



photo: Harald Langner ©Stadt Kaufbeuren

**CATEGORY** Urban/landscape planning, architectural  
**TEAM REPRESENTATIVE** Architect/urban planner/landscaper

**LOCATION** Kaufbeuren Air Base

**POPULATION** 43,100

**STRATEGIC SITE** approx. 580 ha

**SITE OF PROJECT** 230 ha

**SITE PROPOSED BY** Kaufbeuren Town Council

**OWNER OF SITE** Bundesanstalt für Immobilienaufgaben (Institute for Federal Real Estate: BImA) on behalf of the Federal Republic of Germany

**COMMISSION AFTER COMPETITION**

Urban master plan; for the award of a planning contract a separate tendering procedure according to VOF will be required.

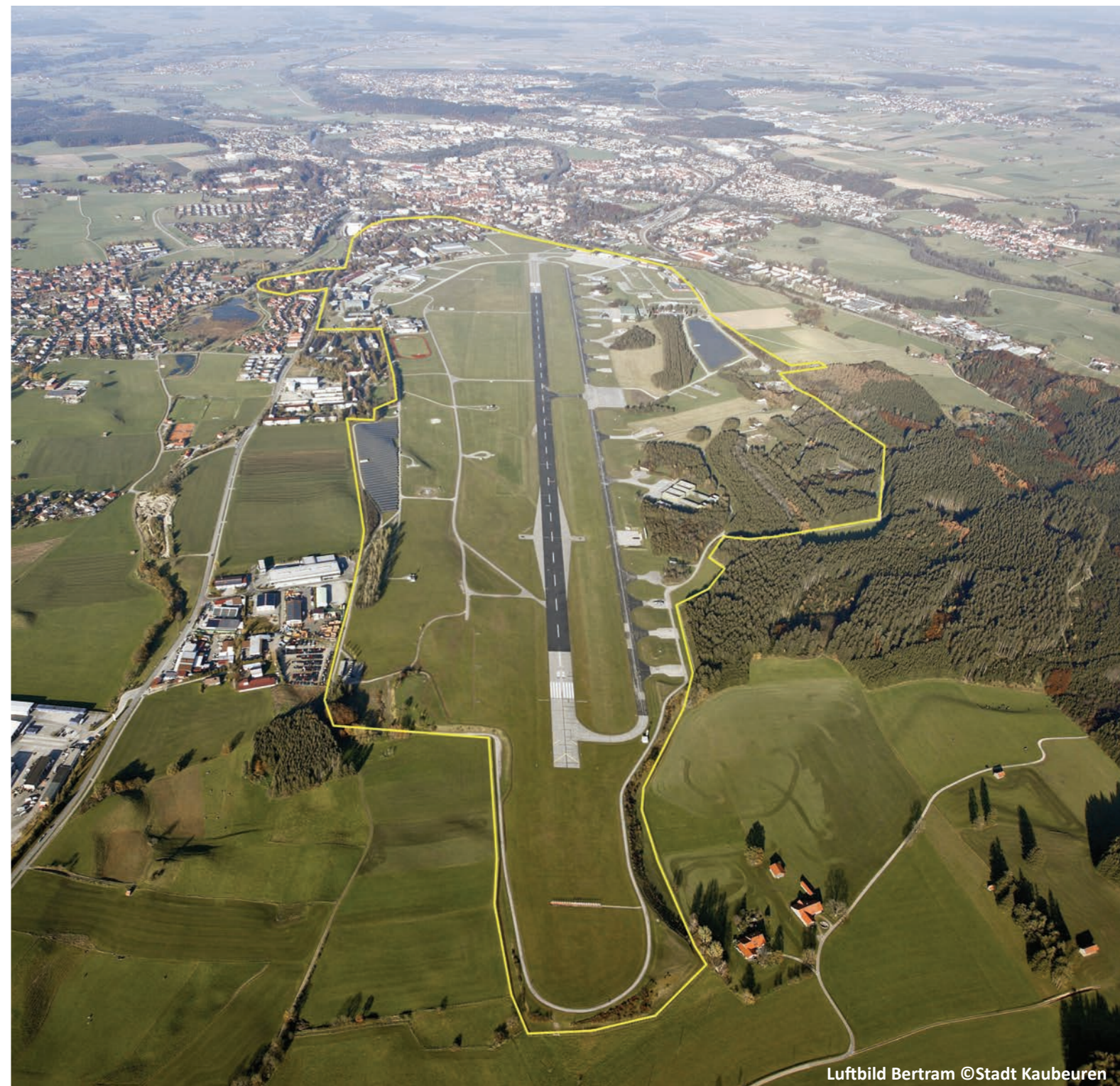
#### HOW THE SITE CAN CONTRIBUTE TO THE ADAPTABLE CITY?

After many years of close links between the town of Kaufbeuren and the air base, which houses in particular the Luftwaffe Technical School, the announced closure threatens to cause a substantial loss of urban planning and structural functions with serious consequences for the town and the entire region. In the forefront the town council wishes to consider the consequences and changes in terms of urban planning, demography, economy, environment and opportunities for the future. Only a strategic approach will enable the opportunities ensuing from the conversion to be actively used. The town council is pursuing a combined approach of infrastructural measures, sustainable post-use concepts and cooperation models to cushion the effects of this significant structural incursion.

#### CITY STRATEGY

The conversion of Kaufbeuren Air Base calls for a comprehensive examination of the urban planning, economic, supply management, landscape, environmental, demographic, social and cultural development of Kaufbeuren. According to the motto "Town in transition – Launching into an innovative development" the task will be to supply long-term impulses in the fields of research, education and the respective production areas as well as civil-military cooperation. In the sense of a campus, interdisciplinary synergies are to be combined with high-quality recreational/sports facilities and residential uses. The redevelopment proposals should also take account of the structural links between the site and the town centre, adjoining districts and neighbouring municipalities.





## SITE DEFINITION

The air base, erected between 1935 and 1938, is scenically located in the southern part of the town with views of the Alps. After World War II the runway was extended by 500 m to approx. 2200 m into the administrative district of Ruderatshofen. Today the site is approx. 230 hectares with a building complex (e.g. halls, lecture rooms, accommodation for course participants) in the north. The majority of the air base site is undeveloped, but occupied by the runway, meanwhile surrounded by important biotopes. The main access road is Apfeltranger Straße, which connects the site to the regional B 12 via the town centre.

## ADAPTABILITY : MAIN ELEMENTS TO TAKE INTO ACCOUNT

As a first step in the redevelopment of Kaufbeuren Air Base, the Town Council commissioned preparatory studies with the participation of those concerned and the public agencies. The aim was to obtain an in-depth, interdisciplinary analysis from which an urban planning concept could be developed. The results of these studies form the basis for alternative uses with a number of possible scenarios that are critical for future development. The Kaufbeuren Air Base site must be redeveloped and restructured as an urban district. This re-orientation and change of use must be coordinated with regard to the consumption of resources and land usage. The surrounding urban area must be taken into account in this process.

In particular the links between the study area and the old town and adjoining neighbourhoods must be examined in consideration of the topography with the objective of integrating the relevant landscape features and key green elements into the urban planning concept. The objectives on an urban planning and settlement structure level must be directed towards a master plan that brings together the different use requirements in a robust and long-term, flexible urban planning, transport and landscape planning structure. The individual useable areas can be adapted or changed in the sense of clusters according to the medium- to long-term requirements. The time dimension for the process must be taken into account with a phased development concept that may also include intermediate uses.









view from west, intersection Apfeltranger Straße/Hohe Buchleuthe

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view from west

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view from south alongside Apfeltranger Strasse

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view from east

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