

Case Study Berlin

Abstract

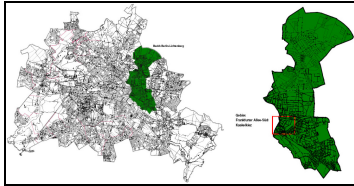
WP 3 Urban Development



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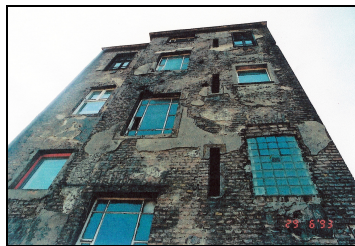
Situation of the Area in the early 1990ies



Location of case study area



Low Energy House in Frankfurter Allee Süd before refurbishment



Very bad edificial situation of historic buildings in Kaskelkiez



Parking in courtyards in Kaskelkiez



Informative Kick-off meeting in Kaskelkiez 1993

Frankfurter Allee Süd (large housing estate)

- about 11.000 residents living in prefabricated buildings
- balanced social structure
- high need of (energy efficient) refurbishment of buildings (see abstract WP 4 concerning energy efficiency and CO₂ reduction)
- unclear property situation
- lack of facilities for youth and elderly
- low cultural and economic vitality
- deficits in design of public green space
- deficits in design and condition of squares and streetscapes
- deficits in pedestrian path net
- deficits of parking spaces and deficits caused by parking
- + good location and connection of area close to city centre
- + sufficient offer of schools and kindergartens
- + good cooperation between Senate, district authority and housing societies

Kaskelkiez (historic building area)

- about 2.500 residents mainly living in historic buildings
- relatively large amount of unemployment rate (19%) and households rated under minimum income (15%)
- neighbourhood conflicts
- very bad conditions of buildings (see abstract WP 4)
- unclear ownership situation
- lack of social infrastructure facilities
- low cultural and economic vitality
- deficit of square and street scapes
- bad condition of private open space (yards)
- + high quality of historic spatial structure and historic elements
- + good cooperation between Senate and district authority
- + high potential of resident involvement

Needs for Action in the early 1990ies

Qualifying the Potentials

- In Frankfurter Allee Süd the large amount of green space, the good supply of social infrastructure and the numerous numbers of large flats shall be improved.
- In order to qualify Kaskelkiez the traditional urban fabric and buildings are to be developed and improved.
- The surrounding non built-up space (tracks) of both areas shall be used in order to minimise deficits in greenery.
- Positive beginnings of civil involvement and institutional cooperation need to be proceeded and cultivated.



Civic involvement through discussions, workshops and competitions



Potentials for additional green spaces along rail tracks



Untended plot in Hauffstraße before development as green space and playground



Typical kindergarten building before refurbishment



Deficient design of streetscape in both neighbourhoods

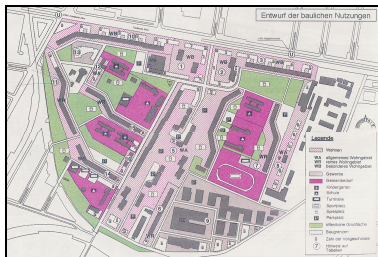
Reducing and Abolishing the Constraints

- The greatest challenge is the refurbishment of the building stock. From a today's perspective the need of energetic refurbishment is an important dimension of refurbishment.
- In terms of the "unbalanced" social structure the deprived persons are to be supported by measures like active employment policy or educational measures.
- Urban and legal conditions need to be prepared to tackle the low cultural and economic vitality of both areas.
- The lack of social facilities needs to be compensated. School and kindergarten buildings have to be refurbished.
- Public green and open space need to be improved, especially in terms of design, maintenance and furnishing. The number and furnishing of playgrounds need to be enhanced respectively improved. Private open space shall be unsealed and enriched with vegetation.
- Flat and plot ownership needs to be clarified as soon as possible in order to initiate private refurbishment and to define responsibility.

