

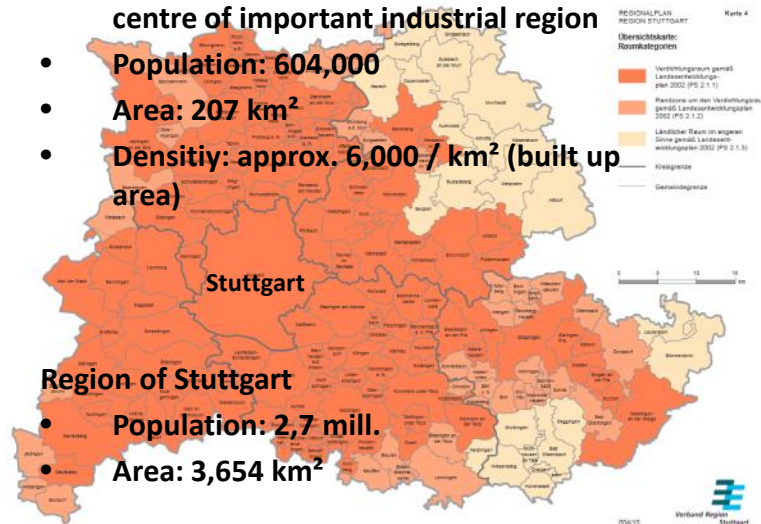
1 Stuttgart Basic Data

City of Stuttgart

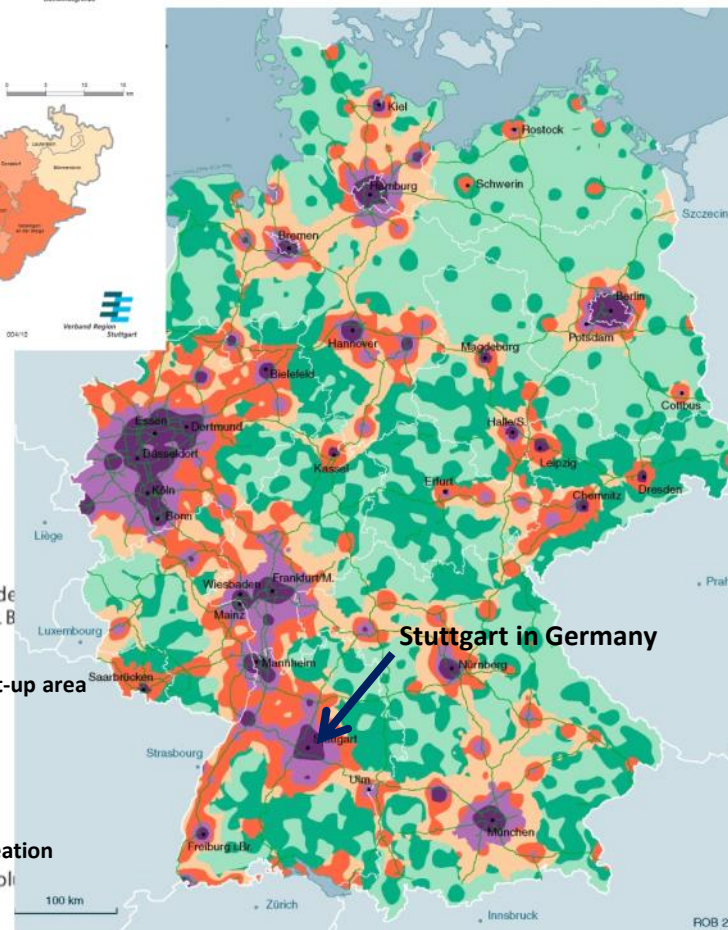
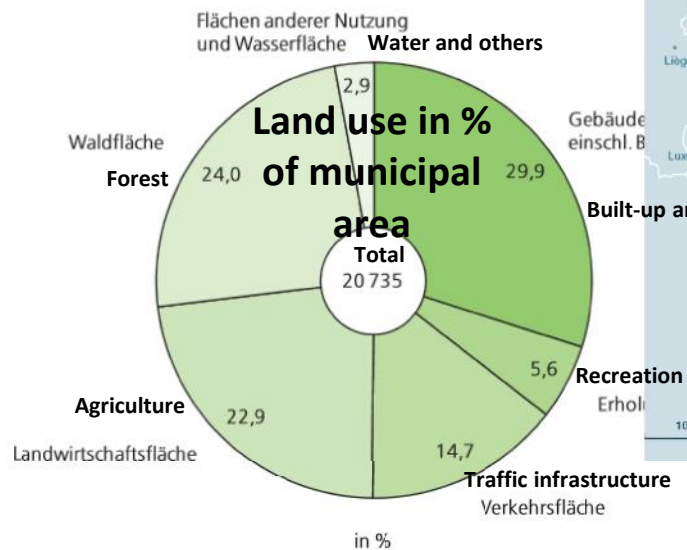
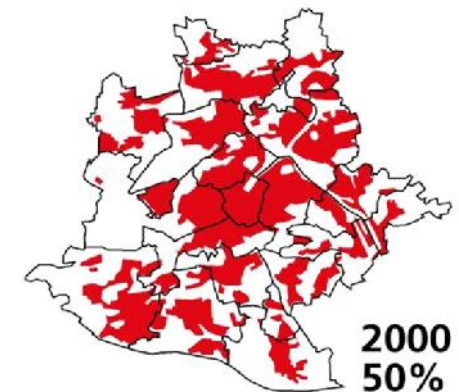
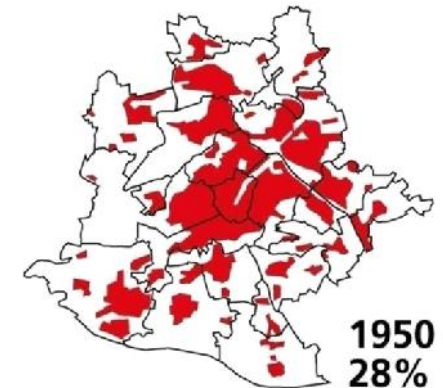
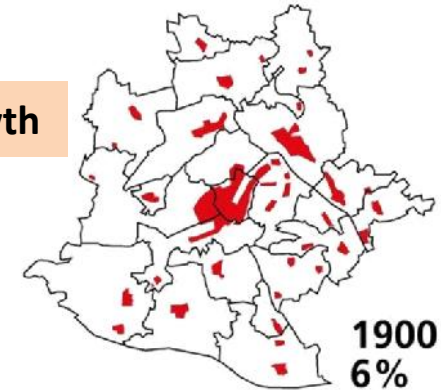
- State capital of Baden-Württemberg and centre of important industrial region
- Population: 604,000
- Area: 207 km²
- Density: approx. 6,000 / km² (built up area)

