

Heidelberg



# Bahnstadt

The place to be in the science city of Heidelberg

[www.bahnstadt.heidelberg.de](http://www.bahnstadt.heidelberg.de)





**Dear reader,**

On a site that was once a marshaling yard for freight trains, we are today developing one of the world's largest passive house settlement – Bahnstadt. Located in central Heidelberg, the district builds on the tradition of European cities of science, offering an attractive mix of residential life and research, leisure and culture, all in the same district. 6,000 jobs are being created here, predominantly in research and science-based companies. On an area covering more than 100 hectares, this zero-emission district is one of the largest urban development projects in Germany.


As a science hub, Bahnstadt projects a unique sense of dynamism, attracting both high-tech companies with their research and development departments and private universities. The office and laboratory buildings "SkyLabs" and "SkyAngle" created by the foundation Max-Jarecki-Stiftung are hothouses for innovation – as is the InnovationLab of the leading-edge cluster Organic Electronics. The Heidelberg Technology Park offers outstanding development opportunities for start-ups at two locations in Bahnstadt. Furthermore, the new conference center will provide a home for international congresses and trade fairs in the science city of Heidelberg.

Nearby, the Heidelberg Innovation Park (HIP) is a breeding ground for innovation in the fields of IT, digital media and bioinformatics.

Spacious green areas, excellent transport links and numerous child daycare facilities, leisure activities and shops make Bahnstadt a highly attractive working environment. Other research locations in Heidelberg can be reached in just a few minutes.

This brochure is intended to provide an overview of the Bahnstadt science hub. I hope you enjoy learning more about Heidelberg's district of the future.

Yours sincerely

  
**Prof. Dr. Eckart Würzner**  
Mayor

  
**Jürgen Odszuck**  
First Deputy Mayor

An estimated  
**2 billion**  
**euros** are being invested

**6,800** people  
will be living in the  
district

## Living – researching – developing.

Science and commerce, residential living and culture have been closely interwoven in Heidelberg life for centuries. This tradition is being continued in Bahnstadt. The concept is a successful one.

An urban environment with daycare centers, a school and shops, excellent transport links, energy-efficient buildings, green areas – Heidelberg's Bahnstadt reconciles the needs of employers and employees in a single location. It provides suitable commercial premises with appropriate infrastructure for knowledge-intensive and research-based companies, as well as trades and retail enterprises. Bahnstadt is one of the biggest urban development projects in Germany and one of the world's largest passive house settlement. The new district is situated next to Heidelberg's main railway station. It is just a few minutes by public transport to other science centers such as Neuenheimer Feld and the Old Town. In future there will be 6,800 people living in the district, and 6,000 people working there.

Bahnstadt is growing rapidly, with 4,300 people already living here by the middle of 2019. Parents have eight daycare centers to choose from for their children. Another daycare facility is under construction. Many shops are already open. The B<sup>3</sup> community center at Gadamerplatz is a central meeting point. Popular in Heidelberg and beyond, the "Halle02"

events venue stages concerts, exhibitions and other unique cultural events in what used to be a freight depot.

All buildings in the Bahnstadt district are constructed in compliance with the passive house standard. This dramatically reduces the buildings' energy requirements. Remaining energy needs are met in an environmentally responsible manner. A first step in this regard was the construction by Heidelberg's public utility company of a wood-fired CHP plant, which has been in operation since 2013. The CHP plant produces enough electricity and heat to make Bahnstadt a zero-emission district.

Bahnstadt stands for quality in all respects – in particular for individual quality of life. This is reflected in the high demand for living space. 2,521 residences with a living area totaling 163,844 square meters have already been built. Virtually all residential properties in Bahnstadt have been sold or let.

