

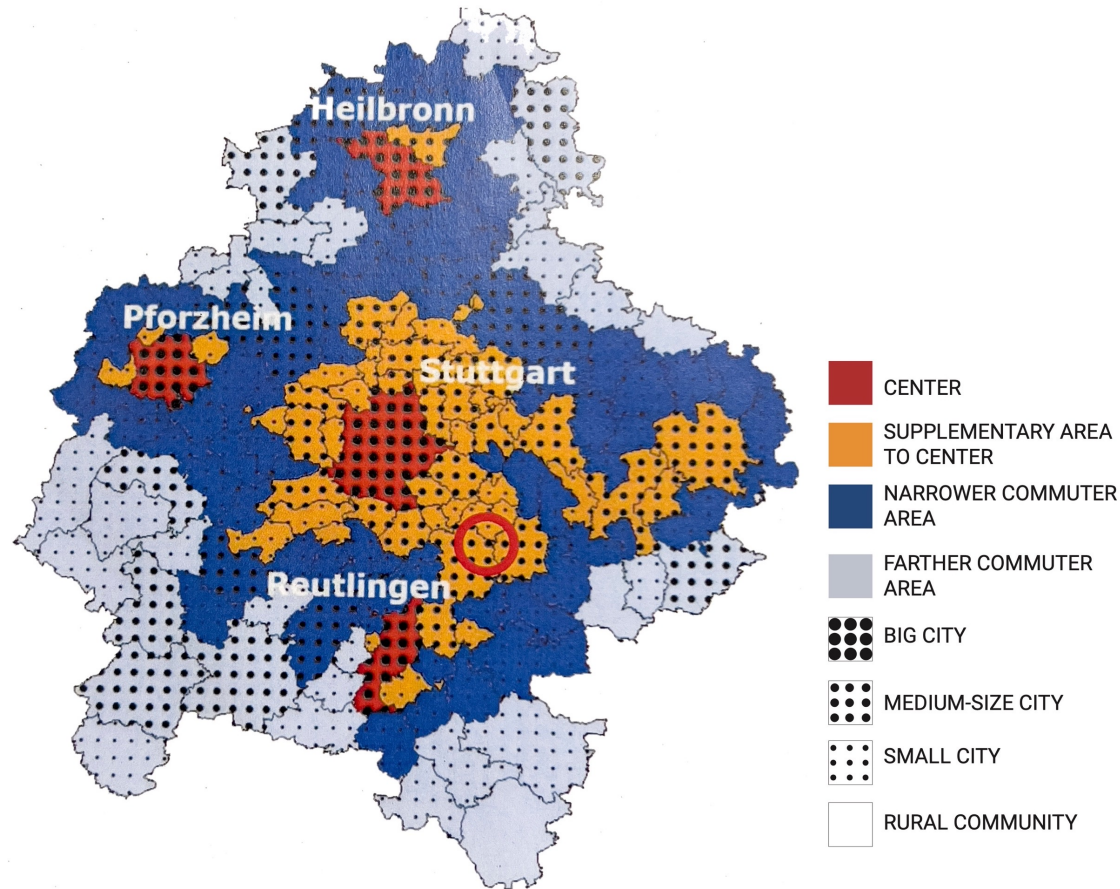
IDEAL HOUSE  
NEIGHBORHOOD  
IMMIGRANTS  
BADEN  
WÜRTENBERG  
FARMING  
IDENTITIES  
BUSES  
BIKING  
DWELLINGS  
GREEN INFRASTRUCTURE  
PARK  
GENTRIFICATION  
RIVER  
NECKAR  
SWAB  
GREEN CORRIDORS  
PAISAGE  
GREEN AREAS  
HOUSING SHORTAGE  
OLD TOWN  
CARS  
SUSTAINABILITY  
COMMUNITIES  
URBAN TYPOLOGIES  
INDUSTRY  
LANDSCAPE

