

# THE INVESTMENT PREPARATION DOCUMENTATION FOR PILOT ACTION IN THE IMPULSE REGION

---

D.T3.2.2

DRAFT 3.0  
09 2020

---





## TABLE OF CONTENT

1.	Introduction .....	2
2.	Preparation of the tender for investment documentation .....	2
3.	Initial conditions of the four investment sites .....	3



## 1. INTRODUCTION

The analyses of the spots were made in different meetings with the project partners and the technical authorities. During several on-site inspections, it was discussed which measures (e.g. elements of design & terrain modelling) can be carried out on the individual development areas. The analysis also includes preparations for the future events. This includes the part how to involve the local citizens and how to cooperate with the press. The concept of the tender offer includes different assessment criteria. With the help of a matrix, the best offer should be determined with a good price-performance ratio.

## 2. PREPARATION OF THE TENDER FOR INVESTMENT DOCUMENTATION

Various measures were carried out for the investment preparation by the players in the Impulse Region. The following pages are intended to provide an overview. A look at all four development areas and their processing status is taken. The individual development areas are located in different work phases.

In preparation for the tender for the four development areas, a contract was concluded between the Impulse Region and the cities of Erfurt, Weimar, Jena and Apolda. The advice was given that the existing building and contracting regulations must be followed. This contract contains the following elements:

- objectives of the project
- funding conditions
- deadlines for the project
- evaluation criteria for the offer
- settlement procedure
- conditions of participation by the local citizens
- maintenance and repair obligations
- changes in the contract.

### 3. INITIAL CONDITIONS OF THE FOUR INVESTMENT SITES

After the signing of the contract, the individual development areas were examined, analysed and a concept was developed. This includes how the construction measures can be implemented on the area and which design elements could be added. Following steps were taken in the past and for the future:

1. Analyses
2. Concept and release of the tender offer
3. Public Relation with workshops for the citizens (public participation)
4. Construction works
5. Evaluation

The following list shows the current planning status of the four development areas. Concept sketches are included.

#### **E1 – Jena**

The investment area in Jena should be created to a green corridor. The main point are climatic reasons but also to give the residents the opportunity to get out of the city into the countryside in an attractive way. The area in Jena was selected because there are not enough usable green spaces for the northern urban area.

