the country of the competition site. Other professionals must have an applicable European university degree, regardless of nationality. The compulsory requirement is to hold such a degree.

Membership in a European professional body is optional, except for associates without a European degree.

Students accepted as associates must have a bachelor degree or equivalent (3 years of study) in architecture or related disciplines from a university as mentioned above.

### **Contributors**

Teams may include additional members, called contributors. Contributors may be qualified or not but none of them shall be considered as an author of the project. Just like the associates, the contributors must be under the age of 40 years old on the closing date for submission of entries.

### **Team Representative**

Each team names one Team Representative among the associates. The Team Representative is the sole contact with the national and European secretariats during the whole competition. Furthermore, every communication shall be done with one email address, which shall remain the same during the whole competition.

The Team Representative must be an architect or must have the architect status under the laws of a European country.

In specific cases and when mentioned on the site definition (see Synthetic Site File), the Team Representative can be an architecture, urban or landscape professional (architect, landscaper, urban planner, architect-engineer). In this case the team shall necessarily include at least one architect among the associates.

## **5.3 Non-Eligibility**

No competition organizer and/or member of their families are eligible to take part in the competition on a site where he/ she is involved. Still, he/she can participate on another site in which he/she is not involved.

Are considered as organizers: members of the European structures and their employees; employees and contractors working for partners with sites proposed in the current session, members of technical committees, jury members and their employees.

For implementations, European follows EU law on public procurement and all EU sanctions that are in place at any given time. National sanctions may also apply differently in individual countries. Competitors are themselves solely responsible for evaluating if their eligibility to participate can be affected by these sanctions.

## **6 Registration**

Registration is done through the European website ([www.european-europe.eu](http://www.european-europe.eu)) and implies the acceptance of the competition rules.

In compliance with French Act #78-17 of Jan. 6th, 1978, on Information Technology, Data Files and Civil Liberties the protection of personal data communicated during registration is guaranteed. With the General Data Protection Regulation (GDPR) introduced in May, 25th, 2018, you hold the right to access and modify the information regarding your participation, as well as the right to limit, transfer personal files and eliminate your personal data.

### **6.1 European 17 Website**

The European website for the fifteenth session of the competition is available, from the launch of the competition at the following url: [www.european-europe.eu](http://www.european-europe.eu)

It includes: the complete European rules for the European 17 competition; the session theme; the synthetic and complete site files grouped geographically or by themes; the juries' compositions; and an organisational chart of all the European structures.

The registration of the teams and the complete digital sending of the projects must be done via the European website.

## 6.2 Team Registration

Registration to the competition is done through the European website (Registration section) and implies the payment of a 100 Euro fee. There shall be no refund of the registration fee.

This fee includes one Complete Site Folder and the printing of the panels on a rigid support by the national secretariats.

Payment is automatically confirmed on the website. The team can then access its personal area and download the Complete Site Folder for the selected site and the digital entry area.

Additional Complete Site Folders cost 50 Euro per site.

## 7 Information Available to Teams

### 7.1 Synthetic Site File (Available for Free)

The Synthetic Site Files present a summary vision of the site. They are available for free on the site presentation pages of the European website and help the teams to have a global view of the sites. This document is in English (and sometimes also in the site language).

The Synthetic Site Files provide: Good-quality iconographic documents: 1 map of the city or conurbation identifying the location of the study site and giving the graphic scale; 1 aerial picture of the study site in its context identifying the location of the study site in red and the project site in yellow; 1 oblique aerial picture (semi-aerial) of the study site; 1 oblique aerial picture (semi-aerial) of the project site; 1 map of the area identifying the study site and the graphic scale; 1 map of the area identifying the project site and the graphic scale; at least 3 to 6 ground-level pictures showing the site's characteristic elements (topography, natural features, existing architecture);

Written information: the site scale – location – category; the profile of the team representative: architect or professional of the urban design; names of the town and place; population of the town and conurbation; surface area of the study and project sites; site representative, actor(s) involved, site owner(s); expected follow-up after the competition; the developer's and the city's specific objectives; strategic issues of the site; relation the session topic: "Living Cities 2."

### 7.2 Brief (Available for Free)

The Brief is a 30-60-pages illustrated document aiming at providing a better understanding of the main elements of the context through the existing elements as

well as through the site's mutation issues and its environment. It is available for free on the site presentation pages of the European website in order to help the teams select their project sites. It includes the following elements: A summary of the main elements of the site; the site specificities – site representative; other actors involved; profile of the team representative; expected skills among the team members; communication of the submissions; follow-up after competition; A detailed analysis of the regional and urban context, putting in perspective the transformations of the city and the region and including all the elements on this scale that may have a current of future influence on the site: mobility networks, ecological elements, urban structure, landscape, etc., within the general framework of the theme "Living Cities 2"; A detailed analysis of the study site putting the transformation of the site (the site and its environment) in perspective and illustrating how the session topic is taken into account.

The following information is also provided:

Role of the study site in the city policy, with details on the goals of the planning imagined by the municipality; Programmatic framework: planned transportation networks; public and private spaces to build and/or upgrade, with assumptions about planned functions and/or dimensions; goals for public spaces and infrastructures; and detailed explanations of the choices of the developers for each aspect of the programmes. A detailed analysis of the project site putting in perspective the site transformation and the way to make it again "liveable". The programmatic framework is also detailed, with: the spaces to build and/or regenerate, with functions and dimensions; the precise goals for public spaces and infrastructures; detailed explanations of the developers' intentions on the parts of the programmes to be included. The main elements linked to the European 17 topic and their implication on uses and flexibility of spaces (built and public), natural elements and implementation processes of the mutation. A description of the sociocultural context of the site, the city and the region and its evolution to help participants better understand the local urban lifestyles and the citizens' rhythms. A description of the economical context of the site, the city and the region and its evolution to help participants better understand the potential "Living Cities 2" to create.

This document is in English (and sometimes also in the language of the site).

### 7.3 Complete Site Folder (Download available upon registration.)

The Complete Site Folders include detailed visual documents on the city, the site, its context as well as plans, pictures and any graphic document required for

the design process. They can be downloaded on the site presentation pages (after registration on the site and logging in to the website) and help the teams design their project on the chosen site. They include plans, pictures, diagrams and graphics of the following scales:

#### **A. Territorial Scale – Conurbation**

1 aerial picture of the city; 1 map on regional (urban geography) or urban scale (conurbation) with an appropriate graphic scale showing the major features structuring the area (buildings, networks, natural features).

#### **B. Urban Scale – Study Site**

1 aerial picture; at least 1 semi-aerial picture;

at least 5 ground-level pictures showing the characteristic features of the study site: topography, natural features, existing architecture, etc.; plans with an appropriate scale; characteristic features: infrastructure, existing and future plans, etc.

#### **C. Local Scale – Project Site**

at least 3 semi-aerial pictures; at least 10 ground-level pictures showing the characteristic features of the project site: topography, natural features, existing architecture, etc.; plan(s) with an appropriate scale, showing:

the project site's location within the study site and the plot divisions, constructions, natural elements, etc.; topographical map of the project site with an appropriate scale and, if necessary, characteristic features (buildings and natural features to be retained or not, etc.)

## **8 FAQ**

### **8.1 Questions on the Sites**

A meeting is organised on each site with the teams and the municipalities and/or developers to give a detailed picture of the issues related to the site. The national structure of the site then publishes a report in English in a maximum of two weeks after the meeting. This report is available online on the site presentation pages of the European website.

In addition to this an FAQ section on sites is open on the European website for a limited period of time (see calendar). Only registered teams can submit questions.

### **8.2 Questions on the Rules**

An FAQ section on rules is open on the European website for a limited period of time (see calendar).

## **9 Submission of Entries**

### **9.1 Digital Submission**

Digital submission is compulsory. It includes the 3 A1 panels (visual elements), 4 pages (max) illustrated text explaining the link between the project and the theme of the ongoing session as well as the implementation and building processes of the project, documents proving the eligibility of the team members and documents for the communication of the project.

The complete submissions shall be submitted before midnight (UTC+2) on July 30th, 2023, on the European website (Entry section).

Failure to comply with the hereunder-mentioned requirements may, eventually, if the jury decides it, result in the disqualification of the team. The number of entries per site is available on the European website on the European map of the sites (column on the right).

### **9.2 Anonymity and Compulsory Content**

The site name and the project title must be displayed on every document: panels, illustrated text and communication documents. A specific code is automatically attributed to each project upon upload. The teams do not know this code, through which the jury members take note of the project. When anonymity is lifted, the teams' identities are revealed via an automatic link between the code and the team on the online projects database.

### **9.3 Language**

The panels shall be either written in English or bilingual (English + the site language).

### **9.4 Items to Submit**

Submissions include documents divided as follows: 3 vertical A1 project panels composed of visual elements of the project; 1 text presenting the ideas of the project (6 pages max.); Documents proving the eligibility of the team members; Documents for communication (3 images + a text of 800 signs, spaces included)

#### **9.4.1 Panels Vertical A1 Format**

Content: The 3 panels must: explain the urban ideas developed in the project with regards to the site issues and the thematic orientations of the session; develop the project as a whole, highlighting the architecture of the project, and particularly the relationship between the new developments and the site's existing context, including three-dimensional representations of the project; develop the method foreseen for the implementation process of the project.

