



Re Re Re

Re-Sourcing

Regensburg

Brief

Launch Date

Monday, March 3rd 2025

Organiser

Europan – German Association for the Promotion of Architecture, Housing and Urban Planning in cooperation with the City of Regensburg

Contact

Europan Germany e. V.
Vesta Nele Zareh, Lola Meyer
Friedrichstraße 23A
10969 Berlin
Germany
Telephone +49 30 399 185 49
Email mail@europan.de

Stadt Regensburg
Amtsleitung Stadtplanungsamt
Tanja Flemmig
Neues Rathaus
D-Martin-Luther-Straße 1
93047 Regensburg
Germany
Telephone +49 941 507-1612
Email stadtplanungsamt@regensburg.de

Site Representative

Christin Kammer
Urban Planning Department Regensburg

Actors Involved

Stadt Regensburg

Team Representative

Architects, landscape architects,
and urban planners

Communication

Publication after the competition

Jury – 1st Evaluation

With the participation of the site representative

Jury – Prize Selection

Ranked Selection:
Winner (12,000 Euro)
Runner-up (6,000 Euro)
Special Mention (no reward)
The jury is autonomous in its decision.

Post Competition Intermediate Procedure

The procedure, which leads from the results of the competition to a possible further commissioning, will be determined depending on the submissions to the competition and the results of workshops.

Type of commission

In the workshops following the competition, the results are to be discussed on site, adapted if necessary and further elaborated on. Once the competition results are available, the City of Regensburg plans to take the following steps in the near future:

- Concretisation of the urban master plan.
- Optional, simultaneous start of detailed planning for the first construction phase around the mobility hub.
- Transfer of the results for the first construction phase into urban land-use planning and structural realisation.

Participation or commissioning of the team selected in the competition depending on the results is desired. The type and scope are to be clarified depending on the outcome of the competition. However, all steps require the approval of local policymakers and the city council.

Schedule

National Jury

2025

March 3	Official launch of the European 18 Competition
March 21	German launching event (Online, 3:00 pm to 5:30 pm)
March 28	Site visit and colloquium
May 16	Closing date for further requests on the sites
May 30	Responding to requests on the sites
June 29	Registration deadline
June 29	Submission of entries
September 24	Preliminary selection by the local jury
October	Forum of cities and juries
October 24	Final selection by the national jury
November 17	International publication of the results
December	German award ceremony

2026

January to June	Time frame for workshops
Autumn	Inter-Sessions-Forum European 18/19

Client Representatives

Client Representatives
Dr. (Univ. Florence) Elisabeth Merk
City Building Councillor of the provincial capital Munich,
Board of European Germany e.V., Munich, DE

Theresa Keilhacker
KAZANSKI.KEILHACKER URBAN DESIGN ARCHITEKTUR,
President of the Berlin Chamber of Architects Berlin,
Berlin, DE

Architects / Planners

Nikolaus Hirsch
Director of the CIVA Architecture Museum, Brüssel, BE

Julio de la Fuente
GdIF – Gutierrez-de-laFuente Arquitectos,
Technical Committee European Europe, Madrid, ES

Andrea Klinge
ZRS Architekten Ingenieure, Professor of Construction
and Design at the KIT and for Circular Construction
at the HABG, Committee European Germany e.V., Berlin/
Karlsruhe, DE | Basel, CH

Anna Lundquist
MANMADE LAND, Professor of Landscape Architecture
at the Brandenburg University of Technology Cottbus-
Senftenberg, Cottbus/Berlin, DE

Public Figure

Kaye Geipel
Architecture critic, urban planner, and curator, 2010–22
deputy editor-in-chief of Bauwelt magazine and
Chairman of the Board of European Germany e.V., Berlin,
DE | Brüssel, BE

Substitutes

Ingrid Sabatier
ISSS research | architecture | urbanism, Berlin, DE

Tobias Hönig
Studio CO NOW GmbH, Professor of Building Theory and
Design at the University of Siegen, Committee European
Germany e.V., Berlin/Siegen, DE

The local juries will be presented on the website of
European Germany in due time.

Table of Contents

Part 1	Conditions	Part 2	Competition Task
1	Acceptance of the Rules of European 18	1	Task and objectives
2	Organiser	1.1	The City of Regensburg
3	Type of Competition	1.2	Location and Role of the City in the Region
4	Admission Zone	1.3	Historical Development and Population Development
5	Entry Conditions	1.4	Current Urban Development Challenges
6	Registration	1.5	City, Settlement, and Landscape Structure
7	Information Available to Teams	1.6	The North of Regensburg: A Stage for Visionary Urban Planning
8	FAQ	2.	The Study Site
9	Submission of Entries	2.1	Existing Structures and Framework
10	Results and Prizes	2.2	Uses and Urban Development
11	Communication of the Competition	3.	The Location (Project Site)
12	Rights and Obligations	3.1	Urban Location
13	List of European 18 Competitions	3.2	Superordinate Planning
14	Inter-Sessions Forum	3.3	Density, Building Heights, and Setbacks
15	Organization of the Juries	3.4	Existing Stock
16	Juries	4.	The Task
17	Implementations	4.1	General Objectives and Specifications
		4.2	Task Description
		4.3	Materials to Be Submitted
			Image Credits
			Imprint

Co Co Co Co Co Co Co Co

Conditions

1 Acceptance of the Rules of European 18

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 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 18 competition.

2 Organiser

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

3 Type of Competition

3.1 Object of Competition

Regensburg aims to develop a mixed-use, low-traffic district that is as climate-neutral as possible, balancing density, minimal land sealing, and climate resilience.

The 107-hectare site, one of the last large reserves for city expansion, lies between a commercial area and existing settlements. This new district will provide affordable housing for at least 5,000 residents and follow the “15-minute city” concept, integrating housing, workplaces, commerce, social infrastructure, and recreational spaces.

Located in Bavaria with 170,000 residents, Regensburg sits in the Danube plain, surrounded by river valleys and rolling hills. The project demands a future-oriented urban and landscape planning approach, prioritizing careful land use, sustainable density, and integration of existing structures.

Development will occur in phases, starting at the new railway stop. Key questions include how to create an identity-forming, low-traffic district, integrate natural processes, and develop future-oriented building typologies.

