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and European Neighbourhood and
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Evaluation and Reflection of the SWOT-Method

Some Crucial Topics of Experiences in Berlin

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Crucial Topics of Integrated Urban Development

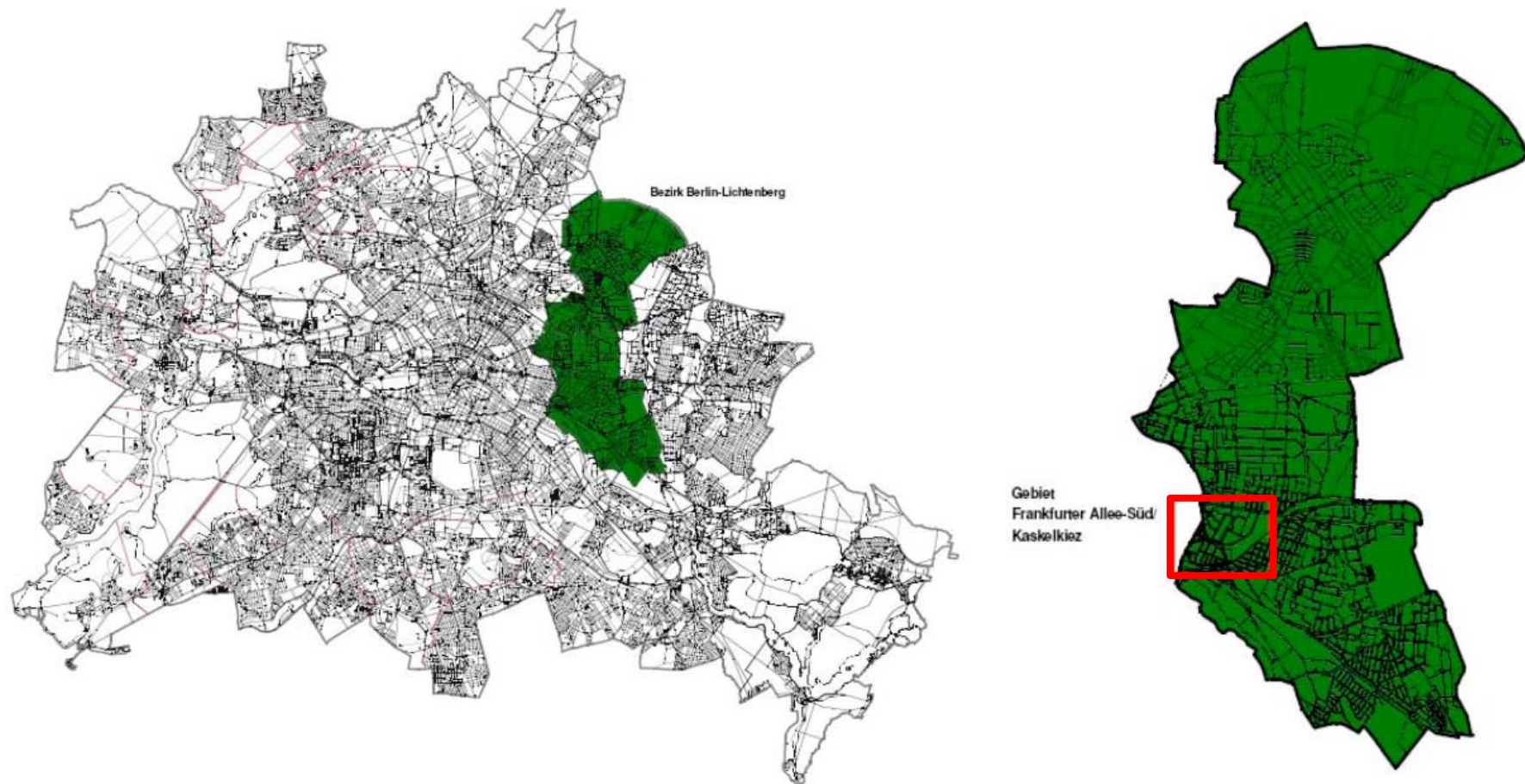
- public green and open space
- parking situation
- property situation
- neighbourhood centres
- social infrastructure

→ refurbishment of buildings and
of technical infrastructure

Interior Structure of Presentation

- integral aspects of each crucial topic
- surveys / snap shots of situation in the early 90ies
- (SWOT-) analyses in the early 90ies
- What happened between then and today?
- lessons learned

