



**Launching day of the competition
27th of March 2023**

Organiser

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

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Colloquium in Regensburg

Start: 4:00 p.m., End: 5:00 p.m.

Report written by: Lola Meyer, Europan

Date: 26.4.23

1st Question: Can an underground car park be planned?

Answer Stadtbau-Regensburg: The construction costs in an underground garage are around 35,000-50,000 euros per parking space, so it must be carefully considered. The existing underground car park under the neighbourhood square (next to the newly constructed building) is not being used to capacity – parking could still be provided here. (We assume a capacity utilisation of about 70%.)

2nd Question: In Vitusstrasse, there are a lot of cars parked on the edge of the embankment. Many of the licence plates are not from Regensburg. Are these informal parking spaces and can they be removed? Or must they be retained?

Answer Stadtbau-Regensburg: We don't know if they are official parking spaces, but according to the licence plates, many people who visit or work at the clinic park here – and not so many people from the neighbourhood.

3rd Question: What must be considered in terms of rainwater and heavy rain events? Are there problems with this at the moment, e.g. with cellars flooding?

Answer Stadtbau-Regensburg: There are no problems at the moment. But in the future, we must improve our handling of water all over Germany - so of course we would like to have answers on how to deal with rainwater. For example, rainwater in the area should not run into the sewage system but should be infiltrated or stored/used. For example, grey water systems would also be conceivable.

4th Question: What exactly is permissible in terms of the buildings in the leasehold?

Answer Stadtbau-Regensburg: The background is: if the flat sizes are changed, then all contracts would have to be renegotiated, which would increase the rents. Since we don't want that, the cubature of the entire building must not be changed. However, moderate extensions of the balconies or using the roof as a common space would be a grey area. If you were to plan a cluster flat, for example, this could possibly contradict the existing logic of the balconies. If your concept makes it absolutely necessary to change the balconies as well, that would be conceivable for the time being. It would also be conceivable to change the accessibility – e.g. by means of lifts or similar. You are welcome to

develop ideas here. The façade must also be redone and insulated.

5th Question: Would it be possible to offer different housing standards to create a greater social mix in the neighbourhood? If necessary, with different rents per square metre?

Answer Stadtbau-Regensburg: Our basic approach is to offer affordable flats; the standard is always identical, regardless of whether it is a publicly funded or privately financed flat.

6th Question: The invitation to tender states that the planned flats should be mainly 2- or 3-room flats. What does that mean exactly?

Answer Stadtbau-Regensburg: There is currently a high demand for 2- or 3-room flats on the housing market. We want a mix of different people and groups in the neighbourhood. Therefore, you are free to come up with your own ideas – from cluster flats to one-room flats to multi-room flats for flat shares or large families. It is up to you and your concept – as long as you also offer 2- and 3-room flats. We would like to see example floor plans. How these are then distributed among the buildings would presumably have to be examined in a second step, and this could then be done, for example, in the workshops that planned for after we have the results of the competition and the winning teams.

7th Question: A question about the rubbish situation: As for the metal boxes everywhere with yellow sacks in them, should this situation remain as it is or can it be reconsidered?

Answer Stadtbau-Regensburg: This is a kind of Regensburg solution, but yes, you can organise it differently if you like.

8th Question: What is the current parking space allocation ratio?

Answer Stadtbau-Regensburg: Since the housing estate is older, it is possible that parking space allocation ratio differs significantly from the current one and is much lower. Accordingly, you would only have to consider new parking spaces in the new construction. The competition also mentions measures that could be taken to reduce the number of parking spaces, e.g. by offering alternatives such as car-sharing or bicycle parking spaces (mobility hubs).

9th Question: What is the basic approach to dealing with refugees? Is it assumed that this will only be a stopover or is it intended as a

long-term place to stay?

Answer Stadtbau-Regensburg: In principle, people can live with us permanently. However, some naturally go to other parts of the city, e.g. to live closer to relatives or the like. There are also differences between people from Ukraine and Afghanistan, for example. There will probably be more refugees in Germany in the future. We want to offer people good housing opportunities.

10th Question: How are refugees integrated into the neighbourhood?

Answer Stadtbau-Regensburg: The organisation that takes care of refugees here, Space Eye, focusses intently on active integration; there are various offers here, especially for children.

11th Question: What about possible (small) businesses in the neighbourhood? Would a small supermarket, for example, be conceivable?

Answer Stadtbau-Regensburg: The main focus should remain on housing; however, especially on the ground floors, you can make suggestions ranging from day-care centres, youth centres or senior facilities to startups and small supermarkets. We are open to all ideas at the moment.

12th Question: Could the car-sharing also be based in the existing underground car park?

Answer Stadtbau-Regensburg: We envisage car-sharing to also be available to people from outside, so it makes more sense to offer it aboveground, where everyone can see it. It could also be thought of as part of an aboveground, open neighbourhood garage, in combination with other uses. It would be nice if parking could be eliminated from inside the neighbourhood.

13th Question: Can the plan with the trees and contour lines be made available digitally?

Answer Stadtbau-Regensburg: So far, we only have the PDF. We will check again whether the plan can be digitised. We would then upload it.

Answer European: There is a separate folder in the download materials called „Documents-after-launch“. Documents still to be submitted are uploaded here. Once documents are uploaded to this folder, you will receive a post on Instagram informing you that there are new materials.

14th Question: What is the average age in the neighbourhood?

Answer Stadtbau-Regensburg: We do not have any data on this. It is estimated that older people live here – some have been here since the completion of the housing estate and still live here. The average age of the refugees is probably younger, but we don't have any data on that either.

15th Question: Can floor plans for the two new buildings and the buildings on the street adjacent to the neighbourhood still be made available? The ground floor plans would be especially interesting.

Answer Stadtbau-Regensburg: We are trying to obtain these and will submit them accordingly.

16th Question: To what extent should the study site (the red perimeter) be included in the planning?

Answer European: The study site is the reference area for the neighbourhood. Here you can see what infrastructure already exists, such as social infrastructure, housing typologies, where and how green links may be located, how the neighbourhood can or should be connected to its surroundings. How teams respond to this will widely vary. As a basic principle, conceptual considerations and sketches or schematic drawings are expected due to spatial restrictions.

17th Question: How do the commercial uses relate to the approach of the same standards and rental costs elsewhere?

Answer Stadtbau-Regensburg: It's up to you.

18th Question: Is there a 3-D model?

Answer Stadtbau-Regensburg: Not yet, but we are looking into the possibility of acquiring a 3-D model and will make it available as soon as possible in the download folder.

19th Question: What should be done in terms of the open spaces?

Answer Stadtbau-Regensburg: The goal is to make the neighbourhood even more attractive and to achieve a higher social mix, and the open spaces are an important element of this. The existing open spaces are currently underused. There should be different offers for individuals, for groups, for seniors and for children. Community gardens and the like would also be conceivable. The interplay between inside and outside is

important, especially in the ground-floor zones.

20th Question: Where are the load-bearing walls in the building at Vitusstrasse 10, and what structural changes are permitted here?

Answer Stadtbau-Regensburg: The load-bearing walls are the corridor walls facing the neighbourhood (west). Anything can be changed in the building, since both the land and the building at Vitusstrasse 10 belong to Stadtbau-GmbH. It is also possible to add storeys or extensions to the side of the building. However, the restrictions of the building regulations must be observed, especially the building height as distance to the neighbouring buildings that is explained in the brief.

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