A detailed description of the task 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 18 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 (June 29th, 2025). 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) 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 18 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

It includes: the complete European rules for the European 18 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: "Re-Sourcing: Rethinking resources"

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 or future influence on the site: mobility networks, ecological elements, urban structure, landscape, etc., within the general framework of the theme "Re-Sourcing: Rethinking resources"; 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 18 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 "Re-Sourcing: Rethinking resources" 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 characteris-

tic 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.)

7.4 Use of Competition Documents

The documents provided by the sites as part of the European E18 competition procedure may only be used as part of the European competition. Any other use or disclosure to third parties is prohibited.

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 June 29th, 2025, 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 plus 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 E18 session will make a communication video presenting their proposal and will be sent, after the announcement of the results on Monday, November 17th, 2025, to the European Secretariat before January 4th 2026.

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 Europan 18 (winners, runners-up, special mentions) are available online from November 17th, 2025, 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 550 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 18 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 17/18, took place from October 18th to 19th, 2024. The next Inter-Sessions Forum – presenting the European 18 results and the sites proposed for European 19 – is scheduled for October 2026.

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 Jurys 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 18 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 November 17th, 2025.

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.

Co Co Co Co Co Co Co Co

Competition Task





Fig. 1

1
Project site

2
Aerial photograph with
study site (red) and project
site (yellow)

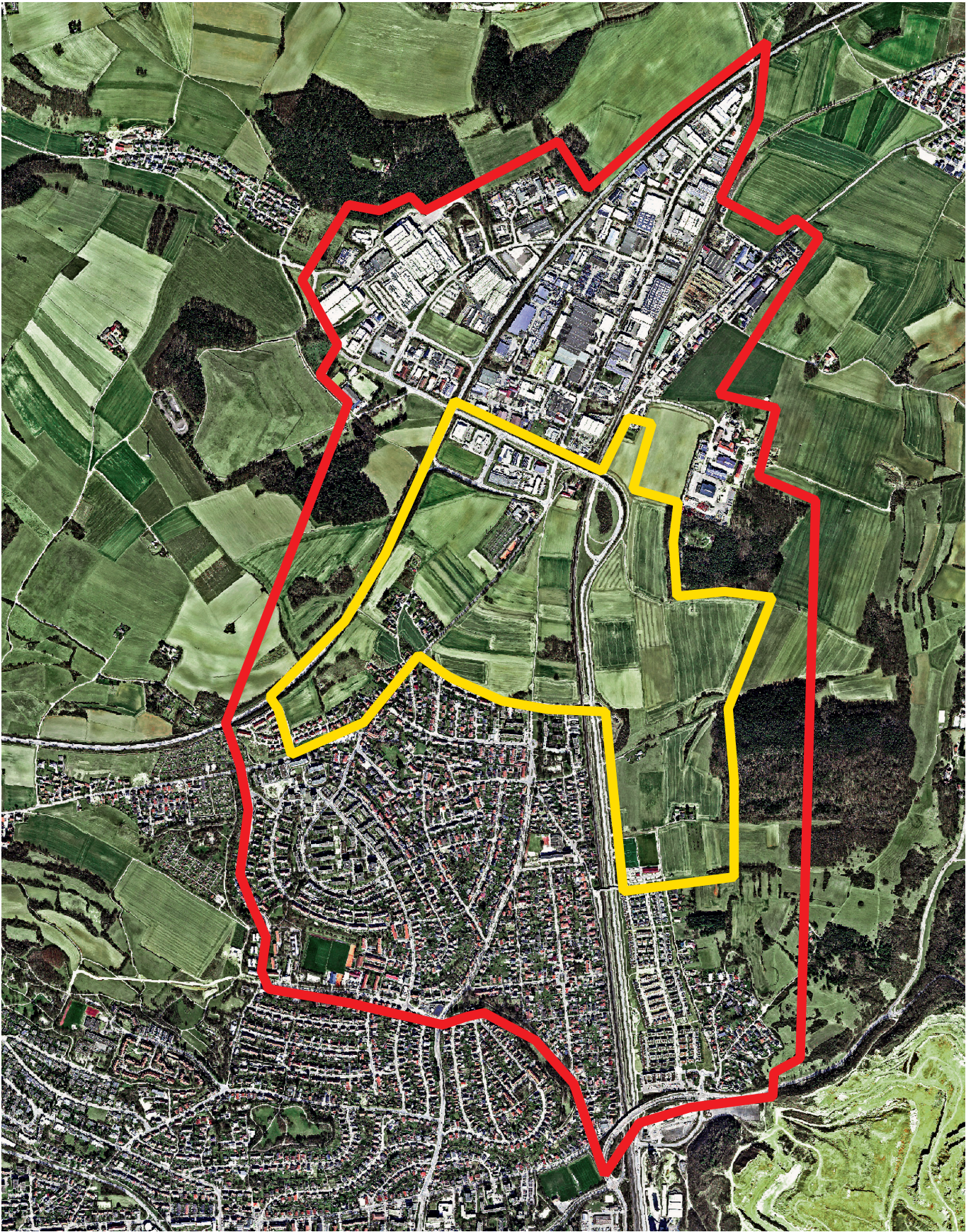


Fig. 2

1 **Task and objectives**

1.1 **The City of Regensburg**

Regensburg is a city that embodies both tradition and modernity. Its historical significance, combined with innovative approaches to urban development, culture, and the economy, makes it a lively example of sustainable and future-oriented urban life. (Fig. 3) Thanks to a continuous growth in population and a dynamic development, Regensburg remains one of the most liveable cities in Bavaria.

1.2 **Location and Role of the City in the Region**

Regensburg is located picturesquely on the River Danube in the southeast of Bavaria and is regarded as the gateway to the Upper Palatinate. The city's century-long strategic position at the intersection of historical trading routes made it into a significant economic and cultural hub. With its favourable geographic position between the Bavarian Forest in the northeast and the Danube plain, the city remains an important transport hub and a centre for the economy, culture, and education in the region until today. (Fig. 4)

1.3 **Historical Development and Population Development**

Regensburg's roots extend back to Roman times, when the city was established as *Castra Regina*. In the Middle Ages, Regensburg flourished as a commercial metropolis and Free Imperial City. The medieval old city with its magnificent patrician houses and impressive cathedral is listed today as a UNESCO World Cultural Heritage Site. (Fig. 5 and 6) The population has grown continuously in recent decades and exceeded 170,000 inhabitants in 2023. This makes Regensburg the fourth-largest city in Bavaria.

