

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 barracks 1991



Französisches Viertel



Loretto barracks 1921

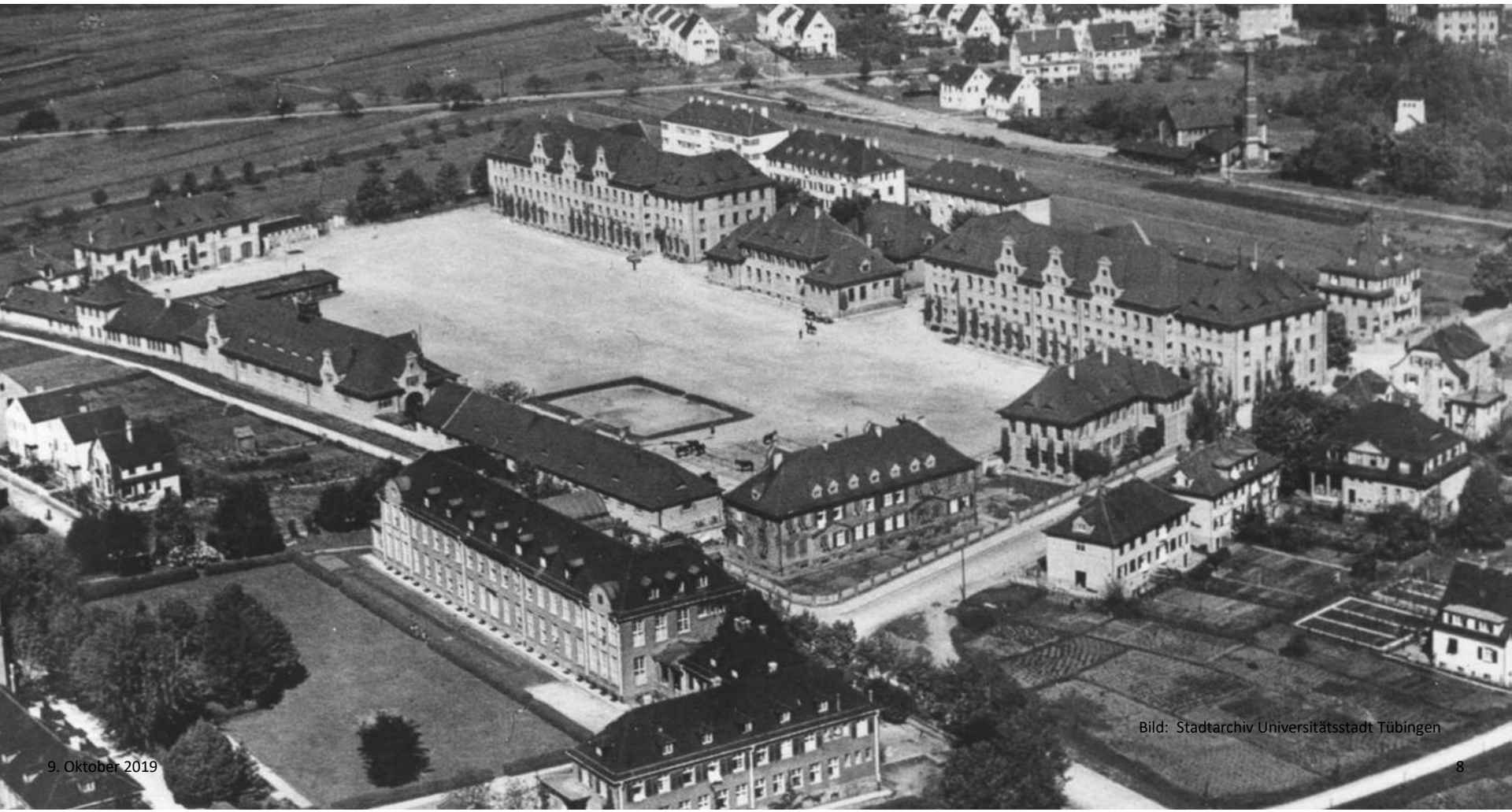


Bild: Stadtarchiv Universitätsstadt Tübingen

Loretto quarter 2006



Wurster & Dietz 1956