Case Study Berlin



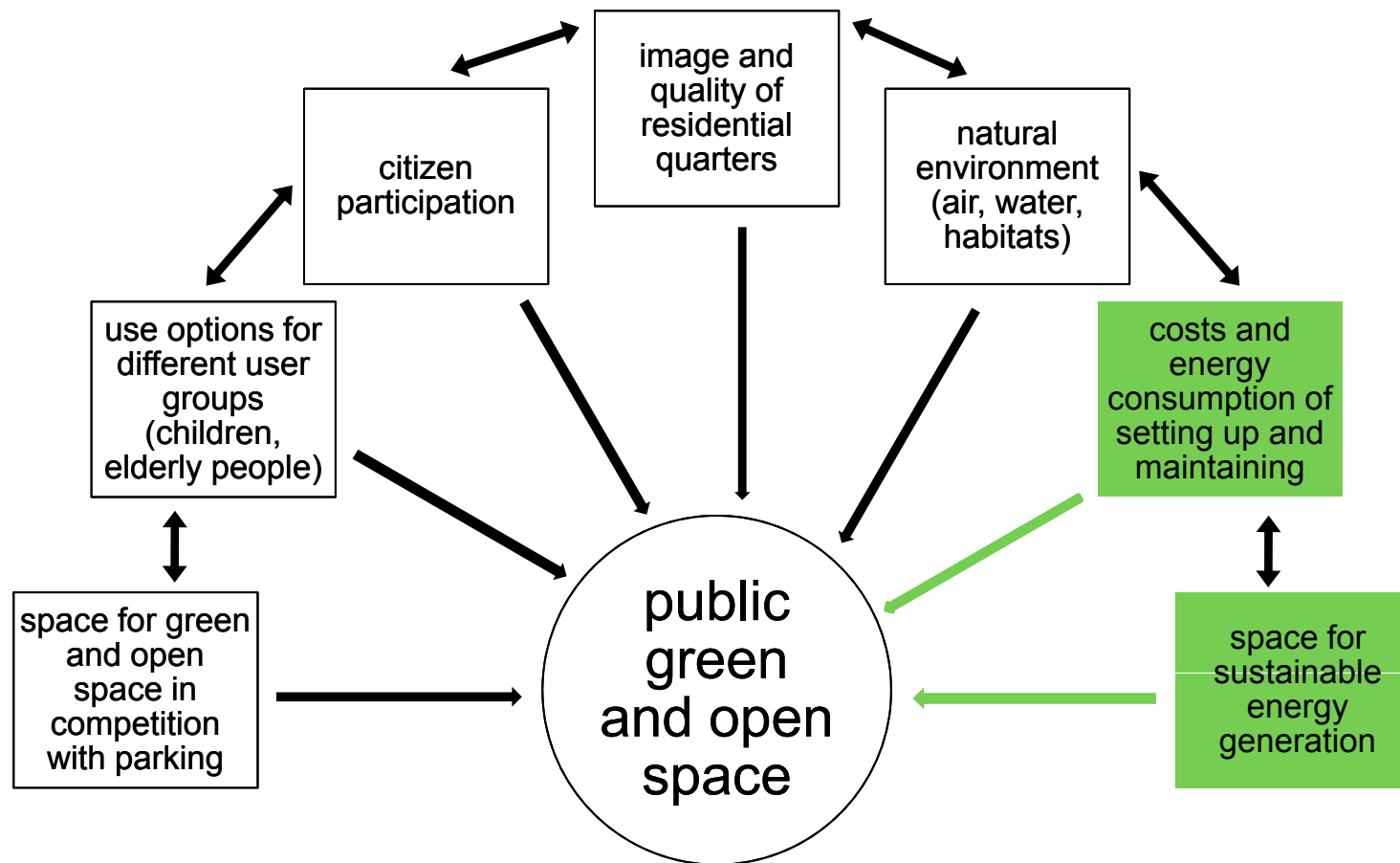
Case Study Berlin



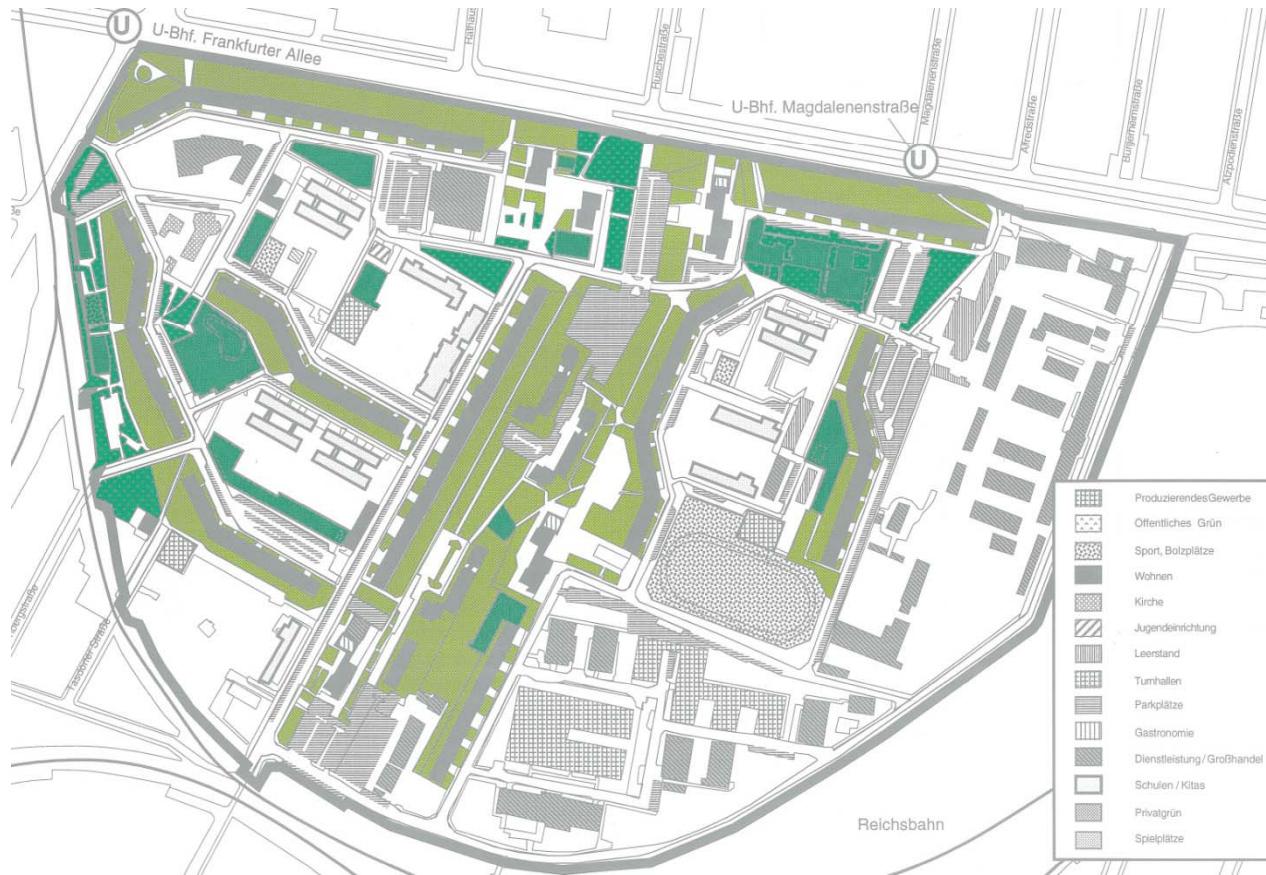
Frankfurter Allee-
Süd
(large housing
estate)

Kaskelkiez
(historic building
area)

Public Green and Open Space Integral Aspects



Public Green and Open Space Survey of Situation in the Early 90ies

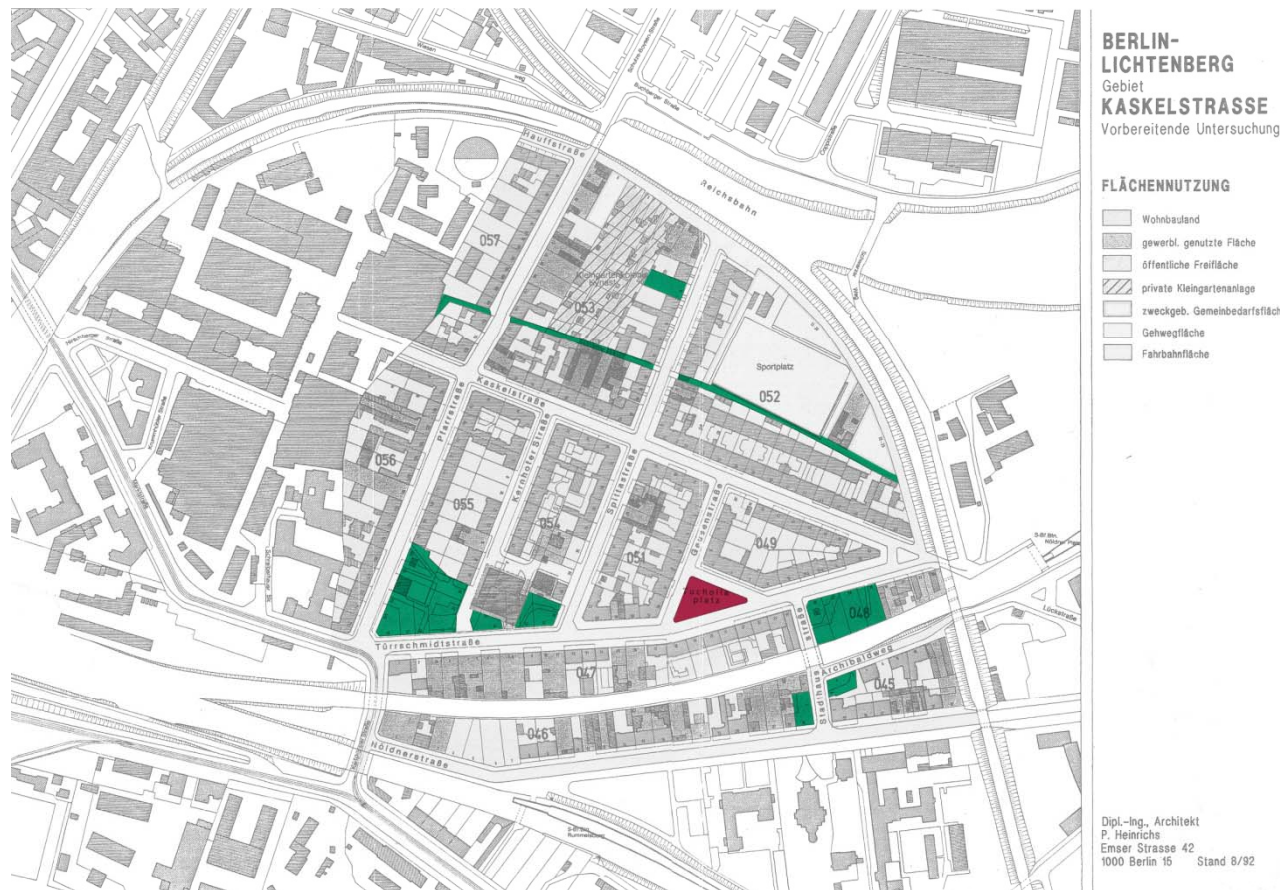


Frankfurter Allee- Süd:

Land Use

- public green
- privat green
after
privatisation

Public Green and Open Space Survey of Situation in the Early 90ies



Kaskelkiez: Land Use

- public green
- public open space

Public Green and Open Space

SWOT-Analyses in the Early 90ies

- in general: in large housing areas generously dimensioned public space in comparison to historic housing areas
- Frankfurter Allee-Süd: deficits in size and furnishing of public green and open space
- Kaskelkiez: lack of public green and open space



Public Green and Open Space SWOT-Analyses in the Early 90ies

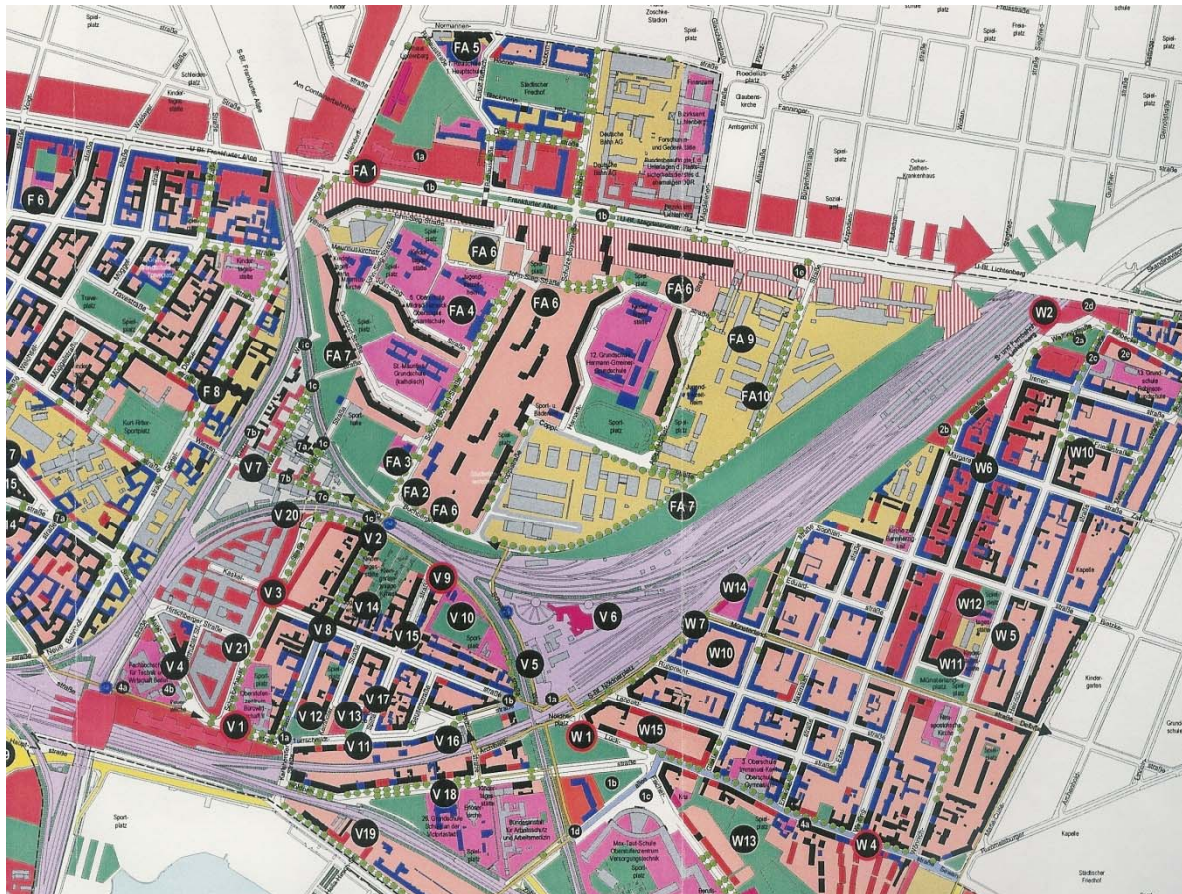
- high degree of sealed surface
- little use options because of insufficient design and furnishing



- opportunity: public green and open space as places for socialising and as focal points of identification

Public Green and Open Space

What happened between then and today?



in large housing estates:

development of a system of greenery and open space

- greened courtyards
- greened streets and public squares
- major greenways and paths

Public Green and Open Space

What happened between then and today?



- courtyard in unfinished state at the beginning of the 90ies
- after enhancement can be used as common green space

Public Green and Open Space

What happened between then and today?

- functional and ecological enhancement of public green and open spaces



Public Green and Open Space

What happened between then and today?

in historic building areas:

- quantitative deficits partly reduced, public sector often purchased vacant plots in order to establish more public space



Public Green and Open Space

Lessons Learned

- Public green and open space are important factors of the image of quarters.
- Public green and open space form the urban structure.



