



Grafik: Octagon und GM013

MASTERPLAN SCHLAATZ

The masterplan forms the basis for the developments over the next 30-40 years. It is based on the goals that were established for the concept „Schlaatz_2030“: The district of Schlaatz should become a place where people like to come to and where its residents want to stay. An attractive neighborhood for everyone, with good options for living, socializing, shopping and working. An important principle here is that no one should be displaced. And to realize these goals, we need a concrete idea of what the district of Schlaatz should look like in the future: the masterplan. It shows what should happen where and how.

BUILDING "THE SCHLAATZ" FOR THE FUTURE

The masterplan focuses on the existing strengths and potential of the district. Because Schlaatz already has a lot to offer, but can still be improved in many areas! That's why the concept is called "Continue Building". The city and landscape will interlock even more and grey traffic areas will become green "neighborhood belts". The block structures are carefully extended which will create new flats throughout the neighborhood and more defined urban spaces. Beautiful squares are being created along the "Lange Linie" with new spaces for the residents.

The existing buildings will be supplemented by new buildings. A new model of building typology was developed for this purpose in order to be able to respond to the different situations in the neighborhood. This will create structurally and socially mixed courtyards. The existing buildings will be upgraded. Flats for singles and families are being created. More flats will be easily accessible. A few buildings will also have to be demolished. In total, up to 1.800 new flats can be created.



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A COLOURFUL MIX

In addition to housing, other facilities will also be enhanced: Magnus-Zeller-Platz and Schlaatzter Markt will become vibrant centers. The smaller neighborhood squares will provide space for studios and everyday necessities. Moreover, additional offices and businesses can be created on the outskirts of the neighborhood - and with them new jobs.

SUSTAINABLE AND READY FOR THE FUTURE

An important goal is to improve mobility and unseal or convert traffic areas in order to create space for new urban open spaces and flats. The traffic areas will be reduced to two efficient access loops, which will improve orientation within the district. There will also be more cycle paths. Mobility hubs are arranged along the loops at neighborhood squares. These are neighborhood garages with additional functions: Sharing services (car sharing, bike sharing, charging stations, workshop, parcel station), daycare centers and businesses. Many important facilities are thus bundled in one place and everyday routes become shorter. Roads and parking spaces can be gradually reorganized. On the one hand, space is created for new buildings without having to seal new areas. On the other hand, space is created for more open spaces, which create new meeting places for residents and significantly improve the urban climate, quality of life and biodiversity in the neighborhood.



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OPEN SPACE FOR ALL

The proposed open space structure is based on a clear division into public green spaces and squares as well as private courtyards and gardens. Sealed development areas will be reduced to a minimum and the greening of the area will be maximized. Around 500 new trees are to be planted. The streets between the apartment blocks will become green "neighborhood belts" that integrate the qualities of the surrounding Nutheau and Schlaatzter Wäldchen into Schlaatz. They offer small-scale, decentralized recreational and meeting areas as well as play facilities for the local community. With their cooling water retention areas and wild grasses, they also make an ecological contribution. The "Lange Linie" is becoming more urban: a vibrant neighborhood promenade with a series of squares.