



CATEGORY urban-architectural

TEAM REPRESENTATIVE Architect/Urban Planner/Landscaper

LOCATION Bitterfeld-Wolfen – Garden City and Town Quay

POPULATION approx. 43,900

STRATEGIC SITE approx. 270 ha

SITE OF PROJECT Garden City 15.6 ha/Town Quay 7.5 ha

SITE PROPOSED BY Bitterfeld-Wolfen Town Council

OWNER(S) OF THE SITE Bitterfeld-Wolfen Town Council (approx. 1/3), LMBV (approx. 1/3), private owners (ca. 1/3)

COMMISSION AFTER COMPETITION

Urban master plan, possibly individual construction projects

HOW THE SITE CAN CONTRIBUTE TO THE ADAPTABLE CITY?

The former chemical region of Bitterfeld-Wolfen has undergone fundamental structural changes since 1990. A successful transformation process was initiated with the new Goitzsche recreational landscape and “Technology Park Central Germany”, and this is to continue. The links between Bitterfeld town centre and the nearby Town Quay on Goitzschesee will be completed in the foreseeable future. Now the issue at hand is to determine the shape and extent of reorientation of Bitterfeld town centre with a sustainable urban expansion around the Goitzsche. The two wasteland sites in Garden City and at Town Quay offer outstanding development potential in this respect.

CITY STRATEGY

The vision of Bitterfeld Town Council is the development of the town as a complex residential, living and residential centre. This vision has started to materialise with the development of valuable new potential around Goitzschesee. The town should not only be a place to live and work, but become a new form of “place to live”. This vision is to be realised not only in single construction measures, but also in the town’s self-expression. The revitalisation of the Gartenstadt Süd and the area between Town Quay and Villa Bernsteinsee will be an opportunity to create new housing typologies and attractive sports and recreational concepts whose quality and appeal go beyond the present amenity level and attract new residents.



SITE DEFINITION

The wasteland in Garden City, characterised by suburban development and some villa-style houses, lies on the southern fringe of the town. The proximity to Bitterfeld town centre (800 m), shoreline of Goitzscheseesee (600 m), "Grüne Lunge" town park and Goitzschewald (forest) holds considerable potential. The area is currently being provided with a new access road. This area has become a focus of urban growth due to the development of the Goitzsche to create an interesting tourist and recreation area. The Town Quay project area is located close to the Auensiedlung on the eastern fringe and separated from the latter by federal highway B 100. In the land use plan this area is designated for sports/recreation and open space.

ADAPTABILITY : MAIN ELEMENTS TO TAKE INTO ACCOUNT

Bitterfeld-Wolfen is the most industrialised medium-sized town in the administrative district. With the Goitzscheseesee – created by flooding in 2002 and meanwhile known beyond the regional boundaries – and Goitzschewald the town has acquired enormous recreation potential and landscape quality. However, it is struggling with the effects of shrinkage as well as demographic and economic structural change. It is striving to attract new resident groups in the long term by becoming a centre for living, working and recreation. For this purpose new, cross-generation forms of living must be provided as alternatives to the classic single-family dwelling on virgin land.

The new approach is to develop housing and apartment typologies that demonstrate a strong relationship to the landscape and offer infrastructural prerequisites for sports-minded families. Whilst the public open spaces should preserve their landscape character, they should also promote identification with the residential area and Goitzschewald as a place of social interaction. The direct connection between living with leisure and recreational functions should enhance its appeal. For the Town Quay site, on the other hand, the emphasis of development should be placed on a wide variety of uses with attractive leisure and recreational water-oriented opportunities. The main intention is to enhance the profile of the „Goitzsche“ tourist location as a whole and in the long term.



strategic site, view from West



Projektgebiet A „Garden City South“

view from West towards Goitzsche



viwe from East towards Bitterfelder Bogen



project site B

between Town Quay



... Villa Bernsteinsee