The population structure is diverse, with one third under the age of forty, something that can also be attributed to the presence of the university and other institutions of higher education. Thanks to the increase in the population, which can be traced back in particular to an influx of new residents and a high birthrate, Regensburg shows a dynamic demographic development.

1.4 **Current Urban Development Challenges**

Regensburg finds itself confronted facing challenges typical of a growing city. Rising rents, a scarcity of space, and the act of balancing interior development and monument protection are central topics. The growing population in particular makes it necessary to create housing and improve the infrastructure. The city's urban development objectives therefore focus on affordable housing, promoting sustainable urban development, and

climate protection. With measures such as the energy-related rehabilitation of historical buildings and the greening of urban spaces, the city is striving for a balance between tradition and progress. An ambitious climate protection program, which, among other things, promotes the expansion of renewable energies and climate-friendly mobility, underscore Regensburg's trailblazing role with respect to sustainability. In the European competition, the areas in the north of Regensburg are also supposed to be developed sustainably in a number of ways. Not only a future-oriented urban development should be created here; the area between the northern boundary of the settlement and the Haslbach commercial area, in which land values are comparably low, also offers the opportunity to accommodate the housing that Regensburg urgently needs in a concentrated manner. In the course of this, areas in the south of Regensburg, with considerably higher-value land, can continue to be used for agriculture. In the ideal case, even areas that have up to now been designated as building land in the old land use plan can, at least in parts, be designated again as green areas.

1.5 **City, Settlement, and Landscape Structure**

Regensburg captivates with its unique structure: The old city with its narrow streets and medieval buildings and public squares forms the heart of the city. Modern city districts with contemporary architecture supplement the historical centre. (Fig. 7).

With the steady increase in the population, the development of housing has increasingly expanded in such a way that peripheral areas and surrounding municipalities have become more strongly integrated. The Danube area thereby not only offers living space and attractive leisure time possibilities, but also represents a natural boundary. The transition in the landscape between forested hills and the fertile Danube plain brings city and nature together harmoniously.

1.6 **The North of Regensburg:
A Stage for Visionary Urban Planning**

The north of Regensburg is a multifaceted area of the city – offering unique possibilities for innovative urban development. Here, (sub)urban structures meet with open landscapes. From the coexistence of residential districts, commercial areas, and green spaces a fascinating challenge develops – creating a lively, mixed space for living and working with the least-possible sealing of soils.

The neighbouring residential areas are calm, but there are only limited possibilities for supply and encounters. At the same time, the commercial area that borders to the north lacks a connection to the city. This clear division of uses has resulted in gaps in the urban



Fig. 3



Fig. 4



Fig. 5



Fig. 7



Fig. 6

3
Remnants of the Roman
Legion wall next to the new
building of the Museum of
Bavarian History

4
Historic old town of
regensburg on the danube

5
Medieval old city

6
Goldener Turm – one of
many towers in the medie-
val old city which were
once a status symbol for
wealthy patricians

7
New building areas in
Regensburg

dynamic. One of the central tasks arises from this: reconceiving areas for living and work and interweaving them with one another. Through the combination of urbanity and embedding in the landscape, paired with a strong mixture of uses, a vibrant and contemporary urban district, whose spatial footprint is minimal, is supposed to be developed here. With visionary approaches in the areas of soil sealing, urban structure, open space design, and mobility, a model-like district of the city that not only meets current needs, but is also forward-looking can be created.

2. **The Study Site**

2.1 **Existing Structures and Framework Conditions in the Interplay of Urban Development**

The study site on the north-easternmost boundary of Regensburg brings together a fascinating diversity of urban development, landscape, and infrastructural elements and uses. This heterogeneity represents both a challenge and a great opportunity for future development.

2.2 **Uses and Urban Development: A Mosaic of Contrasts**

Residential Use in the South:

The city districts of Konradsiedlung-Wutzlhofen and Brandlberg with their residential settlements are located in the south. The settlement with affordable housing for working-class families was erected in the 1920s and 1930s. Based on the Garden City movement, the loose settlement is characterized by small-scale single-family, row, and semi-detached houses as well as spacious gardens for self-sufficiency. (Fig. 8) In the 1950s and 1960s, the settlements were densified selectively by means of tower blocks, whereby some gardens were reduced in size or built over. (Fig. 9)

The mix of historical settlement houses and tower blocks lends the city district a particular diversity and makes it a sought-after residential location. (Fig. 10) The city district of Brandlberg is characterized by a small-scale settlement structure and is clearly divided up into two areas: Altbrandlberg from the 1930s, with its small houses and gardens, and a new development area with multi-family housing and row and single-family houses, which has been under construction since 2016.

Commerce in the North:

The Haslback commercial area dominates in the north of the study site. It forms an economic and structural contrast to the housing development in the south. In the oldest and most varied commercial area of the city, small workshops, established medium-sized enterprises,

and internationally active companies have settled. The businesses benefit from the synergies arising from their proximity to one another. (Fig. 11)

Decentral Local Supply and Social Infrastructure

The supply of the city districts takes place in a decentral manner. Supermarkets, bakeries, butchers, and smaller service companies are located along the traffic intersections and close to home. The supply is supplemented by an extended network of social facilities such as schools, kindergartens, and clubs distributed across the entire area.

Open Space and the Environment: A Sensitive Balance between Nature and Urbanity

The centre area of the study site is characterized by transitions to the open landscape, with open spaces, areas used for agriculture, and, in part, forest structures. (Fig. 12) The topography is defined by two striking elevations outside the study site: the Mühlberg in the west and the Brandlberg in the east. A cold-air corridor runs through the study site in a north-south direction.

Mobility and Traffic: Complex Interlinking and Barriers

Two important traffic axes cut through the study site and play a significant role in shaping its spatial structure. In the eastern area, the B16 federal motorway is situated in a topographically elevated location.

In the western area, Pilsenallee and the Hof-Regensburg railway line parallel to it dominate, forming an incisive dividing line with a barrier effect. (Fig.13)

They adversely affect the spatial perception and use possibilities in the long term. In addition, the traffic axes, which are traversed every twenty-four hours by 10,000 to 20,000 motor vehicles, produce a high level of noise pollution. To overcome these barriers, innovative concepts for spatial links between the partial areas should be developed. This can occur by means of the construction of bridges or underpasses or also by means of buildings with connective functions. The aim is to create a permeable structure that improves both the possibilities for use and the spatial perception of the project site.



