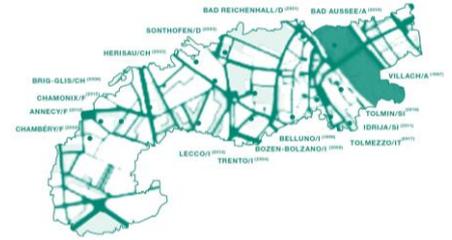


Tour des Villes in Sonthofen

24th and 25th November 2017



Meeting minutes

Time Day 1: 14:00 to 18:15

Time Day 2: 9:00 to 12:30

Participants: Christian Wilhelm (*1st day*), Christoph Stöberl, Ingrid Fischer, Sonja Karnath, Manfred Maier, Johannes Buhl, Michael Borth, Andreas Mayer (*2nd day*), Valeria Karas (*2nd day*), translator Paul (*1st day*), (Alpine Town Sonthofen); Karmen Makuc, Miran Podobnik, Janez Podobnik, Matevz Straus (Alpine Town Idrija); Francesco Barreca (Alpine Town Tolmezzo); Claire Simon (*1st day*), Magdalena Holzer, Luca Contrino (Secretariat of the Alpine Town of the year association).

14.00 Welcome speech mayor of Sonthofen Christian Wilhelm

Warm welcome in the name of the Alpine Town Sonthofen and thanking the organising team, Mrs. Ingrid Fischer and Christoph Stöberl, conversion manager from January 2018 on. Sonthofen is the most southern of Germany, Sonthofen lies at two rivers, in the surroundings are mountain villages and a great protected area – on the one hand the city is perceived as lively nucleus, on the other hand there are conflicts between surroundings and major city. Education is a very important issue to the administration of Sonthofen. Two projects: Radstadt (bike city) Sonthofen, offers a lot of possibilities. Conversion areas: Sonthofen is preparing to acquire these areas and launched a broad process.

14:15 Welcome by Ingrid Fischer

Ingrid Fischer says a warm welcome to the Tour des Villes group and invites to have a short coffee & snack.

14:30 Wrap-up and outlook Tour des Villes half time by Magdalena Holzer

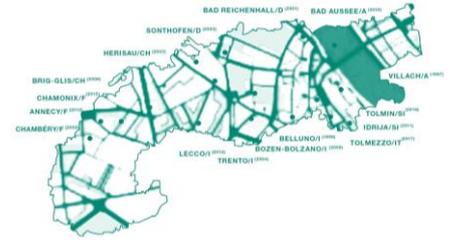
What happened until now? Tolmezzo: presented the first study case with the military area Caserma Cantore with 18th century Palazzo Linussio. Proposals by the participants have been the creation of FabLabs, of a micro-brewery, co-working spaces, or else open-door caserm to strengthen the link of the population with the site, for making young people staying in the Valley and give them a good basis.

The second study trip led to Idrija: on a historical discovery of the miner's houses, built nearly entirely in wood, and seeming an aesthetic fusion with the landscape. Yet, they seek for a better future. Tour des Villes participants proposed low-tech apartments for tourists, for holidays like « once upon a time », or else living laboratories for workshops of young handcrafters or university students, to learn historical techniques, together with experienced aged persons or to create affordable apartments for young people, sort of « my first apartment ».

Sonthofen, where the third study visit of Tour des Villes leads has already launched a broad participation process and a think-tank. The final two events within the project will be the study visit to Tolmin on 8th and 9th March and the excursion on 23rd and 24th April.

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Claire Simon presents the agenda of the two days and invites the group to express their ideas on a final product.

