

Cord Soehlke, Baubürgermeister

# Small-scaled, urban, diverse

## The Tübingen development strategy



## Structure

1. Tübingen: background, development goals and concept
2. Development principles of the urban neighbourhoods
3. Who builds the city? The idea of private building cooperatives
4. Steps and tools of urban development: *Alte Weberei*
5. Two examples of private building coops: *En Famille* and *Wolle+*
6. Conclusions and challenges





- 40 km south of Stuttgart - approx. 90.000 inhabitants and 40.000 jobs
- high density, growing by 1000 inhabitants per year -> high prices
- almost no green field development since 1985, despite these limits:  
new homes for approx. 15.000 people
- municipality as main actor in development of new urban quarters





## New quarters: goals of the Tübingen development concept

- Renewal and improvement of the underdeveloped parts of the city
- “Brown field” development instead of “Green field” development
- Urban neighbourhoods instead of monofunctional residential areas



Bild: Universitätsstadt Tübingen



## Hindenburg army barracks 1991





# Französisches Viertel





## Loretto army barracks 1921

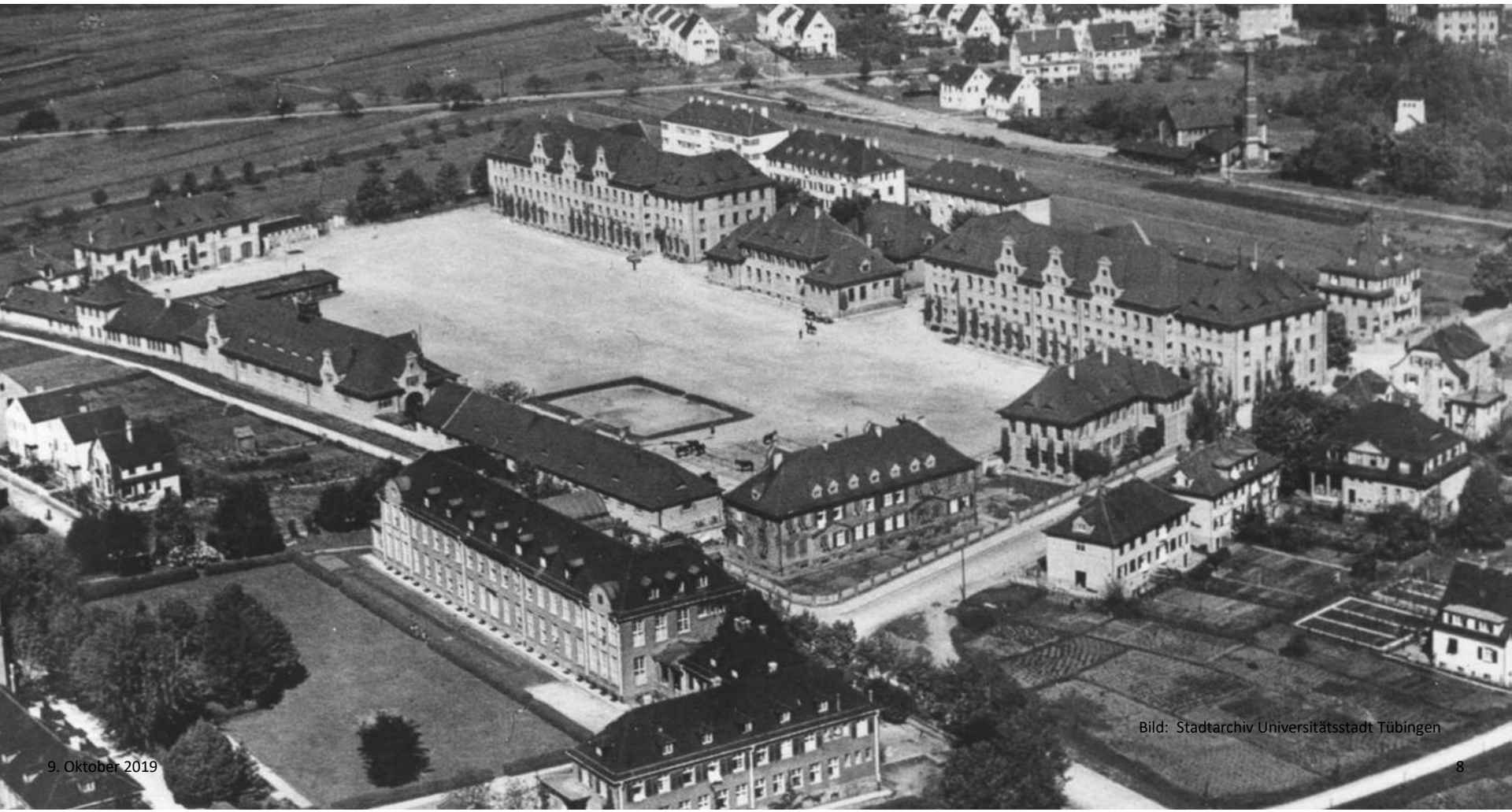


Bild: Stadtarchiv Universitätsstadt Tübingen



# Loretto quarter 2006





## Wurster & Dietz 1956





# Mühlenviertel 2011





## Württemberg textile mill / Egeria 2010



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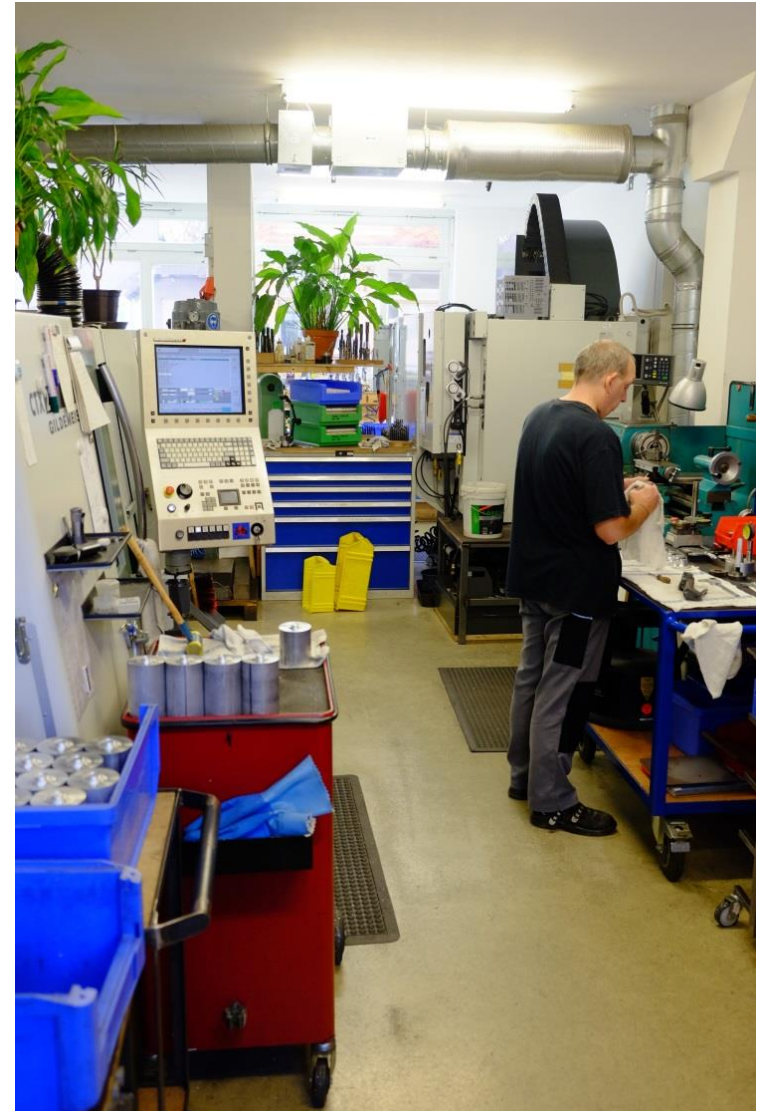