**50 %** of Bahnstadt  
residents are **younger**  
**than 30 years** old

# Heidelberg's Bahnstadt

A district with a successful mix of residential living, research and commerce

- 1** "Bauhaus" DIY store  
41,000 square meters, of which 20,000 square meters are sales area
- 2** Residential quarters in third phase of construction with "urban element" and "urban view" (LBBW Immobilien)
- 3** "Tankturm" (water tower at Bauhaus)  
Cultural and events center and architectural office
- 4** Residential property in second phase of construction
- 5** Promenade in second phase of construction with farmyard-themed playground
- 6** "Heidelberg Village"  
cross-generation residential quarter
- 7** First section of tramway along the Green Mile
- 8** MEILEN.STEIN  
185 apartments, daycare facility, commercial premises, offices, restaurant and hotel (GGH)
- 9** B<sup>3</sup> at Gadamerplatz  
School, community center and daycare facility (IBA project)
- 10** "Luxor Filmpalast" cinema complex (FTB Englert GmbH)
- 11** Residential quarters in first phase of construction
- 12** Promenade in first phase of construction  
Recreation area with the two themed playgrounds (fire department and ICE)
- 13** Student flats, campus accommodation and micro apartments
- 14** Zollhofgarten daycare facility in the freight halls
- 15** "Campus Gardens" quarter  
370 apartments (i Live Heidelberg GmbH)
- 16** Junges Wohnen (Young living)  
106 rental apartments (SOKA building)
- 17** "halle02" cultural center in the former freight halls
- 18** "SkyLabs" office and laboratory building  
19,000 square meters for research-oriented companies, including Heidelberg Engineering, Reckitt Benckiser and the international Schiller University
- 19** Second tramway section through the Green Mile and Czernyring
- 20** New fire station
- 21** Schwetzingen Terrasse  
Recreation area with daycare facility of the same name
- 22** "Colours" quarter  
11,600 square meters for office, commercial and residential use
- 23** "SkyAngle" office and laboratory building  
16,000 square meters for research-oriented and science-based companies
- 24** Zollhofgarten recreation area
- 25** "Stadttor" office building  
Approx. 11,000 square meters of rental premises
- 26** Main station, Bahnstadt exit  
Direct access to Bahnstadt from the station concourse
- 27** Heidelberg Technology Park with two of its five locations including the InnovationLab GmbH research platform of leading-edge cluster Organic Electronics
- 28** "Stadttor Ost" office building  
cbs Corporate Business Solutions, "Proaesthetic" clinic, outpatient surgery center, medical and physiotherapy practices, office areas (11,000 square meters)
- 29** XXXL and Mömax furniture stores
- 30** Recreation area at Promenade
- 31** "Spitzes Eck" recreation area
- 32** Apartments und office building  
(Grüne Meile Projektentwicklung GmbH)
- 33** "Pfaffengrunder Terrasse" recreation area
- 34** Health Center Bahnstadt  
7,500 square meters for use as medical and specialist practices
- 35** "Westarkaden" shopping center  
Supermarkets, drugstore, specialist retailers, restaurants, cafés, daycare facility and apartments (Unmüssig Bauträgergesellschaft)
- 36** Gneisenaustraße cycle path and footbridge
- 37** Pfitzenmeier Premium Plus Resort  
AquaDome and restaurants
- 38** Kopernikusquartier  
Apartments, stores and offices
- 39** Redesigned Czernyplatz and Czernyring
- 40** Residential building  
Approx. 160 apartments, mainly three to five rooms
- 41** New conference center
- 42** Europaplatz  
lively quarter with offices, residential properties, restaurants, commercial premises and a conference hotel (Gustav Zech Stiftung)
- 43** District cooling  
delivered to the conference center, buildings at Europaplatz and near offices

**Projects realized** **Projects in planning / under construction**



## Heidelberg: International hotspot for science

Heidelberg enjoys an outstanding reputation worldwide as a prestigious location for scientific research. The reasons lie partly in the city's long history, but also in the fact that science is part of the urban environment. It has been closely interwoven with Heidelberg's economy and daily life for six hundred years.

This tradition continues with the creation of the Bahnstadt campus. On a site covering around 22 hectares, the campus offers state-of-the-art spaces and facilities for pioneering knowledge-based companies and research institutions – for example in the fields of life sciences, biotechnology, ICT or energy and environmental sciences. As with the city as a whole, the Bahnstadt campus stands for openness, dialog, and creativity

in a vibrant urban environment. Today seven out of ten people in Heidelberg are employed in scientific research or by high-tech companies. The unemployment rate is consistently below five percent. In particular, researchers and scientists value the urban environment Heidelberg provides, and the opportunities it offers for a lunchtime walk from the laboratory to a nearby café.

