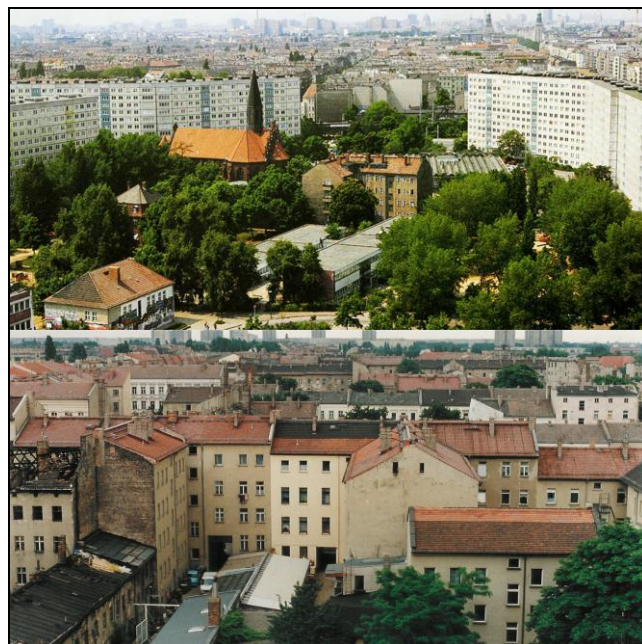


Case Study Berlin  
Berlin Contribution to Project "Urb.Energy",  
WP 3: Integrated Urban Development

Progress Report (Parts 1 and 2)



Part-financed by the European  
Union (European Regional  
Development Fund and European  
Neighbourhood and Partnership  
Instrument)



**Baltic Sea Region**  
Programme 2007-2013



Case Study Berlin  
Berlin Contribution to Project "Urb.Energy",  
WP 3: Integrated Urban Development

Progress Report (Parts 1 and 2)

Contracting Partner

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## 1 Introduction

### 1.1 Case Study Berlin - Contribution to Urb.Energy

The "Case Study Berlin" is the contribution of the Berlin partner of the project Urb.Energy. Urb.Energy is an European transnational cooperation project part-financed by the European Union within the framework of the Baltic Sea Region Programme 2007 – 2013. The project Urb.Energy started in January 2009 and shall be finalised by spring 2012. The project combines the approach of energy efficient refurbishment of residential buildings with integrated urban development concepts, the modernisation of the energy supply infrastructure, the revaluation of the residential environment and the identification of innovative financing instruments.

Work in the project is structured - as regards content - in three work packages that reflect the above topics:

Work package 3: Integrated Urban Development - Improving the Quality of Life

Work package 4: Energy Efficient Rehabilitation - Improvement of Buildings and Energy Supply Infrastructure

Work package 5: Setting up Financial Instruments - Improved Affordability of Investments

The Case Study Berlin is part of work package 3 (WP 3). The author of the Case Study Berlin, Planergemeinschaft, was contracted by the

- project partner "Center of Competence for Major Housing Estates".

Associated partners of the Case Study Berlin are:

- Senate Department for Urban Development Berlin, Senatsverwaltung für Stadtentwicklung Berlin,
- District of Lichtenberg, Berlin,
- Housing Association HOWOGE Wohnungsbaugesellschaft mbH.

Some elements of integrated urban development will be covered in more detail in WP 4 and WP 5. These are:

- all matters concerning the conditions and improvements of buildings,
- all matters concerning the conditions and improvements of energy supply infrastructure,
- all matters concerning financial instruments.

The respective results will be integrated into the final report of the case study Berlin. The project partner "Center of Competence for Major Housing Estates" is contracting specialists for these topics.

## 1.2 Objective and Structure of Case Study Berlin

The “Case Study Berlin” deals with integrated urban development concepts that were realised during the last 20 years in Berlin. Since the early 1990ies integrated urban development planning is being executed in the case study area “Frankfurter Allee Süd and Kaskelkiez”. In numerous planning processes the urban development of the area has been steered. EE-measures (energy efficient improvement of buildings and supply structure) by public and private owners are an integral part of integrated development plans.

The Case Study Berlin provides general information and analysis on the function, contents and experiences of integrated urban development concepts in Berlin as well as a detailed case study about a selected area in Berlin.

The Case Study Berlin comprises four parts of which parts 1 - 3 reflect three main steps of integrated development planning. Part 4 will be a documentation of what was realised in the case study area until today, an evaluation of the planning process and implementation status and the “Berlin-Seminar”, a seminar that will deal with the topic of integrated urban development and that will be organised by Centre of Competence for Major Housing Estates (Partner 3):

- Part 1: Elements of sustainable integrated urban development,  
Situation of the area in the early 1990ies
- Part 2: Evaluation of the situation in the early 1990ies including the needs for action that were identified
- Part 3: Documentation of relevant discussions regarding the alternatives of action,  
Documentation of integrated urban development concepts including financing concepts
- Part 4: Documentation of what was realised in the case study area until today,  
Evaluation of the planning process and implementation status,  
Berlin-Seminar.

These parts and steps are being retraced at the example (“case”) of a selected area in Berlin. The area is called “Frankfurter Allee Süd and Kaskelkiez”. The present progress report summarises the results of parts 1 and part 2.

The idea of the case study is to exchange experiences and know-how gained with the case study and further examples in Berlin. It shall contribute to the overall aim of the project to further develop the strategy of integrated urban



development, especially regarding energy efficiency. The Case Study Berlin shall demonstrate successful integrated urban development approaches and solutions to implement EU energy/climate measures and shall elaborate a critical evaluation on retrospective measures and plans. Especially the new member states shall be supported by evaluating an example that traces back to a development that had been started in Berlin in the early 1990ies under comparable and similar problems and conditions the new member states face today.

### 1.3 General Planning Principles and Energy Strategies on Local Level

#### Integrated Development Planning

Already in the early nineties (as so today) a comprehensive planning system exists in Berlin that is composed of

- legally binding (formal) instruments (Land Use Plan = Flächen-nutzungsplan and Local Development Plan = Bebauungsplan) and
- non legally binding (informal) instruments (integrated development plans on various scale levels).

Since the early nineties integrated urban development planning is being executed in the case study area "Frankfurter Allee Süd and Kaskelkiez". In numerous planning processes the urban development of the area has been and is being steered. EE-measures (energy efficient improvement of buildings and supply structure) by public and private owners are an integral part of integrated development plans.

In the early nineties housing societies and private owners integrated energy efficient refurbishment (EER) of residential buildings into a comprehensive refurbishment of the buildings. Since 2002 the public sector conducts energy efficient refurbishment of the social infrastructure. Since about 2005 specific superior energy efficient measures are conducted by housing societies on residential buildings.

Stakeholders of EER of buildings - mainly housing societies - and energy efficient (EE) improvement of supply structure - municipal and private supply companies - are involved in legally binding and legally non-binding planning processes. The various integrated urban development planning processes offer platforms of discussing and coordinating planning strategies and measures. In the area of Kaskelkiez the residents were involved through an institutionalised residents' board (Betroffenenvertretung) between 1993 and 2008, when this neighbourhood had been formally designated as a redevelopment

area. In addition to that other forms of residents' boards were active during the various planning processes.

On top of that educational measures are being realized on the neighbourhood level, such as the "Climate Office Lichtenberg" ("Lichtenberger Klimabüro"), the project "energy consultants" (Energieberater) or projects by the housing association HOWOGE (show flat for energy saving, an energy saving primer). These projects will be introduced at the "Berlin Seminar" (part 4 of Berlin Case Study), that is scheduled for fall 2010.

## 1.4 Legal and Political Framework and Policy

### The Municipality's Competence in Planning Matters

Under the Federal Building Code urban planning is among the tasks of self-government incumbent upon cities and municipalities. They are required under the Federal Building Code to take responsibility for the preparation of urban land-use plans "as soon as, and to the extent that that these are required for urban development and regional policy planning". The decision as to the point at which the preparation of an urban land-use plan is "required" is left largely to the municipality itself and its own discretion on planning matters.

As introduced above it is distinguished between formal and informal plans in German planning policy. The formal plans are the

- Land Use Plan and
- Local Development Plan.

### Land Use Plan

In the German planning system, the Land Use Plan (FNP) shows in general terms the proposed distribution of land uses, as conforming to the strategic objectives of city development. It applies to the whole area of the city, over an assumed time span of about 15 years. As an outline development plan it provides the framework for more detailed plans of a formal or informal nature.

### Local Development Plan

Local Development Plans are legally binding development plans. They are prepared on a base map including exact site boundaries and indicate proposed land uses, permitted densities and the areas to be used for building and other purposes or reserved for public access.

## Informal Plans

In addition to the formal plans and other statutes provided for in the Federal Building Code a number of unregulated urban development plans of various types are to be found in urban development practice. The names given to such plans vary from municipality to municipality. Depending on the particular task which the plan is called on to perform they may be termed (integrated) development plans or framework plans. Their common nature is the integrative approach to planning. They tend to be prepared in advance or complement of the formal plans for which they also provide the content in substantive terms. It aims at a flexible way in order to accomplish results in a faster way than within a formal planning process. Informal plans cannot create building rights; however, in a number of areas, the informal plans adopted by the municipality may be drawn on within the formal decision-making process for help.

Integrated urban development planning is a (short-time) working tool in order to discuss, weigh out and decide about development actions. Especially matters of stakeholder coordination and harmonising interests can be tackled through integrated development plans. Also public participation processes can be implemented according to the actors' needs.

## 1.5 Public Participation and Social Planning

### 1.5.1 Public Participation within Formal Planning

The Federal Building Code requires two stages of public participation in the case of both land-use plan and local development plan. "Initial public participation" needs to happen during the first phase of work on the plan prior to the draft plan being published or placed on public display. Nothing is regulated in detail about this process, but the principles involved are described by law. The second phase - "formal public participation" - is regulated in detail by law. Consultation at this phase is focussed on the draft plan which is to be displayed for a period of one month. Any person is entitled to make suggestions or raise objections. The municipality is obliged to examine all statements and to consider carefully the matters of substance that were raised. Should the municipality decide not to accept the arguments behind the suggestions and objections the municipality needs to submit these to the higher administrative body, this along with a statement explaining its position when the plan is notified or presented for approval following the passing of a resolution to adopt it as a statute.

### 1.5.2 Public Participation and Social Planning within Urban Redevelopment

As one neighbourhood in the case study area - Kaskelkiez - was passed as an "urban redevelopment area" some information on the participatory and social issues is given.

The Federal Building Code provides for urban redevelopment processes what is termed "redevelopment legislation" to facilitate urban renewal measures.

Besides formal public participation in formal urban redevelopment processes citizen involvement takes place according to §137 Federal Building Law. Statutory elements of public participation and consultation and of social planning involving parties affected by urban redevelopment measures are:

- preparatory investigations,
- participation by parties affected,
- preparation and updating of social plans and
- payment of compensation and hardship allowances.

#### Preparatory Investigations

To produce a detailed inventory of the area proposed for redevelopment, residents are to be involved in preparatory investigations and it has to be discussed about:

- the need for redevelopment,
- the social, structural and urban planning conditions and context,
- the general aims to be pursued and
- the general feasibility of the redevelopment measure.

#### Participation by Parties Affected

The general public should rather become actively involved in discussions than just be given the opportunity simply to explain their ideas, wishes and objections. Therefore public consultation is conducted in a fixed organisational framework, e.g. advisory committees including both representatives of affected parties as well as municipal actors. Also tenants' advisory boards play an important role within the coordination of refurbishment measures and as an important stakeholder in planning processes.

#### Social Planning and Hardship Allowances

In case of negative impact of redevelopment measures on individuals living and working in the area, strategies have to be developed to prevent or at least mitigate these effects. Negative impacts can be:

- Residents have to move out temporarily due to drastic alterations to buildings.
- Fittings and furnishings of flats may be damaged beyond repair.
- Residents have to be rehoused due to demolition of single buildings (e.g. in order to create new inner courtyards) or to combination of separated flats.
- Businesses have to be relocated due to demolition or to emission protection of the quarter.

The results of the investigations and of joint discussions with the parties affected are to be published in the social plan (attention on data protection). Social plans have to be updated when there are critical changes in circumstances. Individual measures considered by the social plan are:

- assistance with rehousing and finding new employment,
- assistance with relocation for businesses,
- advice on benefits which may be available to those adversely affected and
- examination of any (additional) suitable measures in cases where those affected are not in a position to follow the recommendations and advices and to make use of the assistance provided by the municipality.

Those affected by redevelopment are obligated to make every effort to prevent or to mitigate a possible negative impact.

In cases of special hardship, allowances can also be granted in money. The Federal Building code stresses that the criterion of equity has to be considered in taking decisions on this matter. Also anyone affected by cancellation of a tenancy or lease is entitled to a compensatory payment of an appropriate amount to offset any property loss attributable to the cancellation.

