

Young Planners Report

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The Young Planners Report

Welcome to the report of the young planners workshop in Gelsenkirchen.

Hopefully you enjoy these sides.

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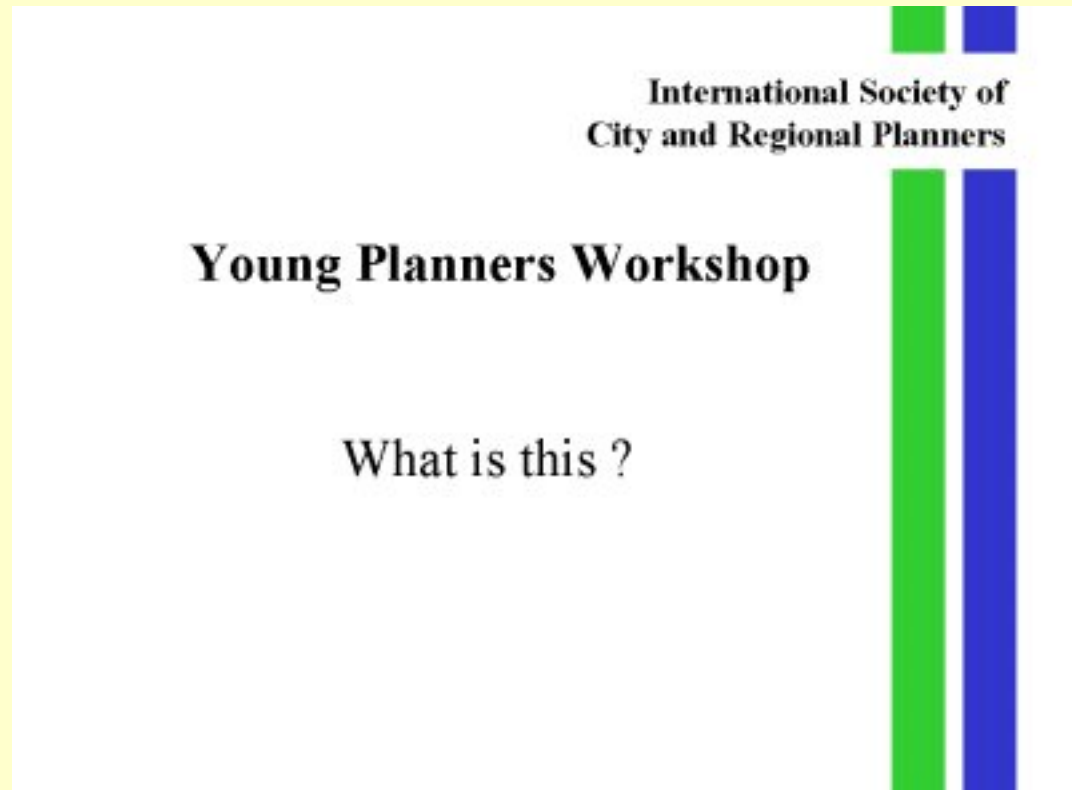
Introduction

Young planners programme

As a part of the 35th ISoCaRP congress in Gelsenkirchen the Young Planners Programme once more took place. For the 9th time a small group of young planners was selected to work on a specific subject. The programme has been held during ISoCaRP conferences since 1991 in Mexico for the first time and since then in Spain (Cordoba, 1992), United Kingdom (Glasgow, 1993), Czech Republic (Prague, 1994), Australia (Sydney, 1995), Israel (Jerusalem, 1996), Japan (Ogaki, 1997) and Portugal (Azores, 1998). During this period the programme has been introducing young planners to IsoCaRP and been broadening and renewing the organisation. The programme offers an interesting experience to the participants and intensifies the congress for them. The contacts between young planners are a good basis for further contacts and discussions.

The maximum age to participate in the Young Planners Programme is 35 years. A practical experience of minimum 5 years is needed. Also important for the selection as a young planner are the submission of a paper for the main congress and the active participation in the programme and the congress as a whole.

The Young Planners Programme is a mixture of workshop, small excursions and discussions



during three days prior to the main congress. On the one hand the participants have the chance to learn from an interesting experience and work together in an informal atmosphere. On the other hand there has to be a result which is presented to the participants in the main congress. For that the young planners have the task to understand themselves through dialogue, to confront each other with ideas and to overcome cultural, language and knowledge barriers within a very short time.

A workshop in the Emscher Park

Since the [ISoCaRP congress](#) was held in the [IBA Emscher Park](#) area, the young planners workshop also took place in this context. For example the building in which the work was done is an IBA project. Also some of the other IBA projects were visited during small excursions at night. Besides that the [city of Gelsenkirchen](#) was prominently present during the workshop in the form of a strong support by two civil servants of the city. Not only their knowledge of the site, its history and surroundings and their positive critique was very important, the cities planning department was also actively involved in the IBA process. The city therefore is familiar with the kind of site the young planners had to work on. It is also used to workshops, competitions, creating projects for the IBA, taking part in planning processes in this context etc. Although the workshop took place in a 'protected' environment, the presence in the area and the support of the city made the exercise more realistic and lively.

The workshop technique was frequently used during the IBA years to create development perspectives for many sites. Even the site the ISoCaRP young planners had to work on had already been subject to previous workshops. The results of these workshops were not shown to the young planners.

Subject of the workshop

The group of young planners had to work on the former mining plant 'Consolidation', a previous industrial area in the city of Gelsenkirchen. Many other areas like this in the Ruhr region have already been transformed into new housing areas, business parks, science parks, schools, training centres, landscape parks etc. Indeed this site could also have been one of the IBA projects. It poses many complex problems but at the same time creates great potentialities for the future: the site is large (28 ha), contains some of the old mining buildings, is partly polluted, lies within a dense and quite poor neighbourhood of Gelsenkirchen etc.

For this area the participants of the workshop had to create a programme and a strategy for future development. These had to be tested by more concrete designs for the area or for parts of it. All of the proposals were of course limited by the framework of the characteristics of the area and of the workshop situation itself. For example a large part of the area is polluted. This limits possible realisations. A large park in this area therefore seemed obvious. Because of the workshop situation there was no possibility to speak with local politicians, with possible

investors or with the owner (the Coal Board) of the area. It was therefore very difficult to think about strategic aspects and the planning process. This was partly compensated by the presence, support and knowledge of the representatives of the city of Gelsenkirchen.

Workshop programme

The workshop took place at the 'Galerie Architektur und Arbeit Gelsenkirchen' (G.A.A.G). As an IBA project (and next to another IBA project the Küppersbusch ecological housing project) this former mining building was beautifully renovated and turned into a very agreeable working space.

The young planners group (16 in all) was divided into four smaller groups to work separately. Each group was meant to be interdisciplinary. Landscape architects, architects, planners, etc. were spread over the different groups. Each group had to find a way to organise itself according to the composition of the group. For example a group without designers organised itself in a different way than a group with 50 % designers. Maps of the site and its surroundings, aerial photographs, documentation about the city of Gelsenkirchen, drawing paper and markers, computers, scanner and beamer were present. Two university professors (Mr. Zlonici, Mr. Scholl), a contact person to IsoCaRP (Mr. Wagner) and two civil servants of the city of Gelsenkirchen (Mr. Von Plettenberg, Mr. Klementz) guided the workshop.

