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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

Introduction

With the ambitious project “Am Rotweg” the housing associations “Neues Heim – Die Baugenossenschaft eG” and “Baugenossenschaft Zuffenhausen eG” want to break new ground. Approximately 250 to 280 residential units are to be created over an area of 20,000 m².

IBA'27, which will take place in the Stuttgart City Region in 2027, provides an opportunity for experiments such as this one. Preparations have been under way for two years already, and a large number of projects have applied to take part, including the “Am Rotweg” project. As a result, high standards for new and innovative forms of housing are set from the very beginning.

Two workshops (‘think tanks’) with various participants and experts have already taken place in advance as part of the project.

The neighbourhood and the area

This is not the first time that Stuttgart-Rot will be the site of an experiment. The quarter originally emerged as a response to an urgent need to provide plentiful affordable housing for displaced persons in Stuttgart after the Second World War. This was the backdrop to the development in 1949 of the first residential area, created jointly by housing associations “Neues Heim” and “Baugenossenschaft Zuffenhausen eG”. The former was set up specifically for that purpose, while the latter had been in existence since 1919.

From an urban planning perspective, there was an opportunity at the time to realise new and different ideas than those of the previously dense historical city. Following the principles of “modern urban planning”, Stuttgart’s first post-war settlement was built in Rot with lower density and plenty of green spaces. The floor plans of the individual buildings were aligned with the needs of the refugees: simple rows of housing, three storeys high, with one-room to four-room apartments, featuring a space-saving yet individual design and built with a lot of internal labour. Architectural flagship projects were also created, however, with the most famous being the ‘Romeo and Juliet’ tower blocks built by Hans Scharoun and Wilhelm Frank. The purpose of these blocks was not only to define the skyline and the identity of Stuttgart-Rot but also to introduce new housing standards in this post-war neighbourhood. Originally, almost all of the homes were used by the owners themselves.

Nowadays Stuttgart-Rot has more than 10,000 inhabitants in an area covering approximately 156 hectares. It is part of the Zuffenhausen urban district. The quarter is still characterised by the distinctive rows of housing. There is an above-average share of migrants living in the area, and the age profile of the population is also higher than average. As a result, Rot was included in 2003 in the funding programme for neighbourhoods in particular need of development, “Stadtteile mit besonderem Entwicklungsbedarf – Die Soziale Stadt”.

The IBA'27 projects “Am Rotweg” and – directly adjacent – “Quartier Böckinger Straße” should allow for the emergence of daring and innovative neighbourhoods in



Stuttgart-Rot that will try out new housing models and shape the course of future development. The best traditions of cooperative housing- are to be used and refined for the “Am Rotweg” project with the aim of bringing together strong building culture qualities, experimental modes of construction as well as social and ecological aspects as part of IBA'27.

A quarter setting out on the path to its future

The housing cooperatives want to carry out this bold experiment. Here, in Stuttgart-Rot, on the site where the housing cooperatives' first homes were built, a ground-breaking neighbourhood is set to emerge. A new direction will be taken by following up on post-war modernist qualities such as the compact floor plan solutions and a generous spread of trees while also questioning this 'legacy of modernism', thus transforming the settlement into a proper district.

Many of the residents are the original tenants and have already reached old age. Their children have flown the nest, and their homes have gotten too big for them and are not accessible. The objective now is to allow people to stay in their familiar environment as they grow older but also to attract new tenants to the area.

To do this, typologies are needed that meet the needs of people in as many different phases of their life as possible and that promote a sense of community and allow for people to gather. The new neighbourhood also aims to provide spaces that connect to the quarter, that are flexible in use and act as an extension of one's own private living space. These places of gathering inside and outside of the buildings should encourage diversity and an exchange of ideas. These are necessary components for residents to identify with their neighbourhood and be willing to take on responsibility in the place where they live.

A neighbourhood is to be created that has sufficient density to be open to the outside environs while also facilitating a sense of community within. In another example of the housing cooperatives' desire to break new ground, innovative building technology and energy supply are to make the district carbon neutral.

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!

Procedure

Organiser

The organisers are Baugenossenschaft Zuffenhausen eG, represented by Mr. Bernd Heinl, and housing cooperation Neues Heim - Die Baugenossenschaft eG, represented by Mr. Gisbert Renz, in collaboration with Internationale Bauausstellung 2027 StadtRegion Stuttgart GmbH, represented by the director, Mr. Andreas Hofer.

The **objective** of the competition is 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. The new district is to be integrated in the overarching neighbourhood-based concept “WohnquartierPlus (WQ+)”, which aims to ensure through care and service offerings that residents can live independently under their own roof for their whole life in as far as possible.

During advance preselection, the ideas submitted will be assessed and selected by a selection panel. The proposed solutions submitted should demonstrate motivation as well

as a competent and creative approach to the task/vision and will lead to selection of the qualifying teams accordingly.

