

**Launching day of the competition
27th of March 2023**

Organiser

**Europan – German Association for the Promotion of
Architecture, Housing and Urban Planning e. V.
in cooperation with the Landeshauptstadt München**

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Colloquium in Munich

Start: 06.15 p.m., End: 07:30p.m.

Report written by:

Vesta NeleZareh, European Deutschland e.V.

Participants

Theresa Görner, Ehret+Klein GmbH

Dr Miku Hayashi-Reimers, Department of Urban Planning and Building Regulations of the City of Munich

Corinna Hey, Department of Urban Planning and Building Regulations of the City of Munich

Andrea Hundberger, Ehret+Klein GmbH

Pia Schöningh, mahl-gebhard-konzepte

Florian Pipo, Ehret+Klein GmbH

Frederik Schriever, VALUES Real Estate

Philine Stadtmüller, Department of Urban Planning and Building Regulations of the City of Munich

Vesta Nele Zareh, European Deutschland e.V.

1 Welcome

Ms Hey welcomes all the participants.

The individuals in attendance introduce themselves: Theresa Görner, Dr Miku Hayashi-Reimers, Corinna Hey, Andrea Hundberger, Pia Schöningh, Frederik Schriever, Philine Stadtmüller, and Vesta Nele Zareh.

Ms Hey explains the question colloquium process and refers to the fact that questions that cannot be answered directly in the colloquium will be clarified internally after the colloquium and then answered in the minutes.

Ms Hey presents the important aspects of the task.

2 Questions

Question 01:

Is there a limit to how tall buildings can be?

Answer 01:

You can orient yourself toward the developments in the surroundings. Corresponding information can also be found in the documents provided.

There is no fixed limit for how tall buildings can be. High points are conceivable in principle and their location and form should be justified on the basis of the urban planning concept. Based on the spatial master plan from the high-rise building study, a height with an increase of up to 150 % in comparison with the newly established eaves height (thus, e.g., ca. 50 m in the case of eaves of 20 m) can be used as a benchmark. The development plans for Neufreimann and Viertel Four can be used as an orientation aide for the surrounding eaves. The effect and compatibility should always be presented and/or examined in each individual case. (See p. 24 of the dossier)

Question 02:

May participants in the competition be over 40 or precisely 40 years old?

Answer 02:

No, all participants, regardless of their discipline, must be under 40 years in age at the time of the competition submission (deadline 30 July 2023).

Question 03:

For the topic of 'shared mobility', should information be provided regarding how many spaces should be provided? How should ideas and/or approaches to the topic be presented in the competition?

Answer 03:

The question is recorded and the answer provided later on in the minutes.

What are sought are new approaches and ideas 'outside of the box'. In the case of innovative approaches, an explanation of how they might

be implemented is requested. No full-scale mobility concept is required. But ideas for it should be developed. Areas for the building blocks for mobility do not have to be determined or concisely assigned, but an approximate location would be sensible and advantageous.

Question 04:

Are there documents regarding what building substance in the area has to be preserved?

Answer 04:

The existing buildings in the study site (red perimeter) are old and generally have two storeys. When the buildings were erected, there were not yet any ideas with respect to retroactive densification at a later point in time, which is why planning was done in this way here (low-rise, with a large footprint).

The existing commercial uses in the study site should also be possible in future. The function as a location for wholesale and specialist retailer markets should be taken into account and developed further in a denser form; the existing building structures for this use do not need to be taken into consideration. What should instead be developed is an area-efficient and sustainable concept in line with an 'urban area' in which a mix of uses consisting of existing and new structures, as well as modern workplaces for a variety of sectors, and housing with corresponding social infrastructures are envisioned.

In the project site (yellow perimeter), the existing buildings are quite old and run-down. How can the program of wholesale be taken into consideration on site if unsealing is desired? How can the program of wholesalers be envisioned in a mixed district of tomorrow?

Starting from the planning objective of the sponge city and the desire for the creation of high-quality open spaces, the current organization with low-rise buildings with a large footprint should be reconceived.

Question 05:

Should the existing specialist wholesale market be preserved as commerce on the site?

