





**Launch Day**

Monday March 27th, 2023

**Organiser**

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

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**Site Representative**

Volker Hosemann, Stadtbaumeister Borkum

**Actors Involved**

City of Borkum, Nordseeheilbad Borkum GmbH

**Team Representative**

Architect, landscape architect, urban planner

**Communication**

Communication after the competition publication

**Jury – 1st Evaluation**

With the participation of the site representative

**Jury – Prize Selection**

Ranked Selection: Winner (12.000 Euro),  
Runner-up (6.000 Euro) and Special Mention (no reward).  
The jury is autonomous in its decision.

**Post Competition Intermediate Procedure**

Dependent on the qualification a further assignment is intended.

**Type of commission**

Urban studies in cooperation with the City of Borkum.

**Schedule****2023**

|              |  |
|--------------|--|
| March 27     | Official launch of the European 17 Competition |
| April 21     | German launching event                         |
| May 8        | Site visit and colloquium                      |
| June 2       | Closing date for further requests on the sites |
| June 16      | Responding to requests on the sites            |
| July 30      | Registration deadline                          |
| July 30      | Submission of entries                          |
| Sept. 28     | Preliminary selection by the local jury        |
| Nov.         | Forum of cities and juries                     |
| Nov. 17 / 18 | Final selection by the national jury           |
| Dec. 4       | International publication of the results       |
| Dec. / Jan.  | German award ceremony                          |

**2024**

|                 |                                     |
|-----------------|-------------------------------------|
| Feb. until June | Time frame for workshops            |
| Nov. / Dec.     | Inter-Sessions-Forum European 17/18 |

**National Jury****Client Representatives**

- Andreas Hofer, Director of the International Building Exhibition 2027 StadtRegion Stuttgart, Stuttgart/ Zurich
- Dr. Timo Munzinger, Consultant for integrated urban development and urban planning at the Deutsche Städtetag, Cologne
- Susanne Wartzeck, Sturm und Wartzeck GmbH, President BDA Bund, Berlin/ Dipperz

**Architects / Planners**

- Ralf Fleckenstein, ff-architekten, Berlin
- Dr. Miriam García García, LandLab, Scientific Committee European Europe, Barcelona/ ES
- Prof. Melanie Humann, Professorship for Urbanism & Design, TU Dresden, Urban Catalysts GmbH, Berlin/ Dresden
- Lina Streeruwitz, StudioVlayStreeruwitz, Vienna/ AT
- Sarah Wigglesworth, Sarah Wigglesworth Architects, London/ UK

**Public Figure**

- Prof. Jörg Stollmann, Chair for Urban Design and Urbanization, TU Berlin, Berlin/ Zurich

**Substitutes**

- Karin Sandeck, Ministerialrätin of the Bavarian State Ministry of Housing, Construction and Transport, Board of European Germany e.V., Munich
- Marika Schmidt, Marika Schmidt, MRSCHMIDT ARCHITEKTEN, Scientific Committee European Germany e.V., Berlin
- Josef Weber, Head of Division, Planning and Construction City of Erlangen, Board European Germany e.V., Erlangen

The local juries will be presented on the European website in due time.

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# 1 General Conditions





## 1 Acceptance of the Rules of Europan 17

The competition is implemented in conformity with the rules passed by the European Europan federation. The complete rules will be published under [www.europan-europe.eu](http://www.europan-europe.eu) on the European website.

The competition is held in accordance with the the Guidelines for Planning Competitions (RPW 2013) in the version published by the Federal Ministry for the Environment, Nature Conservation, Building and Nuclear Safety (BMUB) on 31.1.20013 (Federal Gazette of 22.2.2013).

The organisers, competitors and anyone associated with the competition recognise the content of this launching text as binding. At the same time the competitors recognise the basic requirements, demands and general conditions of the Europan 17 competition.

## 2 Organiser

Europan, German Association for the Promotion of Architecture, Housing and Urban Planning in cooperation with the City of Borkum.

## 3 Type of Competition

### 3.1 Object of Competition

The North Sea island of Borkum is located in the Wadden Sea nature reserve and is the largest of the seven East Frisian Islands, covering 31 km<sup>2</sup>. The town of Borkum is divided into three districts spread across the island. To the east, towards the mainland, visitors are greeted by the "Reede" with its port area. To the west, in the district of "Borkum", are the most important tourist attractions, the town hall, and most of the island's inhabitants.

The spa district on the western coast (European study site) with its historical and culturally significant bathing architecture from the 19th century houses the most important spa and cultural facilities, hotels, and leisure activities, making it the flagship area and unique selling point of Borkum.

The Europan competition task is to present a programmatic and spatial development perspective for the spa district. In particular, new buildings, uses and open spaces are to be designed for the two project areas that offer added value for guests and islanders. Multifunctional, mixed buildings that can be adapted for different uses are to be developed. For project area 1, the question arises in particular as to how monofunctional large-scale architecture can be made future-proof through additions, conversions, and extensions.

Ideas should be developed on how recreation, leisure and health care as well as housing for islanders, but also for guests and seasonal workers can be further developed in a future-oriented way. The restructuring of the content includes questions of living space (different types of housing), the hotel business, cultural and spa offers indoors and outdoors as well as the accommodation of event rooms, a small library, a visitor centre of the national park and an information centre of the town. How can the different functions be organised and how can they be linked thematically and spatially?

In addition, Borkum aims to be an emission-free island by 2030 and must make adjustments to the impending climate change in the coming years.

Further information and the detailed task description can be found in part two of the competition brief.

## 3.2 Procedure of competition

The competition is designed as an open, one-stage call for ideas. It is anonymous.

## 4 Admission Zone

The competition is open to all the countries in Europe.

## 5 Entry Conditions

### 5.1 Entrants

Europan 17 is open to any team consisting of at least one graduated architect, who may be in association with one or more professionals of the same or related disciplines within the architectural, urban and landscape field (such as architects, urban planners, landscape architects, engineers, artists) or from other relevant fields (such as sociology, geography, biology) and may further be associated with one or more students with a bachelor degree or equivalent (3 years of study) in architecture or related disciplines. The team may also have one or more contributors, who are not considered authors of the project. Every team member must be under the age of 40 years old on the closing date for submission of projects.

### 5.2 Composition of the Teams

There is no limit to the number of participants per team. Multidisciplinary teams are strongly recommended with regards to the sites issues.

A registered team can modify its composition on the European website until the closing date for submissions (30 July 2023). No further change shall be accepted after this date.

Each team member (associate and contributor) shall be registered as such on the European website before the closing date for submissions.

One team can submit a project on different sites in different countries with participation limited to one site in the same country and one person can be part of different teams provided that the projects are not submitted in the same country.

#### **Associates**

Associates are considered to be authors of the project and are credited as such in all national and European publications and exhibitions. Architects must have graduated with a degree from a university specified within the EU Directive 2005/36/EC, or with an equivalent degree from a university within the natural borders of Europe, recognized by the professional architects' organizations in the country of the competition site. Other professionals must have an applicable European university degree, regardless of nationality. The compulsory requirement is to hold such a degree.

Membership in a European professional body is optional, except for associates without a European degree.

Students accepted as associates must have a bachelor degree or equivalent (3 years of study) in architecture or related disciplines from a university as mentioned above.

#### **Contributors**

Teams may include additional members, called contributors. Contributors may be qualified or not but none of them shall be considered as an author of the project. Just like the associates, the contributors must be under the age of 40 years old on the closing date for submission of entries.

#### **Team Representative**

Each team names one Team Representative among the associates. The Team Representative is the sole contact with the national and European secretariats during the whole competition. Furthermore, every communication shall be done with one email address, which shall remain the same during the whole competition.

The Team Representative must be an architect or must have the architect status under the laws of a European country.

In specific cases and when mentioned on the site definition (see Synthetic Site File), the Team Representa-

tive can be an architecture, urban or landscape professional (architect, landscaper, urban planner, architect-engineer). In this case the team shall necessarily include at least one architect among the associates.

#### **5.3 Non-Eligibility**

No competition organizer and/or member of their families are eligible to take part in the competition on a site where he/ she is involved. Still, he/she can participate on another site in which he/she is not involved.

Are considered as organizers: members of the European structures and their employees; employees and contractors working for partners with sites proposed in the current session, members of technical committees, jury members and their employees.

For implementations, European follows EU law on public procurement and all EU sanctions that are in place at any given time. National sanctions may also apply differently in individual countries. Competitors are themselves solely responsible for evaluating if their eligibility to participate can be affected by these sanctions.

### **6 Registration**

Registration is done through the European website ([www.european-europe.eu](http://www.european-europe.eu)) and implies the acceptance of the competition rules.

In compliance with French Act #78-17 of Jan. 6th, 1978, on Information Technology, Data Files and Civil Liberties the protection of personal data communicated during registration is guaranteed. With the General Data Protection Regulation (GDPR) introduced in May, 25th, 2018, you hold the right to access and modify the information regarding your participation, as well as the right to limit, transfer personal files and eliminate your personal data.

#### **6.1 European 17 Website**

The European website for the fifteenth session of the competition is available, from the launch of the competition at the following URL:  
[www.european-europe.eu](http://www.european-europe.eu)

It includes: the complete European rules for the European 17 competition; the session theme; the synthetic and complete site files grouped geographically or by themes; the juries' compositions; and an organisational chart of all the European structures.



The registration of the teams and the complete digital sending of the projects must be done via the European website.

## 6.2 Team Registration

Registration to the competition is done through the European website (Registration section) and implies the payment of a 100 Euro fee. There shall be no refund of the registration fee.

This fee includes one Complete Site Folder and the printing of the panels on a rigid support by the national secretariats.

Payment is automatically confirmed on the website. The team can then access its personal area and download the Complete Site Folder for the selected site and the digital entry area.

Additional Complete Site Folders cost 50 Euro per site.

## 7 Information Available to Teams

### 7.1 Synthetic Site File (Available for Free)

The Synthetic Site Files present a summary vision of the site. They are available for free on the site presentation pages of the European website and help the teams to have a global view of the sites. This document is in English (and sometimes also in the site language).

The Synthetic Site Files provide: Good-quality iconographic documents: 1 map of the city or conurbation identifying the location of the study site and giving the graphic scale; 1 aerial picture of the study site in its context identifying the location of the study site in red and the project site in yellow; 1 oblique aerial picture (semi-aerial) of the study site; 1 oblique aerial picture (semi-aerial) of the project site; 1 map of the area identifying the study site and the graphic scale; 1 map of the area identifying the project site and the graphic scale; at least 3 to 6 ground-level pictures showing the site's characteristic elements (topography, natural features, existing architecture);

Written information: the site scale – location – category; the profile of the team representative: architect or professional of the urban design; names of the town and place; population of the town and conurbation; surface area of the study and project sites; site representative, actor(s) involved, site owner(s); expected follow-up after the competition; the developer's and the city's specific objectives; strategic issues of the site; relation the session topic: "Living Cities 2."

### 7.2 Brief (Available for Free)

The Brief is a 30-60-pages illustrated document aiming at providing a better understanding of the main elements of the context through the existing elements as well as through the site's mutation issues and its environment. It is available for free on the site presentation pages of the European website in order to help the teams select their project sites. It includes the following elements: A summary of the main elements of the site; the site specificities – site representative; other actors involved; profile of the team representative; expected skills among the team members; communication of the submissions; follow-up after competition; A detailed analysis of the regional and urban context, putting in perspective the transformations of the city and the region and including all the elements on this scale that may have a current of future influence on the site: mobility networks, ecological elements, urban structure, landscape, etc., within the general framework of the theme "Living Cities 2"; A detailed analysis of the study site putting the transformation of the site (the site and its environment) in perspective and illustrating how the session topic is taken into account.

The following information is also provided:

Role of the study site in the city policy, with details on the goals of the planning imagined by the municipality; Programmatic framework: planned transportation networks; public and private spaces to build and/or upgrade, with assumptions about planned functions and/or dimensions; goals for public spaces and infrastructures; and detailed explanations of the choices of the developers for each aspect of the programmes. A detailed analysis of the project site putting in perspective the site transformation and the way to make it again "liveable". The programmatic framework is also detailed, with: the spaces to build and/or regenerate, with functions and dimensions; the precise goals for public spaces and infrastructures; detailed explanations of the developers' intentions on the parts of the programmes to be included. The main elements linked to the European 17 topic and their implication on uses and flexibility of spaces (built and public), natural elements and implementation processes of the mutation. A description of the sociocultural context of the site, the city and the region and its evolution to help participants better understand the local urban lifestyles and the citizens' rhythms. A description of the economical context of the site, the city and the region and its evolution to help participants better understand the potential "Living Cities 2" to create.

This document is in English (and sometimes also in the language of the site).



### 7.3 Complete Site Folder (Download available upon registration.)

The Complete Site Folders include detailed visual documents on the city, the site, its context as well as plans, pictures and any graphic document required for the design process. They can be downloaded on the site presentation pages (after registration on the site and logging in to the website) and help the teams design their project on the chosen site. They include plans, pictures, diagrams and graphics of the following scales:

#### A. Territorial Scale – Conurbation

1 aerial picture of the city; 1 map on regional (urban geography) or urban scale (conurbation) with an appropriate graphic scale showing the major features structuring the area (buildings, networks, natural features).

