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Speichersdorf

Colloquium

Launch day of the competition

Monday, March 3 2025

Organizer

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

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Colloquium in Speichersdorf

Friday, April 4 2025
Start: 10.00 a.m., End: 1:00 p.m.
Report by: Lola Meyer, European

Question 1: Are there plans or sections for the railway conversions?

Answer: Yes, there are plans, but they are available only as PDF files. The city will obtain these and upload them promptly. They will then be available online in the 'Documents After Launch' folder.

Question 2: Does the city have a tree register?

Answer: No, there is currently no tree register.

Question 3: The ISEK (page 40) states that there are currently few vacancies. How great do you estimate the risk of obsolescence to be?

Answer: The risk is estimated to be very low. There are practically no vacancies and we do not expect any in the future. Speichersdorf is very attractive for young families.

Question 4: On page 32 of the ISEK, the development of the current open spaces is named as a goal. Should the figures mentioned there to be included in the European competition?

Answer: No. The figures mentioned in the ISEK are based on rough model calculations and only serve to prove that there is potential for building within the municipality – in order to avoid external development. The European competition focusses on the added value that these areas can generate for Speichersdorf. Alternative uses, such as temporary interim utilization, are also conceivable.

Question 5: What are the specific housing requirements?

Answer: 99 new residential units are currently being planned on Lai-bacher Weg. The municipality is expected to continue to grow in the medium term. However, there is currently no specific target figure.

Question 6: Building gaps and potential sites – are they privately owned or are there also council-owned sites?

Answer: The potential sites are privately owned. The municipality does not currently own any land, but has been actively endeavouring to purchase suitable plots for some time.

Question 7: According to the ISEK (page 54), there is a parking space key. Is this relevant for European?

Answer: Bavaria has recently cancelled the state-wide parking space ordinance. Each local authority now has to make its own regulations.

There are therefore no binding specifications for European – suggestions can therefore be made depending on the design.

Question 8: Page 85 of the ISEK mentions a youth social worker. Is this position still occupied? And where is the 'Haltestelle' concept mentioned in the ISEK to be realized as a meeting place for young people?

Answer: The position is currently vacant as the previous person has changed jobs. However, active efforts are being made to fill the position. The ISEK project 'Haltestelle' has changed. Due to its location directly next to the new town centre and its structural connection with the school, Halle West is predestined for a youth club. A feasibility study has already been carried out for the continued use of the hall in this function. The conversion of the hall is planned for 2025/26. The feasibility study will be made available under 'Documents After Launch'.

Question 9: On the identity of Speichersdorf – what makes the town special?

Answer: Speichersdorf is characterized by courage, diversity and innovative spirit. We are also taking unconventional paths – for example in the dismantling of roads. We also take an active communal role in the area of resources – such as grey energy, resilience and renewable energies – and are leading the way. We also put great importance to social interaction and diversity. Speichersdorf is a community in which many people with a migration background or refugees have long lived together in a well-integrated way. The town has always been a place of exchange, not least due to an important railway station constructed in the nineteenth century.

Question 10: The ditch at the railway station – what exactly is its purpose?

Answer: Deutsche Bahn recently opened up a previously channelled stream. The ditch occasionally carries water from a small stream that runs from the "Green Centre" in the middle of Speichersdorf to the station. A sketch of the underground course of the stream will be submitted later and made available for download in the 'Documents After Launch' folder. The ditch is also used to drain surface water – for example from the railway platforms or the railway site – and channel it into a receiving watercourse that transfers the water to the sewerage system. As part of the European design, considerations should also be made

regarding water management in the area. Rainwater management measures must therefore also be taken into account when redesigning the railway site. However, the ditch in its current form does not necessarily have to be included in the plans.

Question 11: The water tower building at the foot of the footbridge - who owns it and what is the future plan for it?

Answer: The building is privately owned. A few years ago there were ideas for loft flats, but they were not pursued any further. The municipality of Speichersdorf would be pleased to receive suggestions as to how this landmark building could be used in the future.

Question 12: The former inn opposite the historic railway station building - what will happen here in future?

Answer: The building was recently sold from private to private hands. The city is currently not aware of any further plans regarding the building or the land.

Question 13: The ISEK states that an informal meeting place is desired.

Answer: Until now, young people, for example, have often met at the ice rink in the green centre. There is also a popular meeting place in front of the new sports arena. In future, there should also be a good meeting place for young people in Halle West (former sports hall), and the redesigned and upgraded green centre should also become a meeting place for everyone, including young people.