Region of Stuttgart

- Population: 2,7 mill.
- Area: 3,654 km²



Urban growth



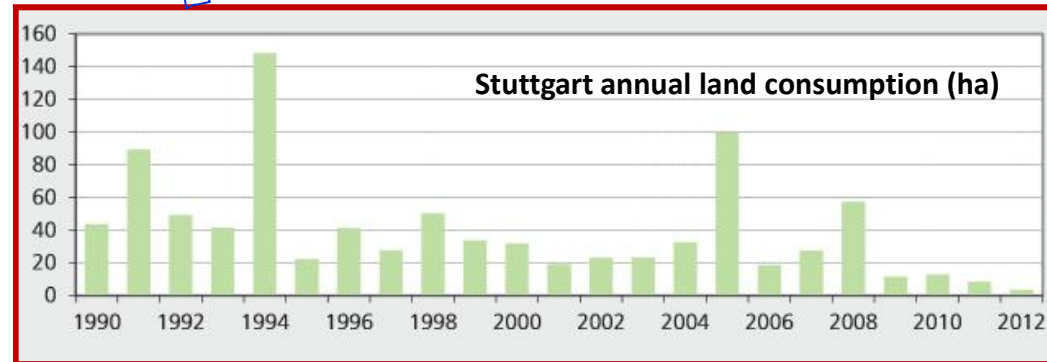
2 Official Municipal Plan

In 1976 the city of Stuttgart and 27 cities and communities of the region created a **unified planning association** which aimed at challenging migration from the larger cities to the surrounding countryside and at consolidating land use. After the association was dissolved in 1994, Stuttgart planned for its needs as the centre of the region. As of 2010, entering into a phase of consolidation, the city needs to find solutions especially for the heavily industrialised Neckar-Valley-Corridor with its drastic structural changes. The new buzz word has become “sustainable development”. In light of environmental policies and restrictions, changed public attitudes and, of course, scarce space, the city now concentrates on the re-use of built-up space.

Therefore, the Official Plan 2010 states, that **inner-urban development takes precedence over the development of new areas**. As a result, the OP barely designates any new areas on its fringes for building purposes despite increasing average living space p. p. and higher numbers of completed residential units. In the course of ongoing structural change, Stuttgart, with all its industry, continually has some areas falling into disuse, including an abundance of abandoned railroad yards.

To make things even easier, Stuttgart has been in the fortunate position to make good use of a number of disused military facilities.