Fig. 8



Fig. 9



Fig. 10



Fig. 11



Fig. 12

8
Small-scale settlement
structure in the Konrad-
siedlung-Wutzlhofen

9
Tower blocks in the Konrad-
siedlung-Wutzlhofen

10
New development area next
to old development area

11
Haslbach commercial area
between the railway line
and the B16 federal motor-
way, view towards Regens-
burg (south)

12
The surrounding landscape



Fig. 13



Fig. 14

13
Pilsenallee and the railway
tracks as barriers between
the city districts (on the
left the new development
area in Brandlberg, on the
right the Konradsiedlung-
Wutzlhofen)

14
Areas used for agriculture

3. The Location (Project Site)

3.1 Urban Location

At a distance of roughly four kilometres from the city centre, a rare opportunity for municipal development has opened up: a coherent area of approximately 107 hectares that is currently still used for agriculture – embedded in urban and near-natural structures. (Fig. 14) As one of the city's last large building land reserves, the project site has considerable potential for the development of a future-oriented district. The creation of affordable housing is of crucial importance in this. In light of the increasing need for housing in Regensburg, a strong focus should be put on socially responsible housing when developing this area. Through the integration of various forms of housing – from subsidized housing construction to innovative, sustainable housing models – a lively, mixed district that meets the different needs of the population can be created.

3.2 Superordinate Planning

In October 2024, the 'Rahmenplan Regensburg Nord' (Framework Plan Regensburg North) was decided on as a basis for further planning in the project site. It presents guiding principles, potential use options, and development opportunities in the area and takes into account the contents of superordinate municipal planning concepts such as the Regensburg-Plan 2040 – the municipal development plan of the City of Regensburg – as well as the open space development concept. The 'Rahmenplan Regensburg Nord' can serve the participants as an orientation aid for the European competition.

Mobility Point and Transport

In the future, municipal development in Regensburg will be oriented more intensively towards the creation of traffic-avoiding, and, if possible, car-free structures. Traffic-oriented land use is supposed to be reduced as much as possible. The necessary access streets should receive high-quality greening and include mobility offers (sharing, charging, switching modes of transport, etc.). Along the streets, blue-green infrastructures like street trees, green spaces, and hollows and ditches are envisioned. Parking spaces for visitors should be shifted to private areas as far as possible.

The Deutsche Bahn is planning a new train stop on the Regensburg-Hof railway line in the area of Wutzlhofen, which is supposed to be realized starting in 2028 (see also the Infrastructure Plan). This is the centrepiece of the mobility strategy. In the future, all modes of transport are supposed to be linked with one another: Besides the train, municipal and regional buses stop here, and there are sharing offers for cars, bicycles, and cargo bikes. Park+Ride- and district garages nearby are supposed to ensure that stationary traffic is relocated and residential

streets are relieved/unburdened. The routes between housing and mobility point or garage should intentionally be kept short in order to promote environmentally friendly mobility. The mobility point planned is, however, not only of central importance for the new district. Integrating the existing transport network will also create an incentive for numerous commuters to switch to the railway or municipal bus transport. The new city district will therefore become an important building block for the mobility turn in Regensburg. Its relevance extends beyond the district and strengthens the site/location as a future-oriented model for sustainable city development. This innovative project positions Regensburg as a trailblazer in sustainable municipal planning and makes the city more attractive for both residents and investors.

The great need for organization and space represents a particular challenge: The new railway stop should be given a direct link/connection with municipal and regional bus lines. For this, an infrastructural installation/facility, a central bus station with six platforms, is planned for the combination of municipal and regional bus transport. The connection to municipal bus lines is supposed to take place from the south, from Sandgasse, and the connection for regional bus lines from the north via/over Chamer Straße.

For motorized individual transport (MIV), nearby the mobility point, both Kiss+Ride areas, for short-term stays, and also Park+Ride areas for longer-term parking should be made available. The Park+Ride areas can moreover be conceived as district garages for the surrounding residential districts. This integration of public transport in combination with a targeted taking into account of individual transport – car, bicycle, and pedestrian traffic – forms the basis for a comprehensive and future-oriented mobility solution. The aim is to create an efficient, barrier-free, and attractive transport hub that meets the population's mobility needs and sustainably improves the living quality in the region at the same time.

Pedestrian and Bicycle Connections

To further increase the share of eco-mobility, the City of Regensburg will consistently promote local public transport (ÖPNV) as well as bicycle and pedestrian traffic. In the planning, particular focus should therefore be put on the environmental alliance. A self-contained pedestrian and bicycle network with short routes and a good connection to local public transport should thus be taken into account. What are aspired to are preferably direct, autonomous bicycling routes. The two existing underpasses (see also the Infrastructure Plan) are solely for use by pedestrians and cyclists and should also be preserved as such. In the west, the underpass leads from the project site under the B16 into the open landscape, something that is of particular importance for local recreation purposes and leisure time uses. The under-

pass under the railway line and Pilsenallee connects the central with the eastern project site. It is a central element for the routing of non-motorized traffic. (Fig. 18)

Motorized Individual Transport (MIV) Development

For the development of traffic-related access in the project site, a few specifications must be adhered to:

- The B16 federal motorway is not built up (anbaufrei). Turnoffs for accessing the new district are not permitted, and a minimum distance of twenty metres to the street must be adhered to for buildings.
- The flow of traffic on the bypass road Pilsenallee may not be interrupted by turnoffs. The only connecting point is located at the junction with Coburger Straße (see also the Infrastructure Plan).
- The further traffic-related connection to the existing network of streets can take place via Chamer Straße, Sandgasse, and Glashüttenstraße (Brandlberg area).
- The planned streets within the new district may not produce any direct connection between Chamer Straße and Sandgasse in order to avoid/prevent additional traffic burdens in this area.

Uses and Municipal Structure

The framework plan is based on a mix of diverse uses combining housing, work, and social offerings. In the south of the project site, primarily residential construction with different densities that shows a broad offer of housing forms should be created. More urban areas with a higher structural density along Pilsenallee and the railway line should also include commerce, services, and social facilities. These areas are not only conducive to a mix of uses, but also simultaneously take over important noise protection functions for the housing areas located behind them as a result of the height of their buildings. At the same time, they also create the basis for establishing a lively district centre with a high quality of time spent. Central public purpose land, for instance, for schools, childcare centres, or social facilities such as youth centres, meeting places for senior citizens, or libraries will ensure in the future that this part of the city satisfies the needs of all generations. In addition, the commercial areas in the north offer potential for the further development of the commercial area and strengthen the economic basis of the district. The aim is to create a 'district of short distances' that closely links housing, work, and leisure time offerings with one another.

