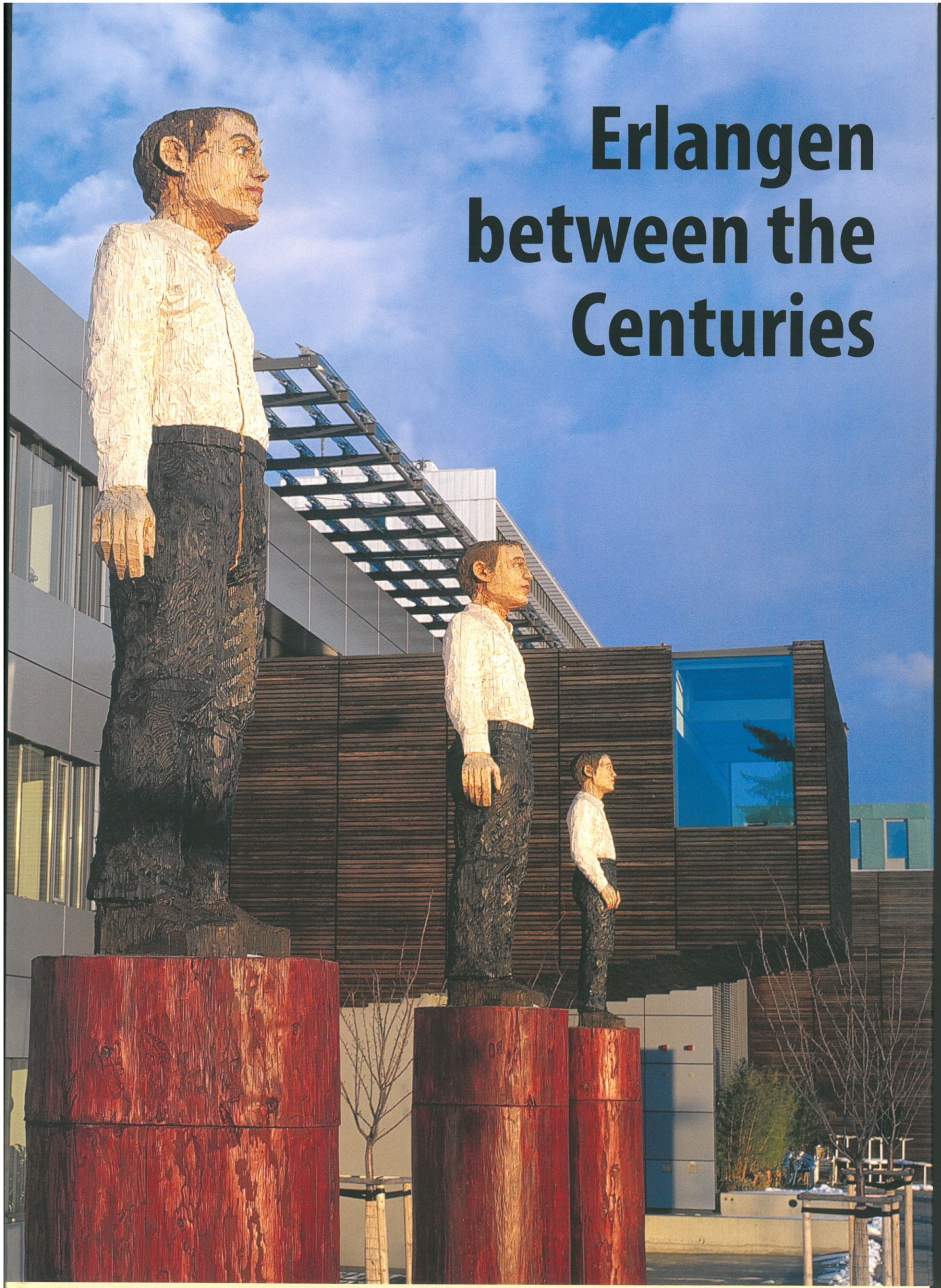
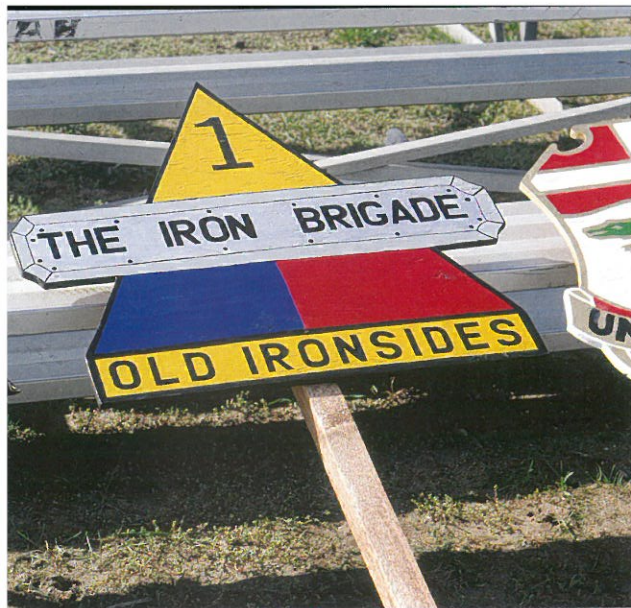