All graphic and descriptive documents must have a graphic scale.

#### **Technical Specifications:**

PDF format; Vertical A1 (W 594 mm × H 841 mm)  
Maximum 20 MB; One box (W 60 mm × H 40 mm) is left blank in the upper left corner for the automatic insertion of the code; the name of the city appears next to it

Panels numbered from 1 to 3 in the upper right corner; the team is free to decide on the positioning of the proposal title.

#### **9.4.2 Text**

Content: This text must present the ideas of the project and its links with the theme of the session but also the process and periods of implementation.

Technical specifications: 3 to 4 pages (maximum) with limited visuals; PDF format; Vertical A4 (W 210mm × H 297mm). One box (W 60 mm × H 40 mm) is left blank in the upper left corner for the automatic insertion of the code.

Documents to prove the eligibility of the team members  
Documents for the disclosure of names and verification of the validity of the proposals shall be uploaded as PDF's on the European website.

Personal information includes:

#### **A. For the Team:**

The team form and the declaration of author- and partnership, and of acceptance of the competition rules available online on the team's personal area; to be filled out and signed;

#### **B. For Each Associate:**

A copy of an ID document with a picture, providing evidence that they are under the age of 40 at the closing date for submission of entries (see calendar).

A copy of their European degree as an architectural, urban or landscape professional (architect, landscaper, urban planner, or others...) or proof of such a status under the law of a European country.

#### **C. For Each Contributor:**

A copy of an ID document with a picture, providing evidence that they are under the age of 40 at the closing date for submission of entries (see calendar).

No other document than the ones above-listed is necessary.

Attention: The personal documents must be uploaded individually for each team member. Only team members

that correctly registered and submitted their eligibility documents separately shall be considered within the team final composition.

The upload of one sole document with all the required information (copies of the ID's and degrees) will not be accepted.

#### **9.4.3 Documents for Communication**

Each project must be summered up as follows: One short text of 800 signs (spaces included, to be typed in during submission) developing the project ideas; 3 separate JPG images that symbolize the project (max. 1 MB per image).

#### **9.4.4 Communication Video**

Winners and Runners-up of the E17 session will make a communication video presenting their proposal and will be sent, after the announcement of the results on Monday, December 4th, 2023, to the European Secretariat before January 7th 2023.

length: 3 minutes (maximum);

Format : MP4 video with the codec H.264;

Language for the voice and/or texts: English;

Content: the main ideas of the project linked to the theme of the session and the possible implementation process.

#### **9.5 Control of the Submissions**

Each team can check the upload of their projects on their online personal area on the European website. They can also –if needed– modify these documents until the deadline for submissions.

A period of 5 days is left open after the deadline for submissions (see Calendar) for the European secretariat to control the upload of each submission sent before the deadline of submission, as well as to correct the potential problems that might have appeared during the upload of the documents with supporting evidence. No disagreement will be considered without a screenshot of the page to check the reception of the project; date and time should appear clearly on this screenshot.

### **10 Results and Prizes**

#### **10.1 Results**

All the results for European 17 (winners, runners-up, special mentions) are available online from December 4th, 2023, on the European website (Results section). This list includes the names of each member of the team (associates and contributors) as well as the unique email address of the team, the city and the country entered during registration.



## 10.2 Winners' Prize

Winners receive a reward of the equivalent of €12,000 (all taxes included) in the currency of the site's country (at the exchange rate on the date of the announcement of the results). The organizers undertake to abide by the decisions of the national juries and to pay the reward within 90 days of the announcement of the results.

## 10.3 Runners-Up's Prize

Runners-up receive a reward of the equivalent of €6,000 (all taxes included) in the currency of site's country (at the exchange rate on the date of the announcement of the results). The organizers undertake to abide by the decisions of the national juries and to pay the reward within 90 days of the announcement of the results.

## 10.4 Special Mentions

A Special Mention can be awarded to a project considered innovative although not completely adapted to the site. The authors of such proposals do not receive a reward.

## 11 Communication of the Competition

### 11.1 Events

#### At the National Scale of the Organizing and Associate Countries

Promotion is organized around the competition launch. After the first jury round, an exhibition or online publication of all the submissions on one site can be organised, provided that it respects the teams' anonymity and it is correctly communicated beforehand. This communication shall be specified in the site brief.

The results announcement is accompanied with results ceremonies and presentations and/or workshops creating a first contact between the winning teams and the site representatives.

#### At the European Scale

A European event called Inter-Sessions Forum is the link between a finishing session and the beginning of the new one. This forum gathers the winning teams and site representatives of the finishing session and the site representatives of the new one. Working-groups are organized around the results and first implementation steps of the projects awarded during the last session.

A 500 Euro compensation is granted by the National Secretaries to each winning team (winners and runner-up) participating to the Forum to cover the journey and accommodation expenses.

## 11.2 Publications

The competition results can be the opportunity for publications in every organizing or associate country.

The European secretariat publishes a catalogue with the European results along with expert analyses. This catalogue is available either for free consultation or for sale on the European website. One exemplar is given for free to each winning teams (winner, runner-up, special mention).

## 11.3 Websites

Websites are open by the national and European structures to promote the current session, future events and archives (previous sessions, team portraits, etc.). At the European level, the European website allows participants to find information on all the sites, to register to the competition, to submit their projects and to know all the results of the current session on the European level.

## 12 Rights and Obligations

### 12.1 Ownership

All material submitted to the organizers becomes their property, including reproduction rights. The intellectual property rights remain the exclusive property of their author(s).

### 12.2 Exhibition and Publication Rights

#### Moratorium on Publication

Teams may not publish the documents submitted to the competition or disclose their names by using their project for any communication before the official announcement of the results. Any such publication may result in the disqualification of the team.

#### Publications

The organisers reserve the right to publish all the projects submitted to them after the official announcement of results. Projects are exhibited or published under the names of their authors.

### 12.3 Disputes

The Council of the European European Association, which is empowered to arbitrate, shall hear any dispute. In the event of jurisdiction, this will take place in the respective country.

### 13 List of European 17 Competitions

The Contact section of the European website shows the detailed national competition conditions country by country (number of sites and prizes, conditions and rules for implementation, etc.) as well as the composition of the National and European structures, (with names of the people involved).

The Jury section of the European website lists the members of the national juries.

### 14 Inter-Sessions Forum

Before the launch of the competition, the Inter-Sessions Forum represents the link between a finishing session and the beginning of the new one. This forum gathers the winning teams and site representatives of the finishing session and the site representatives of the new one.

This Forum, for European 16/17, took place from November 3rd to 5th, 2022. The next Inter-Sessions Forum – presenting the European 17 results and the sites proposed for European 18 – is scheduled for November 2024.

### 15 Organization of the Juries

#### 15.1 Technical Commissions

Each country sets up a Technical Commission, which does not judge but examines all the projects submitted in the country to prepare the work for the jury. Its members are appointed by the national structures and the list of members is communicated to the European European Association. This committee may include city representatives and national experts.

### 16 Juries

#### 16.1 Composition

Each country sets up a jury, whose members are appointed by the national structure and approved by the European European Association.

The jury considers all the projects that comply with the competition rules and is sovereign in its judgement. In the event of non-compliance with the rules, it has discretion whether or not to disqualify the entrant.

According to the country, the jury consists of 7 (or 9) members, that are independent and are not linked to a site proposed to the competition and is constituted as follows:

2 representatives of the urban order (public or private) – or 3 in case of a 9-member jury;

4 representatives of the architectural and urban design (architects, landscapers, urban planners) – or 5 in case of a 9-member jury –, among which at least 2 architects;

1 public figure.

At least 2 out of the 7 members must be foreigners – at least 3 in the case of a 9-member jury. The national structure also appoints at least 2 substitute jury members, representatives of the architectural and urban design. The jury members are identified when the competition is launched and their names are listed for each country on the Juries section of the European website.

Jury members may consult city and site representatives, but on no account may the latter have voting rights for the final selection of winners, runners-up and special mentions.

### 16.2 Working Methods and Evaluation Criteria

The jury's decisions are final in compliance with European rules. Before beginning to work, the jury receives recommendations from the European Association.

The jury meets in 2 separate sessions at different periods of the competition:

#### Local Jury

At the beginning of this session, the jury appoints one of its members as chairman and agrees on its working method. Sites representatives can be integrated to this jury level and, in some countries, may participate to the selection of the shortlisted projects.

The jury then studies the projects that do not comply with the rules and decide whether or not to disqualify them.

Later on, it assesses the projects on their conceptual content and the degree of innovation according to the European 17 topic and shortlists maximum 25 % of the submitted projects.

Still, each entry is judged on its sole merits and the winning teams are not chosen on basis of an equal distribution between sites – the jury can therefore distribute prizes among entries up to its will or decide not to award all the prizes.

### National Jury

During the second round, the jury examines – on its own and independently – the shortlisted projects and points out the winners, runners-up and special mentions. The jury could assess the projects on basis of:

- the relationship between concept and site;
- the relevance to the questions raised by the topic and in particular to the issues of sustainable development and adaptability;
- the relevance of their programme to the general brief for their specific site
- the potential for integration into an urban process adapted to the site's issue;
- the innovative nature of the proposed public spaces;
- the consideration given to the connection between different functions;
- the architectural and technical qualities

The jury finally writes a report giving the reasons for the choice made in relation to the requirements of the competition and the concerned sites.

