

Integration of soil investigation and remediation in the urban planning process

the making of „Madaus-Area“ in Cologne-Merheim

Till Scheu, city planning department, Cologne - Germany

1 - the case - the Madaus area

- In the 1930's use as a military airfield
 - aircraft hangars
 - petrol filling station and tanks
 - aircraft repair station
 - aircraft engine testing unit
 - barracks
- In the 1950's Madaus biological medicines
 - agricultural area
 - production units
 - office buildings

2 - the case - an overview

- Changes in the early 1990's:
 - production was moved to India
 - the Madaus development cooperation was created by
 - a housing company
 - a private investor
 - the community was asked to initiate an urban plan for revitalisation



3 - defining the targets

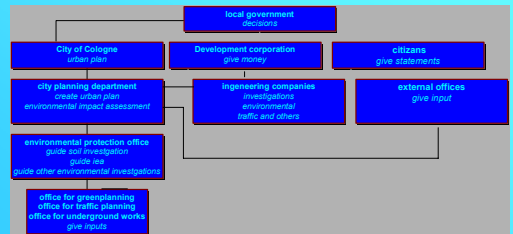
- targets of revitalisation:
 - build a new quarter in Merheim with
 - housing areas
 - green area
 - commercial area
 - area for traffic and car parking
 - integrated historical structures
- problems to deal with:
 - soil contamination
 - rescue helicopter
 - neighbourhood of housing and commercial area
 - landing corridor of Cologne airport

4 - the way

- rising an „urban plan“:
 - regular consultations between local government, community and project developer
 - information of citizens
 - various investigations
 - constructing the plan
 - give informations about the plan



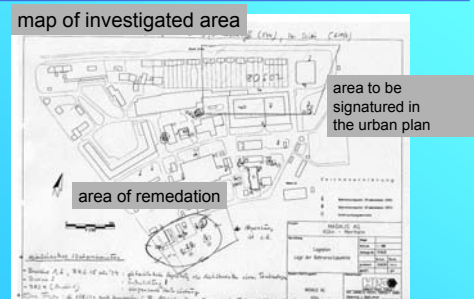
5 - the actors



6 - solving the problem I

- questions to be answered for the urban plan:
 - what kind of soil contamination
 - where do we have soil contamination
 - consequences for the soil remediation
 - consequences for the urban plan
- finding the answers:
 - contamination is existing
 - there is a need of further investigation
 - remediation in small areas while breaking down existing buildings
 - the urban plan has to inform about the possible soil contamination
 - signature in urban plan

7- solving the problem II



8 - the urban plan



9 - important steps

- environmental impact assessment is responsible for information transfer between planner - environmental protection office
- historical research and first soil investigation at an early stadium of the planning process
- clarify: is the planned land use compatible with soil contamination?
- if further investigation is needed, do it at a late stadium in the planning process, to make it as feasible as possible
- clarify the consequences for the urban plan
- clarify the consequences for the project developer / investor
- keep information flow between all actors running till the end of the project!

10 - the changes



Thank you for your attention!