The three workshop days had to be used intensely. Indeed the fourth day results had to be presented to the participants of the main congress. The first day the representatives of the city of Gelsenkirchen opened the workshop with a general introduction of the site. A visit to the site completed the introduction. After that -in the most difficult part of the workshop- the participants had to get organised, look for a strategy to get results and do the first brainstorming. The second day was the most creative one. Most groups got organised, created vision, programme, goals and concepts for the site and drew their first designs on a larger scale (1/1.000). The third day ideas of the second day were corrected and detailed and prepared for a final presentation to the congress participants. Of course this day was the longest one.

During the workshop different kinds of discussions were organised. Before noon the first results of that day were discussed with the guiding team. At the end of each day all groups presented their ideas to the other groups for general comments and discussion. The most interesting discussion took place the evening of the second day. Groups presented to each other raw and uninfluenced ideas. Differences and similarities were more clear than after the third day when all groups were already influenced by the others. As a break but at the same time as a stimulus short 'unexpected' excursions' were organised in the evenings. Some of the IBA projects were thus visited and commented.

Conclusions

differences and different approaches

common substantial aspects:

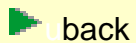
- mixture of local and supralocal aspects of the site
- re-use of some of the buildings
- programme
- relations between site and surroundings (metro, industrial area, park)
- comments on the congress
- about 'workshopping'

preparing the site

- introduction of the park in the neighbourhood
- preliminary measures
- opening the place

strategic aspects and process

- looking for investors
- different phases in time



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Site description

Former mining plant Consolidation

The site of the Consolidation mining plant is situated in the east of the city of Gelsenkirchen, which has 290.000 inhabitants and is located in the northern part of the Ruhr-Region. Its economic structure was until the 1980s dominated by the coal and steel industries, forming a city which is typical of the Ruhr. Today the city is struggling with the decline of the traditional industries and the overall changing pattern of the economic structures on the global, regional and local level. One effect of these processes is an unemployment-rate of 19% (March 1999).

The site of Consolidation is situated in the area of Bismarck, about two kilometres from the city-centre of Gelsenkirchen. The next motorway (Autobahn A42), exit "Gelsenkirchen-Bismarck", is only 1,6 kilometres away. In the urban structure of Gelsenkirchen, Bismarck is an area with specific social problems. This is indicated by an unemployment-rate of 21% which is even higher than the Gelsenkirchen average, and a high share of non-German people in the population (22,5% compared to 14,0% in Gelsenkirchen).




In the Bismarck-neighbourhood with its 18.000 inhabitants the site is in central location, whereas Bismarck itself is lacking a "real" centre with the usual retail and service functions. The main retail area of the Bismarck-neighbourhood is the Bismarck-Street which runs directly west of the Consolidation-site, forming an important connection to the city-centre of Gelsenkirchen. The adjacent areas to the west and south of the site are mainly used for housing. The buildings which in parts date back to the beginning of this century show in many cases urgent need for refurbishment. To the south-east of the site extends some industrial land which in parts is let to light-industry enterprises. In the east and north the Consolidation-site borders with open green space which is followed by more housing further on

The Consolidation-site has an overall size of about 20 hectares, it was used both as a coal-mining colliery and, in the east of the site, as a coking-plant. The coking lasted from 1889 to 1984, whereas the use of the winding shaft ended in 1995. Today most of the buildings and installations have been dismantled. The winding tower, an impressive steel construction, and its two winding engine buildings have been put under preservation. In addition to this, three more buildings remained from the old industrial use, two of them are now going to be used for cultural purposes. They are located in the west of the site and will house a child and youth theatre and practising rooms for rock bands. The third remaining building is a massive concrete coal-tower in the centre of the site, a final decision if it will be dismantled or not has not been taken yet.

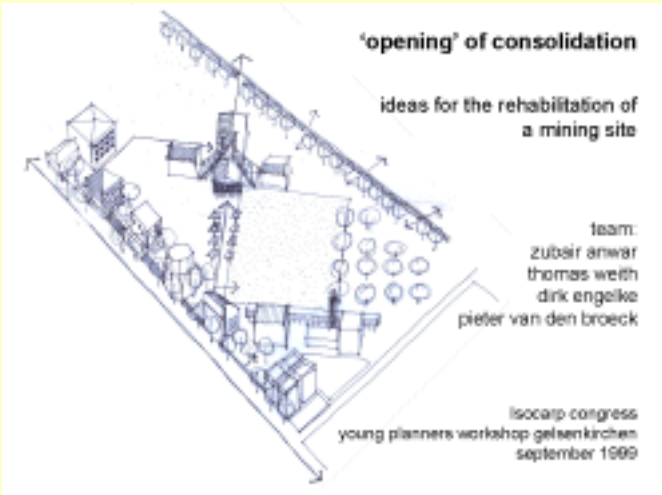


Due to the former use, the coking-plant area in the east of the Consolidation-site is the most contaminated one. Cleaning up this part of the site for future building uses is technically possible, but extremely costly. Therefore less polluted soil from other parts of the site will be dumped here, forming a heap which will be safely covered with proper soil, creating a green park for the population of Bismarck. Referring to soil contamination, the other parts of the Consolidation-site will be suitable for all kinds of uses afterwards, offering opportunities for all kinds of development.

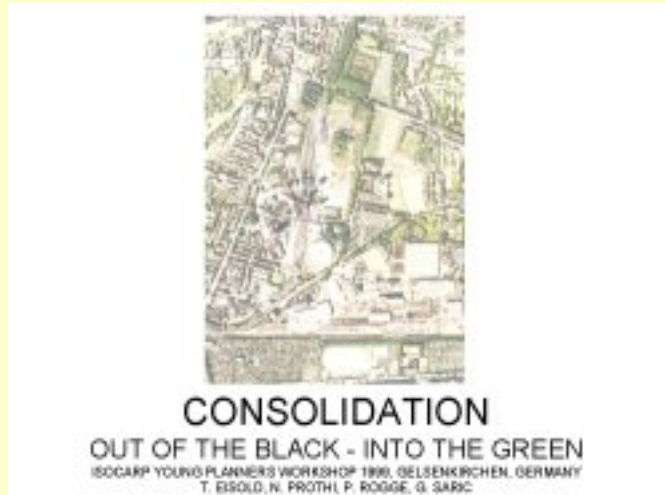
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Team Concepts

Have a look at the results of the young planners workshop:



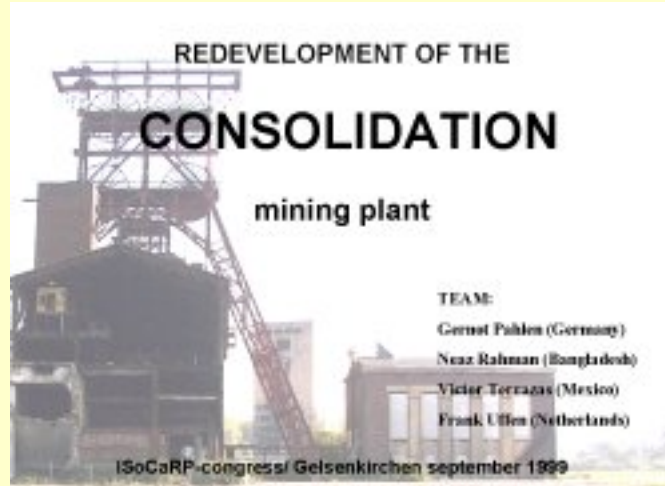
Team 1



Team 2



Team 3



Team 4

Opening of Consolidation

Our Team

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Analysis of the regional context - potentials of the site

Some years ago the coal mine "Consolidation" was one of the economic core areas in Gelsenkirchen. Nowadays the site has lost all its functions. Unemployment and social decline are major problems as well as environmental pollution. A concept for the revitalisation of "Consolidation" has to be found.