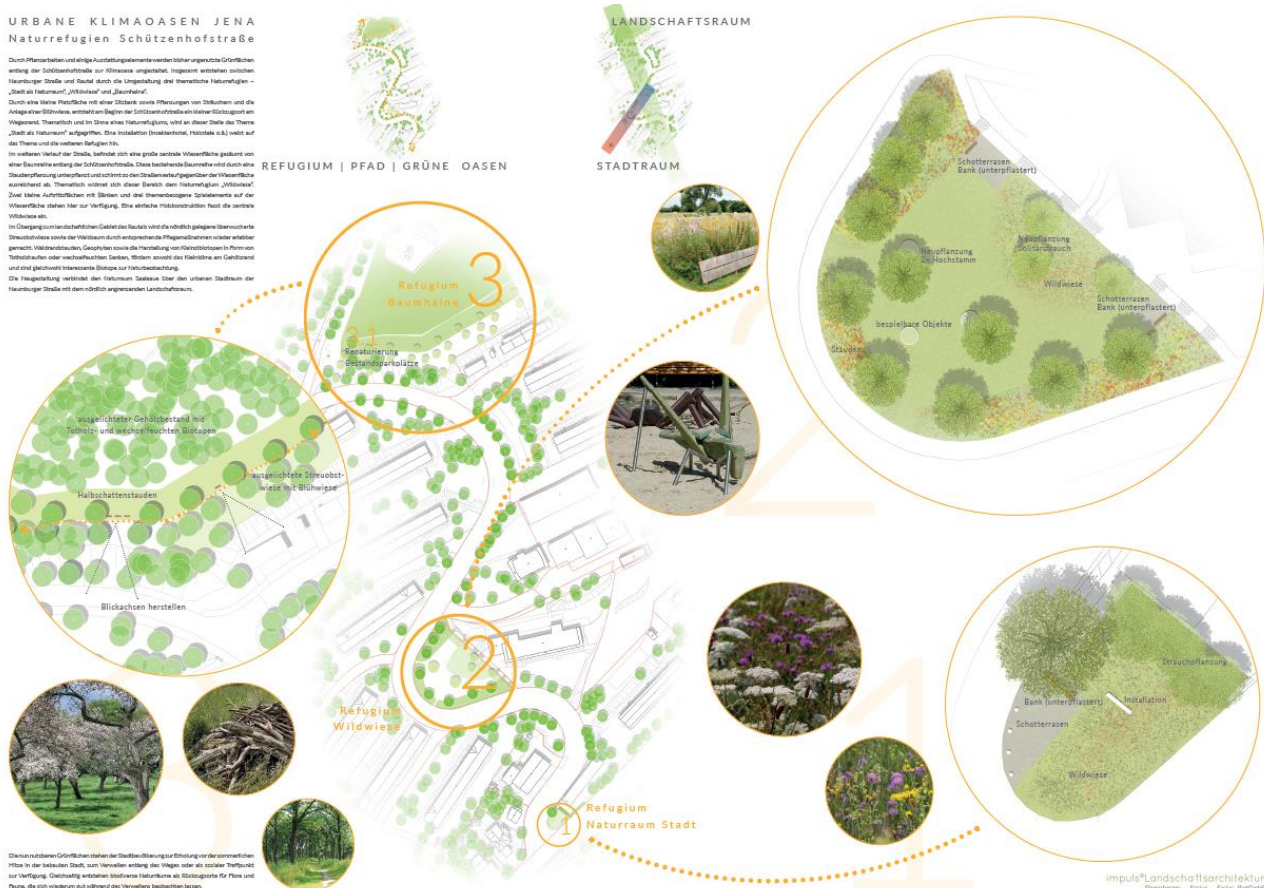


*Aerial photo of the investment area*



The biggest challenge in Jena will be the future heat load for the population. This represents one of the central fields of action in the adaptation process of the city to the effects of climate change. Therefore, Jena has a responsibility to take precautionary measures, especially towards the particularly heat-sensitive population groups (children, seniors, sick people). In the background of a growing city with limited space availability.

The spot in Jena will be a pocket park in school location as a small area around and between buildings vegetated by trees and bushes, publicly accessible. The so-called “Grünzug Schützenhofstraße” is secured in the long term as a green corridor in the land use plan of the city of Jena. The population structure is characterized by a relatively big part of older generation.



Individual sections should be redesigned so that it is easier to stay in this area, even on very hot days. The slope of the terrain must be taken into account in the planning process. In particular, seating is required. Since a kindergarten is located directly on the project area, the goal is to generate a connection between the two generations. The older generation should get a possibility to be a part of the social life. So attractive seating elements have to be created for them.



Planting work and some furnishing elements are transforming previously unused green areas into a climate oasis. The existing row of trees is supplemented with perennials. In addition, benches and play elements will be installed. The usable green spaces are available to the city's population to relax from the summer heat, to stay along the path or as a social meeting point. At the same time, natural spaces are created as retreats for flora and fauna that can be observed from the citizens.

## E2 – Erfurt

The partner of Erfurt wants to expand the possibilities of use (recreation etc.) in order to increase the quality of stay. The aim of the redesign is to create an offer for the whole family. On the investment area, the quality of stay should be increased by planting trees and bushes (shade, delimitation from traffic areas) and by arranging seating (e.g. seating steps in the topography). The use of edible plants creates additional added value on the area (e.g. raised bed). In addition to the sporting activity on the pitch, the stay, relaxation or other forms of leisure activity for all age groups should be made possible.



*Red area = investment area*

For the investment preparation the planner of Erfurt must take care of the terrain. On the area there are not many flat spots. The gradient must be a part of the planning model. Therefore, it is the goal to integrate the seating steps in the terrain. Also there are many small pieces of green areas in the investment location. As a result, a small-scale development with different design elements must be carried out. The adjacent street with the parking areas represents the boundary of the area. This must be considered when designing the area to add a smooth transition.