Integrated Development Concepts of the past 20 Years

1993

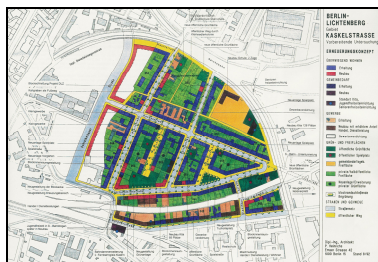
Urban Development Survey Frankfurter Allee Süd (Städtebauliche Untersuchung)



Integrated development plan
Frankfurter Allee Süd 1993

In 1992 the Berlin Senate for Building and Housing (Senatsverwaltung für Bau- und Wohnungswesen) initiated a preparatory survey for regeneration and improvement of the residential surrounding in Frankfurter Allee Süd. The study firstly included an integrated analysis of the whole neighbourhood and secondly an in-depth survey of the housing stock. Among comprehensive planning proposals and a financial concept the report comprised an intensive coordination meeting with parties affected. Different political representatives were involved as well as affected administrations, housing associations and providers of social and cultural infrastructure.

Preparatory Survey for the Redevelopment Area Kaskelstraße (Vorbereitende Untersuchungen)



Integrated development plan
Kaskelstraße 1993

The Preparatory Survey for the Redevelopment Area Kaskelstraße was commissioned by the Berlin Senate for Building and Housing in 1992. Existing expertises and surveys served as a basis of information as well as consultation of the involved Senate and district administrations and providers of technical infrastructure. Providers of social and cultural infrastructure had the opportunity to make representations. The development of integrated framework planning was discussed and verified throughout several thematic coordination meetings with all involved stakeholders and parties affected by redevelopment.

2001 - 2008

Urban II programme area "Around Ostkreuz" (rund ums Ostkreuz)



Urban II programme area
"Around Ostkreuz" 2001

The Berlin approach for Urban II was themed "to overcome barriers". Aims had been a better linking of the area to the neighbouring quarters as well as a better linking of the neighbourhoods within the programme area. Not only the structural enhancement of urban space was focussed but more a strengthening of the employment market and of social cohesion. Three focal points of support were defined:

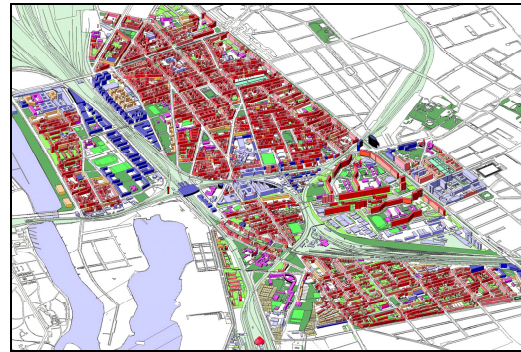
- measures concerning economy and employment marked,
- spatial measures concerning open space and public green,
- social, cultural and communicative measures.

2002

Integrated Development Concept "Ostkreuz" (Bundeswettbewerb Stadtumbau-Ost, Integriertes Stadtteilkonzept Ostkreuz)

The Case Study Area lies within the investigation area "Ostkreuz" which has an overall size of 526 hectares and which is part of the districts Lichtenberg and Friedrichshain. The designation as Urban Renewal Area was derived from very low attractiveness of the area, vacancy of residential and commercial premises higher-than-average, high need of modernisation of buildings and need of adjustment of social infrastructure facilities to changed demand structures. With Urban Renewal the following objectives were pursued:

- strategies for modernisation and maintenance beyond formally designated Redevelopment Areas,
- exemplary solutions for the increase of attractiveness of the quarters,
- pilot projects with signalling and synergetic effects on the development of the area,
- support of measures which enhance the achievements in combination with existing projects.

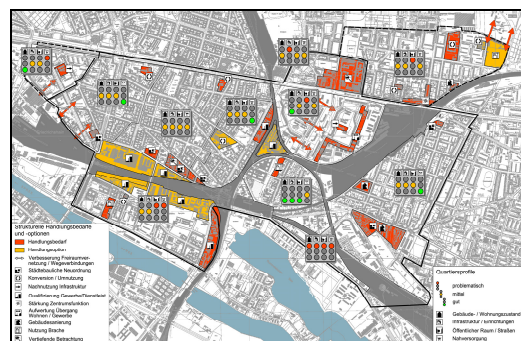


Integrated development plan Ostkreuz 2002

2006

Integrated Development Concept "Ostkreuz" (Aktualisierung Stadtentwicklungskonzept Ostkreuz)

The Integrated Development Concept "Ostkreuz" 2006 follows the concept from 2002. Its aims are updating of statistical data and reviewing of the development strategy for each subarea. Therefore the development of inhabitants, housing stock, vacancies, social infrastructure, green spaces and open space as well as the realised investments were surveyed. A neighbourhood profile for each subarea was developed including needs for action, options for action and development aims. Results had been discussed with the district authorities, representatives of social infrastructures and local initiatives and associations as multipliers. Finally priorities were fixed.



