

# THE RIGHT PLACE FOR YOU IN SCIENCE CITY HEIDELBERG



HEIDELBERG  
BAHNSTADT



Heidelberg



Entwicklungsgesellschaft  
Heidelberg



# Bahnstadt profile

Where quality of life meets cutting-edge science.

**For centuries, Heidelberg has successfully united the worlds of science, commerce and culture while still remaining a vibrant, lively city. Now Heidelberg's new Bahnstadt district is following suit – with spectacular success.**

Nowadays, factors such as childcare facilities, schools, shops, transport links, energy-efficient buildings and green spaces are increasingly important when companies or individual employees are relocating. Bahnstadt has all this and more: in addition to an excellent infrastructure it also offers commercial premises of all shapes and sizes – not



just for knowledge and research-based companies but also for retail and industry. One of Germany's biggest urban development projects, Bahnstadt is also the largest residential area in the world built entirely to 'passive house' standards. As you leave Heidelberg Central Train Station, one of the exits leads straight into Bahnstadt, and the Old Town and the city's other science districts such as Neuenheimer Feld are just a few minutes away. When it is finally completed, the district will be home to around 5,500 people and provide jobs for as many as 7,000.

Bahnstadt is growing fast: by spring 2016 there were already 3,000 people living there; several children's nurseries are already well-established in the district, and numerous shops have opened. The 'LA33' community center is a central hub hosting a variety of activities but also acting simply as a meeting place for residents and others. Halle02 in the former railway freight sheds is already known in Heidelberg and elsewhere as a venue for concerts, exhibitions and other events – or just a place for residents and visitors to chill out and soak up the atmosphere.

All the buildings in Bahnstadt are constructed to 'passive house' standards and therefore have hugely reduced energy requirements. Any residual energy needs are met from environmentally-friendly sources such as the wood-waste combined heat and power plant built by the utility company Stadtwerke Heidelberg that came on stream in the fall of 2013. Bahnstadt's 'passive house' status and the eco-friendly heat and power produced by the CHP plant make it a 'net zero energy' district.

The secret of Bahnstadt's success is quality – particularly the quality of life offered to the people who live and work there. Demand for housing, commercial premises and amenities has been so great that the district met its growth target two years earlier than expected.



The heart of the Bahnstadt Campus – the 'SkyLabs' office and laboratory building



# Heidelberg's Bahnstadt: bringing together

## Finished projects

1

**„WERKstattSCHULE e.V.“**  
(IBA project)

2

**‘Bauhaus’ DIY store**  
41,000 square meters, including 20,000 square meters of sales floor

3

**‘Tankturm’ converted water tower**  
Cultural center, events venue and architect’s studio

4

**Residential neighborhoods built in second construction phase**

5

**Residential neighborhoods built in first construction phase**

6

**First construction phase of the ‘Promenade’**  
Leisure space with two themed playgrounds (fire station and train)

7

**Student accommodation, ‘campus-related living’ and micro-apartments**

8

**State nursery in converted freight sheds**

9

**‘Campus Gardens’ project**  
370 apartments  
(i Live Heidelberg GmbH)

10

**LA33 community center**  
Neighborhood center at Langer Anger 33

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**‘Schwetzinger Terrasse’**  
Outdoor area beside ‘Schwetzinger Terrasse’ state nursery

12

**‘Zollhofgarten’ leisure area**

13

**‘Schwetzinger Terrasse’ state nursery**

14

**‘Güterhallen’ cultural center**  
Culture and dining

15

**‘SkyLabs’ office and laboratory building**  
19,000 square meters of floor space for science-related businesses including Heidelberg Engineering, Reckitt-Benckiser and Schiller International University

16

**‘Stadttor Heidelberg’ office development**  
Approximately 11,000 square meters of office space

17

**Two of the five sites of Heidelberg Technology Park**  
including the research platform InnovationLab GmbH, part of the Forum Organic Electronics leading-edge cluster