14.30 Presentation Christoph Stöberl – what has been done, what is foreseen?

Christoph Stöberl accompanied the process of the conversion areas in Sonthofen since the beginning. He explains, that only in 1930 three Caserns were built in Sonthofen. Now, these Caserns are an integral area of the city. Sonthofen lies like an island between two rivers: Ostrach and Iller. Once a time, there was flood risk, the two rivers have then been canalised and the challenge was solved. The inner surface of the town is restricted, the area of the three caserns is on the one hand a big opportunity to Sonthofen, on the other hand of course the challenge is big too. The difficulty regarding the timeline is that the availability of the two bigger caserns depends on the readiness and finishing of the third casern, where the soldiers will move to. Probably this will be the case in 2021. The caserns cover an area of 33 hectares and consist in 65 buildings, 30% of the area were foreseen for accommodation and administration, 50 % were covered for technical equipment and laboratories. Grünenkaserne is located directly at the river Ostrach, there are some sports fields. Christoph Stöberl explains the process of ISEK, the integrated concept plan for the development of the inner city of Sonthofen, which has been re-elaborated in the occasion of the three caserns.

Unique selling propositions of Sonthofen:

Education, urban & alpine issues, turning platform, intergenerational tasks, health care, regional value creation, open, dynamic, future-oriented

During the last decades, some important goals could be achieved:

- Upgrading city centre
- Supra-regional access network
- Ecological connectivity with surrounding valleys
- Urban free spaces
- Road network

Some challenges are still open:

- Cityscape & residential environment
- Barriers in urban space
- Orientation in urban space
- Hill Kalvarienberg separated from town
- Little greenery in the city
- Insular locations for commercial purposes

There has been a common decision of the city council to put the focus of the new destination of the casern areas on living & education and on commercial areas. Jägerkaserne is more suitable for commercial use, towards the outside also industrial, as it is near to good traffic accessibility. Grünenkaserne: is more an open space with greeneries, this should be maintained also in future, land reserve for the future. A number of buildings cannot be reused. It foreseen that Sonthofen

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applies for a State Garden Exhibition with this area. A further important point is also a home for associations, as there are several in Sonthofen.

15:30 to 17:00 Excursion to Jägerkaserne and Grüntenkaserne

17:00 to 17:30 Group discussion and questions

Is the population rising at the moment? What is the prediction for the next 20 years? Which age groups are increasing?

Population rises slightly, when conversion areas will be bought, the plan is to rise population and increase industry. In Bavaria, there is zero unemployment, a lot of people are needed. It is not question that there would be no demand, but demand and supply are very much linked. Retired people would like to have flats at their disposal for the third age.

Main development challenges? Where do you want the town to go?

- “Radstadt” (Bicycle city): that’s the touristic vision
- The economic vision is smart city (technology transfer, digitalization)
- State garden exhibition (roads, buildings, green areas: it’s a big project, foreseen for 2028)
- Part of the green area at Grüntenkaserne is flood protection area

What is the business plan about behind?

1. Step 1: getting these areas in municipality’s ownership (theoretically the price should be low, as the buildings are not in a good condition, the Federal Ministry wants to sell it at a high price. For the German law the prize of a building is “frozen” when negotiations start. There is an institution at German level, that manages every real estate that the German state owns. Sonthofen is negotiating with this institution now. The whole area should be sold all in one. The benefit for town is to increase the space in the inner city as it is very restricted. Only at the moment when the military use is over, the city has the “planning right”.)
2. Step 2: urban planning
3. Step 3: go to investors, ask for financing
4. Step 4: fill the areas with life – realisation

Opportunities? Proposals by the participants

Redesigning traffic

New city in the inner center

Developing area – keep a part for future generations

Social aspects: allowing mixtures between people and sectors

Opportunity for the nature, link to the river and use of water

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9:00 to 10:30 Group discussions on three different topics:

Group 1: drawing the area towards sustainability

How do the Alpine Towns imagine life, living and working on these areas?

Which ideas and images do Alpine Towns have in mind for the sustainable development of the conversion areas?

Which elements do the Alpine Towns consider particularly important for this purpose - energy supply, energy standards, spatial planning, transport planning?