#### B. Urban Scale – Study Site

1 aerial picture; at least 1 semi-aerial picture;

at least 5 ground-level pictures showing the characteristic features of the study site: topography, natural features, existing architecture, etc.; plans with an appropriate scale; characteristic features: infrastructure, existing and future plans, etc.

#### C. Local Scale – Project Site

at least 3 semi-aerial pictures; at least 10 ground-level pictures showing the characteristic features of the project site: topography, natural features, existing architecture, etc.; plan(s) with an appropriate scale, showing:

the project site's location within the study site and the plot divisions, constructions, natural elements, etc.; topographical map of the project site with an appropriate scale and, if necessary, characteristic features (buildings and natural features to be retained or not, etc.)

## 8 FAQ

### 8.1 Questions on the Sites

A meeting is organised on each site with the teams and the municipalities and/or developers to give a detailed picture of the issues related to the site. The national structure of the site then publishes a report in English in a maximum of two weeks after the meeting. This report is available online on the site presentation pages of the European website.

In addition to this an FAQ section on sites is open on the European website for a limited period of time (see calendar). Only registered teams can submit questions.

### 8.2 Questions on the Rules

An FAQ section on rules is open on the European website for a limited period of time (see calendar).

## 9 Submission of Entries

### 9.1 Digital Submission

Digital submission is compulsory. It includes the 3 A1 panels (visual elements), 4 pages (max) illustrated text explaining the link between the project and the theme of the ongoing session as well as the implementation and building processes of the project, documents proving the eligibility of the team members and documents for the communication of the project.

The complete submissions shall be submitted before midnight (UTC+2) on July 30th, 2023, on the European website (Entry section).

Failure to comply with the hereunder-mentioned requirements may, eventually, if the jury decides it, result in the disqualification of the team. The number of entries per site is available on the European website on the European map of the sites (column on the right).

### 9.2 Anonymity and Compulsory Content

The site name and the project title must be displayed on every document: panels, illustrated text and communication documents. A specific code is automatically attributed to each project upon upload. The teams do not know this code, through which the jury members take note of the project. When anonymity is lifted, the teams' identities are revealed via an automatic link between the code and the team on the online projects database.

### 9.3 Language

The panels shall be either written in English or bilingual (English + the site language).

### 9.4 Items to Submit

Submissions include documents divided as follows: 3 vertical A1 project panels composed of visual elements of the project; 1 text presenting the ideas of the project (6 pages max.); Documents proving the eligibility of the team members; Documents for communication (3 images + a text of 800 signs, spaces included)

#### 9.4.1 Panels Vertical A1 Format

Content: The 3 panels must: explain the urban ideas developed in the project with regards to the site issues and the thematic orientations of the session; develop

the project as a whole, highlighting the architecture of the project, and particularly the relationship between the new developments and the site's existing context, including three-dimensional representations of the project; develop the method foreseen for the implementation process of the project.

All graphic and descriptive documents must have a graphic scale.

#### **Technical Specifications:**

PDF format; Vertical A1 (W 594 mm × H 841 mm)  
Maximum 20 MB; One box (W 60 mm × H 40 mm) is left blank in the upper left corner for the automatic insertion of the code; the name of the city appears next to it

Panels numbered from 1 to 3 in the upper right corner; the team is free to decide on the positioning of the proposal title.

#### **9.4.2 Text**

Content: This text must present the ideas of the project and its links with the theme of the session but also the process and periods of implementation.

Technical specifications: 3 to 4 pages (maximum) with limited visuals; PDF format; Vertical A4 (W 210mm × H 297mm). One box (W 60 mm × H 40 mm) is left blank in the upper left corner for the automatic insertion of the code.

Documents to prove the eligibility of the team members  
Documents for the disclosure of names and verification of the validity of the proposals shall be uploaded as PDFs on the European website.

Personal information includes:

#### **A. For the Team:**

The team form and the declaration of author- and partnership, and of acceptance of the competition rules available online on the team's personal area; to be filled out and signed;

#### **B. For Each Associate:**

A copy of an ID document with a picture, providing evidence that they are under the age of 40 at the closing date for submission of entries (see calendar).

A copy of their European degree as an architectural, urban or landscape professional (architect, landscaper, urban planner, or others...) or proof of such a status under the law of a European country.

#### **C. For Each Contributor:**

A copy of an ID document with a picture, providing evidence that they are under the age of 40 at the closing

date for submission of entries (see calendar). No other document than the ones above-listed is necessary.

Attention: The personal documents must be uploaded individually for each team member. Only team members that correctly registered and submitted their eligibility documents separately shall be considered within the team final composition.

The upload of one sole document with all the required information (copies of the ID's and degrees) will not be accepted.

#### **9.4.3 Documents for Communication**

Each project must be summered up as follows: One short text of 800 signs (spaces included, to be typed in during submission) developing the project ideas; 3 separate JPG images that symbolize the project (max. 1 MB per image).

#### **9.4.4 Communication Video**

Winners and Runners-up of the E17 session will make a communication video presenting their proposal and will be sent, after the announcement of the results on Monday, December 4th, 2023, to the European Secretariat before January 7th 2023.

length: 3 minutes (maximum);

Format : MP4 video with the codec H.264;

Language for the voice and/or texts: English;

Content: the main ideas of the project linked to the theme of the session and the possible implementation process.

#### **9.5 Control of the Submissions**

Each team can check the upload of their projects on their online personal area on the European website. They can also – if needed – modify these documents until the deadline for submissions.

A period of 5 days is left open after the deadline for submissions (see Calendar) for the European secretariat to control the upload of each submission sent before the deadline of submission, as well as to correct the potential problems that might have appeared during the upload of the documents with supporting evidence. No disagreement will be considered without a screenshot of the page to check the reception of the project; date and time should appear clearly on this screenshot.

## 10 Results and Prizes

### 10.1 Results

All the results for European 17 (winners, runners-up, special mentions) are available online from December 4th, 2023, on the European website (Results section). This list includes the names of each member of the team (associates and contributors) as well as the unique email address of the team, the city and the country entered during registration.

### 10.2 Winners' Prize

Winners receive a reward of the equivalent of €12,000 (all taxes included) in the currency of the site's country (at the exchange rate on the date of the announcement of the results). The organizers undertake to abide by the decisions of the national juries and to pay the reward within 90 days of the announcement of the results.

### 10.3 Runners-Up's Prize

Runners-up receive a reward of the equivalent of €6,000 (all taxes included) in the currency of site's country (at the exchange rate on the date of the announcement of the results). The organizers undertake to abide by the decisions of the national juries and to pay the reward within 90 days of the announcement of the results.

### 10.4 Special Mentions

A Special Mention can be awarded to a project considered innovative although not completely adapted to the site. The authors of such proposals do not receive a reward.

## 11 Communication of the Competition

### 11.1 Events

#### **At the National Scale of the Organizing and Associate Countries**

Promotion is organized around the competition launch. After the first jury round, an exhibition or online publication of all the submissions on one site can be organised, provided that it respects the teams' anonymity and it is correctly communicated beforehand. This communication shall be specified in the site brief.

The results announcement is accompanied with results ceremonies and presentations and/or workshops creating a first contact between the winning teams and the site representatives.

### **At the European Scale**

A European event called Inter-Sessions Forum is the link between a finishing session and the beginning of the new one. This forum gathers the winning teams and site representatives of the finishing session and the site representatives of the new one. Working-groups are organized around the results and first implementation steps of the projects awarded during the last session.

A 500 Euro compensation is granted by the National Secretaries to each winning team (winners and runner-up) participating to the Forum to cover the journey and accommodation expenses.

### 11.2 Publications

The competition results can be the opportunity for publications in every organizing or associate country.

The European secretariat publishes a catalogue with the European results along with expert analyses. This catalogue is available either for free consultation or for sale on the European website. One exemplar is given for free to each winning teams (winner, runner-up, special mention).

### 11.3 Websites

Websites are open by the national and European structures to promote the current session, future events and archives (previous sessions, team portraits, etc.). At the European level, the European website allows participants to find information on all the sites, to register to the competition, to submit their projects and to know all the results of the current session on the European level.

## 12 Rights and Obligations

### 12.1 Ownership

All material submitted to the organizers becomes their property, including reproduction rights. The intellectual property rights remain the exclusive property of their author(s).

### 12.2 Exhibition and Publication Rights

#### **Moratorium on Publication**

Teams may not publish the documents submitted to the competition or disclose their names by using their project for any communication before the official announcement of the results. Any such publication may result in the disqualification of the team.

## Publications

The organisers reserve the right to publish all the projects submitted to them after the official announcement of results. Projects are exhibited or published under the names of their authors.

### 12.3 Disputes

The Council of the European European Association, which is empowered to arbitrate, shall hear any dispute. In the event of jurisdiction, this will take place in the respective country.

## 13 List of European 17 Competitions

The Contact section of the European website shows the detailed national competition conditions country by country (number of sites and prizes, conditions and rules for implementation, etc.) as well as the composition of the National and European structures, (with names of the people involved).

The Jury section of the European website lists the members of the national juries.

## 14 Inter-Sessions Forum

Before the launch of the competition, the Inter-Sessions Forum represents the link between a finishing session and the beginning of the new one. This forum gathers the winning teams and site representatives of the finishing session and the site representatives of the new one.

This Forum, for European 16/17, took place from November 3rd to 5th, 2022. The next Inter-Sessions Forum – presenting the European 17 results and the sites proposed for European 18 – is scheduled for November 2024.

## 15 Organization of the Juries

### 15.1 Technical Commissions

Each country sets up a Technical Commission, which does not judge but examines all the projects submitted in the country to prepare the work for the jury. Its members are appointed by the national structures and the list of members is communicated to the European European Association. This committee may include city representatives and national experts.

## 16 Juries

### 16.1 Composition

Each country sets up a jury, whose members are appointed by the national structure and approved by the European European Association.

The jury considers all the projects that comply with the competition rules and is sovereign in its judgement. In the event of non-compliance with the rules, it has discretion whether or not to disqualify the entrant.

According to the country, the jury consists of 7 (or 9) members, that are independent and are not linked to a site proposed to the competition and is constituted as follows:

2 representatives of the urban order (public or private) – or 3 in case of a 9-member jury;

4 representatives of the architectural and urban design (architects, landscapers, urban planners) – or 5 in case of a 9-member jury –, among which at least 2 architects;

1 public figure.

At least 2 out of the 7 members must be foreigners – at least 3 in the case of a 9-member jury. The national structure also appoints at least 2 substitute jury members, representatives of the architectural and urban design. The jury members are identified when the competition is launched and their names are listed for each country on the Juries section of the European website.

Jury members may consult city and site representatives, but on no account may the latter have voting rights for the final selection of winners, runners-up and special mentions.

### 16.2 Working Methods and Evaluation Criteria

The jury's decisions are final in compliance with European rules. Before beginning to work, the jury receives recommendations from the European Association.

The jury meets in 2 separate sessions at different periods of the competition:

#### Local Jury

At the beginning of this session, the jury appoints one of its members as chairman and agrees on its working method. Sites representatives can be integrated to this jury level and, in some countries, may participate to the selection of the shortlisted projects.

The jury then studies the projects that do not comply with the rules and decide whether or not to disqualify them.

Later on, it assesses the projects on their conceptual content and the degree of innovation according to the European 17 topic and shortlists maximum 25 % of the submitted projects.

Still, each entry is judged on its sole merits and the winning teams are not chosen on basis of an equal distribution between sites – the jury can therefore distribute prizes among entries up to its will or decide not to award all the prizes.

#### **National Jury**

During the second round, the jury examines –on its own and independently– the shortlisted projects and points out the winners, runners-up and special mentions. The jury could assess the projects on basis of:

- the relationship between concept and site;
- the relevance to the questions raised by the topic and in particular to the issues of sustainable development and adaptability;
- the relevance of their programme to the general brief for their specific site
- the potential for integration into an urban process adapted to the site's issue;
- the innovative nature of the proposed public spaces;
- the consideration given to the connection between different functions;
- the architectural and technical qualities

The jury finally writes a report giving the reasons for the choice made in relation to the requirements of the competition and the concerned sites.

Each country budget includes the equivalent of a Winner's and a Runner-Up's prize per site. Still, each entry is judged on its sole merits – the jury can therefore decide not to award all the prizes. In this case, the reasons shall be made public. The jury may single out projects for Special Mention. These projects are recognised by the jury as presenting innovative ideas or insights, yet not sufficiently suitable for the site. The authors of such projects do not receive any reward.

The jury can decide to replace a prize-winning project, if disqualified after the validation of competition participation, by another project if the quality is satisfactory.

#### **16.3 Disclosure of Names**

The projects assessed by the experts and juries are anonymous.

Once the decision of results is taken, the jury reveals the names of the winners, runners-up and special mentions. This operation is done through the European database, which automatically links the codes of the projects and composition of teams.