18

**B&B-Hotel**  
123-room hotel at Rudolf-Diesel-Straße 7

19

**Heidelberg Central Station South Exit**  
Leads directly from station concourse into Bahnstadt

# housing, science and business

## Planned projects/projects under construction

20

**XXXL furniture showroom**

21

**Residential neighborhoods in third construction phase**

22

**Second construction phase of the 'Promenade'**

With a farm-themed playground

23

**'Heidelberg Village' housing development**

Residential neighborhood for all ages

24

**'Pfaffengrunder Terrasse' outdoor space**

25

**Housing and commercial premises**

(Heidelberger Gesellschaft für Grund- und Hausbesitz, GGH)

26

**Green Mile & tram line**

2.2 kilometer-long double tram track with three stops

27

**'B3 Gadamerplatz'**

School, community center and nursery on Gadamerplatz (IBA project)

28

**'Luxor-Filmpalast' multiplex cinema**

(Filmtheaterbetriebe Englert)

29

**Shopping center**

14,000 square meters of supermarkets, a chemist's, various smaller specialist shops, restaurants and cafés, a nursery, and floors devoted to flats

30

**'Gneisenaustraße' cycle and footbridge**

Over the train tracks

31

**Young Living**

106 apartments to rent (SOKA-Bau)

32

**'Colours' neighborhood**

11,600 square-meter development incorporating office space, other business premises and apartments

33

**'SkyAngle' office and laboratory building**

16,000 square meters of space for research-related and scientific companies

34

**Congress center**

35

**'Stadttor Ost' (City Gate East)**

Around 11,000 square meters of office space

36

**Headquarters of the Heidelberg software firm Volume Graphics**

Correct as of: October 2016



# Bahnstadt Campus – where science and business meet



The SkyLabs office and laboratory building

## Heidelberg as a center for scientific research.

**Heidelberg has an outstanding global reputation as a center for science, thanks partly to its long tradition of academic achievement, but also as a result of more than six centuries of close links between scientific research and the day-to-day lives of the city and its inhabitants.**

Now the new Bahnstadt Campus is set to continue this tradition. Covering an area of some 22 hectares, it offers a range of state-of-the-art spaces and premises for pioneering knowledge-based businesses and research institutes in fields such as life science, biotech, ICT, and energy and environmental science. But, like the city as a whole, it also provides a vibrant urban setting that fosters openness, interaction and creativity. Seven out of every ten employees in Heidelberg already work in science or the hi-tech sector, and the city's unemployment rate is less than 5 percent. Scientists working in Heidelberg appreciate being so close to urban amenities – with cafés always within easy reach, for example – and the Bahnstadt Campus is no exception. Several scientific and

biotechnology companies are based there and form part of Heidelberg Technology Park, which has created ideal conditions for science and biotech companies by providing them with a wide range of relevant services.

The heart of the Bahnstadt Campus was built by the non-profit Max Jarecki Foundation, which provided 60 million euros for the promotion – in collaboration with the City of Heidelberg – of interdisciplinary collaboration and knowledge transfer. Its founder, Dr. Henry Jarecki, who studied medicine at the University of Heidelberg in the 1950s, was an enthusiastic proponent of the idea of developing a campus in Bahnstadt for young research-based companies. The project began with the 'SkyLabs' development which, with its striking façade and unusual architecture featuring two projecting upper floors, has become a highly visible symbol of Bahnstadt, offering state-of-the-art laboratory and research space and bringing science and business together in a way that reflects the ethos of the new district.

SkyLabs is now fully let. Multinational consumer goods company Reckitt Benckiser has a research center and a sales and marketing company based in the complex; Heidelberg Engineering GmbH, which produces optical diagnostic instruments, moved its headquarters here, and SkyLabs also houses the German campus of the American Schiller International University. And now a second building funded by the Max Jarecki Foundation, called SkyAngle, is being built in Bahnstadt according to the same ethos as SkyLabs. This new flagship project will take Bahnstadt's – and, by extension, Heidelberg's – scientific credentials up yet another notch.