Erlangen between the Centuries





From a Vision to Reality – the Development of the Town 1995 – 2005

Old Ironsides: the tank troop's insignia. This group was the last of the US troops to be stationed in the town.

In June 1994, the garrison buildings (at the rear, centre) in Hartmannstrasse, were officially handed over to the Federal Government by the US Government. The buildings were demolished very soon in order to..... (further right, centre)

The town of Erlangen has played rather a special role in the Free State of Bavaria since the Second World War. In 1945 the town was the site of one of the three traditional universities in Bavaria and a little later became the administrative centre of Siemens Pty. Ltd., at that time still called Siemens Schuckertwerke, with its headquarters in Berlin.

The population grew from around 40,000 at the end of the war to 100,000 in 1974, when Erlangen acquired "city" status. Parallel to this there has been the growth in importance as a business centre for there are currently 85,000 jobs for a population of 103,000.

Attention to the environment was the main issue during Dr. Dietmar Hahlweg's (1972 – 1996) period as Lord Mayor, whilst from 1996 extra emphasis has been placed on the vision of developing Erlangen as the "German Centre for Medical Research, Production and Service". Erlangen has continually fulfilled the requirements of a modern town with strong growth because of the cultural diversity of the population and the town's increasing scientific importance. Industry and production are no longer the main businesses; they have been replaced by the service industry, particularly the scientific sector.



More than an optical axis: for many decades American tanks rumbled along Kurt Schumacher Strasse on their way to their training grounds in Sebalder Reichswald. Today it is one of the most important arteries to the east of the city, running from Tennenlohe in the south to Sieglitzhof.

If we take the demographic challenges of the Federal Republic of Germany, which has the third lowest birth rate of all countries world wide, into consideration, it is necessary to direct more attention to more subtle factors of location in order that sustainable town planning and development continue. Since 2002 it has been the ambitious target, not least on the part of the community, to make Erlangen the best city in Bavaria in regard to catering for children and families.

The object of this report is to describe the transformation of an area to the east of the town, which was used for military purposes for almost a century into a significant location for science, commerce and accommodation. In this way the concrete urban and architectural development, which is the current focus of Erlangen municipal politics, can be documented.

From Military Side to Communal Area

During Dr. Heinrich Lades' (1959-1972) period of office as mayor, the idea was put forward of using the site of the former military parade ground for communal purposes. The breakthrough came with the



... make way for the super modern manufacturing plant opened in February 2000, for the production of magnetic resonance imaging equipment and other medical-technical components. The town's inhabitants together with Siemens Medical Solutions, earlier UB Med, consider this an essential factor in establishing Erlangen as the Medical Centre of Germany. In the foreground: Siemens buildings from the 70s (left), housing and businesses from the past and from the beginning of this century.





A view of military history: in the centre of this aerial view taken in 1980 (left) are the Ferris Barracks' tank halls, and to the south the grounds of Exerzierplatz.

announcement by the US government on 1st July 1993 that they intended to vacate the military base, Ferris Barracks, in Erlangen. Less significant but no less important steps in this direction had already taken place during previous decades. In 1977 for example, the Americans' sports groups were moved south of the Skin Clinic in Kurt Schumacher Strasse. In this way, Siemens Medical Technology, which wanted to expand, was able to obtain an urgently needed site, necessary to keep Siemens Med, as it was then, in Erlangen. Erlangen Council had to negotiate tenaciously with the Americans to develop the traffic infrastructure to the east including Kurt Schumacher and Staudtstrasse, the former Panzerstrasse. In reciprocation the US Army demanded that a bridge be built over Kurt Schumacher Strasse. The bridge was never built due to tactical action on the part of the Council Real Estate Department. Further attempts, such as the unanswered letter from the Mayor Dr. Hahlweg to the then US president, George Bush Senior, asking that the land be released for earlier use by the community, failed. The major, lasting breakthrough came, as mentioned above, through the Washington decision by the US Government on 1st July 1993.