## Vorentwurf

### ! mehr Grün

Obstbäume, Hecken, Pflanzbeete mit Obst/Gemüse/Kräutern

### ! mehr Sitzbereiche

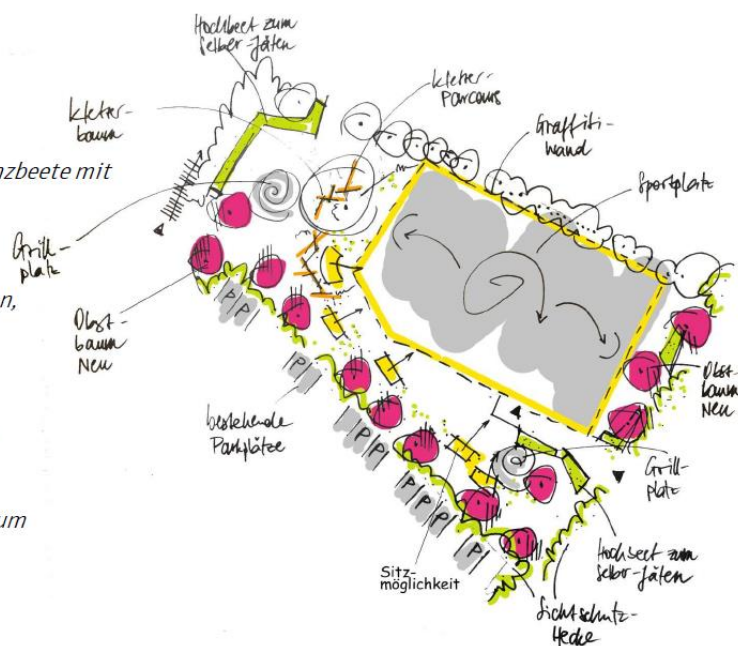
Steinblöcke mit Sitzlehnen, Findlinge, Baumstämme

### ! mehr Spiel

Kletterparcours, Graffiti

### ! mehr Miteinander

Grillplätze, Pflanzbeete zum Gärtnern, Sitzgruppen



With the development of the investment area, the city wants to cover three major goals. The planting of trees is intended to provide the citizens with more shade. In addition, the plants should be a boundary to the traffic area. With the help of edible plants and fruits, the residents are to be encouraged to become more aware of their surroundings. In addition, feeding and retreat options for animals are to be provided. For example breeding opportunities for birds, insect hotel or wildflowers for butterflies.

## E3 – Apolda

In Apolda will be a ground based green wall. With the reconstruction and renovation of the investment area the intergenerational living together should be promoted.



Purple area = investment area

The focus of urban development and open space design in the core of the city is to reviving the historical gardens by planting native and heat-resistant species. The main goals of the investment area are:

- creation of neighbourhood spaces through with public accessibility for the residents of the retirement home
- increase the quality of stay and quality of life through the new open space design of the former post office area, in particular through the revitalization of the "historic post garden"
- creating of an urban climate oasis
- increasing urban biodiversity (e.g. introduction of native plant species, elimination of invasive plant species)
- improving the habitat of insects and birds by replanting
- Improvement of the oxygen content, filter and evaporation effect



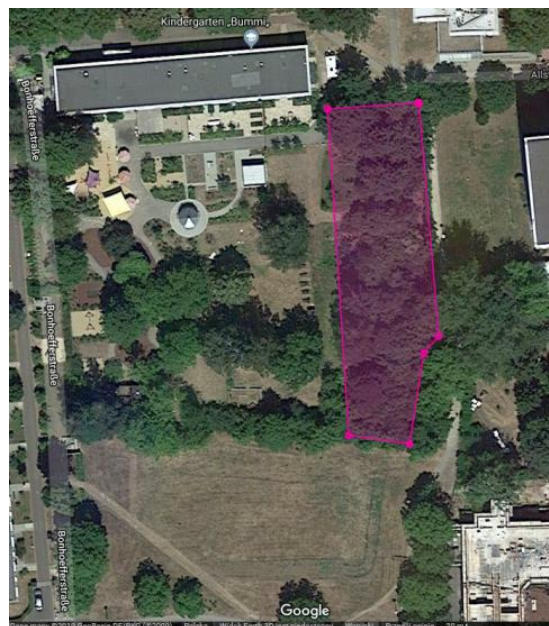


The following varieties are planned in the draft sketch for the wall planting measures. In addition to the wall greening, many other planting measures are shown in the plan. The redesign of the site has already been carried out by the developer. The installation of the wall greening now marks the end of the planting measures. On the one hand (Nr. 10), on a trellis were “*Lonicera brownie Dropmore Scarlet*” planted. At this point, seating will be made available for the residents of the home. On the other hand (Nr. 11), the plant species “*Aristolochia tomentosa*” should be attached to a wire rope system.