Currently the site has no specific function. There is local demand only for a building rubble deposit. Although the connections to the regional infrastructure systems of motorways, roads, railways, harbours and canals are good, the economic attractiveness of the site is only local.



The former central function of the coal mine and the existing protected buildings could stimulate initial ideas for future functions. There is a need for new local central functions in order to revitalise the neighbourhood and create central open space for local activities and leisure pursuits. In future "Consolidation" should be embedded in the local development context. The area has to be a part and a new heart of the Bismarck area.

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Development objectives

The development of "Consolidation" should help to solve local problems by using existing development potential. This means using its position and size, as well as the existence of some protected buildings, to re-establish new central functions for the neighbourhood,

create recreation and public gardens, build up a vocational centre for local employment and establish specific forms of housing. These can help to strengthen and stabilise the neighbourhood by establishing specific functions needed locally.



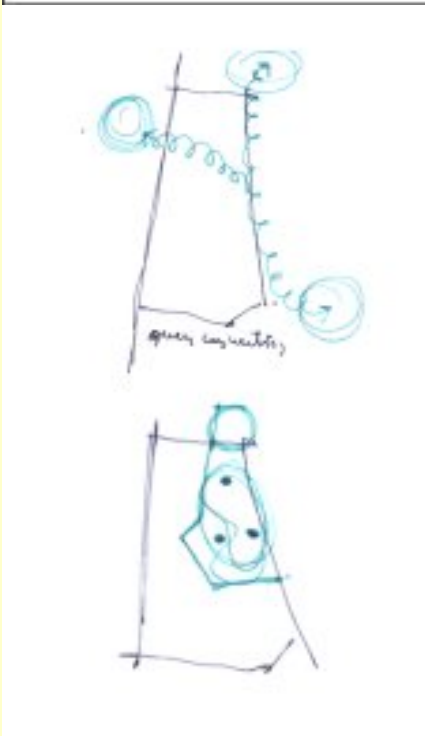
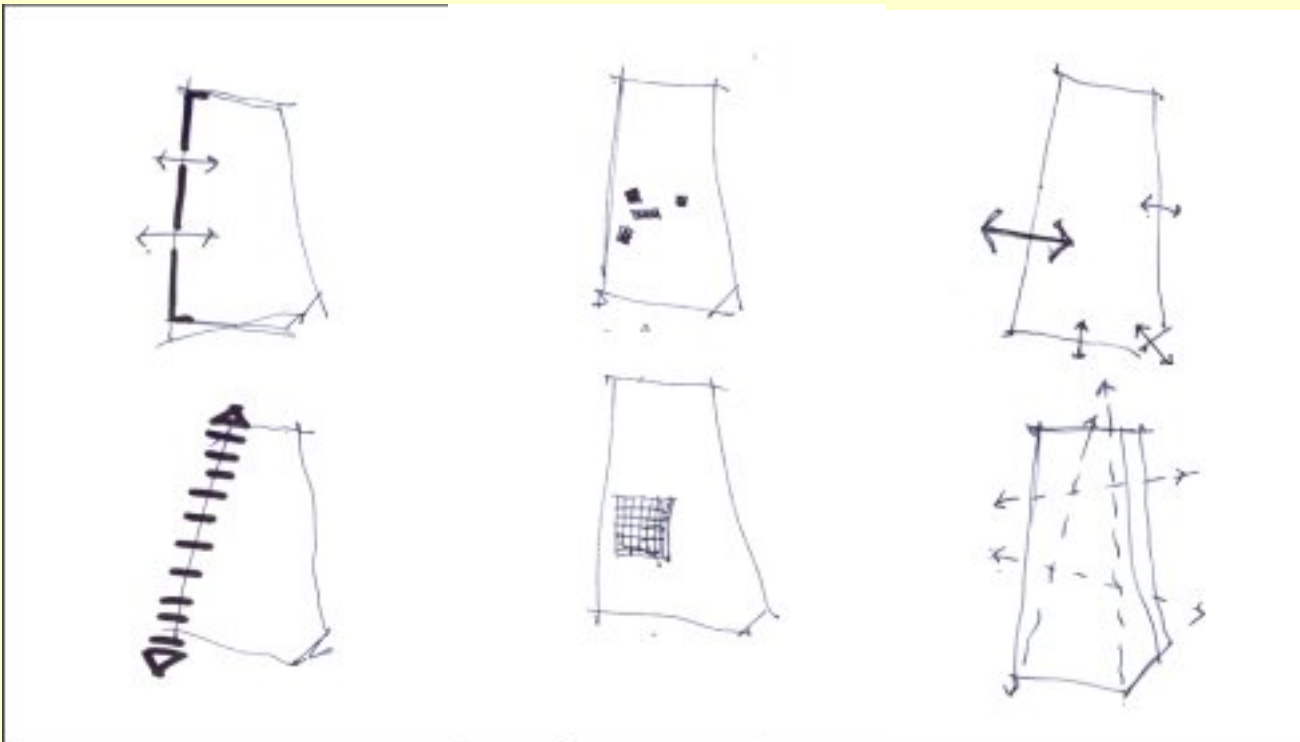
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Design objectives

The local spatial and functional situation provides certain settings for a new design of "Consolidation".

It is necessary for the development

- to ensure the connection to the main business road and stores beneath the east side (removal of a wall), thus creating an urban link;
- to find new functions for existing and protected buildings on the site;
- to establish new multifunctional public space;
- to connect the site with specific external localities;
- to ensure the connection between the internal pathways and the external focus points;
- to create green networks including an internal park on the new heap in the north-west and external green structures.



An open question remains of, how to build a future link to sites in the south-east. What is the future of such a transitional space?

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Connecting form and function

The transformation of the functional and design objectives into a built physical environment could be realised with

- urban blocks with mixed housing as a built connection to the main business road, stores and the traffic networks;
- a vocational centre in the inner area in connection with an open public centre;
- a public park on the north-east side, including the deposit;
- a cycling track as the main internal-external north-south connection;
- a light industrial area in the north-west linked to existing land use;
- an undefined transitional zone for future development in the south-east.



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Steps to action

The realisation of the concept can be only be done step by step. The first step should be the re-opening of the central area of the site to re-establish the existence of the locality and its potential in the minds of the inhabitants. Designing temporary landscape highlights is one of the possibilities to push this effect. The current actions to establish a building rubble deposit on the area can be used as a first step to establishing a park area in the north-east.

The second step should be the construction of urban blocks in the east to raise the attractiveness of the site and create the connection to the neighbourhood. Thirdly, the protected existing sheds on the site could be reused as a vocational centre, build in connection with the urban blocks and the establishment of a large public space for open-air activities.

Self-build housing and the rehabilitation of existing houses near the site will help to upgrade the surrounding area.

During the implementation of the second and third steps neighbourhood initiatives can help to build the park area. Additional to this the search for new investors – especially for the new light

industry zone – has to be continued.

