

Welcome
on board

One of the largest
urban developments
in southern Germany

WELCOME TO FLUGFELD





Flugfeld urban development model, as of 2010





Take off from Flugfeld

The future is already here at Flugfeld Böblingen/Sindelfingen. Here, one of the most exciting urban development projects in the Stuttgart region is coming into being. More commercial companies and service providers will move to the 80-hectare site in the coming few years. They will profit from their close proximity to renowned international companies as well as from the excellent regional, national and international transport links. Those who live in

Flugfeld will be able to enjoy its spacious urban parks, a lake that is 900 metres in length, and numerous recreational facilities. Plenty of light, plenty of greenery, a good infrastructure, close proximity to the Böblingen and Sindelfingen city centres and all the advantages of a location in one of the most economically attractive regions in Europe: all these factors contribute towards the unique character of Flugfeld.



*Hanns-Klemm-Platz
A pivotal point south of the Langer See*

10 ADVANTAGES OF THE LOCATION

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1 Stuttgart region 

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2 Global player 

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3 Research 

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4 Transport links 

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5 Two cities 

FACTOR
6 Medium-sized companies 

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7 Public attractions 

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8 Infrastructure for tomorrow 

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9 Urban planning qualities 

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10 Usage concept 



HERE, NOTHING IS IMPOSSIBLE

FACTOR

1

Stuttgart region



Flugfeld provides all the advantages of being in close contact with one of the strongest economic and technology locations in Europe. The Stuttgart airport and the Stuttgart trade fair are only 10 minutes away by car. It takes less than half an hour to drive to Stuttgart's city centre.

MUSEUM HIGHLIGHTS

- State gallery and art museum, Stuttgart
- Schiller national museum, Marbach
- Open-air museum, Beuren
- Ritter museum, Waldenbuch
- Mercedes-Benz museum, Stuttgart
- Porsche museum, Stuttgart

HIGHLIGHTS OF THEATRE AND STAGE

- Stuttgart state opera
- Stuttgart state theatre
- Musical, SI centre
- Ballet, puppet theatre, vaudeville show, cabaret
- Festivals, open-air stages

NATURE HIGHLIGHTS

- Schönbuch nature park
- Swabian Alb
- North Black Forest holiday region
- Numerous wine regions

Talents and patents

The region of Stuttgart is a hotbed of invention: about every tenth patent registered in Germany originates from the region. From drilling machines to permanent waves; from sherbet powder to building society; from matches to automobiles – all ideas that have come from this region. Today's strong points include trade fairs, test and inspection and optics, but also information technology, fuel cell technology, nanotechnology and biotechnology. A total of 140,000 companies generate a gross domestic product that is comparable to that of Finland.

Productivity and demand

The region of Stuttgart generates an annual gross domestic product of more than 100 billion euros (at market prices), which accounts for almost 30 % of the total economic output of Baden-Württemberg. It has by far the highest productivity (around 69,000 euros per employee per annum) and the highest per-capita income (around 38,000 euros per resident per year). The market potential correlates to the economic power. With a purchasing power of more than 17,000 euros per capita, Stuttgart is one of the top regions in Germany.

THE STUTTGART REGION IS NUMBER 1 !

● Star-rated cuisine

Restaurants with a total of 12 stars

● Spas

The largest number of mineral sources in West Europe

● Buildings

The first television tower in the world

● Zoos

Wilhelma, Europe's largest zoological and botanical garden

JOBS IN THE NEIGHBOURHOOD

FACTOR
2

**Global
player**



As part of the Stuttgart region, Böblingen/Sindelfingen is a traditional region for industry and services. Companies such as Daimler, Hewlett-Packard, Agilent Technologies, Bosch, Porsche, IBM and Alcatel SEL are headquartered here or have their German headquarters here. Among the global players, Daimler has a particular relevance for Flugfeld. The large industrial area in Sindelfingen is in the immediate vicinity, right on the opposite side of the A81 motorway.