The office and laboratory building SkyAngle will offer 16,000 square meters of space for commercial uses

# Business in Bahnstadt



The Stadttor office development – the 'gateway' to Bahnstadt

## Variety is the key.

**Bahnstadt – an attractive location for service providers and B2B companies as well as retailers and industrial undertakings.**

One of the greatest attractions of Bahnstadt for businesses is its sheer variety. It is more than just an office district – it is a vibrant, inspirational environment for companies and their employees that offers housing close at hand (saving the need to commute), and a range of quality childcare facilities and shops to ensure that everyday needs are met. With excellent transport links and a large pool of highly-educated potential employees in the surrounding region, Bahnstadt also delivers on classic 'hard' location factors. A further – less conventional – benefit is that all office, laboratory and commercial premises are built in compliance with the 'passive house' standard, which means that energy bills are much lower than in equivalent conventionally designed buildings.

Innovative and research-related companies appreciate the district's well-connected location and the presence of other businesses working in scientific fields: for example, two of the five sites of Heidelberg Technology Park are in Bahnstadt – one on Bahnstadt Campus and another on Czernyring. A number of top international companies have also set up shop there, as has a private university.

Bahnstadt is also home to the research platform InnovationLab GmbH, a key player in the Forum Organic Electronics leading-edge cluster. At the heart of the 2,900 square meters of office and laboratory space at InnovationLab is a 650 square-meter cleanroom research laboratory, where more than 50 researchers from a variety of disciplines work



on innovative, energy-saving lighting systems, highly-efficient thin-film solar cells, and printed organic ‘smart labels’.

The fast take-up of units in the ‘Stadttor’ (‘City Gate’) office building is compelling evidence that the Bahnstadt formula works. A number of businesses have already been operating from there for some time. Heidelberg-based io-consultants, for example, moved their headquarters to ‘Stadttor’ in early 2013 and are very happy with their decision: it is an inspiring working environment for the company’s employees, and clients enjoy the building’s welcoming, contemporary feel.

Other companies that have relocated to Bahnstadt also appreciate the district’s vibrant atmosphere, diverse infrastructure and convenient location. These include the Bauhaus DIY store, which has been steadily attracting more customers ever since it first opened in 2010, and Bahnstadt’s first hotel – ‘B&B Hotel’. Fifty of the hotel’s 123 rooms are family rooms – in line with Bahnstadt’s idea of promoting social cohesion when it comes to attracting businesses to the area.

Early 2016 saw the start of construction of the Colours development, a harmonious blend of spaces for living, shopping, leisure and work, with offices and retail premises spanning some 7,600 square meters. Several bakeries, a bank and a gym are already up and running there.

Plans are also underway for a substantial local shopping center with around 14,000 square meters of floor space, which will eventually house a major supermarket, a discount store, a drugstore, various smaller retail units, and restaurants and cafés.



Timeout Gym and Spa on Schwetzingen Terrasse

# Housing in Bahnstadt

## Everyone's different.

**Single peoples' needs differ from those of families; a pensioner's lifestyle is very different from that of a student; a young office worker at an innovative IT company will not spend his or her free time in the same way as a more mature lab-based researcher.**

All of these kinds of people live in Bahnstadt – and it is they who shape the new neighborhoods: The architecture, the public spaces, the local plazas and the housing all reflect the diversity of their lifestyles. With housing types ranging from apartments of all sizes to bright, airy terraced houses and city villas, Bahnstadt can meet virtually all accommodation needs.



Enjoying the evening sun together in Bahnstadt



Housing on the 'Promenade'

Despite this variety, all of the houses and apartments in Bahnstadt will have one thing in common: they will all form part of a neighborhood of manageable size where they will have access to a secluded outdoor space in the form of a garden, spacious, landscaped courtyard, or a rooftop terrace on the fourth floor. There is something for everyone in Bahnstadt – every one of the future 5,500 residents will feel truly at home.