## 2 Area "Frankfurter Allee Süd and Kaskelkiez"

### 2.1 Location and Function of Area within the City Context

The area "Frankfurter Allee Süd and Kaskelkiez" is located at the Eastern inner city periphery in the district of "Lichtenberg". It covers 66,2 hectares. Within the area there are two neighbourhoods which differ in urban form: The northern neighbourhood Frankfurter Allee Süd is a large housing estate with prefabricated buildings, the southern neighbourhood "Kaskelkiez" is a mixed use historic area which was developed in the second half of the 19th century. Frankfurter Allee Süd is larger in size, it covers 44,5 hectares, whereas Kaskelkiez covers 21,7 hectares.

The function of the area within the city is mainly residential. This especially applies to Frankfurter Allee Süd that is a dormitory quarter. Kaskelkiez is mixed use, but still holds a large proportion of residential use.

Taking a look at the map one can clearly see that there are morphological structures of industrial zones south and east of Frankfurter Allee Süd and west of Kaskelkiez. To one extent one can say that Frankfurter Allee Süd and also partly Kaskelkiez are the residential neighbourhoods for people who worked for industrial and service companies in the adjacent quarters until the economic restructuring of the early nineties. But the residents of the area also worked in other regions of the city, for example the large industrial zone between Hohenschönhausen and Marzahn, that is located about five kilometres north east of the study area. Residents of the area also worked in all other economic sectors besides the industrial sector. This especially applies to the large housing estate of Frankfurter Allee Süd, where the educational background of the residents varied to a high degree.

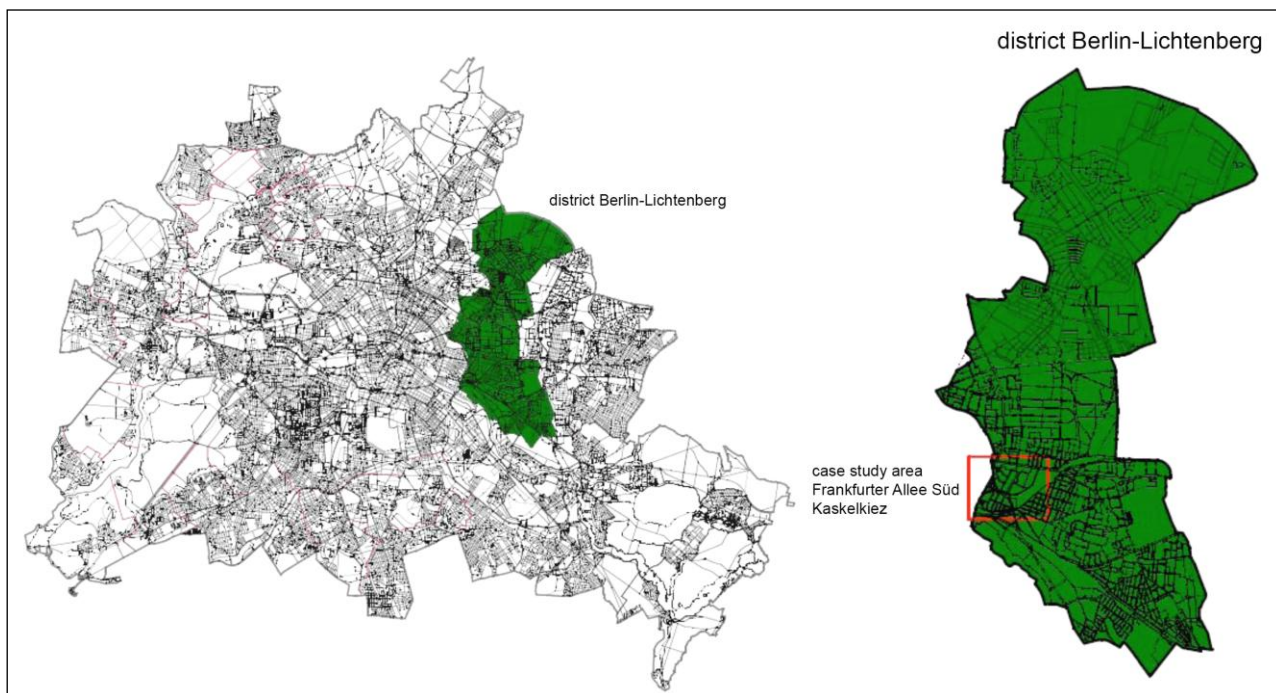


Fig. 1: The case study area within the city context



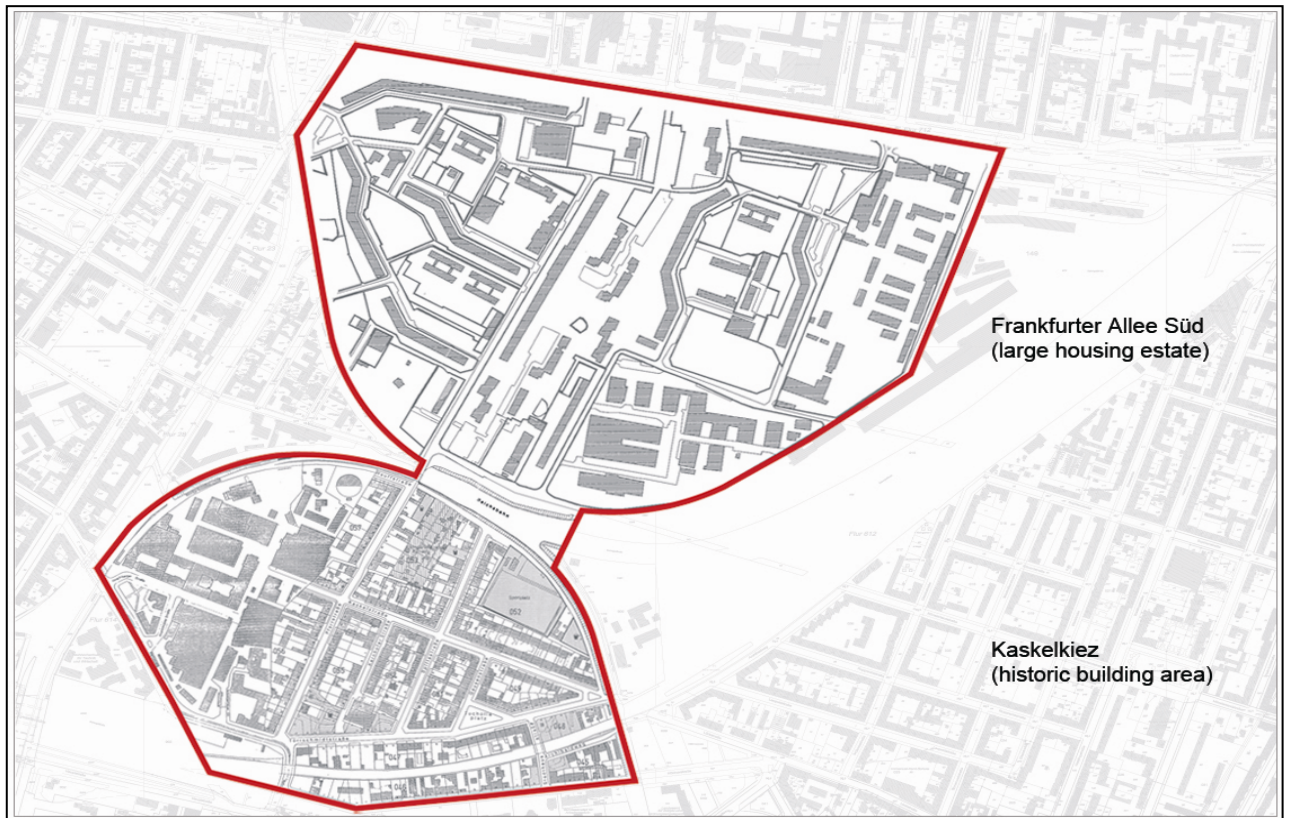


Fig. 2: The case study area. North: the large housing estate "Frankfurter Allee Süd", south: the historic area "Kaskelkiez", revised by Planergemeinschaft Dubach, Kohlbrenner

## 2.2 Demographic and Social Data

About 13.700 people live in the study area in 1992/93 (data Frankfurter Allee Süd: 1993; data Kaskelkiez: 1992), 11.232 in the neighbourhood of Frankfurter Allee Süd and 2.506 in Kaskelkiez. The ratio of residents per hectare is twice as high in Frankfurter Allee Süd than in Kaskelkiez, namely 252 persons per hectare (Frankfurter Allee Süd) towards 113 persons per hectare (Kaskelkiez).

The age structure in both neighbourhoods differed regarding young persons aged less than 15. In the year of 1992/93 in Kaskelkiez 26% of the population is aged under 15 (age 0-6: 12,9% - that is 6 percent points above district average), whereas in the large housing estate 16% of the population is aged 14 and younger. In Frankfurter Allee Süd the age group 15-64 is represented with 80% of the population, in Kaskelkiez with 70% (age 18-45: 58,1% - that is very high, namely 18,1 percent points above district average). In both neighbourhoods the percentage of persons aged 65 and older is relatively low, namely 4%.

In Kaskelkiez urban planners worked with more detailed data concerning age groups. Here one divided the age groups above into smaller entities. With the help of more detailed data there was a much better basis for social infrastructure planning and forecasts.

Also the data basis for socio-economic analyses of Kaskelkiez was much more explored than of Frankfurter Allee Süd. All socio-economic data for Kaskelkiez indicates that the socio-economic structure of the historic neighbourhood Kaskelkiez is lower than in the large housing area in 1992. This fact is mainly due to the poor housing conditions in Kaskelkiez (compare chapter 2.6).

In the year 1992 15% of households are rated under minimum income in Kaskelkiez. The unemployment rate is 19,2%, the average monthly income per household was 2.150,- DM. The household structure shows an untypically high representation of households with children: 41% of the households are families with children, 8% are single parent households with children, 23% are couples without children, 17% are single households, 4% are pensioner couples, and 4% are pensioner singles.

In both neighbourhoods the percentage of foreign persons was that low that this criterion was not mentioned in the data sheets of the survey studies. In 1990 the percentage of foreign persons in the whole district of Berlin-Lichtenberg (172.277 inhabitants) is lower than 4%. In comparison to that the average rate in the whole city of Berlin is 9,2% (1990), even though every district of the former eastern part of Berlin has such a low or even a lower rate than Lichtenberg has.



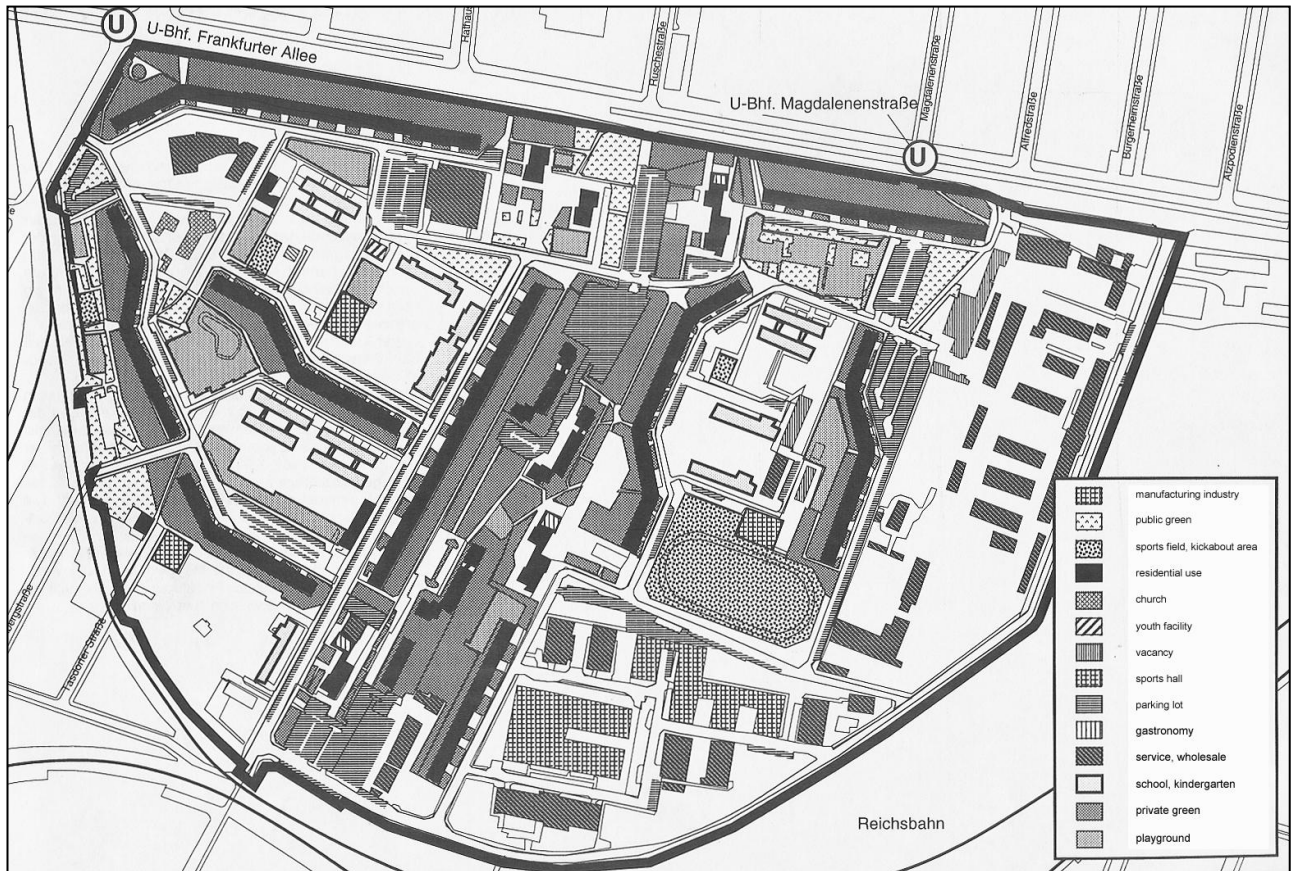


Fig. 3: Land use structure in Frankfurter Allee Süd in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner

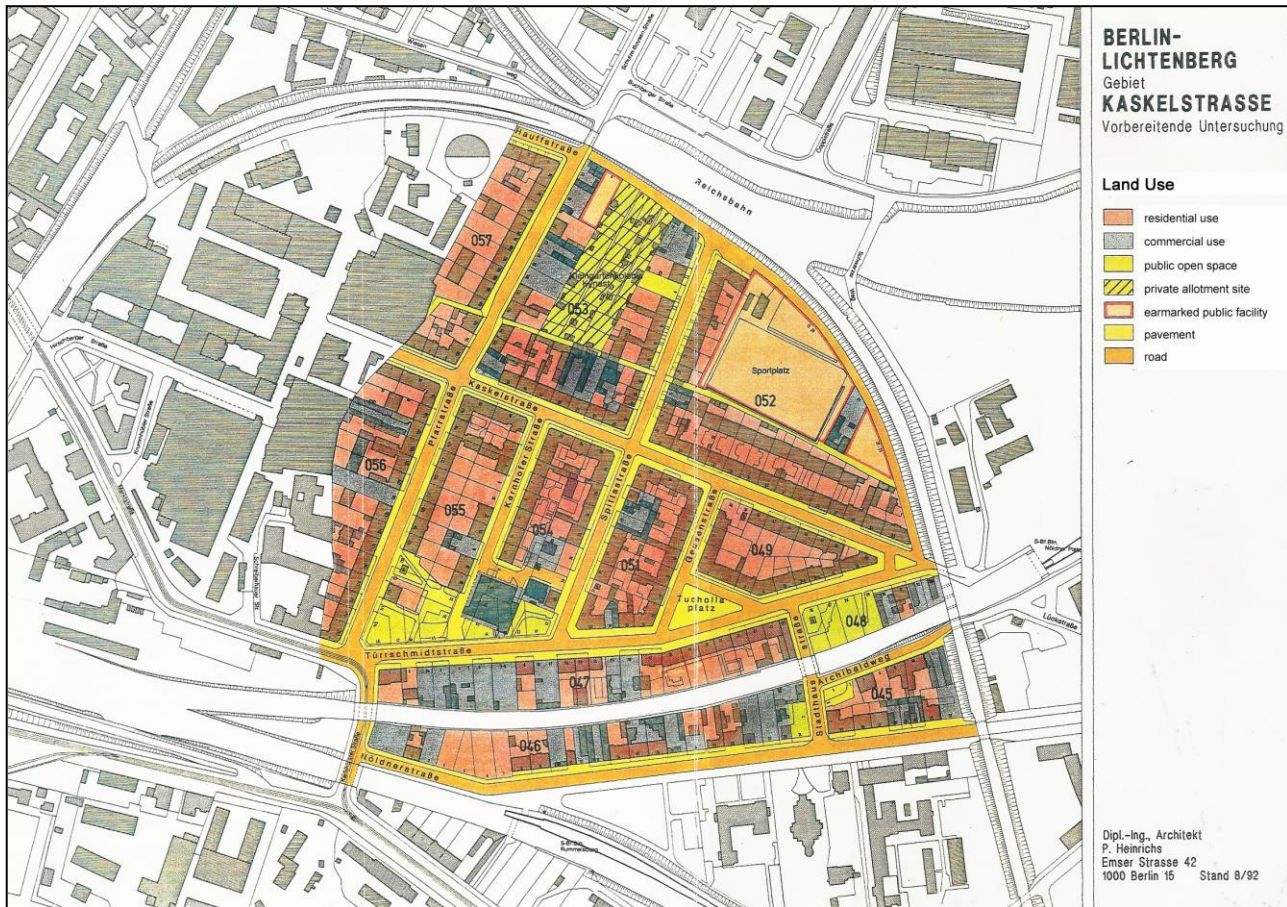


Fig. 4: Land use structure in Kaskelkiez in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner

## 2.3 Land Use Structure and Centre Structure

### 2.3.1 Balances of Floor Spaces

In the early 1990ies urban planners worked with different types of data for Frankfurter Allee Süd than for Kaskelkiez concerning the balances of floor space. This was mainly due to the distinctive urban structures: on the one hand a large housing estate that was developed over a short period of time, on the other hand a historic district that “grew” over more than 120 years (since 1872).

In Frankfurter Allee Süd about 24% of the neighbourhood is occupied with buildings (10,7 ha of 44,5 ha). About 31,2% is floor space for greenery. The rest of the area is floor space for other open space and traffic.



In Kaskelkiez 25% of the overall floor space is used for traffic (streets, footpaths, railway tracks). The remaining space was structured as follows: 61% of the (remaining) floor space is used as "general residential area" (term of federal building code for predominantly housing) or "mixed use area" (housing and non-disruptive businesses). 19% of the space is used predominantly with commercial and industrial use, 9% with social infrastructure. Only 6% of the floor space is public green and open space, about 5% of the area is used as allotment site.

### 2.3.2 Public Green and Open Space

The maps show the situation of public(ly used) green and open space of Frankfurter Allee Süd and of Kaskelkiez. In the large housing estate most of the publicly used space is greenery. In the map the situation after the judicial definition of public and private property is shown. The proportion of private green is much higher than that of the public green.



Fig. 5: Distribution of public green and private green in Frankfurter Allee Süd in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner

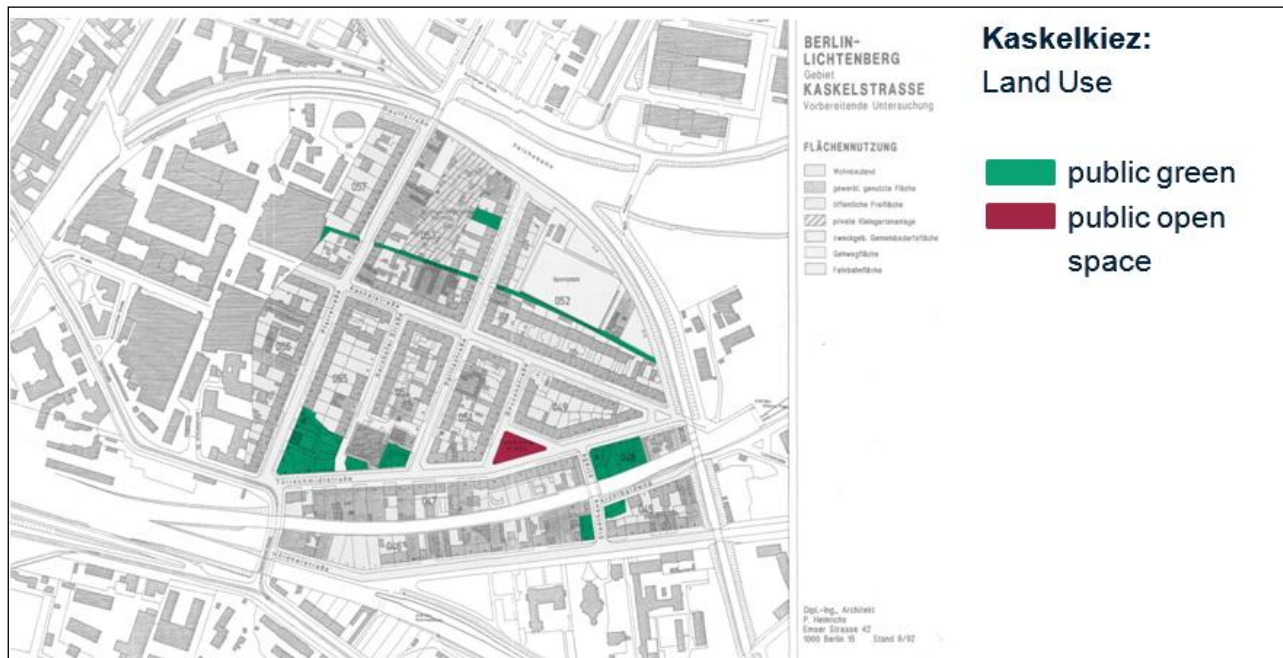


Fig. 6: Distribution of public green and public open space in Kaskelkiez in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner

Having a closer look at the green space of Frankfurter Allee Süd one can distinguish between two functions of green space usage. One function is green space in close connection to residential buildings ("wohnungsnahes Grün"), the other function is green space for the neighbourhood ("siedlungsnahes Grün"). In Berlin these two types of functions are reflected in two different benchmarks: The benchmark for the first function is 6 sqm per resident, the one for the second function is 7 sqm per resident. Furthermore the green spaces need to meet the following criteria: green spaces in close connection to residential buildings need to be reached by foot within a distance of 500 meters and need to meet a size of at least 0,5 ha. Green spaces for the neighbourhood need to meet a size of at least 10 ha and are to be reached by foot within a distance of one kilometre. Analysing the green space regarding these benchmarks the situation is as follows in 1992: There are 12 sqm per resident of green space in close connection to the residential buildings per resident, but no public green space that is dedicated for leisure of the neighbourhood.

Also the floor space for playgrounds was surveyed. There are 14 public playgrounds with 17.444 sqm and 11 private playgrounds with 5.818 sqm in 1992. Comparing these figures to the benchmark 1 sqm per resident for public playground, there was a plus of more than 6.000 sqm of public playgrounds.

Compared to Frankfurter Allee Süd very few public green and public open spaces existed in Kaskelkiez. There were only 3,5 sqm per resident for green space in close connection to residential buildings. Comparing this with the benchmark there was a deficit of 6.300 sqm. In terms of green space for the neighbourhood the same situation like in Frankfurter Allee Süd existed: There was no space for this function. Also the floor space for public playgrounds was insufficient. There were only 795 sqm of playgrounds for Kaskelkiez. This meant a deficit of more than 1.700 sqm in the neighbourhood.

On top of that the private open spaces of the residential buildings were in bad condition and offered little use for leisure or vegetation. Almost all courtyards were paved and used for waste containers and parking.

### 2.3.3 Social Infrastructure



Fig. 7: Uses of social infrastructure in Frankfurter Allee Süd in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner



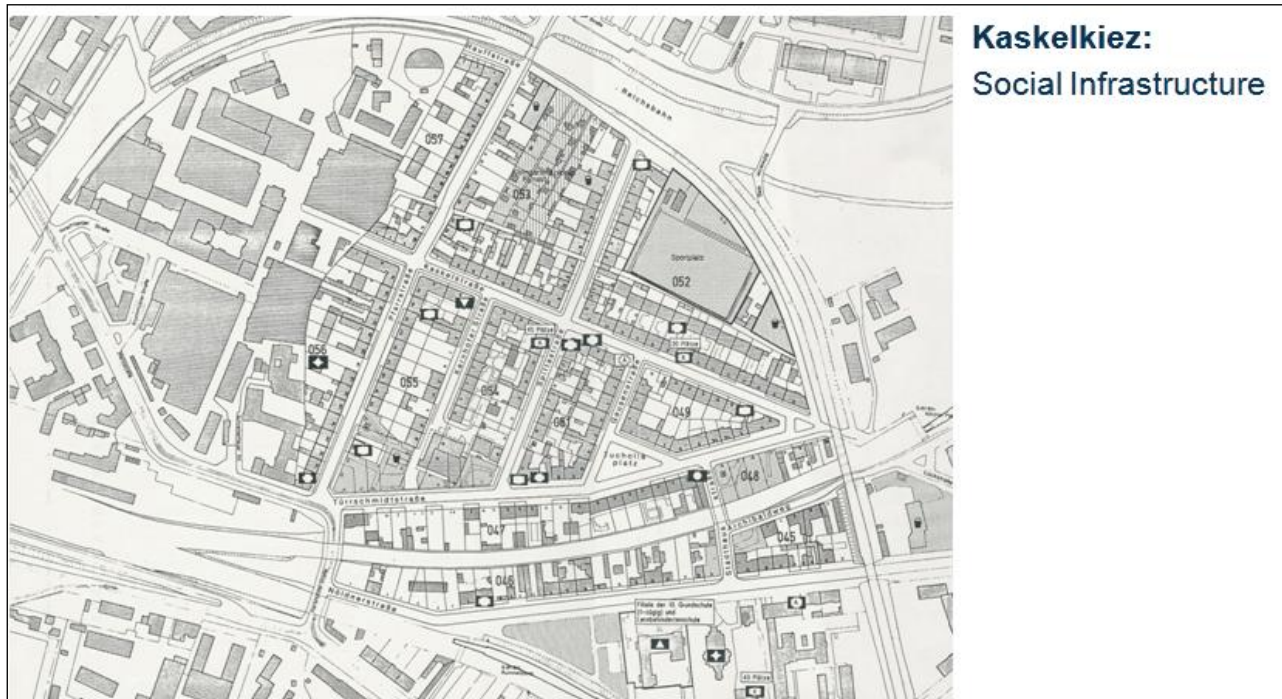


Fig. 8: Uses of social infrastructure in Kaskelkiez in 1992

Following elements were surveyed:

- types of social infrastructure,
- the properties and ownership of the social infrastructure facilities,
- the providers of the facilities (public or free non-profit),
- the number of users per facilities,
- the size of the facilities (property and building),
- the catchment areas,
- the number and use of facilities in relation to benchmarks and
- the state of repair of the facilities.