Every second euro earned by companies in the Stuttgart region comes from overseas. But large players such as Daimler, Porsche and Bosch particularly appreciate the domestic market and are continually expanding there. IBM in Ehningen and Hewlett-Packard in Böblingen are also two global players that operate their German headquarters just a few stone throws away from Flugfeld. Of all employees liable to social insurance contributions, 40 % work in the high-tech field.

Daimler	Sindelfingen plant, global central development centre	in direct vicinity of Sindelfingen
Daimler	Headquarters	Stuttgart-Untertürkheim, 26 km
Hewlett-Packard	German headquarters	Böblingen, 2 km
Agilent	German headquarters	Böblingen, 2 km
IBM	German headquarters	Ehningen, 7 km
IBM	Development centre	Böblingen, 2 km
Bosch	Development centre	Renningen-Malmsheim, 16 km
Bosch	Group headquarters	Gerlingen, 20 km
Porsche	Group headquarters	Stuttgart-Zuffenhausen, 30 km
Porsche	Development centre	Weissach, 25 km
Smart	German headquarters	Böblingen, 1 km

DAIMLER



Agilent Technologies

IBM

BOSCH

PORSCHE

smart®

LOCATIONAL ADVANTAGES OF TOMORROW

FACTOR

3

Research



The business region of Flugfeld profits from a university and research infrastructure in the greater Stuttgart area that is unique in Europe. Of the total amount spent on research and development by German companies, more than every tenth euro is invested by companies from the Stuttgart region. At 45%, almost half of all research and development capacity in the state of Baden-Württemberg is concentrated in the region surrounding Stuttgart.

The proximity of basic research to companies ensures a rapid implementation of scientific knowledge. The high qualifications are directly linked to the dense network of industry-related and fundamental research and development facilities. These include: two universities, six academies and universities of applied sciences, a large-scale research facility, six Fraunhofer Institutes, two Max Planck Institutes, four institutes of basic industrial

research, and many more. This has a positive effect on the development of Flugfeld, where an innovative cluster of companies has established itself at the technology competence centre FORUM1 around the Baden-Württemberg Aerospace Technology Forum.

Companies from the fields of navigation and e-mobility have also found many points of contact in this high-calibre environment.

FAN, or Future Aerospace Network, has mainly concentrated on small and medium-sized companies in the sector. The German Aerospace Academy (ASA) at Flugfeld is viewed as a key project for the future. Here, unique courses of study provide training for the experts that are required in the industry. This pool of well-trained experts will prove to be a location advantage for Flugfeld and the rest of the region particular-

ly for the aerospace industry, which has short innovation cycles. ASA also provides new impetus to other sectors such as the automotive industry, IT and communications as part of a network that also includes FAN, the Steinbeis Foundation and several companies.

RESEARCH AND EDUCATION IN THE FLUGFELD DISTRICT

- Stuttgart University
- Hohenheim University
- German Aerospace Centre, Stuttgart
- Media University, Stuttgart-Vaihingen
- Institute for Microelectronics (IMS CHIPS), Stuttgart-Vaihingen
- Fraunhofer Institute for Industrial Engineering and Organisation (IAO), Stuttgart-Vaihingen
- Fraunhofer Institute for Manufacturing Engineering and Automation (IPA), Stuttgart-Vaihingen
- Fraunhofer Technology Development Group (TEG)
- Tübingen University

GETTING TO AND FROM FLUGFELD

FACTOR

4

Transport links



FROM BÖBLINGEN TRAIN STATION TO ...

Stuttgart University .. S-Bahn.....	14 min
Herrenberg..... S-Bahn.....	14 min
Stuttgart Airport S-Bahn.....	22 min
Stuttgart Main Station . S-Bahn.....	25 min
Frankfurt..... S-Bahn/ICE..	110 min
Munich..... S-Bahn/ICE..	165 min
Zurich..... S-Bahn/ICE..	193 min

FROM FLUGFELD TO ...

Karlsruhe	75 km
Zurich	200 km
Frankfurt.....	206 km
Nuremberg	224 km
Munich	230 km
Milan	485 km
Prague	516 km
Paris	618 km
Amsterdam	620 km
Lyon	624 km

It should come as no surprise to anyone that the road traffic links are excellent in the region, which is at the heart of Germany's car production industry. But rail transport has also been expanded to meet the capacity demands of tomorrow.