Each country budget includes the equivalent of a Winner's and a Runner-Up's prize per site. Still, each entry is judged on its sole merits – the jury can therefore decide not to award all the prizes. In this case, the reasons shall be made public. The jury may single out projects for Special Mention. These projects are recognised by the jury as presenting innovative ideas or insights, yet not sufficiently suitable for the site. The authors of such projects do not receive any reward.

The jury can decide to replace a prize-winning project, if disqualified after the validation of competition participation, by another project if the quality is satisfactory.

### 16.3 Disclosure of Names

The projects assessed by the experts and juries are anonymous.

Once the decision of results is taken, the jury reveals the names of the winners, runners-up and special mentions. This operation is done through the European database, which automatically links the codes of the projects and composition of teams.

### 16.4 Results Announcement

After disclosure of the names of the winning teams and following any adjustments to rankings that may prove necessary, the national secretariats ratify the decisions and disclose the names of all the participants. The European secretariat is expected to publish the complete list of results online on December 4th, 2023.

### 16.5 European Comparative Analysis

#### 16.5.1 European Comparative Analysis Committee

Between the two jury meetings the members of the European Scientific Committee meet to familiarize with the anonymous projects shortlisted by the different national juries. They compare the projects and classify them by theme on basis of the problems raised by the site categories and the proposed ideas. Under no circumstances does the European comparative analysis committee express a judgement – it simply proceeds to a classification of the projects. Its role is purely thematic and comparative.

#### 16.5.2 Forum of Cities and Juries

Between the two national jury sessions a Forum gathers the national juries and site representatives to discuss the conclusions of the European comparative analysis committee. It aims at ensuring that the different experts participating in the evaluation process share a common culture. Projects remain anonymous throughout the procedures and are only identified by their code.

## 17 Implementations

### 17.1 Activities to Promote Implementations

The European Association and the national structures under- take to do what is required to encourage cities and/or developers (or their nominated promoters.) that have provided sites for the competition to engage the prize-winning teams for the operational phase.

The national structures undertake to organize a first meeting with the prize-winning teams within 90 days after the official announcement of results, between the partners of the cities and the clients. This meeting may take various forms and is the starting point for the site representatives to initiate implementation processes with the prize-winning teams on the ideas developed in the projects.

In some countries – and provided this step falls under public market regulations – a maximum of 3 winning teams can be involved in a study and/or workshop organised in partnership with the European national structure and the site's representatives, after which the latter – the city or another public official – chooses the team(s) for implementation. This new consultation work is paid.

The operational follow-up consists of a series of stages: preliminary studies, workshops, urban studies, operational studies, construction and within a contractual

agreement. If necessary, they may be implemented on another site than the competition site as long as the ideas of the prize-winning projects are maintained. The prize-winning teams must comply with the professional rules that apply in the country where they are engaged to work. After the competition, the prize-winning teams must appoint one of their architect members as a representative, who is the sole spokesperson for the team with the municipalities and/or developers. A summary of the countries' legislations on the rules of professional practice is available in the Contact section of the European website (Complete Card).

### **17.2 Websites**

The European national structures present the implementations at the national level. The European secretariat presents completed or ongoing implementation processes on the European website (Exploration section).

### **17.3 Implementation Books and Booklets**

The European secretariat coordinates European publications on implementations, showing winning and runner-up projects from previous sessions that were implemented or are still in progress.









## 2 Competition Task

0  
Aerial view with study site  
(red) and project site (yellow)



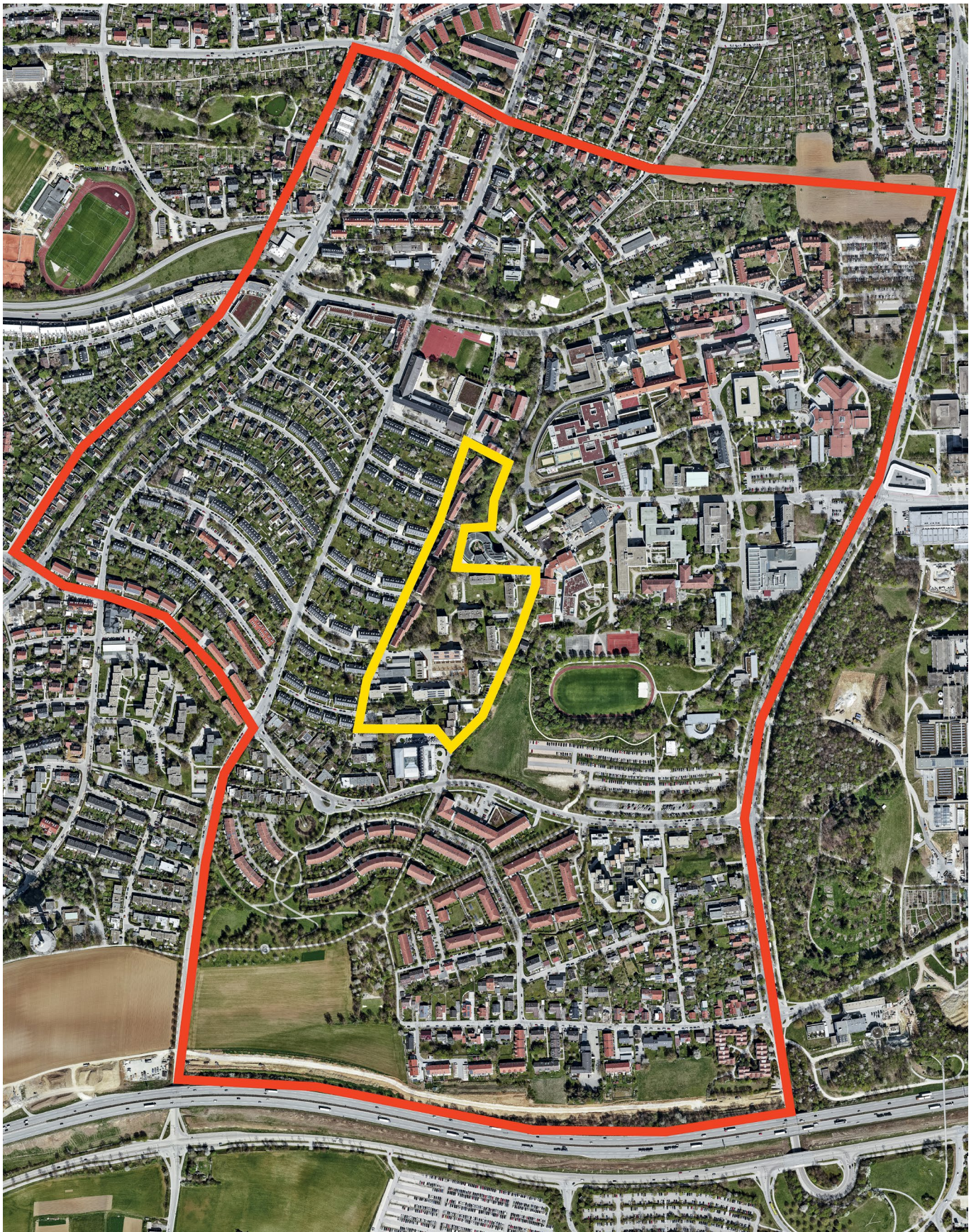


Fig. 0



## 1 Task and objectives

Stadtbau GmbH Regensburg owns a large housing estate (4.2 ha) in the south of the city area dating from the 1960s. It encompasses 18 apartment buildings, or 36 house entrances. The plots of land are mainly owned by Stadtbau GmbH and partly bound to a heritable building right of the Evangelische Wohltätigkeitsstiftung Regensburg (EWR). All buildings are managed by Stadtbau GmbH. Due to their condition and age, they need to be renovated or renewed. In recent years, several buildings have already been modernised or replaced by new buildings after demolition. Because of the upcoming and intended renovation measures, the houses began to be vacated several years ago. As a result, many of the flats are currently vacant. As a result, there is great potential for structure overhaul.

In the meantime, three entrances have been rented to the non-profit organisation Space-Eye e. V. Space-Eye provides housing for people fleeing Afghanistan, Syria and Ukraine and helps them settle in to Regensburg. This leads to a positive cultural and social mix in the neighbourhood.

An urban development concept is to be developed for two plots of land owned by Stadtbau GmbH with the aim of identifying moderate potential for both redensification for housing construction and for social needs (e.g., day care centres, cafés, community rooms, etc.).

For the buildings on the heritable building plots, only modernisation, changes in floor plan or changes in use (e.g., for social needs) are envisaged. Extensions and additions of storeys are excluded for economic reasons. In order to promote the existing social mix in the neighbourhood, an open-space concept is to be developed in addition to the structural measures. The open spaces are to be analysed and diversified. Proposals for a neighbourhood centre, playgrounds, vegetation areas, open spaces, etc. should be developed.

Energy production in the neighbourhood no longer corresponds to the ideas of Stadtbau GmbH Regensburg. In view of the ever-increasing need for a climate-neutral and efficient heat supply, this issue should undergo fundamental consideration vis-à-vis the neighbourhood. Structural considerations for a future, innovative supply concept including sustainable and CO<sub>2</sub>-neutral heat generation are to be outlined. The overall goal is to create a colourful, sustainable and lively neighbourhood.