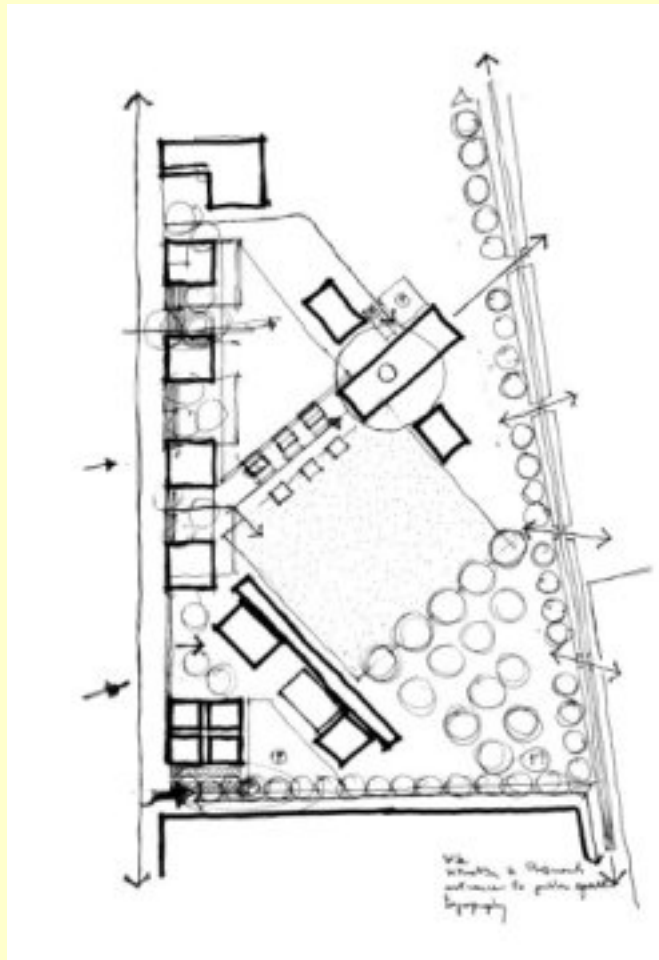
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Key action: the Bismarck project

The central project for revitalising "Consolidation" and the Bismarck neighbourhood is the creation of urban blocks along the main street in the east. These buildings should contain functions of local demand such as:

- supermarket
 - health services
 - residences for the elderly
 - clubs
 - fitness centre
- or a photo studio.

In addition to this the early initiation of the vocational centre for supporting local employment could definitely enforce the reuse of the site .