By car

The A81 motorway runs along the north-west side of Flugfeld from Stuttgart towards Singen in one direction and Lake Constance and Switzerland in the other. There are two exits from the area, which are both shielded by a wall. In the south you can exit via Böblingen-Hulb and in the north via Böblingen-Sindelfingen, which is directly integrated into the Flugfeld traffic system.

By train

Since 2010 Flugfeld has provided direct access to the Böblingen train station for regional, national and international railway services. The train station was also completely renovated during the Flugfeld construction work, and now provides a pleasant and modern environment for passengers. Trains run very frequently: during the week, the S1 regional train departs every half hour, or every 15 minutes during peak time to Stuttgart. The S60 currently runs from Böblingen to Maichingen via Sindelfingen, and from 2012 will also stop at Renningen. Regional express trains operate to all destinations, and long-distance trains run mainly north and south between Stuttgart and Zurich.

To the airport

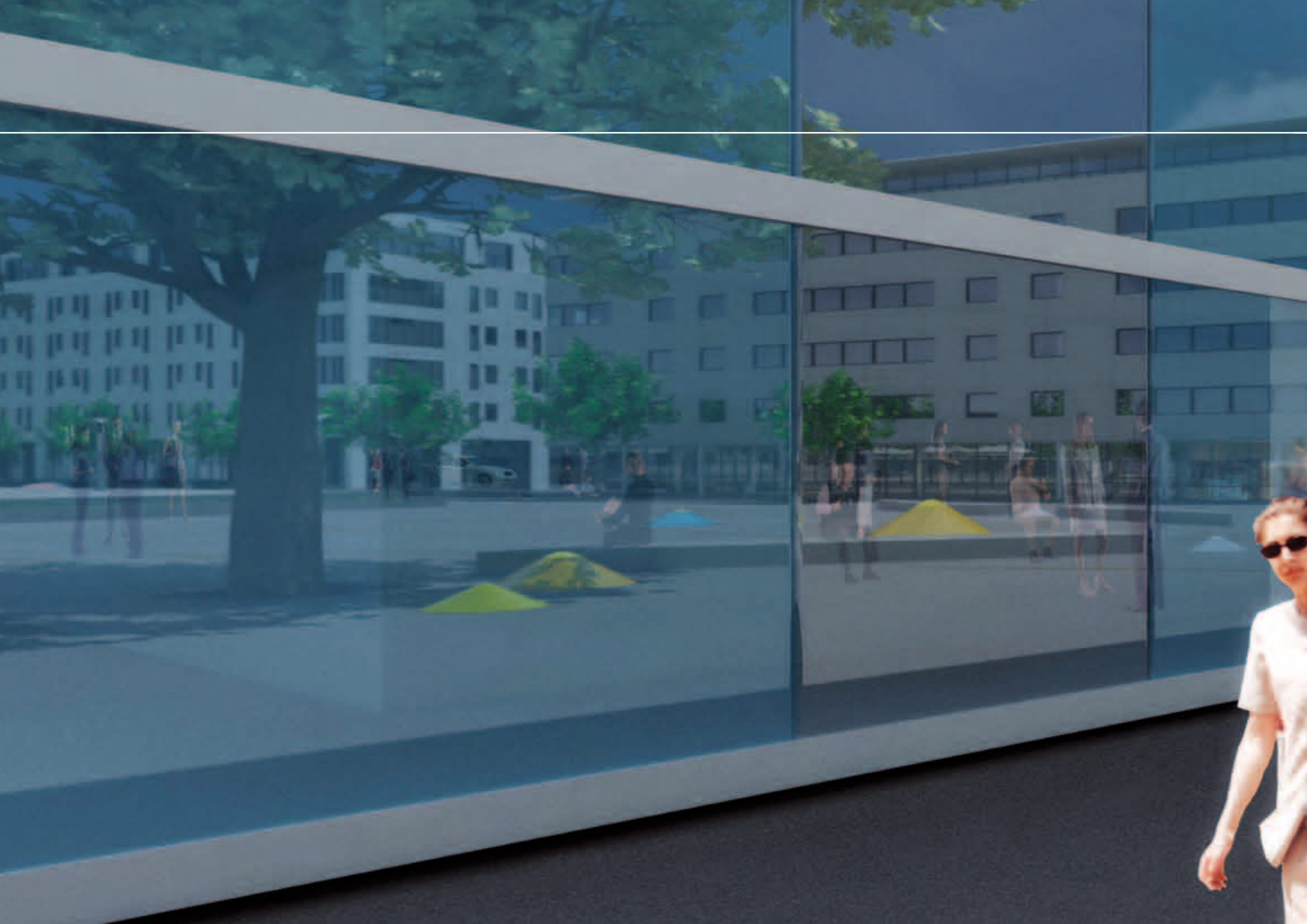
It takes just 22 minutes to reach Stuttgart airport via the S-Bahn. Around 60 airlines operate from the airport, with around 400 take-offs and landings every day. Passengers take around 9 million flights a year.