# NÜRTINGEN



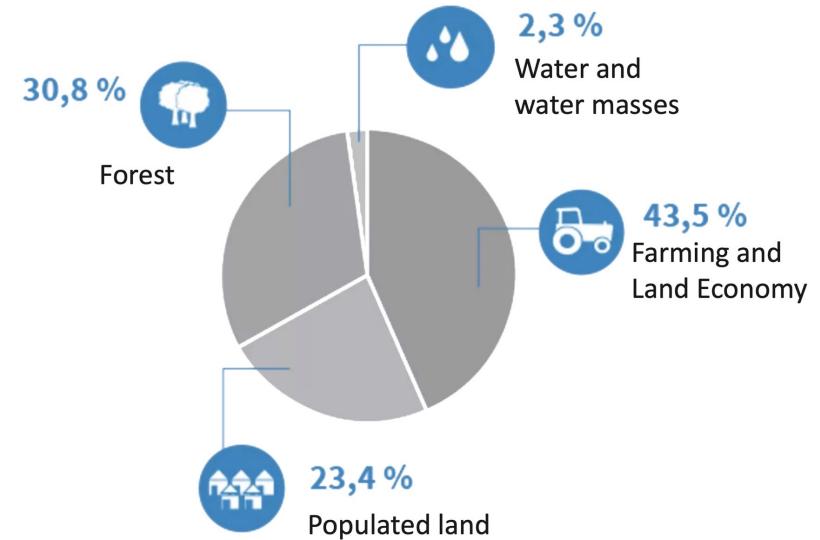


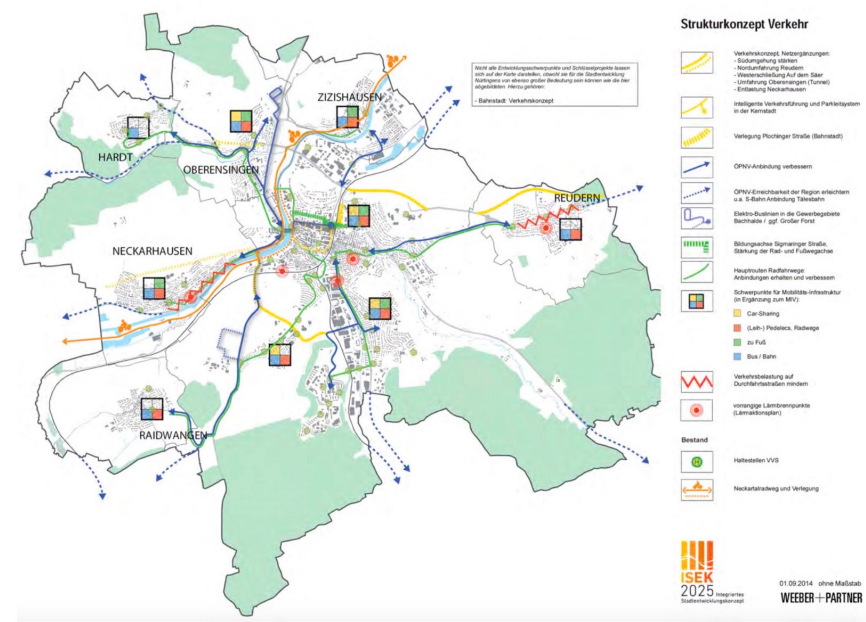
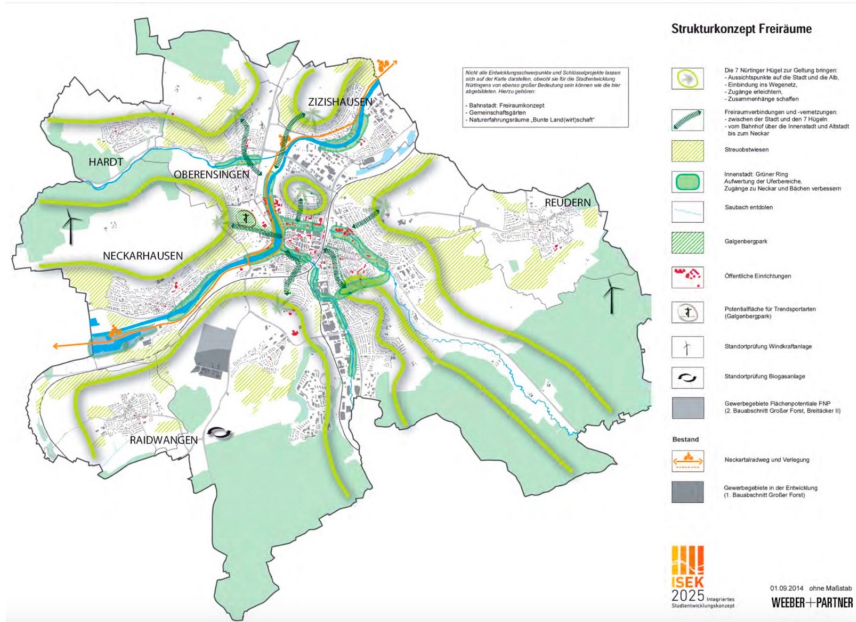