Mühlenviertel 2011



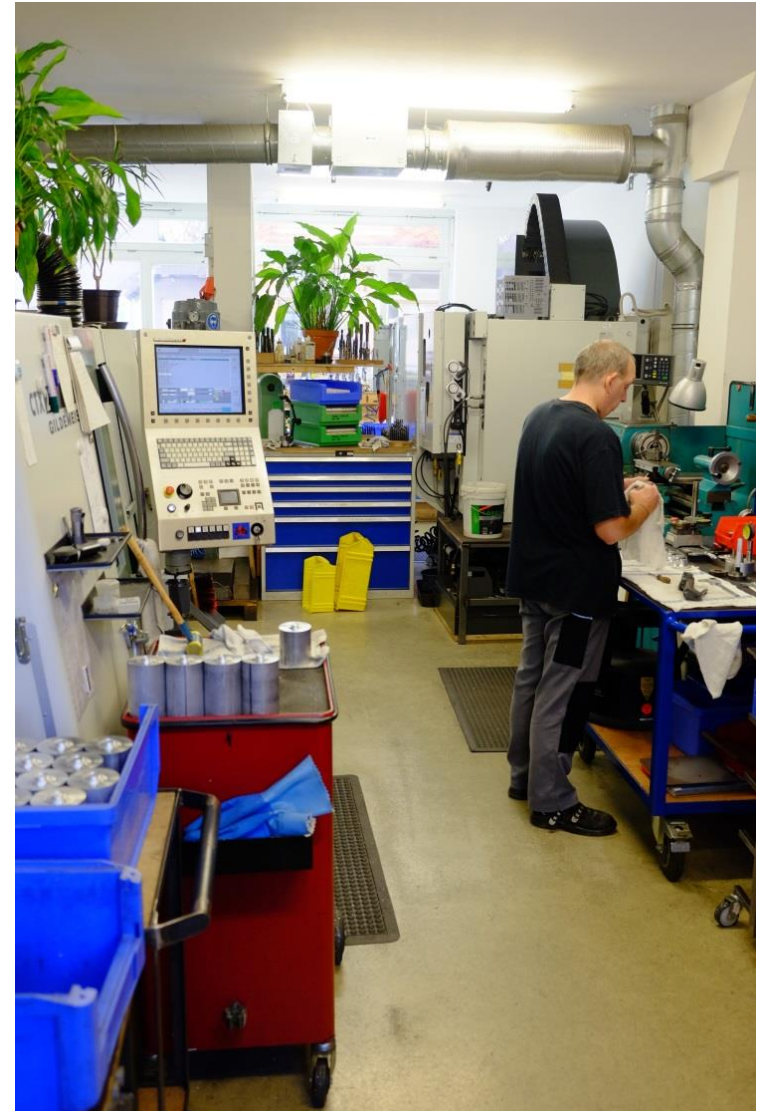
Württemberg textile mill / Egeria 2010



Alte Weberei 2015



Development Principles - small-scale mixed use development



Bilder: Universitätsstadt Tübingen