**35,000 m<sup>2</sup>**  
"SkyLabs" and  
"SkyAngle"

**22-hectare  
Bahnstadt-Campus**

**Conference center**  
**1,800** seats in the  
main hall



The Bahnstadt campus is no different. In addition, several science and biotech companies have made Bahnstadt their base. They are part of the Heidelberg Technology Park, which has created ideal conditions and services for biotech and science companies in Heidelberg.

The heart of the campus project was set up by the not-for-profit foundation Max-Jarecki-Heidelberg-Stiftung. The foundation provided capital with a view to working with the city of Heidelberg to promote interdisciplinary cooperation and knowledge transfer. The organization's founder Dr. Henry Jarecki, who studied medicine at Heidelberg University in the 1950s, was immediately enthused by the idea of developing a campus for new research-oriented companies on the Bahnstadt site.

It all started with the "SkyLabs" building at Zollhofgarten, which has become the most visible landmark of Bahnstadt on account of its height, striking facade, and unique architectural design featuring two projecting upper floors. But "SkyLabs" also points the way in terms of Bahnstadt's research ambitions. The striking building offers state-of-the-art labs and research facilities and perfectly embodies the successful interplay between science and industry in this forward-looking district.

A second project financed by the Max-Jarecki foundation, the "SkyAngle" laboratory and office building, is in close proximity to "SkyLabs". A new conference center in Bahnstadt will in future provide the perfect venue for meetings and conferences. Ideally located, the center is directly adjacent to the main station with tram connections to the historic old town. With opening scheduled for 2023, the conference center is a flagship project for the city of Heidelberg as a hub for science and business.

Close to the Bahnstadt site on land formerly occupied by the Patton Barracks, the city is also developing the Heidelberg Innovation Park (hip), which will be a hotspot for innovative companies in the fields of IT, digital media and bioinformatics. As a multifunctional office and laboratory building, the Business Development Center Organic Electronics offers ideal conditions for young high-tech companies.



## Attractive mix for companies

The new district is an equally attractive proposition for high-tech and research companies, service providers and B2B companies, retailers and trades.



## World's first passive house cinema

**15** screens & open-air area

Approx. **250** rooms at the conference hotel at Europaplatz

The vibrant mix makes Bahnstadt attractive to corporations and small traders alike. In contrast to most monostructured office centers, companies find themselves here in a vibrant and inspiring environment. Employees have the chance to live close to their place of work. There are eight daycare centers offering an excellent range of childcare services. Shopping is quick and easy with a range of stores for everyday needs.

In addition, Bahnstadt boasts all the traditional hard location factors. Transport connections are ideal. Heidelberg and the Rhine-Neckar metropolitan region offer huge potential in terms of skilled employees. And Bahnstadt is specifically designed to the passive house standard, which also applies to all office, laboratory and commercial property. Consequently, energy costs are lower than in conventionally constructed buildings.

Innovative and research-oriented companies value the very favorable location and positive environment close to other research-based companies and facilities. In the direct vicinity are Bahnstadt Campus and Czernyring, two of the five locations of the Heidelberg Technology Park. In addition, top international companies and a private university have located in close proximity.

Bahnstadt is also the home to the leading-edge cluster Organic Electronics with its research platform InnovationLab GmbH. The core of the 5,000 square meter office and laboratory space is a 650-square-meter cleanroom laboratory. Over 190 researchers from various disciplines work here on innovations in the field of printed electronics, including digital dental imprints, intelligent glass and intelligent floor mats.

The "Stadttor" building also demonstrates that the right underlying conditions are in place: Many companies have already been here for some time. The Heidelberg company io-consultants moved its headquarters to the "Stadttor" office building in Bahnstadt in early 2013. This is the ideal location for io-consultants – it provides an inspiring environment for staff and an attractive and contemporary ambience for customers.

The "Stadttor Ost" complex is located in the immediate vicinity. The two buildings on the corner of Speyerer Straße and Rudolf-Diesel-Straße opened for occupancy in the fall of 2018. The offering to tenants includes modern offices and conference rooms as well as co-working spaces.

Other companies to have relocated to Bahnstadt also benefit from the excellent underlying conditions – including the Luxor Filmpalast cinema complex with 15 screens and outdoor area, several hotels and the DIY store Bauhaus. The retail park is also home to the “XXXL” and “Mömax” furniture stores.

