

City of Münster Transforms Army Barracks into New Residential Neighborhood

How do Münster residents want to live in 2030? The response to this question is provided by the new residential city neighborhoods currently being developed as part of the conversion of the British army's former York and Oxford Barracks. In the next few years, around 10,000 people will be housed at the two locations in the city of Münster. Experts in lean management and development management at Drees & Sommer are providing support on this project for KonVOY GmbH, a subsidiary of the city of Münster.

Approximately 3,000 residential units, childcare facilities and schools will be built on a total of 75 hectares at the two locations in the districts of Gievenbeck and Gremmendorf. Stephan Aumann, Managing Director of KonVOY GmbH, explained: 'We aim to make the two city neighborhoods into national examples for the future of successful, cutting-edge urban development – not only in suburban settings, but also right at the heart of the action, optimally integrated into the relevant district. In order to deal with the very tough local residential market, in 2018 the city of Münster ran a multiple-stage urban development and open space planning competition to work out the best solutions for the developments and purchased both properties from the German Institute for Federal Real Estate (*Bundesanstalt für Immobilienaufgaben*). In October 2018 the development plans for both properties were approved, and the first implementation measures were started at the beginning of 2019.

Model City Neighborhoods

On the converted areas, the city of Münster will create unique urban neighborhoods, making maximum use of the available space for the most varied purposes. Martin Altmann, Senior Project Partner at Drees & Sommer, described the concept: 'Overall, the districts will be characterized by interconnected green areas with bicycle routes and footpaths, seamless transitions between private and public uses, and high-quality open spaces and recreational areas. Buildings will have varied uses; they will combine elements of new construction with existing buildings and will have integrated social infrastructures.' Münster's development plans for carbon-neutral urban lifestyle and state-of-the-art smart neighborhood include local shopping facilities, limited motor traffic, the opportunity for residents to bring in their own ideas and the combination of creative working and living.

York and Oxford: Old Meets New

On the site of the York Barracks in the district of Gremmendorf, the city is planning 1,800 residential units for 6,000 residents. An architectural partnership, led by Lorenzen Mayer Architekten, is responsible for the basic structure of the development at the 50-hectare site. A new center with sports, leisure and educational facilities based on the architects' plans will be built around the accommodation and administration buildings of the barracks. Apartment buildings and single-family homes will offer affordable housing for all target groups. The mobility concept is sustainable and incorporates bicycle routes and footpaths, car sharing stations and charging points for electric vehicles. In the 27-hectare Oxford Barracks in the district of Gievenbeck, Berlin-based Kéré Architecture plans to retain the historic existing structure and develop 1,200 new residential units. Alongside a space-efficient and mixed use of the area surrounding Oxford-Platz, courtyard structures between existing buildings, new buildings, apartments and terraced houses are to be developed. One of the particular features of the neighborhood is its sustainable rainwater management system, which has been given an award under the Municipal Climate Action development program for the federal state of North Rhine-Westphalia (*Kommunaler Klimaschutz NRW*).

Close Cooperation between Experts to Ensure Project's Success

The company responsible for the development and marketing of the future city neighborhoods is KonvOY GmbH, which has dealt with all areas of planning in close cooperation with the individual departments and the municipal utilities of the city of Münster. Drees & Sommer oversaw the purchase negotiations. The real estate consulting and project management company's development advisers and lean management experts are also providing support for the implementation of the planned measures, such as organizational, controlling and marketing activities. Using the lean management method, they ensure lean processes and adherence to schedules and budgets.

* * *

Drees & Sommer: Your Innovative Partner for Consulting, Planning, Construction and Operation

Drees & Sommer is your innovative partner for consulting, planning, construction and operation. The leading European consulting, planning and project management enterprise, Drees & Sommer, has supported private and public clients and investors for almost 50 years in all aspects of real estate and infrastructure – both analog and digital.

Nadja Lemke
Head of Media Relations and International Communications
phone +49 (0)711 1317 177 • mobile +49 (0)172 7699566
nadja.lemke@dreso.com

Julia Kammerer
PR Consultant
phone +49 (0)711 1317 1825 • mobile +49 (0)172 7997482
julia.kammerer@dreso.com

Media Release

September 18, 2019

**DREES &
SOMMER**

The result is cost-effective and sustainable buildings, profitable real estate portfolios, people-oriented working environments, and visionary mobility concepts. The company's 3,300 employees in 41 locations around the world work in interdisciplinary teams to provide support for clients from a wide variety of sectors. All the services provided by the partner-run company take into consideration both economic and ecological concerns. Drees & Sommer calls this holistic approach 'the blue way'.

Nadja Lemke
Head of Media Relations and International Communications
phone +49 (0)711 1317 177 • mobile +49 (0)172 7699566
nadja.lemke@dreso.com

Julia Kammerer
PR Consultant
phone +49 (0)711 1317 1825 • mobile +49 (0)172 7997482
julia.kammerer@dreso.com