Development Principles - high urban density + integration of old buildings



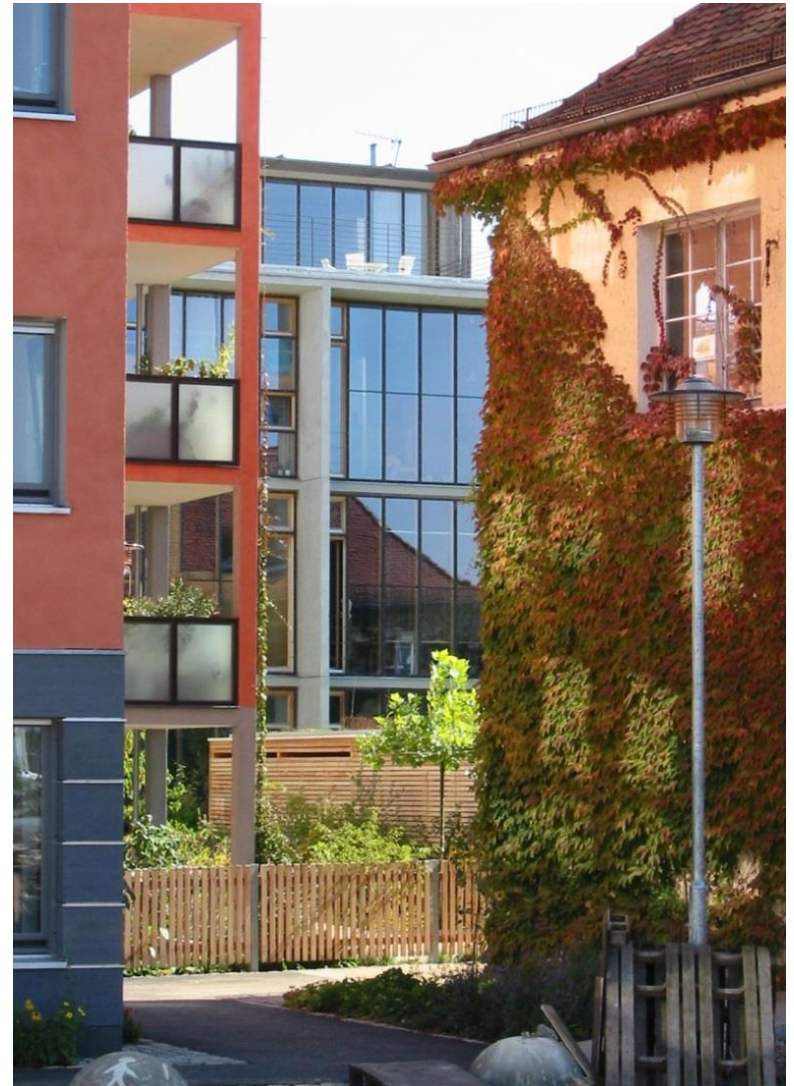
Bilder: Universitätsstadt Tübingen

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

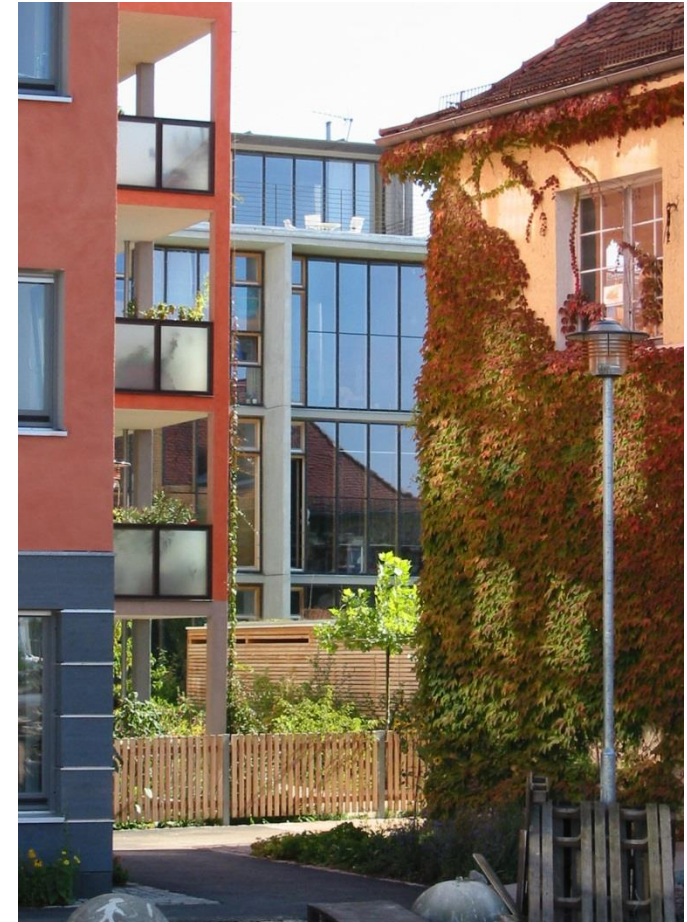
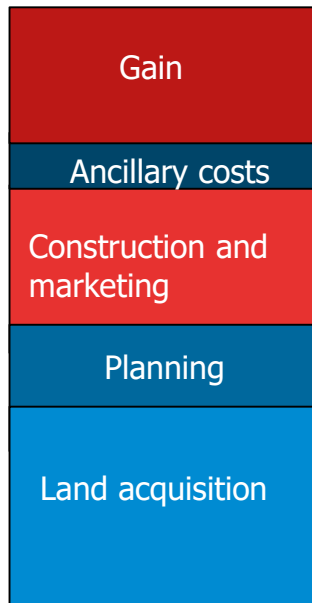


