



Giessen today and tomorrow

City's Development Profile 2017/2018

Location in Motion



Giessen – current projects



Neubau Chemie, JLU



Bau des Labor- und Technologiezentrums der THM

What's going on in Giessen? For you, as an investor, the perspectives offered by a location are crucial. Current building projects and infrastructural development schemes are the best way to document the development and the prospects offered by a city. On account of its increasing population – Giessen is now the largest city in Central Hessen – there are a number of housing construction schemes. New areas for industry and commerce, some of which have been instigated as part of the conversion of former industrial and military areas, are now free. This brochure presents an overview of the most important projects currently being undertaken in Giessen.

Of central importance for the development of Giessen are:

- Universities and University Clinic
- New residential areas
- New areas for business and industrial purposes
- Commerce
- Giessen, the green city

Many of the projects outlined here were initiated during the last few years, are now being carried out or are at the planning stage.

! The following projects offer investment opportunities:

■ Properties for industrial and commercial purposes

Am Alten Flughafen (old aerodrome serving US depot)
Area of the old freight depot
Business location Europaviertel
Business location Rechtenbacher Hohl
Pendleton barracks (medium term)
Technology and Business Park LeihgesternerWeg

■ Residential properties

Am Alten Flughafen
An den Lahnwiesen
Hochelheimer Weg, Lützellinden
Motorpool-Area/Living and small projects

! Please pay attention to the red exclamation marks in the text. The projects with these marks offer investment opportunities for you.



Universities and University Clinic



Medical teaching centre, JLU



Medical research building, JLU

■ New Construction in the hospital area

- Investments in the University Hospital of Giessen approx. 365 Mill. €
- Extension of the Evangelisch hospital in Mittelhessen/Gießen, approx. 35 Mill. €

■ Masterplan submitted by the University of Applied Science of Mittelhessen to renew the Giessen campus

- Planning and building the different phases by 2030 whilst still maintaining teaching
- Complete reconstruction with new buildings, renovation and new properties being purchased
- First phase: Building a centre for laboratories and technology on the campus Gutfleischstrasse on an available area of 4,200 square meters (ca. 30 mill. euro)

■ Investments made by the Justus Liebig University

Campus for Culture and the Humanities:

Investments to develop the whole campus approx. 300 mill.

- euro - Extension of the university library
- Facilities for teaching in the Faculties of Law and Economics
- Refectory
- Multi-purpose sports complex
- Renovation of Audimax
- Facilities for teaching in Philosophikum I and II with campus to be built
- Theatre laboratory

Campus Life Sciences:

- Centre for Infection and Genomics of the Lung (approx. 25 Mill €)
- Medical research building (32 Mill. €)
- Facilities for teaching and institute in the Faculty of Chemistry (approx. 106 Mill. €)
- Hospital specialising in the treatment of birds and small animals (approx. 70 Mill. €)



Anwenderzentrum of THM

Residential Areas



Visualising Monroe-Park



Area "An den Lahnwiesen"

Housing

■ G 12 Lahnquartier, Gabelsberger Straße 12

5 town houses and 16 apartments

■ Grünberger Straße (ehem. Kuhstall-Gelände)

15 town houses and aprox. 10 apartments

■ Keller theatre area

40 refurbished apartments

■ Kornfeld I und II, Paul-Schneider-Straße

86 town houses

■ Lahntower

16 apartments

■ Leihgesterner Weg

Student residences with 173 apartments

■ Modus 2.0 and "Alter Schlachthof"

- 14,500 m² town villas and terraced houses including one kindergarten, divided into 215 living units
 - historical monument protected as a monument
- Residential and service real estate

■ Monroe-Park

55 apartments



■ Motorpool-Gelände

2 hectares are given to terraced house builders

■ Pendleton Barracks

71 apartments in the former American dental clinic and a new building

■ Area "An den Lahnwiesen"

(Living and services)

- two buildings with 200 apartments each
- eight residential houses terraced to the river (140 residential units in planning)
- Parkhaus at the Lahnstraße
- Services or hotel in the southern part

■ Rathenastraße

Boardinghouse with 101 apartments





Residential area "Q 16"



■ Residential complex "Am Kaiserberg"

16 family homes

■ Residential area "Q 16" (in progress)

1,9 hectares with 150 residential units

■ Residential area "Südlicher Kugelberg"

300 apartments (in progress)

(completed, 48 apartments)

■ Zentro - Living. In the middle of Giessen (ehem. C&A)

66 condominiums

These projects and others will create approx. 2,000 new housing units in Giessen.