# Alte Weberei 2015





## Development Principles - small-scale mixed use development



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## Development Principles - high urban density + integration of old buildings



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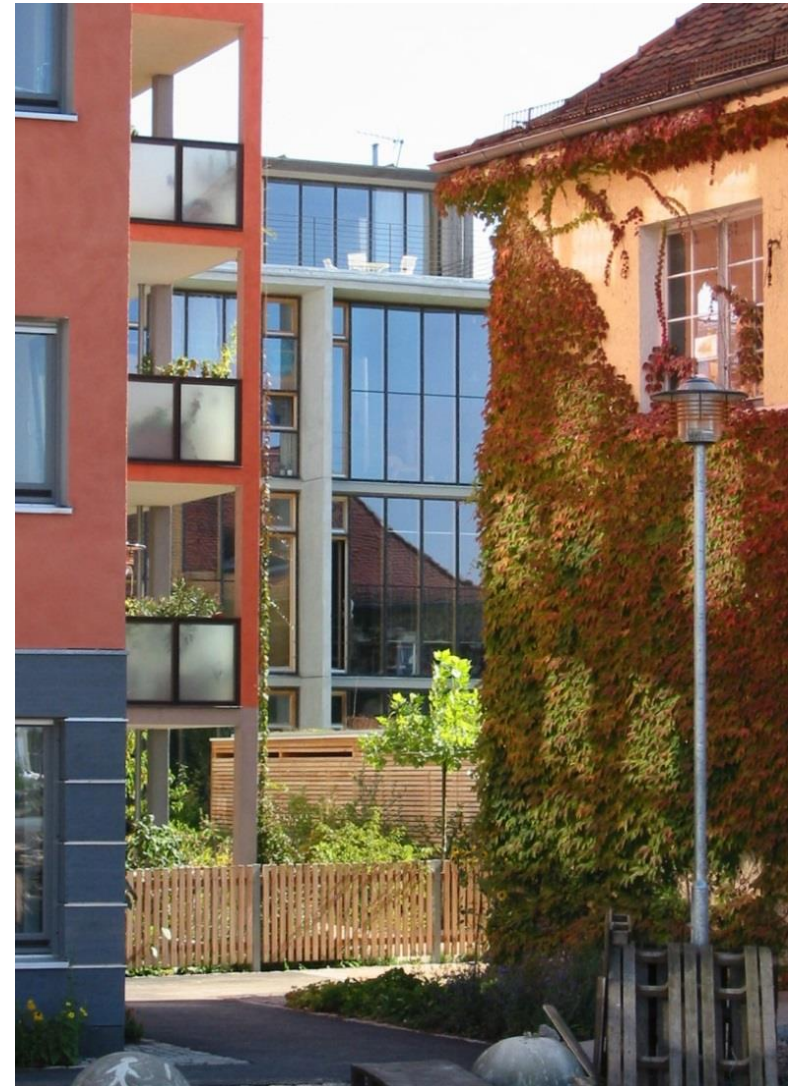
## Development Principles - public and private spaces: neighbourhood living-rooms



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## Development Principles - Variable division of plots + variety of actors



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## Who builds the city? The idea of private building cooperatives





## Private building cooperative ?

- Families, Singles and small businesses form a group
- The group is responsible for planning and building, supported by architects and project managers
- Wide range from small to big, from low-budget to high-class, from totally self-organized to prestructured
- Private building cooperatives are no end in themselves, they are instruments: high quality, low costs, special qualities