Public Green and Open Space

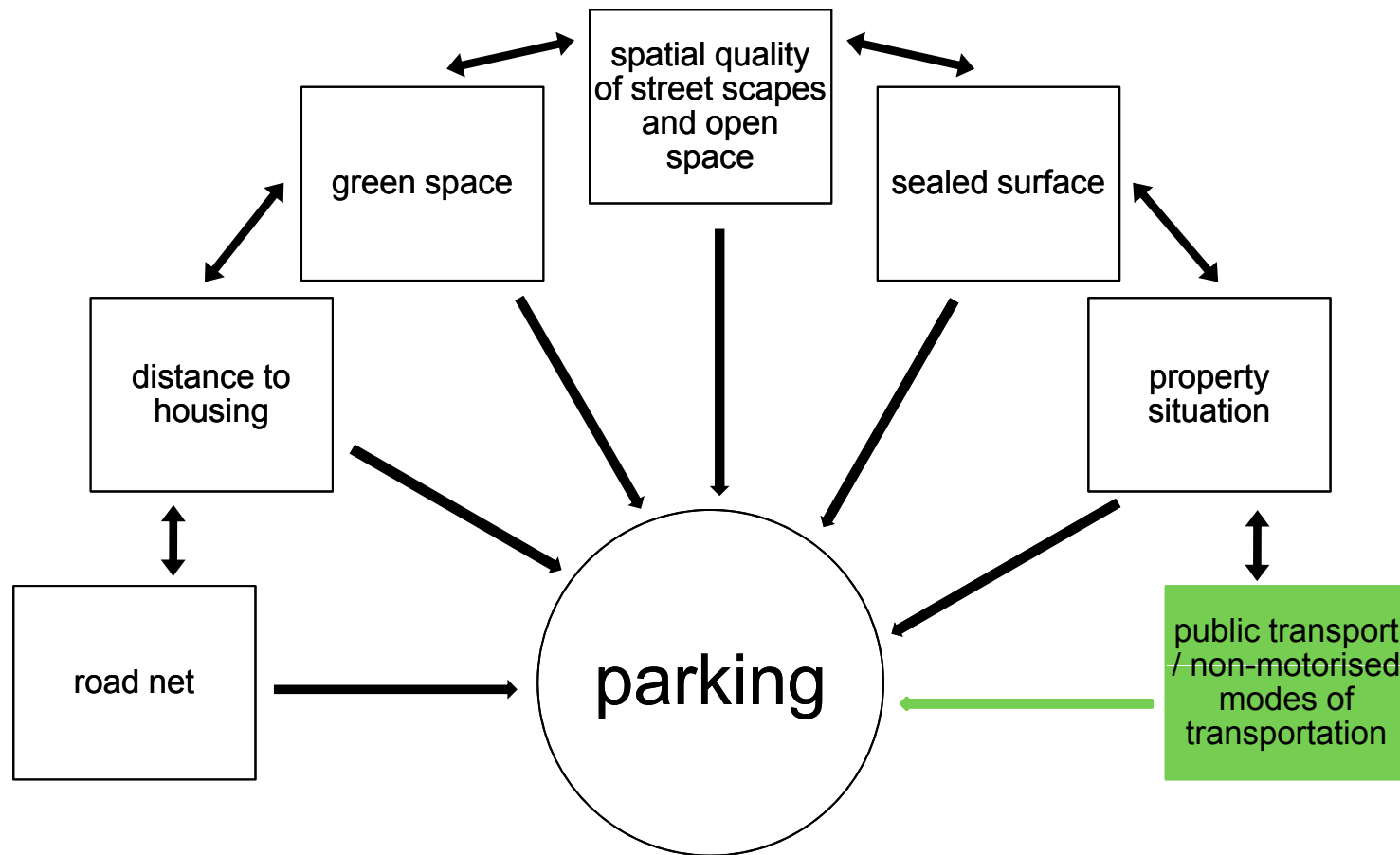
Lessons Learned

- Planning of public green and open space is an integrated issue of quarter development.
- Public green and open space as elements of integrated planning require the involvement of numerous stakeholders, especially residents, local authorities and housing societies.



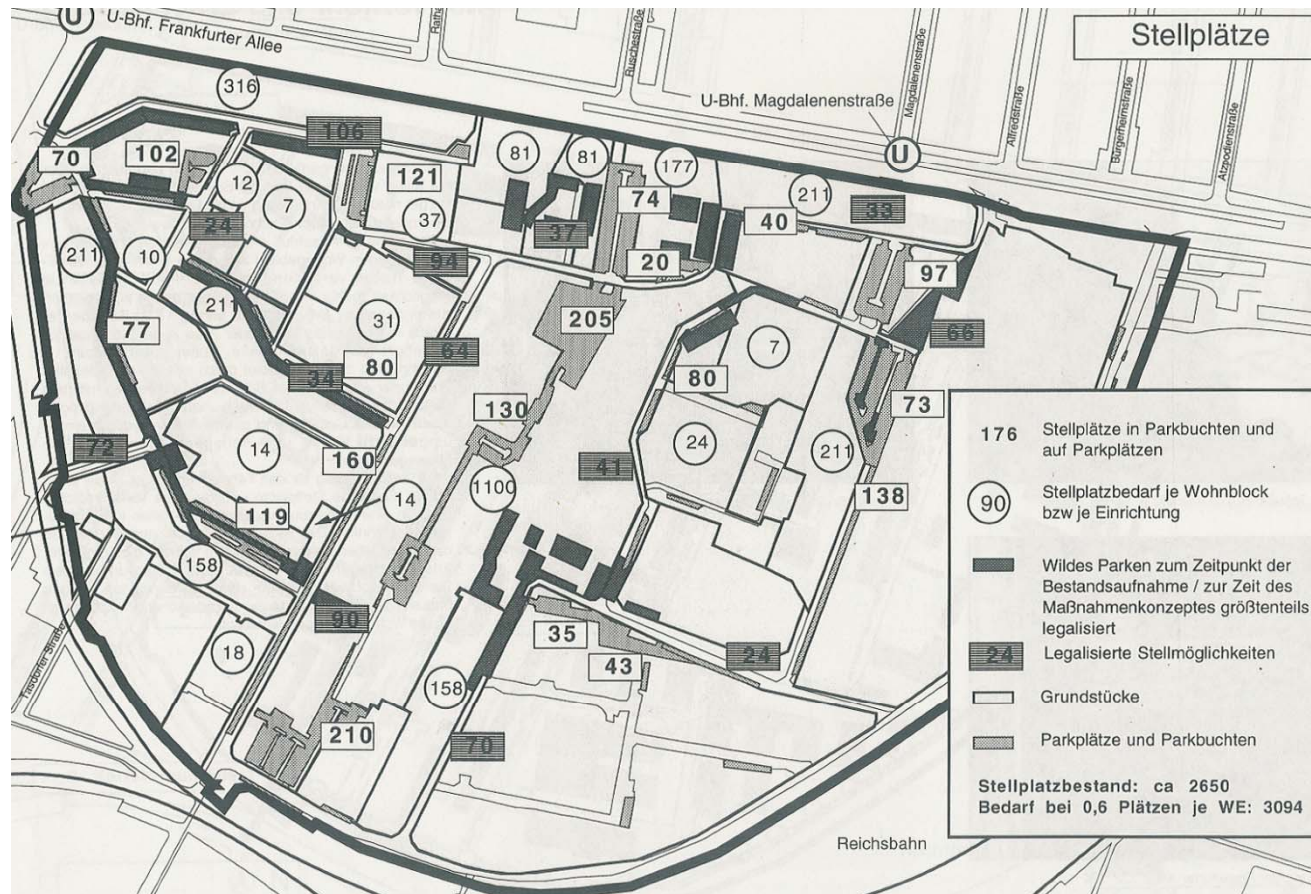
Parking Situation

Integral Aspects



Parking Situation

Survey of Situation in the Early 90ies



Frankfurter Allee-Süd:

Parking Spaces survey shows:

- offer of parking spaces
- demand of parking spaces
- legal parking lots
- illegal „wild“ parking
- potential of legalising wild parking spaces

Parking Situation

Survey of Situation in the Early 90ies



Kaskelkiez:

- parking in streets
- parking in courtyards

Parking Situation

SWOT-Analyses in the Early 90ies

- **Frankfurter Allee-Süd: deficits in quantity of parking spaces were predicated on benchmarks for large housing areas (early 90ies: 0,6 ps/residential unit)**
- **Kaskelkiez: sufficient number of existing parking spaces (because of housing vacancy and social structure), but expected increase of demand**
- **sealed surface of parking lots**
- **size of single parking space too small**

Parking Situation

What happened between then and today?

- demand of parking spaces less than expected
- ecological aspects had been discussed, but mostly no radical cut of parking (only in special areas: “car-free neighborhoods”)
- efforts to integrate parking spaces into neighborhood



Parking Situation

Lessons Learned

**Demands for parking cannot always be fully fulfilled
(compromises on closeness between flat and parking)**

- **Planning includes weighting processes.**
 - The offer of parking spaces needs to be related to other interests of uses, e.g. green space or playgrounds.
 - The offer of parking spaces needs to be related to the offer of public transport.
 - Find solutions which consider compatibility of parking.
 - Find solutions which consider the integration of design – function – ecology.

Parking Situation

Lessons Learned

- Different extraordinary solutions are possible, e.g. reserved parking spaces close to residential buildings, which have to be rented by the residents.