By foot and bike

The pedestrian and bicycle routes at Flugfeld are laid out in such a way that pedestrians and cyclists are not impacted at all by motorised traffic.



Train station underpass leading to Hanns-Klemm-Platz.











ALWAYS PRESENT AND ALWAYS CENTRE STAGE

FACTOR

5

Two cities



Situated partly in Sindelfingen and partly in Böblingen, Flugfeld bridges the gap between the two cities. Whoever lives and works there can always choose between two vibrant city centres, and benefits from an excellent infrastructure.

Sindelfingen

The weaving trade and agriculture characterised the cityscape until well into the last century. This is evident in the many traditional timbered houses in the historic city centre. Restaurateurs and retailers

benefit from the lively activity of a prospering city, whose economy benefits from several sectors. Mobility and automobile development are the most important, but fashion, engineering and microelectronics, software and the media also play a major role.

Böblingen

Walk just a few steps from Flugfeld through the new train station underpass, and you are already in the centre of Böblingen. First you cross a shopping street where

traffic-calming measures have been introduced, and then the routes divide. Beautiful urban lakes lie straight ahead. On the left hand side, the path continues upwards to Böblingen Castle and into the reduced traffic zone on the Schlossberg, where the historic centre is situated. If you are looking for a more relaxing time, you can find it at Böblingen's "Mineraltherme", a large spa and sauna area that leaves nothing to be desired when it comes to wellness and well-being.



ECONOMIC POWERHOUSE

FACTOR

6

Medium-sized companies



The business environment for medium-sized companies is ideal – and indeed, this is true of the state of Baden-Württemberg in general and of Flugfeld in particular. Medium-sized companies are the main drivers of the state's economy and innovations. They provide about two-thirds of jobs, train approxi-

mately 80 percent of apprentices and generate more than half of the gross domestic product.

The secondary urban centres of Böblingen and Sindelfingen in particular have a strong economy related to medium-sized companies. In addition, a high 16 percent



THE APPEAL OF FLUGFELD

FACTOR
7

Public attractions



It is hard to believe that the Flugfeld area was inaccessible for several decades. Today, the area is full of life, but without competing with Böblingen and Sindelfingen in any way. In fact, it complements the city centres and creates spaces that they don't have. So while there is enough room for extensive projects on one hand, there are large open areas, green spaces and playgrounds on the other.

Places to meet

Situated a block away from the main train station, the "Hanns-Klemm-Platz" is the main meeting point of the whole area. Starting there, the paths lead into the spacious parks and continue on to the lake "Langer See" at the heart of Flugfeld. The large staircases and wooden decks on the lake's banks are inviting places to relax. Extensive green spaces on the southern shore enhance quality of life – not just for the residents, but also for the employees of companies in Flugfeld.

On the lake's northern shore, the paved promenade is a meeting point for everyone living or working in the northern part of the airfield.

Large-scale projects

The listed buildings of the former state airport have been turned into the "Meilenwerk", a mecca for all fans of vintage automobiles in southern Germany. Experts, technology enthusiasts, aesthetes and people with a nostalgic bent all meet there to indulge a hobby with probably the highest horsepower in the world. In addition, the forum for motoring culture offers a wide range of restaurants, hotels and events.