Green Areas and Multi-Functional Open Spaces

A continuous network of green and open spaces should connect the districts with one another and transitions to the neighbouring landscape spaces be created. Green belts and corridors thus assume important functions like providing fresh air, local recreation, and ecological compensation areas. Playgrounds, small gardens, and sports areas supplement the open space offerings. Strategically positioned rainwater management areas

ensure sustainable drainage. Both the existing biotope structures and also the compensation areas already available (see also the Green Structure/Open Space Plan) integrated into the planning of the new district in order to create a coherent and ecologically valuable network of green spaces. They primarily contribute to the protection of nature and species, while the public green areas are primarily available for the residents' recreation and leisure time.

The tree protection regulations (Baumschutzverordnung) of the City of Regensburg should be kept in mind. Preserving the valuable stock of trees should be given priority over the planting of new trees.

Playgrounds and Active Open Spaces

Attractive areas for movement and spending time in the open air should be created for children and young people. Play possibilities for all generations are desired. In the situation proposed, it is important to pay attention to a noise-compatible location in the case of sensitive uses. All districts should be provided with 1.5 square metres of play area per inhabitant, but a minimum of 500 square metres. The design of public space should also take into account the needs and movement offerings of senior citizens. In particular places/locations for communication and spending time, for instance, with groups of tables, possibly also covered, should be planned. Playgrounds/Play areas should provide play and movement equipment for all generations.

3.3 Density, Building Heights, and Setbacks

What is aspired to as a whole is an appropriate/suitable urban density, whereby extensive high-rise structures (starting at twenty-one metres in height) are not desired. For the properties and buildings of third parties, the regulations regarding distances in the currently valid Bavarian building regulations must be observed. The surface distance to the street amounts as a rule to at least 0.4 of the wall height (H) of a building, while this distance must nonetheless be at least three metres wide.

Possible ground areas and floor areas for the planning area are identified in the framework plan for Regensburg north. These area sizes should be understood as the minimum and/or maximum requirements.



Fig. 15



Fig. 16

15
Chamer Straße heading
east

16
Gap between the settlement
edge and commercial area

Residential use	Framework Plan North pursuant to the decision	Maximum Orientation Values according to the BauNVO (Federal Land Utilization Ordinance)
Ground area	250,000 m²	300,000 m²
Residents	5,000	6,100
Housing units	2,800	3,400
Public green areas	Minimum required for 5,000 residents (12 m² per resident)	Minimum required for 6,100 residents (12 m² per resident)
Ground area	6 ha	7,3 ha
Commerce	Framework Plan North pursuant to the decision	Maximum Orientation Values according to the BauNVO
Ground area	115,000 m²	–
Floor area	230,000 m²	276,000 m²
Social infrastructure and sport		
Total area	36,500 m²	–
3 × daycare centres (total of 285 Kinder)	3 × 4-group facility for 95 children each	– 1,000 m² floor area – at least 10 m² outdoor playing area per child
Primary school (370 children)	facility for ca. 370 children in years 1 to 4	– school building with 3,000 m² of floor area – 2,000 m² schoolyard (min. 5 m² per child) – 3,000 m² openair sports area
Nordbad (indoor pool)	–	– 3,000 m² gross floor area hall – 4,000 m² hall plus plot of land

3.4 Existing Stock

The properties belonging to third parties presented in the Settlement Structure Plan should be preserved and integrated into the urban development concept.

Supply and Disposal, Categories

In the project site, the following mandatory points should be taken into account (see also the Infrastructure Plan):

- Main collector: In the central planning area, a canal extends from Sandgasse in a north-south direction. Above the canal, a ten-metre protective distance should be kept free of buildings in order to ensure accessibility for maintenance and servicing.
- High-voltage transmission line: From the transformer station, a 150-kilovolt high-voltage transmission line runs through the planning area in an easterly direction. No buildings may be erected in a twenty-metre area under the line. Further power lines in the planning area can be routed underground in the course of the planning.

- Solar park: On the eastern edge of the project site, one area is designated by the planning regulations in force as a solar park. These areas may not be rezoned within the framework of the competition.
- Rainwater retention basin: A rainwater retention basis for the drainage of Pilsenallee is located to the southeast of the underpasses under the railway line. This basin must be retained and, ideally, integrated into the open space planning.



Fig. 17



Fig. 18



Fig. 19

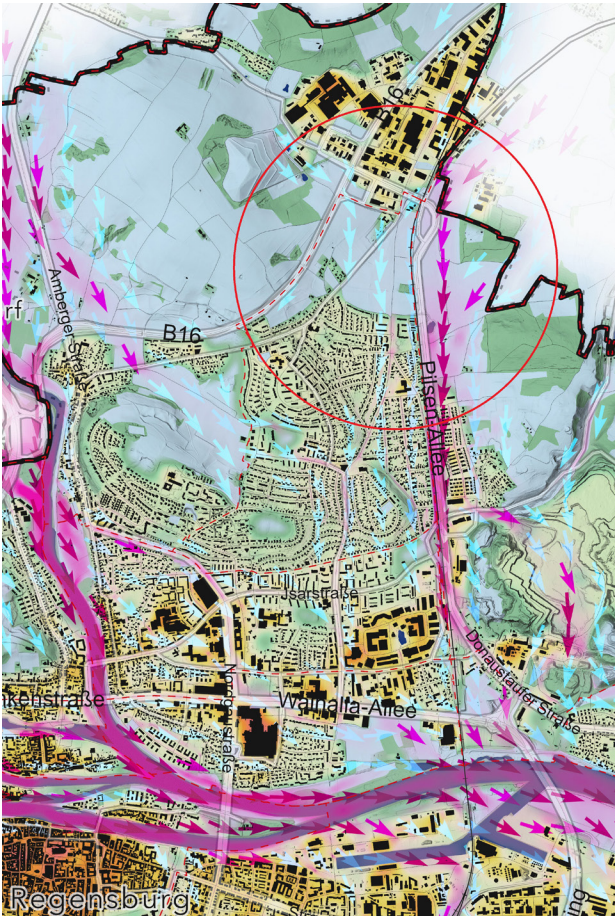


Fig. 20

- 17

Existing cverpass over Pilsenallee
- 18

Existing pedestrian underpasses under Pilsenallee and the railway tracks
- 19

Pilsenallee heading north
- 20

Climate analysis map of Regensburg with cold air corridors in north-south orientation