Integrated development plan Ostkreuz 2006

Balance of the Achievements until Today

Frankfurter Allee Süd

- residential buildings: refurbishment of housing stock completed by 100% (see abstract WP 4)
- public green and open space: practicable allocation of public and private green, greening of main street and design of new green corridor
- transport infrastructure: traffic calming, rearrangement of parking lots and improvement of path network
- social and cultural infrastructure: construction of new neighbourhood centre, not all facilities refurbished yet
- commercial and industrial uses: stagnating development of commercial activities, no redensification by new commercial buildings
- stakeholder cooperation: good cooperation between housing associations and public authorities
- social measures: realisation of several educational and labour market-oriented projects part-financed by the EU



Refurbishment of residential buildings completed by 100% in Frankfurter Allee Süd



Refurbishment of historical residential buildings completed by 60% in Kaskelkiez



New neighbourhood centre "Kiezspinne" in Frankfurter Allee Süd



Lively square Tuchollaplatz in Kaskelkiez after renewal



Members of the agency representing the parties affected by redevelopment

Kaskelkiez

- residential buildings: refurbishment of housing completed by more than 60%, construction of 323 new flats (see abstract WP 4)
- public green and open space: construction and redesign of (new) playgrounds and green spaces, greening of streets
- transport infrastructure: traffic calming, reconstruction of road surface and pavements, renewal of public squares
- social and cultural infrastructure: new neighbourhood centre and cultural centre, fulfilment of demand for kindergartens by 100%, refurbishment of school building
- commercial and industrial uses: stepwise increase of number of shops, cafés, arts and crafts enterprises
- stakeholder cooperation: intensive communication process by formal committees, informal meetings and publications
- social measures: several educational and labour market-oriented projects part-financed by the EU, civic involvement through discussions, workshops and competitions

Lessons Learned - 8 Messages

1. The integrated development of a neighbourhood takes time. Within the exemplary time frame of 20 years many, but not all objectives were reached. Some objectives changed within the development process; however the main frame of objectives stayed. In order to follow sustainable objectives the cooperation and the perseverance of all actors are necessary.
2. The objective of sustainable development has been followed steadily since the early 1990ies in Berlin. The integrated aspect of energy efficiency had been followed imminently in the 1990ies but was fostered strongly and explicitly only since the past years. In this connection Berlin had already good experiences to prove when the objectives and recommendations of the Leipzig Charter on Sustainable European Cities were published in 2007.
3. The elaboration of integrated development concepts initiates cooperation processes. Common concepts of the public sector, the owners and the local actors strengthen the neighbourhood development. Here all actors need to understand and accept that the aim of energy efficiency is determined strongly by economic benefits for owners and residents. In order to motivate energy efficient action, information and awareness raising activities help.
4. Single and insulated energy efficient planning measures are difficult to communicate. But if energy efficient measures are integrated into the overall neighbourhood improvement, acceptance for energy efficient measures rises. Especially public investments for visible improvements of public space and public buildings are necessary in order to identify with the development process.
5. A strong base of political, legal, administrative and institutional frame is necessary in order to reach sustainable development. Without forcing a) political commitment, b) legal stability, c) administrative capacities and d) an institutionalised structure of building stock owners in the early 1990ies the successful development of the case study area had not been possible.
6. Integrated development concepts offer a reliable background for neighbourhood development. They are fundamental for public steering of development processes and they offer security for (energy efficient) investment decisions for housing stock owners. Therefore the passing of integrated concepts through a political decision is necessary.
7. Integrated concepts initiate neighbourhood development, a) if the respective planned measures are assigned to responsible institutions and b) if possibilities for financing are presented. Both, public and private resources are necessary for this.
8. Economic reasons, namely economic benefits, play a main role in investment decisions of private owners. Thus also energy efficient measures at the building stock are subject to investment calculation. Not in all cases owners are able to finance energy efficient measures and not in all cases energy efficient measures are refinanced by savings at the running costs. In these cases the linking of energetic objectives to financial funding is an important incentive for energetic measures.

Authors: Prof. Dr. Ursula Flecken, Paul-Martin Richter

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