## 2 Reference to the theme of European E17

The theme of the European E17 competition is the revitalisation of neglected, derelict, empty, stigmatised or mono-functionally used urban spaces. This is precisely the focus of Stadtbau GmbH Regensburg for the competition site.

Now that a large number of flats are already vacant due to the originally planned redevelopment measures, this area is to be revitalised. To this end, the existing social mix is to be integrated and promoted.

For the properties owned by Stadtbau GmbH Regensburg, moderate redensification potentials are to be worked out; for the houses on the hereditary building plots of the Evangelische Wohltätigkeitsstiftung Regensburg (EWR), modernisation designs are to be presented.

Ecological and social issues should not only play a role in the architectural context. CO<sub>2</sub>-neutral heat generation, the strengthening of sustainable mobility and the reworking of open spaces in consideration of climate adaptation strategies are also being planned.

## 3 Regensburg

Regensburg is one of the oldest cities in Germany and is located at the northernmost point of the Danube. With around 168,000 inhabitants, it is the fourth largest city in Bavaria. The total area of the city is approx. 8,070 ha; the greatest north-south extension is 12.18 km; the highest point is 471 m above sea level, while the lowest is 326 m above sea level.

Tradition and modernity meet here in a very confined space. Regensburg's old town is the best-preserved medieval city north of the Alps. The city centre, with its numerous former houses of craftsmen, burghers and patricians, warehouses, churches, monasteries and secular public buildings, is a listed ensemble that covers an area of approx. 120 ha. In 2006, the ensemble of the Old Town of Regensburg with the small island of Stadthof was included in the UNESCO World Heritage List. What was once a predominantly agricultural border region has now become an up-and-coming business hub that is making a name for itself amid international competition. Regensburg is a city with great opportunities as a university location. It's also a bishop's seat, the seat of the government of the Upper Palatinate and the location of many supra-regional offices and authorities.

In Bavaria's regional development plan, Regensburg is not only classified as a regional centre, but also as the economic and supply centre of the region, with a conurbation of over 300,000 inhabitants. At three





Fig. 1



Fig. 2

1  
Stone bridge with a view of  
the Salzstadt

2  
Panorama city of  
Regensburg

universities with currently over 32,000 students, the networking of science, culture, research, business and social concerns is systematically promoted.

The city's active participation in global climate protection obliges different actors from all sectors to be involved. The Green Deal Regensburg adopted in 2021 encompasses all activities regarding energy and climate protection. The climate goals anchored in this deal include a climate-neutral city administration by 2030. All municipal subsidiaries and the city as a whole must demonstrate climate neutrality by 2035. Accordingly, Stadtbau GmbH Regensburg is also obliged to include and implement climate protection in all areas.

### **3.1 The district of Kumpfmühl-Ziegetsdorf-Neuprüll**

The Adalbert-Stifter-Straße/Vitusstraße neighbourhood is located southwest of the historic Old Town in the Regensburg district of Kumpfmühl-Ziegetsdorf-Neuprüll. Approximately 22,000 individuals live there on an area of around 378 ha. The area is dominated by the television tower, the tallest building in the city of Regensburg. The Ganghofer Siedlung (Ganghofer housing estate), which was built at the end of the 1930s, is protected as an ensemble and was recently redeveloped, is one of the most characteristic areas in the district. Interspersed with green spaces, gardens and parks, the district offers many opportunities for leisure activities and local recreation. The joint campus of the University of Regensburg and the East Bavarian Technical University of Regensburg (OTH) borders to the west.





Fig. 3



Fig. 4

3  
View over the city of  
Regensburg

4  
University of Regensburg





Fig. 5





Fig. 6



Fig. 7

5  
Aerial view old town Re-  
gensburg

6  
Oblique aerial view of the  
Kumpfmühl-Ziegetsdorf-  
Neuprüll district with a view  
of the project area and the  
Ganghofer housing estate

7  
City map Regensburg

#### 4 The study site

The study site, with a size of approx. 126 ha, is located southwest of the historic old town in the district of Kumpfmühl-Ziegetsdorf-Neuprüll. It comprises predominantly residential buildings with diverse structures – in addition to detached and semi-detached houses, there are also multi-family homes and garden plots.

##### 4.1 District hospital

The grounds of the district hospital include clinics and facilities for psychiatry and psychotherapy, neurology and a child and youth psychiatric ward. In close cooperation with the University of Regensburg, the district hospital also holds lectures and conducts research. The historic centre of the area is the church of St. Vitus, including the buildings of the former Carthusian monastery and the original Benedictine monastery of Prüll. The monastery complex also houses the psychiatry museum of the Upper Palatinate district.

##### 4.2 Ganghofer Siedlung

The study site is defined by the Ganghofer Siedlung ensemble. It was mainly built between 1936 and 1939 and provided housing for several hundred skilled workers and employees of the former Messerschmitt GmbH and their families. Owner-occupied homes with granny flats as well as four- and eight-family houses were built. The housing complex extends upon the rambling slope of Ziegetsberg. The slight gradient from north to south within the terrain was used for urban structuring, but also to create views of the old town and the cathedral towers. Typical of the settlement's present appearance is the use of two basic types of residential buildings: detached single-family homes with granny flats and two-storey four-family houses, which are also grouped together to form groups of eight to twelve flats.

The settlement concept also includes utilities and community buildings that were intended to functionally complement the residential development – including the inn at Wilhelm-Raabe-Straße 1, today Kneitinger's Hubertushöhe and the St. Wolfgang School in the northeast of the settlement area. The settlement is predominantly preserved in the state in which it found itself upon completion of construction. Since there has hardly been any building densification within the entire settlement area, the spatial-area relationships have also remained intact. In 2020, the design statutes of the Ganghofer Siedlung were amended to allow solar energy systems and solar collectors on the extensions of the estate houses. This decision is intended to promote the energy transition and the expansion of renewable energies in the urban area.

#### 4.3 Parks

In addition to housing, parks and green spaces also define the study site. Neuprüll Park is about 4 ha in size, extends to Karl-Stieler-Straße in the north and ends at the fields along the A3 motorway in the south. It is bordered to the east by Heinrich-Heine-Weg and to the west by Graßer Weg. The area serves as a green lung and an important link between the southern outskirts of the city and the green spaces of the university and the district hospital. Playgrounds here offer children and families an attractive meeting place.

The somewhat smaller Karl Freitag Park borders the northwest of the study site. The artificially created small landscape serves the residents of the district as a green meeting place and extended recreational space.

#### 4.4 Local supply and education

Local supply is ensured by a supermarket and a discount store. The discounter is located at Karl-Stieler-Straße 70, not far from the Adalbert-Stifter-Straße/Vitusstraße neighbourhood. The supermarket is located at Boelckestraße 2. Restaurants and cafés are available across the entire study site.

Medical care is well developed with general practitioners and specialists. Smaller offices in various sectors and retail outlets such as a bookshop are also present throughout the area. Manufacturing is not represented. There are two day-care centres as well as the St. Wolfgang School and a nursing school on the grounds of the district hospital.

In terms of infrastructure, there is a well-developed public transport network. However, the preferred means of transport for residents has thus far been the car. In the future, motorised private transport should be reduced by offering alternative mobility concepts.





Fig. 8



Fig. 9

8  
District hospital with view  
of church towers St. Vitus

9  
Single family houses  
Ganghofer-Siedlung





Fig. 10



Fig. 11



Fig. 12



Fig. 13



Fig. 14

10  
Apartment building, Gang-  
hofer housing estate with  
green space

12  
Adalbert-Stifter-Strasse/  
Transition Project site –  
Ganghofer-Siedlung

14  
Local supply supermarket  
and gas station

11  
Apartment buildings  
Ganghofer housing estate

13  
Local supply discount store





Fig. 15



Fig. 16

15  
View from the park  
Neuprüll over the city

16  
Neuprüll park with view of  
the television tower





Fig. 17



Fig. 18

17  
Oblique aerial view of the  
project area (west)

18  
Oblique aerial view of the  
project area (south)



## 5 The project site

### 5.1 Urban context

The competition site has an area of 4.2 ha and is bordered to the east by Vitusstraße and the adjoining grounds of the district hospital. The building for child and youth psychiatry is located on Vitusstraße. Pedestrian paths open up the clinics and lead from the west across the grounds of the clinic to the university to the east. To the south is the Johannesstift, a senior-citizen residential home run by the Evangelische Wohltätigkeitsstiftung (a public utility encompassing senior-citizen housing). It has 7 storeys and was renovated in 2004. To the west, Adalbert-Stifter-Straße forms the boundary with the adjoining residential area and the listed Ganghofer Siedlung ensemble.

To the north is the circular building of the 7-storey Vitusheim student housing building, with approx. 220 beds, overseen by the Vitus Heim Lower Bavaria/Upper Palatinate student union. The building was erected in 1967, and then renovated and expanded vertically in 1997.

On the western edge of the competition area, a former grocery shop was converted into a church (Protestant Free Church/Baptists). This property (54/51) lies outside the competition area.

### 5.2 Topography

The competition site rises in the east, on Vitusstraße, from the north (approx. 384 m above sea level) to the south (approx. 397.5 m above sea level) by approx. 13.5 metres. In the west, at Adalbert-Stifter-Straße, it rises from the north (approx. 375 m above sea level) to the south (approx. 390 m above sea level) by approx. 15 m.