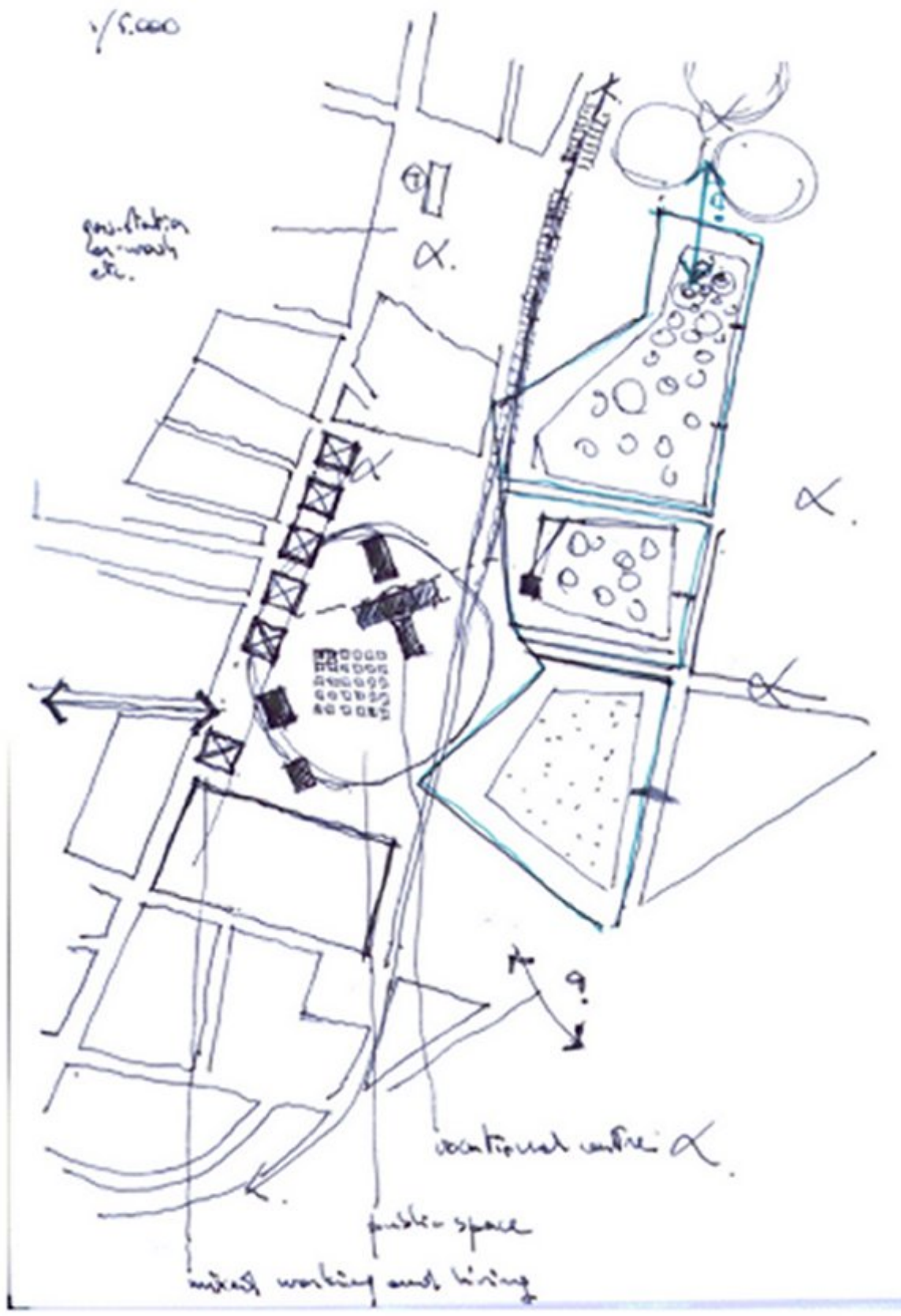


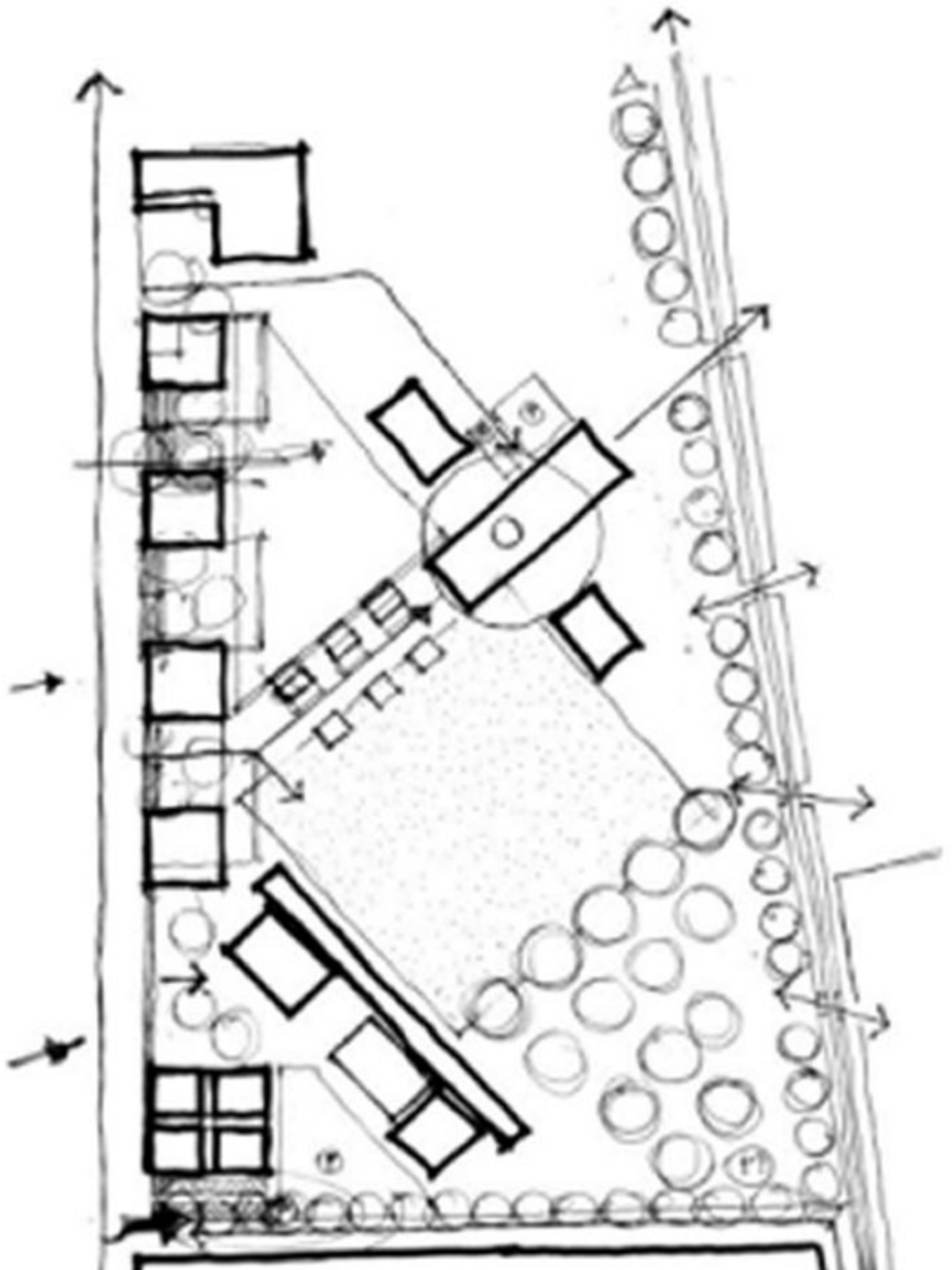
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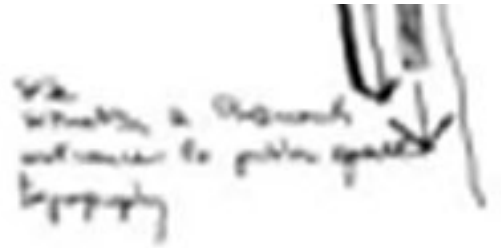
Conclusion

The main objective for the revitalisation of "Consolidation" has to be the integration of the site into the network of local amenities and functions. The area opens an opportunity to: revitalise a currently weak centre thus becoming a new centre for the Bismarck neighbourhood. The opening of the site to the east is the significant step for future reuse. Establishing new functions, especially around the "new centre" and the park zone could be the first strategic step to renew the area as a whole.

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Consolidation - Out of the Black into the Green

Introduction

The idea!!

The central idea behind the scheme was to create a space that would be reminiscent of the days of yore-“the black” to be designed as a recreational or “green” –multicultural & multi activity -core that serves to fulfill the needs and aspirations of the community. Such a space was to work towards refurbishing the image of Bismark in the city of Gelsenkirchen as it was in the hay days of coal mining as well as to revitalise the local economy and strengthen the multicultural character of the neighbourhood.

Site potentials

Accessibility

The site is bounded by the Bismark Strasse on the West and is located close to the Autobahn in the North as well as a Rail link in the same direction. In the era of coal mining there existed a railway line running through the consolidation connecting it to the main railway system northwards for transporting coal. At presents the remnants of such a link exist in the form of an abandoned set of railway tracks cutting right through the site. The site by its very use has had an introverted image with the connections to the outside limited by boundary walls though it is bounded by roads of different hierarchies on all sides.

Existing structures

The site is dotted with a number of structures each of which served a specific purpose in the era of coal mining but at present lies in a dilapidated state awaiting demolition in the absence of other appropriate use. Certain structures and parts of the ones remaining have already been destroyed thus threatening the loss of a vital link with the past. Parts of the shaft building as well as some of the remaining structures on site offer opportunities of rehabilitation and retaining the “image “of the site hence serving as landmarks.

Neighbouring landuses

The site is bounded by residential landuses predominantly. A Turkish settlement to the South West and dilapidated housing structures to the East mark the boundaries of the site. As is evident in the neighbourhood most of the population belongs to the middle or lower income groups with an interesting mix of myriad cultural , ethnic groups.

Emerging issues

Located in the context of the IBA Emscher activities, the ideology may lend a framework for future development of the site which is already practicaly available in the various rehabilitated industrial sites to illustrating their success. The predominant issue guiding the course of the future development of the site is the socio economic condition of the neighbourhood in which it is located. Bismarck suffers from one of the highest unemployment rates in the country.

Suffering from the aftermath of the decline of the Coal mining sector –the predominant revenue earner in the region of the Ruhr, this site available for rehabilitation offers an opportunity towards economic rejuvenation setting precedents for the future development of the region. Any measure of success of the design of this space would be dependent on its utilitarian value in the neighbourhood which would resultantly boost the local economy. Certain pockets of the site towards the North East and East were used as dumping grounds for the debris /waste created as a result of the mining activities and hence at present have been delineated as polluted zones for being appropriately rehabilitated as recreational spaces with work already in progress.

Guiding principle

The site by its very use has been an important component in the daily routines of the mining population inhabiting the area. Any use that is proposed for the site needs to respect the “past”-the relevance of the site in the era of its use and importance and may be so designed as to retain as well as strengthen the image of the site lost in the local psyche.

“Vision for Consolidation” - Proposals

Accessibility and Circulation

Keeping in view the road network bordering the site a hierarchy in its accessibility has been proposed .

Access roads: Suggesting a road to transgress the site- to give access to the Light industrial area and the Super Market.

Vehicular parking : Points at which vehicular entry is allowed and the facilities provided enable to proceed to a pedestrian link beyond.

Pedestrian entry: Punctuations in the boundary for the entry of visitors/users, located close to residential areas.

To develop the recreational zone on the site at a pedestrian scale, an effort has been made to restrict the vehicular movement to the periphery. The abandoned rail network is envisaged to play the role of a Central Spine –“Green Linkage”-to be used in combination as a cycle track/jogging path connecting the Northern end of the site to the Southern periphery.

Activity pattern Vs rehabilitation of existing structures/spaces'

The primary access through the site was envisaged through the shaft building treating the foreground of the building as a plaza with a reflecting pool to provide the viewer with the benefit of appreciating the structure or whatever remains of it(as part of it has already been demolished).