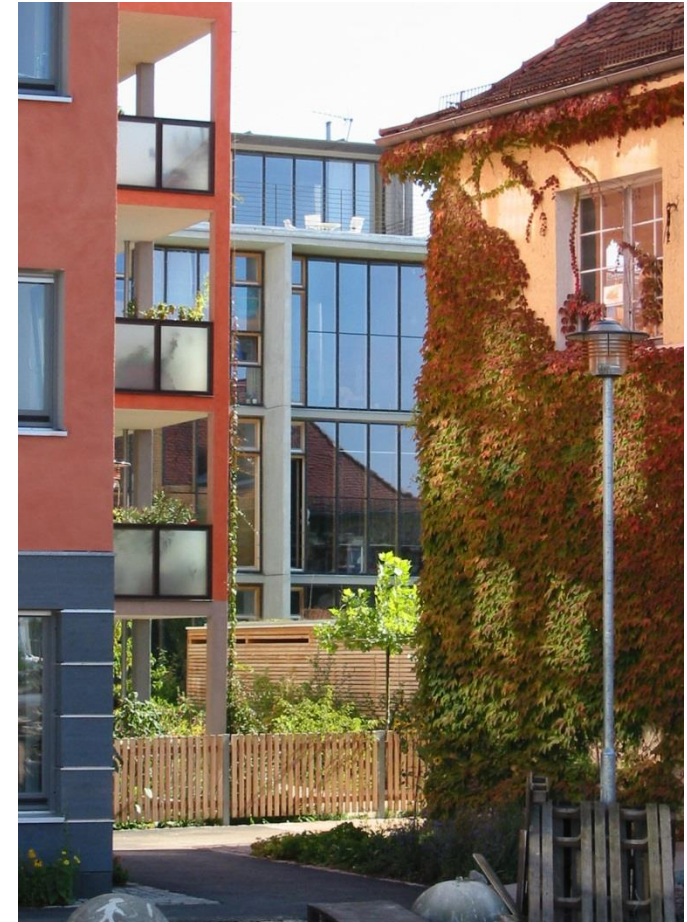


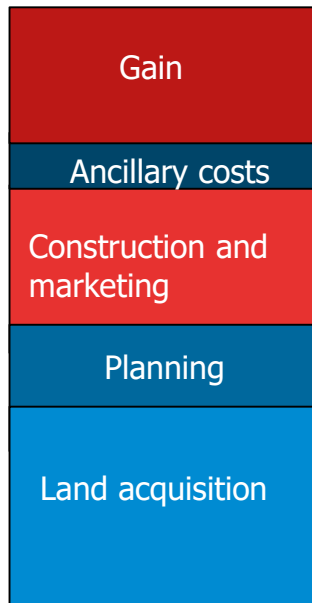
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## Comparatively low costs

- 25 - 30 % less than buying from a developer
- High average standards
- Good resell prices

### Developer



### Building group



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## Early involvement + identification

- Creating your own „piece of town“
- Very individual solutions
- Knowing your neighbours
- Being actor, not „victim“ of the development