#### **16.4 Results Announcement**

After disclosure of the names of the winning teams and following any adjustments to rankings that may prove necessary, the national secretariats ratify the decisions and disclose the names of all the participants. The European secretariat is expected to publish the complete list of results online on December 4th, 2023.

#### **16.5 European Comparative Analysis**

##### **16.5.1 European Comparative Analysis Committee**

Between the two jury meetings the members of the European Scientific Committee meet to familiarize with the anonymous projects shortlisted by the different national juries. They compare the projects and classify them by theme on basis of the problems raised by the site categories and the proposed ideas. Under no circumstances does the European comparative analysis committee express a judgement – it simply proceeds to a classification of the projects. Its role is purely thematic and comparative.

##### **16.5.2 Forum of Cities and Juries**

Between the two national jury sessions a Forum gathers the national juries and site representatives to discuss the conclusions of the European comparative analysis committee. It aims at ensuring that the different experts participating in the evaluation process share a common culture. Projects remain anonymous throughout the procedures and are only identified by their code.

#### **17 Implementations**

##### **17.1 Activities to Promote Implementations**

The European Association and the national structures under- take to do what is required to encourage cities and/or developers (or their nominated promoters.) that have provided sites for the competition to engage the prize-winning teams for the operational phase.

The national structures undertake to organize a first meeting with the prize-winning teams within 90 days after the official announcement of results, between the partners of the cities and the clients. This meeting may take various forms and is the starting point for the site

representatives to initiate implementation processes with the prize-winning teams on the ideas developed in the projects.

In some countries – and provided this step falls under public market regulations – a maximum of 3 winning teams can be involved in a study and/or workshop organised in partnership with the European national structure and the site's representatives, after which the latter – the city or another public official – chooses the team(s) for implementation. This new consultation work is paid.

The operational follow-up consists of a series of stages: preliminary studies, workshops, urban studies, operational studies, construction and within a contractual agreement. If necessary, they may be implemented on another site than the competition site as long as the ideas of the prize-winning projects are maintained. The prize-winning teams must comply with the professional rules that apply in the country where they are engaged to work. After the competition, the prize-winning teams must appoint one of their architect members as a representative, who is the sole spokesperson for the team with the municipalities and/or developers. A summary of the countries' legislations on the rules of professional practice is available in the Contact section of the European website (Complete Card).

## **17.2 Websites**

The European national structures present the implementations at the national level. The European secretariat presents completed or ongoing implementation processes on the European website (Exploration section).

## **17.3 Implementation Books and Booklets**

The European secretariat coordinates European publications on implementations, showing winning and runner-up projects from previous sessions that were implemented or are still in progress.











## 2 Competition Task





Fig. 0

0  
Aerial view with reflecting  
site (red) and project sites  
(yellow)







## 1 The island of Borkum

### 1.1 Location and role in the region

Borkum is the westernmost and, at 31 km<sup>2</sup>, the largest East Frisian island in the North Sea (Fig. 1). It belongs to the district of Leer, which lies in the northwest of the federal state of Lower Saxony and borders the Netherlands to the west. Borkum is also a town with over 5,000 inhabitants.

With about 300,000 guests and 2.5 million overnight stays annually, Borkum is dominated by tourism and health resorts. Borkum is a state-recognised North Sea spa and one of the oldest seaside resorts in Germany, the only Thalasso North Sea spa with an allergy-friendly high-sea climate, and also the most biodiverse island in the region.

The lack of housing for islanders and workers, a comprehensive refurbishment backlog and the decline of commercial enterprises in recent decades, as well as adaptation to climate change, pose enormous challenges. Borkum is also pursuing the ambitious goal of becoming an emission-free island by 2030.

### 1.2 Historical development

At the time of the first documented mention in 1398, the island was a shelter for pirates. Later, it also became home to Dutch water geuse, who were privateers during the Eighty Years' War (1568–1648) on the side of the Geuse, the Dutch rebels who fought against the Spanish for Dutch independence. At that time, the East Frisian chieftains were considered the lords of the island. From 1464, the island was ruled by the Counts of East Frisia.

With the start of whaling in the 17th century, the seafaring Borkumers first achieved a certain prosperity. They provided many commanders and harpooners, especially on Dutch ships, and were very successful. In the 18th century, the exploitation decreased and whaling came to a standstill with the Dutch-English naval war (in the 17th and 18th centuries). A time of great poverty dawned and many people left the island. In 1776 there were 852 inhabitants, but in 1811 there were only 406. Under Napoleonic rule from 1810 to 1813, the men and women of Borkum had to build the so-called French redoubt as part of Napoleon's Continental Blockade.

In 1834, the first holidaymakers came to Borkum, the tourist importance of the island grew and the infrastructure developed with it. To protect the island from storm surges, the first structural measures to fortify the west side of the island began in 1870. Groyne and the first massive walls were built to protect the dunes, and these were extended over the course of time.

During the National Socialist era, the North Sea resorts were marketed as recreational areas. That was when the beach promenade was built (Fig. 3). Later, the island, with its naval harbour and airfield, was turned into a fortress in preparation for the coming war. Numerous bunkers were built under the dunes, which still exist today.

In the post-war years, tourism changed. A camping site and a youth hostel were built on Borkum. The expansion of the naval base caused the island's population to grow.

The dissolution of the naval base in 1996 resulted in a structural change that continues to have an effect today. With the withdrawal of 3,000 Bundeswehr employees, many gastronomic establishments closed, the nightlife offerings diminished and the proportion of young holidaymakers declined.

Since the beginning of tourism development, the town of Borkum has endeavoured to create an infrastructure that is close to the people and at the same time strengthens the appeal of the North Sea spa.

### 1.3 Settlement and landscape structure

The island is divided into three parts (Fig. 2). In the south of the island, in the district of Reede, is the harbour. Reede is connected to the main part of the island by a causeway. The centre of Borkum is in the west of the island, where the spa district is located directly on the beach (Fig. 5). The east of the island, known as Ostland, is characterised by nature and, with its wide expanses of dunes, is home to a diverse fauna and flora.

Borkum lies in the Wadden Sea, which has been protected as a national park since 1986 and has also been declared a UNESCO biosphere reserve. The Lower Saxony Wadden Sea National Park is part of the UNESCO Wadden Sea World Heritage Site.

### 1.4 Population

Borkum has a population of 5,346 (EMA, as of December 2021) in the districts of Borkum- Stadt, Reede and Ostland. The population figures have been quite stable over the years, but with a slight decline in recent years. Compared to the district of Leer and Lower Saxony, the proportion of 45- to 59-year-olds is above average, while the proportion of children and young people is significantly below the district and state average.



Fig. 1

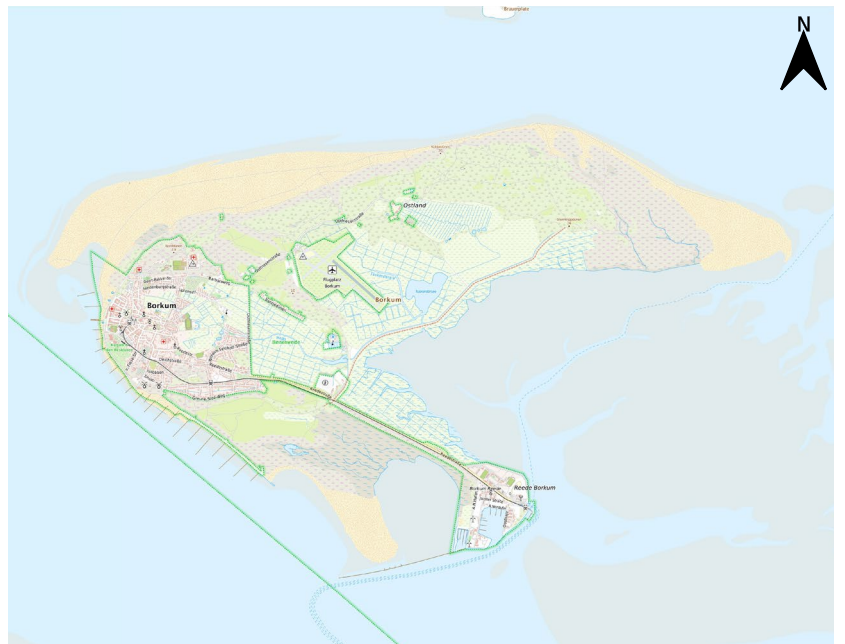


Fig. 2

1  
Oblique aerial view of  
Borkum Island

2  
Map of Borkum island with  
districts





Abb. 3



Abb. 4

3  
Boardwalk

4  
Seal bank at high tide





Abb. 5

5  
Oblique aerial view  
of the Kurviertel



In the winter months, Borkum is a small town with around 5,500 inhabitants. In the season, from April to September and in December, the number of island "residents" increases to a peak of around 30,000 people, which poses a particular challenge for the supply infrastructure.

In addition to the residents who live permanently on Borkum, there are around 2,000 seasonal workers who are accommodated in staff housing during the high season. The stock of staff housing must currently be characterised as insufficient due to overcrowding and poor housing quality.

### 1.5 Housing

Population development is largely dependent on the provision of housing. Due to the scarcity of building land and the high nature conservation requirements, housing on the island is limited. In addition, there is a high number of second and holiday homes that are maintained at the expense of permanent housing. Out of 7,045 existing housing units on Borkum, only 3,055 housing units are used as permanent housing, according to Waste Management. The tax data of the city of Borkum shows the remaining 3,990 housing units as second homes and holiday homes. By tightening up the legal situation, an attempt is being made to curb this development. In addition to this, affordable housing for islanders and seasonal workers is to be created within the existing settlement areas (Fig. 6).

The goal is the sustainable creation of affordable housing that is suitable for families and the elderly and contributes to stabilising the population figures. Without the creation of new housing, necessary professionals and seasonal staff cannot be accommodated, which ultimately has negative consequences for guests and islanders. Certain services cannot be offered to a sufficient extent because many positions cannot be adequately filled. What is needed is low-cost housing, barrierfree housing for the elderly, small housing and housing for seasonal workers (for short- and longterm living). The housing demand forecast sees a great need for small flats in particular by 2030 – of which approx. 60 flats for older people in 1 to 2-person households, 80 smaller apartments/residential home/boarding house for seasonal workers, approx. 80 lowcost smaller and larger flats (for rent/ownership) for newcomers, approx. 32 small, low-cost flats for trainees or nest-fledglings. Last but not least, about 20 smaller and larger flats or houses (for rent/ownership) are to be created for Borkum families (Fig. 7).

### 1.6 Mobility/transport accessibility

The island can be reached in two ways: by sea or by air. There are between three and eleven ferry connections to Emden and Eemshaven daily, depending on the season. The crossing by car-ferry from Emden takes about two hours, that by catamaran about one hour. From Eemshaven, the journey takes about 50 minutes. If you prefer to travel by air, you can use the scheduled flight service from Emden and arrive on Borkum after a 15-minute flight.

The centre of the village can be easily reached without a car from the Reede by taking the small island train. The train runs between the harbour and the railway station located in the spa district. There is also a bus line between the harbour and the Ostland.

Since 1968, it has been possible to take private cars to Borkum by ferry. Car traffic is permitted on the island, but is heavily regulated during the summer months. For this purpose, the city of Borkum has designated two no-driving zones, the red zone in the area close to the centre, where there is a general ban on driving all day, and the blue zone in the surrounding area, where there is a general ban on driving and parking at night between 9 p.m. and 7 a.m. (Fig. 8).

The most used means of transport on Borkum is the bicycle. The steady increase in bicycle traffic means that suitable and functional parking spaces must be created in sufficient numbers. Especially in the summer months, bicycles are usually parked in a disorderly manner on the entire upper promenade, which leads to numerous conflicts.

### 1.7 Economic and socio-cultural context

The tourism industry is the largest economic factor on the island of Borkum, providing employment and infrastructure with an annual gross turnover of around 245 million euros (Fig. 10). In recent years, about 280,000 guests have visited the island, resulting in an average of 2.3 million overnight stays. The positive impulses of tourism also radiate into other economic sectors such as trade, crafts and services. A total of 6,680 people are directly or indirectly employed in tourism.

In addition, the offshore service for wind turbines in the North Sea is growing strongly on Borkum. It is currently being further expanded. Due to its tide-independent location and its size, the port of Borkum offers ideal conditions to quickly bring service and maintenance personnel to the wind farms.