Fig. 21

21
Biotope structures

22
Northern outskirts of the
city / Frauenzellstraße



Fig. 22

4. The Task

4.1 General Objectives and Specifications for the Planning Program

In the project site, what should be created is a collective urban coexistence of housing, work, sports, leisure time, culture, and social life that strengthens the development of Regensburg as a location as well as social togetherness, and simultaneously protects the greatest possible amount of the available space resources. The interlinking of different uses forms a central challenge and offers the opportunity for a lively, urban mixed city district at the same time. The development of the project site should take place in sections while taking functional aspects into account.

Green Ideas for an Innovative City District:

- Green city district: reduced the sealing of the soil, a significant share of green areas, pedestrian- and cyclist-friendly design, an organization that is as car-free as possible, focus on climate and resource protection
- Social district: social integration, intergenerational uses and housing concepts, close link between housing, work, and leisure time
- Innovative district: flexible residential and commercial buildings, innovative approaches to energy supply and mobility

What is sought is an urban-development and landscape-planning approach to a solution that is characterized by a future-oriented handling of the high value of unsealed soil. This includes careful land use as well as the integration and transformation of surrounding areas of the city and existing structures as available space resources. The question of suitable urban development density and its distribution correlates with that of new sealing.

The City of Regensburg looks forward to different and multi-faceted approaches to realizing the task. Innovative and bold ideas are expressly desired.

4.2 Task Description

Urban Development and Use

The urban development objective consists of developing a future-oriented and identity-forming district. To achieve this, on the one hand, the strengths and potentials of the location should be supplemented in a suitable manner and, on the other, urban development structures proposed that contribute to protecting the future (residential) district from noise as optimally as possible. Varied and, if possible, flexible development units are desired. A use-related formation of blocks should be avoided. So as to strengthen the desired multi-functionality, ground floor zones in particular

should be planned so flexibly that they can be used by commerce, services, gastronomy, local supply, or social facilities, etc. The entire project site should be designed to be as barrier-free as possible. In the orientation of the building structures and green areas, fresh air corridors should be taken into consideration (see the Fresh Air Corridor Plan).

Housing

Due to the great ongoing demand for living space, the priority development objective is creating varied and affordable living space: Between 2,800 and 3,400 residential units should be created for roughly 5,000 to 6,100 residents. In the first phase of construction, at least 1,100 residential units must be accounted for. In doing so, various types of housing should be envisioned and statements made regarding the mix of housing (from cross-generational housing to cluster housing and one-room flats, to dwellings for more than four individuals).

Realization in Sections and Area to be Elaborated

As a result of the size and the availability of areas, it is only possible to develop the project site in sections. In an initial construction phase, the area between Chamer Straße and the railway line should be developed (detail area 1). These areas are predominantly owned by the city and should be developed in the European competition as a detail area with a mobility point (scale of 1:1000). The participants should also develop an overall concept with step-by-step realization. Besides the stipulated detail area 1 around the mobility point, a detail area 2 should be presented (scale of 1:1000 or 1:500). A presentation of the planned district centre would be recommended, but a different area can also be selected.

District Centre

The district centre to be developed in the project site should offer not only an identity-forming anchor point for the residential development being created, but also serve as a central hub for the surrounding existing districts. The aim is to create a lively and integrative meeting place. The ensuring of local supply should be guaranteed with the creation of a food market with roughly 1,200 square metres of sales area. In addition, supplementary offers by service providers, clubs, and social uses are desired. To anchor the new district in the city, a few profile-forming buildings with over twenty-one metres in height are conceivable in the area of the new district centre.

Social Infrastructure and Sport

The social infrastructure resulting from the planned residential use should be shown at a suitable location in the area. A total of at least three daycare centres are envisioned (with a min. of ten square metres of outdoor play area per child), whereby at least one should be positioned in the first construction phase or nearby it. In

addition, a school site for a primary school for years one to four should be planned, for which an area requirement of ca. 3,000 square metres of main use area (school rooms) and a schoolyard area of ca. 2,000 square metres are required. Moreover, adjoining outdoor sports areas of at least 3,000 square metres should be planned. The Stadtentwicklungsplan Regensburg 2040 (Municipal Development Plan Regensburg 2040) defines the need for a new indoor swimming pool with 4,000 square metres in the north of Regensburg. It should be positioned in a suitable location.

Commerce

In the project site, sufficient areas for commercial uses are envisioned in line with a mixed-use district. Both purely commercial areas and also mixed building areas for housing and non-disruptive uses should be planned. Special attention should be given to the creation of areas for small and medium-sized companies (KMU) as well as for craft enterprises. The aim is to promote small-scale settlements and to support a sustainable economic development in the district. Large-scale office offerings are not desired.

Green Structure and Open Space

The open space concept should show an interconnected system of spaces of various sizes and types. What should be created are recreation spaces close to home with a high quality of time spent, which link the structures of the district with one another and include measures for climate adaptation as well as provide a high added value ecologically. To deal with the challenges of climate change, concepts for climate adaptation and green areas as well as evaporation surfaces should be created in the European site. In addition, urban greening that is as intensive as possible is necessary from a nature conservation perspective. Per future resident, at least twelve square metres of green space should be taken into account.

Mobility

The new district should be planned with few to no cars. A mobility concept consisting of multi-functional street spaces, district garages, and various mobility points plays a central role in this. The intermodal mobility point at the Wutzlhofen railway stop forms one major focus in this. It is located (see also the Infrastructure Plan) in detail area 1 and should be integrated in the first construction phase from a functional and design perspective. Moreover, various mobility points differentiated according to size and function (if possible, with district garages, car and bicycle sharing options, etc.) should also be envisioned in the new district. High-quality pedestrian and cycling connections should also be integrated throughout the district.