### 5.3 Planning and building law

In the land-use plan, the project site is shown as a residential area. There is no development plan. The buildings on Adalbert-Stifter-Straße are 3 storeys, partly with gable roofs, and in the core area 4 storeys. Most of the buildings on Vitusstraße are 5 storeys, with 4-storey buildings adjacent to the senior citizens' home in the south.

## 5.4 Settlement structure and housing mix

The competition area is currently used exclusively for residential purposes. It is built up with 3-, 4- and 5-storey buildings and garages. The buildings and groups of buildings, mainly constructed between 1953 and 1971, are predominantly two or three storeys. The houses on the properties of Stadtbau GmbH have for the most part already been modernised or, after demolition, replaced or extended by new buildings. In contrast, the buildings on the leasehold plots (see map) are in structurally poor condition and need to be brought up to date in terms of technology. The outer-wall construction consists of masonry, mostly hollow blocks with different wall thicknesses of 24, 30 and 36 cm. On the outside there is a façade of eternit cladding. Ceilings comprise prefabricated hollow block; heat and sound insulation are insufficient. Due to upcoming or planned renovation measures, many of these flats are currently unoccupied.

As a result, there is great potential for structuring overhaul. In the meantime, three building entrances have been rented to the non-profit organisation Space-Eye e. V. In these buildings, Space-Eye provides housing for people from Afghanistan, Syria and Ukraine.

The project site is spread over 17 plots of land, most of which are owned by Stadtbau GmbH Regensburg. Several plots are owned by Evangelische Wohltätigkeitsstiftung Regensburg (EWR). The buildings erected here are subject to heritable building rights.

All flats are managed by Stadtbau GmbH Regensburg. The aim is to create a mixed neighbourhood with housing options for all population groups, especially in view of demographic developments.

The aim is also to perpetuate the existing housing mix and to incorporate the needs of the current residents into the planning. Accordingly, mainly two- and three-room flats are to be planned.



Fig. 19



Fig. 20



Fig. 21

**Current Apartment Distribution**

1 room apartment	3
2 room apartment	157
3 room apartment	151
3,5 room apartment	4
4 room apartment	9
total	342
thereof vacant	95

Tab. A

19 Building on EWR property (Vitus street4/4a)

20 New building Adalbert-Stifter-Straße 31

21 Building on EWR property (Vitusstraße 12/12a)

A Current Apartment key in the neighborhood



Fig. 22

**Properties**

Stadtbau GmbH Regensburg	54/20; 54/22; 54/24; 54/28; 54/29; 54/30; 54/34; 54/35; 54/50; 54/52
EWR	54/25; 54/37; 54/85; 54/86; 54/87; 54/88; 54/116

22  
Site plan of the properties of  
Stadtbau GmbH and the EWR





Fig. 23



Fig. 24



Fig. 25

23  
Building Vitusstraße 10

24  
Typical green space  
in the neighborhood

25  
Playground



### 5.5 Infrastructure

The area is accessible from the east, from Vitusstraße, with two access roads, and from the west, via Adalbert-Stifter-Straße, at three points – for cars, for refuse collection vehicles and for the fire brigade. Parking spaces for cars and garages are arranged at each of these access points. Inside, the complex is criss-crossed by a network of footpaths.

Car parking is available in garage buildings, the underground car park (under the central green area) and as open parking spaces. The parking access is currently sufficient and distributed over several locations, each within short distances to the residential buildings.

Relocation and replacement of existing parking spaces is possible. The location of the parking spaces should be considered in relation to the neighbourhood. When a residential building is demolished and a replacement building is erected, as well as for all new and additionally planned flats, the parking-space ordinance of the city of Regensburg applies. Under certain conditions (e.g., suitable mobility concept), the number of required parking spaces can be reduced. Parking spaces for bicycles are to be provided in accordance with the parking-space ordinance.

The neighbourhood is well connected to public transport. Several bus stops are within walking distance (approx. 100–300 m). Buses are usually scheduled to arrive every 20 minutes. The route connections to the bus stops should be considered.

### 5.6 Green spaces and trees

The green spaces between the buildings can contribute to a high quality of life. However, these open spaces are currently unused and neglected. The existing playgrounds in the inner courtyard areas were mostly created decades ago along with the neighbourhood and are no longer up to date.

The existing trees were mostly planted when the housing estate was built. They should be preserved because of their positive characteristics with regard to microclimate and climate protection.

### 5.7 Heat supply

The current heat supply in the neighbourhood is mainly provided by gas-fired central heating systems (building by building or via a common heating system for several buildings).

The majority of vacant flats in the neighbourhood are equipped with individual oil-fired stoves. This results in a heating supply that is no longer up to date and does not correspond to the ideas of Stadtbau GmbH. Against the background of the ever-increasing need for a climate-neutral and efficient heat supply, the demands of the neighbourhood as a whole are to be considered. The European competition should also be used to generate various ideas for heat supply in the neighbourhood. This can be done on a conceptual level.

## 6 The task

Most of the buildings in the project site were built in the 1960s and have been partially modernised in the past or replaced by new buildings after demolition. Most of the plots are owned by Stadtbau GmbH Regensburg. Some of the buildings are on land owned by the Evangelische Wohltätigkeitsstiftung Regensburg (EWR) and are subject to hereditary building rights (see map).

A large number of the flats are currently vacant due to planned refurbishment measures. As a result, there is great potential for structural overhaul. Three building entrances are currently rented to the non-profit organisation Space-Eye e. V. Space-Eye provides housing for refugees from Afghanistan, Syria and Ukraine.

Unused and neglected open spaces between the buildings as well as desolate playgrounds unfortunately offer no appealing meeting places, so there is a great variety of possibilities to make the neighbourhood colourful and lively.

The area was planned at a time when there was a strong focus on the use of one's own car; accordingly, there is a sufficient number of car parking facilities. The connection to public transport is given by the urban location. The nearest car-sharing service, on the other hand, is about a 30-minute walk.

The goal is to develop a holistic urban-development concept that identifies moderate redensification potential for both housing and social infrastructure needs (e.g., day care centres, cafés, community rooms, etc.). Furthermore, Stadtbau GmbH intends to develop a modern and sustainable solution vis-à-vis heat supply.

### 6.1 Structural measures

The heterogeneous mix of residents is to be strengthened and living space is to be designed for additional user groups. The following construction measures are being pursued by Stadtbau GmbH Regensburg and are part of the competition task:

- a) Realisation of a new building on the plot of land designated 54/30.
- b) Maintenance of the existing building at Vitusstraße 10/10a, possibly through extensions, the addition of storeys, restructuring, etc., or by demolition and new construction.
- c) Modernisation and maintenance of the buildings on the property of the Evangelische Wohltätigkeitsstiftung Regensburg (EWR), incl. possibilities of restructuring floor plans, such as enlarging or

reducing the size of the existing flats, change of use (day-care centres, cafés, common rooms, etc.) in the ground floor area, etc.

All legal requirements must be complied with during realisation of the construction measures. Particular attention is to be paid to current setback regulations in the Bavarian Building Code (BayBo, Art. 6 – Abstandsflächen, Abstände), which specify a figure of 0.4 H. The general fire protection concerns must also be taken into account. There is no development plan for the area. In the land-use plan, the neighbourhood is designated as a residential area. Important planning principles of the city of Regensburg are spelled out in the "Regensburg Building Land Model". The concerns regarding subsidised housing, social infrastructure (crèches, kindergartens, schools, etc.) and the minimum requirements for public green spaces per inhabitant are to be based on the building land model.

Regensburg Building Land Model: [www.regensburg.de/fm/RBG\\_INTER1S\\_VM.a.253.de/r\\_upload/regensburger-baulandmodell-28-07-2022.pdf](http://www.regensburg.de/fm/RBG_INTER1S_VM.a.253.de/r_upload/regensburger-baulandmodell-28-07-2022.pdf)

The majority of the new apartments to be created are to be built in accordance with the requirements of the income-oriented subsidy (EOF) of the Free State of Bavaria. The corresponding guideline values for the size of living space are to be taken into account in the planning. A two-room apartment should have a size of 50 – 55 m<sup>2</sup>. A three-room apartment may have 65 – 75 m<sup>2</sup>.

The existing housing key is to be continued and predominantly two- and three-room apartments are to be provided.