# Families and leisure time

Heidelberg's educational and childcare facilities are second to none.

**Heidelberg has a centuries-old tradition of high-quality education, and today this reputation is as justified as ever.**

Heidelberg offers nursery places for 53 percent of all children under the age of three – a larger proportion than any other city in Germany. Pre-school nursery places are available in Heidelberg for any child aged between three and six, and some 87 percent of all elementary school children attend after-school clubs. The 'Learning Atlas' published by the Bertelsmann Foundation ranks Heidelberg as one of the best places to send children to school in the whole of Germany. There are also numerous educational institutions in the city offering a wide range of courses that promote lifelong learning. Heidelberg aims to give everyone the option of working and raising a family at the same time – and in Bahnstadt this is even easier.

A municipal nursery ('Schwetzinger Terrasse') and a private bilingual nursery have been operating in Bahnstadt for some time now, and in October 2016 a further nursery



opened in the former freight sheds. There is now also an elementary school in Bahnstadt – the third school in the federal state of Baden-Württemberg to offer all-day schooling, rather than the half-day schooling traditional in Germany. A pioneering, all-ability elementary school is to be built by the municipal Gesellschaft für Grund- und Hausbesitz (GGH) as part of a new education and community center called 'B³' on Gadamerplatz, Bahnstadt's future central plaza. In this new school, which promises to be inspirational for educators everywhere, disabled and non-disabled children will be taught side-by-side in an ideal educational environment. As well as the new elementary school, with its sports hall and canteen, the B³ complex will also house a fourth nursery – making a total of 6,500 square meters of space devoted just to children.

There will also be a community center in B³ designed to encourage interaction between people of all ages – not just children and families, but single and elderly people as well. B³'s central location in the district reflects the strong emphasis on education and social interaction in Bahnstadt. The fact that the nursery and the school are located in the same complex will ease children's transition between the two. And to honor Bahnstadt's commitment to helping people to work while raising a family, childcare will be available throughout the day until at least 5 pm.



The community center at Langer Anger 33

The importance of education in Bahnstadt will also be reflected in the innovative architecture of the B³ complex, which will draw on insights from recent studies in architectural psychology. The sizes of individual rooms and buildings will be chosen carefully to create an optimal learning environment for the children. Like all buildings in Bahnstadt, schools and nurseries will be built to the environmentally-friendly 'passive house' standard. B³ is a public-private partnership project, and also forms part of Heidelberg's international construction exhibition (IBA).

The community center at B³ is still in the planning stage, but one community center in Bahnstadt, 'LA33', is already flourishing. Named after its address, Langer Anger 33, 'LA33' is a meeting place for Bahnstadt residents of all ages, a venue for various activities including choir rehearsals, parent-and-toddler groups, film screenings, talks, and meetings of Bahnstadt's district association.

# Transport in and around Bahnstadt

## Seamless transport links around the City of Science.

**The main concourse at Heidelberg's Central Station has been specially extended to create easy access from Bahnstadt. Few districts have as easy access as Bahnstadt.**

Another example of Bahnstadt's superb transport links is the tram line that will eventually run along the yet-to-be built 'Grüne Meile' (Green Mile) connecting Bahnstadt to other districts in the city. It will be easily accessible from the district's main residential areas, and will also connect Bahnstadt with various science sites such as the University's Neuenheimer Feld campus, as well as with the Old Town.

Bahnstadt is also extremely well connected to the highway network: it is just a few minutes' drive from the A5 autobahn, 15 minutes from the Walldorfer Kreuz intersection and the German headquarters of SAP, half an hour from Karlsruhe, and 50 minutes from





Frankfurt International Airport. The cities of Frankfurt and Stuttgart are also within easy reach by train, even for daily commuters.

