





4. Rieselfeld (Freiburg - DE)

<p>Project description</p>	<p>The district of Rieselfeld is situated in the West of Freiburg and is providing 4200 residential units for about 10,000 to 12,000 inhabitants.</p> <p>The construction of the district of Rieselfeld started in 2004 is planned to be completed by 2010.</p> <p>Rieselfeld is being constructed on an area of 70 hectares, situated in the Eastern part of a former 320 hectare sewage farm which served the South-Western part of Freiburg for more than 100 years. After carrying out extensive ground surveys and all the necessary steps such as soil removal, the area fulfilled the conditions for residential construction.</p>	
<p>Objectives</p>		<p>The political guidelines for the town planning concept have been in effect since 1994.</p> <ul style="list-style-type: none"> • Traffic systems that give priority to public transport and foot- and bicycle traffic. • Well-integrated public and private infrastructure from the beginning. • Orientation towards ecological objectives: low-energy construction standard (65kWh/m²a), district heating networks fed by a combined heat and power plant, integration of solar energy, a concept for rain water use; upgrading of the surrounding area to nature reserve status. • High quality of private and public green spaces and of leisure centres. <ul style="list-style-type: none"> • Constructing an urban district of high population density (90% collective, 10% private) • A flexible urban design principle which allows for current development and provides the possibility to adapt future planning. • Specifically incorporating the concerns of women, families, as well as handicapped and elderly people. • Overcoming the separation of living and working space through the integration of mixed and industrial construction areas. • Creating a balance of structures and housing forms.
<p>Financing structure</p>	<p>The city covered the costs for Rieselfeld in terms of planning, development, public mechanisms and financing of the project. The total investment summed up to approximately € 145 million.</p> <p>The financing runs outside of the municipal account over a trust account covered by the KE LEG GmbH and - on a small scale - by subsidies for building of the schools and the fire-stations. Subsidies came also from the Building-Priority-Program of the federal state of Baden-Württemberg.</p>	
<p>Partners & Roles</p>	 <p>http://www.urba.ucl.ac.be</p>	<p>The project is not being carried out by external developers, but by a project group which is part of the city administration; nevertheless it operates outside the regular administrative hierarchy. The City of Freiburg and KE LEG (a municipal service-providing company from Stuttgart) have appointed a joint project management team which leads the Rieselfeld Project Group. At the head of project development and implementation, the project group functions as the central control unit for the project.</p> <p>The core team is supported by specialists from the city departments for planning, real estate and housing.</p>
<p>Results/Achievements</p>	<ul style="list-style-type: none"> • Transport: priority for public transport, pedestrians and cyclists; easy access to the public transport for all residents; a general speed limit of 30 km/h; several "play streets" in which playing kids have priority; right-before-left rule of priority for speed reduction 	

	<ul style="list-style-type: none"> • Environment: use of low-energy buildings with a maximum level of energy consumption of 65 kWh/m²/year; binding obligation to connect all structures to the district heating network fed by a combined heat and power plant in Weingarten; use of renewable energy sources (solar energy, wood pellet heating and heat pumps). • Water: separate collection of surface water, and complete recirculation into the western part of the Rieselfeld area (which has been upgraded to nature reserve status) after a biological purification process. Thus the typical local vegetation - marshes and swamps - is to be preserved. • Social: equal attention has been paid to the district's social and cultural life as well as to technical aspects, marketing, and urban building. The development of the building process is being accompanied by a public interest and involvement. The social infrastructure includes a secondary school and its gymnasium; a primary school, a kindergarten, three children's day care centres, a sports-kindergarten, two outdoor-kindergartens, a private sports club; a district meeting centre for youth projects, a media centre for children and teenagers, a church etc. The residents publish their own district newspaper.
Difficulties faced and solutions found	<p>Marketing of real estate started in 1993. Initially, planning and marketing were aimed at subsidized low-cost housing, privately financed rental housing investment projects, and private apartments and houses. At the end of the 90s, however, state support for residential construction was discontinued and tax advantages for investors were cut, bringing about substantial changes in the business environment of real estate. The project group's reaction was a modification of the development strategy in favour of single and multiple dwelling units. Also, investor acquisition for the construction of real estate for private ownership was intensified, and a flexible marketing strategy was developed which includes services for industrial building.</p> <p>As a result, till today demand is excellent in the areas of both smaller investors' projects and of private and industrial purchasing groups.</p>
Next Steps	<p>Bordering on the north of the new district Rieselfeld, the new sport and leisure areas "Untere Hirschmatten" is being planned. This will be an extensively used public area with ground for two sports clubs which should function as an extension to the "recreational task" of the district's parks. Through the construction of this area, the free-time activities should be steered to Rieselfeld's Northern half in order to take some of the pressure off the nature reserve in the west of Rieselfeld.</p> <p>In 2007, about 370 building units were under construction. About 270 units in different projects are in planning and should enter the building phase in the next 12-15 months. The development of Rieselfeld should be completed in 2010.</p> <div data-bbox="1129 969 1476 1395" style="float: right; text-align: right;"> <p>www.werkstatt-stadt.de/</p>  </div>
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