Fig. 26

26  
Oblique aerial view of the  
project site (from north)



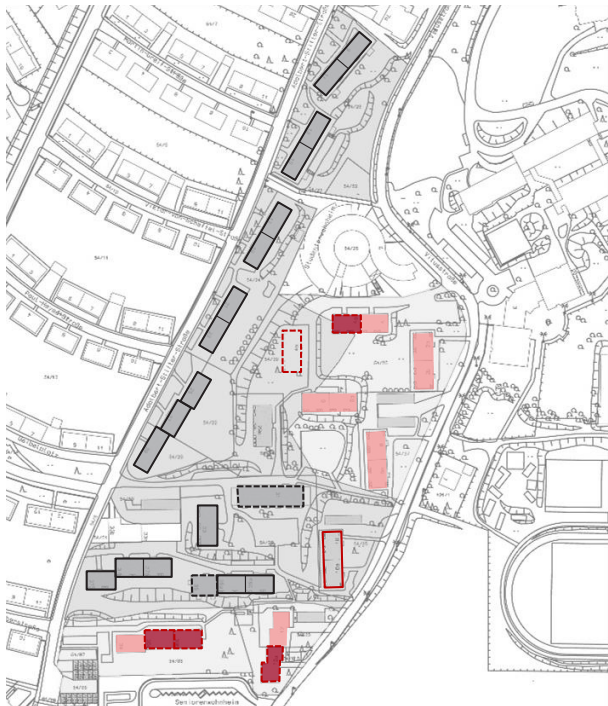


Fig. 27

- Plots of land, owned by the EWR
- Plots of land, owned by the Stadtbau-GmbH Regensburg
- Plot for new building
- Vacant buildings, owned by the Stadtbau-GmbH
- Vacant buildings, owned by the EWR
- Buildings owned by the EWR, inhabited by refugees
- Buildings already modernised, inhabited
- New buildings (2016, 2018), inhabited

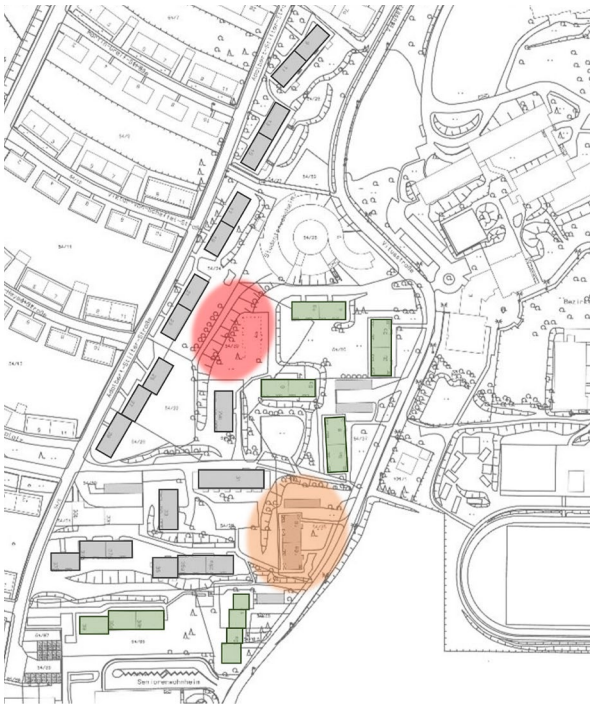


Fig. 28

27  
General plan

28  
Plot for new building  
(FI Nr. 54/30)





- a) New building needed
- b) Modernisation / transformation or demolition and new construction
- c) Maintenance and / or change of floor plan, change of use in the ground floor area, etc.
- No construction measures required