Housing estates currently under construction

■ Giessen-Allendorf (Am Ehremer Weg)

8.5 hectares with over 100 building plots that have all been sold or reserved.



■ Giessen Lützellinden (Hochelheimer Weg)

30 building plots for detached houses or two-family houses (private marketing)



Modus 2.0 and "Alter Schlachthof"

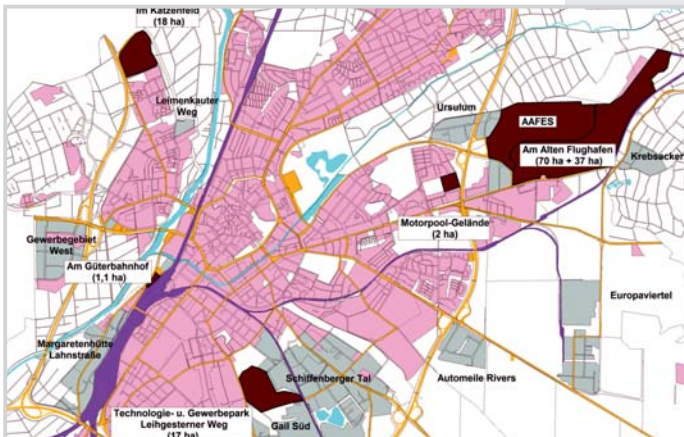
Business



US existing building "Am Alten Flughafen"



Industrial estate Europaviertel



Neue Gewerbegebiete

Military Conversion

- **Am Alten Flughafen** (formerly US Depot)
70 hectares are already being developed and another 37.3 hectares „AAFES“ are earmarked for development

- Eastern part:
for local government requirements and businesses engaged in production
- Central part:
Extension for logistical uses or manufacturing;
large units possible
- Southern part:
„Park district“ for services
- Western and southern-central part:
Mixed areas for various different purposes

Business and Trade Areas currently being developed

- **Technologie- und Gewerbepark Leihgesterner Weg (Technology and Business Park on Leihgesterner Weg)**
- In future: 92 hectares
- At present: 13 hectares, including 3 hectares special area 'Technology' for research buildings affiliated to the Fraunhofer Institut für Molekularbiologie und Angewandte Ökologie IME (Fraunhofer Institute for Molecular Biology and Applied Ecology) (biology of insects).
Volume of investments approx. 30 mill. euro

- **Im Katzenfeld**
18 hectares for small and medium-sized enterprises

- **Industrial area currently not in use "Gail Süd"**
18 hectares formerly a tile production plant

Investments in existing Areas

- **Europaviertel**
few free individual lots
- **Rechtenbacher Hohl**
1.6 to 6.1 hectares (private owner)



Business Areas & green recreational Areas



Löwengasse in der Fußgängerzone



"Strandcafé" in der Wieseckau



„Grünes Gießen“

Business properties

■ Business Improvement Districts in the City Centre

Business Improvement Districts (BIDs) are cooperations between all home owners in a certain district. A five year plan is worked out with businesses to enhance the central area of a city.

BID Seltersweg (main pedestrian precinct)

BID Market district

BID Theatre park

BID Katharinen area (at present in abeyance)

■ Einzelhandelskennziffern

Purchasing power

90.4

centrality

192.7

(© Michael Bauer Research GmbH, 2016)

Giessen, the green city

■ Wieseckau

- 35 hectares

- Investments of approx. 11.4 mill. euro as part of the Federal State Horticultural Exhibition 2014

A 'people's park for science' was developed in which all the established traditions of the city are combined with classical characteristics of a people's park: sport, play, recreation. The Wieseck area has become a generously spaced corridor of fresh air supply to the city centre.

■ Lahnau

- 2.3 km along the banks of the river Lahn

- Investments of approx. 6.1 mill. euro as part of the Federal State Horticultural Exhibition 2014

Attractive recreational and park-like areas have been developed

into a meadow landscape with recreational facilities.

New time-saving connections between the town centre and the river have been created.

■ Green corridor to the city

Corridors run through the city centre, the northern part of the city and along the river Wieseck

■ Residential area improvement

Numerous projects on green space development in public and private areas

Sources

BID-Seltersweg e.V. – Gießen entdecken
Justus-Liebig-Universität Gießen
Technische Hochschule Mittelhessen
Universitätsstadt Gießen, Stadtplanungsamt

Photos

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Helm Holding/Rohrbach Architekten
JLU-Pressestelle/Hans Jürgen Jandes
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Layout

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