

## Jägerkaserne, Trier (GER)

project	<b>Development of an urban development concept on the site of the former 'Jägerkaserne'</b>
awarding authority	<b>City of Trier (GER), Stadtwerke Trier GmbH (GER) / public client</b>
participation	<b>2nd evaluation viewing, open competition</b>
services	<b>WW+, Esch-sur-Alzette (LUX) / Trier (GER) architecture</b>
open space	in cooperation with terra.nova Landschaftsarchitektur, Munich (GER)
rendering	rendertaxi, Aachen (GER)
facts	<ul style="list-style-type: none"><li>- conversion area planning on former military land</li><li>- implementation of high urban density with differentiated building typologies</li><li>- special feature: mostly above-ground parking system in quarter's garages</li><li>- well-conceived design of public space in today's 'problem area'</li></ul>
dates and numbers	
gv	<b>51.700 m<sup>3</sup></b>
total area	<b>7,2 ha</b>
competition phase	<b>01/2016 - 03/2016</b>

*"Particularly in the centre, the residential quarter must remain unutilised and provide a space that is free, to allow a sense of individual freedom to emerge."*

*Hermann Henselmann*

### Urban planning concept

The Jägerkaserne and Stadtwerke Trier (SWT) land is located on what is – from an urban planning point of view – a striking site positioned between the suburbs of Trier–West and Trier–Euren and the extensive open space provided by the Moselle and the Markusberg. Despite the separation of the precincts through Eurenstraße, an urban planning emphasis is placed on an integrated concept for both plots of land as a new centre. Together with the existing construction areas around Lokrichthalle and the Bobinet site, the gap will now be bridged between the conversion areas and the already existing development structures. Within the two precincts, identification and reference points of the neighbouring structures are incorporated. The upgrade of the surrounding public space as well as the sustainable interlinking of the closer surroundings are positive effects of the connection to available reference perimeters of the existing development. The abutment of the new structure onto the valuable green space of the Markusberg and the Moselle is felt in every living aspect in the new residential precinct through developing and reinforcing the greater connecting axis between town and nature. With the expansion of the Jägerkaserne precinct and the retaining of the defining former barracks buildings as a distinguishing landmark, the new quarter with its openness encourages a dialogue with the surrounding area. The same applies to the SWT site with its surrounding industrial characteristics. The urban planning basic form is the block. Rather than being rigidly formulated, however, it is broken up as a house-courtyard development. The overall structure dissolves into individual buildings.





site plan

Within the block interiors, private open areas border on semi-public communal areas. Recesses and offsets on the building corners up to the "pocket formations" allow for diversified interior and exterior spaces. The result is a series of varied and interesting rooms that are inviting and attractive. The resulting in-between spaces mark the entrances and visual connections to the public or semi-public 'green corridor', which given its distinctive and inviting character becomes the quarter's central meeting point. At the same time, it embodies an important communication area, via which all other areas – in particular the local recreation areas of the Markusberg and the Moselle – can be reached. The striking barracks buildings of the Jägerkaserne along Eurennerstraße and Blücherstraße will be preserved and converted and serve as the new quarter's prominent landmarks.

#### Use concept

The design is a dense residential concept aiming to merge and incorporate all socio-demographic groups. The planning focus is on target group orientation with the creation of a diverse residential offer and the fostering of a positive residential identity. The interests of long-established residents are to be safeguarded among others with the design of the public green spaces, which will strengthen the social links between the planned quarters and the adjacent residential structures. For both newcomers and long-established residents, identifying with the residential quarter is the primary objective. The result is a diverse housing supply that is to a large extent fully accessible, ranging from townhouses to maisonette and apartment dwellings of various sizes to penthouse residences with staggered floors. All the residences feature loggias/rooftop terraces or private gardens/outdoor areas. The entrance areas of the buildings all feature communal-use storage areas for bicycles and pushchairs. The façades feature a grid pattern, which is broken up by a variation of closed, light plaster surfaces,

ceiling-high window openings, and recessed loggias. The design of two-, three- and four-apartment floors allows for a flexible distribution of dwelling sizes ranging from 40m<sup>2</sup> to at least 140m<sup>2</sup>. As a result of the building layout in clusters of three to four units, a varied range of residential and use forms can be established in a square, from owner-oriented to publicly funded housing. The protection zone underneath the power lines is allocated for non-residential use.

#### Access concept

The design incorporates the current access plan of the existing buildings. Motorised access is achieved via Blücherstraße and Tempelweg. Each corner of the Jägerkaserne precinct features the entrances to the quarter's garages. The precinct's cul-de-sacs, reduced to a minimum, are merely traffic-calmed delivery routes. This access principle is also carried over to the SWT site. Instead of an above-ground parking, however, underground car parks are foreseen below each cluster. The entrances into each quarter are marked by generous gaps within the building composition. Wide and narrow sections within the path system create exciting space sequences throughout the residential area. The residential floors are reached via central access cores with lifts, which can in each case be reached on foot from the central square, allowing for short paths within the precinct.

#### Open space concept

The urban restructuring of the former Jägerkaserne, respectively the municipal utilities precinct, provides an opportunity to create a continuous green corridor between the Markusberg to the west and the Moselle to the east. We see this open space as a 'green gap' in the urban layout, which divides and links the individual areas and as such provides a thematically varied sequence of spaces. The open space concept aims to strengthen both the beginning and the end of the 'green gap' (café / play and leisure facilities / seating steps down to the Moselle). Stepping stones for public use give structure to the green corridor and provide focus points within the open space. Informal tree planting will be continued around Eurennerstraße.

A key element in the green corridor is provided by the Jägerpark, which has a strong appeal with the southern Irrbach. There are two sides to the exposed stream, one with an urban character, the other with a soft scenic look and feel. Steps allow people to move closer to the water from the promenade side. The park serves as a meeting point for residents and as a local recreation area for the wider urban area. With its open space, the park makes an important contribution to the outdoor fabric of the city of Trier.

The 'active belt' accompanies the green gap in key areas, while ensuring a high level of play and fostering the mobility of the residents. Further leisure facilities, such as a football field, basketball court and a skating park are additional attractions.

The residential open space differs in its linear access sequence (rows of trees that follow pathways) and square-like openings (tree blocks) as a semi-public open space for the residents.

This varied succession of private, semi-public and public zones makes for an exciting spatial experience in the urban quarter. A north-south route interconnecting the quarters creates a close interplay of the quarters with the central open space Jägerpark'.

For the installation of pathways and squares, a superior concrete paving surface is foreseen. The tree-lined areas will feature stone chippings. In the urban space, the multi-storey buildings with their varying heights embody distinctive landmarks in a uniform design language. The overall composition of the precincts with residential courtyard clusters and manifold use options of the individual buildings results in the creation of a place of residence that provides new residents with something that is by no means the norm: neighbourhood living. Close to the city, yet surrounded by peace and nature!



detail Magistrale