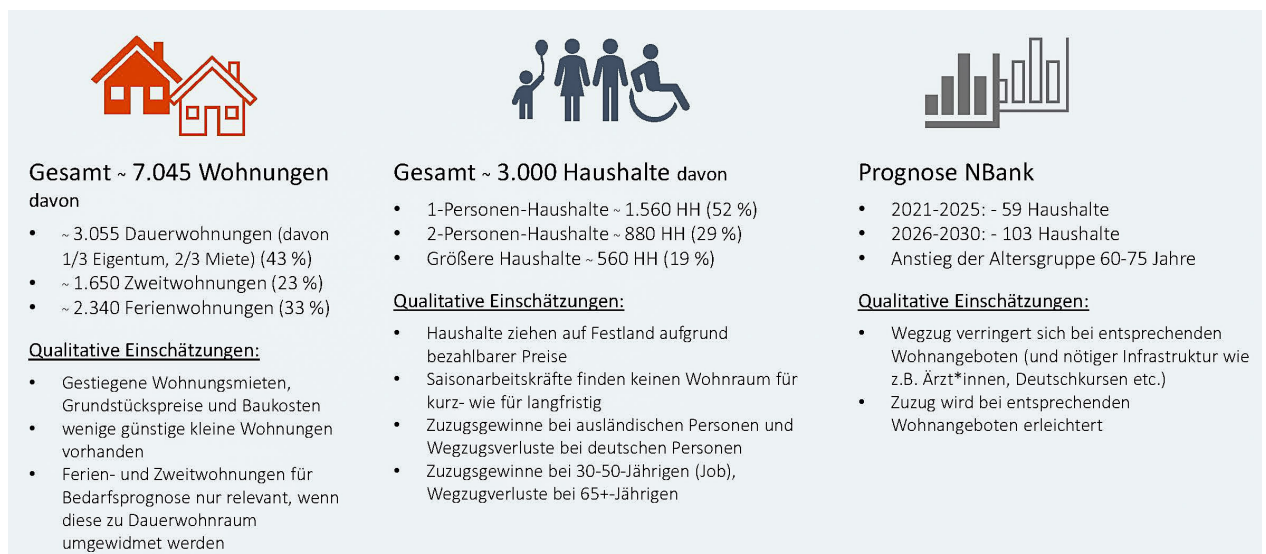


Fig. 6

| Gruppe   | Wohnungsgröße, Preisklasse  | Eigentumsform  | Neubaubedarf 2023-2025 (Schätzwert)  | Neubaubedarf 2026-2030 (Schätzwert)  | Berechnung   |
|--|---|--|--|--|--|
| <b>Ältere Menschen</b>   | kleine und barrierefreie Wohnungen, zur Hälfte preisgünstig                             | 1/2 Mietwohnungen (geförderte Wohnungen, teils Altenwohnungen), 1/2 Eigentumswohnungen | 20 Wohnungen für 1- und 2-Personen-Haushalte (Verhältnis 1:4)  | 40 Wohnungen für 1- und 2-Personen-Haushalte (Verhältnis 1:4)  | Wegzugverlust von $\approx$ 8 Personen/Jahr bei 65+, außerdem Warteliste auf städt. Altenwohnungen bei 35 Leuten und Anstieg Altersgruppe 65+, Bedarfsdeckung teils im Bestand         |
| <b>Saisonarbeitskräfte und (neue) Arbeitskräfte</b>                        | kleine preisgünstige Wohnungen für Saison, z.B. im Wohnheim / boarding house            | Miete (Betriebswohnungen, Kooperationsprojekt mehrerer Betriebe)                       | 30 kleine Apartments, hälftig für je 2 Personen  | 50 kleine Apartments, hälftig für je 2 Personen  | Schätzwert für Saisonarbeiter ( $\approx$ 150 angemeldete HWS, Bedarfsdeckung größtenteils im Bestand, aber aktuell nicht ausreichend und teils Überbelegung/mangelhafte Wohnqualität) |
|  | kleine und größere preisgünstige Wohnungen/ Häuser für mittel- bis langfristiges Wohnen | hauptsächlich Miete (geförderte Wohnungen), aber auch Eigentum                         | 30 Wohnungen, verschiedene Größen  | 50 Wohnungen, verschiedene Größen  | 45 ausländische Personen bleiben bzw. ziehen jährlich dazu, Bedarfsdeckung größtenteils im Bestand   |
| <b>Auszubildende, Nestflüchter</b>   | Kleine preisgünstige Wohnungen  | Miete (geförderte Wohnungen)   | 12   | 20   | Zuzugsgewinn von $\approx$ 4 Personen/Jahr bei 18-25-Jährigen (Wohnen bei Eltern nicht möglich), dazu kommen Azubis mit Auszugswunsch  |
| <b>Borkumer*innen und Insulaner*innen (Familien in allen Lebensphasen)</b> | größere preisgünstige Wohnungen/Häuser für Familien                                     | 1/2 Mietwohnungen (geförderte Wohnungen), 1/2 Eigentum (Erbbaurecht)                   | 10 Wohnungen bzw. Baugrundstücke<br>Idee: Baugrundstücke mit Option auf angegliederte Ferienwohnung? | 10 Wohnungen bzw. Baugrundstücke<br>Idee: Baugrundstücke mit Option auf angegliederte Ferienwohnung? | 2022 fragen regelmäßig 10 Personen für Grundstück bei der Stadt nach, Bedarf kann gedeckt werden, wenn ältere Menschen aus ihren Einfamilienhäusern/großen Wohnungen ausziehen         |
| <b>Gesamtbedarf</b>  |   |  | <b>106 Wohnungen</b> (= jährlich 35 WE), 2012-2021 $\approx$ 13 neue WE pro Jahr                     | <b>170 Wohnungen</b> (= jährlich 34 WE)  |  |

Fig. 7

6  
Existing apartments  
(as of 2022)

7  
Housing demand forecast  
for 2023 – 2030

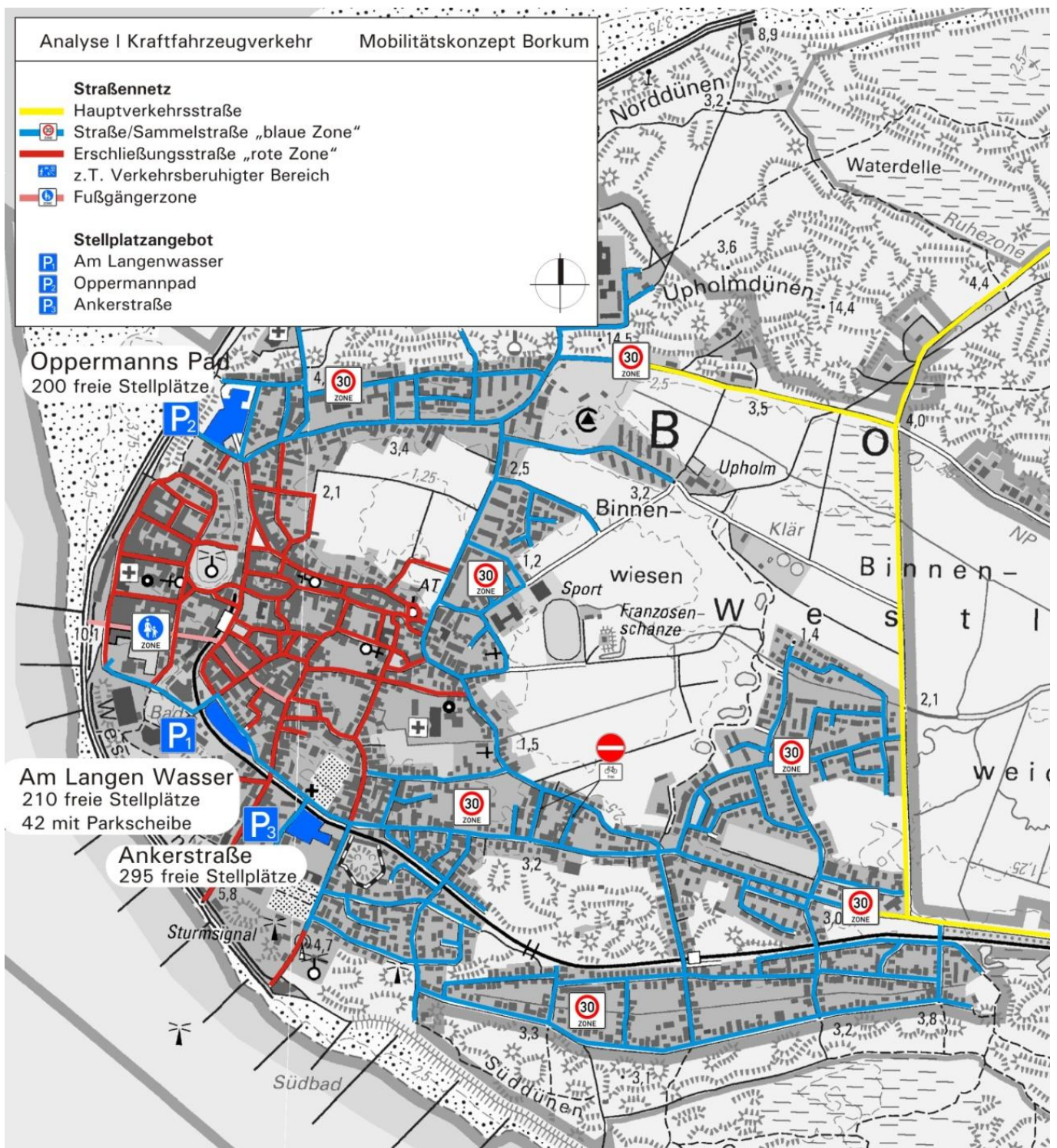


Abb. 8





Abb. 9



Abb. 10

9  
Borkum city, housing

10  
Clinics in the spa district

Currently, about 130 offshore employees are housed on the island, many of them in a newly built residential area near the harbour, planned by the Austrian architectural firm Delugan Meissl Associated Architects (Fig.11). It is expected that the number of service staff will increase to at least 250 with the expansion of the offshore wind farms. Separate quarters have been and will be built for them, so that the housing situation on the island will not be adversely affected by the offshore development.

### 1.8 Climate protection

In 2017, the Lower Saxony state parliament decided on the pilot project "Borkum 2023 – Emission-free Island". In addition to saving and using energy efficiently, the energy supply is to be switched from fossil sources to renewable ones. Furthermore, the gradual introduction of electromobility and the simultaneous reduction of cars on the island are to contribute to Borkum becoming a car emission-free island by 2030.

In order to come closer to the goal of climate neutrality, work has recently begun on the topic of deep geothermal energy. The aim is to generate enough energy and heat from geothermal energy to supply the entire island. The island could be made self-sufficient and would no longer be dependent on energy supplies from the mainland. In deep geothermal energy, hot water extracted from a depth of about 4,000 m is converted into electricity and/or heat.

### 1.9 Climate adaptation

Because of the special weather conditions, coastal protection is essential in Borkum. Protection against flooding and the preservation of existing structures serve to maintain the basis of life and the economy. Rising sea levels due to climate change are an increasing burden for the islands and coastal regions. Important protective elements have been created in the form of groynes, breakwaters and dykes with revetments including foreshore. The coastal structures, like the dune landscapes (Fig. 12–13), protect the island from high water and storm surges.

### 1.10 Island development

Since 2007, large parts of the village centre have been redeveloped through the village renewal programme. With the update of the tourism concept to the Borkum 2030 vision, a new strategic approach was presented in 2016 that takes into account not only the guest perspective but also the perspectives of the islanders and hosts. The integrated urban development concept (ISEK) concretised the mission statement spatially in 2018. The quality of life of the residents is to be improved through appropriate measures. The plan to develop the district of Reede into a lively maritime district for work, living and

tourism over the next few years developed from the mission statement. On the basis of preparatory studies (VU), urban development funding was successfully acquired and a Reede redevelopment area defined. A dialogue-oriented process is currently underway for living space development 2030+, in which many development strands are being brought together [www.lebensraum-borkum.de](http://www.lebensraum-borkum.de).

The vitalisation of the spa district under the guiding architectural principle of spa architecture is also an important goal in the IUDC. It has now also been included in the urban development programme. The designation of a redevelopment area is in preparation. The upcoming extensive development process was the reason for participation in the EUROPAN competition.

## 2 The spa quarter

The spa quarter came into being with the emergence of spa tourism in the 19th century. Its seaside architecture is a flagship and unique selling point for Borkum. The development of the spa district came to an abrupt end with the First World War, and development in the following decades took place without an overriding model.

### 2.1 Location and significance of the Kurviertel

The Kurviertel lies between the historic centre and the beach promenade, which forms the western boundary of the Kurviertel. To the north, the boundary runs along the Kaapdelle and to the south along Lüderitz Street. The eastern boundary runs along Engelse Pad and in the extension of Hindenburgstraße. The spa district includes Georg-Schütte-Platz and, to the east, Strandstraße. The beach promenade is of great importance for Borkum. In the evening, the almost completely renovated promenade becomes a terrace for watching the sun set over the sea. Here life is enjoyed, there is music, dancing, strolling. In addition to the beach promenade, much of the life and enjoyment takes place in the restaurants and retail businesses on Bismarckstraße.

The adjoining areas to the north and south (project site 1 and project site 2), however, do not currently live up to the potential of their location. The northern part only serves as a free car park, the southern part is an attraction with the Gezeitenland (swimming pool with sauna area) and the Play Island (for children), but the Culture Island, once an important meeting place for guests and residents, today clearly falls short of its potential.