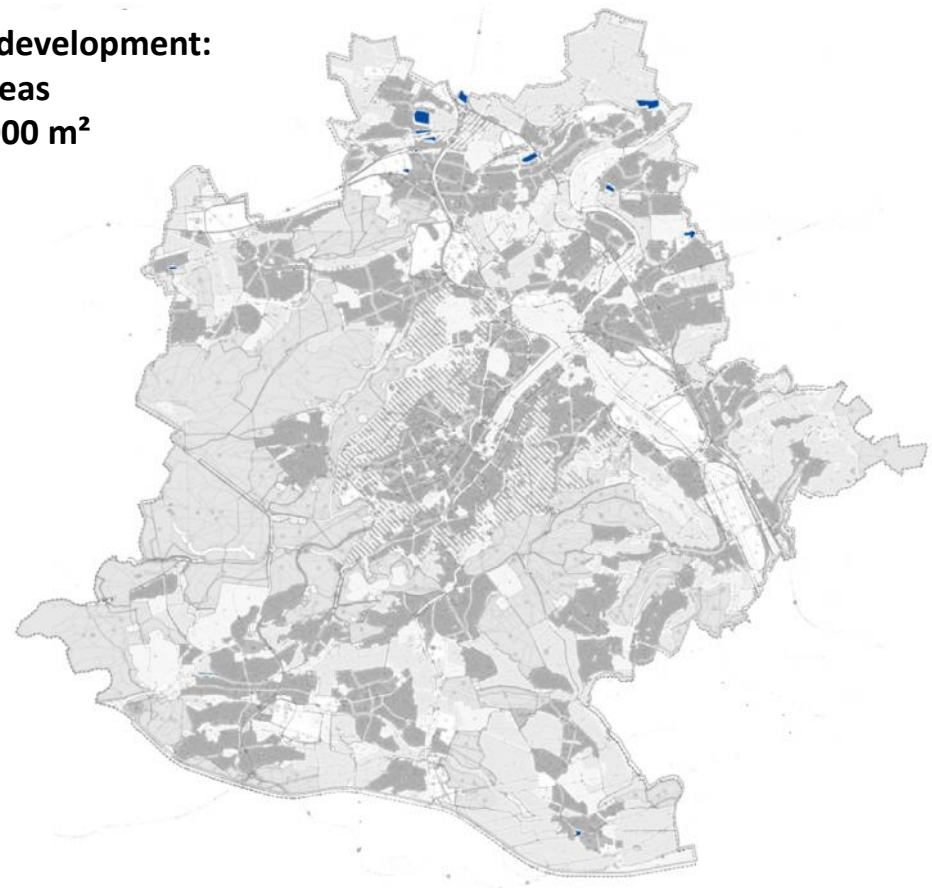
As a result, Stuttgart presently is able to develop almost without new development.



New development:

