





Scharnhäuser Park (Ostfildern - DE)

<p>Project description</p>	<p>Ostfildern is a town with 35,000 inhabitants located in the urban periphery of Stuttgart. The municipality was formed in the 1970s by grouping together four formerly independent villages. Scharnhäuser Park is located in the centre of these four areas, on the site of a former US military base. After the US soldiers' withdrawal in 1989 the land belonging to the German state was sold to the municipality of Ostfildern and 30% of the site remained to a local landowner (Hofkammer Württemberg). Together, the municipality and the Hofkammer Württemberg decided to prescribe low energy building standards for all new constructions and obligatory connection to the heating network of the biomass co-generation plant.</p> <p>The development, which consists of 3500 dwellings (out of which 80% are owner-occupied and 20% rented), started in 1996 and is due to be completed in 2012. Scharnhäuser Park covers 140 hectares, out of which 48 hectares are land for sale, 25 hectares are infrastructure including streets and light rail tracks, 25 hectares are public spaces including parks and squares and 42 hectares are open landscape. The overall density is of 150 inhabitants per hectare.</p>   <p>The services include a kindergarden, a primary and a secondary schools, a sport centre, a commercial centre with several small shops and a new town hall that offers different services (municipal library, music school and art gallery).</p> <p>The whole area has been developed in the last years and 6.000 people are living on the site with 1200 work places already created (about half of the final objective).</p>	
<p>Objectives</p>	<p>The whole project will represent an exemplary ecological community development, where work places, residential areas and green park sections are combined to lead to an integrated living and transportation concept with high comfort and low energy consumption.</p>	
<p>Driving factors</p>	<p>The region is economically prosperous, but suffers from a considerable housing shortage. When the US forces left the site the opportunity was provided to focus on a considerable volume of housing on a brownfield site in the centre of the municipality and thus to cope with the housing shortage.</p>	
<p>Partners & Roles</p>	<p>Public spaces in Scharnhäuser Park are fully adopted and managed by the local authority. Semi-private open spaces are managed jointly by the owners of adjacent buildings. The project takes part in the European Concerto programme, Polycity. The inclusion of cooling production via the biomass heating network has been initiated through the POLYCITY proposal.</p>	
<p>Financing structure</p>	<ul style="list-style-type: none"> - The whole investment volume of the project with 480,700 m² built floor area is 1.5 billion Euros. - The City of Ostfildern - The Hofkammer Württemberg - The European Union 	
<p>Results/Achievements</p>		<ul style="list-style-type: none"> - Transport: Scharnhäuser Park benefits from excellent transport links to the city centre of Stuttgart by light rail (20 minutes journey). An existing tram line was extended through the site to Nellingen, one of the four original villages of Ostfildern at a very early stage of the development. In order to achieve the relatively high densities and to make public transport viable, private parking has been restricted to one parking space per unit, to be accommodated on-plot. - Water: The whole development is equipped with SUDS (Sustainable Drainage Systems). Run-off from public land is directed to infiltration drainage swales located within the main public green spaces. Run-off from private land is required to be disposed of on plot, either by rainwater harvesting or through infiltration drainage swales. - Energy: Low energy standard for buildings : 56 kWh/m²/year is a requirement for the POLYCITY

	<p>buildings, the others were specified as 25% below the national standard (based on older energy legislation). A 200 m² solar thermal plant, and 70 kW of building integrated photovoltaic were integrated. Additional heating and hot water are provided by a district heating system running on wood chips. In Scharnhäuser Park, 30-38% savings are achieved when compared to national energy savings standards and 80% of the total energy demand is covered by renewable energy sources.</p> <ul style="list-style-type: none"> - Construction materials: A major part of the waste materials of the former barracks (160 000 tons) was recycled and reused for roads and playgrounds. - Social: The different areas of the development and the different types of plots have generated a varied mix of accommodation. All housing is developed at market rate, but state programmes support those with lower incomes to afford buying dwellings within this development. 	
Online information	http://www.ostfildern.de/ http://www.cabe.org.uk/ http://concertoplus.eu/ http://www.polycity.net/	
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