Fig. 11



Fig. 12

11  
Aerial view shelter harbor  
and new offshore building

12  
Borkum Spa Park, Dunes  
as coastal protection





Fig. 13



Fig. 14

13  
Hike through  
dune landscape

14  
View of the New Lighthouse  
from the beach





Fig. 15

## 2.2 Historical development of the spa district

The stay of the first recreational guests in the 1830s and the growing tourism in the following period was the reason for the construction of today's Kurviertel. Particularly in the second half of the 19th century, bathing establishments, inns, hotels and lodging houses were built here. The centrepiece became the beach road, still unpaved at the time, which still connects the new lighthouse and the beach today. As the number of guests increased, the "first row" of buildings filled up. Various hotels, lodging houses and communal facilities such as the hotwater baths, the reading hall and the Wandelhalle were built, which determined tourist life and gave the resort its characteristic spa architecture. The tennis court (Fig. 16), which was built in 1911 at its present location, marked the southern border of the spa district at that time.

But with the First World War, German spa tourism came to a standstill and the architectural development of the spa district in its original form was not pursued further. It was not until the 1960s that development continued to the north, but primarily with small-scale one- to two-storey residential buildings. The area is still characterised by residential use today. The southern spa district was not developed until the 1970s. Buildings and facilities for leisure activities were constructed here, such as the Kurhaus (today the Kulturinsel), the Kurmittelhaus with a seawater wave pool (today Gezeitenland), at that time the largest facility of its kind in Europe, and later the Spielinsel. In the 1980s, the Thalasso Vital Park with pond was created and a tennis hall was built adjacent to it.

In 1989, the Nordseeklinik was rebuilt after the old building was demolished; since then, it has been the most prominent building on the beach promenade. Other clinics opened in the 1980s and 1990s, providing year-round spa services on Borkum.

In the early 1990s, the Play Island was built next to the Culture Island. The concept of a children's playhouse in conjunction with the spa playhouse was new at the time and was subsequently adopted by other spas. At the end of the 1990s / beginning of the 2000s, the Wellenbad was converted into the adventure pool Gezeitenland. At the same time, new buildings were constructed for holiday flats. In 2013, the upper and lower Wandelhalle were modernised.

## 2.3 Residents in the spa district

The spa district is not a classic residential area. Due to the many tourist facilities, spa clinics and special uses, there are only isolated residential clusters. There is a relatively high number of second homes and holiday homes in the study site. In contrast, there are only a few permanent residences. In addition, some of the spa

clinics maintain their own buildings for their employees. The flats in these buildings are usually rented out on a temporary basis.

## 2.4 Current challenges of the spa district

The goals of the Borkum 2030 vision refer to a large extent to the spa district, since a large part of the tourist life, but also of the life of the residents of Borkum, takes place here. In the long term, the functionality of the spa district with its diverse tasks for the island's population and its guests cannot be guaranteed at present. It is therefore important to create the basis for developing the spa district as Borkum's flagship so that it can meet current and future requirements. The protection of the cultural landscape and cultural assets is important in this context. The seaside resort architecture in the spa district is part of the regional building culture and architecture of outstanding importance and is to be protected and preserved as a cultural-historical testimony.

In the southern part of the spa district (project site 1), there is a great need for action and a high development potential with the tennis court, underused open spaces and the properties of the Kulturinsel and the Gezeitenland in need of redevelopment. The Kulturinsel is to become a unique world of experience for tourists and islanders. In the north of the Kurviertel (project site 2) there are larger development areas for which new perspectives must be identified.

## 2.5 Building structure of the spa district

Starting from the historic centre, the urban layout of the district runs orthogonally to the water. This grid with largely closed buildings, distinct spatial edges and building lines, and storeys of two to five storeys creates an urban spatial character in comparison to the small-scale town centre. The buildings in the first row form a closed façade front facing the sea and, together with the generous beach promenade, a seaside terrace. In addition to the listed buildings of the music pavilion (Fig. 17), the Wandelhalle and individual buildings, almost the entire development along the promenade is protected as a listed ensemble. The representative architecture of classicism, historicism and art nouveau dates in part from the heyday of spa architecture and is to be preserved, as is the associated attitude to life. Elsewhere, buildings were replaced in the 1960s to 1980s. The new buildings are introverted and bring new façade structures into the urban ensemble.

In the central area of the Kurviertel towards the east, restaurants and some retail businesses as well as larger infrastructures have settled.





Fig. 16



Fig. 17

16  
Tennis court

17  
Muiskpavillon  
with boardwalk

Strandstraße, once the heart of the district as a connection from the town centre to the sea, shows a heterogeneous mixture of retail, services and gastronomy, whereby it is increasingly losing quality in the direction of the beach. Vacancies, blind windows and services without shop windows are not very inviting and turn the street into a place of passage without any quality of stay.

In the southern spa district, along the railway tracks, businesses and facilities for the island infrastructure have settled on large areas for historical and functional reasons. The areas largely belong to the AG Ems or the Borkumer Kleinbahn. The former post office building between the railway and Bismarckstraße now houses holiday flats. The small railway has its depot and the ZOB in the southern study site. Between the Kurpark and the railway tracks there are various buildings used by the AG Ems, including company apartments.

Other areas with a strong historical character are Viktoriastraße, Leuchtturmplatz (Fig. 19) and the area around Georg-Schütte-Platz (Fig. 20). Here, the original spatial edges and structures are preserved and protected by the largely historic building stock. Some of the ground-floor façades have been deformed, so that the building quality of the upper floors does not extend into the street space. In other areas, the spa district is very heterogeneous; between historic spa villas and additions from the 1980s, there are a few new buildings that try to fit into the townscape in terms of design. Each street has a different character:

**Viktoriastraße:** Predominantly characterised by whitewashed buildings in the style of spa architecture style of seaside resort architecture, with some of the façades being over stamped.

**Strandstraße:** Formerly the boulevard of Borkum's seaside resort life, today characterised by new buildings, over-moulded facades and only a few uses that invite people to linger. Heterogeneous development and design with whitewashed façades, brick buildings and modern façade elements, as well as a staggering height development determine the character of the space.

**Bubertstraße:** Street space, which is defined to the south by four-storey buildings of varying design quality; in the northern part with a car park, setback buildings, topographical height differences and the chimney of the CHP plant; the impression is more of a rear side. The street is dominated by the seven-storey building of the Nordseeklinik, especially when viewed from the sea.

**Bismarckstraße** (Fig. 21): The northern side of the western Bismarckstraße is largely built up with two-storey, gabled buildings from the 1980s. The dominant Haus Seeblick building and a newly renovated hotel building

form the end of the street in the west; in the east, buildings with spa architecture of varying heights.

**Leuchtturmplatz/Hindenburgstraße:** The Leuchtturmplatz is defined by a meadow, a street and buildings. All buildings, except on the eastern side, face the lighthouse square. The single-storey, listed south-eastern building with shops and a cupola is particularly characteristic of the locality, as are the triangular building of the Nordseeheilbad Borkum GmbH (Goethestraße 1) and the western hotel buildings.

The urban structure of the spa district breaks off to the north and south. The lack of spatial edges from Haus Seeblick, the tennis courts and the southern Goethestraße mean that the area is no longer perceived as part of the spa district. The solitary building of the Kulturinsel stands - coming from the town centre - on a dune crest and towers over the area.

## 2.6 Functions of the spa district

The spa district is the engine of the island. Most of the clinics, tourist facilities, restaurants, bars and hotels are located here (Fig. 22).

The beach in the spa district is used intensively for recreation. Here you will also find the so-called Milchbuden, which are characteristic of the island. Since the end of the 19th and beginning of the 20th century and with the growing number of bathers, the supply of the beach visitors was ensured by milk stalls. In the early days, only milk and dairy products were sold here. Over time, the range of products on offer has expanded. In addition to soft drinks, there are now small dishes such as rice pudding, stews, spaghetti and bockwurst. The Milchbuden are a unique feature of Borkum, as they do not exist in this form on any other German North Sea island.

In the evenings, visitors and residents alike meet on the renovated beach promenade. Here there are restaurants, cultural events and the Upper and Lower Beach Promenades form an important promenade form an important public space with a view of the sea.

Most restaurants close at 10 p.m.; however, in the Wandelhalle on the lower promenade, more and more businesses have settled in recent years that remain open after 10 p.m. and keep things lively.





Fig. 18



Fig. 19

18  
Borkum train station

19  
View of lighthouse square





Abb. 20



















Abb. 21

20  
Park at  
Georg-Schütte-Platz

21  
Bismarckstraße  
Direction train station

Stadt Borkum  
**Vorbereitende Untersuchungen**  
**Kurviertel**

Nutzungen im EG (Stand: 04/2021)

-  Abgrenzung Untersuchungsgebiet
-  Wohnen
-  Sonderwohnform
-  Gastronomie
-  Beherbergung
-  Hotel
-  Klinik/Kur
-  Einzelhandel
-  Apotheke
-  Bäckerei
-  Dienstleistung
-  Bank
-  Kulturelle/soziale/öffentliche Einrichtung
-  Gewerbe/Insellogistik
-  Leerstand
-  Nebengebäude

Stand: 05.08.2021

**BPW\*** Stadtplanung

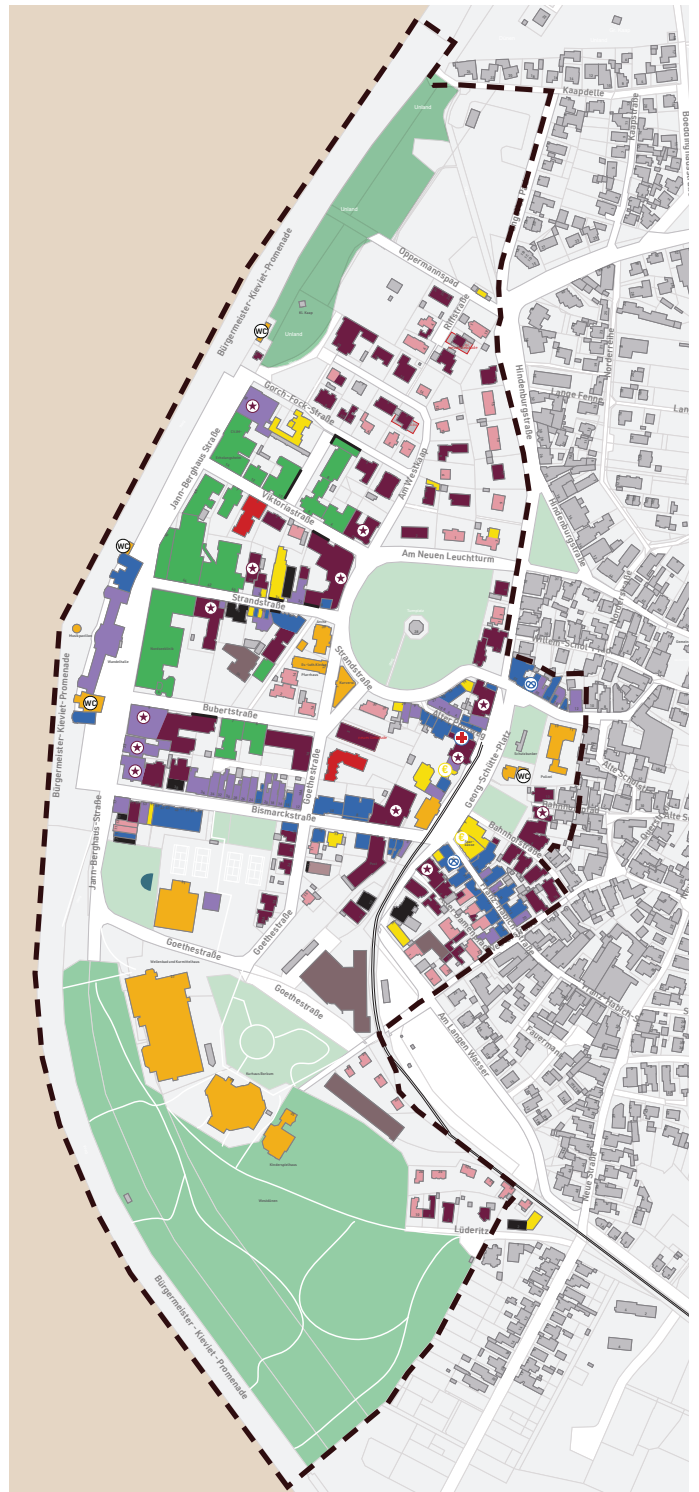


Abb. 22



## 2.7 Project sites

The two European project sites are located in the respective transition zones between the spa district and the dune landscape and are connected by the promenade (Fig. 23). In the northern project site, there is a large unused or underused area between the spa district and the dune landscape (wasteland for the building yard and car parking spaces); various planning approaches for this area from recent years have failed so far. There are no current plans for the northern spa district; in 2022, a two-phase public ideas workshop was held in which several Borkum residents developed different ideas for the area (see appendices). In the southern project site, leisure facilities are located in monofunctional large structures that have been built since the 1970s. Some of the buildings no longer meet today's requirements, and there is a great need for renovation and development. The routing connects the facilities only inadequately, and the area around Gezeitenland with its various leisure facilities (culture island, play island, swimming pool) is not emphasised due to misplaced and not easily visible entrances.

## 2.8 Northern spa district project site

### Former WSA depot

The former depot of the Water and Shipping Authority (WSA) has lain derelict for over 20 years. The site, which slopes steeply to the north, is only used as a temporary storage area and represents an urban planning grievance in a sensitive location between the spa district and the dune landscape. After a negative citizens' petition in March 2020, expansion plans for the Hotel Miramar, located directly north of the site, were not pursued.

