

Local pilot fact sheet

Project partner organization: District Authority Stuttgart

Contact person: Petra Blümlein

E-Mail of contact person: petra.bluemlein@stuttgart.de

Name of the area of local pilot application: “Im Raiser”, former “Grenadier barracks”

Area: 8.3 ha

Land use (recent and planned): The area is because of the use as a military barracks a contaminated site. Since 2005 it is a residential area with 244 units.

Status of urban planning: already done, building phase between 2002 and 2005

Legal aspects: In 1999 the municipality of Stuttgart bought the area from the Federal Republic of Germany. Already 1993 the municipal council opened the procedure to prepare a new building plan. In 1998 the municipality and potential investors advertised a competition for the realisation of a residential area, main focus: families.

Location of the area of local pilot application within the city:



Border of the area is red marked.

Aerial photograph of the local pilot application area:

„Im Raiser“ former barracks 1936-1993:



Residential area built between 2002-2004:



Border of the area is red marked.

Picture(s) of the area:



Fig. 1 Soil quality map



Fig. 4 Former utilisation



Fig. 2 Residential area



Fig. 5 Building phase



Fig. 3 Residential area



Fig. 6 Overview now

Situation on the area: In case of the former use as barracks, there were done a lot of measures of investigation of the contaminations. More than 100 sounding and drilling to get soil probes. Once the exact situation of the contamination and the planned construction was known a remediation concept were developed. In 2002 started the building phase and in a child-friendly concept there were built row, double and single houses for many families, all in all 244 units. In the design of the settlement, special emphasis was placed on ecological construction and intensive greenery-networking with the surrounding recreational areas.

URBAN SMS-activities foreseen on the area: Calculation of the change of soil quality with the LSR-tool on bases of the soil quality map of Stuttgart.

Goals/strategies/tools to be applied:

Aimed goals:

- G1 Reduced quantity of soil consumption rate & soil sealing.
- G2 Sustainable use of soil considering soil quality (provision of soil functions).

Applied strategies:

- S1 Applying sustainable soil management in spatial and urban planning on all levels
- S2 Improving legislation in terms of soil protection as well as proposing an unified legislation approach in CE
- S3 Awareness raising to soil as a natural resource
- S4 Establishing regional cooperation in soil management
- S6 Involving stakeholders/ decision makers at an early stage of management strategy
- S7 Improving management for degraded urban areas
- S8 Introducing compensation and validation of soil functions as market instrument
- S9 Increasing of inner development

Tested tools:

- T1 Guidance for soil in SEA/EIA (3.3.2)
- T2 Soil manager Suite (software) including several tools (4.4.4)
- T3 Pilot case application (5.3.3)
- T4 Guidance on how to introduce and apply compensation measures; to be used as market tool (parts of 6.1.4)
- T5 Recommendation for successful stakeholder participation (6.3.2)
- T6 Awareness rising package providing a collection of facts and arguments (6.3.4)
- T7 Report brownfield redevelopment (6.1.3)
- t1 Sustainable brownfields development Stuttgart (NBS)

Start of the URBAN SMS-pilot-activities: 02/2011

End of the URBAN SMS-pilot-activities: 04/2011

Evaluation of results foreseen until: 04/2011