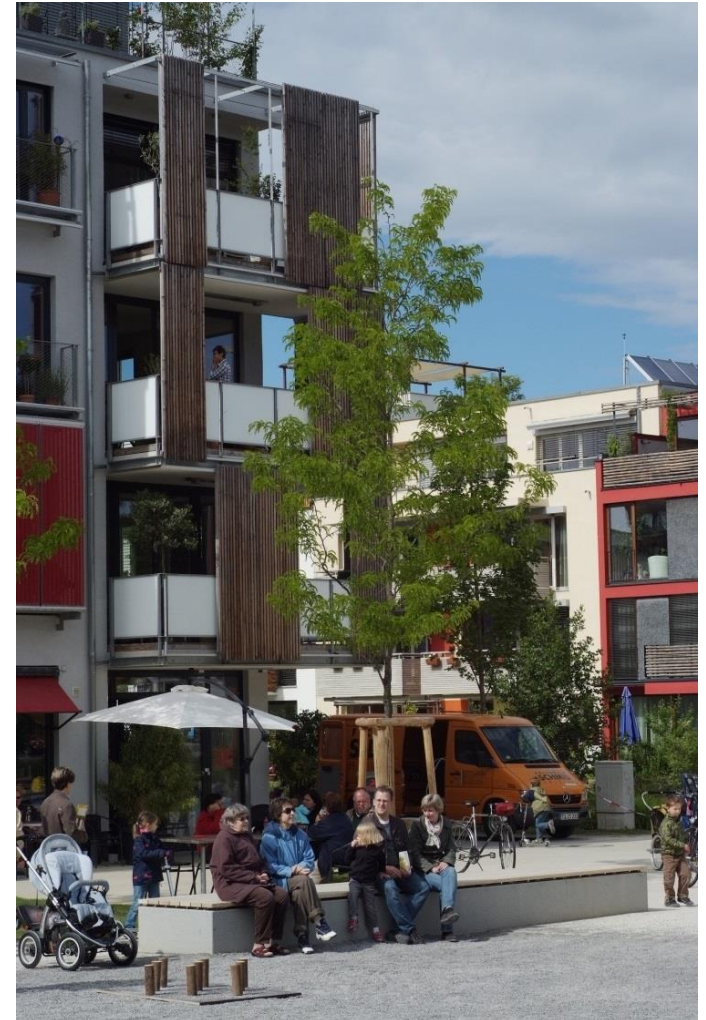


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## Diversity and innovation of architectural concepts

- Huge diversity of concepts
- Archetypes:
  - „Low-Budget-Project“
  - „Zero-Energy-Building“
  - „Small House“
  - „Multi-Generation-Building“
  - „Design-House“
  - „Workshop-House“
  - ...



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## Diversity of inhabitants

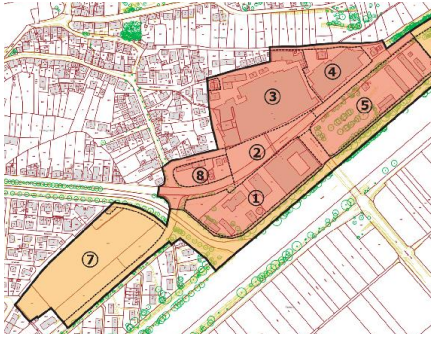
- Affordable for people with low income
- Interesting für people with high income
- mix of social groups, generations, ethnic groups, educational backgrounds



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# Steps and tools of the urban development: the example of the *Alte Weberei*