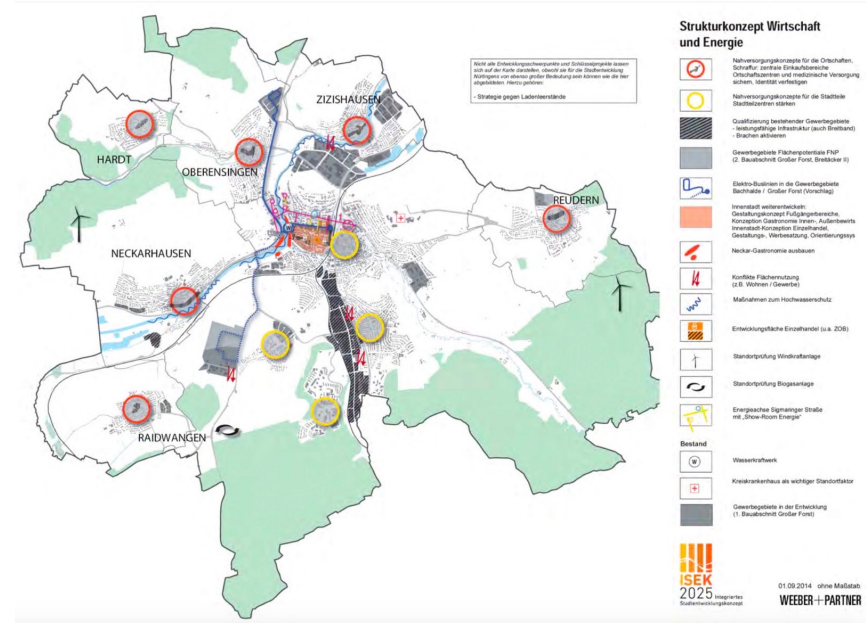
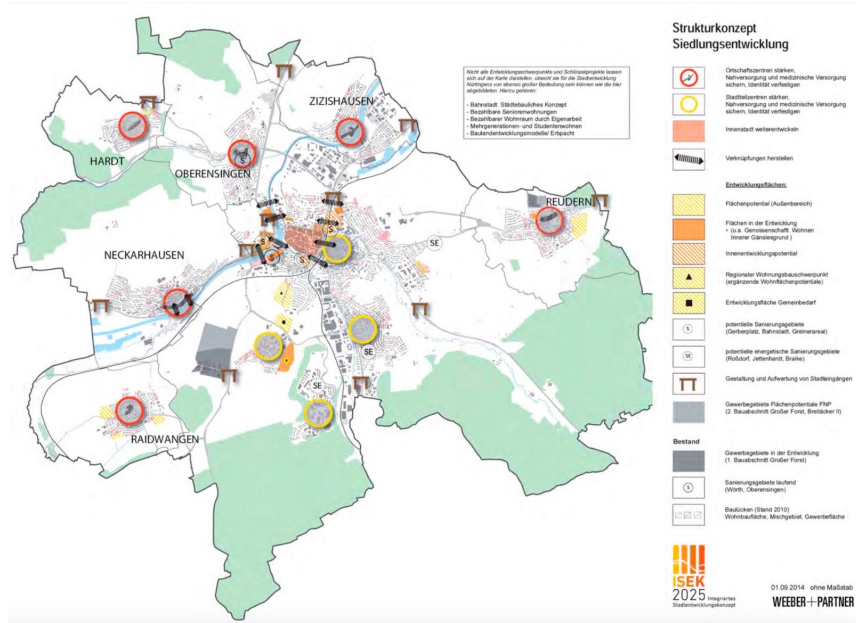
# HOW MIGHT WE ADDRESS THE SHORTAGE OF HOUSES IN NÜRTINGEN WITHOUT CONSUMING MORE OPEN SPACE?