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Comparatively low costs

- 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

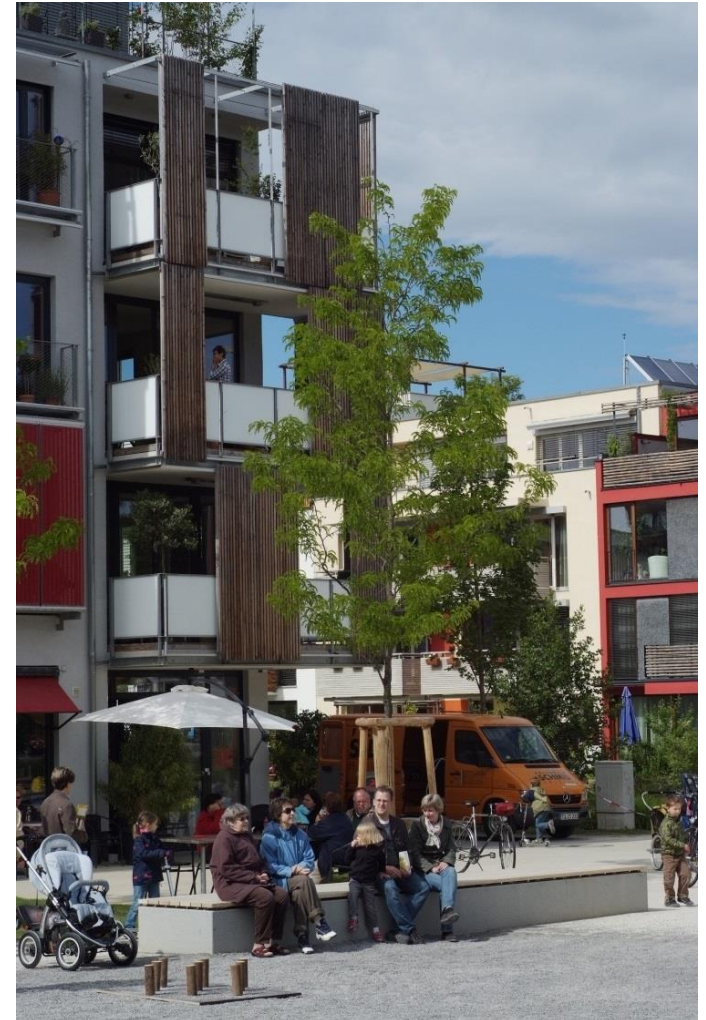


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Diversity and innovation of architectural concepts

- 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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The „Tübingen Model“

Universitätsstadt Tübingen as developer



private building groups as owner-builders

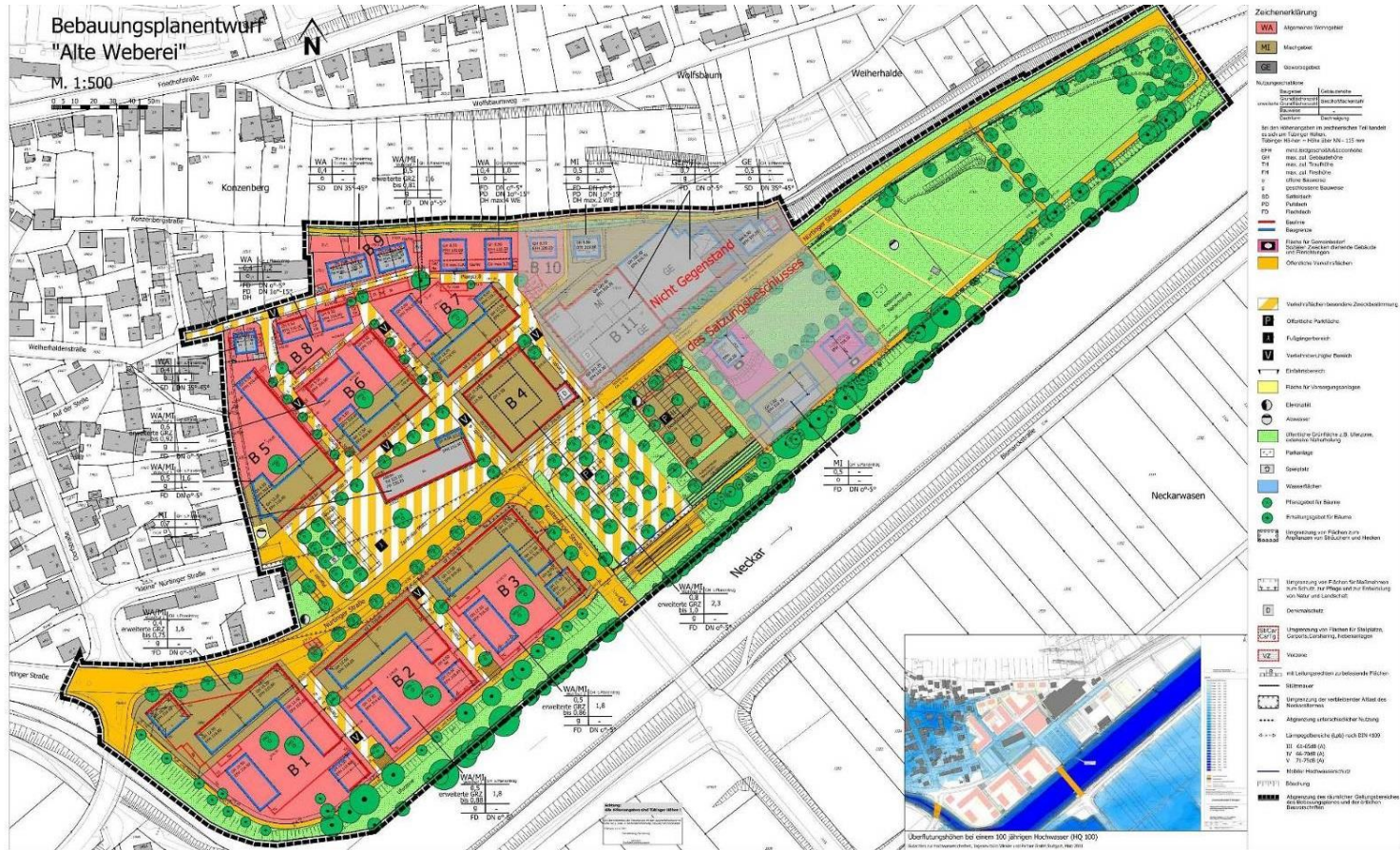
- Acquires brownfield sites
- Develops concept, urban form and development plan
- Provides social and technical infrastructure, public spaces
- Manages decontamination and infrastructure development
- Manages overall development and finances it by planning gains/plot sales