### Oppermannspad

The adjacent area to the north is approx. 10,000 m<sup>2</sup> in size and is largely managed by the city as a car park (Fig. 26–27). This is only used to capacity in the season and is mainly used as a long-term car park by tourists who do not usually use their cars during their stay on Borkum due to the driving restrictions in force. There is also a bicycle rental service and a mini-golf course there. The Oppermannspad with its large undesigned parking area is located directly behind the dunes and forms the northern edge of the settlement.

## 2.9 Project Site Southern Spa Quarter

### Island of Culture

The Kulturinsel (Fig. 31), built in the 1970s, has major deficits. The space available does not meet the current demand for venues. The available space is too generous, and functions such as the library are difficult to find. The building is in need of considerable conversion and renovation. Due to the requirements in place at the time of construction, there are now significant deficiencies in terms of thermal and fire protection. Energy consumption is very high, the ventilation ducts need to be replaced, and pollutants are to be expected. The building must be deconstructed or its substance fundamentally renovated. The function of a venue should be retained in the spa district.

### Play Island

The Play Island was built in the early 1990s. The concept of a children's playhouse also in connection with the spa playhouse was new at that time and was subsequently adopted by other spas. The play island is hidden behind a private garden and a delivery zone and cannot be found intuitively by guests.

### Gezeitenland (indoor pool)

The indoor seawater wave pool was inaugurated in 1970. The 50 x 25 m pool was the largest facility of its kind in Europe at the time. At the end of the 1990s / beginning of the 2000s, the wave pool was converted into the adventure pool Gezeitenland, but today it no longer meets urban planning and architectural standards (Fig. 30). The outdoor area with outdoor pool is hardly accepted, but contributes to the high energy demand of the bath. The lack of structural separation between the sports and adventure pools restricts the possibility of use. Due to the structural deficiencies in the indoor area, only limited uses for sports activities and swimming lessons are currently possible. In order to improve the unclear entrance situation, a signage system was introduced at Gezeitenland. There is a need for extensive modernisation and reorganisation both indoors and outdoors. The Tidal Land is not part of the European competition. Only the outdoor spaces should be considered in the reorganisation of project site 1.

### Kurpark

According to the spa regulations, a spa park is an essential component for a spa. The Borkum spa park was designed in the 1970s and has not been further developed since then. In the landscape-protected space with so-called climatherapy paths, the spa patients can stay in the interior of the island, especially at the beginning of the cure, and are not exposed to the great sea climate stimulus as at the water's edge. There are remains of several bunkers in the spa park, to which the hilly topography goes back. Despite its central location, the spa park is not present in the cityscape; the access





Fig. 23

23  
Aerial view with  
reflection site (red) and  
project site (yellow)





Fig. 24



Fig. 25

24  
View of Oppermanns Pad  
parking lot with WSA prem-  
ises in the foreground

25  
Maritime mark Great Kaap





Fig. 26



Fig. 27

26  
View of parking lot  
from south direction

27  
View of parking lot  
from north direction





Fig. 28

28  
Aerial view  
Southern spa district





Fig. 29



Fig. 30

29  
Seating spa park

30  
Gezeitenland Borkum





Abb. 31

31  
Island of culture in the  
Southern spa district





Fig. 32



Fig. 33



Fig. 34



Fig. 35



Fig. 36



Fig. 37

32  
Gezeitenland and  
Island of culture

33  
Bilck from the culture  
island

34  
View from the tide land to  
the tennis island

35  
Tennis court

36  
Large hall  
in the culture island

37  
Foyer culture island

routes are not sufficiently visible or inviting. Attractive offers such as the climbing park are hidden in the spa park. Otherwise, the spacious green areas, which do not make reference to the sea, do not offer any particular quality of stay, the paths are narrow and the furniture is outdated. It is more of a place of passage. The spa park overlaps a dune landscape whose natural vegetation has been displaced in many places. It does not live up to its potential significance for climate change adaptation.

### **Thalasso Vital Park**

Today's Thalasso Vital Park is located on a former grassy area where a park with a pond was created in the 1980s. The Thalasso Vital Park was created for the purpose of being designated a Thalasso North Sea spa. The subsidised investment required a direct connection to the beach (max. 100 m away). Due to the funding, the water basin was tied to the land until 2018. Around 2000, the area was considered for new use, either as a new bathing complex or as a hotel with a connection to the tidal land. The water basin, originally intended for use by toy boats, is forgotten behind two dunes and is not used. The vitality park is only moderately accepted.

### **Tennis facility**

In 1911, the tennis complex was built on its present site. It bordered the settlement area to the south, behind which there were only railway sheds, tracks and dunes. At the end of the 1980s, a tennis hall was added to the facility, and the car park and the former clubhouse are now used by a restaurant. The tennis facility in a prime location is only used temporarily and only by a few people; there is a lack of weather-independent facilities, especially for children and young people. The facility should either be further developed in line with demand or relocated.

### **Bismarckstraße**

In the 1980s, the restaurants in Bismarckstraße were converted from stalls to houses, at that time still with flat roofs. Bismarckstraße, together with the extension of Franz-Habich-Straße, is the island's main shopping area with its range of restaurants and retail outlets. The concrete honeycomb paving used can be found everywhere on Borkum. The street furniture has been extended over various decades and does not follow a uniform design framework. Currently, the open space in Bismarckstraße has been redesigned by the landscape architecture firm Horeis + Blatt.

## **3 Task**

A new perspective for the spa district is to be developed that does justice to the significance of the site as an architectural landmark with a seaside terrace and as a contact point for guests and residents with a variety of uses. Here, spatial restructuring is required, especially at the northern and southern endpoints (project sites 1 and 2). Central elements for tourism and health and spa operations must be further developed in a future-proof manner. In addition, the accommodated uses, including housing, should be attractive for the residents. A multifunctional mix of uses is to be envisaged that is inclusive of guests and Borkum residents. In accordance with their location directly on the dunes, the urban spaces must be carefully linked with the sensitive landscape spaces.

### **3.1 Task Northern project site**

In the north, an innovative perspective is to be developed for the large car park. Plans for the derelict building yard site have failed so far. In the context of an island workshop in 2022, possible functions could be concretised with the public. The results are attached to the invitation to tender. Ideas for use range from sports and/or wellness hotels to housing and an event hall. The participants should consider the ideas received.

They are looking for a contemporary, future-oriented mix of uses with a corresponding architectural expression. It should also be shown how the topics of housing or hotels can be considered on the site. Different forms of living should be considered: private long-term and short-term living, commercial forms of living such as staff housing, artists' flats, guest rooms, hotels and flats, temporary living and working concepts, or communal and cluster living for certain groups of residents, such as seasonal workers or trainees. As far as possible, mixed and flexible structures are to be provided that can be adapted to different needs and are thus fit for the future. There is a political decision that no new holiday homes should be built.

### **3.2 Task southern project site**

The southern site with currently underused areas, structural deficiencies and solitary structures should in future concentrate offers for leisure uses in the low season and on bad weather days, such as wellness, indoor activities, culture, cinema, etc. The southern site should also be used as a tourist centre. An information centre is also planned, which will combine urban and tourist offers, and a visitor centre for the national park. An important building block, both spatially and in terms of content, is the so-called culture island, which was built in 1977 and has served as a venue for events up to now. For guests, especially for young people, the culture



island offers consumption-free accommodation and free Wi-Fi. It is also possible to use the premises for seminars and the like. There is also a small library with a free newspaper service.

The solitary structure is getting on in years, no longer meets the actual requirements for use and has clear structural defects. The question of new programming arises here; ideas for additions, conversions, extensions and new buildings are to be developed. Life cycle costs and recycling of building materials should also be considered. Proposals for rebuilding or new construction on the same site should take into account a possible temporary transitional solution for the event spaces. Solutions should be developed for the tidal land and the future event location that enable a connection with commercial residential forms (hotels, flats). The tennis hall also has clear structural deficiencies, and the location of the tennis island in the spa district may be questioned (there are initial publishing ideas).

### 3.3 Key questions

What are the spatial and functional perspectives for the spa district as a place of recreation, leisure and health care for the island's population and guests – and how can the two project sites be restructured structurally and programmatically?

How can the two project sites be better connected to the spa district and the rest of the city? Where can attractive links and pathways be created?

How can the range of recreational uses be expanded, especially for the low season and bad-weather days?

What is the future of the culture island (Fig. 38–41) and the tennis area, will they be given a new lease of life or rethought?

Where could event spaces be located, where a visitor centre of the national park and where an information centre – as the lobby of the city – and how can these functions be linked thematically and spatially?

Where and how could different forms of private and commercial living be accommodated?

What can sustainable open spaces look like that are attractive for different groups and at the same time contribute to climate adaptation?

What contribution can the project sites make to improving the climate balance?

### 3.4 Climate protection and climate adaptation task

Conceptual and spatial climate protection and climate adaptation strategies must be presented for all measures. This includes, among other things, compact building forms, minimisation of land use and sealed surfaces, cooling measures in summer (ventilation, shading, etc.). The topic of water in its many forms should be given special attention. Ideas for rainwater management (heavy rain, drought in summer, grey water concepts, sponge city) are just as desirable as the inclusion of the sea – with its attractions as well as dangers. Flooding during storm surges is foreseeable and is intercepted by protective dunes and walls. Storms, drought and heat in particular will pose an even greater challenge in the future. In particular, wind should be taken into account in building development, the formation of wind alleys should be avoided and wind-protected places should be created to increase the quality of outdoor living in all weathers. Above all, solutions are sought that not only fulfil a technical purpose, but also offer an attractive spatial and ecological added value. Climate protection and climate adaptation are not just engineering tasks, they are also design tasks.

### 3.5 Functional programme in the spa district

The functional programme is to be understood as a working aid, not as a list to be worked through (especially for the northern areas). The indications are based on considerations from various planning procedures in recent years and the results of the Ideas Exchange and Island Workshop in 2022.

Possible uses mentioned in the public participation process Northern spa district

- Housing: high-density, subsidised housing, staff housing, flats, terraced houses
- Hotel: sports hotel, youth hotel, wellness/spa
- Leisure: indoor sports, water sports infrastructure, cinema, bouldering, bowling
- Gastronomy: Rooftop bar
- Open spaces: children's/youth playground, path connection
- Parking spaces: Reduction, staggering
- Barrier-free accessible practice rooms
- Other aspects: Sea view, development in phases (Phase I former building yard), spa architecture/dune architecture

