



City	Babenhausen
Location	Eastern access to the city
Population	16.500
Study site	70 ha
Site of project	Site of project: urban transformation and conversion of barracks

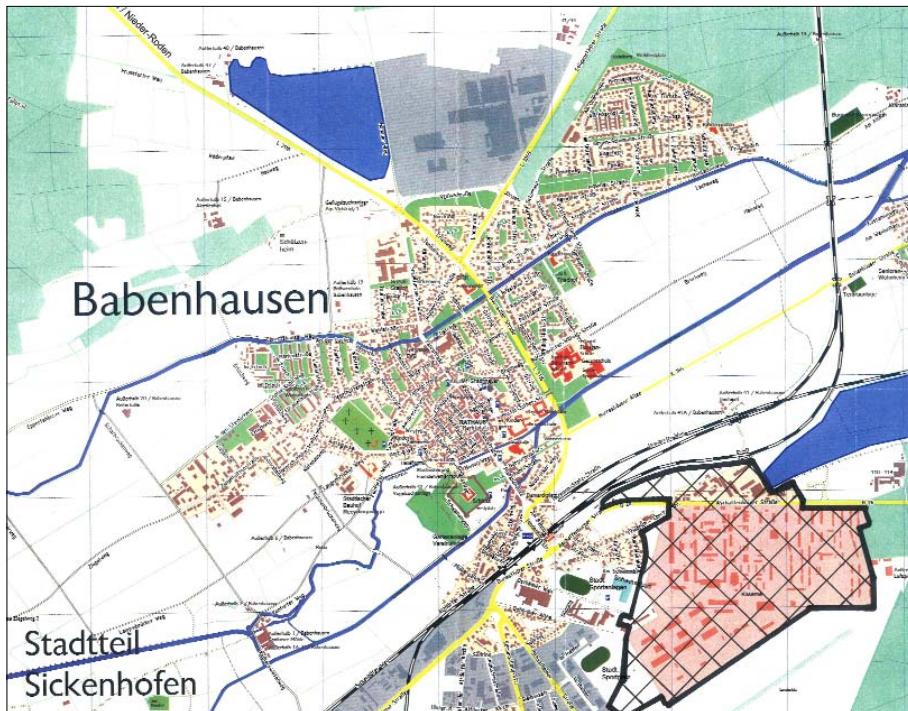
TOPIC

With the US Army abandoning the premises of the century-old barracks, these will now be converted to civilian use. Due to its former function, the site is located in an isolated area, and its huge surface dominates the region at the eastern edge of the city. Through a restructuring process, both the area and the vacant industrial wasteland on the opposite side will be reintegrated into the region, as a whole, forming the new eastern gateway to the city. Upgrading and a positive reputation shall help develop it into a residential and commercial site with its own site identity.

In addition to its function as an entry to the city, the area shall reflect the identity of the city, as a site of sustainable energy technologies and employment, which shall positively influence the impression of the city, as a whole.

TERRITORIAL SCALE : CONURBATION

Babenhausen is a sub-centre and flourishing residential area in the south-eastern Rhein-Main area, along the local commuter and residential axis between Darmstadt and Aschaffenburg. Frankfurt airport is only 35 km away. About 60% of the inhabitants live in the city centre. The competition site is located 1.5 km south-east of the centre of town. The barracks and the northern commercial wasteland, form the Eastern access to the city. The Darmstadt-Aschaffenburg railway line and the B 26 highway separate the area from the city centre.





URBAN SCALE : STUDY SITE

The administrative complex of the barracks is a listed building. It was erected in the years 1900-1903. Supply areas, cinema, gymnasiums, workshops, and the residential buildings, with approx. 360 apartments, were built more recently, and have been partially renovated. Whether or not the site is contaminated is still unknown (former military airport, tank-washing facilities, and depots, however, explosive military ordinance must be expected).

North of the barracks, between the B 26 and the railway, there are several vacant lots, including the grounds of a former cast iron fittings factory. To the south, an airport borders on an FFH ("Flora-Fauna-Habitat Directive" a nature preserve) area and an ornithological protection area, to the east on forests and nature conservation areas.

Residential buildings and recreational facilities border the west of the area. A by-pass road (southern ring road) will be built here in the future. The barracks will be handed over in October 2007 to the Federal Agency for Real Estate Affairs by the US-army.

Programmatic intentions:

A long-term concept shall be developed, which can be implemented in separate stages. Intermediate utilisation is being considered useful. In the long run, the first priority will be to generate the connections between this area and the centre of the city and the train station, to integrate this area into the urban context.

PROXIMITY SCALE : SITE OF PROJECT

The barracks shall allow for mixed - residential, commercial, and educational - use. The listed status of this historic site must be respected. Existing buildings and structures shall be maintained, as far as possible. The more recent buildings may also be preserved, however, to a limited extent. The existing hotel, cinema, workshops and recreational facilities could provide inspiration for a sports and leisure park. Commercial use is desired for the industrial wasteland north of the B 26 road.

Programmatic intentions:

Possible uses and structures that could attract sustainable service providers and trade companies are being sought. Environmentally compatible projects, from the alternative energy sector, could sustainably provide the area's energy supply, and shape the image of the site. The objective is the transformation of this area, to make it a lively neighbourhood that radiates onto the city as a whole.





industrial wasteland "former casting factory"



workshop area of the barracks



industrial wasteland federal road B26, towards Aschaffenburg



industrial wasteland with residential blocks in the background



baracks - residential blocks



baracks - former library with the old water tower