

# IBA27.de

# S T A D T R E G I O N

# STUTTGART

Call for ideas  
IBA'27 Project Neighbourhood am Rotweg, Stuttgart

## “Am Rotweg” neighbourhood

### Answers to questions about ideas

1. Can you explain the requirements for the presentation of ideas in more detail? Are you expecting a written submission or initial drawings?

*A: We invite you to see this description of the future as creative input and to present your ideas on this cooperative-based housing project. What is important for people to feel at home in their district and to want to stay here? What spaces allow them to participate actively in life in the neighbourhood? How is the neighbourhood integrated in and connected to the surrounding quarter and neighbouring open spaces? What answers does a futureproof district need to provide to meet the challenges in the fields of mobility, ecology, and the economy? What qualities do the housing models and public space of the future need to provide?*

*Show us your enthusiasm for developing the “Am Rotweg” neighbourhood with all of its challenges and different neighbourhoods – in sketches, drawings, stories, comics or collages, etc. We look forward to exciting and inspired contributions!*

2. We are interested in taking part in the Stuttgart-Rot competition and are unsure how to interpret the conditions. Are architects and urban planners entitled to take part individually or collectively or only in a work group? We would like to take part as architects (without urban planners) in the 1st phase and would include a landscape architect in the 2nd phase as necessary. Based on our understanding, neither of these would require references. Is that correct?

*A: **Urban planners and architects** are eligible to take part in the competition and are very welcome to join forces with landscape architects and mobility experts when submitting ideas for qualification.*

*→ i.e. The ideas can be submitted by architects and by urban planners.*

*A work group **comprising architects with landscape architects or architects and urban planners with landscape architects** is required as the urban planning competition progresses.*

*No references are required for the landscape architects.*

3. Can I take part in this competition?  
I am an architect and urban planner.

*A: See Answer 2*



4. When a team qualifies to take part in the competition, can additional people be added to the team? Is it possible to work together with a German office?

*A: See Answer 2*

*Yes, it is possible to work together with a German office.*

5. We are working on the idea as a group of 3-4 persons (not an office). How should we fill in the Author's declaration – can you provide an example?

*A: Please fill in the 'Work group' section in the Author's declaration. You can copy the section for the third and fourth person.*

6. Can you provide the site plan as a DWG file?

- Can an editable planning framework for the planning area be provided in DWG or DXF format?
- To prepare the idea, it would make sense to get a DWG file. Could you please provide this?
- Please send us the site plan as a DWG/DXF file.

*A: For legal reasons, it is not possible to provide DWG files and other documents for the qualifying phase. These will be made available for the urban planning competition.*

7. A newspaper article in Stuttgarter Zeitung dated 31 July 2020 stated that "the Baugenossenschaft Zuffenhausen (BGZ) and Neues Heim building associations want to replace the existing residential buildings around Fleiner Straße/Rotweg with new buildings". Is this a strong preference or has this been consciously left open in the competition description?

*A: The existing buildings from the post-war era shown in grey in the plan area require major refurbishment and are no longer in line with today's housing standards. They should therefore be demolished and the plan area should be redeveloped. This creates an opportunity to develop a new residential neighbourhood that provides answers to the questions relating to the future while also considering the history of the place and its existing buildings.*

*→ Elements of the existing buildings can certainly continue to be used or integrated.*

8. Are the approximately 250 – 280 homes to be created in addition to the existing homes?

*A: See Answer 7*

*→ The approximately 250 – 280 homes should be completely new.*

9. It is not clear to us whether or not the existing buildings are to be preserved. Should the new forms of living be integrated in the existing buildings or will the existing buildings be demolished? Should part of the existing buildings be preserved?

*A: See Answer 7*

10. How should the existing buildings be handled? Will the rows of housing be demolished or should we work with the existing structures?

*A: See Answer 7*

11. Are the existing buildings in grey in the plan area (houses 1-15 and 50-86) to be retained or can / should they be demolished and replaced with new buildings?

*A: See Answer 7*

12. What condition are the individual rows of houses in? In terms of: dampness, sound insulation, heat insulation?

*A: See Answer 7*

13. Should the project be completely developed from scratch or is it feasible to retain parts of the existing buildings and integrate these?

*A: See Answer 7*

14. Are the buildings worth retaining? If so, how many? Which ones?

*A: See Answer 7*

15. How many buildings should/have to be preserved? Is it permissible to refurbish/convert the existing buildings?

*A: See Answer 7*

16. Is it permissible and feasible to (partially) demolish the existing buildings?

*A: See Answer 7*

17. Is it correct to assume that the existing buildings will be demolished?

*A: See Answer 7*

18. Based on our understanding that the existing housing blocks and forms should be transformed, we would like to receive planning documents for the existing buildings. Then we could examine the existing housing forms and make more precise suggestions.