Answer 05:

The aim is an unsealing of part of the currently sealed surface. At the same time, preserving the commercial uses on the site is desired. Areas

with two storeys with a large footprint, like those for the current operations, do not have to be preserved on the site. A large-scale specialist market centre, for instance, can, however, be conceived, but integrated in a densified, more area-efficient form. What is sought is a clever approach that is able to reconcile a variety of uses. The function as a commercial site should perspective be preserved. Commerce should not be forced out by other uses – what is concerned is preserving the function rather than the program on the site. Here, a compatible co-existence of existing and new commercial uses as well as sensible new uses (housing or childcare facilities) should be taken into consideration.

Hybrid building typologies can be considered as to satisfy the requirements for dual interior development – the unsealing of areas while densifying them at the same time. The current development is area-inefficient and low-rise.

When densification takes place throughout the area, tall buildings can be taken into consideration. (See answer 01)

In the mix of uses, the integration of the entire commercial setting (categories of commerce) is possible. What are expected from the competition designs are ideas for approaches to which types of commerce, and how they can be integrated into the district from an urban-planning and structural perspective.

Question 06:

How does the wholesale business of the future then look? Are there tendencies towards it not remaining as it currently is?

How is this wholesale business changing? What surface areas can be calculated for it?

Answer 06:

There is no generally applicable answer to this question. Proposals for how a mix of commerce, housing, and work might look can gladly be made. There are already quite fascinating realized references in an area-efficient form, particularly in connection with residential use, in this connection. What we expect here are new innovative answers within the framework of the design results. The integration of hybrid buildings with mixed commercial uses (offices, administration, production, processing, and handcraft) or also in combination with residential use should be examined.

Here, please think in a cycle of sustainable building materials – gladly according to the ‘cradle-to-cradle’ principle.

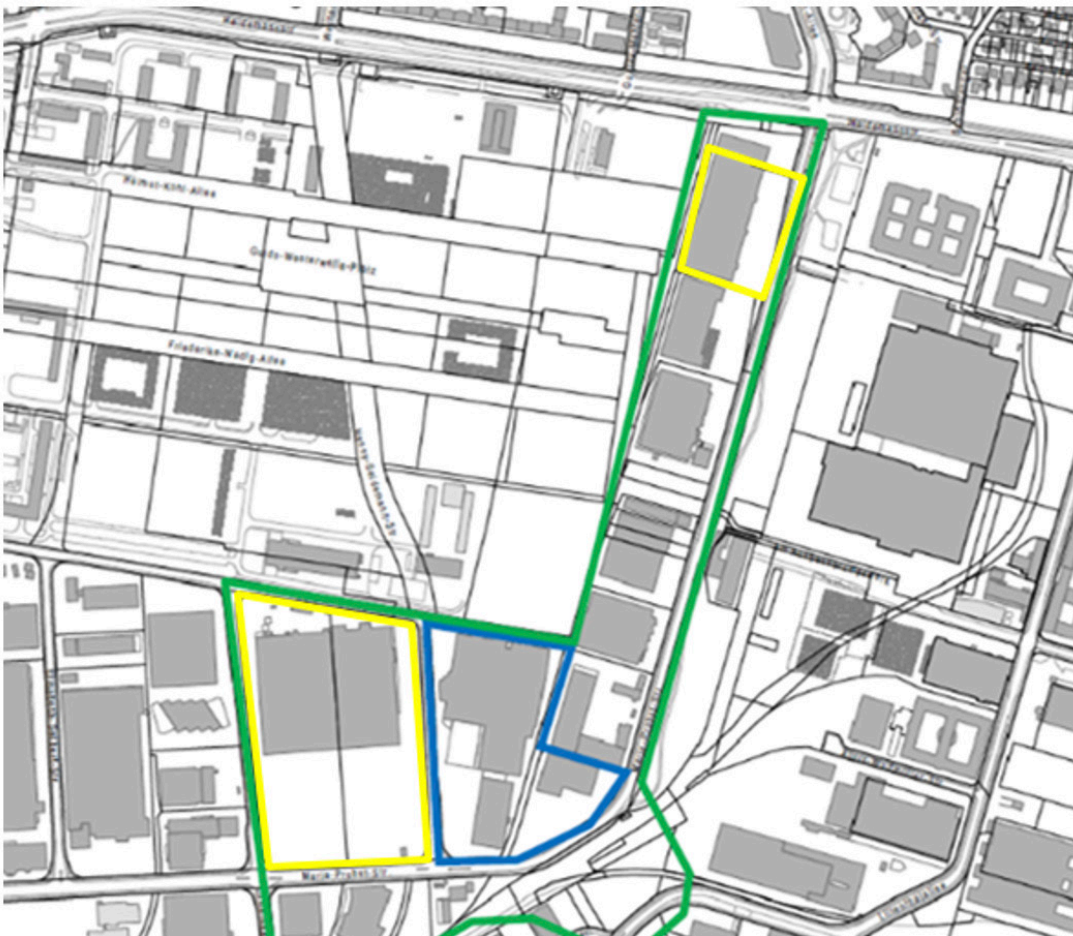
Question 07:

Is there a plan visualizing the ownership structure in the project site and the study site?

Answer 07:

There are presentations (here, please add a reference to the presentation in the dossier with page numbers) of the various users. –

> Dr Miku Hayashi-Reimers points to plots of land.



The plots of land outlined in yellow belong to one owner.

Question 08:

What owners are there in the study site?

Answer 08:

The ownership structure is very heterogeneous. But only one owner has several plots of land in the surroundings of the study site. Please see the picture.

Question 09:

The aim (according to the dossier) is creating a link between the district centre of Neufreimann and the new centre in the project site, even though the planned green area / green strip on the southern edge of the district of Neufreimann is situated in between. How might a link then look? Are there approaches in this regard in the urban-development plan?

Answer 09:

The urban development plan 2040 (STEP 2040, see the dossier) includes statements about the new centre. The new tramline connects the two centres, which are situated on the diagonal traffic axis (thoroughfares) – there is therefore a transport link. The southern centre in the area around the new tram stop also represents an entrance gate.

The planned green area should strengthen and not impede the link between the two districts by means of pedestrian and bicycle traffic. The local centre of Neufreimann should be integrated into the district centre in the project site; the uses should supplement each other reciprocally and together form a district centre – and this should bring about a centre with two central areas. The green area situated in between them can be developed as a connective element, with corresponding areas and uses for spending time, and thus as part of this centre.

Question 10:

Is there a mapping of noise? Are there reference points regarding what values should be taken into account?

Answer 10:

Assumptions can be made in this respect. The tracks currently represent a source of noise, and the thoroughfares currently do so as well.

The extension of tram line 23 will also give rise to emissions. Noise from traffic and commerce as well as vibrations that might be caused by noise sources both inside and outside the competition site should be taken into consideration. The pre-existing noise does not have to be examined definitively within the framework of the competition. For this conflict, innovative ideas should nonetheless be proposed within the framework of the competition. (See the dossier, e.g., p. 40)

Question 11:

Is there a plan with respect to specific uses for Neufreimann? What is planned where?

Answer 11:

There are statements in the B-plan (see p. 40; appendix 15_MUC_BPNr. 1989_Neufreimann). In the planned centre, for instance a municipal library, cultural uses, and a centre with services for the elderly should be created. In the construction fields labelled as an 'urban area', 'non-residential use' is envisioned on the street side. On the Stadtplatz as well as on the main thoroughfares, the areas of the first upper storey are also kept free of housing.

Question 12:

Are there already concrete offers for ground floor uses for the area in the east of Neufreimann at the interfaces to the study site?

Answer 12:

There are still no concrete use specifications. Along the Ringstraße as well as on the public district square in the east, no residential use is envisioned on the ground floor. A compatible coexistence with the commercial areas adjoining to the east is thus taken into account.

Question 13:

Are there stages of construction for the district of Neufreimann?

Answer 13:

The plan with the stages of construction will be provided later on – a plan of the distribution of uses along with a presentation of the stages of construction.

Neufreimann – Nutzungsverteilung

**Question 14:**

We have registered for the competition. One team member is currently still studying architecture, and one team member has a degree in the field of architecture but is not yet a member of a chamber of architects. Can we participate in the competition? How should we verify our status?