Initial Purchase Negotiations

Less than three weeks after this decision, the Council's real estate consultant and the financial director began organizing the purchase of roughly 135 hectares of brown land. The Council decided on 21st July 1993 to introduce urban development measures so that the city could obtain the property under the best possible conditions. On 24th and 25th September 1993, a seminar entitled "Workshop New Town East" took place to establish concrete ideas for the future civil use the area. This concluded in the meeting "Hearing New Town East" on 20th October where extremely controversial political planning goals were expressed. Erlangen architect Hubert Kress, for example, suggested very dense building similar to that in Friedrichstrasse in Berlin that would have led to an increase in population of about 15,000.

Urban Design Competition

The highly praised city design competition, held on 1st September 1994, decided that population growth should be reduced to between roughly 7,000 to 9,000 inhabitants. As early as February 1994, a competition to select a name was held in conjunction with the newspaper the "Erlanger Nachrichten". The population decided overwhelmingly on the newly created term "Roethelheimpark". During the initial stages of the town planning competition, important real estate and political planning decisions were made.



"Aerial shots" of the same area about 15 years later. The drawings are taken from the 1994 plan (above) and show how it was carried out.



Integration: the Council's special school, Lebenshilfe e.V., named after its former principal, Georg Zahn, maintains its own character but merges into the housing area with green areas. The attractive complex of flat-roofed buildings, contrast with the architectural style of the former American housing area. The conversion of the military area began with an acquisition by the Council's Housing Department GEWOBAU.

The Council decided in a resolution dated 28th September 1994, on building plan no. 349 for Johann Kalb Strasse and one for the former US Housing Area, thus creating the pre-requisites for the competition. On 14th December the Council declared it was in agreement with the wishes of the Free State of Bavaria that an area in Artilleriestrasse be reserved for the University. Only two weeks later 4.4 hectares of land with listed buildings for troop accommodation was purchased and the foundation of an entire University Campus in the area fulfilled. Two months later the Council Housing Department (GEWOBAU) was also able to obtain the former Housing Area with roughly 260 apartments, which could be immediately restored, and let on a short-term basis.

On 6th November 1995, a competition was held for the development of a housing complex on an area of land about 6 hectares in size. On 30th November, the Regional Housing and Town Planning Association received the contract as development representative (i.e. as trustee), to develop the entire former parade ground. The city of Erlangen acquired the former US American school, now the commercial school and their sports grounds, on 15th December 1995.

The New Med Factory – A Vision becomes Reality

In July 1996, a completely new idea for the part usage of the area emerged which had not been discussed at all. Siemens expressed an interest in acquiring roughly 100,000 m² for its own use. Immediately after the summer break, the UB Med board together with Dr. Juergen Radomski a member of the SAG central board, provided concrete designs for building a new complex on the US site, the so-called Med Factory. As early as 6th November 1996, the Council, with only one opposing vote, accepted the proposal for the area. In the month before, the Council had approved two further important projects where land and buildings were received from the Federal Government: the Montessori School and the Association for Charitable Works (GGFA).

At this time there was an increasing amount of scepticism among the councillors and the city administration who questioned whether the town could finance the entire area. When the Federal Ministry of Finance suggested in early 1996 that the federally owned Real Estate Trust (TLG) potentially take over the purchase and development of the site there was little dissent. An important meeting with the Ministry further consolidated this idea. The town took a constructive part in these negotiations although sight was not lost of the hypothetical possibility that the city itself could acquire and de-

Development with an awareness of tradition: the relationship between streets and buildings is dominated by right angles in Roethelheimpark and in the baroque planned-town, just a few minute's walk away. The central area is being planned for tomorrow. Shown here, medical laboratories and factory buildings that will stimulate further city growth.