4.3 Materials to Be Submitted:

The submission of plans is set uniformly at three plans, DIN A1, portrait format. The following contributions are requested from the participants (additional images can be selected freely):

- Figure-ground diagram 1:15,000
- Site plan at a scale of 1:3,000, with information about the numbers of storeys
- Detail area 1, to be processed by all participants: around the mobility hub, scale of 1:1,000
- Detail area 2: a scale of 1:1,000 is also recommended, but a scale of 1:500 can also be selected if necessary
- Minimum of two perspectives / spatial representations
- Minimum of one isometry
- Statements about the type of soil sealing: fully sealed, partially sealed, and the degree of sealing (percentual shares with reference to the project site), presented in text and possibly with a diagram
- The number of residents per construction phase should be specified.
- Construction phase/statements regarding development in phases

In the explanatory text, please include three to four sentences each about the following points:

Concept: What is the main idea? Thematic focus E18: Where are the topics of European E18 reflected in your design?

Study Site: What measures are possibly envisioned for the extended perimeter – highlighted in red?

Project Site: What ideas and measures are envisioned in the project site with respect to urban development, a district centre, mobility points, architecture, open space? What uses should be found there?

Urban development: Statements about the urban planning typologies, building typologies, density, construction methods, etc.

Green and open spaces: Statements about the degree of sealing, private open spaces, public open spaces, and open space typologies

Mobility: How is traffic organized? Where do which types of modes of transport take place?

Uses: What types of uses are envisioned? How are the ground floors used, and where are there mixed uses?

Step-by-step development: Ideas for a possible step-by-step realization, for instance, different construction fields, pioneer projects and/or interim uses, etc.

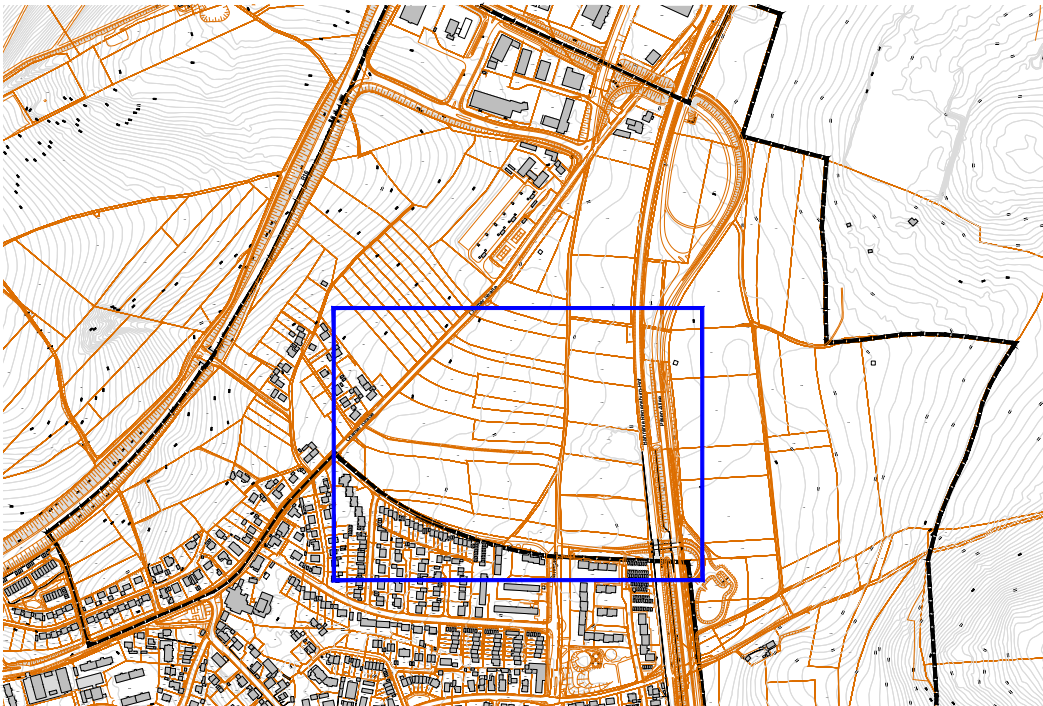


Fig. 23



Fig. 24

23
Detail area 1 (blue outline)

24
Transition between settle-
ment and landscape

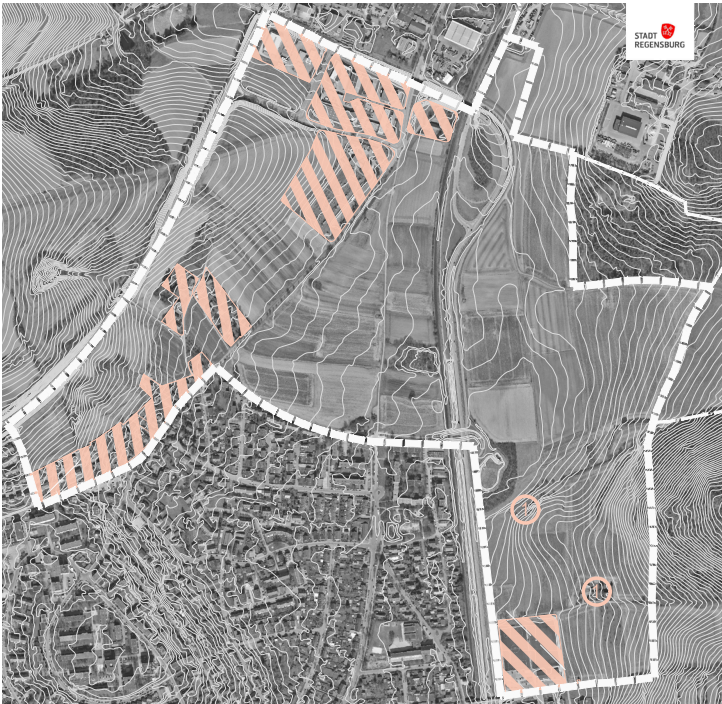


Fig. 25

Plan settlement structures

- Planungsbereich
- Stadtgrenze
- Bestand erhalten und integrieren
- Bestandsgebäude überplanen möglich



Fig. 26

Plan infrastructure

- Planungsbereich
- Stadtgrenze
- 1 Bahnhaltapunkt
- 2 Unterführung Bestand
- A Kanaltrasse 10m
- B Hochspannungstrasse 20m
- C Solarpark
- 3 Anschluss Pilsenallee
- 4 Regenrückhaltebecken

