Residential Complex at the Community Center







SHORT DESCRIPTION

Implenia is once again building for its long-standing client GWW: a residential complex with approximately 220 rental apartments, a daycare center, and commercial space.

THE PROJECT

The Frankfurt Building Construction Branch has been commissioned to build a new turnkey residential neighborhood, along with commercial and social facilities, in Mainz-Kostheim. A sustainable urban infill development is taking shape on an inner-city brownfield site; the design for the residential neighborhood was created by the urban planning firm Stadt.Quartier.

SERVICES IN DETAIL

Approximately 220 rental units of various types and sizes will be built, ranging from 2- to 5-room apartments to house-like apartments and townhouses, as well as communal living arrangements such as cluster apartments and shared living arrangements.

Commercial and community uses are planned for the ground floors surrounding the neighborhood square. A multi-track daycare center will also be built in the neighborhood. On the side adjacent to the railroad tracks, the cohesive building structure ensures that railroad noise is kept at bay.

CHALLENGES

A key component of the project is the development of public and private utility networks. In addition to traffic and pedestrian areas, this includes the technical infrastructure as well as all utility and waste disposal lines within the neighborhood. From an organizational and construction scheduling perspective in particular, implementing the development measures presents a challenging and exciting task. Close coordination between building construction, civil engineering, and the participating utility providers requires precise coordination of all construction phases and interfaces.

SUSTAINABILITY

In addition to highly insulated building envelopes, geothermal energy—designed as a low-temperature local heating system using decentralized brine-to-water heat pumps and photovoltaic systems—will contribute to a portion of the electricity supply.

Green roofs, green facades, and rainwater infiltration swales will help improve the indoor climate.

The neighborhood will be car-free; space for cars and bicycles will be provided in the neighboring communal parking garage.

FURTHER INFORMATION

Visualizations: © RenderVision, Michael Falk

Project website

FACTS

Location	Kostheimer Landstraße | Fritz-Bauer-Straße , Mainz-Kostheim , Germany
Status	Under construction
Construction volume (value of our services)	49 M EUR
Start of construction	August 2026
Completion	September 2028
Usage	Wohnen, Gewerbe, Kita
Building owner	GWW, Wiesbaden
Architect	1.BA ROSA Wirtz Architektur; 2.BA ENDERSWEISSBANGERT Architekten+Stadtplaner; 3.BA Kissler Effgen + Partner Architekten BDA
Build volume	30834 m^2
Number of upper floors	6
Number of basement floors	1
Number of flats	222

SERVICES

Hochbau (Deutschland)

Schlüsselfertiges Bauen

https://implenia.com/en/references/detail/ref/wohnquartier-am-buergerhaus/

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