*A: See Answer 7*

19. If they need to be preserved, can the height of the existing buildings be increased? Can they be built on to or extended with new buildings in what was open space up to now? If they need to be preserved, participants in the competition should receive planning documents for the existing buildings (floor plans, sectional plans, views with a scale of 1:100).

*A: See Answer 7*

20. Is it feasible and statically possible to increase the height of the existing buildings? Is any information or plans available for the existing buildings in terms of existing floor plans, the condition of the buildings (energy rating, etc.) and would it be statically possible to increase their height?

*A: See Answer 7*

21. Are plans available for the existing buildings? Or is it possible to receive rough floor plans for the buildings?

*A: See Answer 7*



22. Is it possible to provide sample floor plans for ground floors and standard floors as well as sectional views of the existing buildings?

*A: See Answer 7*

23. We assume that the existing buildings are all available!?

*A: See Answer 7*

24. Are there certain minimum requirements for MIT (proof of parking spaces, disabled parking spaces, public car parks, etc.).

*A: This task is part of the later stages of the urban planning competition. The competition requirements are described in detail in the competition documents.*

25. Can the size of the buildings be decided at will?

*A: See Answer 24*

26. What should the total living space be for the new buildings and extensions?

*A: See Answer 24*

27. 27. Are there height restrictions for buildings?

*A: See Answer 24*

*→ The height development of the buildings plays an important role in an urban planning context. In principle it is left open, but it should be based on the height of the existing established trees and the topography. It is possible to set high points up to a maximum height of a high-rise building (on average, < 22m height between the uppermost finished floor and the ground).*

28. Is there a maximum elevation for the buildings in "Am Rotweg"?

*A: See Answer 24 und 27*

29. In terms of a townscape, is there a topographic profile through the Am Rotweg area (North-South axis, West-East)?

*A: See Answer 24*

30. What are the soil and ground conditions like?

*A: See Answer 24*

31. Do corridors of cold air need to be taken into account?

*A: See Answer 24*

32. Is there a sound insulation survey for this area?

*A: See Answer 24*

33. Are there indications of the number of future residents and the mix of home sizes needed?

*A: See Answer 24*

34. Should all tree groups (and/or trees) be preserved where possible, or how should we interpret the legend with the tree and the star? The site plan shows some trees as circles and some as stars.

*A: The existing trees on public spaces along Rotweg and Schozacher Straße have an impact on the urban space and must be retained. It is not possible to retain all of the existing trees in the plan area because an underground car park will be built underneath some of them in the future. However, groups of trees that belong together should be preserved where possible.*

35. Should the new area only have housing or it is also possible to offer other functions such as offices, commercial space etc.?

*A: Siehe Frage 24*

*→ The residential buildings are to be extended to include a new office for Baugenossenschaft Zuffenhausen eG, various social, commercial and open uses as well as an inclusive model crèche called "Zusammen wachsen" ('Growing together').*

36. Should the area be developed in individual stages in order to guarantee a move within the same neighbourhood?

*A: The residents of the existing buildings in the competition site are currently already being provided alternative accommodation nearby (new or modernised buildings). Currently an interim use has been found with short-term leases to temporary residents (e.g. students). There are no plans to develop the area in individual stages in order to facilitate a move within the neighbourhood. Residents of a building on Schozacher Straße (approximately 100 m away) will be included as part of the participation process for redevelopment. Alternative accommodation is to be provided to them on the site.*

37. Where are current residents, who are hopefully going to be able to move back to the new neighbourhood in the future, staying?

*A: See Answer 36*

38. What is the time frame for implementing the project? Are construction phases planned?

*Planning: June 2021 to December 2022*

*Start of construction: Mid-2023*

*Completion: 2025*

*BGZ and Neues Heim in one construction phase each.*

39. Are there ideas about house keys and/or the number of additional residents?

*A: See Answer 24*

40. Will the queries be answered on Nixdorf-Consult's website?

*A: The queries will be answered in writing by 13 August 2020 on the website of the party managing the proceedings.*

*[www.nixdorf-consult-gmbh.de/auslobungen/quartier-am-rotweg-stuttgart](http://www.nixdorf-consult-gmbh.de/auslobungen/quartier-am-rotweg-stuttgart)*