In the map for Frankfurter Allee Süd a lot of detailed information concerning the above survey elements is shown. The following text only gives the main information.

In Frankfurter Allee Süd there are four kindergartens, four schools, one youth facility, and one cultural facility ("Studio Bildende Kunst") in the year of 1992. No facility for elderly care exists.

The benchmarks concerning spaces for children in kindergartens and schools are met. But the benchmarks in terms of floor space for buildings and open space in schools and kindergartens does not meet the new benchmarks of the adopted school system from Berlin-West. The main deficits were analysed

in terms of public space for schools. The benchmarks ask almost twice as much open space than exists. Also the benchmarks for youth facilities (128 places per 10.000 residents) are not fully met. The most obvious deficit refers to the lack of facilities for elderly care.

The map of Kaskelkiez shows that in 1992 only two small kindergartens (on the first floor of residential buildings) and one cultural facility (a small library) exist. Other facilities of social infrastructure are missing. Children went to the neighbouring schools in Frankfurter Allee Süd and Nöldnerstraße, Weitlingkiez.

### 2.3.4 Centre Structure



Fig. 9: The two neighbourhood centres in the case study area: a cluster of uses in Frankfurter Allee Süd and single central uses in some streets of Kaskelkiez in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner

In the neighbourhood of Frankfurter Allee Süd most of the central uses are located in the northern and north-western part of the neighbourhood. This is because northwest of the area an important public transport station ("Frankfurter Allee") is situated. The centre is comprised of a small square with a supermarket, a church, a newly built small "shopping centre" (built 1991-92), a cultural facility, a youth club, a kindergarten and a school. Between these uses some shacks with very small retail businesses are scattered. In the southern part of the neighbourhood Frankfurter Allee Süd there are several





such as a bike shop, a video rental shop or gastronomy. East and south of the residential buildings there is a separate area with commercial and industrial business. At the south-eastern side there are a wholesale for electronic devices, a wholesale bakery with retail sale, a produce wholesale, a do-it-yourself store, a heavy goods vehicle service with petrol station, a junk shop and two metal working companies in the year of 1992. East of the residential building a large building complex was used for post and telecommunication.

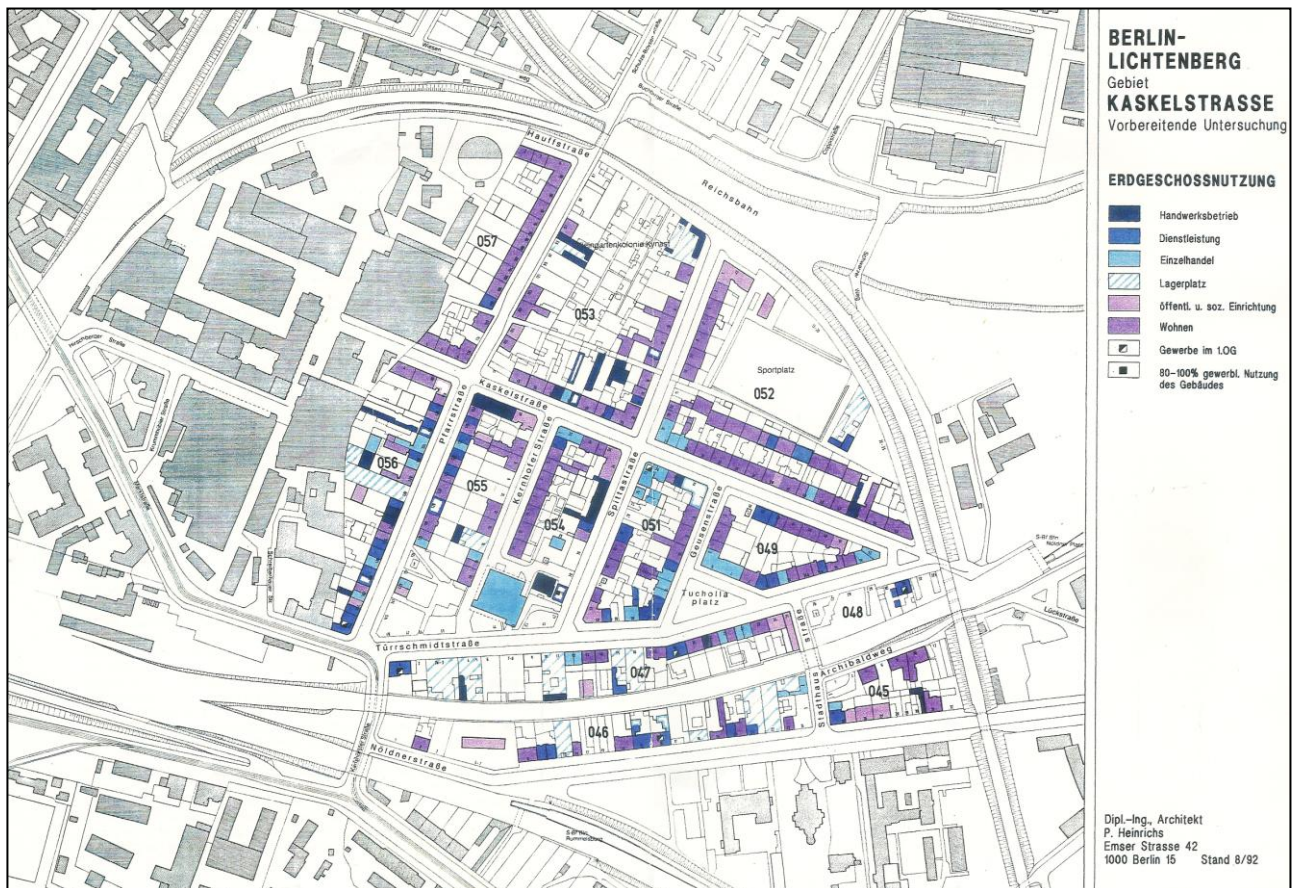


Fig. 11: Use of ground floors in Kaskelkiez in 1992

In Kaskelkiez some of the plots next to residential buildings were used for small commercial business such as car repairing and dealing, storing, coal dealing and crafting (light blue hatched plots). These uses took place on so called “garage plots”, meaning that these plots were not built-up with steady buildings but with more provisional buildings such as shacks and garages. West of Kaskelkiez a large mostly vacant industrial zone existed in 1992. These are the factory premises of Knorr-Bremse, a large company that used to produce braking systems for rail vehicles and commercial vehicles here. Between 1960 and 1990 parts of the premises were also used by VEB Mes-selektronik Berlin, a company that used to produce measuring devices and telephones. In the course of internal restructuring the company moved in 1990.



## 2.4 Transport

### 2.4.1 Public Transport

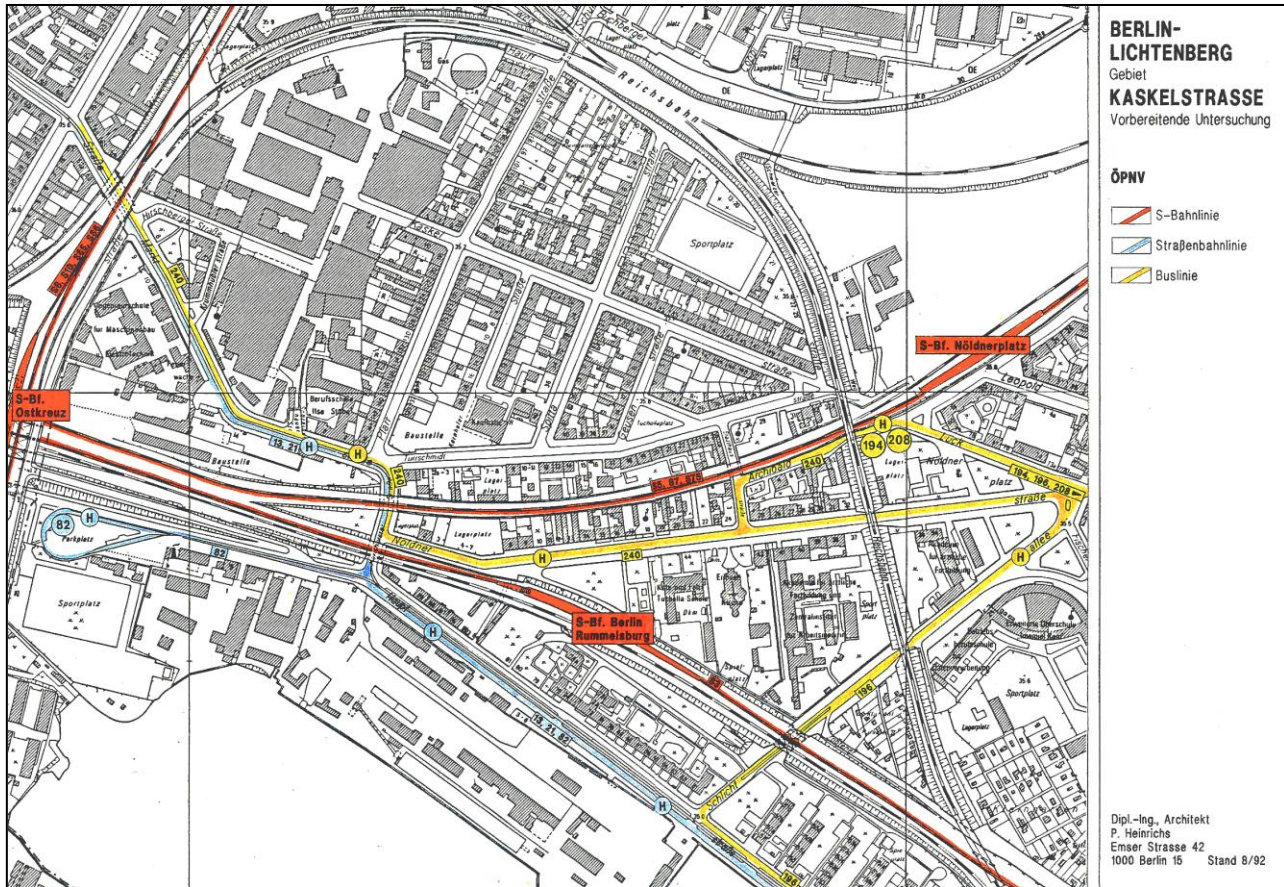


Fig. 12: Routes of S-Bahn (red), Tram (blue) and Busses (yellow) south of Kaskelkiez in 1992

There are a lot of different modes for public transport that connect the area to the rest of the city. Especially the connection through commuter railway system ("S-Bahn") is very good. Northwest of Frankfurter Allee Süd there is a large station for commuter railway and for underground ("U-Bahn") (S- and U-Bahn station „Frankfurter Allee“). Further U-Bahn stations are "Magdalenenstraße" at the northern edge of the area and "Lichtenberg" which is a large station (above S- and U-Bahn also long distance rail) that is located north-east of the area. South of Kaskelkiez there are the S-Bahn stations "Nöldnerplatz", "Rummelsburg" and "Ostkreuz" (from east to west). The latter is one of the most important connection stations of S-Bahn Berlin.

On top of that there are various tram lines and bus routes that supplement the rail system on the main roads surrounding the area.