13 Areas

340,000 m²



3 In-fill Development Registry

BLK

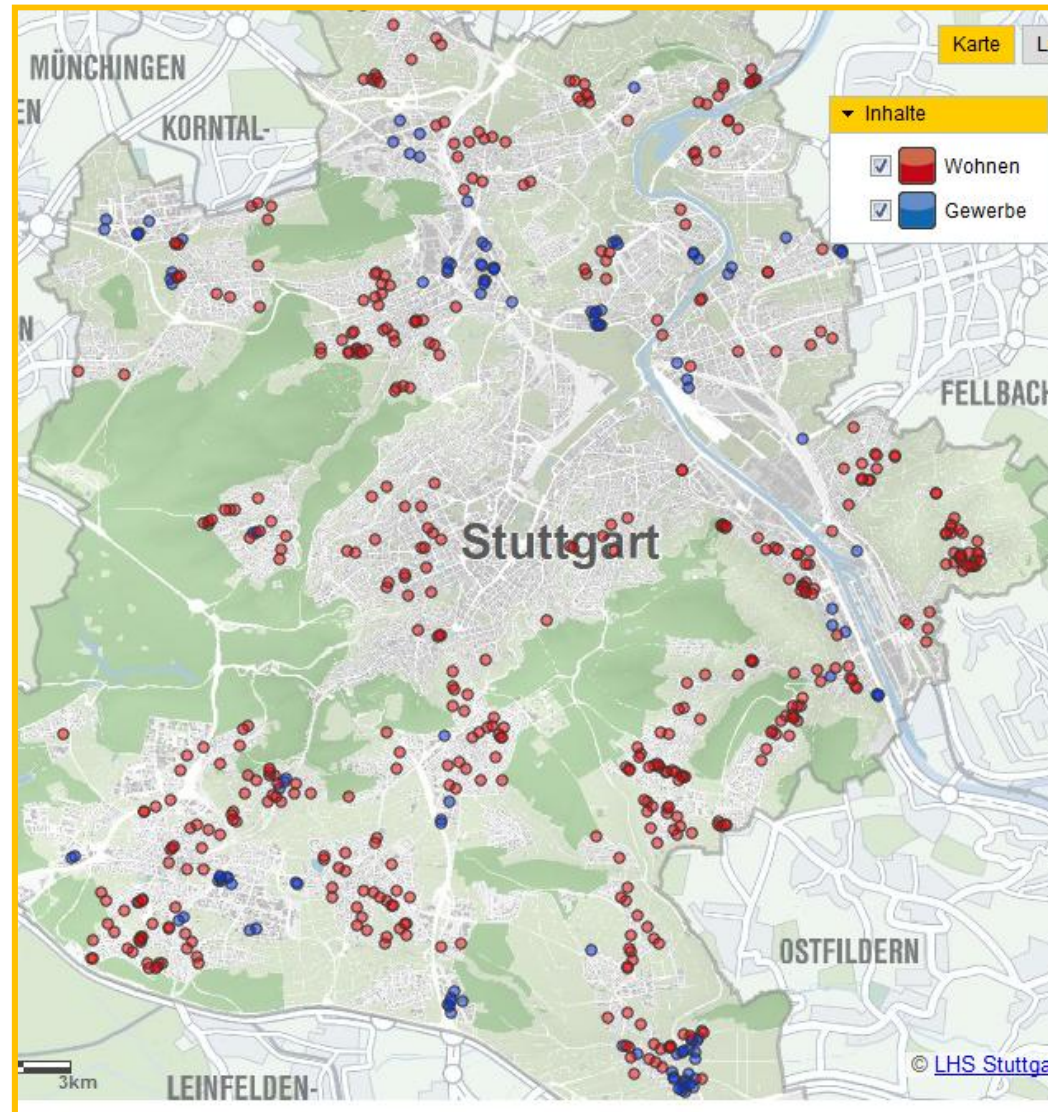
Baulückenkataster

STUTTGART



As of 1990, Stuttgart has systematically compiled and mapped opportunities for short-term in-fill development. Usually, these are gaps between existing buildings. Planning or zoning is in place. By and by, the property owners are contacted in order to get informed about the possible developments in these gaps.

By 2014, around 1,900 such gaps had been registered with a capacity of about 10,000 residential units. 920 of these gaps have already been filled creating about 5,300 new residential units. These in-fills have been a substantial contribution to the sustainable urban development of Stuttgart. They equal approx. 1.35 km² of new development on the outskirts.