The entire city has 42,272 registered people.\*  
Some population data by periphery districts:

- Neckarhausen: 3,913 - 9,25%
  - Zizishausen: 3,183 - 7.52%
  - Reuden: 2,772 - 6.55%
  - Raidwangen: 2,191 - 5.18%
  - Hardt: 1,049 - 2.48%
- \*As of December 31, 2022

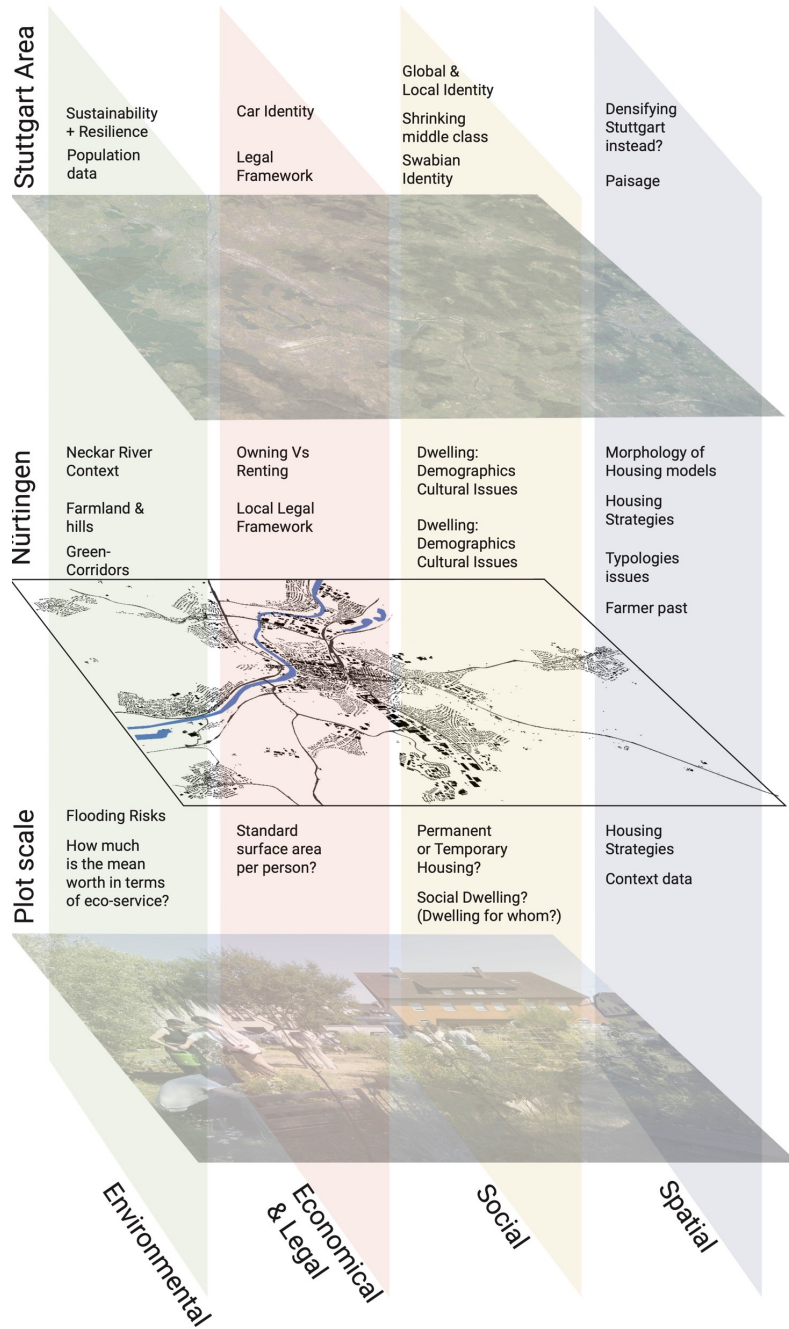




Nürtingen Data according to "Integriertes Stadtentwicklungskonzept Nürtingen 2025" (Integrated urban development concept Nürtingen 2025)



# ISSUES & TOPICS - LAYER ANALYSIS

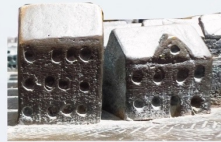




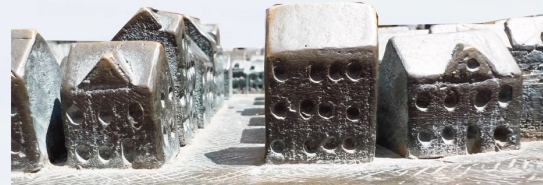
HOW MIGHT WE ADDRESS THE  
**SHORTAGE OF  
HOUSES**  
IN NÜRTINGEN WITHOUT  
CONSUMING MORE  
**OPEN SPACE?**