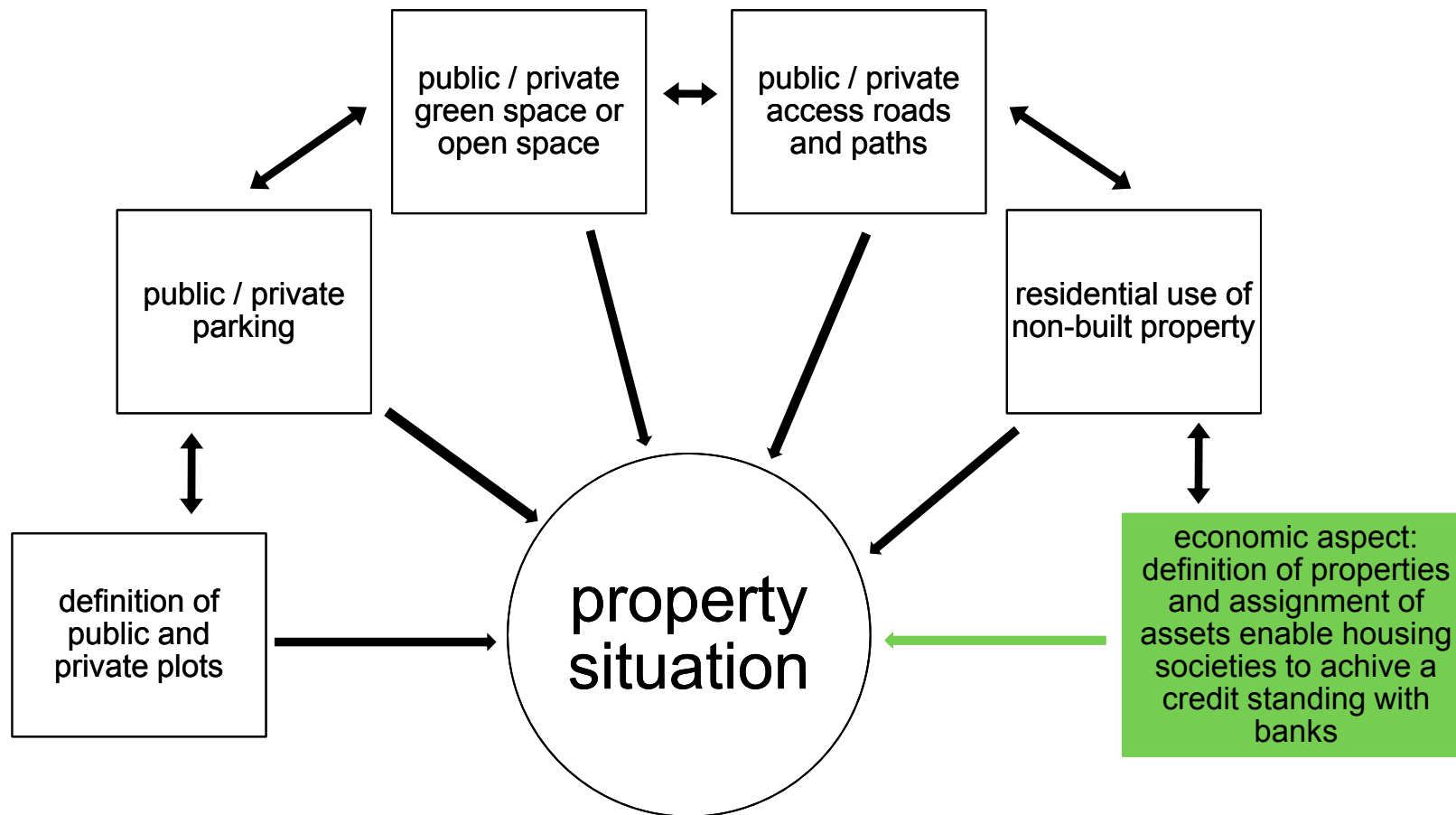
Parking Situation

Lessons Learned

- **Citizens need to be involved in the weighting process. (Extensive citizen participation is better than a simple survey.)**
- **Certain groups, such as disabled or elderly people, need to be given priority.**
- **From an energy-saving point of view parking should be seen as parameter in order to indirectly promote alternative modes of transportation.**

Property Situation

Integral Aspects



Property Situation

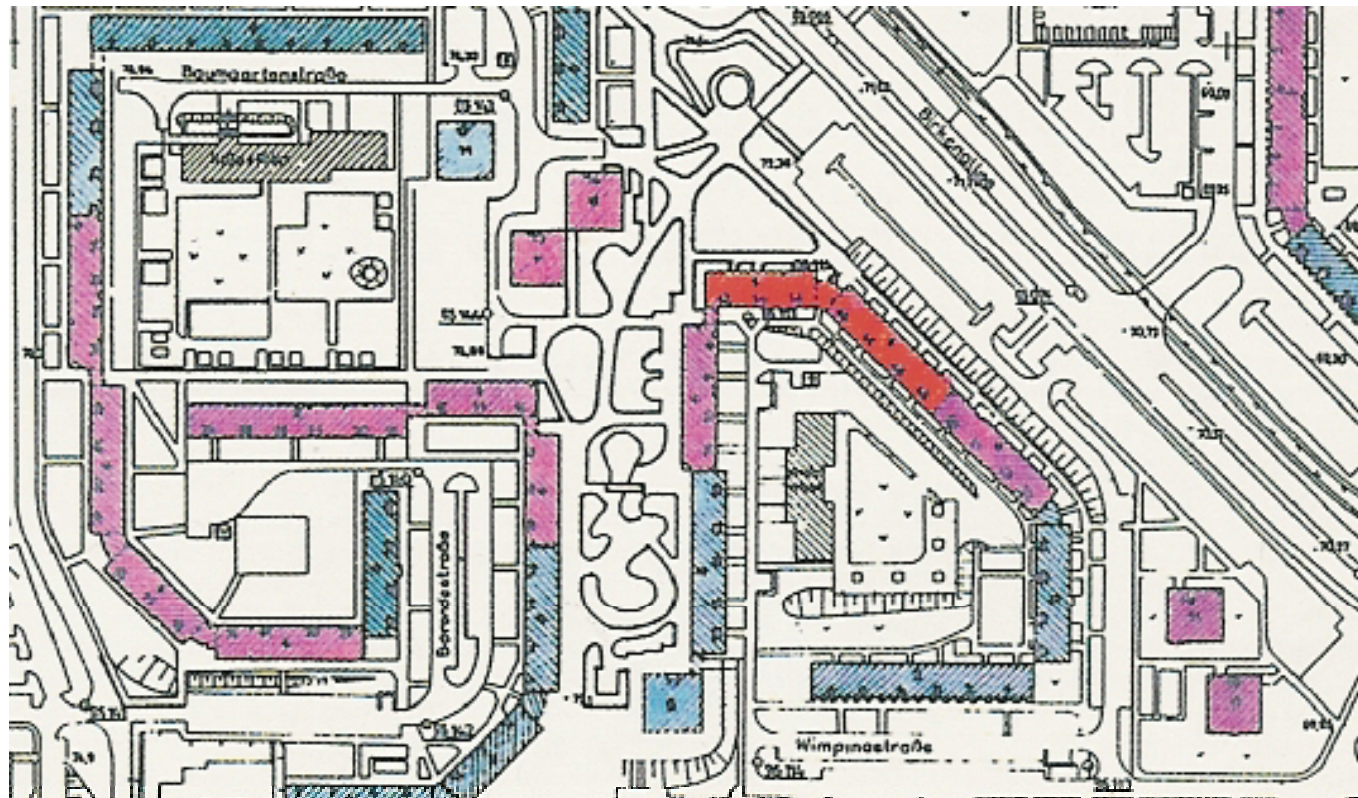
SWOT-Analyses in the Early 90ies

- **Situation in large housing estates:**
 - due to German Unity duty for local authorities to delimit public land (municipality-owned) from private land for housing societies and cooperatives
- **potential / opportunities in large housing estates:**
 - well-dimensioned open space with various options to define private and public plots
 - assignment of assets enabled housing enterprises to achieve a credit standing with banks (in order to fund the renovation and upgrading of buildings)
- **threats:**
 - unclear rights and obligations for open space in the initial transition phase: Who is responsible for maintaining greenery?