- Receive plot options for their concepts
- Have creative freedom within development guidelines
- Take on shared responsibilities such as shared green courtyards and underground car parks
- key development actors
- Convert deserted brownfield sites into lively neighbourhoods

Alte Weberei: Urban design by Hähnig + Gemmeke



Alte Weberei: Legal framework (development plan)



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 €/m² 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

refugee housing: Building cooperative Wolle +

City's Concept for refugee housing:

- Underused municipal plots
- Fixed prices and selection by concept
- Appr. 110 calls for 15 sites
- 75% refugee housing , rented for 10 years
- 25% other mixed uses



spring 2016

Interested cooperative



autumn 2016 Option

Planning cooperative



2018 start of construction

Building cooperative

2019 finished building

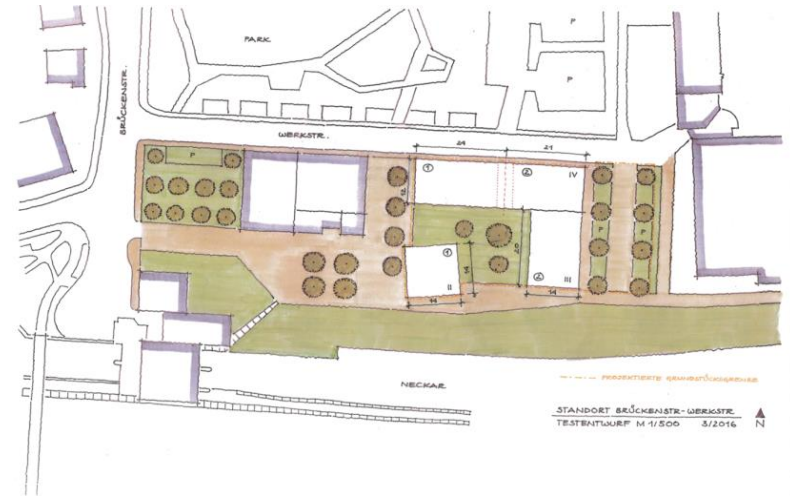


Bild: Gerd Kuhn

Building cooperative *Wolle+*, refugee housing

- Apartments for refugees – families and individuals
- Owner-occupied flats
- Microapartments for young refugees
- Public room for the neighbourhood
- Affordable housing for single parents
- Common courtyard with next-door neighbour Postbau Genossenschaft
- Financed by private money of appr. 15 single owners, subsidised by Federal refugee funding



Conclusion and challenges

- Private building cooperatives as an important tool for urban neighbourhoods
- Variety of actors and small parcels need high effort, but bring a great social and urban benefit
- New challenges like refugee accomodation or social housing can also be solved
- Long-term affordability needs transformation of rules and permanent innovation





Mange tak for din opmaerksomhed!



Bilder: Universitätsstadt Tübingen