

# IBA27.de

# STADTREGION

# STUTTGART

## Open International Design Competition

### 'IBA'27 StadtRegion Stuttgart – Postareal/Post Office Site' BÖBLINGEN

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[www.subreport.de/E16612122](http://www.subreport.de/E16612122)

#### PURPOSE AND OBJECTIVE OF THE COMPETITION – THE POST OFFICE SITE

The Post Office Site in Böblingen is situated at a key location between the train station and the pedestrianised area. At this decisive location at the entry to downtown Böblingen (the 'Unterstadt'), the site should play a central role in adding value to Böblingen's town centre. At present the area is used entirely for commercial purposes. With the IBA'27, municipal property company Böblinger Baugesellschaft (BBG) wants to work together with Böblingen's urban community to develop a high-density, mixed-use urban component. An open, international competition will explore the architectural possibilities.

More information on the Post Office Site and the procedure can be found at

[www.postareal.bbg-boeblingen.de](http://www.postareal.bbg-boeblingen.de)

#### THE POST OFFICE SITE AS AN IBA'27 PROJECT

In the summer of 2020, the Post Office Site was named as an IBA'27 Project together with 13 other projects from Stuttgart and the region. The projects include several large-scale former industrial sites that are to be redeveloped as mixed-use urban quarters for housing and working. The list of projects features ambitious conversion projects for inner-city neighbourhoods as well as an experimental building for researching new building materials. What the projects have in common is their willingness to tackle the social, ecological and economic challenges of an uncertain future in a comprehensive manner. This is linked to an ambition to implement exemplary planning processes that include the people on the ground as well as international skill sets.

These goals serve as guiding principles for the project and should be referred back to regularly throughout the entire process. Objectives and qualities were agreed upon with Böblinger Baugesellschaft for the 'Postareal/Post Office Site' project that relate to the areas of building culture, new forms of housing, affordability, mixed use, density, building technology and ecological qualities, management and operation, mobility and public spaces/open spaces.

More information about the IBA'27 can be found at [www.iba27.de](http://www.iba27.de)

#### OBJECT OF THE COMPETITION

The object of the competition is the planning of buildings for redeveloping the former Post Office Site ('Postareal').



The competition is being held as an international, open, single-phase design competition. The competition is being implemented on the basis of the guideline for planning competitions 'Richtlinie für Planungswettbewerbe' (RPW 2013). Architektenkammer Baden-Württemberg (Baden-Württemberg Chamber of Architects) participated in the competition preparation and the call for entries in an advisory capacity. The call for entries was registered there under No. 2020 – 2 – 21.

The procedure is anonymous. The countries permitted to take part include all EEA member states and the countries that have signed up to the WTO Agreement on Government Procurement (GPA). The competition is being carried out in German.

**Explanation of procedure steps with a range of consultations before the call for entries to the competition and a consultation phase after the decision**

Phase 1 comprised a range of consultations with the public and working groups/workshops for experts to narrow down and agree on potential framework conditions for the call for entries to the competition (target vision process).

Phase 2 is the design competition. Next, the third phase will be initiated as a consultation phase which should lead to a framework document with planning principles for further planning. This process will involve regular interim and closing meetings in consultation with the competition winner or winners, the organiser and the committee of advisors accompanying the process (for example community representatives, Böblingen municipal authorities, experts).

**FURTHER COMMISSIONING**

The winner or winners selected by the competition will be commissioned with the planning service that is the subject of the contract at least for and up until performance phase 5 pursuant to section 34 of the Architects' and Engineers' Fees Ordinance (Honorarordnung für Architekten und Ingenieure – HOAI) to the extent that and as soon as the construction project is realised. If the winners are to take place in the competition by way of a work group, the work group will be commissioned.

If commissioned to provide further services, services already rendered by the authors will not be remunerated again up to the amount of the remuneration and award conferred if and to the extent that the competition design used to progress the work further is materially unchanged.

**COMPETITION PARTICIPANTS / MINIMUM ELIGIBILITY**

Architects are eligible to take part in the competition. Landscape architects and urban planners are eligible to take part only in work groups with architects.

Proof of the entitlement to use the professional title of architect, landscape architect or urban planner must be provided in the form of a copy of the certificate of registration in the Chamber of Architects or equivalent proof from the country of origin.

Proof of technical performance is provided in the form of a reference project (project planning for building):

At least one reference project of comparable size/difficulty with at least performance phase 2 to 5 pursuant to the HOAI and a level of difficulty pursuant to the HOAI of at least fee level 3. Proof of technical performance can also be provided via a subcontractor.

**PRIZES / FEES**

When the competition is completed, the organiser will provide graded prize money for the winners (further information can be found in the call for tenders).

- Site plan on a scale of 1:500;
- Plan views on a scale of 1:200;
- All sectional plans and views needed to understand the design on a scale of 1:200;
- Presentation and explanation of the materials and the design of the façade as well as the building design;
- Two perspectives to present the idea behind the design and show it in more depth;
- Schematic drawings to clarify the idea behind the design;
- Area calculations;
- Test plans;
- Explanatory report

### DATES

#### **Deadline for queries**

10 December 2020

(via mail: [postareal-bb@stadtbauplan.de](mailto:postareal-bb@stadtbauplan.de))

#### **Colloquium (online)**

17 December 2020

(registration via mail: [postareal-bb@stadtbauplan.de](mailto:postareal-bb@stadtbauplan.de))

#### **Deadline for submitting plans/model (extended!)**

08 March 2021 / 15 March 2021

#### **Jury meeting**

May 2021

#### **Exhibition**

expected to take place from 10 May to 18 June 2021

#### **Processing of consultation phase**

expected to take place from May to August 2021

#### **Reinstatement and start of construction**

from mid-2023

#### **Completion**

by the end of 2026