This main public attraction is situated at the entrance of Flugfeld.

In the eastern part of Flugfeld, "Sensapolis" lures adventurous and curious youngsters into the area. A space capsule, fairy tale castle, science centre and pirate ship combine under one roof to make a unique event. Action for the kids and high-quality restaurants for the adults make "Sensapolis" a highlight for people of all ages.

of all the citizens in the county of Böblingen are academics – providing a great potential for entrepreneurs.

The region's healthy economy is also evident in rankings. In the nationwide ranking by the New Social Market Economy Initiative, the Böblingen

region was in twelfth position. In the state of Baden-Württemberg the region is ranked number one. In the "Opportunities for Tomorrow" national ranking by Prognos AG, Böblingen also achieved a top spot: number 14 out of 400. It is number 1 on Baden-Württemberg's innovation index.



ALL YOU NEED FOR MODERN-DAY LIVING

FACTOR

8

Infrastructure
for tomorrow



The Böblingen/Sindelfingen airfield already has the infrastructure for tomorrow. One of Germany's fastest Internet connections offers comprehensive and direct connectivity for digital television, broadband and telephony. In addition, there are supplementary services such as high-level central alarm systems and fire alarms, burglary detection systems, video servers for electronic surveillance, a central access control system and central facility management, which can all be integrated into building maintenance. User-oriented applications can also

be implemented: safety features such as firewalls, virus scanners, backup tools and company-specific applications with access for freelancers.

In addition to fibre optic connectivity, wireless access services such as WLAN (DV-provision), GSM/UMTS and WiMAX are also available on the premises in order to provide flexible communications services to business staff, local residents and guests at Flugfeld. State-of-the-art fibre optic cables transmit these services directly to the building with

possible speeds of up to 10 Gbps. An ultra-modern data centre with full redundancy, designed according to current safety guidelines, guarantees that everything operates smoothly.

When it comes to e-mobility, Flugfeld has also already paved the way. What might a city look like that offers ideal conditions for electric transport? The answer can already be found today on Flugfeld. The many electric charging stations on Flugfeld make it a paradise for users of electric bikes and cars.

All this was made possible thanks to an E-mobility pilot project supported by 17 partner members from municipal, industry and professional associations. The conclusion: Environmentally friendly mobility fits seamlessly into a modern cityscape. You can experience it every day at Flugfeld.

BUILT ASSETS, DESIGNED SPACES

FACTOR

9

Urban planning
qualities



In the centre of Flugfeld, on the southern shore of the lake, families, teenagers and small children meet and mingle. The paths and tracks in the middle of the extensive green spaces and on the northern shore of the lake are inviting places for a ramble. Grass and stone steps as

well as a wooden platform are good places for a quick chat. But people keen on getting more exercise will also find the perfect terrain: a small sports park offers small playing fields, a climbing wall and a roller and ice skating rink.

BROADER PERSPECTIVES

FACTOR
10

**Usage
concept**



Individual areas targeted at different types of usage are clustered around the lake. What makes this concept unique is mainly the way these usages blend together. As an urban quarter, Flugfeld offers the best of everything – for living, working and recreation in equal measure.

For example, the focus at the Forum located near the main station is on business, innovation and events. A medical centre offers everything to

do with health under one roof and benefits from the excellent traffic infrastructure. Behind it is where Parkstadt begins, with its focus on living. In addition to an ambience of extensive and child-friendly open spaces, special attention was paid to the quality of the greenery.

Flugfeld’s public attractions are situated near the motorway and train station: “Meilenwerk” and “Sensapolis” respectively attract

400,000 and 200,000 visitors annually to the area with their recreational facilities. You can already sense the style of a neighbourhood that has grown organically and offers an outstanding quality of life. Different parts of life unite to form a harmonious whole.