4 Sustainable Management of Development Areas

NBS

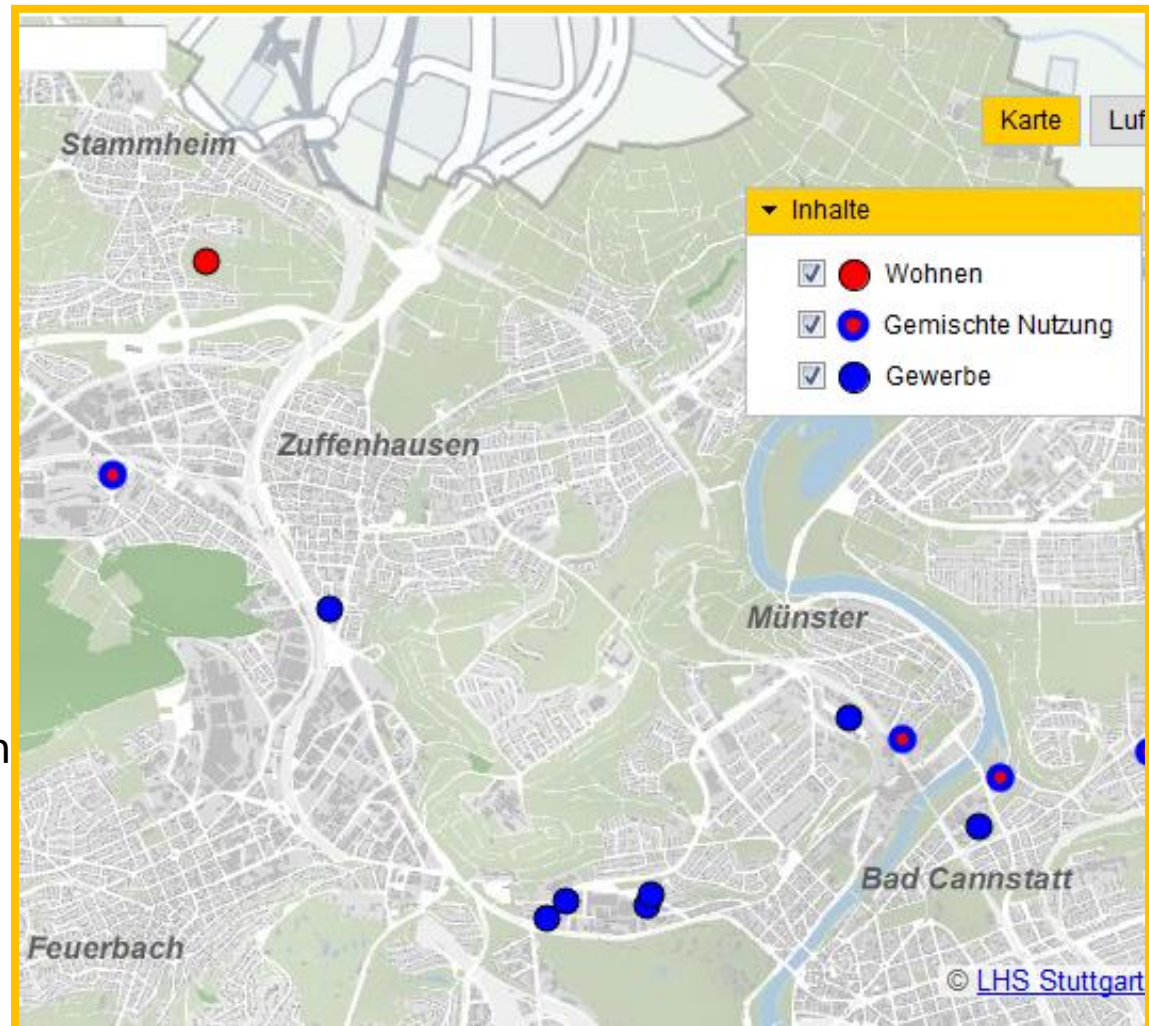
Nachhaltiges Bauflächenmanagement

STUTTGART



Stuttgart started SMD as a project in the context of a research programme, financially supported by the State Government and in co-operation with the University of Karlsruhe and the State Bank. After finalisation, SMD was adopted into the city administration of and has become an indispensable tool for sustainable urban planning in Stuttgart.

SMD looks at development possibilities on fallow land, under-utilised sites, industrial reserve areas, conversion areas etc. with a capacity of at least 2,000 m² additional floor space. Unlike the building gaps, for which planning or zoning is in place, these areas yet need to be zoned.



5 Implementation Examples



Example 1: Brownfield + Railyard conversion

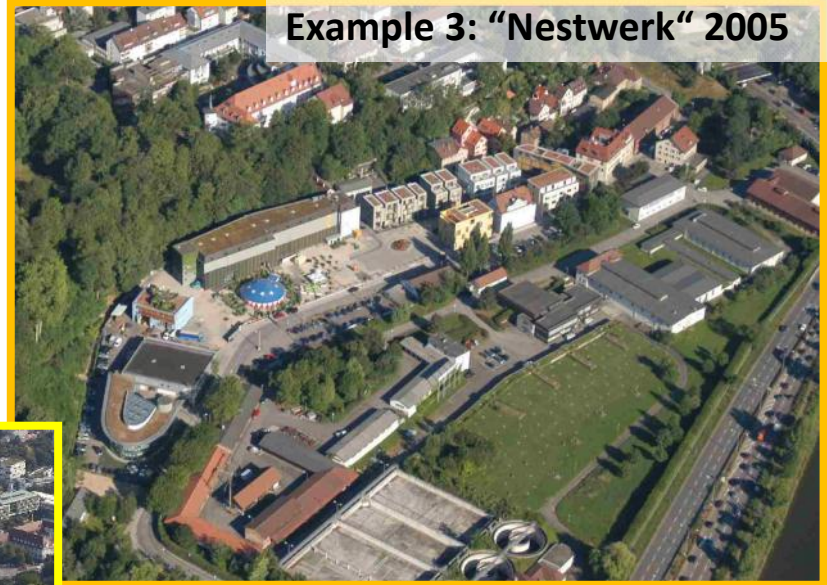


6 Examples for SMD and In-fill Development

Example 2: Old Fair Grounds Killesberg, 2006



Example 3: "Nestwerk" 2005



Example 2: "Killesberg Heights" under construction, July 2013



Example 3: July 2013