#### E4 – Weimar

The goal in Weimar is to transform an urban fallow land in an insect-friendly flower meadow. In particular, to promote biodiversity with additional food supply for insects. This includes the following measures:

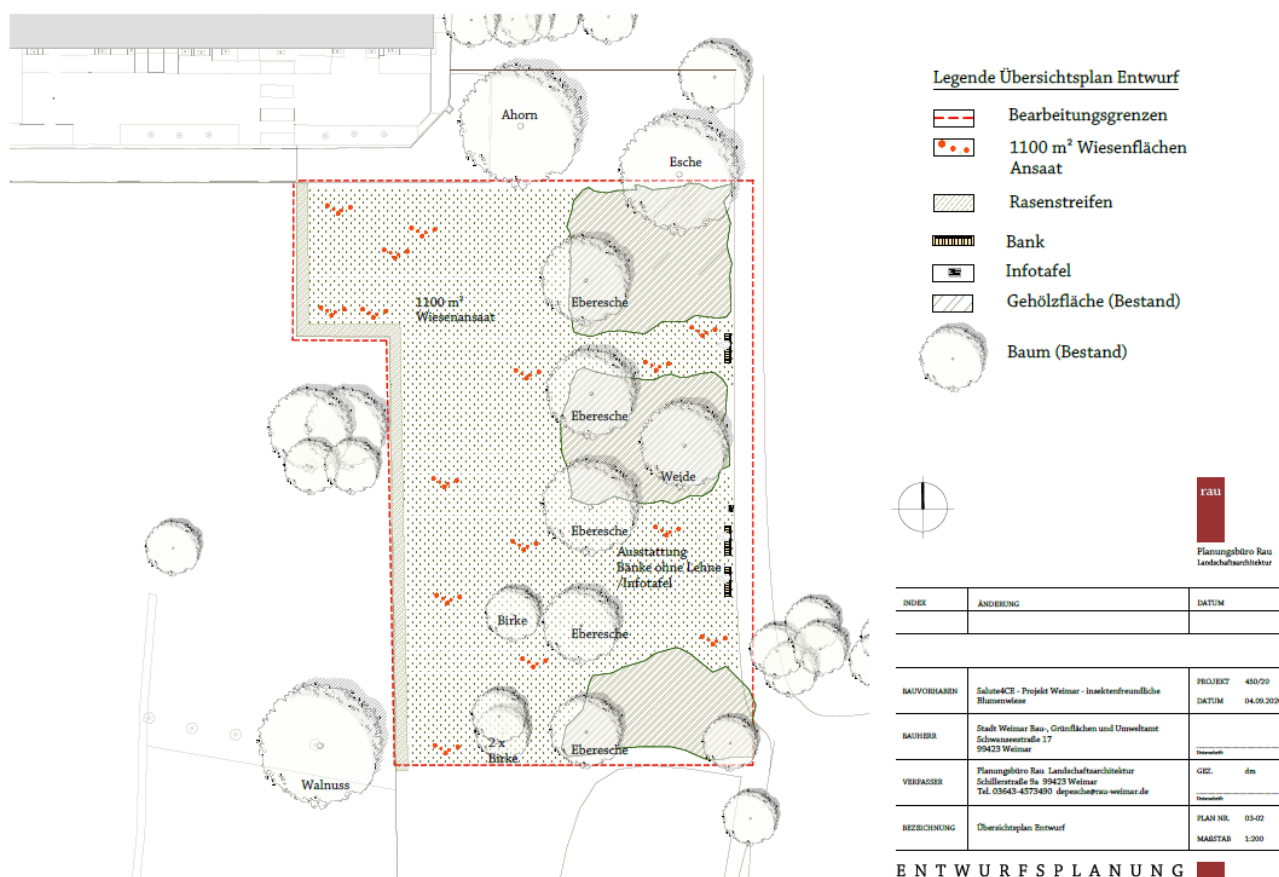
- clear the area from garbage and construction waste
- unsealing of surfaces
- remove structures such as stairs, walls, fences
- creation of new seeding areas for insect-friendly meadows
- preservation and stabilization of valuable green structures in the area
- design and signposting with information boards
- setting up benches in the peripheral areas



*Purple area = investment area*

The area should provide food for the insects and help to increase the urban biodiversity. Above all, bees, bumblebees and butterflies are to be promoted through an increased supply of food plants. The following picture is the plan for an insect-friendly flower meadow in the city of Weimar:

Salute4CE - Weimar



The draft sketch shows that some trees should be preserved on the area. This concerns the following tree species: Birch (*betula*), rowan (*Sorbus aucuparia*) and osier (*Salix*). 1100 m<sup>2</sup> of the investment area will be transformed into an insect-friendly flower meadow by seeds. The area is bordered with a strip of lawn. Benches are set up on the east side. In addition, visitors can find out more about the project on the information boards. The educational mandate should also be fulfilled here. With the help of pictures and texts it will be explained why insect meadows make an important contribution to the ecosystem.