## 2.4.2 Individual Transport

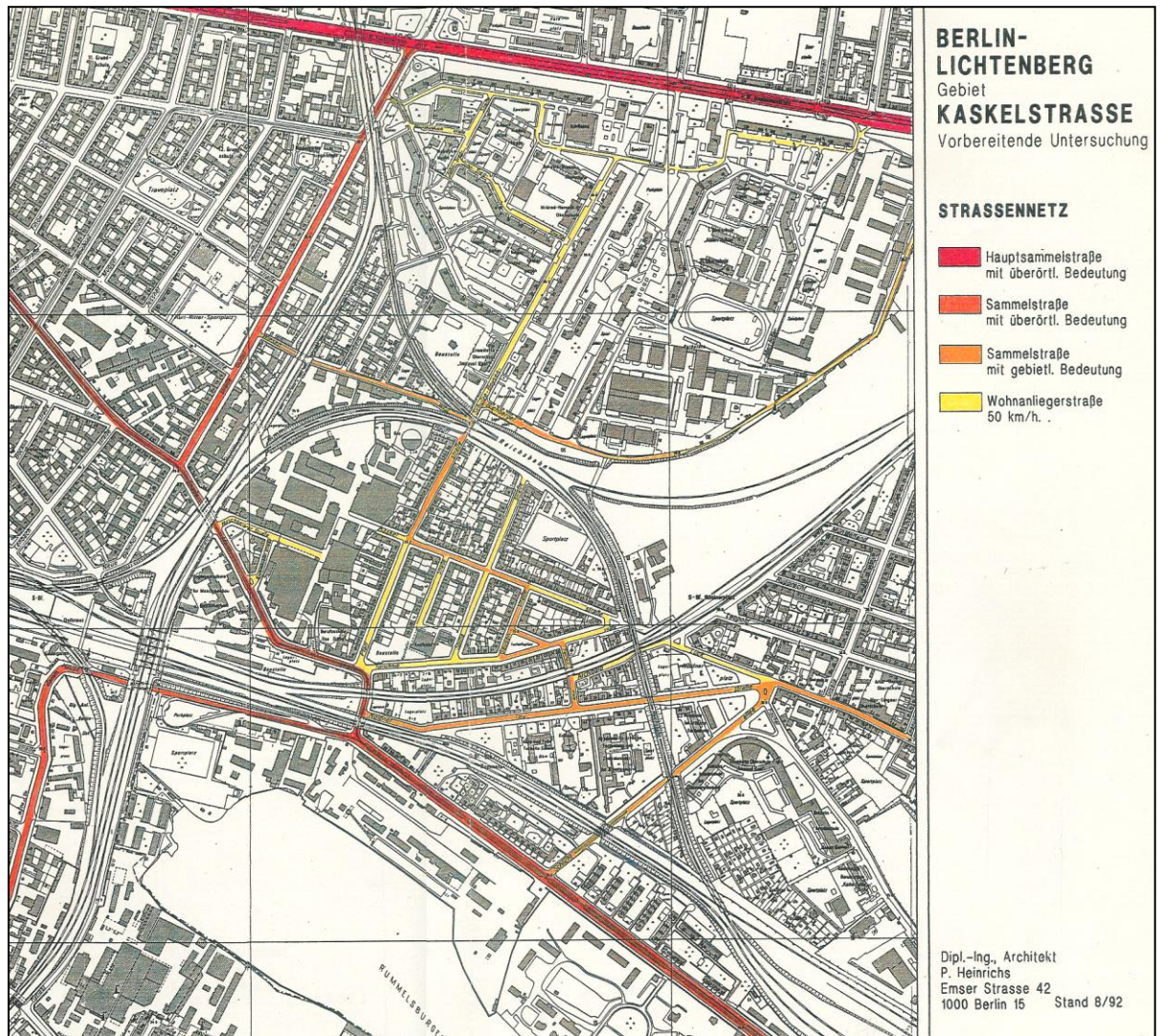


Fig. 13: Arterial roads, local distributor roads and residential streets in the case study area in 1992

The quarter is connected to transport via national highway (Bundesstraße) B1 (red: north of the area) and several main streets (dark orange and orange). Automobile travel time to the city centre of Alexanderplatz averages about 10 minutes.

The neighbourhood of Frankfurter Allee Süd is accessed from the north through Schulze-Boysen-Straße and Buchberger Straße, which connect the national highway Frankfurter Allee to Kaskelkiez. According to this fact this streets carry a high traffic density. In Kaskelkiez all streets (except Nöldnerstraße in the south) have local function. This fact results in incompatible transit traffic on several secret paths. 80 % of the streets are covered by a material called copper slag („Kupferschlacke”) which is a very resistant material but



which also leads to an increased number of accidents because of slippery. In the whole area there are no reduced speed zones (30 km/h), and no traffic calmed zones.

### 2.4.3 Parking

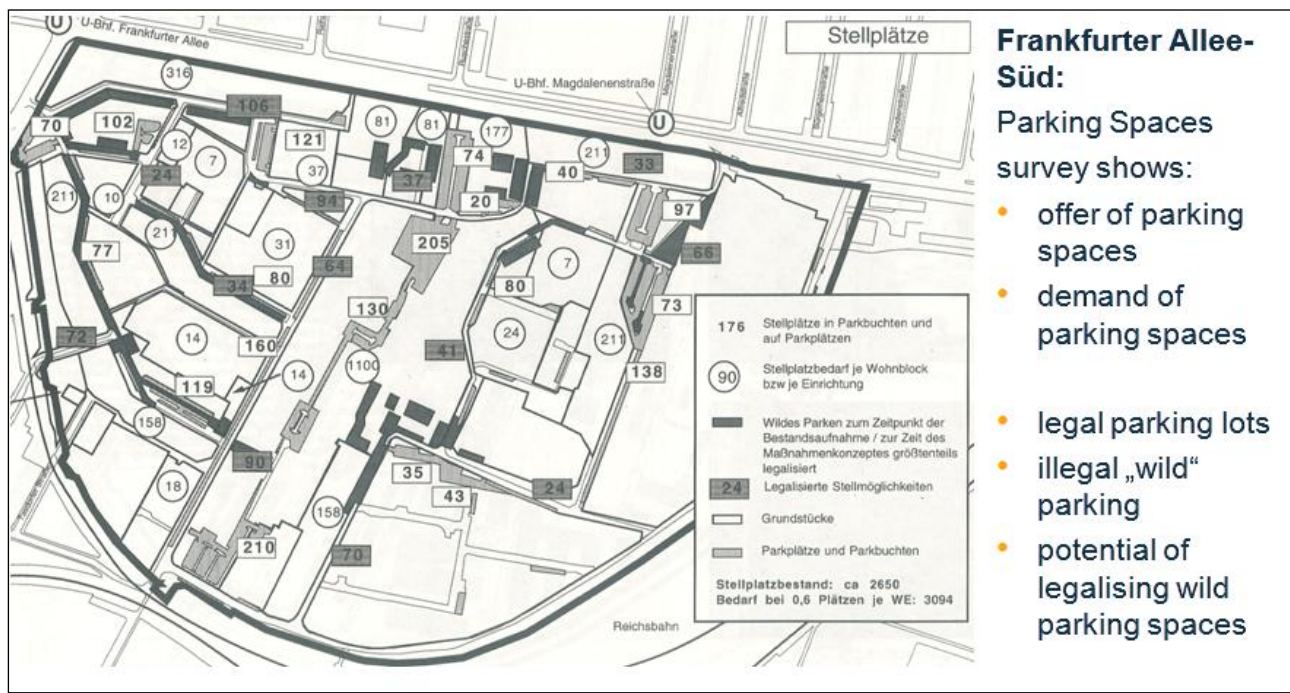


Fig. 14: Parking situation in Frankfurter Allee Süd in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner



Fig. 15-16: Parking in the streets and in the courtyards in Kaskelkiez in 1992

In the large housing estate a detailed survey of the parking situation had been conducted, because the parking “pressure” on the neighbourhood was sensed high. As the map shows the offer of parking spaces was counted.

These numbers were related to a calculated demand of parking spaces that was set by the benchmark of 0,6 spaces per residential unit. A difference was made between the legal parking spaces and the informal, so called “wild”, parking spaces.

In Kaskelkiez no such detailed survey had been made. Here parking took place in the streets and in the courtyards and parking spaces were sufficient in number although a scarcity was forecasted for the future.

#### 2.4.4 Pedestrian and Cyclist Facilities

The overall situation for pedestrians within the neighbourhood of Frankfurter Allee Süd was better than in Kaskelkiez. In Frankfurter Allee Süd the sidewalks were in good condition and there existed a net of green paths between the residential buildings. However pedestrian crossing on Schulze-Boysenstraße was difficult and the foot connections to the adjacent neighbourhoods were insufficient (“tunnel” between Frankfurter Allee Süd and Kaskelkiez, no pedestrian paths to western and eastern neighbouring quarters).

In Kaskelkiez - due to the traditional street pattern - sidewalks exist in the streets. But the condition of these was bad, they were evaluated threadbare.

The situation for cyclists was insufficient in the case study area. There were conflicts between car traffic and bicycles in the residential streets. Also the pavement material was dangerous.



## 2.5 Environmental Conditions

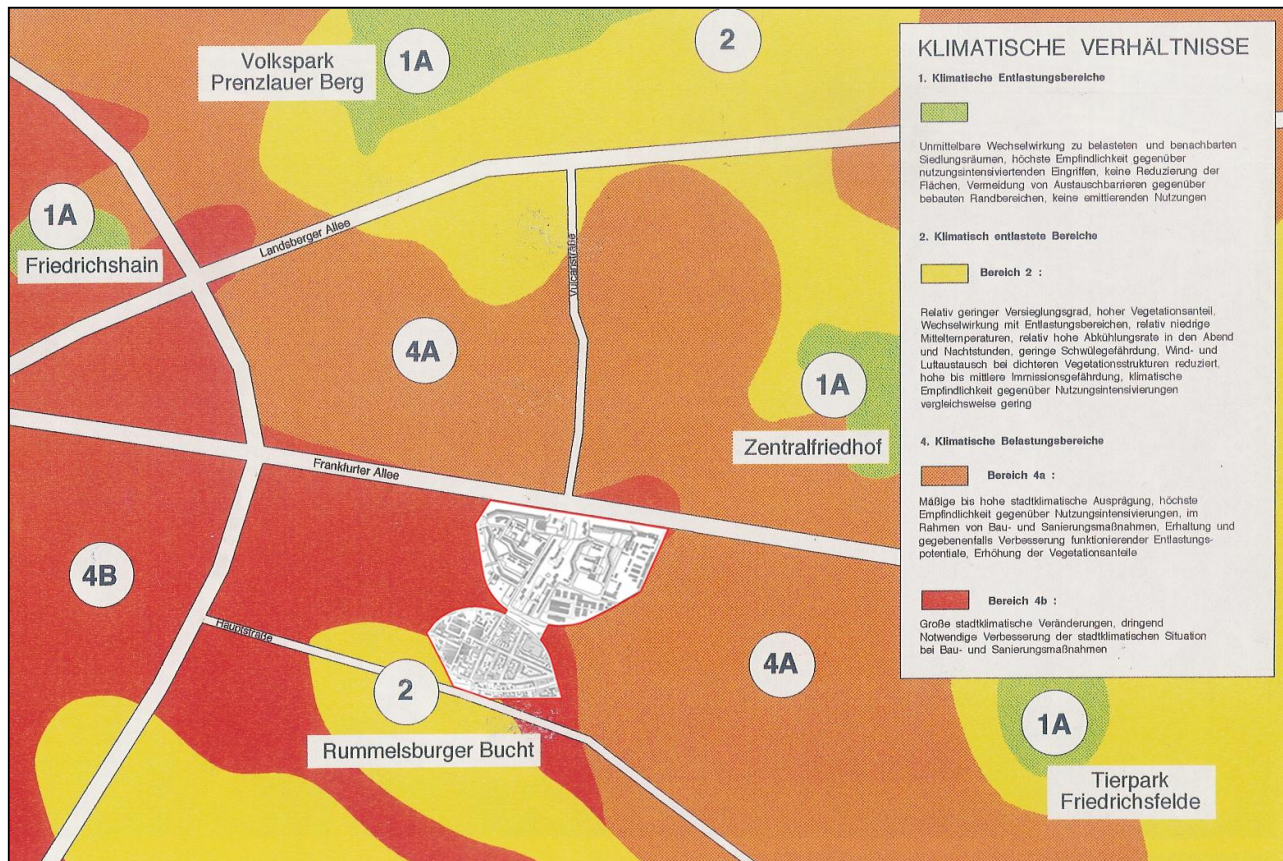


Fig. 17: Climatic conditions in the surrounding area Frankfurter Allee Süd and Kaskelkiez in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner

Frankfurter Allee Süd and Kaskelkiez are located within the climatic transition zone between the heavily loaded inner city district Friedrichshain-Kreuzberg and the less loaded periphery of the city. The quarters lie in a climatic load range (dark red and orange) due to emissions of industry and road traffic.

North of the study area, the industrial site Herzbergstraße is located and there also exists a coal-fired cogeneration plant nearby in the east. On the other hand south of the study area "Treptower Park" (a huge country park) and "Rummelsburger Bucht" (a considerable bay of the river "Spree") are located, which have a positive impact on the atmospheric load.

Frankfurter Allee Süd was threatened by a small existing vegetation potential, a high building density, a high rate of sealed surface, an increasing traffic volume and a high atmospheric load due to industrial emissions. The survey alerts the danger of urban climatic effects and advises of the indispensable enhancement of the urban climatic situation in connection with building activities and refurbishment measures. In this context through calculation of the

"Biotope Area Factor" ("Biotopflächenfaktor") one could deduce concrete measures in the course of improving residential surroundings. The Biotope Area Factor serves as a binding ecological planning parameter that defines minimum standards for building plots concerning the positive impact on the ecosystem.