With the emphasis on rehabilitation the structures remaining on site may be envisaged to play the role of Landmarks to retain the “form/image “of the site and at the same time be serving a definite” function “-a specific use as the requirement may be.

The buildings located in the proximity of the shaft are envisaged to be reused as museum spaces for presenting the era of coal mining to those who visit this area to experience its

past-the industrialisation of the Ruhr .

The space beyond the shaft is envisaged as a large memorial garden. It is conceived as a place which may be utilised for the planting of saplings in the memory of the miners and a space for quiet contemplation in a setting of groves of trees.

The culmination point to this experience is a large recreational park located on the area delineated for reuse as a green area. Designed in a naturalistic style this space was envisaged to provide a setting as well as an appropriate contrast to the stark structures .

The large open area available between these buildings would function as a Central Plaza serving as a commercial as well as cultural core-an outdoor exhibition space cum space for the traditional bazaars and for whatever other activity that may find its way here.The underlying concept of the park in relation to its setting is to be brought out in the form of a grid superimposed on the park with a series of elements placed at the points of intersection of the grid.These elements would be exhibiting the history of this place to the visitors.

Parts of this space have been designed for outdoor recreational activity and Children's play spaces for the residential areas proposed along the Bismark Strasse.In an effort to lend character to the Bismark Strasse a series of mass and voids are proposed along it .With the introduction of residential buildings and other structures as well as the extension of the green inks upto the road along with incorporating the existing buildings along the Street a variety in experience is proposed along this all important street spanning the length of the consolidation site.

In an effort to revitalise the local economy this space of the consolidaton is to be utilised for specific economic activities. The South Eastern part of the site is to be utilised for Light industrial area .The South Western corner of the site is designated as an area for mixed landuse. Located close to the Turkish Quarter this area is designed to enable a mix of residential, commercial, household industrial activities etc.

A Super market and a centre for Vocational training located near this area are also aimed at revitalising the local economy by means of actually drawing people on a daily /weekly basis and then further promoting the use of the other activities.

Conclusions

The consolidation as a multifunctional/multicultural core was conceived to fulfill a role at the regional, city, district as well as neighbourhood level. At the regional level this site was conceived to connect with the IBA Emscher green spaces-the network of which extends close upto the site in question and thus to play the role of a space that is reminiscent of the history of the Ruhr Region and its important era of "industrialisation". By the very nature of its activities the Consolidation site is envisaged to attract visitors from all over the city of Gelsenkirchen as a recreational and multifunctional space.

At the local level this scheme for the Consolidation was proposed as an effort to revitalise the

local economy; to reflect the multicultural nature of the population residing in this area; and last but not the least to give this place back to the people to whose past it actually belongs - to "Bring them out of the Black into the Green".

T.Eisold
N.Prothi
P.Rogge
G.Saric

Dao or the consolidation of ethnicity

TEAM MEMBERS

UNDERLYING CONCEPT

CONCERNING ISSUES

DEVELOPMENT OBJECTIVES

DESIGN IMPLEMENTATION

ACTIONS

CONCLUSION

TEAM MEMBERS

Sun Chegren, Hu Dan, Amit Prothi & Ute Stöckner

UNDERLYING CONCEPT

We propose the strength of the Chinese idea of '*Dao*' as the underlying principle for the revitalization of the Consolidation site. As per Chinese philosophy *Dao* represents *change, movement, bringing together* and the idea of *let it be*. Translated to the planning arena: *change* represents new opportunities; *movement* represents a series of actions aimed to redevelop the vacant site; *let it be* represents a state of no action, which in itself is a conscious planning decision; and, *bringing together* represents the past, present and future of the Consolidation site, which in the past brought people of different ethnicity together to work in its innards, which in the present represents a shared burden of hardship, and which in the future provides the opportunity to regain its place as a center for consolidating economic, cultural and ecological values.

CONCERNING ISSUES

Consolidation, the mine, was the primary reason for the establishment of Bismarck, and one of the largest employers in the City of Gelsenkirchen. Closing of the plant has had a number of implications for the local community:

- loss of a functioning economic center;
- loss of ethnic consolidation in a neighborhood that has a significantly large foreign population;
- high unemployment in the surrounding neighborhood equaling approximately 17 percent of the labor force;
- polluted land as a result of decades of mining operations.

In addition to the direct consequences of closing of the plant, redevelopment efforts face a

number of challenges:

- the significant size of the site requires an immense investment towards preparing the site for redevelopment;
- its location in a highly urbanized area, with residential, commercial and light industrial uses in close proximity affects its attractiveness for large scale industrial development;
- due to a large number of sites in the region with similar characteristics, Consolidation faces stiff developmental competition at the regional level.

DEVELOPMENT OBJECTIVES

Clearly redevelopment of the 20+ hectares property will require multiple uses and a phased approach. To build on the philosophy of *Dao*, a *movement* needs to be generated that will bring about *change*. Working with that perspective, the site provides opportunities to establish:

- An Interactive Museum to create a place for memory that can act as a reminder of the mining heritage of the area and residents;
- A Job Training and Incubator Center to create a center that 'brings together' people of different ethnicity as well as creates the foundation for economic development;
- An Active Recreation System that includes bike paths and walking trails to create places for recreation, especially since there are limited opportunities in the neighborhood;
- A Passive Recreation System that includes wildflower gardens for areas that are consciously left alone in line with the *Dao* philosophy of '*let it be*', and that may not receive immediate economic attention;
- Housing and A Supermarket to tie in with existing functions in the area as well as providing an immediate economic impetus.

-

DESIGN IMPLEMENTATION

Consolidation exists within a neighborhood as well as a larger region. Redevelopment of the site provides an opportunity to establish physical links with the surrounding area and involving the neighbors in the redevelopment activity. An assessment of the site and neighborhood reveals the following:

- The existing historic structures, especially the main shaft structure and adjacent buildings, are centrally located and serve as a strong visual reminder of the site's past. These should be retained and redeveloped as a museum. In addition, a 'memorial plaza' should be developed to create a physical 'foyer' to the site from the neighborhood to the west. The plaza is defined by the proposed museum to the north, a theater (efforts for which are already underway) towards the south, a new structure that will house the incubator and job training center to the east, and Bismarckstrasse on the west.
- The northwest portion of the site is situated adjacent to residences. The existing street system should be extended within the site to establish a new residential neighborhood that works with the existing. (*Dao: Bringing Together*)
- The northeastern portion of the site, which is currently being used to dump polluted

material, provides opportunities for a passive park. Once the land is filled to capacity and capped, minimal efforts should be undertaken to create a passive garden with wildflower plantings and natural growth. This will also help to strengthen the existing green system that exists to the northeast of the site. (*Dao: Let It Be*)

- Towards the southeast, the site could be developed for light industrial uses to mirror similar uses that exist outside the site boundary. This area should be linked with the job training and incubator center to create opportunities for job growth. (*Dao: Movement towards Change*)
- The site should be overlaid with a biking and walking system that permeates all of the formal uses within the site as well as creates links with similar local and regional systems. This will help to bring different portions of the site together. (*Dao: Bring Together*)

ACTIONS

As the Dao philosophy suggests, a series of actions that are undertaken in a well designed approach can help to create a movement towards the successful revitalization of the Consolidation site. The following actions represent a phased approach where time and economics can play a key part in defining the planning *movement*.