A farewell salute: on 30th June 1994, Colonel Richard Wallace, the last Commander of the US Army in Erlangen, left for home with the remainder of his soldiers. The reduction of troop numbers in Germany was made possible by eased international political relationships. The prerequisites were provided for the fulfilment of a long-cherished local dream.



The future begins (right): in 1997 Mathias Anton (centre) plays with a friend whilst the staff buildings of the Erlangen US garrison are being demolished. They are playing next to the memorial stone to the soldiers who were stationed here after the end of World War II. Wooden boards protect the stone. On May 1998, at this very same place, the Federal Minister for Finance Dr. Theo Waigel, Siemens Director Dr. Heinrich von Pierer, the Lord Mayor, Dr. Siegfried Balleis, Bavaria's Chief Minister, Dr. Edmund Stoiber and the President of Siemens Medical Solutions (SMS) Prof. Dr. Erich Reinhardt (from right) laid the foundation stone for the Med factory. Barely two years later, Frank Anton, European Director of SMS (below, right) and Mathias' father, and the production manager MRE, Dietmar Lehne, have a personal record of progress. The city supplied a building permit in record time for a plant manufacturing sophisticated medical products such as magnetic resonance imaging equipment. The company were able to fulfil their plans just as quickly.

velop the site. Towards the end of 1996 events began to accelerate. At a convivial meeting of councillors in Atzelsberg Palace on 12th December it was suggested in a private discussion with the Party Whip that it would be better if the rest of the Roethelheimpark site were purchased directly from the Federal Government by the town. On 23rd December the head of negotiations for the city was able to obtain a reservation agreement for a contract of sale, with notarial signatures, on behalf of the town. This meant that the town had an option to buy the site until 31st January 1997. There were hectic discussions with the Federal Ministry of Finance up until 13th January 1997, because on that very day the Finance Minister Dr. Theo Waigel, after an invitation from Karl-Heinz Hirsemann, had agreed to hold a lecture for the Economic Advisory Committee of the Erlangen HC at the Sparkasse.

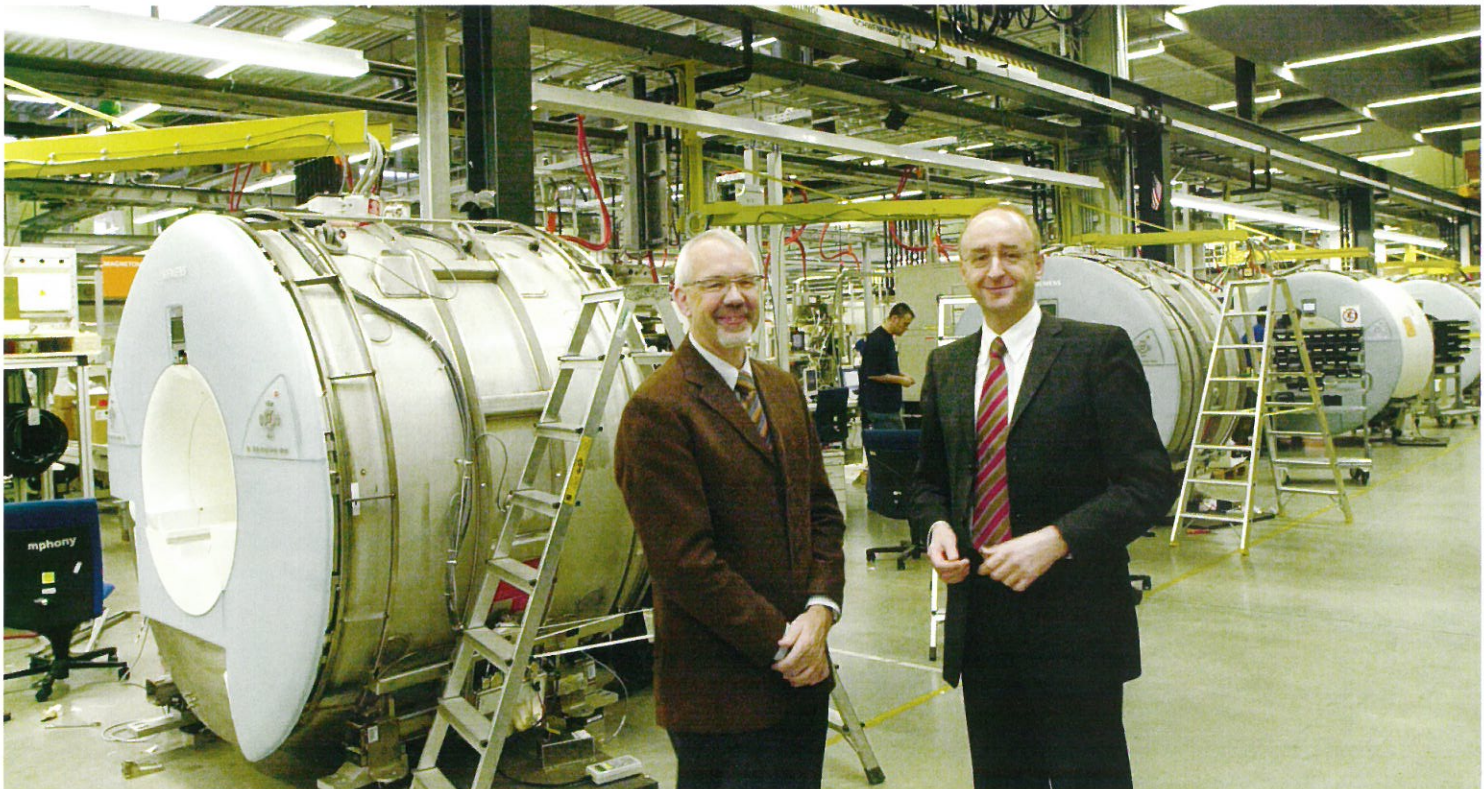
On the trip from Nuremberg Airport to the event venue, the Federal Minister of Finance was convinced that it was of prime importance for Erlangen that the right of purchase be prolonged until 31st March 1997. Waigel agreed thus offering the city, as we now know, a unique opportunity. An evaluation report was presented on 8th January 1997, after which the council unanimously agreed on 27th February to take advantage of the reserve agreement. This however, proved to be unexpectedly difficult for a hefty disagreement developed between the Federal Ministry's Real Estate Department, responsible for the Minister's approval, and the Budgetary Department.

