

Heidelberg



Photo KCAP

# Redevelopment in Heidelberg Patrick-Henry-Village

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# Heidelberg – building the city of the future



**Prof. Dr. Würzner**  
Photo Tobias Dittmer

**Ladies and gentlemen,**

following the departure of the US army, Heidelberg was presented with a once-in-a-lifetime opportunity: 180 hectares of land for redevelopment. Five sites across the metropolitan area will undergo development to create highly diverse neighborhoods – including housing, attractive outdoor areas, and space for innovative companies as well as scientific, cultural and sports facilities.

One particular flagship project is the redevelopment of the almost 100-hectare Patrick Henry Village (PHV), which is a particular focus of the International Building Exhibition IBA Heidelberg. A spectacular vision for this site was presented in March 2017. Internationally renowned urban planners, including Kees Christiaanse, Winy Maas and Carlo Ratti, have come up with a design for a “knowledge city of tomorrow”. This vision sees PHV becoming a living and working environment for 10,000 to 15,000 people and a model site for the use of digital technologies, innovative mobility concepts and climate-neutral energy supply.

Heidelberg has outstanding prospects for the future. We are a growing city – one which attracts predominantly young and highly qualified people. Heidelberg University is ranked best in Germany and among the top 50 worldwide. The city also features regularly at the top of German rankings for child daycare facilities and quality of school education. In ZDF’s quality-of-life ranking “Wo lebt es sich am besten” comparing 401 districts and municipalities in Germany, Heidelberg won the silver medal. And every year around 12 million tourists come from all over the world to visit our city. We’re looking forward to what the future will bring!

Yours sincerely

A handwritten signature in blue ink, reading "Eckart Würzner". The signature is written in a cursive, flowing style.

**Prof. Dr. Eckart Würzner**  
Mayor of the City of Heidelberg

# Patrick-Henry-Village

Covering an area of around 100 hectares, Patrick Henry Village (PHV) is roughly the size of Heidelberg's Old Town. As such, it is the city's largest redevelopment area.

PHV is located about six kilometers from the Old Town. The site belongs to the Kirchheim district of Heidelberg and benefits from excellent transport links thanks to its proximity to the A5 freeway. A direct connection with the local public transportation network is planned for the future.

The American army vacated the site in the southwest of Heidelberg in 2014. They had built PHV as an autonomous housing development with a wide range of social and commercial facilities between 1954 and 1958. Essentially, there are two types of housing in the area: In the north there is a small-scale structure comprising 87 single-family houses; and on the larger site in the south, there are residential buildings built in rows. In total, PHV there are over 250 buildings, with around 1,400 residential units.



**Photo** Steffen Diemer



For the Metropolink Festival in July 2019 (top) and July 2018 (left) PHV transformed into a centre for street art.  
**Photos** Philipp Rothe



**Presentation of the development vision  
at the IBA's 4th Citizens' Forum in 2017**  
Photos Christian Buck

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View of the development vision for Patrick Henry Village  
Images KCAP

# Current planning

The City of Heidelberg is working with partners and the International Building Exhibition IBA Heidelberg to redevelop Patrick Henry Village (PHV) as the “knowledge city of tomorrow”. The basis for the process going forward is the impressive development vision created by KCAP Architects & Planners for Heidelberg’s largest redevelopment site. It was presented to the public, including in the form of a walk-in model, in March 2017. Currently a dynamic masterplan is being developed. The city plans to present it in the spring of 2020.

In his development vision, architect and urban planner Kees Christiaanse combined the spectacular approaches of internationally renowned city planners, such as Carlo Ratti and Winy Maas. National and local experts as well as citizens were involved in further developing the vision. Digital future, new synergies between business and science, a “multi-mobility” approach, innovative places of education, state-of-the-art supply systems and pioneering environments for living and working – the development vision incorporates a wide range of forward-looking ideas.

PHV will be planned with a forward-looking approach: The city of Heidelberg and iTWOcity AG – a subsidiary of software group RIB SE – aim to plan and develop the redevelopment site using digital technologies only. Visualisation of plans with the aid of a digital model provides an illustrative basis for decision-making – which also involves local people. The software makes it possible to present a range of variants that can be weighed against each other during the decision-making process. This significantly reduces planning errors and cuts costs.

The development vision seeks to retain the basic characteristics of the urban structure given to PHV by the Americans. The existing street network, with detached houses and rows of buildings, will form a central green space at the heart of the quarter. This “new garden town” will be augmented by the existing parklands surrounding the former officers’ residences. There are plans to create a highly diverse and densified area on the outskirts of PHV.

The project will develop microquarters in the east, south and extended west of PHV, with dense building development and mixed-use residential, working and urban production facilities. At the heart of each microquarter are places of knowledge, which will offer educational and cultural opportunities to residents. Larger building structures will be located to the east, bordering the freeway. Division of PHV into microquarters means the overall site can be developed on a flexible, step-by-step basis.



Aerial view of PHV by Kay Sommer





Public forums and workshops are an integral part of the PHVISION process  
**Photos** Tobias Dittmer



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