Question 14: What is the need for commercial uses in the municipality?

Answer: There is currently no large commercial area. However, one will be built on the B 22 in the future. There is generally still space for small businesses in the town centre.

Question 15: The Rosenthal factory will no longer continue operations in Speichersdorf in the future. Can and should this site be included in the European idea competition?

Answer: This decision was made after the competition brief was published. Officially, the site is not part of the European task. However, as it is located within the study site, the participants are free to include this area in their considerations. It is almost directly adjacent to the station site.

Question 16: Is there a need for housing for senior citizens and skilled workers?

Answer: Barrier-free flats and flats for senior citizens are always in demand. Some are currently being built in the new development area on Laibacher Weg, but there is also a need for more. There is also a very specific need for skilled workers, particularly in the care sector. Here we would like to see good and sustainable proposals in the European competition.

Question 17: Is there a need for housing for students or trainees, e.g. from Bayreuth?

Answer: The existing structures – detached houses or larger flats - are generally not very attractive for this target group. Specially designed flats for students and trainees will soon be built on Laibacher Weg. However, we assume that there will be further demand. Our aim is to keep young people in Speichersdorf. We would therefore be very pleased to see attractive housing concepts for this group.

Question 18: What is the demographic situation? It seems that there are few young people in their twenties and many older people. Is this seen as a problem?

Answer: Overall, we have a good age mix. This is also due to the existing, well-developed social infrastructure such as daycare centres and schools. Many young families are returning to Speichersdorf – partly because of the favourable building land prices.

Question 19: What leisure and cultural activities are on offer in Speichersdorf?

Answer: A lot! We have over 50 clubs and the events calendar is correspondingly full. There are regular cultural programmes and also major events, for example in the sports arena. There are also community activities in the neighbourhoods.

Question 20: According to the ISEK, there is a shortage of doctors. Is the idea of a medical centre still relevant?

Answer: No, the issue has now been resolved. A successor has been found for the existing GP practice – two young female doctors are now running it together.

Question 21: The ISEK also mentions a lack of childcare facilities in the after-school care centre area.

Answer: This is currently being remedied by the expansion of the school areas.

Question 22: What is meant by 'community centres'?

Answer: The ISEK looked in particular at Kirchlaibach and Speichersdorf. There is a lack of central meeting places in Kirchlaibach – there is no established community structure in the town centre. The new green town centre, which is currently being planned in an open space competition, should create new meeting places in the future.

Question 23: Are there any problems with flooding or heavy rainfall events in Speichersdorf?

Answer: The last time there was a heavy rainfall event was in 2021. Apart from that, there are currently no major problems. Nevertheless, it is of course desirable that climate-resilient planning approaches are also taken into account as part of the European competition.

Question 24: How are the open spaces listed in the design currently used?

Answer: Some areas are used for agriculture, others as meadows, and still others lie fallow.

Question 25: How many commuters are there?

Answer: In principle, there is more commuting out than in. Exact figures can be found in the competition brief.

Question 26: By when will the new 'green centre' be implemented?

Answer: Probably in 2027 and 2028.

Question 27: Are there any planning documents for the new bus stop at the school?

Answer: No, such documents do not currently exist. However, this level of detail is not yet required as part of the European idea competition.

Question 28: Will the railway tracks remain in their current form?

Answer: Yes, no changes are expected here in the foreseeable future.

Question 29: Who would be a possible operator for the subsequent use of the festival hall? Are there already any applicants?

Answer: There are currently no specific interested parties. We are open to ideas regarding possible uses as well as operator and utilization concepts. As European participants, you are very welcome to make suggestions here.

Question 30: Who manages the land in front of the hall?

Answer: A private farmer. The area can be regarded as part of the European competition.

Question 31: What is the general significance of agriculture in Speichersdorf? Are there still many full-time farms?

Answer: There are still about three to four full-time farmers. The majority of farmers farm as a sideline or as a hobby. In recent years and decades, a major structural change has taken place.

Question 32: What forms of agriculture are there locally?

Answer: Cultivated areas for biogas, especially maize, dominate. Potatoes, cereals and milk are also produced.

Question 33: Should the competition planning for the 'green centre' be used as a basis? Can the new planning from the competition be made available as a PDF and DWG?

Answer: Yes, the competition planning is to be regarded as the actual status. The planning is soon available as a PDF and DWG in the folder 'Documents After Launch'.

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