

**Press release by the City of Heidelberg**

## **Patrick-Henry-Village: lively, diverse, green**

### **New housing for around 10,000 people**

The area of the former US settlement Patrick Henry Village (PHV) will become Heidelberg's 16th district. Spanning roughly 100 hectares, it is the largest of five former military sites now opened up for conversion in Heidelberg. The PHV is set to be home to about 10,000 people and provide jobs for up to 5,000 people. Currently these spaces are still owned by the German Institute for Federal Real Estate (Bundesanstalt für Immobilienaufgaben, BImA). An important partner for the City of Heidelberg, the institute is also developing affordable housing in the PHV itself but City of Heidelberg is set to purchase the first spaces from BImA soon and start its own development of the city district. Current talks are close to conclusion.

“As the largest former military area that we took over from the US, developing the PHV is a once-in-a-century chance for Heidelberg. It's not going to be easy, that much is clear. We are aware of the challenges this poses in our current times and are facing them quite consciously. We want to grow as a city and we need new housing for people of every age. The PHV development offers citizens many opportunities to actively shape this new city district from the beginning”, says Eckart Würzner, Mayor of the City of Heidelberg.

**Location:** The PHV is located near the A5 highway in the south-west of Heidelberg and at the heart of the Rhine-Neckar metropolitan region. It is about 6 km to the old town of Heidelberg, and just under 5 km to Heidelberg's main station (about 20 minutes by bike). A bus line connects the PHV to the city center. Located directly at the highway, you can reach Mannheim in about 25 min, Frankfurt in about one hour and Stuttgart in about one and a half hours.

**History:** The PHV was set up in the 1950ies as a residential area for the US Military and their families. Around 5,000 US soldiers, mostly of a higher rank, lived there, working for different headquarters of the US Army in Europe, for NATO and other organizations. Until the US Army withdrew in September 2013, they had their own schools, gym halls and supermarkets there and were autonomous for the most part. Afterwards, the spaces were returned to BImA.

**Objective:** Turning the PHV into Heidelberg's 16th district. District development is based on the “Dynamic Masterplan”, set up by internationally renowned architects and planning offices headed by Kees Christiaanse in cooperation with the City of Heidelberg and the Heidelberg International Building Exhibition (IBA). This will turn the PHV into a district offering a diverse range of possibilities for day-to-day life, housing and work, with open spaces for recreation and coming together, spaces for education, science, culture, businesses and sports.

**Urban Mining:** The City of Heidelberg plans to implement the concept of Urban Mining in the PHV. To that end, we set up the pilot project “Circular City Heidelberg”. Existing buildings that cannot be repurposed, serve as raw material depot for new buildings. Buildings in the PHV were analyzed according to age, size and construction type based on a digitally developed cadaster. These data show us which materials were used. Before dismantling the buildings, we can analyze

possibilities for reuse. Material from demolished buildings can then for example be integrated into new buildings. The reuse of materials was already tested in Heidelberg Innovation Park (hip) and will now be implemented on a large scale.

**Mixed use:** Heidelberg's 16th district will offer short distances. A good mix of residential and commercial use is pivotal. Primarily residential areas are set to offer a proportionate share of jobs, childcare facilities, schools, areas for sports and clubs as well as a space for the neighborhood to come together. At the same time, the PHV also has to offer commercial sites for large-scale development. The areas facing the highway will be spaces that provide jobs for our new PHV residents.

**Housing:** The PHV is set to provide housing for all needs. The City's housing policy concept provides for around 5,000 apartments, some for rent and some for owning. About 50% of apartments are set to be in the lower price segment. All apartment sizes will be available. There is a strong interest in different types of shared living spaces. In the coming years, BI mA plans to create around 550 apartments in the regulated price segment. Parts of the ribbon developments from the 50ies will remain - they will be improved and another story will be added to some.

**Arrival Centre:** Since 2015, the PHV is home to a refugee arrival center of the state of Baden-Württemberg. They usually live there for a short period, before they are allocated to the different administrative districts (Stadt- und Landkreise). The arrival center will remain in the PHV and will be integrated into this new city district. This decision was backed by a 70% majority among Heidelberg's residents, voting against a relocation of the arrival center in the 2021 local referendum. The state of Baden-Württemberg has therefore constructed a new building in the North of the PHV. With spaces for up to 2,000 people, the center can register up to 400 new people per day. Currently, around half of the PHV's total space is occupied by the arrival center.

**Energy:** The PHV will strive for climate neutrality as part of a best energy neighborhood. This energy concept is based on a low energy need, a high share of energy created within the neighborhood and the import of renewable energy from the region. The supply of new buildings relies on a Cold District Heating System with a temperature between 5 and 20 degrees Celsius. In the summer, it will be able to provide cooling, while supplying the heat pumps in new buildings with heat during winter. Apart from the earth probes, exhaust heat from the industry and the sewage system serve as internal heat source.

**Mobility:** The PHV is set to be a low car zone. Cars will be allowed in the area but parking will be provided in neighborhood parking garages for the most part, not in the form of parking spaces on the apartment's premises. Apart from public transport, bikes will play an important role. There is space for both those means of transport on the Parkway, which is the main road and a bike boulevard with large green spaces. Mobility stations will offer car sharing, bikes and cargo bikes for rent as well as other means of environmentally friendly transport. Digital services will be provided for everyone according to demand.

**Adaptations to Climate Change:** A lake as well as spaces to play and work out will be at the center of the PHV. Five large green areas spread out through the neighborhoods from east to west. These "green fingers" are recreational areas and fresh air corridors. The green edges of the neighborhood merge into the mostly agricultural areas bordering the PHV. This new climate-friendly city district relies on multiple use and cradle-to-cradle approaches. Roofs and building facades are used for photovoltaic systems and planting. As part of the adaptation to climate

change, we aim for advances in a high number of green areas, as few sealed areas as possible and a comprehensive rainwater management.

For more information, please see [www.phv-verbundet.de](http://www.phv-verbundet.de)  
Videos from our planning workshop [www.phv-verbundet.de/Film](http://www.phv-verbundet.de/Film)