The new “Westarkaden Heidelberg” shopping center provides an offering of retail and food outlets covering a total area of 11,700 square meters. The offering includes a grocery supermarket, a discount grocery store, a drugstore, a pharmacy, a hair salon and restaurants. The First Steps daycare center is also opening another location there for up to 40 toddlers. In addition, the center offers office space, 284 apartments, and a two-storied parking garage. The retail outlets are scheduled to open from the beginning of 2020. The entire project is to be completed in the spring of 2020.

A lively quarter is emerging on the south side of the main station, featuring offices, residential properties, shops, restaurants and a high-class conference hotel. The first buildings are scheduled for completion in 2021. The new Europa-platz will form the center of this quarter.

The new Convention Center opposite Europa-platz will in future provide a venue for national and international conferences in Heidelberg, the city of science. There are plans for up to 1,800 seats in the main hall and 800 seats in the small hall. The opening is scheduled for the beginning of 2023.

Bahnstadt also builds on Heidelberg’s tradition as a high-quality location for medicine and medical technology, in particular with a planned medical center, accommodation for patients’ families, and research into appliances for ophthalmological diagnostics by Heidelberg Engineering. Heidelberg is one of the world’s leading medical locations, with 13 hospitals and a rehabilitation facility. The University Hospital Heidelberg with its medical faculty is the city’s largest employer, with around 13,700 staff – including 1,700 doctors. It is one of the three largest hospitals in Germany. The medical faculty is ranked number one in Germany.



**6,000**  
jobs are being  
created in  
Bahnstadt



## A place for all lifestyles

Single people have different needs to families with children; the elderly have different lifestyles to students. A young office worker for a creative IT company pursues different leisure activities compared to an experienced scientist engaged in lab research. But they are all Bahnstadt residents and help give the new quarter its unique character.

**4,300**  
people are already  
living in Bahnstadt

One in eight households receives  
**housing assistance**  
from the city

**Every 4 days**  
a new Bahnstadt  
resident is born





Bahnstadt reflects the diversity of life plans that comes with such a mixed resident structure. Lifestyles are reflected in the architecture, the public outdoor spaces, the squares, and the housing. From traditional and spacious apartments to airy townhouses and villas – Bahnstadt has an accommodation type to meet every requirement.

Yet as varied as it is, the properties for the future 6,800 residents all have one thing in common: Each one is compact in size and offers privacy – in the form of a garden, a spacious green inner courtyard, or a fifth-floor roof terrace. Generously proportioned and quality-designed outdoor areas also provide excellent opportunities for time spent in the open air. Bahnstadt meets all the requirements for improving everyone's quality of life. Living in Bahnstadt means having a sense of wellbeing inside one's own four walls and in an attractive residential district.



## First-class education, daycare and community facilities

Heidelberg's long tradition in education is being practiced and developed in Bahnstadt.

The city of Heidelberg is ranked top in Germany for early learning initiatives for children: The rate of daycare provision for young children (under three years old) is 54,9 percent. Every child between three and six years old has a kindergarten place and around 87 percent of all Heidelberg primary school children also receive afternoon daycare following lessons at school. According to the German Learning Atlas of the Bertelsmann Foundation, Heidelberg is one of the top locations for schooling in Germany. In addition, many educational institutions offer a range of activities to promote lifelong learning. These high social standards clearly apply to Bahnstadt in particular, where residents seek specifically to reconcile career and family.

Centrally located on Gadamerplatz, the B<sup>3</sup> community center forms the heart of Bahnstadt. One of eight child daycare center in the district opened here. An inclusive all-day primary school with gymnasium and canteen offers a fresh outlook in the field of education. The model school provides teaching for children with and without disability. The B<sup>3</sup> building also benefits from a community center, which is open to adults and the elderly as a meeting place for different generations. Its location at the heart of Bahnstadt illustrates the importance the future district attaches to education and social needs. Creating links between daycare facilities and primary school ensures a smooth transition from pre-school to primary school education.