Property Situation

Different Possible Approaches

- definition of property and assignment of assets



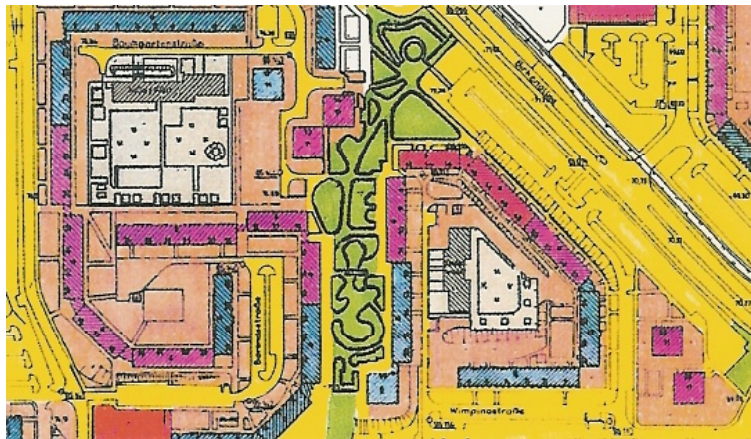
**exemplary
ownership
structure of
residential
buildings**

three owners:

- municipal housing society (blue)
- two housing cooperatives (purple and red)

Property Situation

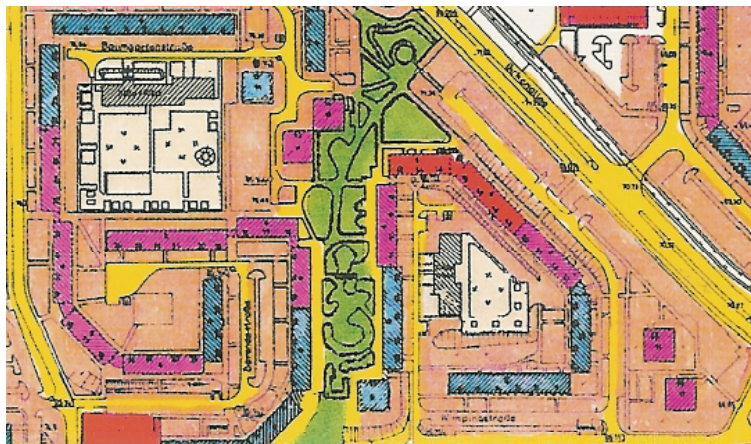
Different Possible Approaches



exemplary ownership structure of residential buildings

approach 1:

- parking spaces – public-owned land (yellow)
- private-owned areas are limited to residential yards (red orange)

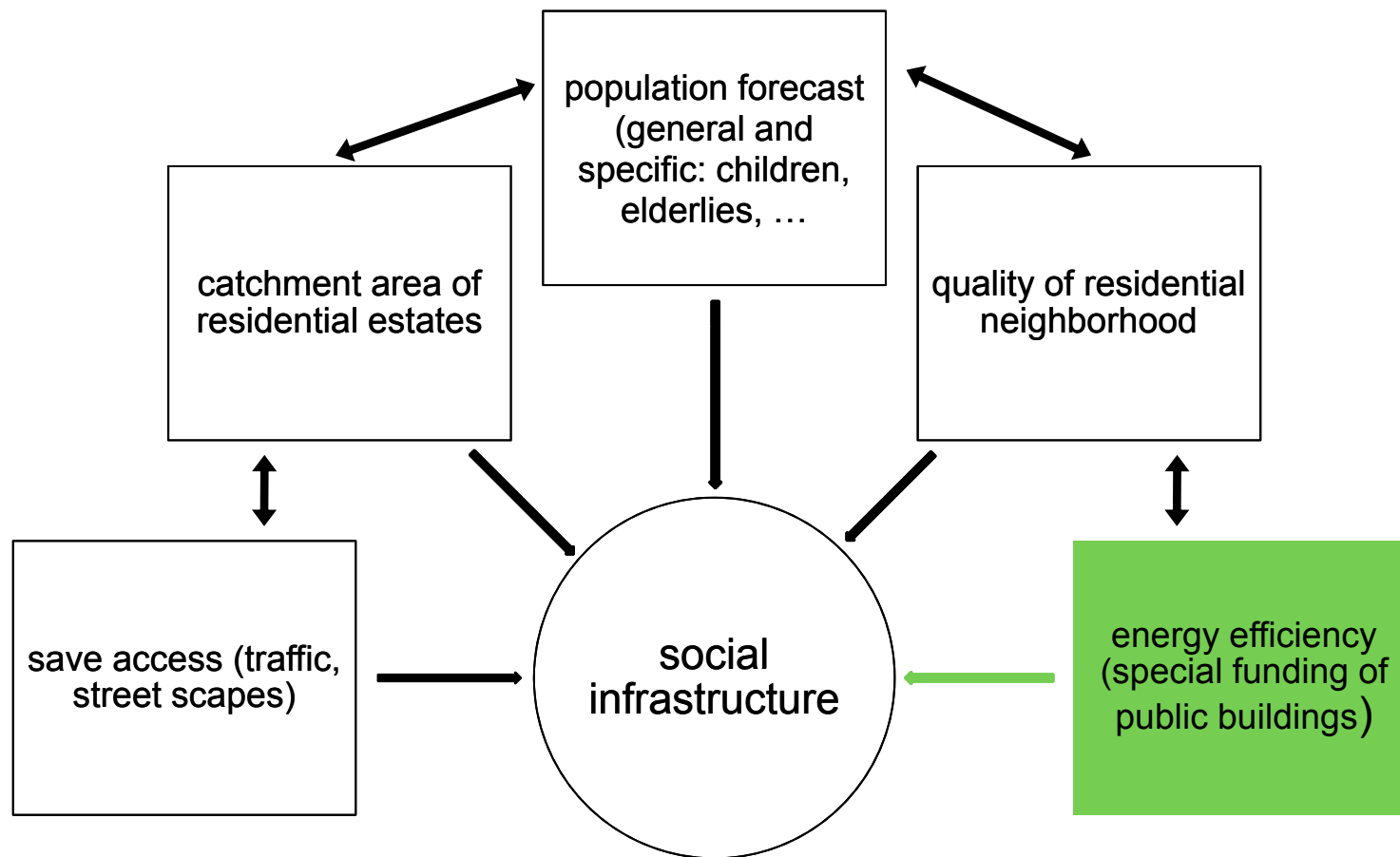


approach 2:

- parking spaces are assigned to private-owned land (red orange)
- streets and access pathways to the parking spaces and public facilities are public-owned (yellow)

Social Infrastructure

Integral Aspects



Social Infrastructure

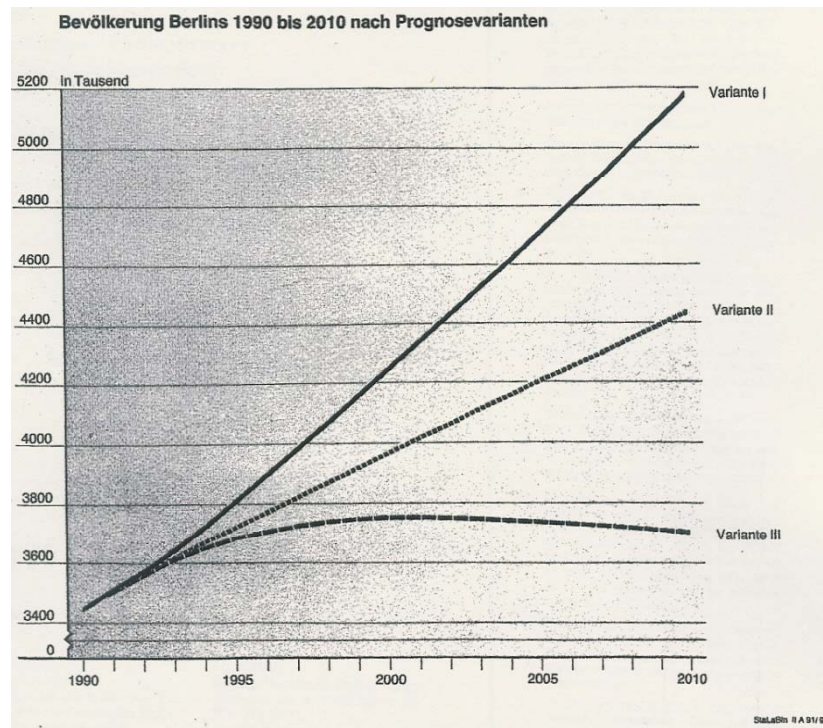
SWOT-Analyses in the Early 90ies

- **Frankfurter Allee-Süd: sufficient offer of facilities (schools and kindergartens), but need of renovation of some facilities**
- **Kaskelkiez: lack of facilities, high need of modernisation (enhancement of standard of equipment, e.g. new restrooms)**
- **high deficits regarding the offer of services for youth and elderlies**