- Phase I Action A- Develop the Housing and Supermarket components through primarily private investment and the use of sweat equity and existing unemployed labor. This effort will add a resident population to the site as well as bring in immediate revenue to the site owners.
- Phase I Action B- Simultaneously, develop the museum and memorial plaza components of the program using public monies, donations and volunteer efforts, to continue the recognition of the historic importance of this site.
- Phase I Action C- Develop the incubator and job training center with public and private monies to set in motion opportunities for a fresh economic start.
- Phase I Action D- Begin the construction of the bike and pedestrian systems through portions of the site which begin to be redeveloped.
- Phase II- Depending upon market interests and success of the incubator and job training center, establish the light industrial complex with a combination of public and private funds. If this does not pan out, this area could be developed for additional housing or alternative uses that may become apparent in the future. In the meantime, this portion of the property should be given to the residents of the surrounding community to use as community gardens.

CONCLUSION

The redevelopment of the Consolidation site will require a holistic approach, where places for memory, culture, employment, home and education can be developed within economic, ecological and geographic parameters. Going back to *Dao*, creating a *movement* towards *change* with the help of well thought out *actions* will help to achieve the revitalization of Consolidation.

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REDEVELOPMENT OF THE CONSOLIDATION MINING PLANT- BISMARCK, GELSENKIRCHEN.

Group members

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INTRODUCTION:

Ruhr having a population of 5.5 million people at present came into the rise in the middle age. In the middle of 19th century Ruhr was Europe's one of the biggest coal mining and iron industrial zone. After 1860 with the second wave of growth, the town of Gelsenkirchen came into the limelight. The population of Gelsenkirchen is 84,479 at present.

Consolidation mining plant started its first excavation in 1848 and after running for almost one and a half century the mine was closed down. In 1995 the demolition of the mining building started. The mining plant played an important role in the economic structures of Gelsenkirchen and in particular the economic, social and physical structure of Bismarck.

The closing down of Consolidation mining plant has brought decline in economic growth and rise of unemployment. The barren site of the mining plant has its own opportunities and weaknesses for future development. This vacant land has to be set into uses in a sustainable way to meet the future demand.

CONTEXT:

The context in which the goals for developments are required to set and achieved are:

- There is a vacant site, which is ready for potential use and investment.
- Part of the site is highly contaminated which is now under process of conversion into a park.
- Due to the close down of the mining industry there is a depressive climate existing in the business arena, which is not conducive to attract investment.
- Public spending is gradually shrinking. Which is a potential threat in establishing investment catalyst.

OBJECTIVES:

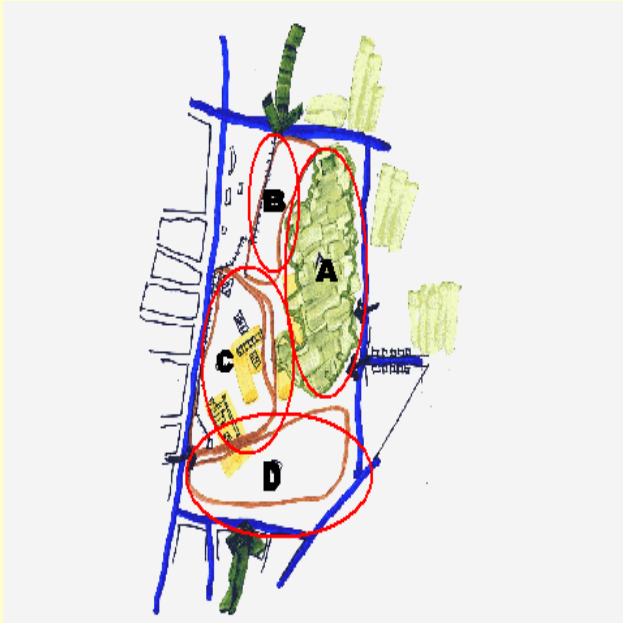
The main objective of the plan is the consolidation of the social, economic and physical structure of

Bismarck, which had been dropped into void after closing of the coal mine. This intervention is planned to cover the following important determinants of urban structure:

- Facilitating the creation of new jobs
- Promoting new uses of the site
- Providing new facilities for the neighborhood
- Promoting a sense of appreciation for green space and waterbodies as SOFT infrastructure for the local and regional development.
- Promotion of culture and art to create a positive image of the area as a destination to live and invest.

SITE STRUCTURE:

The structure of the site can be identified into four zones, as follows:



(i) Zone A: Park in development

(ii) Zone B: Green and clean open land

(iii) Zone C: Land with existing structures

(iv) Zone D: Clean open land

Zone A: Park in development

The north - eastern part of the site is highly contaminated with heavy metals. This part will be covered in layer with less polluted (non-chemical pollution) soil then a non-permissible synthetic sheet will be laid. Over the synthetic sheet a layer of clean soil will be given for plantation required for the park.

Zone B: Green and clean open space.

Between Zone-A and the residential zone on the northwest corner of the site, lies Zone-B. The west side of this Zone is delineated by the pipes of a heating system. On the north the Zone has a connection of linear open space that was formerly used for railway track. This linear track can be turned into a green passage and be connected with other green areas on the north.

Zone C: Land with existing structure.

This Zone contains the remaining of the monumental structures of the mining plant and the foundations of the structures that had been demolished. Constrains of the land is that it is not a free space for construction. And opportunity is to preserve and promote the mining structures as monuments to create a sense of identity for the city of Gelsenkirchen.

Zone D: Clean Open Land.

The major piece of open and clean land of the site is in Zone–D that is located on the south. This zone has road on its east, west and south boundary. Zone–D holds high potentiality for accommodating large scale investments and structures.

SWOT ANALYSIS:

SWOT Analysis of the site has been given below.

SWOT – analysis	
Strength	Weakness
<ul style="list-style-type: none">● Large stretch of vacant land	<ul style="list-style-type: none">● Limited highway access
<ul style="list-style-type: none">● Landmark: Monumental structures of the mining plant that can be used to create a sense of identify for the town.	<ul style="list-style-type: none">● Restrictive use due to land contamination and the foundations of the demolished buildings
<ul style="list-style-type: none">● Good accessibility through public transport and car.	<ul style="list-style-type: none">● Degraded industrial site on the south border.
<ul style="list-style-type: none">● Demand for owner occupied houses	<ul style="list-style-type: none">● Low average income of the community
<ul style="list-style-type: none">● Interest in former mining plants.	<ul style="list-style-type: none">● Low average educational level of the community
	<ul style="list-style-type: none">● High unemployment in the community.

SWOT – analysis	
Opportunities	Threats
<ul style="list-style-type: none">● No pressure of market force for the land gives an opportunity for experiment	<ul style="list-style-type: none">● Site is not unique

<ul style="list-style-type: none"> ● Federal funding programs may be available 	<ul style="list-style-type: none"> ● Pressure for fast but cheap uses
<ul style="list-style-type: none"> ● Compensation for damages from the owner. 	<ul style="list-style-type: none"> ● Bad business climate (commercial use)
<ul style="list-style-type: none"> ● A large number of unemployed work forces can be perceived as an opportunity. 	<ul style="list-style-type: none"> ● Public sector cutbacks
	<ul style="list-style-type: none"> ● Restricted use
	<ul style="list-style-type: none"> ● Landowners attitude

The act of future intervention on the vacant site of the Consolidation mining plant have been chalked out into two part, one is illustration of **Development Guidelines** and the other one is a **Plan** with development phases.