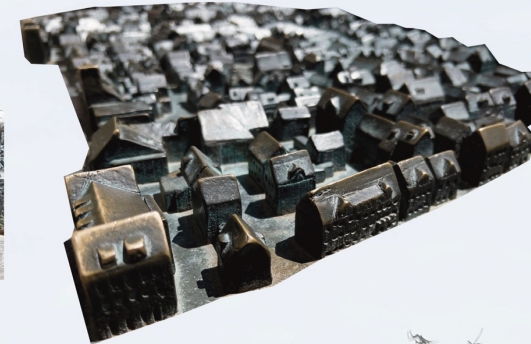
HOUSING



DWELLING



NEIGHBOURHOOD

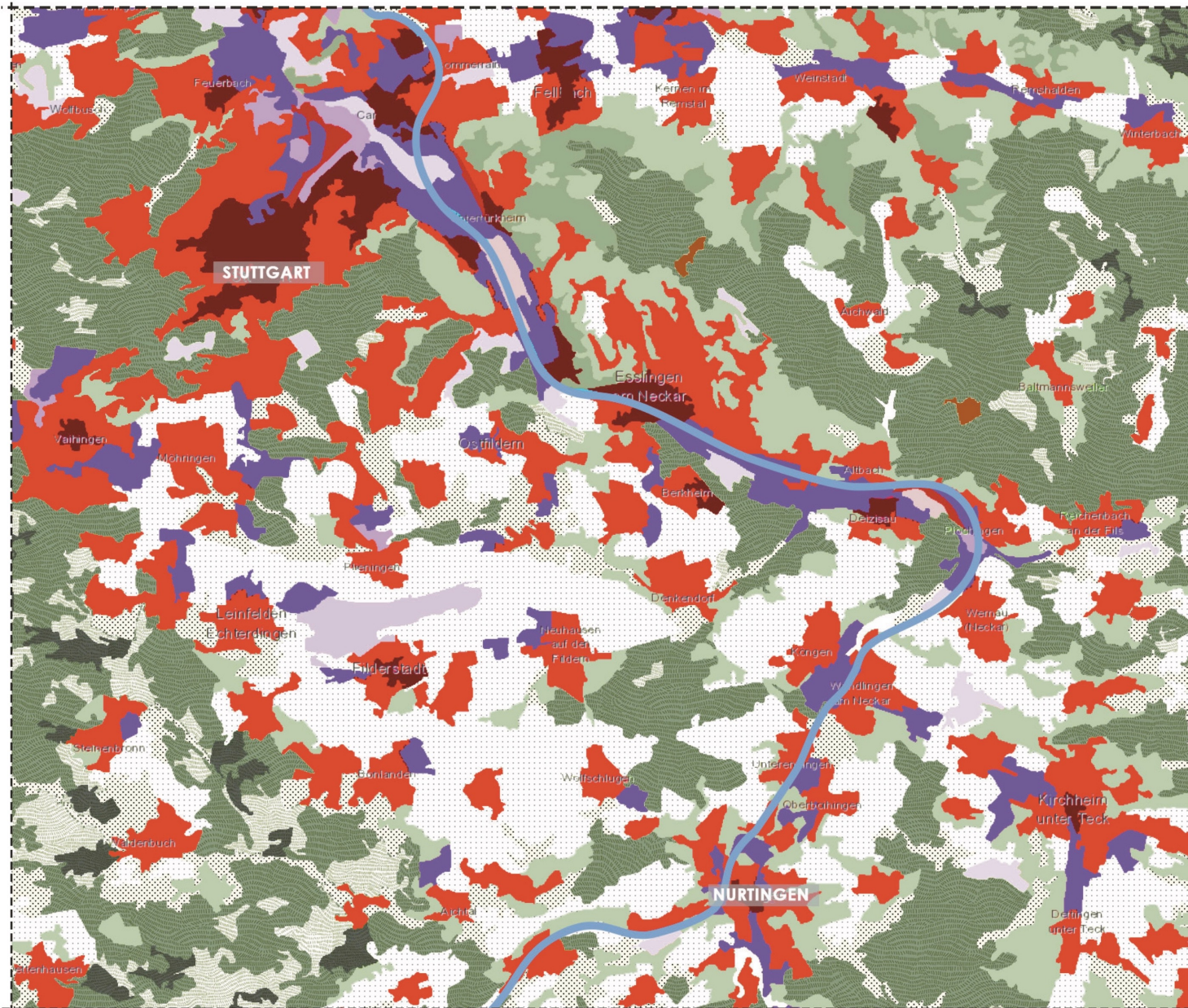


URBAN  
LANDSCAPE

HOW THE NEW  
**HOUSING  
MODELS**  
MIGHT IMPACT  
**CURRENT  
LANDSCAPE  
PATTERNS?**

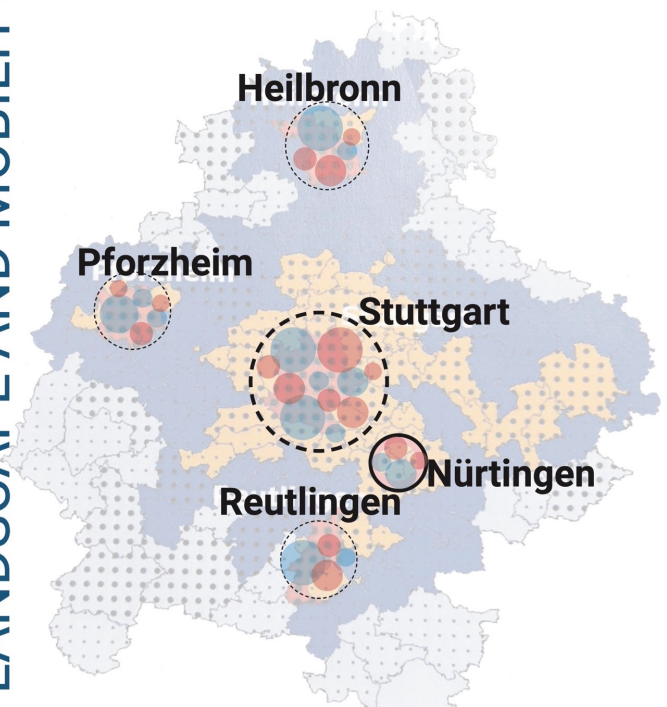






Map based on information from Corin Database.