Coal-burning stoves in 76% of the housing units in Kaskelkiez as well as the traffic volume caused a high atmospheric load in this area. Noise exposure through S-Bahn and transit traffic on cobbled streets was partly measured up to 65 decibel. Also groundwater contamination was feared, mainly because of waste deposits on the premises of Knorr-Bremse and on some of the plots that were used for business.

## 2.6 Urban Physical Structure and Housing Conditions

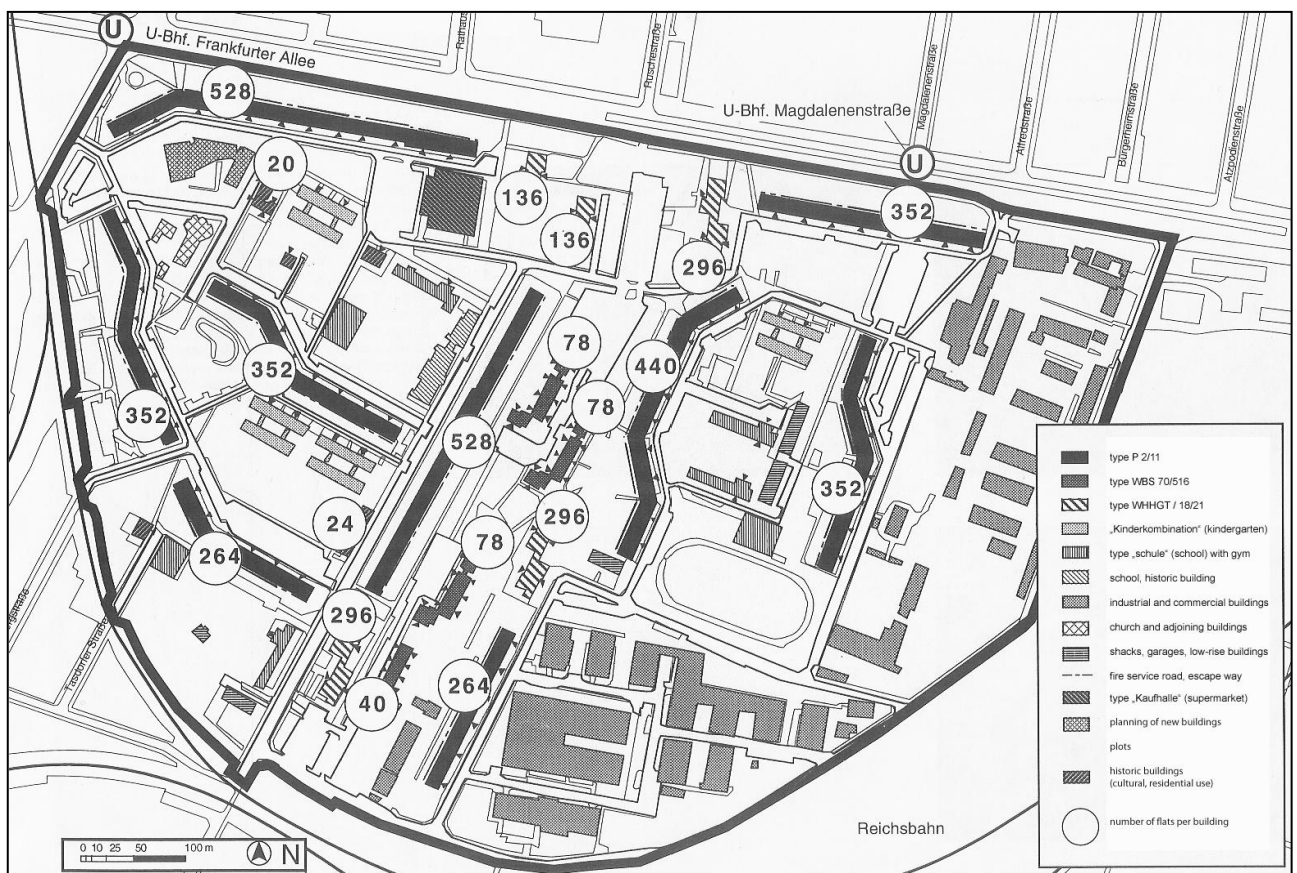


Fig. 18: Types of buildings in Frankfurter Allee Süd in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner

As already mentioned the urban physical structure between Frankfurter Allee Süd and Kaskelkiez differs a lot, because Frankfurter Allee Süd is a large housing estate and Kaskelkiez is a historic area.



The rebuilding of most of the plots in Frankfurter Allee Süd mainly took place between 1970 and 1974 whereas Kaskelkiez has been developed from 1872 on. According to this today in Frankfurter Allee Süd there are just a few remains of the historical settlement core and single historical buildings and on the contrary Kaskelkiez consists of plenty of historical buildings, ensembles and landmark buildings.

In 1992 the total housing stock of the case study area is 6.595 flats. 4.910 flats are located in Frankfurter Allee Süd, 1.655 in Kaskelkiez. The rate of rented flats is 100%.

In Frankfurter Allee Süd there are:

- historical buildings: church and school in Schulze-Boysenstraße (landmarks), two villas, three residential buildings and the former laundry in Harnackstraße.
- All other buildings (100) are prefabricated buildings:
  - a large proportion of the residential buildings are 10-11 storeys high, (type P2/10, resp. P2/11, all WE) (3.187 flats - 71% of all flats in Frankfurter Allee Süd - are in such types of buildings),
  - 1.088 flats, this is 24 % of all flats - are in 5 single standing high-rise buildings, located at the northern edge and in the central area (type: WHH GT 18/21 with each 136 resp. 296 flats),
  - 5 % of all flats are in 5-6-storey-buildings, located in the north-south axis east of Schulze-Boysenstraße, which runs according to the layout of the line for the originally planned motorway (eastern ring motorway). These buildings were constructed later than the other building stock of Frankfurter Allee Süd (type: WBS 70, type Potsdam, 216 flats).

In 1992 these residential buildings the flat sizes were as follows:

- 13 % of flats with 1 room,
- 14 % of flats with 2 rooms,
- 39 % of flats with 3 rooms,
- 29 % of flats with 4 rooms,
- 5 % of flats with more than 4 rooms.

In general the need for refurbishment was evaluated as high, but the need of modernisation was evaluated as low, because these buildings already were equipped with central heating, a bathroom and a toilet.

Also the following buildings were prefabricated:

- four kindergartens (type „Kinderkombination“),



- three schools (type „Schule“),
- two supermarkets (type “Kaufhalle”).

Besides these buildings a mixture of traditionally constructed, provisionally constructed and prefabricated buildings for industrial and commercial use exist east and southeast of the large housing estate in 1992.

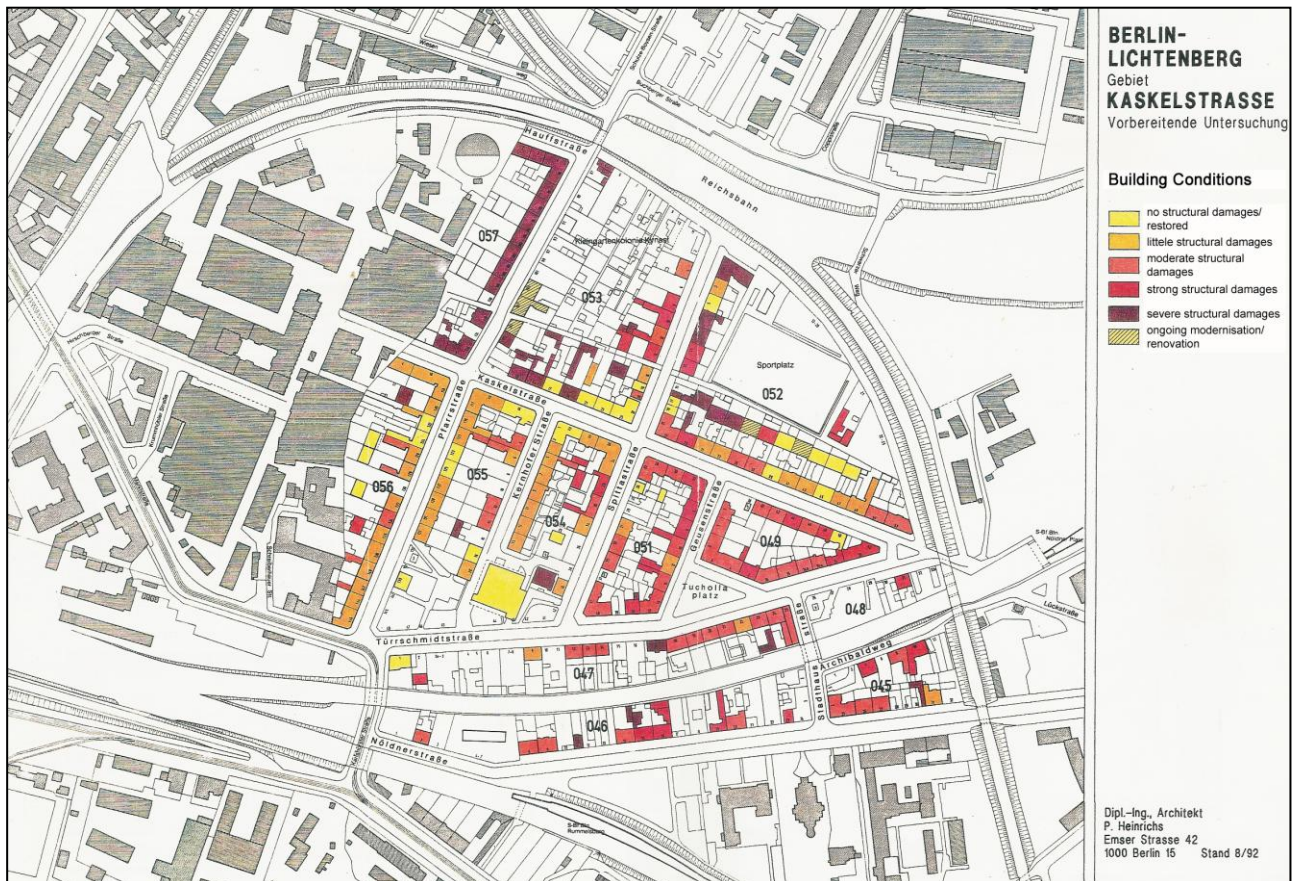


Fig. 19: Building condition in Kaskelkiez in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner

Kaskelkiez is a neighbourhood of a traditional European urban fabric, composed of a scheme of roads and blocks. The blocks are built up with attached multi-storey buildings. In 1992 there are 284 buildings in 12 blocks in the study area (excl. the industrial zone west of Kaskelkiez), of which 155 are monuments.

Most of the buildings are 4-5 storeys high and were built around 1887/88 or up to 1910. In 1992 only 6 of originally 60 slag concrete buildings exist, which were the founding core of Kaskelkiez between 1872 and 1875 and all of which are listed now. In World War II little was destroyed in Kaskelkiez, this is why the neighbourhood is rich of historic buildings. In 1992 there is only one newer building – a prefabricated supermarket (type “Kaufhalle”).

64% of all flats are in buildings with medium to severe structural damages. The assessment of the building conditions was made by inspection: On the one hand the outer surface of the buildings was surveyed (plaster, stucco, paint, windows, balconies and roof) and secondly the inside of the buildings (staircase, archway to the courtyard, basement and attic, if accessible). Structural damages are concentrated in block 053 (central northern block) and the southern blocks 046, 047, and 048 (along Nöldnerstraße und Türschmidtstraße). Largest need of refurbishment applies to block 057 („squatted block Pfarrstraße“) which had been left by its former tenants already before 1989. This block is squatted by about 100 young persons in 1991. Comprehensive restructuring measures are diagnosed for blocks 054 and 055. War damage and the philosophy of planning and building in the GDR have changed the former urban fabric. Here the building structure is characterized by vacant lots which are used as storage or for minor commercial use in 1992.

In Kaskelkiez 60% of the flats have 1-2 rooms and 40% have 3-4 rooms in 1992. 25% of the flats are stated as overstaffed. 280 flats - 18,5% - are vacant (due to their bad condition), half of those are located in first floors.

In 1992 the building conditions are as follows:

- In the early 1980ies buildings of several blocks were „standard modernised“, but without equipping the buildings with central heating.
- In 20% of the flats there is no toilet inside the flat.
- 26% of the flats have no bathroom or shower.
- 76% of the flats are heated exclusively by single coal ovens.
- The outer condition of the buildings was much worse than the inside condition of the flats, because tenants usually had maintained their flats.
- Facades, staircases, basements and top floors are heavily damaged.
- Windows and roofs are in bad condition.

## 2.7 Technical Infrastructure

In the beginning of the 90ies the facilities and the equipment of technical infrastructure differ a lot between Frankfurter Allee Süd and Kaskelkiez. Missing data concerning heat supply will be researched separately and will be complemented later.