DEVELOPMENT GUIDELINES:

- i. Accommodating and encouraging the needs of the neighborhood through
 - Facilitating job opportunities
 - Creating community facilities.

- i. Promoting the image of the Bismarck as a destination to live and invest.

- i. Attracting investment.

- i. Restricting development which can be considered as "Bad neighbor" from the following points
 - Environmental consideration
 - Counter-productive project

- i. Keeping flexibility to accommodate the demand of the fast changing socio-economic scenario – Both in terms of
 - Planing
 - Land distribution

i. Development of communication system. Both for

- The Site
- The surrounding

PLAN:

The Plan for Consolidation has been phased out to create an atmosphere of accommodating the demand that will be created out of the future development. The intervention process has been divided into three phases, as:

PHASE I: TEMPORARY USE



Goal:

- To trigger interest for the site and promote the possible uses.

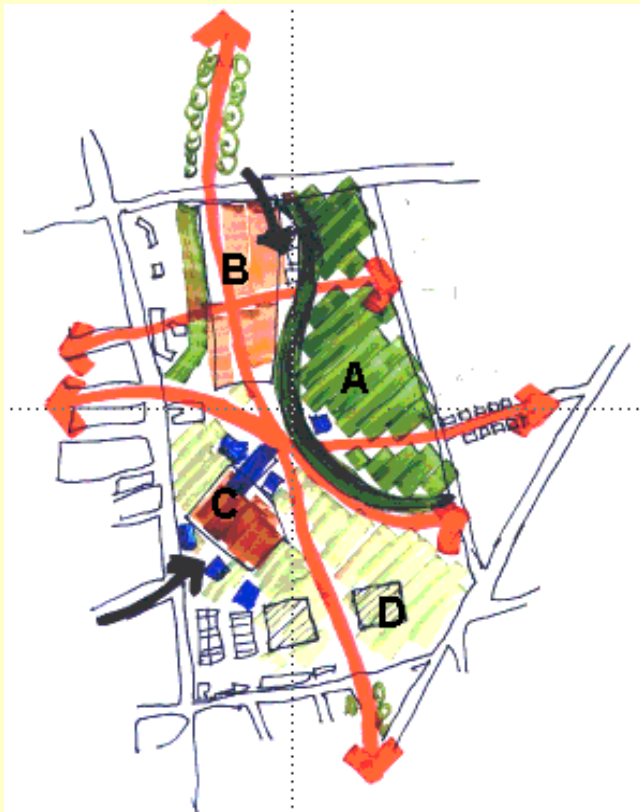
Ideas:

- Offering opportunities for art and cultural activities, day and night events etc.

Intervention / Investments:

- Setting up of a project office
- Creating grassland as playing field (at site D)
- Construction of bicycle path

PHASE II: INTERMEDIAR:



Goal:

- Catalyze private investment and continue temporary uses

Ideas:

- Setting up of Bazar, recreation, cultural activities etc

Intervention / Investments:

- Landscape park with recreation center (at site A)
- Renovation of existing buildings
- Site & service (for self development housing (at site B)
- Building of light structure hall for Bazar and other events (at site C)

PHASE III: CONSOLIDATION:



Goal:

- Sustainable consolidation of social, economic and physical structure of the site and neighborhood

Ideas:

- Living mall (e.g. furniture shops)
- Cafes/restaurants, galleries
- Social education center

Intervention / Investment:

- Creating public space
- Providing infrastructure
- Providing parking facilities



THE

POSSIBLE FUTURE


Conclusions

The conclusions of the contents , how the young planners worked with the site, everyone may draw themselves. I would like to draw my personal briefly conclusions.

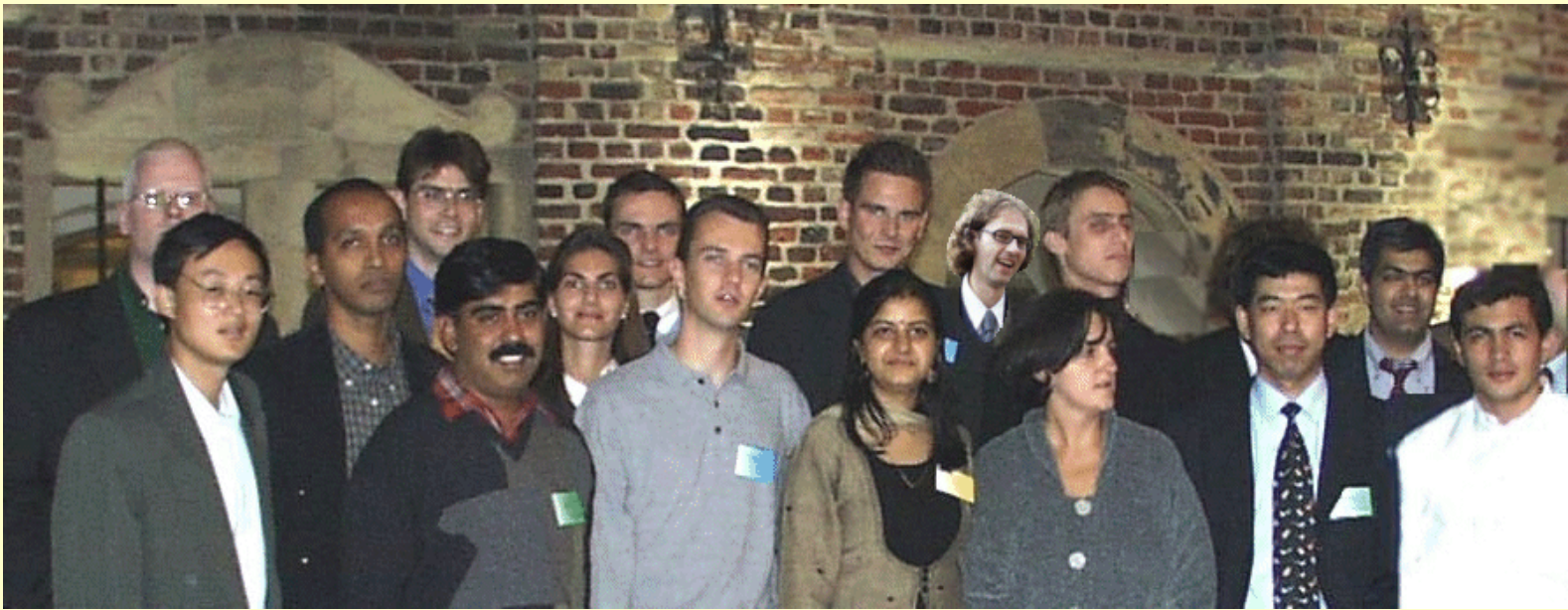
For me these days were instructive days with an internationally assembled team, with different native languages to concern, with different planning concepts and with different cultural backgrounds. Exchange of experience and knowledge at a concrete planning problem over continents.

An essential element of this intensive and pleasurable experience contributed our engaged and personal support. Also in the name of all young planners applies our cordial thanks to Peter Zlonicky, Stefano Wagner and Bernd Scholl, the representatives of the city of Gelsenkirchen Mr. von Plettenberg und Mr Clement. As well as all organisers of the young planners workshop. The intensive personal care, the support of the content and some ,unexpected excursions' contributed us international operating and the Ruhr Region.

Dirk Engelke

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