Presentation will take the form of ideas that are assessed anonymously by the selection panel.

In this way, a total of 15 teams will be selected for the urban planning competition. (11 qualifying based on their ideas, 4 as set participants)

The proceedings will be carried out in German. Applications to participate can be submitted in German and English.

Selection panel

The ideas submitted will be compiled, assessed and selected by a selection panel comprising independent experts, representatives of the organiser and of IBA'27. The panel is composed as follows:

- Bernd Heini, Baugenossenschaft Zuffenhausen eG
- Gisbert Renz, Baugenossenschaft Neues Heim eG
- Dipl.-Ing. Andreas Hofer, architect, director of IBA'27
- Dipl.-Ing. Kathrin Steimle, head of the department Städtebauliche Planung Nord, AfSW, Stadt Stuttgart
- Prof. Dr.-Ing. Christina Simon-Philipp, urban planner and architect, Stuttgart

Suggestions and further information

A maximum of one plan in DIN A2 format (portrait) with clear ideas + a brief written explanation / statement OR storytelling can be submitted. Photorealistic presentations in the form of renderings are not permitted.

Suggestions for topics from the expert and participation phase (Appendix 03) that can be presented in addition to the vision for the neighbourhood as an idea:

- Location-specific suggestions for the area
- Special use + Use density and mix
- New forms of housing + Neighbourhood models
- Public spaces & Mobility
- Innovative building techniques + Energy + Sustainability

Further information is also available under the following links:

About the housing associations

- <https://www.bgneuesheim.de/startseite.html>
- <https://bg-zuffenhausen.de>

About IBA'27

- <https://www.iba27.de/>

About the current student project of HfT, IMIAD at Rotweg

- <https://co-living-lab.blogspot.com/>
- <https://www.youtube.com/watch?v=sd9zZd98Eo4>
- <https://bgneuesheim.de/newsreader/imiad-reallabor-zeilenbau-stuttgart-rot-entsesselt2-0.html>

Eligibility to participate & composition of teams

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.



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

If the applicant's profession is not regulated by law in his/her country of origin, an applicant meets the professional requirements if he/she has a degree, exam certificate or other professional qualification that is guaranteed to be recognised pursuant to Directive 2005/36/EC (Directive on the recognition of professional qualifications).

The involvement of further specialists, for example from the fields of traffic planning, sustainability, sociology, the creative sector, etc., is also encouraged. Registration is not required; the timely submission of the documents is taken as confirmation of participation as well as acceptance of the rules for taking part.

Documents to be submitted

Each participant can only submit one entry with the required components. In detail, the requirements are as follows:

1. A maximum of one plan in DIN A2 format (portrait) (PDF)

Idea + brief written explanation / statement OR storytelling for implementation of the vision described.

(unencrypted ZIP file with the code and word 'Idee' in the name)

2. Author's declaration (PDF)

This must be completed in accordance with Appendix 05 and submitted digitally as an unencrypted ZIP file with the code and the word 'Verfasser' in the name. When submitting the work, participants must state their address, employees, expert advisers and specialist planners, partnerships and working groups as well as authorised representatives in the author's declaration. Each author is responsible for checking eligibility to participate and for providing proof of eligibility by means of a copy of his/her professional qualifications.

3. Anonymity and labelling of the documents submitted

All parts of the work to be submitted must be labelled with a code in the top right-hand corner comprising six different Arabic numerals (1 cm high, 6 cm wide). With the exception of Appendix 05, Author details, the documents cannot contain any references to the project authors.

The number and format of the plan are binding. It is not permissible to submit several plans or appendices.

The components must be submitted as follows

- 1 presentation plan in DIN A2 format (portrait) (PDF)
- with a resolution of 300 dpi (in relation to the original size)
- Author's declaration with a copy of professional qualifications (PDF)

Dates & deadlines

Call for ideas

29 July 2020

Questions

can be sent **until 10 August 2020** to

c.straub@nixdorf-consult.de

Written answers will be given on 13 August 2020 on the website of the process support (see link below)

Submission of ideas

14 September 2020, 4 pm

Submissions can only be made digitally.

(see link below)

The participants must submit their entry via an upload (max. 60 MB!) no later than the date specified above.

To preserve anonymity, 2 unencrypted ZIP files – each with the same six-digit code (six Arabic numerals, chosen at will, do not use the current date) – must be uploaded:



File 1 – DIN A2 sheet with idea
(named: CODE-Idee.zip)
File 2 – Author's declaration
(named: CODE-Verfasser.zip)
This will not be opened until after the panel has made its
selection!

Selection of qualifying ideas 21 September 2020, 9 am

Notification 30 September 2020
Participants that qualify for the competition will be notified by e-mail from 30 Sept. 2020.