### Electricity Supply

The case study area is connected to the transformer stations “Gürtelstraße” and “Wiesenstraße”. In addition there are several substations in the area. In Kaskelkiez an extensively renovation of the old power network took place in 1988/89. Approximately 70% of the cables and house connections were renewed.

### Heat Supply

All buildings in Frankfurter Alle Süd are connected to the district heating system, which is powered by „Kraftwerk Klingenberg“ (brown coal- and partly gas-fired cogeneration plant), that is located about two kilometres southeast of the area.

In Kaskelkiez all buildings are heated by stoves (mostly coal, partly also gas). The district heating pipeline is running alongside the quarter and the connection of the area to the district heating system is currently being planned.

### Gas Supply

Only Kaskelkiez is connected to the gas distribution system. The gasometer on the premises of Knorr-Bremse is disused since the 1960ies (demolition in 1992/93). This is why gas is supplied by other gas plants of the region. The distribution network was built in the 1920ies and it was partly renewed in the 1960ies and again in 1992. The grey cast iron pipes are only partly replaced through steel pipes. Significant leakages are detected, caused by an obsolescence of the pipes and by drying-out of sleeve gaskets.

### Wastewater

Both Frankfurter Allee and Kaskelkiez are connected to the centralised water supply system of the city. There are separated channels for rain water (to the river) and waste water (to the pump station).

In Kaskelkiez rainwater is subterraneously led through the “Kuhgraben” (which also marks the former administrative border between Rummelsburg and Lichtenberg – today still visible in Pfarrstraße, where the uniform building line is suddenly interrupted.) that is connected to a main sewer which leads to the Rummelsburger Bucht south of Kaskelkiez. Two wastewater channels, which are partly in a desolate condition, lead to the pump station Fischerstraße (east of Kaskelkiez).

### Telephone

In the beginning of the 90ies there are no data collected about the situation in Frankfurter Allee Süd. In Kaskelkiez the supply with telephone connections is



insufficient. The telephone network is approximately 60 years old and the service density is 33%.

## 2.8 Property Situation

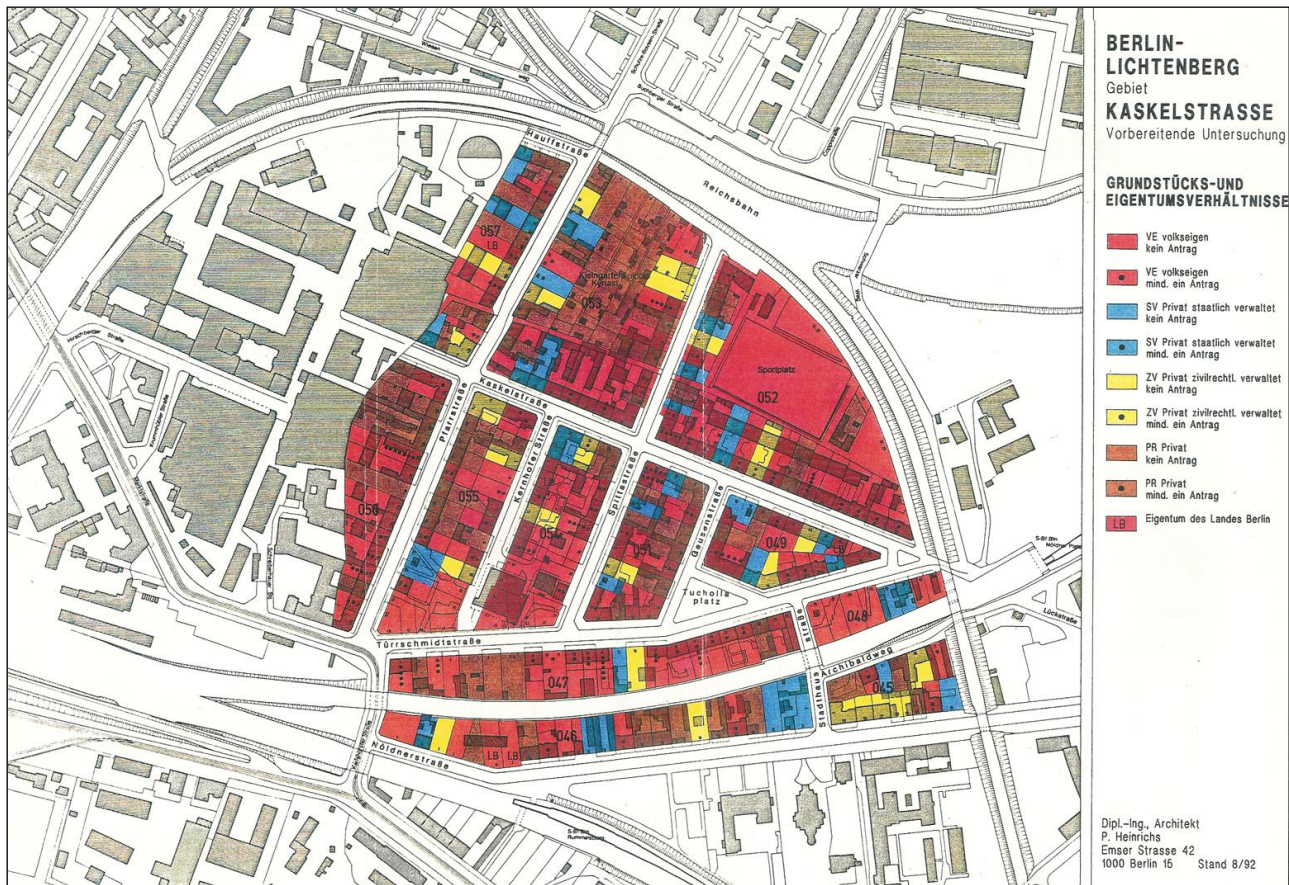


Fig. 20: Ownership options (current state of discussion) of Frankfurter Allee Süd in 1992

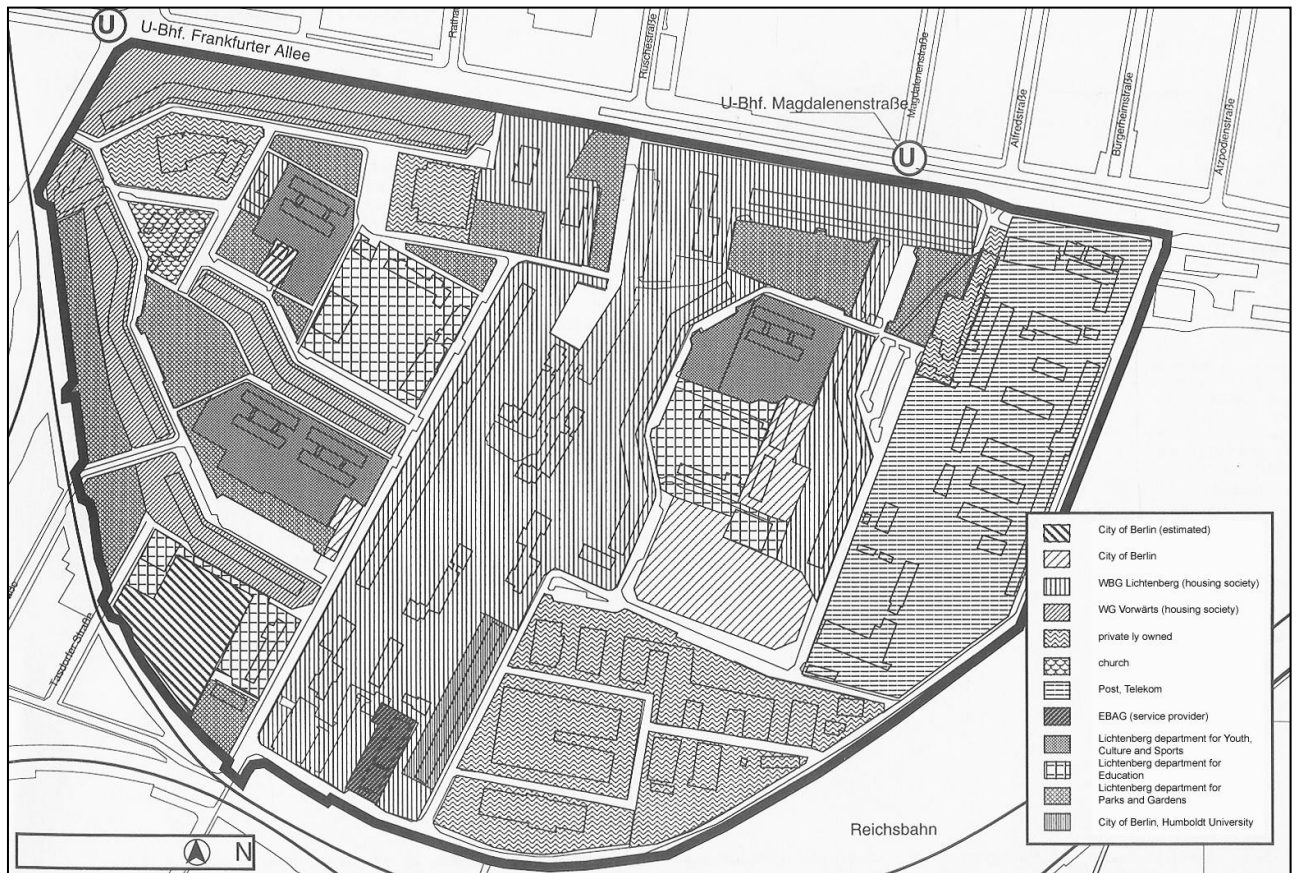


Fig. 21: Ownership structure of Kaskelkiez in 1992, revised by Planergemeinschaft Dubach, Kohlbrenner

### Ownership Status/ Organisational Structure

In 1992 the percentage of dwellings in individual ownership in Frankfurter Allee Süd is 0%, and in Kaskelkiez about 50%. Here the remaining 50% are under public control due to missing applications for reassignment. In Frankfurter Allee Süd 66% of the flats were owned by one building association (institutional rental ownership by the Land Berlin), 34% by cooperatives ("Genossenschaften").

When the German Unity took place the law determined that local authorities needed to delimit public land (municipality-owned) from private land. The assignment between public and private land in the historic areas were relatively clear, here the main task was to reassign the plots and buildings. Before reunification 124 of 250 plots were "volkseigener Besitz". In 1992 there were applications of reassignment for 32% of the plots. The remaining former volkseigene plots are being administered by the municipal housing association „Wohnungsbaugesellschaft Lichtenberg“(later HoWoGe).



The assignment between public and private land in the large housing estates was unclear, because here all open space had been planned as public land. In large housing estates the question was:

- how allocating public and private parking,
- how parcelling public and private green space and
- how organising public and private access (roads and paths)?

This had a very important economic impact: The definition of properties and the assignment of assets enabled the housing societies to achieve a credit standing with banks. Credits were needed in order to finance the renovation and enhancement of buildings. The potentials in large housing estates were the well-dimensioned open spaces that offered various options to define private and public plots. In the initial transition phase the threats were the unclear rights and obligations for open space, especially regarding the question who is responsible for maintaining the greenery and open space?

Unfortunately the documents of the discussion process about the definition of property and the assignment of assets are missing for the area of Frankfurter Allee Süd.

## 2.9 Communication, Co-operation, Involvement

Involvement of Relevant Local Actors (housing societies and other owners, planners, craft, etc.)

In the beginning of the 90ies first important and successful experiences in non-institutionalised co-operation between senate and district authority and housing societies are being made. A high degree involvement of large building stock owners in planning processes can be proven, esp. regarding the improvement of the publicly used residential surrounding (both public and private land) and in the process of reassignment of assets.

Engagement/ Involvement of Civil Society (residents, owners)

In the large housing estate Frankfurter Allee Süd the municipal housing association conducts regular surveys in order to gain data about social structure, living conditions and residential satisfaction from a residents' point of view. In addition residents are engaged in improving residential surroundings in terms of tenants' gardens and other measures, e.g. improvement and design of playgrounds and other outdoor facilities.

Due to §137 Federal Building Law (statutory duty of public participation in connection with refurbishment measures) in Kaskelkiez involvement is sup-

ported through an institutionalised "residents' board" at the beginning of refurbishment measures from 1993 on. This also applies to social planning and to a resolution on cap on rents.

### 3 Evaluation of the Situation

#### 3.1 Potentials and Constraints of the Neighbourhood

##### 3.1.1 Potentials

###### Location and Connection of Area close to city centre

The location of the area in terms of vicinity to central functions of the city is beneficial. The average distance from the case study area to Alexanderplatz (city centre of Eastern Berlin region) is five kilometres. Both, public and private transport modes offer good options of mobility. Good public transport links to nearby quarters and city centre via bus, tram, metro and commuter railway system (S-Bahn). The national highway (Bundesstraße) B1, which is situated north of the area, connects the case study area directly to the Eastern city centre. This fact is evaluated positively but taking a closer look also constraints of the area are revealed: Reaching the national highway or other main streets is difficult due to the existing local road net.