In a well-connected, eco-friendly city like Heidelberg, promoting cycling is the number one priority – which is why 3.5 kilometers of cycle track are being built in Bahnstadt. The first cycle and pedestrian bridge linking Bahnstadt to the districts to the south was completed some time ago, and plans are underway for another cycle bridge over the train tracks towards the city districts to the north.

Long-term and resident parking is provided in underground parking lots and on the building plots themselves, to prevent the streets from becoming overly congested and adversely affecting residents' and employees' quality of life. The requisite technology is also currently being installed in the underground parking lots to enable charging points for electric vehicles (EVs) to be fitted.



# Environment



Sand lizards and common wall lizards are found in the Bahnstadt area

## Bahnstadt's impressive green credentials.

**Bahnstadt is the biggest urban district in the world built entirely to 'passive house' standards – which means that its energy efficiency far exceeds the requirements of German legislation such as the Energy Saving Regulation (EnEV). In 2014 it won the Passive House Award from the Passive House Institute in Darmstadt in recognition of the positive example it sets for other urban districts around the world.**

Bahnstadt produces less than half of the quantity of CO<sub>2</sub> generated by an equivalent conventional city district. To ensure that the demanding criteria of the 'passive house' standard are met, building owners and developers are advised on energy issues and informed about funding options – for example the grants available from the City of Heidelberg are outlined and discussed.

Bahnstadt is also set to be the biggest single district in Europe to use smart electricity meters that enable households to monitor their electricity consumption and spending. Bahnstadt will also employ a rainwater management system that helps to maintain the natural functions of the soil, with an increased proportion of rainwater being allowed

to evaporate, benefiting the urban climate, and some also penetrating the soil, replenishing the local groundwater supply.

Bahnstadt is not about generating new housing at any cost – areas that are of importance to local ecosystems are deliberately being left undeveloped. Wildlife conservation is also being taken seriously: Prior to the start of construction work, a total of around 3,600 sand lizards and common wall lizards were relocated to specially-created new habitats.



One of the outdoor areas left undeveloped because of their importance to local ecosystems



# Bahnstadt in brief

## Facts & figures.

Like the rest of the city, Bahnstadt combines research, business, leisure and work with high-quality housing. It is the world's biggest urban district built entirely in accordance with the 'passive house' standard, and one of Germany's largest urban development projects.

Location: Bahnstadt is built on an abandoned marshalling and freight yard to the south-west of Heidelberg's city center and also incorporates a number of former military installations.

**Total area:** 116 hectares

**New residential land:** 9 hectares

**New commercial land:** 16.5 hectares

**Bahnstadt Campus:** 22 hectares

**Road network:** 11 hectares

**Cycle network:** 3.5 kilometers

**Project duration:** 2008 to 2022

**Fiduciary development agency:**

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

**Project partner:** Entwicklungsgesellschaft Heidelberg GmbH & Co. KG (EGH)

**Total private and public investment:** €2 billion (estimated), of which approximately €300 million earmarked for infrastructure

# Bahnstadt contacts

## **City of Heidelberg**

Bahnstadt Liaison Office, Tel. +49 (0) 6221 58-20250

Office of Economic Development and Employment, Tel. +49 (0) 6221 58-30000

Public Relations Office, Tel. +49 (0) 6221 58-12000

## **Project partner**

Entwicklungsgesellschaft Heidelberg GmbH & Co. KG (EGH)

Tel. +49 (0) 6221 718660

## **Residential and commercial sales**

S-Immobilien Heidelberg GmbH, Tel. +49 (0) 6221 511-5500

## **Fiduciary development agency**

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

Tel. +49 (0) 6221 99849-20

## **Research & Innovation**

Technologiepark Heidelberg GmbH, Tel. +49 (0) 6221 502-5715

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

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



**DSK**

DSK Deutsche Stadt- und  
Grundstücksentwicklungsgesellschaft

Revised version, October 2016



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

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