



**CATEGORY** urban/architectural

**LOCATION** Forchheim North, Waasner-Area

**POPULATION** 30,800

**STUDY SITE** approx. 25 ha

**SITE OF PROJECT** 2.5 ha

**SITE PROPOSED BY** City of Forchheim

**OWNER OF THE SITE** Gebr. Waasner GmbH & Co. KG

**COMMISSION AFTER COMPETITION**

Urban master plan

Realisation of architectural projects

#### TRANSFORMATION OF THE SITE

The Waasner-company is an example of the conversion of a down-to-earth crafts enterprise into an innovative/productive industrial enterprise for metal processing. With the relocation of the fabrication until the year 2010, a land use and development concept should be worked out for the area of the factory premises, which lies within the "Social City" subsidy programme. The change from the industrial society to a service society and the demographic development towards an increasingly aging society represents a particular challenge to future urban planning in the specific area between commerce/trade and living.

The intention is to create a multi-functional district which offers an innovative form of urbanity, taking into consideration building structures which are worthy of being maintained, and including and/or developing the existing green structures.

#### CITY STRATEGY

For the study site basic proposals should be submitted in order to link the residential neighbourhoods, town centre access spine and sealed-off green spaces along the canal. The main goals for the project site are land use and development concepts for living and working, leisure time and culture. A process-related concept is sought, which creates a programmatic reinterpretation of the area. This requires a flexible concept with different programs, which provides temporary uses and can be realised in the long term. Improvements are sought both for the "Social City" zone and overall town development.

The structuring and improvement of the public space and the transformation of the existing structures and improvement in architectural qualities are considered to be an essential part of the necessary city renewal.



## SITE DEFINITION

The site is located on the northern approach to Forchheim town centre, about 500 m from the autobahn exit. The historic old town is situated about 1,000 m to the south of the planning site. To the East there is a homogeneous residential neighbourhood of the 1950/60s with about 5,000 inhabitants (Forchheim-North). To the West is a single family development, bordered by the autobahn (A 73) and Main-Donau-Canal. No access is available to the open spaces along the riverside. Integrated into the superior city district development approaches the „Waasner-area“ should be developed into a multi-functional district. A sustainable and innovative model is sought for the quarter, which increases the attractiveness of this part of the city and offers new living qualities, combining living and working and taking into consideration building structures which are worthy of being maintained.

## NEW URBAN MOBILITY

The favourable location of the project site offers the prerequisites for a town of short distances: almost all facilities are available within a radius of 500 m. Good public transport access is provided, although this aspect could be optimised. This also applies to the pedestrian and cycle paths within the neighbourhood and to the town centre. Bamberger Straße, which is tangential to the project site, constitutes a serious barrier due to the high traffic volume. Proposals should be made for a radical reduction of emissions. The promotion of a new urban mobility also favours the provision of jobs close to home, particularly jobs appropriate to the social structure of the inhabitants and offering further qualifications.

## NEW SOCIAL LIFE

The current industrial plant is a key employer for the surrounding residential neighbourhoods. Future development with an emphasis on living and working thus plays a important role for the neighbourhood. In addition there is a general need for consolidation of the social and cultural infrastructure of the neighbourhood, and of the town as a whole.

## NEW SUSTAINABLE ENVIRONMENT

Due to the industrial use, the site surfaces are sealed to a large extent. An ecological upgrade is to be achieved by unsealing the surfaces and creating new green structures. Further ecological improvements are to be realised in the energy-conscious construction sector.

# Forchheim – Deutschland – europäisch



Top: aerial view with the old city centre on the left and the Waasner-area on the right; bottom left: the old city centre; bottom right: the Waasner-area with the different construction parts from the 1950ies until the 1990ies



Waasner area