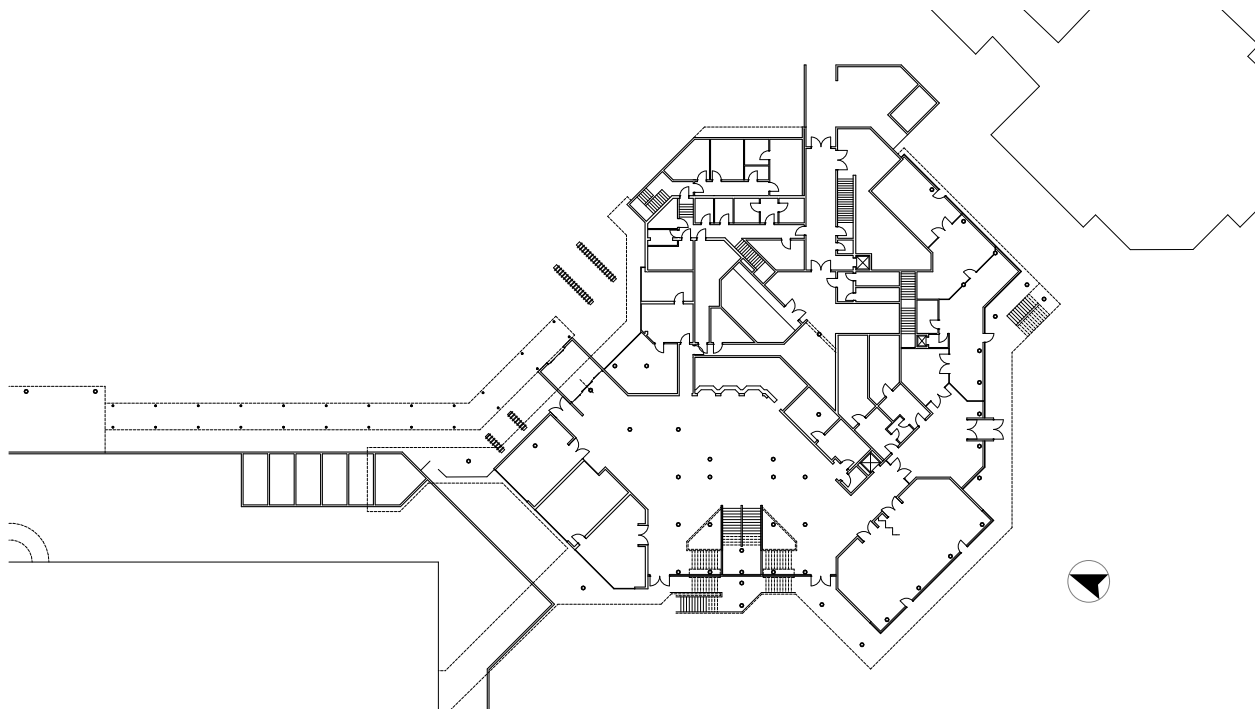


Fig. 38

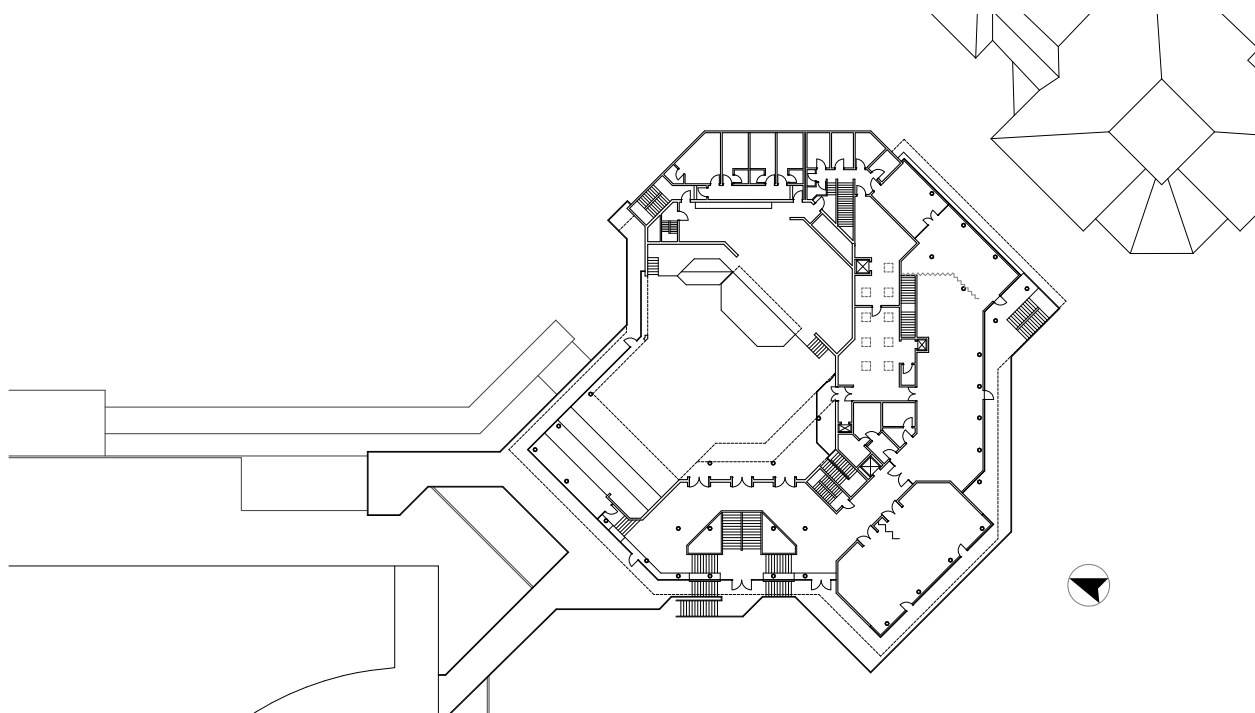


Fig. 39

38  
Culture island ground floor  
plan

39  
Culture island floor plan  
upper floor

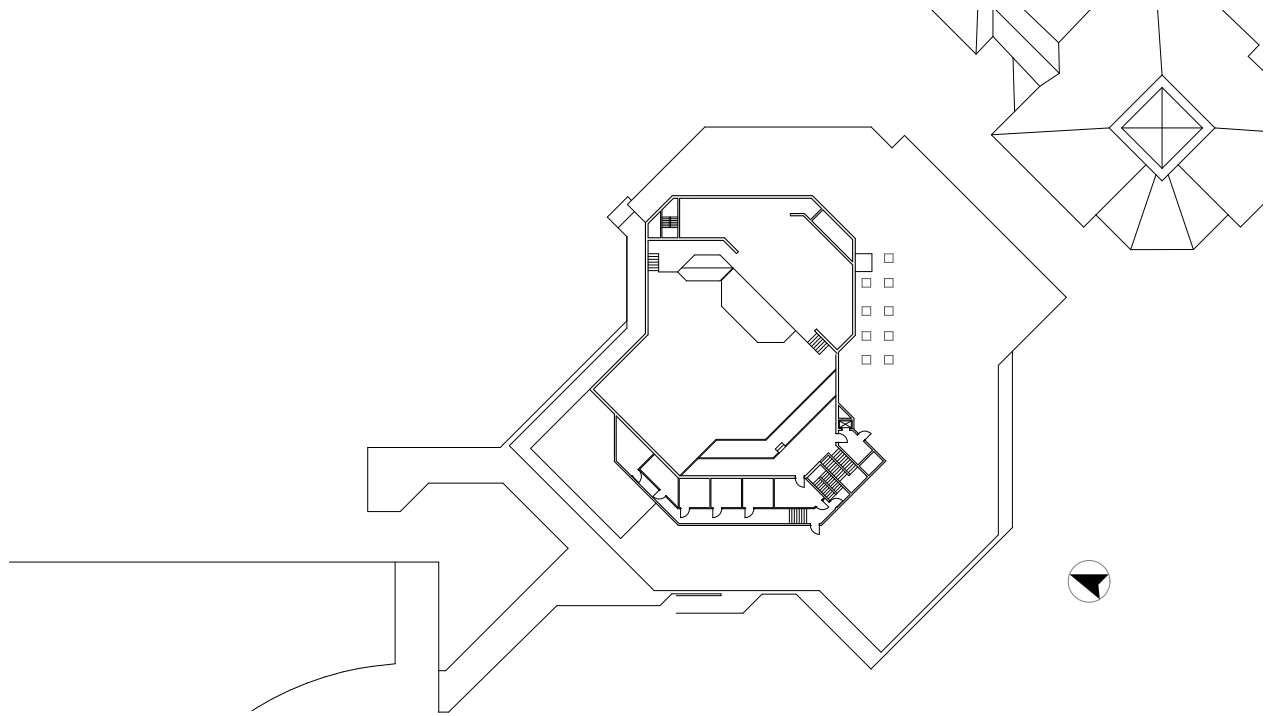


Fig. 40

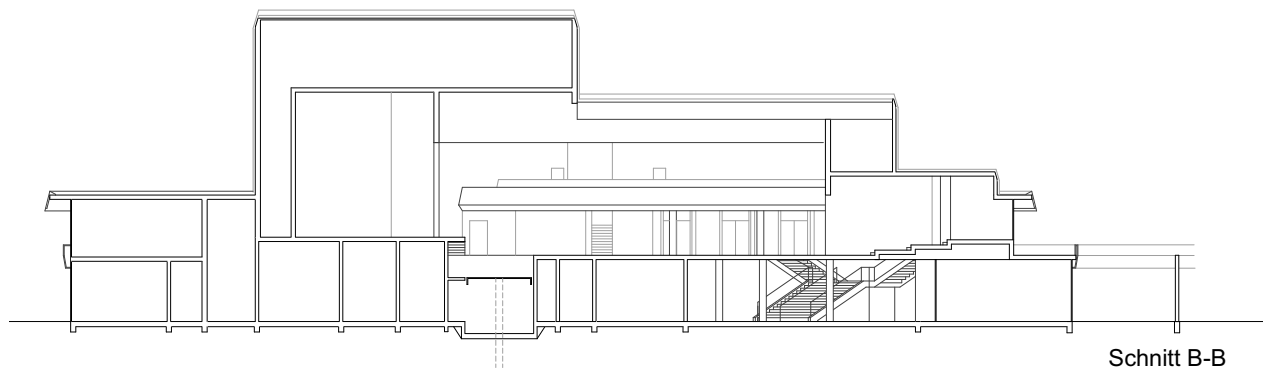


Fig. 41

40  
Culture island floor plan gallery

41  
Culture Island Cut B-B



Possible uses for the southern spa district mentioned in the public participation process

- Event centre: subsequent use of Kulturinsel (possibly also partial deconstruction) vs. new building
- Information centre
- Wadden Sea National Park Information Centre (approx. 800 m<sup>2</sup>)

### 3.6 Functional programme of the event centre

The evaluation of the events from 2019 shows a GFA of approx. 3600 m<sup>2</sup> as a space requirement, a divisibility of the rooms is to be taken into account (Fig. 42). (Further information can be found in the appendix in the modernisation report on the Kulturinsel).

- Large hall for 700 people
- Small hall for 100 people
- Foyer for 700 people
- Ancillary rooms and technical equipment in accordance with the Ordinance on Places of Assembly (Versammlungsstättenverordnung)

### 3.7 Functional programme for the information centre

Existing uses are to be brought together and synergy effects are to be exploited (Fig. 43). The list contains parameters and explanations for some of the possible uses, without ancillary rooms and without jointly usable meeting rooms:

- Lost property office (storage space): 9 m<sup>2</sup>
- Customer service public utilities (4 workplaces with customer contact): approx. 55 m<sup>2</sup>
- National Park Administration (office location for 2 rangers, usually come in with dirty shoes): approx. 30 m<sup>2</sup>
- Tourist Information (counter and information area with merchandising, individual office incl. meeting room for up to 3 people, 4 separate workplaces for undisturbed work) and guest fee office (3 offices for 2 people each or 2 offices (2+4 MA), storage areas, photocopying room: approx. 470 m<sup>2</sup>
- National Park Visitor Centre (exhibition space): 800 m<sup>2</sup>
- Citizens' office (re-registration, passports, lost property office...): approx. 300 m<sup>2</sup>
- Public sanitary facilities
- Library (current daily newspapers can be read free of charge, the library is run by the church): 70 m<sup>2</sup>
- Café: 70 m<sup>2</sup>

### 3.8 Open space concept and biodiversity

The development of an open space concept is desirable. The aim is to develop high-quality open spaces of different types. Care should be taken to ensure that the "island feeling" can be experienced not only on the beach but also in the interior of the island, e.g. through a

site-specific selection of materials and plants. Attention should be paid to the spa park, the forecourt / surroundings of the culture island, the connection to the promenade / beach and the link to the landscape, as well as the station square with adjacent open spaces (e.g. as shared space).

When designing the open spaces, care should be taken to increase biodiversity and to propose site-appropriate and climate-tolerant plantings that adapt to the natural vegetation and require little or no maintenance.

Further environmental maps, such as biotope types, can be viewed here:

- [http://mdi.niedersachsen.de/HeronKaDI/JAVA\\_SCRIPT/37\\_Portal/](http://mdi.niedersachsen.de/HeronKaDI/JAVA_SCRIPT/37_Portal/)
- <https://opengeodata.lgln.niedersachsen.de/>
- <https://www.umweltkarten-niedersachsen.de/Umweltkarten/?lang=de&topic=Basisdaten&bgLayer=TopographieGrau>
- <https://nibis.lbeg.de/cardomap3/>
- [https://numis.niedersachsen.de/kartendienste?lang=de&topic=naturlandschaft&bgLayer=maps\\_omniscale\\_net\\_osm\\_webmercator\\_1&E=1013007.37&N=6912886.50&zoom=8](https://numis.niedersachsen.de/kartendienste?lang=de&topic=naturlandschaft&bgLayer=maps_omniscale_net_osm_webmercator_1&E=1013007.37&N=6912886.50&zoom=8)

### 3.9 Heavy rain

During heavy rainfall, water flows from the main promenade in the direction of Leuchtturmplatz and collects in particular in the areas of Strandstraße/Kirche, Goethestraße/Bismarckstraße and Am Lange Wasser/Weserstraße. (There are several videos about this on YouTube).