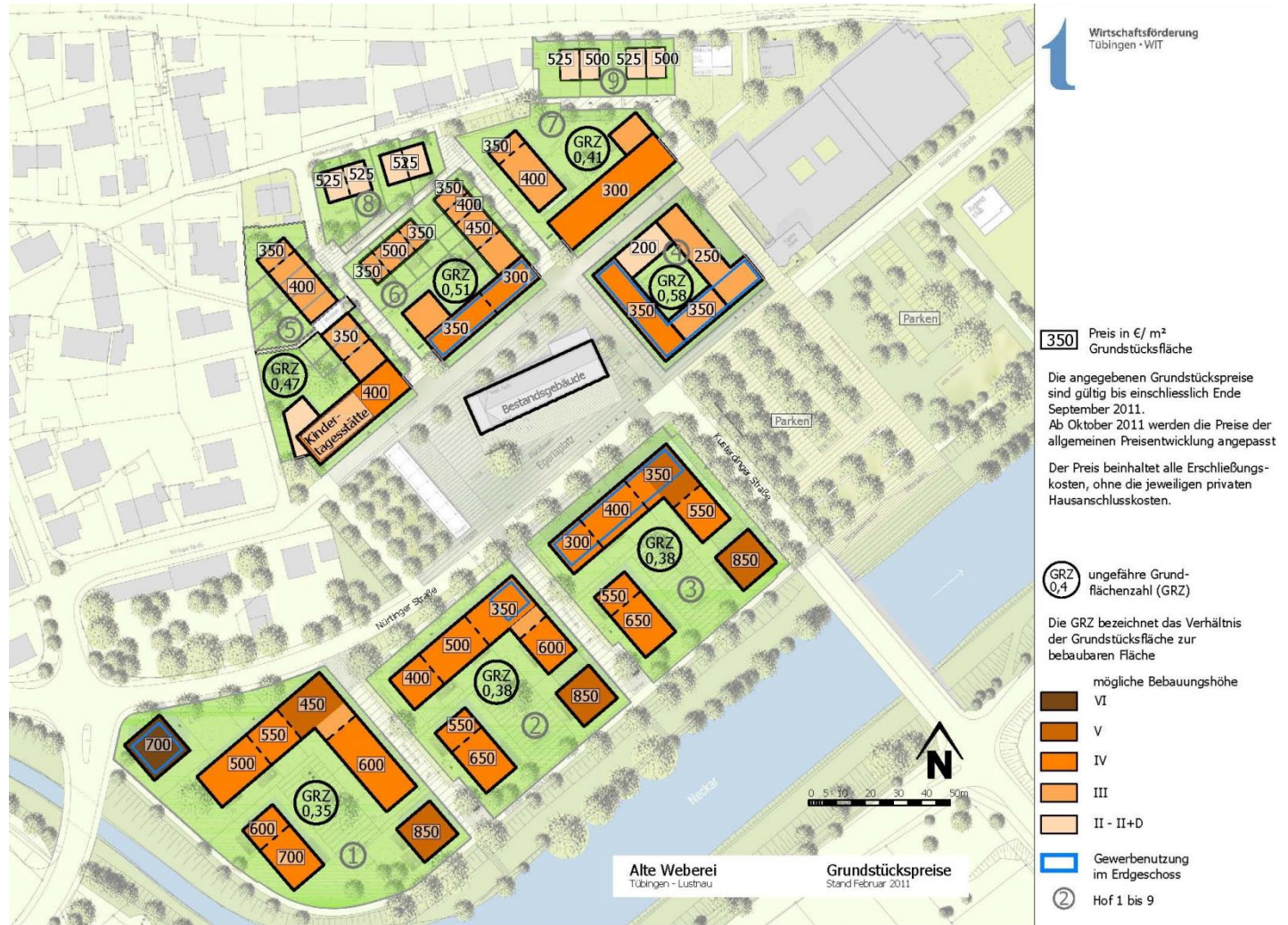


## ***Alte Weberei: Urban design by Hähnig + Gemmeke***





# Alte Weberei: Fixed plot prices





# Alte Weberei: Virtual division plots for the marketing





## Alte Weberei: concept selection and real division of plots

- Competition of concepts instead of price competition
  - fixed plot prices
  - qualitative criteria
  - Projects have to contribute to the quarter as a whole
  
- Plot size determined during the selection process
  
- Selection committee made up of all political parties and administration: “the new neighbourhood as a puzzle”



# Alte Weberei: building cooperative *En Famille*

Idea / Concept



2011

Interested cooperative



2012 Option for the site

Planning cooperative



2013 start of construction

Building cooperative



2014 finished building

Home owners' association

7 owner-occupied flats,  
1 rental flat



Bild: Manderscheidt Architekten



## *Alte Weberei: building cooperative En Famille*

- Affordable housing for 8 families with around 30 children
- 2300 €/m<sup>2</sup> including plot and design
- High energy standard, but no elevator
- Public self-managed café - also used and financed as common space for the house community
- Pottery workshop and store of one of the residents
- Common courtyard and underground parking with six other groups



Bild: Manderscheid Architekten

# Alte Weberei: building cooperative *En Famille*



Bild: Manderscheid Architekten



## Conclusions

- Private building cooperatives as an important tool for urban neighbourhoods
- Recent challenges like social variety and mix of uses work good with small scaled urbanism
- Variety of actors and small parcels need high effort and time, but bring a great social and urban benefit





**Mange tak for din opmaerksomhed!**



Bilder: Universitätsstadt Tübingen