###### Defined Neighbourhoods

The case study area is composed of two neighbourhoods. Both neighbourhoods, Frankfurter Allee Süd and Kaskelkiez, can be defined clearly towards their respective adjacent neighbourhood. On one hand this fact helps intensifying identification with the neighbourhood. On the other hand this fact is the reason for the main constraint of the area - namely the separation of the neighbourhoods from the adjacent quarters (see constraints).

###### Historic Spatial Structure and Historic Elements

Kaskelkiez offers a spatial structure with a traditional "European" street pattern and a rich history of building. This potential is especially important for certain target groups of residents. Historic neighbourhoods of the wilhelminian era have the potential to be attractive for persons who prefer to live in densely built and lively neighbourhoods.

Frankfurter Allee Süd does not feature such qualities. Here only some traces of history are existent, such as the landmarks of the church and the school in Schulze-Boysenstraße. The church together with some smaller buildings and its parcels form a little historic nucleus which was integrated into the modern structure of the large housing estate.

### Sufficient Offer of Schools and Kindergartens in Frankfurter Allee Süd

In the neighbourhood of “Frankfurter Allee Süd” a sufficient or even surplus offer of facilities in terms of schools and kindergartens is provided. This fact can serve as a puffer for provision deficits in neighbouring areas like Kaskelkiez. However, in terms of social infrastructure also deficits and constraints apply to Frankfurter Allee Süd (see constraints).

### Potential of Sufficient greenery for Frankfurter Allee Süd and Kaskelkiez

The grand potential for green space is the large non built-up area that is surrounding both neighbourhoods - it is a plot of railway tracks. In Frankfurter Allee Süd the large non built-up spaces between the buildings offer potentials for a living environment that offers good options for different kinds of uses. Especially children and elderly could benefit from this if the various green spaces were designed and furnished.

### Large Number of Flats with Large Size that are Suitable for Families in Frankfurter Allee Süd

In Frankfurter Allee Süd there is an offer of a relatively large number of flats with large size (regarding number of rooms). This could be a potential especially for the development of the neighbourhood as a habitation for families.

### Good Co-operation between Senate and District Authority and Involvement of Housing Societies

The district was supported by the senate authorities in planning matters. Integrated urban development is not only a matter of authorities. Also private stakeholders need to be included in order to develop a sustainable neighbourhood. Fortunately the large property owners in Frankfurter Allee Süd (one municipal housing association and one cooperative) show a large interest in developing a sustainable place of living location. In Frankfurter Allee Süd the discussion process of the assignment between public and private land starts in 1992 and takes place with a strong participation of the large property owners, especially the municipal housing association. Their interest is not restricted to private matters. On the contrary - they are also strongly involved in the favourable development of the publicly owned surrounding - especially the residential environment. In 1992 large property owners also care a lot about the maintenance of (public) space and greenery and display strong interest in good solutions for the property assignment process.



### 3.1.2 Constraints

#### Physically Isolated Neighbourhoods

The superordinated constraint of the case study area is its physical isolation from the neighbouring quarters. Railway tracks and highway Frankfurter Allee completely separate both neighbourhoods from the adjacent areas. On top of that the industrial and commercial zone east of Frankfurter Allee Süd and the industrial zone west of Kaskelkiez tighten the situation. Road and path connections to the surrounding quarters are limited to few streets. There is also only one connection between Frankfurter Allee Süd and Kaskelkiez: the S-Bahn-tunnel that crosses Schulze-Boysenstraße/Pfarrstraße.

#### Noise Pollution

The edging residential spaces of both neighbourhoods are affected by noise pollution due to the surrounding railway tracks and highway Frankfurter Allee.

#### Very Bad Edifical Situation in Kaskelkiez and Bad Edifical Situation in Frankfurter Allee Süd

In Kaskelkiez two thirds of the flats are located in buildings with medium to severe structural damages. On top of that in 20% of the flats no toilet exists inside the flat, about one quarter of flats have no bathroom or shower and three quarter of flats are heated exclusively by single coal ovens. Hence the housing equipment does not meet the needs of healthy living conditions. These facts - among others - are the eminent reasons that justify the application of an urban development promotion programme (Städtebauförderung). These kind of German programmes are jointly promoted by federal, land, and municipal funds and are applied in quarters with severe deficits.

In Frankfurter Allee Süd the edificial conditions are much less severe than in Kaskelkiez. However, the need of refurbishment is evaluated as high. More detailed information regarding the building conditions will be provided in work package 4, and will be integrated into the final report of the case study Berlin.

The (very) bad edificial situation described results in a very bad standard of energy efficiency. This fact will also be examined in work package 4 and will be integrated into the final report of the case study.

Besides the residential buildings also the social infrastructure buildings are in bad condition.

#### Deficient Urban Structure in the Southern and Western part of Kaskelkiez

The historic urban structure in the southern blocks of Kaskelkiez was destroyed due to war damages and building placement during GDR times. In 1992 the structure is determined by several single vacant lots and provisional buildings. The future of the businesses and companies of the industrial zone in the western part of the area is unclear.

### Barriers in Physical Structure of Frankfurter Allee Süd

The physical structure of the large housing estate is composed of some long 11 storey-buildings that cause barriers in the neighbourhood. This applies to the area south of Frankfurter Allee and along Schulze-Boysen Straße. These buildings lack attractive passage ways.

### Bad Condition and Insufficiency of Technical Infrastructure

In general the nets of gas, electricity, heating, water, and telecommunication are in bad condition and partly insufficient regarding capacity and energy efficiency.

### Unbalanced Demographic Structure

In both neighbourhoods the percentage of persons at age 65 and older (4 %) does not represent a normal portion. In Kaskelkiez on top of that the portion of people aged 18-45 (58,1 %) is 18,1 percentage points above district average. The unbalanced demographic structure can be a risk for the sustainable development of the area because it causes demographic waves which necessitate suitable adaptation of the infrastructure offer.

### Restricted Variety of Flat Sizes in Kaskelkiez

The fact that in Kaskelkiez a large number of small sized flats together with a very small amount of large sized flats exist constrains a sustainable development in terms of a balanced residential structure. Small sized flats, like those up to 2 room flats, only suit well small households. Families with more than one child or families with one elder child usually inquire flats with more than 2 rooms, unless they are poor. In order to reach a balanced demographic structure of a neighbourhood in the long term the household and age structure should be mixed.

### Unbalanced Social Structure in Kaskelkiez

In Kaskelkiez in 1992 a fairly large number of households (15% - that is almost every seventh) is rated under minimum income. 25% of the flats are evaluated as "overcrowded". This fact might indicate that the respective households have little option to move to a larger flat because of restricted financial resources.

### Neighbourhood Conflicts in Kaskelkiez

In 1992 in block 057 (Pfarrstraße) about 100 squatters (persons that moved into a house without owning it or paying rent for it) live. In the survey dated 1993 (Abschlußbericht über die Vorbereitenden Untersuchungen Berlin-Lichtenberg. Bereich Kaskelstraße, Berlin") some of the squatters are described with the words "aggressive behaviour" (p. 47). It is written that their

aggressiveness is targeted at a project of youth welfare service which tries to encourage rightwing young persons to find their way back to civil society. Also these persons are described as aggressive. It is reported of violations and fights between these groups.

#### Low Cultural and Economic Vitality

In 1992 both neighbourhoods lack low cultural and economic vitality. In Frankfurter Allee Süd only one cultural facility ("Studio Bildende Kunst") and in Kaskelkiez also only one cultural facility (a small library) exists. The supply of retail and services is insufficient (as measured by a benchmark of 1 sqm per person). The demand for retail, services and gastronomy could not be supplied in regular buildings within the area. (Because of this) an "unplanned" provisional placing of businesses open-air or in shacks takes place, usually without permits. The existing focal locations of central uses - neighbourhood centres - (northeast in Frankfurter Allee Süd and along Kaskelstraße/Pfarrstraße and at Tuchollaplatz in Kaskelkiez) are threat by "off-site" supermarkets and department stores. 1992 these kinds of businesses already have been started in the adjacent commercial and industrial zones. An additional deficit of the neighbourhood centres is the circumstance that public space lacks quality (design, usage for different social groups). The paths and roads that lead to the centres are insufficient in number or quality.

#### Lack of Social Infrastructure Facilities

The situation differed in "Frankfurter Allee Süd" and "Kaskelkiez". In the neighbourhood of "Frankfurter Allee Süd" a sufficient offer of facilities regarding schools and kindergartens is provided but some of the facilities need renovation. Especially in the case of schools some constructional adaptation was necessary because of the new school system that was introduced all over the former GDR-districts. In the neighbourhood of Kaskelkiez a lack of facilities (all types) is analysed. There is also a high need of modernisation, meaning that the standard of equipment, like restrooms and heating systems, need to be exchanged. In both neighbourhoods high deficits regarding the offer of facilities for youth and aged people are assessed.

#### Lack of Public Green for the Whole Neighbourhood

The situation regarding the offer of public green for the whole neighbourhood ("siedlungsnahes Grün") is very bad: There is no supply that meets the respective benchmark. However - there are areas surrounding the neighbourhoods (the track areas) that can serve as potential space for public green for the whole area.



### Lack of Public Green Close to Residential Building and Lack of Playgrounds in Kaskelkiez

In Kaskelkiez only very few public green spaces and playgrounds exist in 1992. Only about half of the benchmark is met. The deficit for public playgrounds totals about 70%.

### Deficits in Design and Condition of Publicly Used Residential Surrounding

Both neighbourhoods are characterised by little use options of open spaces because of insufficient design and furnishing. That applies not only to the public green spaces but also to the private spaces in the back of the buildings. Within the neighbourhood of Frankfurter Allee Süd the supply of open space is very good but deficits in size and furnishing are evaluated. In both neighbourhoods a high degree of sealed surface exists, especially in the courtyards of Kaskelkiez. Non-built-up lots are often misused for parking.

### Deficits Caused by Parking

In the neighbourhood of Frankfurter Allee Süd deficits in quantity of parking spaces were predicted. In Kaskelkiez a sufficient number of existing parking spaces was counted for the present situation (because of housing vacancy and social structure), but an increase of demand was expected. The amount of sealed surfaces that parking space caused and the size of the single parking space (the single spaces were smaller because they had been projected for smaller cars in the GDR) were evaluated to be constraints as well.

### Unclear Ownership Situations

In Frankfurter Allee Süd the ownership of publicly used land is unclear in 1992. This causes questions about the responsibilities of maintaining the greenery and open space, about the structural condition of foot paths, and about the belonging of waste container spaces and parking spaces. In Kaskelkiez the ownership of 50% of all flats are not clarified in 1992. Because of this the development of refurbishment is blocked. Although this problem could not be sufficiently resolved a solution for these flats and plots could be found in terms of legal and administrative handling. These flats were set under public control (municipality level) and administered by the municipal building society.

## 3.2 Needs for Action

The needs for action can be deduced from the evaluated constraints and potentials. In a nutshell one can say that constraints need to be reduced or abolished and that potentials are to be qualified in the process of urban de-

velopment. The actions shall be undertaken not separately from each other but together - in an integrated way of action.

### Qualifying the Potentials

The following main actions shall be taken in order to qualify the potentials of the case study area:

- Frankfurter Allee Süd offers qualities for target groups which prefer to live in quiet green neighbourhoods and may not pay high rents. In order to qualify 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 conserved traditional urban fabric and buildings are to be developed and improved.
- The surrounding non built-up space of Frankfurter Allee Süd and Kaskelkiez (tracks) shall be used in order to minimise the deficits in greenery and in order to suspend the isolated situation of the two neighbourhoods.
- The positive beginnings of civil involvement and institutional co-operation need to be preceded and cultivated.

### Reducing and Abolishing the Constraints

The following main actions shall be taken in order to reduce or abolish the constraints of the case study area. Again it shall be underlined that all actions need to be taken in an integrative manner.

- 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 Kaskelkiez comprehensive restructuring measures are necessary in blocks 054 and 055.
- The barriers caused by the long buildings in Frankfurter Allee Süd need to be overcome.
- In order to reduce the adverse consequences of an unbalanced demographic structure positive action needs to be taken towards a mixed structure - meaning that building societies need to introduce an active location policy.
- In order to encounter the restricted variety of flat sizes in Kaskelkiez the building stock needs to be adapted to a broader variety of flat sizes, particularly to larger sizes.
- The social structure is described as "unbalanced". This does not necessarily mean that the social structure shall be balanced by mixing the structure. The deprived persons rather are to be supported by integrated actions like active employment policy or educational measures.

- The low cultural and economic vitality of both neighbourhoods needs to be tackled. The urban and legal conditions for gaining more retail and services as well as cultural facilities need to be prepared.
- The lack of social facilities, explicitly facilities for youth and aged people, needs to be compensated.
- School and kindergarten buildings have to be refurbished and adapted to the new educational system.
- Public green and open space needs to be improved, especially in terms of design, maintenance and furnishing.
- The number and furnishing of playgrounds needs 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 define responsibility.



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