Fig. 29



Fig. 30

29  
Overview of different  
measures

30  
Building structure for  
structural measure  
(according to c, Figure 29)  
(here Vitusstraße 2a/2b)

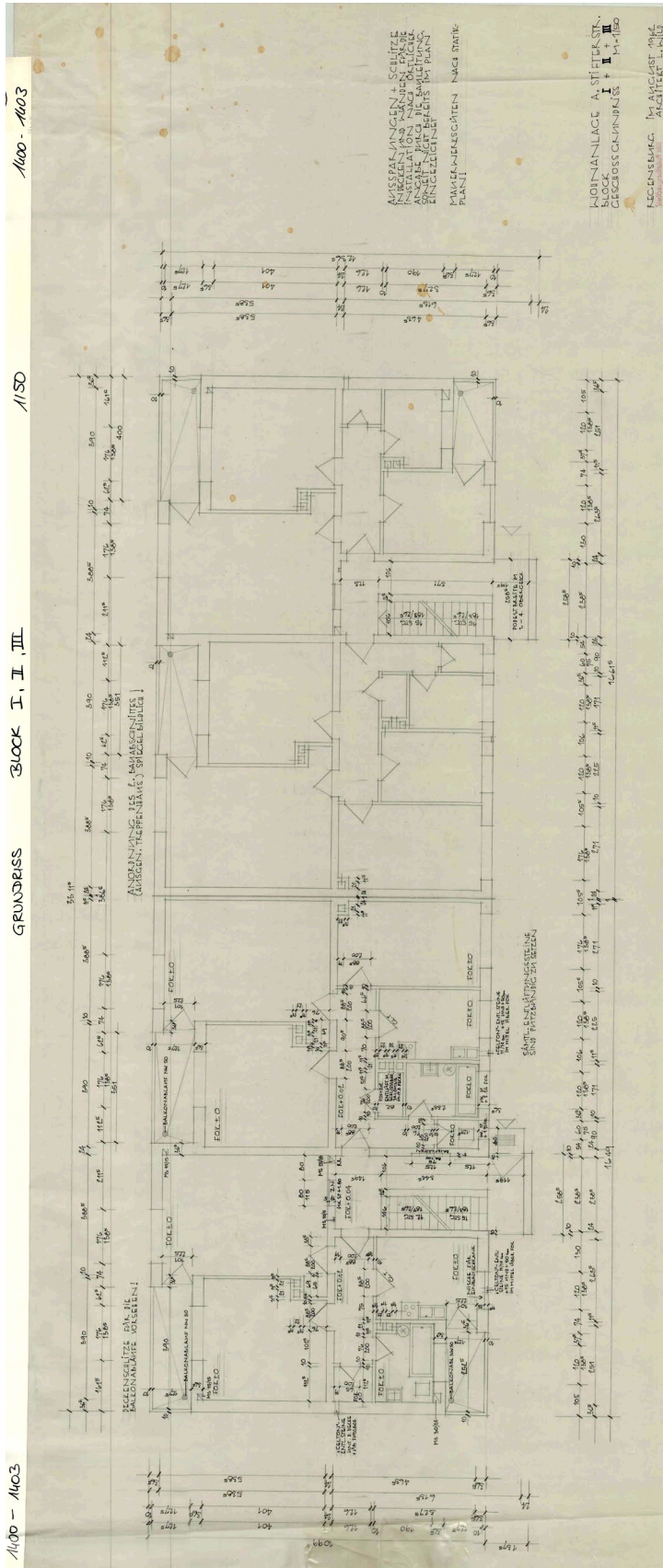


Fig. 31



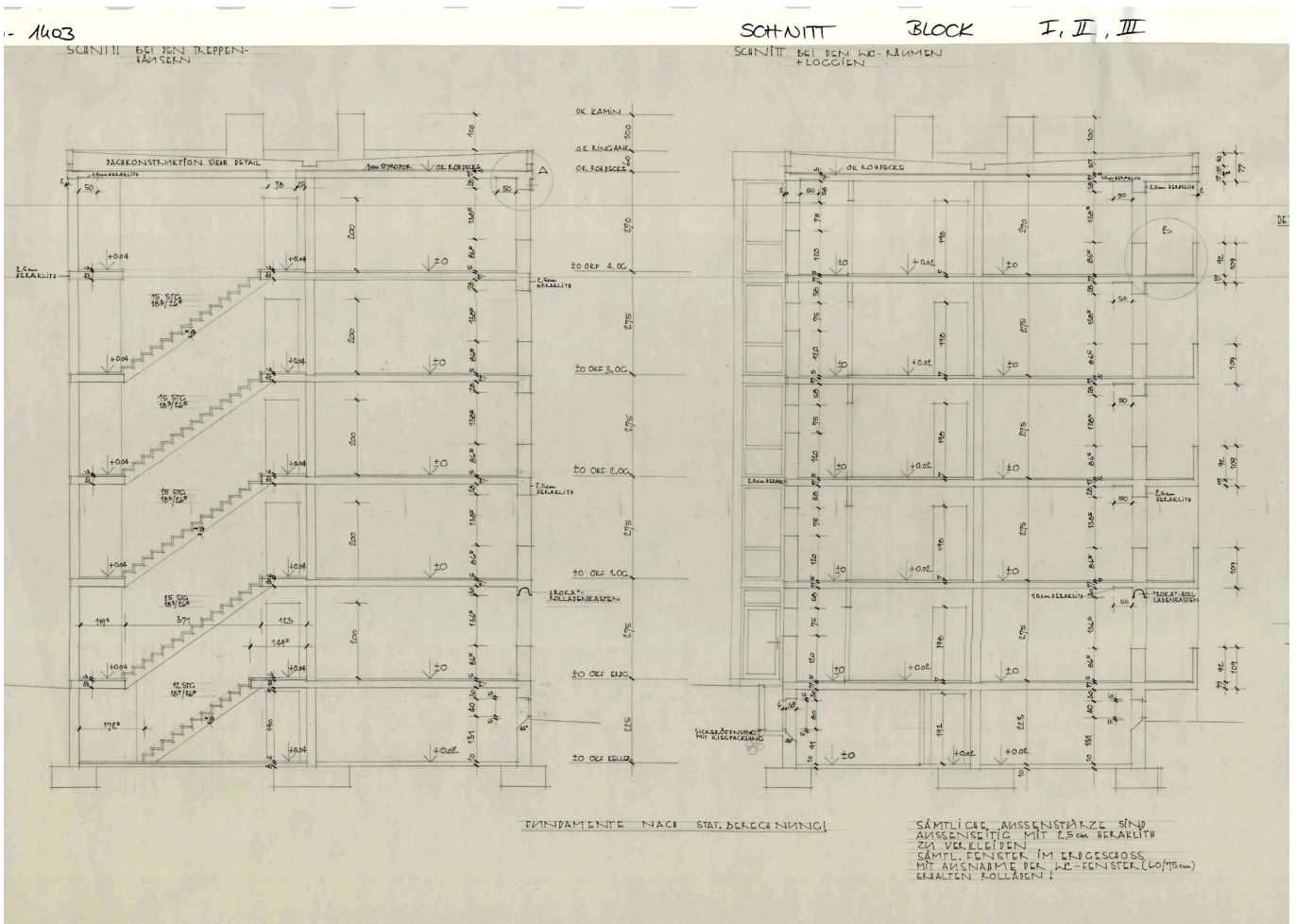


Fig. 32

31  
 Example floor plan of  
 existing building  
 (Vitus Street 2a – 10a/  
 Block I, II, III)

32  
 Example of section of  
 existing building  
 (Vitus Street 2a – 10a/  
 Block I, II, III)

## 6.2 Open-space concept

Taking social aspects into account, the following questions should be answered in an open-space concept: How and where can the residents of the neighbourhood meet? Where can the residents of a block, a house or a flat meet? The meeting places can be located in buildings or outside, e.g., in the form of a neighbourhood square, as meeting points between buildings, on roof terraces or in gardens, in multifunctional contact points (e.g., mobility hubs with community rooms), etc. The needs of the different users should be taken into account. The needs of the different user groups – e.g., children, young people, elderly people – must also be taken into account.

The existing trees are of particular importance to the quality of the open spaces in the neighbourhood. They influence the microclimate and the air quality in the urban area. Large trees are also indispensable with regard to climate protection.

The ground-floor zone plays a particularly important role in the design of lively neighbourhoods. Can cafés, social meeting places, community spaces, businesses and community or private gardens be integrated there? The overriding question is: What does a mixed neighbourhood look like in which different residents – including refugees from different cultural backgrounds, senior citizens, families, single parents and students – can live together optimally?

The district clinic for psychiatry and neurology borders the eastern edge of the neighbourhood. The parking situation along Vitusstraße, including the clinic's high fences as well as the shrubs and trees, have the effect of a wall. Along this strict separation lies an inanimate, empty space. What possibilities exist to soften this space and, if necessary, to create appropriate and comprehensible visual relationships?

The parking situation should also be examined. Are the existing, extensive parking spaces for cars necessary or can they be reduced through a suitable mobility concept, taking into account the parking space statutes? It is permissible to relocate and replace existing parking spaces. The location of the parking spaces should be considered in relation to the neighbourhood. In an initial step, the prescribed parking-space requirement should be determined. This should be done in accordance with the city of Regensburg's new parking-space regulations

Parking-space regulations: [https://srv19.regensburg.de/bi/\\_\\_\\_tmp/tmp/45081036414159968/414159968/00372458/58.pdf](https://srv19.regensburg.de/bi/___tmp/tmp/45081036414159968/414159968/00372458/58.pdf)

The number of planned new parking spaces for cars can be reduced by 20% by ensuring good accessibility to public transport stops. A further reduction of 30% is possible through the realisation of publicly subsidised housing of EOF levels I and II. A suitable mobility concept that reflects the demand of the residents can also reduce the number of parking spaces required. This includes car and bike sharing possibilities as well as the establishment of mobility hubs.

An accumulation of all reductions (including the existing possibilities outlined in the parking-space statutes) is possible up to a maximum of 60% for subsidised housing and up to a maximum of 40% for privately financed housing.

## 6.3 Heat supply and climate protection

In addition to social aspects, aspects of sustainability are of particular importance. There is a great need for action in the modernisation of the existing heat supply. Structural considerations for a possible future-oriented, innovative supply concept with sustainable and CO<sub>2</sub>-neutral heat generation must be identified.

For example, the integration of a (cold) local heating network or a central heat supply would be conceivable. Furthermore, possible measures for climate protection and climate adaptation should be identified. How can water be managed in the future? Rainwater management systems are in just as much demand as grey-water concepts, ideas for increasing biodiversity and animal-aided design.



**Reduction through mobility offers**

Carsharing	E-Bikesharing	Cargo bike sharing
1 Carsharing Vehicle reduced max. 4 car parking spaces	every 5 pedelecs replace max. 1 car parking space	Every 2 cargo pedelecs replace max. 1 vehicle parking space
A combination of mobility offers is possible		

Tab. B

**Parking space requirements (excerpt from the parking space statutes)**

Residential buildings	Car parking spaces	Bicycle parking
Apartment houses and other buildings with apartments: with residential units up to 85 m <sup>2</sup> of living space	1 parking space per housing unit	1.5 parking spaces per housing unit
Apartment houses and other buildings with apartments: with residential units over 85 m <sup>2</sup> of living space.	1.5 parking spaces per housing unit	2 parking spaces per housing unit

Tab. C



Fig. 33

B  
Assumption for reduction through mobility offers

33  
Neighborhood space and tree population

C  
Parking space requirements for apartment buildings





Fig. 34



Fig. 35

34  
Neighborhood space  
and buildings (buildings  
on EWR properties)

35  
Street situation Vitusstraße



Fig. 36

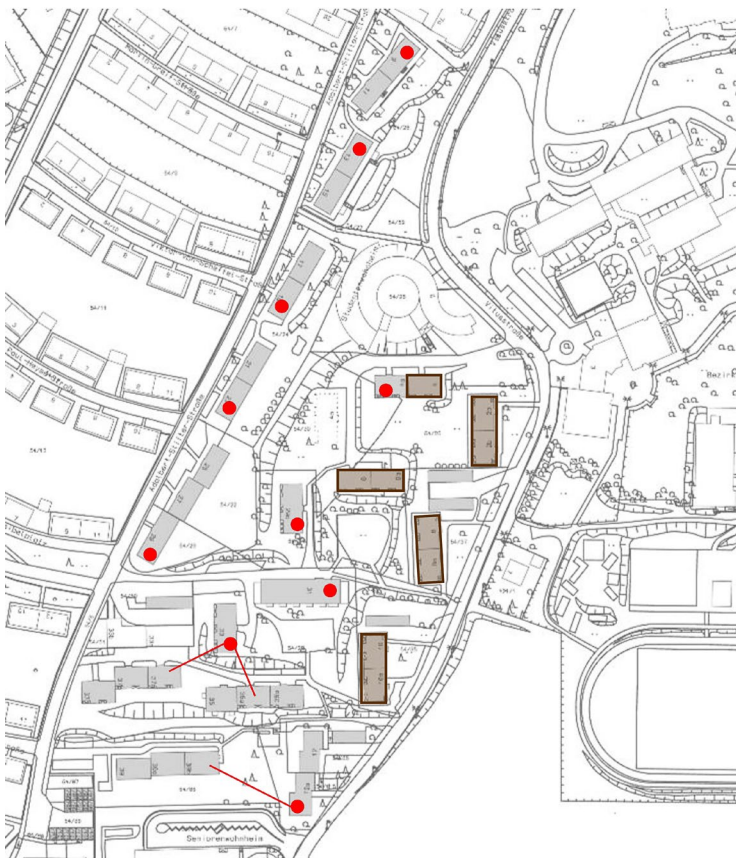


Fig. 37

- performance paths
- gas boiler
- individual ovens

36  
 Typical parking situation  
 (open parking lots and  
 garage buildings)

37  
 General plan current heat  
 supply



## 7 Working with the results

Stadtbau GmbH Regensburg is planning the timely structural upgrading of the neighbourhood. The following procedure is envisaged:

- a) Refurbishment/modernisation of the buildings on the leasehold land of EWR.
- b) Realisation of the new building(s)
- c) In parallel is the goal of implementing the open-space concept. The ideas for heat supply and climate protection are to be elaborated, planned and subsequently implemented.

### 7.1 Nota bene

The buildings on the hereditary building plots of the Evangelical Charity Foundation Regensburg (EWR) may only be modernised. Extensions or additional storeys on leasehold properties are excluded for economic and contractual reasons.

### 7.2 Submission requirements

#### Plans:

- Urban-development concept with open-space concept, scale 1:500
- Example floor plans of modernisation/maintenance/new construction, scale 1:100
- Example floor plans of the new building, scale 1:200

#### Explanatory text:

In the explanatory text, make sure that you write 3 to 4 sentences on each of the following points.

#### Concept

What is the main idea?

#### Thematic focus E17

Where are the European E17 themes reflected in your design?

- Sustainable urban design
- Social urbanism

#### Study site

Which measures are planned for the extended perimeter – shown in red?

#### Project site

Which ideas and measures are planned for the project area with regard to urban design, architecture, open space, mobility and which planned uses should there be there?

- Urban design, for example: urban typologies, building typologies, density, ...

- Architecture, for example: what kind of buildings, construction methods, materials, etc. do you foresee)
- Green and open space concept, for example: statements about private open spaces, public open spaces, gradations of public spaces, open space typologies like parks, gardens, promenades, up to balconies or roof terraces, plantings etc.
- Mobility concept, for example: how is traffic organized, where does which type of traffic take place – MIV, bicycle and pedestrian traffic, public transport, etc.
- Uses, for example: what kind of uses do you foresee where, what are the first floor uses, where are there mixed uses, etc.