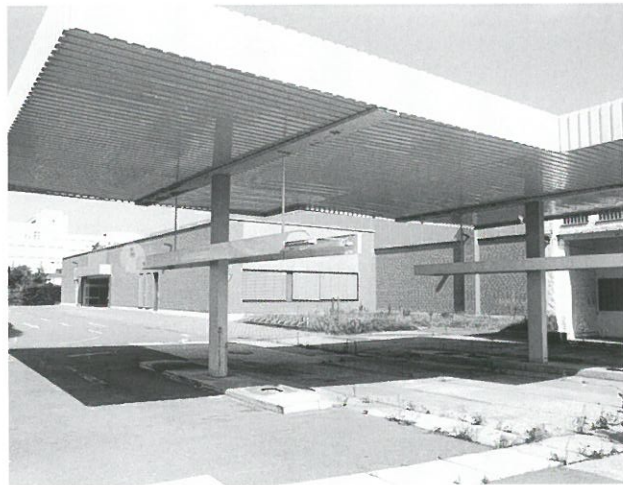
A Struggle for the Purchase

In July 1997 the town intervened again and requested that the departments within the Ministry come to an agreement for the town had already run up considerable costs. Siemens also applied further pressure through their board chairman, Dr. Heinrich von Pierer, for the company wanted to build the new factory in Erlangen. The decision was announced on 3rd October 1997, the "Day of German Reunification" and was reported nationally. After discussion in the subcommittee for finance in the Upper House of the Federal Government and consultation with the budgetary sub committee of the Lower House, agreement was reached on 15th January 1998 that the town had acquired the initial right of purchase. Thus the means were offered for the town to purchase 1,000,000 m² direct from the Federal Government of Germany.

Citizen decide on Roethelheimpark Avenue

In the meantime further activities had taken place for, in autumn 1997, demolition and ecological salvage work began in Hartmannstrasse. As well as this semi-detached houses in Johann Kalb Strasse





were sold, and in November 1997 the former military accommodation, or "Gin Hall", was submitted for tender. The foundation stone for a housing model of 31 apartment-blocks, (GEWOBAU) was laid by Dr. Guenter Beckstein, the State Minister for Domestic Affairs, at about the same time.