LANDSCAPE AND MOBILITY

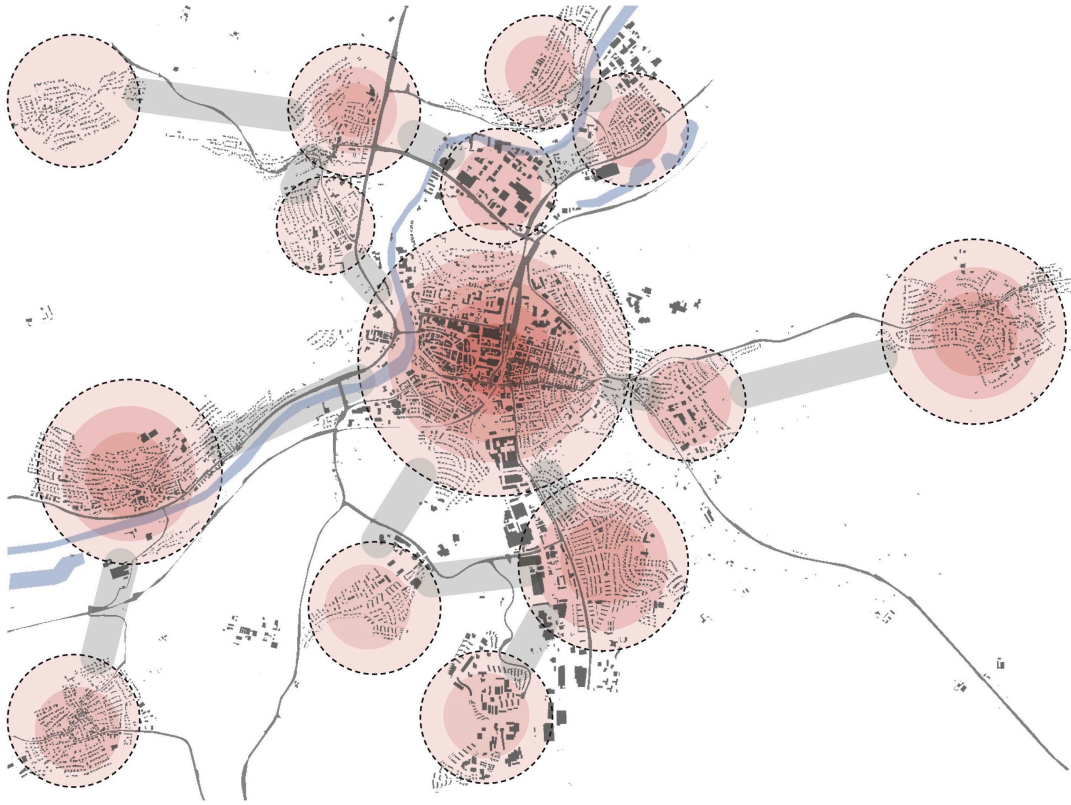


300.000 People are commuting into Stuttgart  
 115.000 People are commuting out of Stuttgart

- Continuous urban fabric
- Discontinuous urban fabric
- Industrial or commercial units
- Sport and leisure facilities
- Non-irrigated arable land
- Rice fields
- Olive groves
- vine yards
- Broad-leaved forest
- Coniferous forest
- Mixed forest