Social Infrastructure

What happened between then and today?

population forecast in the early 90ies



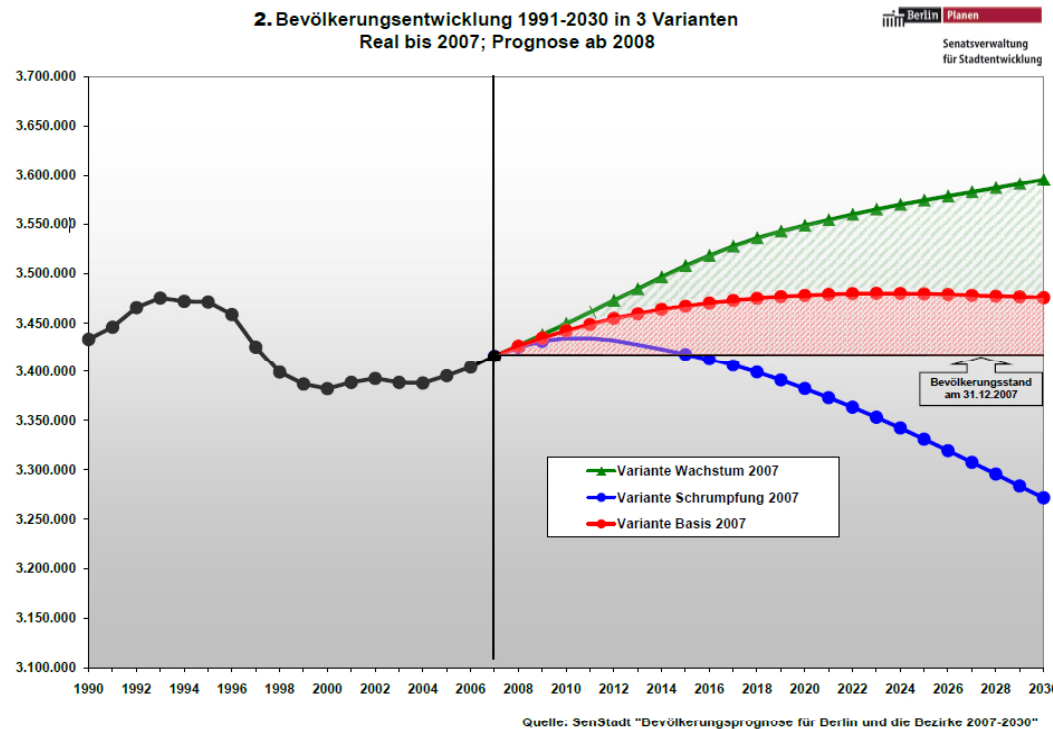
estimated population
development Berlin
1990 -2010:

3.700.000 Mio. inh. –
5.200.000 Mio. inh.

Social Infrastructure

What happened between then and today?

- **Berlin-wide decrease of population instead of increase**



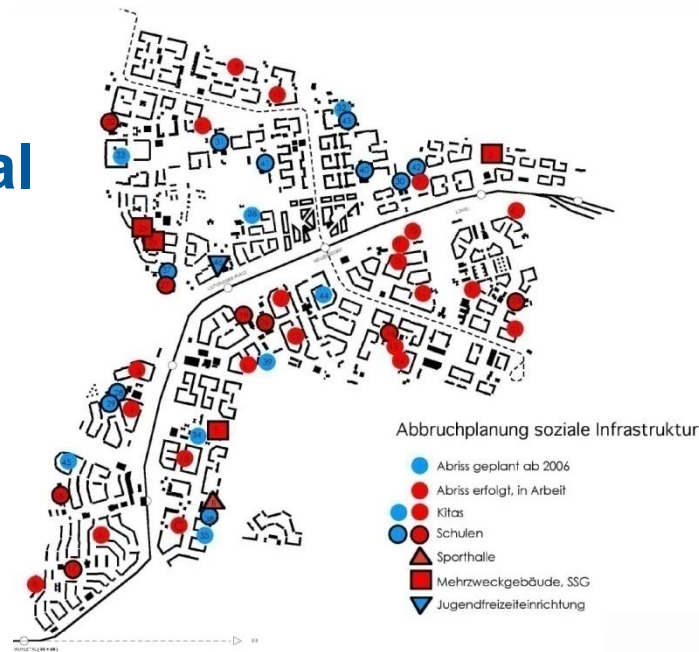
estimated population
development Berlin
2008 -2030:

3.300.000 Mio. inh. –
3.600.000 Mio. inh.

Social Infrastructure

What happened between then and today?

- vacancy of residential buildings, esp. in large housing areas in the periphery
- vacancy of school buildings and kindergartens
- demolition or reuse of 140 (!) buildings for social infrastructure in the district of Marzahn-Hellersdorf 2002-2008 (~ 250.000 inh.)



Social Infrastructure

What happened between then and today?

- today: again increase of 0-6 year old children (natural demographic wave)
- perforated net of social infrastructure (mostly good standard of buildings after refurbishment and save access)



Social Infrastructure

Lessons Learned

- **Work with population forecasts.**
- **Consider different assumptions.**
- **Rather measure twice before demolishing too much.**



Social Infrastructure

Lessons Learned

- Existing vacant buildings can be converted into community centres or other facilities for social infrastructure.



Social Infrastructure

Lessons Learned

- **New construction of buildings for social and cultural infrastructure can have a good impact for deprived neighbourhoods.**