It was finally possible in December 1997 to grant contracts for the road plan connecting Kurt Schumacher and Hartmannstrasse, the so-called Roethelheimpark Avenue. This decision was the result of a long, bitter debate amongst the various political parties within the Council, so it was decided to seek the views of the public. On 18th October 1998, 70% of the town's inhabitants who voted, decided the Avenue should be built.

Turbulent Progress

The town's earnings from the purchase of the site at Roethelheimpark of 101 hectares were so great that further buildings or sites could be acquired a few weeks and months earlier than planned. On 26th February 1998 the Council decided unanimously on the sale of the former commissary, the American shopping centre, to Lidl and Schwarz. On 3rd April 1998, a contract of sale was signed by OBI for the construction of a DIY and garden centre in Kurt Schumacher Strasse. One day later an exchange contract between the city and Siemens was signed for the land necessary to build the new Med factory.

The year 1998 was also important for the construction of accommodation for, in the middle of the year, a number of terraced houses were built in an ecological and economical way and the listed buildings in Roethelheimpark Avenue were sold to Stadthaus Ltd. There was an incredible amount of activity in 1998: the construction of Hartmannstrasse began; Roethelheimpark Avenue was completed as was the link between Carl Thiersch Strasse and the Handelshof shopping centre. Erlangen sport benefited also from the new sports hall in Roethelheimpark that was officially opened on 27th November 1998.

Erlangen's Future Offensive

Development, if at a slightly slower pace, continued in 1999 with the sale of a building site to Via Appia to build a design and distribution centre. Various listed halls were also sold to a range of investors and the former American church was sold to an advertising agency. Further parcels of land in Doris Ruppenstein Stein Strasse were sold for a model housing development. It was important for the Montessori School that the former military accommodation building, No. 4.001, be finished by September 1999.



Controversial artery: the broad Roethelheim Avenue (above) crosses the city quarter from east to west, thus encompassing residential and business areas (left) together with important infrastructure amenities. Many residents felt the Avenue would carry too much traffic and this led to opposition and divided opinions. The questionnaire held on 18th October 1998 approved the plan which led to the creation of the Avenue in its present form.



Almost everything is green: from Roethelheimpark Avenue (above) a green swathe runs south to Exerzierplatz nature reserve. The Reserve is over 200,000 m² in size and is part of a nationally important series of biotopes (right, centre), as well as being important for the area plan.

A superbly restored army building of the Kaiser period, at the turn of the 20th century, (right, above) in the northern part of Roethelheimpark is the centre of Friedrich Alexander University's Roethelheim Campus, named after the area. Today, the attractive brick buildings house ...

Georg Zahn special school (right, below) is not just a visual example of modern, purpose-built architecture; it is symbolic of the standard desired in pedagogical buildings.

Roethelheimpark became increasingly more lucrative for the town so it was possible to use DM 22 million from the Federal Trust Fund to finance "Erlangen's Future Offensive", where investments could be targeted at building schools and day care centres. Almost at the same time, work began on a day nursery in Johann Kalb Strasse.

Erlangen owns a Large Nature Reserve

The highlight of the year 2000 was the official opening of the Med factory with Bavaria's Chief Minister, Dr. Edmund Stoiber, and the Director of Siemens, Dr. Heinrich von Pierer in attendance. A few months later the Avenue in Roethelheimpark was completed. In the same year an important ecologically political decision was made. An ordinance declared an area of land at Exerzierplatz a regionally important biotope and to be protected as a nature reserve. Consequently the town decided, because of the ecological importance of the site, to refrain from building houses or business on this area of 241,457 m². In October and November 2000, tree planting began along the central nature strip in Roethelheimpark. This was a very important design element of the entire area, as was indicated in the awards made in the urban development ideas competition.

Kindergarten and High-Tech

Erna Zink Kindergarten in Johann Kalb Strasse was able to open its doors only one year after building began on 6th July 2001. Only one day later the University's Roethelheim Campus was officially opened. Finance to the tune of DM 53 million was supplied by the Free State of Bavaria from their High Tech Offensive funds. Listed buildings were converted into modern offices and research laboratories for the technical and natural science faculties. In the same year restoration began on the former barracks stables, building No. 4030, for the Kieser Training Company and on 30th July, Kurt Schumacher Strasse, which had been completely rebuilt between Roethelheimpark Avenue and Artilleriestrasse, was opened. On 7th November 2001, only ten months after building started, the Bavarian Laser Centrum, under the direction of Prof. Manfred Geiger, was officially inaugurated.