- 25
Settlement structure plan
- 26
Infrastructure plan



Fig. 27

Plan green structure / open space

- Planungsbereich
- Stadtgrenze
- Biotope
- Ausgleichsflächen

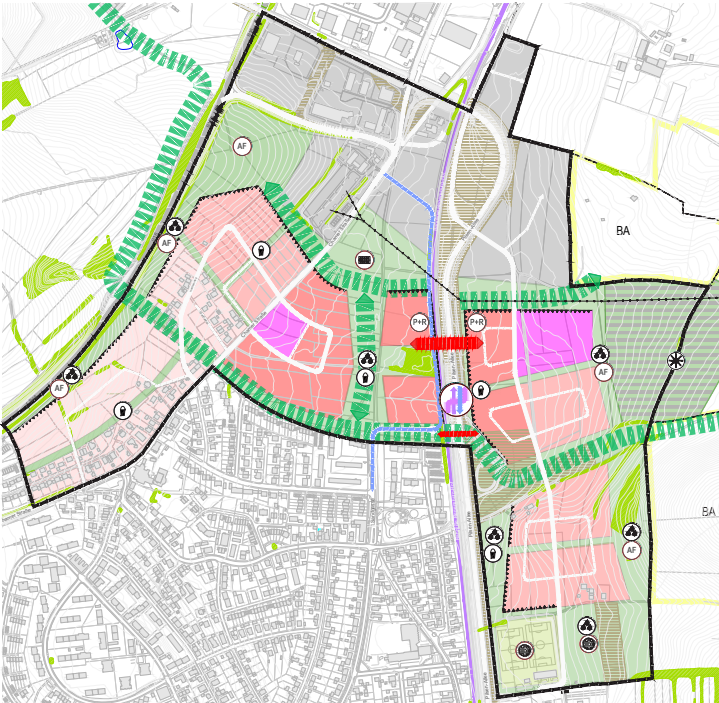


Fig. 28

Framework plan urban development

Städtebaulicher Rahmenplan
Regensburg Nord

Vorentwurf

Anlage zum Beschluss des Ausschusses für Stadtplanung, Verkehr und Wohnungsfragen am 01.10.2024

STADT
REGENSBURG
Stadtplanungsamt

Legende

Nutzungen/Städtebau

- Wohnbaufläche (geringe Dichte)
- Wohnbaufläche (mittlere Dichte)
- Urbanes Gebiet (hohe Dichte)
- Fläche für Gemeinbedarf
- Gewerbefläche
- Verknüpfung der Baugebiete oberirdisch
- Verknüpfung der Baugebiete unterirdisch (Bestand)
- Vorhaltefläche für Photovoltaik
- Photovoltaik

Erschließung/Verkehr

- Haupterschließung
- Nebenerschließung
- Mobilitätspunkt Wutzlshofen (ÖPNV und SPNV Knoten)
- ÖPNV-Trasse zum Mobilitätspunkt
- Bahnlinie Regensburg-Hof
- Park+Ride

Freiraum/Umwelt

- Grünfläche
- Sportfläche
- städt. Biotopkartierung (Stand 2010)
- festgesetzte Ausgleichsflächen
- Grünverbindung
- Spielfläche
- Sportplatz
- Fläche für Wassermanagement
- Kleingartenanlage
- Ausgleichsflächen
- Bannwald

Sonstiges

- Grenze des räumlichen Geltungsbereichs des Rahmenplans
- Lärmschutzmaßnahmen
- Stadtgrenze
- Hochspannungsleitung 150 kV

27
Green structure plan

28
Framework plan urban development



Fig. 29

29
Project site looking south



Image Credits

- Fig. 1
Project site
Stadt Regensburg, Stadtplanungsamt
Foto: Johannes Sporrer
- Fig. 2
Aerial photograph with study site and project site
Stadtverwaltung Regensburg, Amt für Stadtentwicklung
Foto: Hansa Luftbild AG, © Urheber
- Fig. 3
Museum of Bavarian History
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 4
Regensburg – City on the Danube
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 5
Medieval old city
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 6
Goldener Turm / Golden Tower
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 7
New building areas in Regensburg
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 8
Small-scale settlement structure
Stadt Regensburg, Stadtplanungsamt
Foto: Johannes Sporrer
- Fig. 9
Tower blocks in the Konradsiedlung-Wutzlhofen
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 10
New development area next to old development area
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 11
Haslbach commercial area
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 12

- The surrounding landscape
Stadt Regensburg, Stadtplanungsamt
Foto: Johannes Sporrer
- Fig. 13
Pilsenallee and the railway tracks as barriers between the city districts
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 14
Areas used for agriculture
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 15
Chamer Straße heading east
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 16
Gap between the settlement edge and commercial area
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 17
Existing Overpass Pilsenallee
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 18
Existing pedestrian underpasses
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 19
Pilsenallee heading north
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser
- Fig. 20
Climate Analysis Map Regensburg
Stadt Regensburg, Stadtplanungsamt
BPI Kassel - Burghardt und Partner, Ingenieure
- Fig. 21
Biotope structures
Stadt Regensburg, Stadtplanungsamt
Foto: Johannes Sporrer
- Fig. 22
Northern outskirts of the city / Frauenzellstraße
Stadt Regensburg, Stadtplanungsamt
Foto: Johannes Sporrer
- Fig. 23
Detail area 1
Stadt Regensburg, Stadtplanungsamt

Fig. 24
Transition between settlement and landscape
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser

Fig. 25
Settlement structure plan
Stadt Regensburg, Stadtplanungsamt

Fig. 26
Infrastructure plan
Stadt Regensburg, Stadtplanungsamt

Fig. 27
Green structure plan
Stadt Regensburg, Stadtplanungsamt

Fig. 28
Framework plan urban development
Stadt Regensburg, Stadtplanungsamt

Fig. 29
Project site looking south
Stadt Regensburg, DB 1.3 Presse- und Öffentlichkeitsarbeit
Foto: Stefan Effenhauser

Imprint

Publisher
Europäer – Deutsche Gesellschaft zur Förderung
von Architektur, Wohnungs- und Städtebau e. V.
Friedrichstraße 23A
10969 Berlin
Germany
www.europäer.de

Editors
Lola Meyer
Vesta Nele Zareh
Felix Zierz

English Translation
Amy Klement

Proofreader
Kerstin Wieland

Graphic Design
Christina Schmid and Simon Malz

2025

www.europas.de