Social Infrastructure

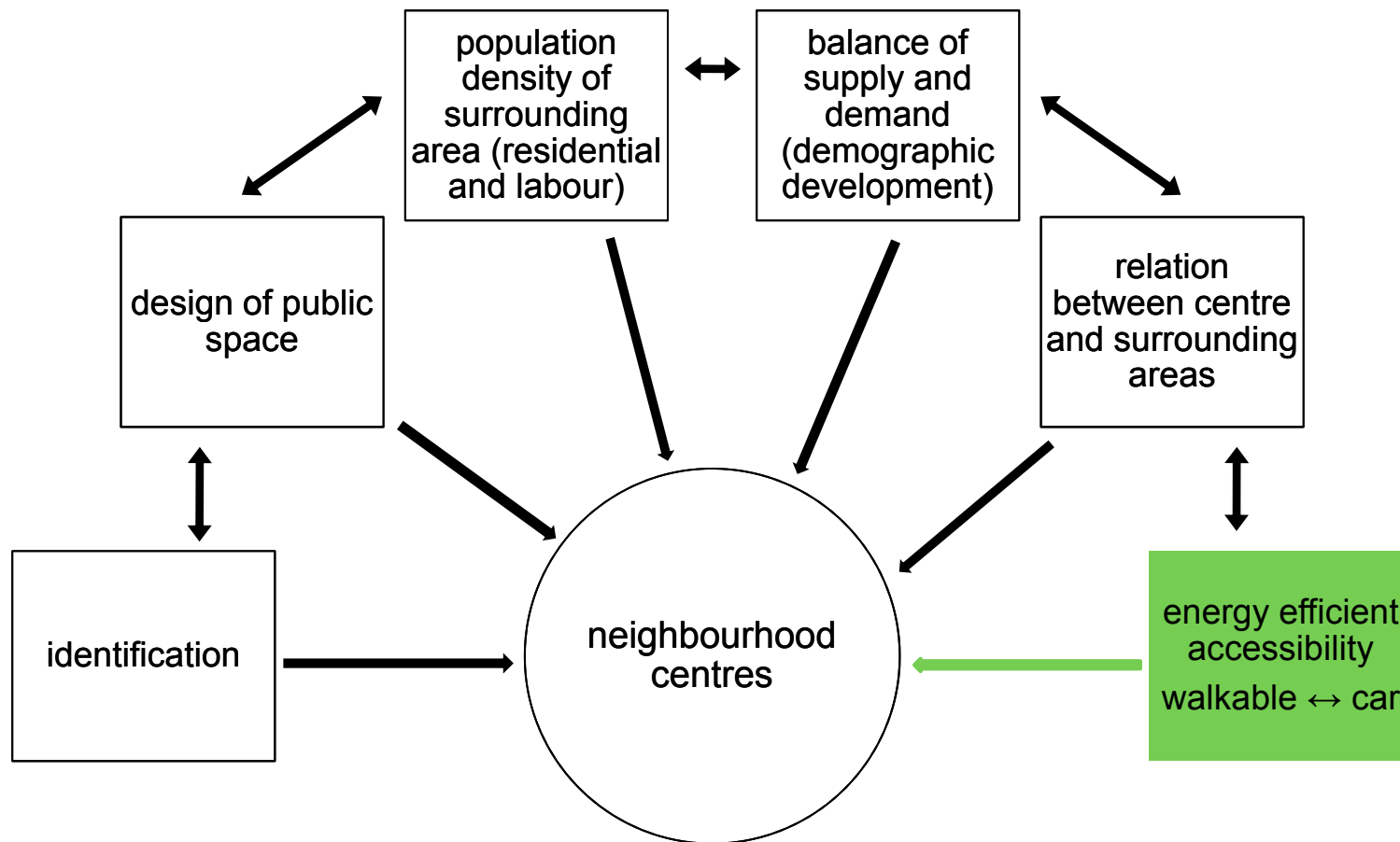
Lessons Learned

- **Development planning of social infrastructure is important.**
 - integrated into the overall development planning of quarters
 - orientated at development goals of quarters (e.g. goal: „Towards a family-friendly quarter“ → sufficient and high quality of social infrastructure is important)
 - linked to educational measures for children and adolescents in terms of energy efficiency, energy saving, etc.



Neighbourhood Centres

Integral Aspects



Neighbourhood Centres

Survey of Situation in the Early 90ies



- square with supermarket
- church
- new small shopping centre
- cultural facility
- youth club
- kindergarten
- school
- provisional department store
- single central uses around square and in streets (small stores, bars, library, pharmacy, handicraft business)
- supermarket

Neighbourhood Centres

SWOT-Analyses in the Early 90ies

- **low cultural and economic vitality**
- **insufficient quantity of retail and services (benchmark: 1 sqm/person)**
- **difficult ownership structure of retail facilities**
- **lack of quality of public space**
- **insufficient paths and roads to centres**
- **“unplanned” provisional placing of facilities in shacks**

Neighbourhood Centres

What happened between then and today?

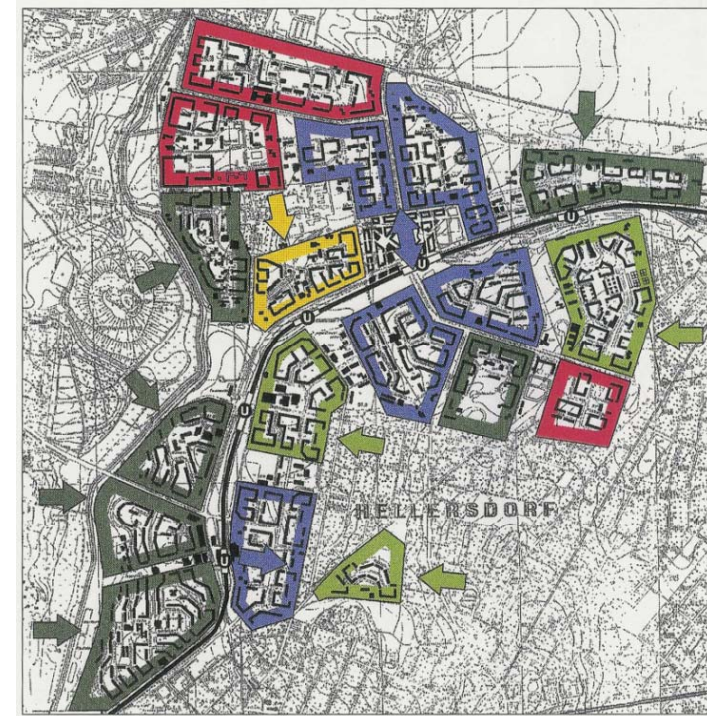
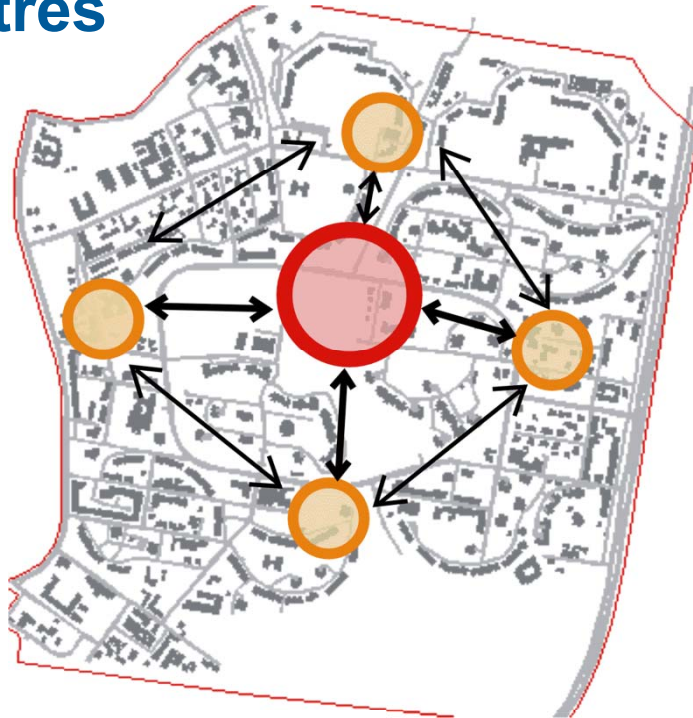
- relatively fast market development of retail and services
- in some cases uncoordinated settlement of supermarkets outside the dedicated centres occurred as a result of barely developed steering instruments
- vital neighbourhood centres could be developed in some of the neighbourhoods



Neighbourhood Centres

What happened between then and today?

- **Berlin-Hellersdorf as good practice example of a hierarchically structured system of centres and sub-centres**



Neighbourhood Centres

Lessons Learned

- **Vital centres not only consist of retail and services!**
 - Culture plays an important role in a centre.
- **Centres need to be integrated into the public space!**
 - Centres in the form of shopping malls often cause problems of spatial and functional integration.
- **The development of centres and their specific structures requires “careful” planning!**
 - careful planning: A good concept plus a good conducting of a coordinated planning process are necessary.



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Thank You for Your Attention! Any Questions or Comments?

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