#### Process-oriented development

Proposals for the participation of residents or the urban community, ideas for a possible step-by-step implementation such as different building sites, pioneer projects / interim uses, etc.

#### Details of the structural measures

- Flat key
- Gross floor area (GFA)
- Floor space index (FSI)
- Site occupancy index (SOI)
- Ratio of living space to floor space
- Numbers of parking spaces for cars and bicycles



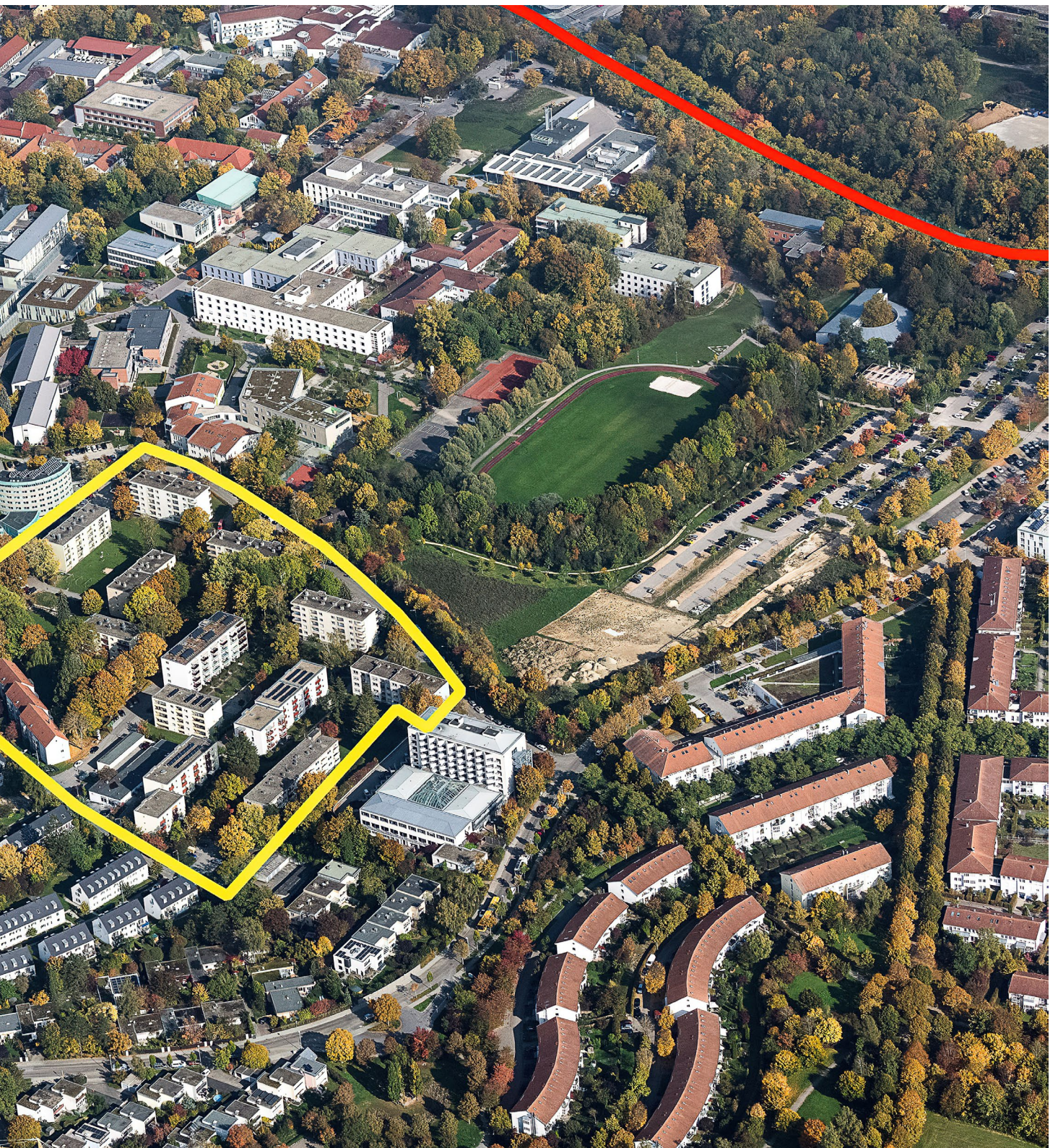




Fig. 38

38  
Oblique aerial view  
with study site (red) and  
project site (yellow)







**Bildnachweise**

- Fig. 0  
Aerial view with reflection site and project site  
Stadtbau GmbH Regensburg
- Fig. 1  
Stone bridge with a view of the Salzstadl  
Photographer: Herbert Stolz
- Fig. 2  
Panorama city of Regensburg  
Photographer: Herbert Stolz
- Fig. 3  
View over the city of Regensburg  
Photographer: Herbert Stolz
- Fig. 4  
University of Regensburg  
Photographer: Herbert Stolz
- Fig. 5  
Aerial view old town Regensburg  
Photographer: Herbert Stolz
- Fig. 6  
Oblique aerial view of the Kumpfmühl-Ziegets-  
dorf-Neuprüll district with a view of the project area  
and the Ganghofer housing estate  
Photographer: Herbert Stolz
- Fig. 7  
City map Regensburg  
Stadt Regensburg, Amt für Stadtentwicklung,  
Abteilung Vermessung und Kartographie
- Fig. 8  
District hospital with view of church towers St. Vitus  
Photographer: Jonas Lang
- Fig. 9  
Single family houses Ganghofer-Siedlung  
Photographer: Jonas Lang
- Fig. 10  
Apartment building, Ganghofer housing estate  
Photographer: Jonas Lang
- Fig. 11  
Apartment buildings Ganghofer housing estate  
Photographer: Jonas Lang
- Fig. 12  
Adalbert-Stifter-Strasse/Transition Project site  
Photographer: Herbert Stolz
- Fig. 13  
Local supply discount store  
Photographer: Jonas Lang
- Fig. 14  
Local supply supermarket and gas station  
Photographer: Jonas Lang
- Fig. 15  
View from the park Neuprüll over the city  
Photographer: Jonas Lang
- Fig. 16  
Neuprüll park with view of the television tower  
Photographer: Jonas Lang
- Fig. 17  
Oblique aerial view of the project area (west)  
Photographer: Herbert Stolz
- Fig. 18  
Oblique aerial view of the project area (south)  
Photographer: Herbert Stolz
- Fig. 19  
Building on EWR property (Vitus street4/4a)  
Photographer: Herbert Stolz
- Fig. 20  
New building Adalbert-Stifter-Straße 31  
Photographer: Herbert Stolz
- Fig. 21  
Building on EWR property (Vitusstraße 12/12a)  
Photographer: Herbert Stolz
- Fig. 22  
Site plan of the properties of Stadtbau GmbH and EWR  
Stadtbau GmbH Regensburg
- Fig. 23  
Example garage building  
Photographer: Herbert Stolz
- Fig. 24  
Example green space in the neighborhood  
Photographer: Herbert Stolz
- Fig. 25  
Playground from the founding period  
Photographer: Herbert Stolz
- Fig. 26  
Oblique aerial view of the project site (from north)  
Photographer: Herbert Stolz

Fig. 27

General plan initial situation  
Stadtbau GmbH Regensburg

Fig. 28

Plot for new building (FINr. 54/30)  
Photographer: Herbert Stolz

Fig. 29

Overview of structural measures  
Stadtbau GmbH Regensburg

Fig. 30

Building structure for structural measure  
Photographer: Herbert Stolz

Fig. 31

Example floor plan of existing building  
(Vitus Street 2a – 10a/Block I, II, III)  
Stadtbau GmbH Regensburg

Fig. 32

Example of section of existing building  
(Vitus Street 2a – 10a/Block I, II, III)  
Stadtbau GmbH Regensburg

Fig. 33

Neighborhood space and tree population  
Photographer: Herbert Stolz

Fig. 34

Neighborhood space and buildings  
Photographer: Herbert Stolz

Fig. 35

Street situation Vitusstraße  
Photographer: Herbert Stolz

Fig. 36

Typical parking situation  
Photographer: Herbert Stolz

Fig. 37

General plan current heat supply  
Stadtbau GmbH Regensburg

Fig. 38

Oblique aerial view with reflection site and project site  
Stadtbau GmbH Regensburg

Tab. A

Current Apartment key in the neighborhood  
Stadtbau GmbH Regensburg

Tab. B

Assumption for reduction through mobility offers  
Stellplatzsatzung der Stadt Regensburg

Tab. C

Parking space requirements for apartment buildings  
Stellplatzsatzung der Stadt Regensburg



**Imprint**

Publisher  
Europam – Deutsche Gesellschaft zur Förderung  
von Architektur, Wohnungs- und Städtebau e.V.  
Friedrichstraße 23A  
10969 Berlin  
Germany  
[www.europam.de](http://www.europam.de)

Editors  
Dr. Felix Bentlin  
Lola Meyer  
Vesta Nele Zareh

English Translation  
Amy Klement, Jonathan Lutes

Proofreader  
Kerstin Wieland

Graphic Design  
Christina Schmid and Simon Malz

2023





[www.europam.de](http://www.europam.de)