Statements from the discussion

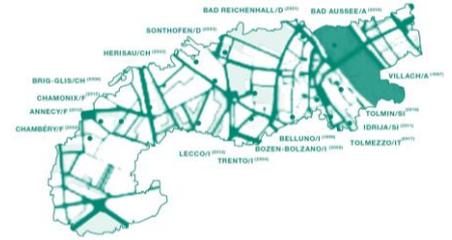
- Planning to demolish buildings is unsustainable
- We will check buildings but German regulations on use of buildings are very strict so maybe there isn't the possibility to do something with them as they are.
- maybe as a traffic-free zone (pedestrian/bicycle, maybe also e-car).
- Possible plan for with the district for a RegionalBahn between Oberstdorf and Kempten.
- - Possibility for mobility initiatives involving other cities (in rent-a-bike schemes for example)
- Any plans to modify the river need to include ecological and operational considerations (but also flood defense work must not be compromised)
- Changing industry: automation will eliminate manpower, save large area for industry.
- Jägerkaserne better placed for commercial activity and industry thanks to connection to road network.

Talking about Grüntenkaserne

- Keep a lot of green space in the area.
- Can't build flats in the northern part of the Gruntenkaserne as it is a water-protection area.
- Better to avoid building just housing.
- some people want an industrial area.
- Keep less dense development
- Keep open space green
- Link natural recreation with cultural recreation (e.g. sports ground can be adapted for shows, music, etc.)
- Less "sealing" (small densified area and more undeveloped open space)
- Extension of the river into the barracks area to create a recreational space
- Link greening and living
- Mixing generations: less segregation (young-old, native-immigrant/refugee)
- Green façades, green roofs, solar panels

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- Separate dense development from green space]
- Possibility to connect the two bases? (foot and bike paths, but has to go over a road that is property of the district, so it requires approval from them)
- Parking space? (don't sacrifice open space for parking space, move parking underground)
- Lighting?
- Density of development (how much?)
- More inclusive housing (kindergartens, elderly, refugees, etc.)
- Divide up the area for development, bus station on South side for mobility
- Sustainable heating systems (for both areas)

Talking about Jägerkaserne

- Make Jägerkaserne a Terminus point for bike routes and bike-related activities.
- Bikers' hostel
- Underground garage + owners
- Car-free quarters
- Bike connections
- Public transport
- E-mobility (charging stations, electric car chargers, cooperation with e-car companies)
- Decentralised energy supply (individual households producing energy)
- Keep trees
- Green start-ups and green tech (less CO2 intensive businesses/digital start-ups)
- Manufacturers working with renewable/sustainable raw materials (e.g. wood)
- Social entrepreneurs, less profit-oriented activity
- Split up area for between an industrial area and an area for education, accommodation, and residential use.

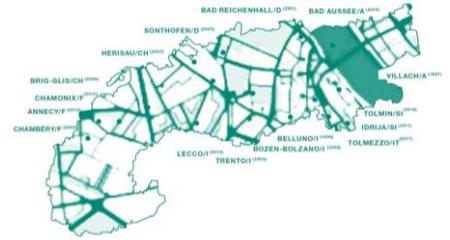
Group 2: a home for educational institutions

Educational institutions

How do the delegations of the Alpine Towns see the creation of educational institutions/education institutions with an international character or the opportunities for this?

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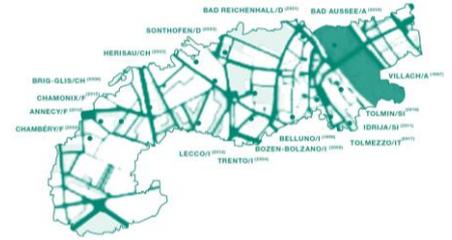
<p>Strengths</p> <p>Industries existing in Sonthofen Enough good-quality water Space to develop infrastructure Living is cheap + beautiful Tourism and Alpine location</p>	<p>Weaknesses</p> <p>Schools/universities need to adapt to these industries No money No central position Few young people – they leave for university Few investors, teachers, etc. Limited architecture of school buildings</p>
<p>Opportunities</p> <p>New ways of dealing with water in future (consume/produce) Look for founders of new school education Spread knowledge about water Education system can be improved Private schools as a connection to industry Whole life education Learn about elderly care Oresund Gymnasium – one building, no separate classes, something for Sonthofen? Copenhagen, waste incineration + ski slope (Bjarke Engels)</p>	<p>Threats</p> <p>Long-term viability of water supply Competition between regions in the Alps/universities Climate change creates competition among Alpine communities Education is developing rapidly Change of workplaces due to automation Renovation of existing buildings vs. demolition and starting from zero (cost, planning, finding architects, etc.)</p>