The importance attached to education is reflected also in the architectural design of the B<sup>3</sup> building. Instead of relying on off-the-peg concepts, the developers applied modern findings based in architectural psychology. A key role is played here by room and building dimensions – these establish the learning environment that influences learners. And, of course, the climate-protecting passive house standard is also an integral aspect of building design. The B<sup>3</sup> project was implemented in a public-private partnership by the municipal construction and service company and is a project of the Heidelberg International Architecture Exhibition (IBA).

The B<sup>3</sup> community center is a central point of contact for residents of the district. A large hall with a stage provides space for events. Group and seminar rooms offer space for additional activities, and a public café encourages visitors to stay and chat.



# 8 daycare centers

are already operational

**150** pupils attend the elementary school



The B<sup>3</sup> community hall has seating for **200 people**

## Short distances in the science city

The new district is situated next to Heidelberg's main railway station. The station concourse has been specially extended so that platforms are also easily and quickly accessible from the Bahnstadt district via the station's future south entrance. A more mobile district than Bahnstadt? – Unlikely.

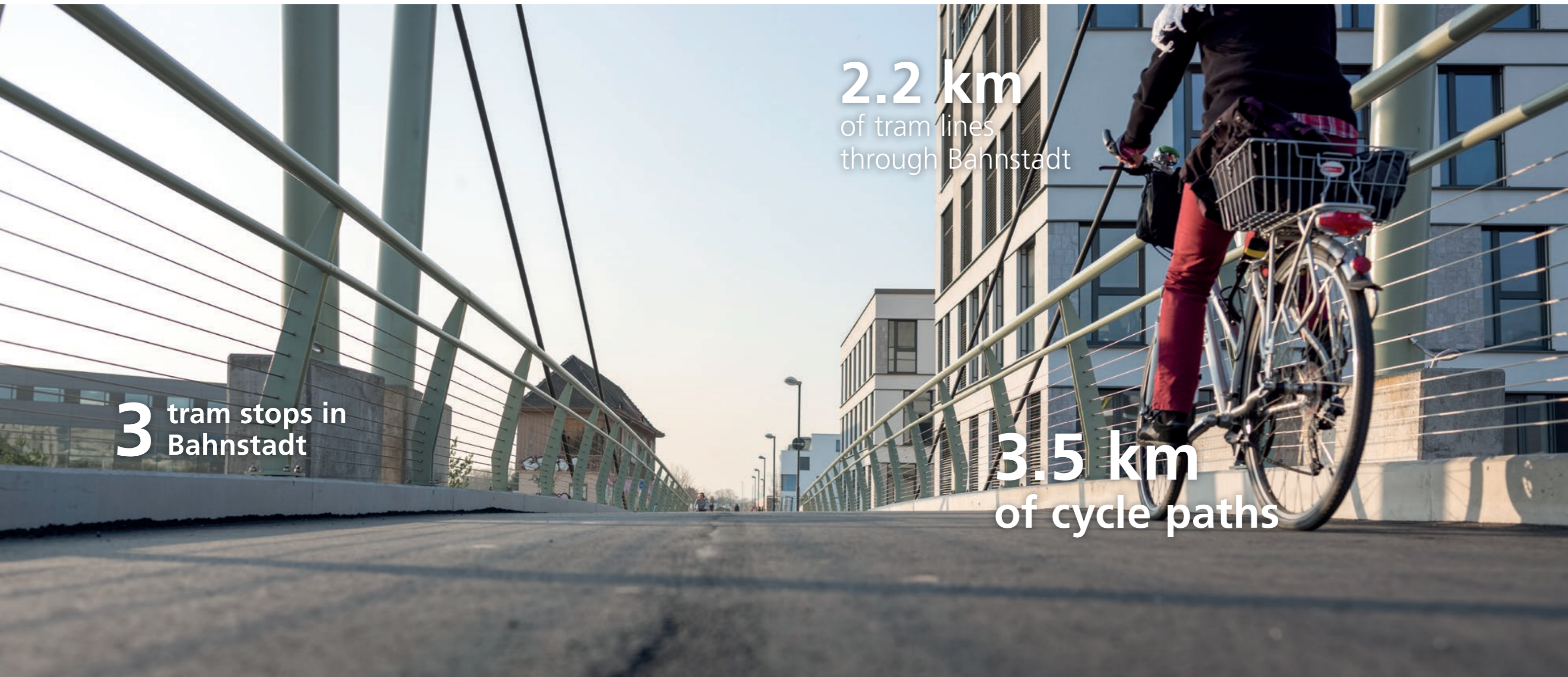
A new 2.2-kilometer stretch of tramway links Bahnstadt with the other districts of Heidelberg and various research locations such as the Neuenheimer Feld campus and the Old Town. Two lines will in future connect the district to the city's tram network.