Answer 14:

You can participate in the competition (see the dossier), and the documents verifying your status should be uploaded to the European Europa webpage along with your competition submission.

Question 15:

What elements of the district open space concept have been realized so far?

Answer 15:

Not many things have been realized yet. The aims of the concept should be taken into account in the planning. Aims that have so far been formulated somewhat abstractly should be formulated spatially in a concrete way in the contributions to the competition, e.g., a reduction of sealing, improvements to green areas, the creation of green and

path connections.

Question 16:

How many teams are participating? Will there be an exhibition of the contributions afterwards?

Answer 16:

Roughly 15 to 20 project teams on average participate for each site in Europe. Afterwards, there is a national exhibition (in connection with the concluding event in German) as well as foreseeably other local exhibitions at all eight German sites and a publication on the results of the competition, which will probably be published by Jovis and be available for purchase in bookshops.

Question 17:

Are there plans for the existing buildings for the wholesale trade in the project site? Can they be made available to us?

Answer 17:

There are no plans, and/or they cannot be made available. The buildings should be classified as not worth preserving. The buildings are structures from the 1960s – purely functional buildings, functional steel construction including logistics halls.

Question 18:

Can plans be made available for the integration of approaches to recycling-oriented, 'cradle-to-cradle' construction for the inventory of building elements so as to possibly make use of building elements?

Answer 18:

No planning documents with respect to existing real estate can be made available. The existing real estate was erected in the 1960s and is now at the end of its technical and economic lifecycle. Preserving the building substance is very probably not an option. But ideas in line with 'cradle-to-cradle' or circular construction are nonetheless conceivable.

Question 20:

From the perspective of typology, it would be interesting to know how large the areas up to now are; how the buildings function can be read

from the plans. Can the plans be provided?

Answer 20:

See above – no planning documents

The ground areas can also be taken from the basic city map provided.

Supplement to answer 20:

The site is undergoing transformation. The program should not be replicated 1:1. The commercial function should be preserved on the site and be further developed in a denser form. The existing building structures for this use do not have to be taken into account. What should instead be developed is an innovative area-efficient and sustainable concept in which a mix of uses of existing and new structures, as well as modern workplaces for diverse sectors, and housing with corresponding social infrastructures is envisioned.

The continued existence and the future-oriented development of manufacturing has to be facilitated despite the requirements and need for protection connected with residential use. (See the dossier, section 5.3, picture 6)

Hybrid building typologies can be considered so as to satisfy the requirements of dual interior development – the unsealing of surfaces along with simultaneous densification – on the site. The current development is area-inefficient and low-rise.

If densification takes place in the entire area, high-rise buildings can be taken into consideration. (See answer 01)

Question 21 (in English):

Are all of the new buildings that are under construction in Neufreimann mixed-use buildings?

Answer 21 (in English):

The eastern part of Neufreimann is sort of mixed-use, the ground floor is commercial, with housing situated above it.

Question 22:

Will the current commercial uses remain?

Answer 22:

The commercial site should be taken into account with respect to function and be developed in a denser, more efficient form, with a mix of uses consisting of existing and new structures. (See question 20)

Question 23:

So, the commerce will remain?

Answer 23:

Yes, you can think of the principle of a functionally mixed city – a '15-minute city', where everything takes place in a dense space. The site will be transformed. (See question 20)

3 End of the Question Colloquium

Ms Hey thanks the participants, the representatives of the city, and the owners for their participation in the question colloquium and wishes all the participants great success with their processing of the task. With this, Ms Hey concludes the question colloquium.

Remark regarding the minutes:

The minutes reproduce all the questions actually asked during the colloquium as well as the answers to them. The keeper of the minutes would like to add the following here:

Should the impression arise that the topic of 'wholesale trade' must be taken into consideration in the project site, this is not correct. No answer is expected from the competition to the question of how a compatible utilization consisting of various forms of commerce and housing should look in an 'urban area'. In this connection, especially with respect to the point 'mix of uses', reference is once again made to the dossier.

May 2nd, 2023

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