### 3.10 Restrictions

- The tidal land is to be preserved in its current form, but can be embedded in a new environment.
- The protective dunes serve to protect the coast and may not be built on. Dune landscapes are protected areas under Article 30(2) of the Federal Nature Conservation Act.
- Track locations are not to be changed, the AG Ems locomotive shed is to be preserved.
- Monument protection: In particular, lines of sight and views of historic buildings are to be preserved. The Kaap should continue to be clearly visible and must be set apart from buildings to the rear.
- There is a political decision that no more holiday homes should be built.
- The ZOB can be considered strategically, although no structural changes will be possible here in the near future, as the area is not urban.

| Nr. | Ermittlung des Raumbedarfes Kultur   | Personen | NF m <sup>2</sup>           | BGF               |
|-----|--|----------|-----------------------------|-------------------|
| KU  | Saal 1 (Sitzplätze in Reihe 0,6m <sup>2</sup> /Besucher)                   | 700      | 420,00m <sup>2</sup>        | 672,00            |
| KU  | Veranstaltung trennbar (Sitzplätze an Tischen 1,2m <sup>2</sup> /Besucher) | 100      | 120,00m <sup>2</sup>        | 192,00            |
| KU  | Foyer (0,5m <sup>2</sup> /Besucher)  | 700      | 350,00m <sup>2</sup>        | 560,00            |
| KU  | Garderobe (1fdm. Pro 60 Gäste, Tiefe: 3-4m)                                | 700      | 50,00m <sup>2</sup>         | 80,00             |
| KU  | Bühne  |          | 200,00m <sup>2</sup>        | 320,00            |
| KU  | Lager  |          | 250,00m <sup>2</sup>        | 400,00            |
| KU  | Toiletten  |          | 150,00m <sup>2</sup>        | 240,00            |
| KU  | Büro und Verkauf   |          | 100,00m <sup>2</sup>        | 160,00            |
| KU  | Künstler   |          | 75,00m <sup>2</sup>         | 120,00            |
| KU  | Küche  |          | 80,00m <sup>2</sup>         | 128,00            |
| VM  | Veranstaltungsmanagement   |          | 125,00m <sup>2</sup>        | 200,00            |
|     | NUF Nutzfläche   |          | 1920,00m <sup>2</sup>       |                   |
|     | TF Technikfläche   | 25%      | 480,00m <sup>2</sup>        | 480m <sup>2</sup> |
|     | VF Verkehrsfläche  | 35%      | 672,00m <sup>2</sup>        |                   |
|     | NRF Netto-Raumfläche   |          | 3072,00m <sup>2</sup>       |                   |
|     | KGF Konstruktions-Grundfläche  | 25%      | 480,00m <sup>2</sup>        |                   |
|     | <b>BGF Bruttogrundfläche</b>   |          | <b>3552,00m<sup>2</sup></b> | 3552,00           |

Fig. 42

### Zukunft: Funktionsprogramm

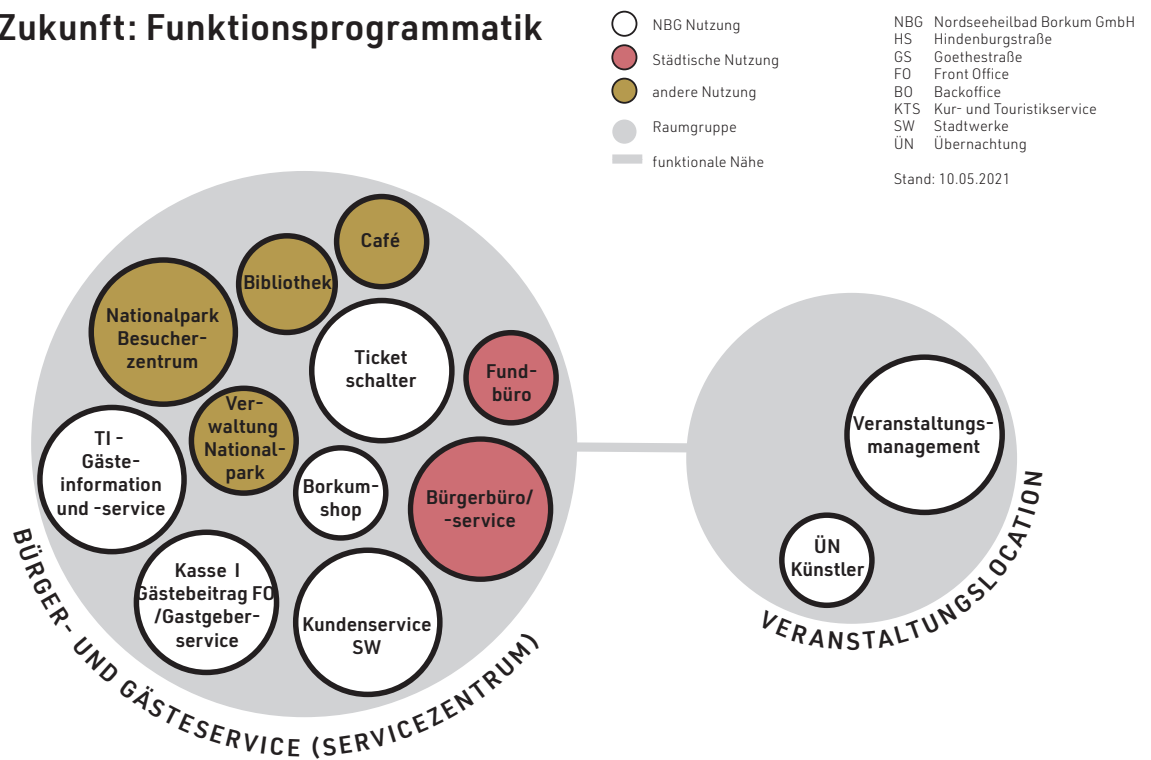


Fig. 43

42  
Room program  
event center

43  
Functions  
Information center

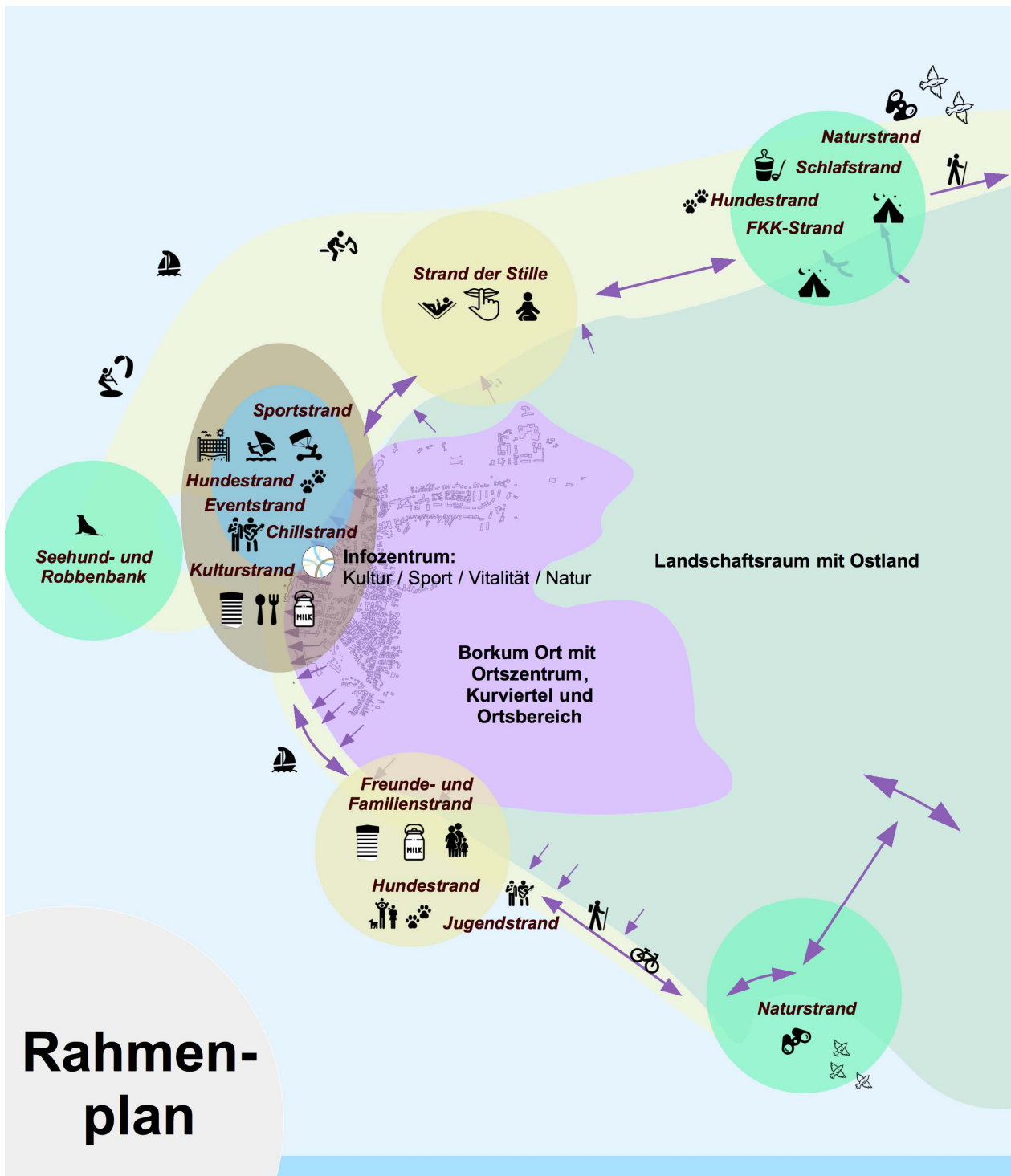


Fig. 44

44  
Framework plan  
for Beach use



### 3.11 Economic efficiency

Due to the prominent location, the project sites in the Kurviertel have high standard land values of around 1,000 €/m<sup>2</sup>. Accordingly, economic solutions are sought here, whereby the economic viability can only be proven conceptually. Economic efficiency must also be considered in the proposed buildings and construction methods – in construction as well as in maintenance and in the life cycle assessment of buildings.

### 3.12 Site-specificity and building culture

The specific local characteristics of Borkum (location in a nature reserve, tradition of seaside resort architecture and other aspects of building culture, making the island feeling tangible, sea view, etc.) must be taken into account in the new building and open space planning concept.

### 3.13 Ideas for mobility

One challenge on Borkum is the organisation of stationary and moving traffic, with the focus on cycling and walking. Paths and parking facilities must therefore also be considered for the uses.

## 4 Submission Requirements

The plan submission is uniformly set at 3 plans, DIN A1, portrait format. The following services are required from the participants (the other illustrations can be freely chosen):

- Figure-ground diagram of the selected project area (P1 or P2) at 1:7,500
- Exemplary section of the selected project area (P1 or P2) at 1:500
- 2 perspectives (atmospheric collages or renderings)
- Sections of the building on a suitable scale

In the explanatory text, make sure that you write 3 to 4 sentences on each of the following points.

#### Concept

What is the main idea?

#### Thematic focus E17

Where are the European E17 themes reflected in your design?

- Sustainable urban design
- Social urbanism

#### Study site

Which measures are planned for the extended perimeter – shown in red?

#### Project site

Which ideas and measures are planned for the project area with regard to urban design, architecture, open space, mobility and which planned uses should there be there?

- Urban design, for example: urban typologies, building typologies, density, ...
- Architecture, for example: what kind of buildings, construction methods, materials, etc. do you foresee?
- Green and open space concept, for example: statements about private open spaces, public open spaces, gradations of public spaces, open space typologies like parks, gardens, promenades, up to balconies or roof terraces, plantings etc.
- Mobility concept, for example: how is traffic organized, where does which type of traffic take place – MIV, bicycle and pedestrian traffic, public transport, etc.
- Uses, for example: what kind of uses do you foresee where, what are the first floor uses, where are there mixed uses, etc.

#### Process-oriented development

- Proposals for the participation of residents or the urban community, ideas for a possible step-by-step implementation such as different building sites, pioneer projects / interim uses, etc.

#### Economic aspects

- Conceptual statements on economic viability (e.g. flexible floor plans, type and location of development, AV ratio, demolition/new construction, ...)
- Number of planned flats





Fig. 45

45  
Oblique aerial view with  
reflection site (red) and  
project sites (yellow)







**Image credits**

- Fig. 0  
Aerial view with reflection site and project site  
ALandesamte für Geoinformation und Landesvermessung Niedersachsen  
Datenlizenz Deutschland – Namensnennung – Version 2.0
- Fig. 1  
Oblique aerial view of Borkum Island  
Photographer: Martin Elsen
- Fig. 2  
Map of Borkum island with districts  
Stadt Borkum
- Fig. 3  
Boardwalk  
Photographer: Raphael Warnecke
- Fig. 4  
Seal bank at high tide  
Stadt Borkum
- Fig. 5  
Oblique aerial view of the Kurviertel  
Photographer: Martin Elsen
- Fig. 6  
Existing apartments (as of 2022)  
P+T Planung
- Fig. 7  
Housing demand forecast for 2023 – 2030  
P+T Planung
- Fig. 8  
Today's traffic zone model
- Fig. 9  
Borkum city, housing  
Schönbeck Borkum
- Fig. 10  
Clinics in the spa district  
Nordseeheilbad Borkum GmbH
- Fig. 11  
Aerial view shelter harbor and new offshore building  
Nordseeheilbad Borkum GmbH
- Fig. 12  
Borkum Spa Park, Dunes as coastal protection  
Stadt Borkum
- Fig. 13  
Hike through dune landscape  
Stadt Borkum
- Fig. 14  
View of the New Lighthouse from the beach  
Stadt Borkum
- Fig. 15  
Promenade Borkum  
Photographer: Raphael Warnecke
- Fig. 16  
Tennis court  
Stadt Borkum
- Fig. 17  
Muiskpavillon with boardwalk  
Photographer: Andreas Behr
- Fig. 18  
Borkum train station  
Stadt Borkum
- Fig. 19  
View of lighthouse square  
Photographer: Andreas Behr
- Fig. 20  
Park at Georg-Schütte-Platz  
Stadt Borkum
- Fig. 21  
Bismarckstraße Direction train station  
Stadt Borkum
- Fig. 22  
Uses on the first floor  
BPW Stadtplanung bzw. NBG als Auftraggeber
- Fig. 23  
Aerial view with reflection site and project site  
Landesamte für Geoinformation und Landesvermessung Niedersachsen  
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