Am Wall 

Campus 

Forum 

Parkstadt 

Seepromenade 

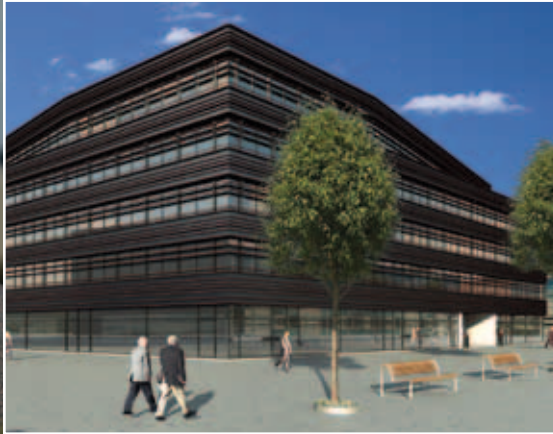
Younger children thoroughly enjoy the tower playground. With its climbing tower designed to look like an airport tower, it really stands out. In addition, the facilities for sports and play offer many options to exercise or engage in imaginative play. When the facilities were being built according to urban planning regulations, implementing safety guidelines and using best quality materials

were central concerns. Generously spaced foot and bicycle paths with a visually attractive surface and keep pedestrians and road users apart. Ergonomically styled benches provide an inviting place for people to relax and linger. The grounds are well-lit and safe thanks to energy-efficient light bulbs with a pleasing colour. This also makes it easier for traffic to find its way around,

making the area more attractive. Light designs enhance squares and open spaces, giving them a unique identity.



FORUM



FORUM 1

TECHNOLOGY AND COMPETENCE CENTRE

- ⊙ Bright offices flooded with light, sub-dividable from 12 square metres upwards
- ⊙ Modern sanitary blocks and cavity floors for flexible workplace design
- ⊙ All inclusive service packages on demand, incl. mailroom, reception, cleaning etc.
- ⊙ Generous parking facilities – with e-charging station for electric vehicles
- ⊙ Access to the high-speed data network with 10 Gbps

Forum

- ⊙ Services
- ⊙ Research, Development & High Tech
- ⊙ Culture, Events & Leisure
- ⊙ Hotel & Gastronomy
- ⊙ Health & Social Services

When you access Flugfeld by way of the Böblingen train station passageway, you arrive directly in the Forum section with its special focus on innovation. Here, an interesting combination of forward-looking companies is being established on this historic land.

One of Flugfeld's flagships can be found in the listed buildings of the former state airport. This is due not just to its historical origins or exposed location, but also to its fascinating topic: vintage cars.

"Meilenwerk" has created an entire world of experience around these cars. Workshops, accessories, gastronomy, hotel, event location and much more have found a home there.

No less riveting is the technology competence center FORUM1. It offers its companies the best conditions for growth. Researchers, engineers and corporate executives work shoulder-to-shoulder in flexible and dynamic office space solutions. The Aerospace Forum Baden-

Württemberg, the ASA German Aerospace Academy and the Technology and Innovation Centre for Environmental Technology and Resource Efficiency are three of many cooperation partners that have helped get the whole project off the ground.

You can reach the FORUM1 Marketing Manager at: 0049-(0)7031-81707-23.

Parkstadt

- ⦿ Living
- ⦿ Childcare & Schools
- ⦿ Education & Apprenticeship
- ⦿ Low-impact Businesses
- ⦿ Small Retailers

Green means quality of life. People of all ages appreciate the mix of a green environment with the advantages of an urban infrastructure. Strict traffic planning ensures that children have enough scope for development. A childcare centre provides a place to meet, along with other locations in Flugfeld such as the vocational training facilities of the “Internationaler Bund”.

As well as the different types of accommodation, there are houses that offer assisted living facilities for the elderly. There is also a medical centre in the neighborhood. Although there is enough space for parking, families living in the Parkstadt don't necessarily need their own car. It's possible to go on foot to local stores for everyday items. Retailers and service indus-

tries are moving into “Leonardo-Vinci-Platz”, and are ensuring that there is a good local supply of products. Böblingen's main train station provides good links for other trips and visits, while the city centre is also only a few minutes away by foot.