Ideas

- Famous person to spread the idea (attract sponsor, project needs a name)
- Try to connect with universities (“offer them”)
- Collect information about modern schools
- Workshops and networking between Alpine cities
- Summer schools focusing on industry, water OR tourism – about new forms of learning and developing this area.
- Attraction = School + fun –_Party (barracks), festivals, summer: fire, camping
- University courses on future philosophy
- Alpine Town of the Year – University courses
- Creating university trip within the Alpine cities – EU sponsorship?

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Group 3: commercial and interim uses

Commercial and interim uses

The Sonthofer barracks are 33 ha in size and will be developed step by step. Could interim uses for start-ups, actors from the creative industries or other companies help to revitalise the location and make the site more attractive for long-term uses?

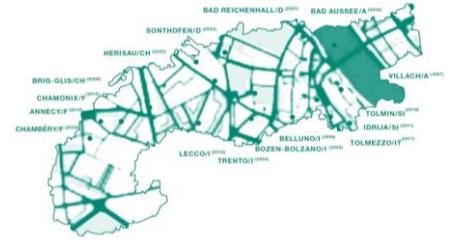
<p>Strengths</p> <p>Lower costs, little to build, use existing infrastructure Space for “creative heads” (give these people cheap space they otherwise can’t afford) Central position of Jagerkaserne is key</p>	<p>Weaknesses</p> <p>Regulations are same as those for long-term uses Maintenance costs (how much, who is responsible)</p>
<p>Opportunities</p> <p>Flexibility (see if it works or not without committing to a long-term plan immediately) Easier for participants to make decisions Increase beds for tourists – too few in Sonthofen Growing economy for investment</p>	<p>Threats</p> <p>Growing economy at present, but impossible to know if it will last What kind of contracts are needed, and how they will change with interim use compared to long-term use. Now is a good time to sell space to companies, but time= money as no one knows if this will last Noise from too much industry (conflict with locals) How to successfully shift from interim use to a long-term plan</p>

Ideas

- Leave some space unused = leave some flexibility for future generations
- Give young creative people good conditions for the first 2 years to come as a way to market/promote the area- and motivate other people (get it right, the rest will follow)
- Cooperate with the university in Kempten, a university in Sonthofen is not realistic (Andy’s opinion)
- At Jagerkaserne’s position = build new city centre with bigger buildings, residential and commercial

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- “Industry 4.0” is a subject that concerns all of Europe and Sonthofen too, and the university in Kempten, discussions already underway.
- Ingrid = Fill the area with life before the inhabitants come (houses in barracks, but companies are already looking at space).
- Many small companies are looking at barracks as storage space, and idea doesn’t require major modifications to existing structure.

12:15 to 12:30 Ideas for final product on project experience and results

- “Factsheet – Box” with 1 factsheet per project topic – Participation, heritage site, ownership, link to Alpine areas
- Tour des Villes – Wikipedia page
- Photobook – High quality “eat & look”
- Every town should present improvements (changes) on projects during workshop (up to May 2018)
- Prepared set of good presentation slides
- Interactive app: Short movies and moving pictures!
- Final product: Video (promotional one), public event in a potential member city of Tour des Villes, network of Alpine cities chat and discussion.

12:30 Closing and next meetings:

8-9 March 2018 in Tolmin

23-24 April 2018 excursion to Switzerland