Planned processing period Beginning of Q4 2020
for urban planning competition (Processing time about 13 weeks)
tion

Adjudication criteria

The selection panel will examine the ideas in consideration of the following criteria:

- Creativity and level of innovation of the idea
- Clarity and conciseness of the ideas
- Presentation of the main focal points described in the vision
- Feasibility for development and futureproof nature of the ideas

These criteria are in no particular order in terms of weighting.

Awards

The 11 participants selected to take part in the urban planning competition will each receive a payment of EUR 1,800 (plus statutory VAT).

Urban planning competition

Competition components

The following competition components are currently planned:

1. Figure ground plan on a scale of 1:2500
2. Overview map of urban planning concept on a scale of 1:1000 with surrounding buildings
3. Site plan on a scale of 1:500
4. Sectional views on a scale of 1:500
5. Building plan on a scale of 1:200 for a self-selected plan area
6. Explanatory sketches
7. Perspective views (max. size DIN A3)
8. Model on a scale of 1:500, as a mass model on a specified surroundings model
9. Explanatory report, urban planning codes

The plan format of DIN A0 (portrait) must be used. The number of plans is limited to 3.

The jury will apply the following criteria when assessing and judging the competition entries:

- Overarching idea, prestige value
- Integration in the urban planning context
- Urban planning and spatial design quality
- Open space concept, recreational qualities
- Development concept
- Architectural quality of the building plan
- Diversity and flexibility of the housing types



- Real separation with creation of meaningful building areas
- Sustainability (economic feasibility, flexibility, environmental properties, innovative building techniques, mobility)

These criteria are in no particular order in terms of weighting.

Preselected participants (4)

- Delugan Meissl Associated Architects, Vienna
- EMT Architektenpartnerschaft mbB, Stuttgart
- Baubüro in situ, Basel/ Zurich
- StudioVlayStreeruwitz, Vienna

Jury, experts and preliminary assessment

The **jury** will be heard in the following composition and before the final formulation of the competition. The jury reserves the right to feed individual aspects from the ideas into the subsequent competition procedure.

Judges

The jury comprises the 5 participants on the aforementioned selection panel as well as other external experts, developer representatives, representatives for the AfSW (Amt für Stadtplanung und Wohnen Stadt Stuttgart) and members of the council board for Landeshauptstadt Stuttgart (LHS).

Competition support and preliminary assessment

Nixdorf Consult GmbH
Architekten + Ingenieure
Ringstr. 134
70839 Gerlingen, Germany
T +49 (0)7156 200724
info@nixdorf-consult.de

The energy and sustainability requirements will be formulated and the preliminary assessment carried out in collaboration with:

ee concept GmbH
Dr.-Ing. Matthias Fuchs, architect
Spreestraße 3
64295 Darmstadt, Germany
T +49 (0)6151 6678600

Further advisers or preliminary assessors may be appointed.

Awards

The organiser will make an amount of EUR 150,000 (plus statutory VAT) available for awards and distinctions.

The following prizes will be awarded:

- | | |
|----------------------|------------|
| – 1st prize (40%) | EUR 60,000 |
| – 2nd prize (25%) | EUR 37,500 |
| – 3rd prize (15%) | EUR 22,500 |
| – Distinctions (20%) | EUR 30,000 |

These prizes are net of statutory VAT.

The jury can change the distribution of the prize money and the number of prizes by unanimous resolution.



Further procedure

In consideration of the recommendations of the jury, the organisers will – if and to the extent that the task is realised –

- a) commission the winner of 1st prize to revise the competition result for the urban and landscape development design (pursuant to 'Merkblatt 51' from AKBW (Baden-Württemberg Chamber of Architects)) as a basis for the subsequent development plan process, including other necessary specialist services (e.g. design manual)
- b) commission each prizewinner with the building plan for buildings with a scope of at least 5,000 m² GFA of a building area as appropriate and the related outdoor installations, at least work phase 2-5 pursuant to § 34 HOAI (Architecture) and § 39 HOAI (Outdoor installations).

The scope and crediting of the prize money against the fee is set out in § 8 (2) RPW (German guideline for planning competitions).

The participants undertake, in the event that they are commissioned further, to carry out further tasks and – as part of revising the competition results – to engage in dialogue with the residents and key persons in situ. The formats for this dialogue will be organised by the organisers. The participants will introduce their competition entries to the residents, answer queries and take suggestions for their further work. The places and dates for the events will be agreed with the participants in good time.

Appendices to the selection procedure

- Appendix 01 Site plan of plan area (PDF)
- Appendix 02 Qualities for IBA'27 proposals and projects (PDF)
- Appendix 03 Results of workshops (PDF)
- Appendix 04 Aerial photo / photos of surroundings / historical photos (JPG)
- Appendix 05 Author's declaration (DOCX)

The appendices will be available for download using the following link:

www.nixdorf-consult-gmbh.de/auslobungen/quartier-am-rotweg-stuttgart