AM WALL

Am Wall

- ⦿ Services
- ⦿ Manufacturers
- ⦿ Retailers*

* that do not need a central location

The sound barrier or wall that gives this area its name highlights the locational advantage that is almost impossible to miss: the motorway. The earthworks that separate the area from the A81 motorway from Stuttgart to Singen are 2 km long. Manufacturers, research institutes, service industries, trades people and retailers will find the perfect location for their businesses here. The slip road to the motorway is

just a few hundred metres away. Easy accessibility and the quality of the location's urban planning have created a special business location at “Am Wall”: prestigious and practical at the same time.



SEEPROMENADE



Seepromenade

- ⦿ Services
- ⦿ Residential
- ⦿ Restaurants and Cafes

Between Flugfeld-Allee and the lake called Langer See is a long, dispersed row of buildings with two very different aspects: the northern aspect looks on to the large Flugfeld-Allee, which offers all the advantages of a location that is easily accessible by car and public transportation.

However, on the south side the buildings have a far more attractive view of a traffic-free promenade stretching for more than a kilometre alongside an urban lake. Quality of life is paramount along the promenade, whose cafes give it a big-city feel. No trip to Flugfeld is complete without a stroll alongside the lake.

Service companies, which are housed in impressive locations on the lower floors of the buildings along the promenade, particularly profit from the stunning location.

But this area is also a good spot in which to live, and residents can choose to live right on the riverbank. Those on the upper floors can enjoy a view over the lake and the rest of Flugfeld.

CAMPUS

Aiming high

High-rise towers are planned here for offices, services, sales, administration and special usage. The area profits from the strategically favourable location directly at the exit to the motorway. A large number of parking spaces are planned because of this.



Campus

- ⦿ Services
- ⦿ Administration
- ⦿ Special Usage



As early as shortly before 1920, Hanns Klemm designed his vision of a plane for everyone. His development of a light aircraft with a low power motor, which was also fuel-efficient and environmentally friendly, is to this day considered to be a pioneering achievement in airplane construction. Klemm developed the basic model in 1919, when he was employed at Daimler.



H. K. consequently followed the idea of an aircraft for everyone. In the mid-twenties he founded the company Leichtflugzeugbau Klemm at today's Flugfeld Böblingen for the serial production of his light aircraft. This company soon became the largest industrial company in the town at the time; in 1939 already about 800 people worked there.

The light aircraft produced by Klemm in Böblingen essentially contributed to the spread of aviation sports. Elly Beinhorn, Liesel Bach, Friedrich Karl Freiherr Koenig von und zu Larhausen, Wolf Hirth, Ernst Udet and Karl Schwaabé – they all appreciated the reliable light planes of Klemm and set breathtaking records with these aircrafts. And even in the 21st century, Klemm airplanes from the 30s are still in the air – flown by aviation sports enthusiasts in Australia.

Alexander Soldenikoff specialised in the development of aeroplanes without fuselages, so-called tailless planes that only consisted of wings. In January 1931 he moved with his workshop to Böblingen. In the same year a successful flight with a wings-only machine was made over Lake Lucerne and from there directly to Böblingen. At that time the flight represented a world record for tailless light planes.







*Dr. Bernd Vöhringer,
Lord Mayor of Sindelfingen
Chairman of Zweckverband Flugfeld*



*Wolfgang Lützner,
Lord Mayor of Böblingen
First deputy chairman of Zweckverband Flugfeld*



*Peter Brenner,
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First-hand information

WWW.FLUGFELD.INFO

Flugfeld hits the headlines week after week. The progress of construction works, the involvement of new partners, how buildings and projects are developing, and the reaction Flugfeld receives from the public – you can find all this and other news at: **www.flugfeld.info**

The inter-community association Zweckverband Flugfeld Böblingen/Sindelfingen carries out the urban conversion of the former airport premises into a new joint city district on behalf of the towns of Böblingen and Sindelfingen. The association plans, refurbishes and develops the area – and carries out all commercialisation activities.

“As firm as necessary, as flexible as possible!” is the motto. Despite this, any interested parties and any

requests are thoroughly checked to ensure the area’s attractiveness is maintained.

Potential users and project developers as well as investors should make known their interests in buying property as soon as possible to ensure their wishes can be taken into account.

Just contact us and tell us your needs. We will be delighted to show you what’s possible at Flugfeld.

www.flugfeld.info

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