Best Practice Case
Freiburg-Vauban (& Rieselfeld)
Location of Freiburg’s new urban quarters
The French military barracks Vauban up to 1992
Temporary use of the Vauban site

- 1992-97: the site is used by the city to accommodate
  - the Salvation Army
  - Bosnian refugees (Asylum Seekers’ Centre)
  - homeless people
  - a Deaf Centre
  - the local Rider Club (using stables of the French military)
  - young people with alternative lifestyles
  - poor, drug and alcohol dependent people
Freiburg-Vauban – temporary use of the site before development
demolition starts to prepare the land for sale
Freiburg-Vauban – people’s reaction to demolition of barrack buildings
Community reactions to demolition

- Students, low income and single parent households form SUSI (self-organised independent settlement initiative)
- SUSI develops concepts for the reuse of the barracks as a special housing project.
- The goal is to build as economically as possible, and this is to be achieved through: the refurbishment of the existing buildings, personal contributions of inhabitants (self-help), and social activities
Council reaction to protests

- 1992: the City Council decides to leave SUSI 4 garrison buildings for a special housing project and 6 buildings for student accommodation (today’s student village)
- The buildings are bought by the Initiative with subventions by the Social Housing Programme, bank loans, subsidies by The Science Ministry for student accommodation, and loans by individual supporters of the project
- Conversion work starts in 1993
- In 2006, 987 people live in these converted buildings, 21.5% of Vauban’s population, 656 students and 331 SUSI members
Planning principles get formulated

- 1993: with the help of an ecology and car-free living activist and an urban geography student, SUSI generates concrete planning principles
  - ecological concepts of construction and energy provision
  - principles of participation of inhabitants in the planning process
  - the goal of predominantly car-free living
- 1994: the **Vauban Forum**, the local citizens association is founded
- 1994: the City of Freiburg organises an urban design competition (won by Büro Kohlhoff, Stuttgart); the plan suggests:
  - predominantly east-west orientation of buildings (terraced [row] houses)
  - floor height adapted to the 10 incorporated barracks buildings
  - the location of a supermarket
  - the design of the centre
Freiburg-Vauban – urban design framework for development
Vauban project structure & planning approach

Project structure
- The main acting bodies/institutions connected with Vauban:
  - **Project Group Vauban** – the administrative coordination of City Council departments involved
  - **Community Council Working Group** – a committee of the City Council with representatives of political parties, of the administration and consultative members such as the Forum Vauban
  - **Forum Vauban** – the “local citizens’ association’, by 1995 legal body of the extended political process and the social work within Vauban (financially supported by the Federal German Environment Foundation)

Planning approach
- **Sustainability concept** – especially in the fields of traffic and energy
- **Community involvement** – central to the project and to a level far beyond legal requirements – with the Forum representing community interests
- **Community-based building projects** (rather than a developers/investors approach), involving
  - **Baugruppen**: individual and groups of people forming builder cooperatives
  - **Genova**: a private enterprise building cooperative pursuing ecological concepts of solar installations for publicly co-financed housing
  - **SUSI**: self-organised independent settlement initiative, pursuing some degree of social mix
Vauban key planning goals

- The key targets:
  - **target population of 5,000** to support local services and facilities and public transport
  - **intensely car-reduced vehicular traffic** with priority to walking, the use of bicycles and public transport
  - **walking distances** to local amenities and transport stops
  - **sustainable energy concept**
  - **ecological heating system**
  - **social mix**

- 1996: Habitat II in Istanbul selects Vauban as German “Best Practice Project” mainly due to the cooperative planning process
- 1997: the CEC provides 1.4 million € from the LIFE-Programme to support concrete ecological concepts for solar installations (Genova) and car sharing
## Vauban target values

### Population and development density

#### Comparison of Vauban & research project values

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Vauban projected values 1994/5</th>
<th>Research NBH values at edge of city</th>
<th>Research NBH values around city core</th>
<th>Vauban achieved values 2006</th>
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</thead>
<tbody>
<tr>
<td>total land</td>
<td>38 ha</td>
<td>88 ha</td>
<td>88 ha</td>
<td>32 ha</td>
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<tr>
<td>total population</td>
<td>5,000</td>
<td>7,500</td>
<td>10,500</td>
<td>4,588</td>
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<tr>
<td>total number of dwellings</td>
<td>2,174</td>
<td>3,261</td>
<td>4,565</td>
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<td></td>
<td>at 2.3 pphh</td>
<td>at 2.3 pphh</td>
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<td></td>
<td>3,571</td>
<td>5,000</td>
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<tr>
<td></td>
<td>at 2.1 pphh</td>
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</tr>
<tr>
<td>gross population density</td>
<td>130 ppha</td>
<td>85 ppha</td>
<td>119 ppha</td>
<td>141 ppha</td>
</tr>
<tr>
<td>net population density</td>
<td>E 219 ppha</td>
<td>141 ppha</td>
<td>198 ppha</td>
<td>232 ppha</td>
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<tr>
<td>net dwelling density</td>
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<td>67 dpha</td>
<td>94 dpha</td>
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</table>

**Scale:**
- ha: hectare
- pphh: persons per household
- ppha: persons per hectare
- dpha: dwellings per hectare
- E: estimate
## Rieselfeld target values
### Population and development density

### Comparison of Rieselfeld & research project target values

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<tr>
<th>Indicators</th>
<th>Rieselfeld projected values 1995</th>
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<th>Research NBH values, around city core</th>
<th>Rieselfeld achieved values 2008</th>
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<tr>
<td>total land</td>
<td>78 ha</td>
<td>88 ha</td>
<td>88 ha</td>
<td>70 ha</td>
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<tr>
<td>total population</td>
<td>12,000</td>
<td>7,500</td>
<td>10,500</td>
<td>8,200</td>
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<tr>
<td>total number of dwellings</td>
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<td>2,632 at 2.85 pphh</td>
<td>4,102 at 2.56 pphh</td>
<td>3,200 at 2.56 pphh</td>
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<tr>
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<td>3,571 at 2.1 pphh</td>
<td>5,000 at 2.1 pphh</td>
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<tr>
<td>gross population density</td>
<td>154 ppha</td>
<td>85 ppha</td>
<td>119 ppha</td>
<td>117 ppha</td>
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<td>net population density</td>
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<td>141 ppha</td>
<td>198 ppha</td>
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<tr>
<td>net dwelling density</td>
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<td>67 dpha</td>
<td>77 dpha at 2.56 pphh</td>
<td>76 dpha</td>
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<tr>
<th>Scale</th>
<th>ha</th>
<th>hectare</th>
<th>pphh</th>
<th>persons per household</th>
<th>ppha</th>
<th>persons per hectare</th>
<th>dpha</th>
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