## POLYCENTRIC ORGANIZATION



Settlements and dwellings spread in many centers

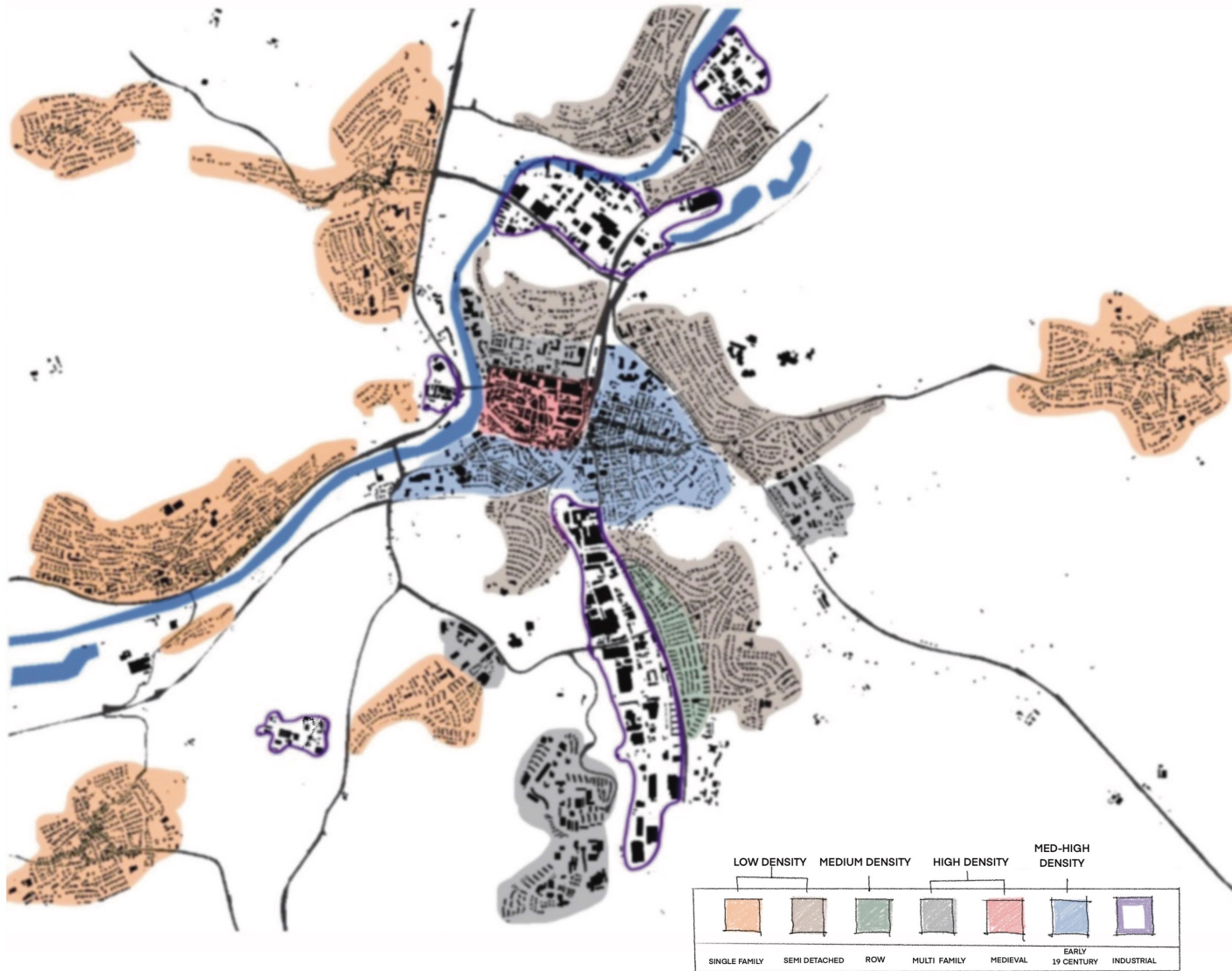
## SPATIAL DISTRIBUTION



Development in valleys, ridges and plateaus



Dwelling Density variation in Nürtingen



DWELLING STRATEGIES

INTERNAL HOUSING

Improvement  
Densification

- Empty lots
- Empty Buildings
- Renovations
- Co-Housing

OCCUPY NEW LAND

TRANSFORMING URBAN LAND

Industrial |  
Infrastructural

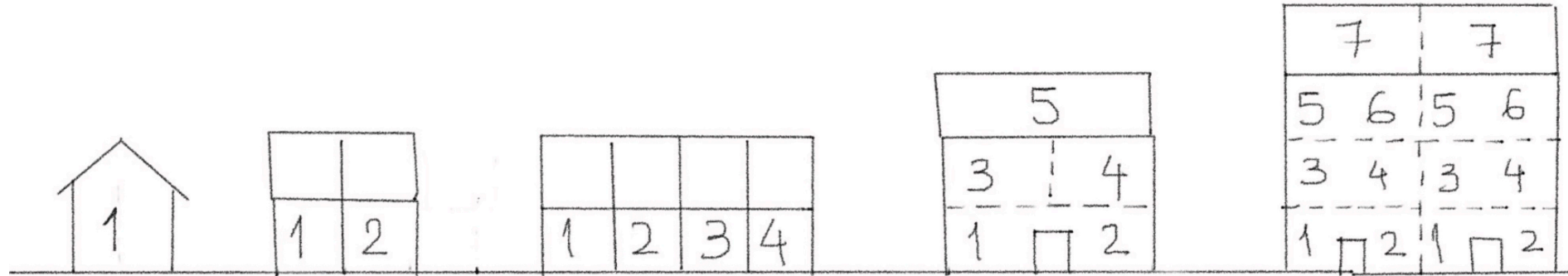
- Railway
- Harbours
- Airports
- Parking Areas



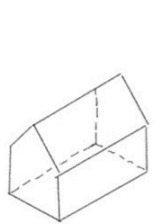
	Typology 1	Typology 2	Typology 3
Existing Housing type	<b>Small House + Tiny Garden</b>	<b>Small Apartment with balcony view</b>	<b>Big family House</b>
Neighborhood type	<b>Garden Neighborhood</b>	<b>In Historic center</b>	<b>City Villa</b>
Proposed Housing strategy	<b>Micro town-house</b>	<b>Co-housing models, micro apartments</b>	<b>Low-mid Density Dwellings</b>