For car drivers, too, Bahnstadt is ideally situated. The A5 highway is just a few minutes away via the highway feeder road; the Walldorf highway intersection and SAP are around 15 minutes' drive; and it takes around 30 minutes to drive to Karlsruhe and 50 minutes to Frankfurt International Airport. Frankfurt and Stuttgart are also easily accessible as workplaces by rail – even as a daily commute.

But in a city of short distances like Heidelberg, the bicycle is king. As a result, Bahnstadt will see the construc-

tion of 3.5 kilometers of cycle paths. In addition, the first cycle and pedestrian bridge linking the southern areas of the city is already complete. An additional cycle bridge over the railway lines and accessing northern parts of the city is planned. Both bridges are components of the main cycle route between Neuenheimer Feld and southern parts of the city.

Long-stay and resident parking is in underground car parks and on individual plots – and even more is being done to make mobility in Bahnstadt environmentally compatible: Charging points for electric cars have been installed in underground car parks and at Gadamersplatz.



**2.2 km**  
of tram lines  
through Bahnstadt

**3.5 km**  
of cycle paths

**3** tram stops in  
Bahnstadt

Up to **100%** sustainable:  
All energy and heat supplied  
entirely from renewable energies.



## District with world-class reference model status

Bahnstadt is one of the world's largest passive house settlement. It far exceeds all legal specifications in Germany – in particular concerning energy-saving regulations. Bahnstadt received the "Passive House Award 2014" from the Passive House Institute of Darmstadt in recognition of its international reference model status. Thanks to its Bahnstadt district, Heidelberg also received the "Global Green City Award" in 2015 from the United Nations in New York.

CO<sub>2</sub>-emission in passive house buildings is less than half that of conventional buildings. Constructors and developers are advised on energy issues in order to ensure compliance with the stringent requirements of the passive house energy standard. This includes advising and discussion of funding possibilities – the city of Heidelberg supports developers by awarding grants, for example.

Furthermore, Bahnstadt is the largest area in Heidelberg to be fully equipped with the smart meter concept. Intelligent electricity meters offer each household the chance to gain a better overview of their energy consumption and costs. And it goes a step further: Bahnstadt has adopted a

concept that supports natural soil functions. This means an increased proportion of rainwater is able to evaporate, improving the urban climate. In addition, some of the rainwater can seep away into construction fields. This in turn promotes local groundwater formation.

The non-use of environmentally valuable outdoor areas also demonstrates that Bahnstadt is not just about building houses for the future. Furthermore, biodiversity has an important role to play in Bahnstadt. Around 3,600 sand and wall lizards were moved to specially created new habitats when construction work started.



## Facts & figures

### Living – researching – developing

Bahnstadt is a district that boasts residential property, research facilities, commercial and leisure activities and jobs in keeping with Heidelberg's tradition. At the same time, it is one of the world's largest passive house settlement and one of the biggest urban development projects in Germany.

### Location

Former freight and marshaling depot to the southwest of Heidelberg city center. The area also includes former military sites that have become available.

Total area	<b>102,5 hectares</b>
building area	<b>61 %</b>
green area and open spaces	<b>18 %</b>
traffic network	<b>21 %</b>

### First residents arrived in June 2012

There are currently more than 4.300 people living in Bahnstadt (as at year-middle 2019);  
Target: 6,800 residents and 3,700 residential units  
Jobs: 6,000

### Project term

2008 to 2022

### Development trust

Deutsche Stadt- und Grundstücksentwicklungsgesellschaft mbH & Co. KG (DSK)

### City partners

Entwicklungsgesellschaft Heidelberg GmbH & Co. KG (EGH)

### Private and public investment

EURO 2 billion (estimate), of which around EUR 300 million on infrastructure

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## Bahnstadt research hub

The district is centrally situated close to the city's main railway station and with access to the Heidelberg tram network. The highway network is accessible in just a few minutes.



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