

TIME FRAME

In February 2014, the municipal council of Krefeld unanimously decided to approve the project. The municipally-owned site of the Alte Samtweberei is assigned to the charitable project company Urbane Nachbarschaft Samtweberei gGmbH (UNS) via heritable building right. UNS is a wholly-owned subsidiary of the Carl Richard Montag Foundation based in Bonn. It is initiated and conceptualized by the Montag Stiftung Urbane Räume (“Montag Foundation Urban Spaces”). Since May, the first stage of construction is the renovation of the Pionierhaus. It will open doors in September 2014. From 2015 to 2017, the other buildings as well as the saw-tooth roof factory buildings will be redeveloped and revitalized. It is aimed for handing back the Alte

Samtweberei to the neighbourhood after around 5 to 7 years. Therefore, a local structure respectively an organizing institution has to be established that will own the property and support the community-building activities in the neighbourhood.

The first call for neighbourhood projects is currently underway in the context of the platform Samtweberviertel; more calls may follow. By the end of 2014, the most urgent fields for action in community development shall be identified. Together with the local stakeholders, subsequent corresponding long-term measures will be initiated.

Continuous documentation and evaluation of the entire project will secure transparency of the process and illustrate its exemplary character.

Urbane Nachbarschaft Samtweberei



URBANE NACHBARSCHAFT SAMTWEBEREI

REVITALISATION AND SOCIAL RETURN FOR THE SAMTWEBER NEIGHBOURHOOD

CONTACT: Urbane Nachbarschaft Samtweberei gGmbH
Henry Beierlorzer | Lewerenzstrasse 104 | 47798 Krefeld
Phone: +49 (0) 2151-15 28 293 | info@samtweberei.de

www.samtweberviertel.de

On the initiative of the Montag Stiftung Urbane Räume in cooperation with the City of Krefeld.

The south-western downtown of Krefeld is called “Samtweberviertel” (“velvet makers quarter”) because velvet textiles used to be produced in this area. In the upcoming years, the social, cultural and commercial mix in the area and local community bonds are invigorated by new offers that cater to the diverse needs in the neighbourhood. The former textile factory “Alte Samtweberei”

(“old velvet weaving mill”) will serve as the nucleus and motor for development. The historic factory building will be renovated and revitalized by an innovative mix of uses with strong links to the neighbourhood. Organizing institution is the charitable project company Urbane Nachbarschaft Samtweberei gGmbH (“Urban Neighbourhood Samtweberei” – UNS)





- The quality of urban design and architecture in the area will become visible again, and the overall quality of life in the neighbourhood will improve.

THE PROJECT'S 2 PILLARS

To achieve these goals, activities and measures take place in two areas of intervention that are closely interrelated:

1. The real estate property "Alte Samtweberei" – a former industrial site with a floor space of approx. 4,500 sqm, partly in listed buildings, plus an additional 3,500 sqm of shed space – will be developed, renovated and rented out. The users of the site form the Nachbarschaft Samtweberei ("Neighbourhood Samtweberei"), and become actively involved in the neighbourhood and local community.
2. A vital and liveable Samtweber Neighbourhood evolves and will be promoted.



CONTEXT AND GOALS

The neighbourhood is home to about 6,800 residents. An active local community and an impressive cultural diversity can be discovered in the neighbourhood's well-designed streets, squares and fascinating historic buildings. On the other hand, an above-average share of people relies on social benefits and did not complete any formal education, and a large number of buildings are neglected or vacant.

Starting from this state, the project pursues the following goals:

- The neighbourhood will head for the future as a socially, culturally and commercially balanced urban habitat.
- Local initiatives will be strengthened and supported by provision of a shared platform.
- There is a peaceful and prolific coexistence of cultures and lifestyles – knowing each other, respecting each other, and helping each other.
- Affordable housing offers and living spaces for various household types, cultures and life situations are provided, as well as development options for local business initiatives.

REAL ESTATE PROPERTY AND NACHBARSCHAFT SAMTWEBEREI

The following projects are envisaged for real estate development, with each project building upon an individual concept of use and a specific building design:

- Pionierhaus ("Pioneer's house"): An affordable-rent building for small businesses, freelancers and students, creative types and activists. In the course of the project "Half the rent – halfway there", tenants "give back" to the neighbourhood by an obligation that is part of the rental agreement: The number of square meters of rented space determines the number of hours per year they have to volunteer for charitable projects and initiatives in the neighbourhood.
- Torhaus ("Door house"): Open spaces and room for bringing together people in the neighbourhood, as well as for local entrepreneurs and artists.
- Landmarked ensemble: Living and working in the industrial loft; collective housing and a vivid mix of residents are emphasized.
- Krefelder Haus ("Krefeld house"): A typical turn of the century apartment building serving as a guest house for people living for a period in Krefeld, for example exchange students, artists in residence or refugee families.
- Core area: Green spaces, courtyards, and approx. 3,500 sqm of "open spaces covered by saw-tooth roofs".

- Surroundings of Alte Samtweberei: Further real estate properties are to be developed in collaboration with other partners, but in the same, socially responsible manner.



SAMTWEBERVIERTEL

In future, the revenues of reactivating the Alte Samtweberei will be channelled straight into the neighbourhood and contributes to meet the local challenges according to the goals described above. By supporting the community development work of local organisations, new offers can be tailored towards local needs and demands. Furthermore, collaborative and community-building projects of local residents can be initiated, promoted and implemented. For this purpose, a platform Samtweberviertel has been put into operation in March 2014. It is an open forum for neighbourhood improvement and activation of local commitment. Moreover, the platform administers a small fund for a quick and non-bureaucratic support of local projects and initiatives.

Last but not least, the tenants of the Pionierhaus and the project "Half the rent – halfway there" contribute to a development of the Samtweber Neighbourhood that is oriented towards the common good.