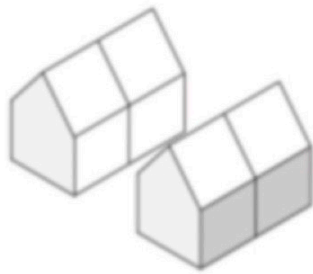
Types of Dwelling observed in Nürtingen



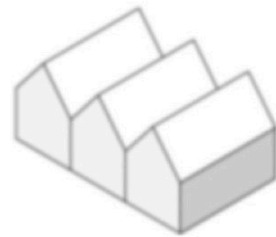
Dwelling Characterization



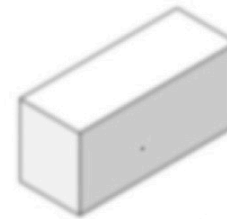
Single



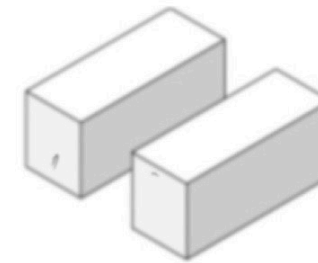
Semi-Detached



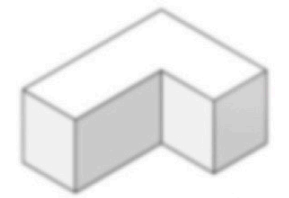
Row-Housing



Linear Block



Parallel Blocks



L-Shape Blocks







# THE PERSONAS



Student  
Turkey Immigrant  
Age 23  
Student Housing



Single Dad  
One child  
Ages: 42 & 5  
German  
Small House



Married Couple  
One child  
Turkish  
Ages: 29,27 & 3  
Small House



Student  
Living with Mom  
Age 16  
Small Apartment



Old Woman  
German  
Age: 73  
Two Story House



Stray Cat  
Age: 10 Years

- What is your daily routine?
- Your requirements and needs?
- What kind of neighborhood do you need?
- What is your type ideal house?
- What functions in city context you are using?
- How do you describe your economic status?





**Semi-detached housing** | Big yard with a playground |  
Need to use public spaces for a change instead of cars.



**Large Single family house with a garden transformed into low multifamily house** | Walkable, quiet neighborhood | Proximity to provide basic needs and socialize with friends from here.



**Block of flats** | Cultural amenities, cinema, sports, gaming | Easy access to the city centre by public transportation | Wishing to have a flat in a big city in the future.



**Semi-detached housing** | Lively neighborhood to socialize | Proximity to services | Effective transportation to the rest of the region | Accessibility to walking trails, Nature proximity | Move to a larger city in the future and have a flat.



**Apartment with a balcony in low midraise** | Proximity to work and kindergarten | Saving money for | Saving money & planning to buy a larger flat to bring his family to Germany to live with him.



**Micro Apartment in Historical centre** | Dense and active neighborhood | Affordable rent | Cafes and restaurants around.



**Nice roof with a view** | More green space connectivity | Less noise pollution | **More natural ecosystem integration** | Available food sources.



MORE DWELLINGS WITHOUT USING MORE OPEN SPACE

NEW URBAN LAND



Area suggested for housing potential in regional development  
According to Integrated urban development concept Nürtingen 2025

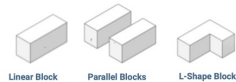
37.19 ha.

Mid-density Housing  
Area = 37.19 ha x 60 dwellings/ha



2231 Dwellings

High-density Housing  
Area = 37.19 ha x 150 dwellings/ha



5578 Dwellings

RECLAMATION | CONVERSION OF URBAN LANDS



POTENTIAL AREAS FOR MID AND HIGH DENSITY DWELLINGS

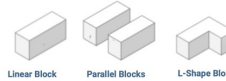
① 6.77 ha.

Mid-density Housing  
Area = 6.77 ha x 60 dwellings/ha



406 Dwellings

High-density Housing  
Area = 6.77 ha x 150 dwellings/ha



1015 Dwellings

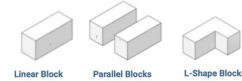
② 6.73 ha.

Mid-density Housing  
Area = 6.73 ha x 60 dwellings/ha



403 Dwellings

High-density Housing  
Area = 6.73 ha x 150 dwellings/ha



1010 Dwellings

Surface area estimates according to Google earth data

POTENTIAL AREAS FOR MIXED USED DEVELOPMENTS AND LEFTOVERS HOUSING

① 47.15 ha.

① 39.53 ha.

POTENTIAL URBAN LANDS FOR NEW RESIDENTIAL NEIGHBORHOODS

Low density area

Parking Areas

NÜRTINGEN SUSTAINABLE CITY MASTERPLAN



Why settle for ordinary when we can be sustainably extraordinary? Why are we sustainable?



Preserving Identity and Skyline



Minimizing Environmental Impact



Efficient Land Usage



Promoting Resource Efficiency