The Anniversary Year

At the beginning of 2002, as part of the celebrations for the 1,000th anniversary of the city, an exhibition took place at Museum Corner dedicated to the relevant events at the time and entitled "Roethelheimpark-the New City Quarter-the Realisation of an Urban Development Idea". During the course of the anniversary year, the new town quarter benefited even more for on 4th July, the topping out





E pluribus unum: new and old merge harmoniously through the variety of shapes of the newly erected or conserved buildings in Roethelheimpark. The plain, concrete cube of the Medical Centre (above) in front of the colourful, old brickwork of the offices and town houses, the Franconian "Deconstructivism" of the Erna Zink Kindergarten in Johann Kalb Strasse, and the splendour of the Wilhelminian garrison which is reflected in the glass of the former US roller skating hall, all contribute to this harmony.

ceremony took place of the conversion of the former roller skating hall into a Research Association for Laser Technology. By 10th July the general restoration of Easthouse Youth Centre in Schenkstrasse had been completed and finally on 19th July the park in the Roethelheimpark, "Am Grünzug" was opened. At the same time various decisions were made by ecological, traffic and planning sub-committees together with the Council in order to promote building-site and construction transactions.

Anyone who thought that development in Roethelheimpark would now slow down was wrong. The sales contract for the erection of a special school in Johann Kalb Strasse was signed on 25th February 2003, and the very next day building work commenced. On 23rd May the foundation stone was laid for a new school building for handicapped children and not even six months had passed before the topping out ceremony could take place. In May 2003, the daily political agenda required the official opening of the leisure centre in Silbergrasweg.

The year 2003 witnessed numerous resolutions involving housing, such as the sale of 46 building plots for family houses south of Thomas Dehler Straße, and the extension of Erna Zink Kindergarten on 30th April.

In the second half of the year the Council made various decisions concerning the sale of building sites, particularly for accommodation. Some of these were, for example, the BAWO Wohnbau project, HBP Hauspartner Wohnbau Ltd., Erlangen, GUSA Projektservice Ltd., Erlangen, Hans Mauss KG Erlangen and the Holzvogel Company. Added to this list of building contractors are Tiedtke Wohnbau Ltd. from Lauf and Hochtief Construction Pty. Ltd. from Nuremberg.

Siemens continues to invest

In 2004 it was commercial projects which were again in the limelight for on 2nd April the topping out celebrations for Siemens Medical Solutions restaurant in the Avenue at Roethelheimpark took place, followed a little more than two weeks later by the inauguration of the Medi-Centrum to the north of the Avenue. The success of these building measures had such an effect on investors that as early as 30th September the necessary prerequisites for the Real Estate Trust were available for permission for a second medical centre on which work began almost immediately.

It was probably on 3rd July 2004 that the councillors and the residents of the town really became aware of the enormous dynamic of the total development. On that day a celebration took place in "Grünzug" called "10 Years of Conversion – from a Military Post to an Attractive City Quarter". Many could hardly believe that a complete







decade had passed since the memorable day when the Americans vacated the site.

Roethelheimpark has become an important residential area for students not only because of the conversion of "Gin Hall" into a students' hostel but also due to the new Students' Administration Centre that was started in Doris Ruppenstein Strasse in late autumn 2004. In January 2005, the Siemens restaurant was opened on the corner of Hartmannstrasse and the Avenue in Roethelheimpark and one month later work commenced on Siemens Training Centre on the Avenue. On 2nd March 2005 the decision was made to build the Franconian International School (FIS), south of the commercial school in Kurt Schumacher Strasse. This is a very important step towards international education in the area around Erlangen. As 2005 draws to a close, the development of Roethelheimpark is far from complete. One thing however is now clear: Roethelheimpark has been a complete success for Erlangen and an almost unbelievable milestone in the history of the city.

Siegfried Balleis

Remembering: the youth centre East-house was opened in 2002 and the graffiti on the walls reminds us that many coloured soldiers lived in Erlangen over the years. At the same time, the portraits sprayed on the walls are a general expression of how America has increasingly influenced the western teenage culture since before the turn of the century.