



**Baltic Sea Region**  
Programme 2007-2013

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and European Neighbourhood and  
Partnership Instrument)



# Integrated urban development in Berlin

## Example of the areas "Frankfurter Allee Süd" and "Kaskelkiez"

**Center of Competence for Major Housing Estates**

Dr. Bernd Hunger - Chairman

Ralf Protz – Managing Director

June 2009 – Kick-Off-Conference, Potsdam

# STATUS QUO

*Please describe the current status (i.e. problems and existing policies) in your country of the issues Urb.Energy is dealing with, i.e. energy efficiency in housing/urban development/financing strategies/national support policies etc.*

- High proportion in rental flats on the housing market (58%)
- Clear organisational structure of the rental housing sector, in particular by cooperatives and municipal housing companies
- Support by the state (support by credit or subsidies) - long tradition since world war I
- Germany's housing market structure
  - Allows affordable rented housing in good quality for the majority of the households
  - Is one factor of stabilization (social and economic) in times of crises

# STATUS QUO

## Germany's Experience - Objectives

- strengthening social cohesion
- stabilising social mix
- supporting affordable and secure housing
- „open city“ instead of social and spatial exclusion

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# STATUS QUO

## Germany's experience – acting in partnership

- municipal administrations and politics
- housing enterprises and private owners
- operators of social infrastructure
- citizens

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# STATUS QUO

## Germany's Experience – synthetic approach

- urban concept
- social planning/dialogue with tenants
- economic concept / housing management
- technical and energetic concept

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# STATUS QUO

**Germany's Experience – what we do not want**  
social splitted city: Sao Paulo (Favela Paraisopolis)

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# STATUS QUO

Some information about the Center of Competence for Major Housing Estates

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Center of Competence  
for Major Housing Estates



# STATUS QUO

Some information about the Center of Competence for Major Housing Estates

## The members of the association are:

Nationwide  
Associations  
and Bodies

District departments  
Marzahn/Hellersdorf  
Lichtenberg

Housing  
Companies

Architects/  
City Planners/  
Engineers

Associations of the  
Housing Industry

Housing  
Cooperatives

Business  
Companies

Individuals

Investitionsbank  
Berlin



# STATUS QUO

Some information about the Center of Competence for Major Housing Estates

## Offers of the association

Trainings/  
Practicals

Lectures/  
Guided tours

Informations  
and Public Relations

Networks/  
Consultations

Developing  
funding models

Conferences/  
Symposia

Participation on  
loan programmes

Surveys/  
Examinations



# Project within Urb.Energy – Content (2)

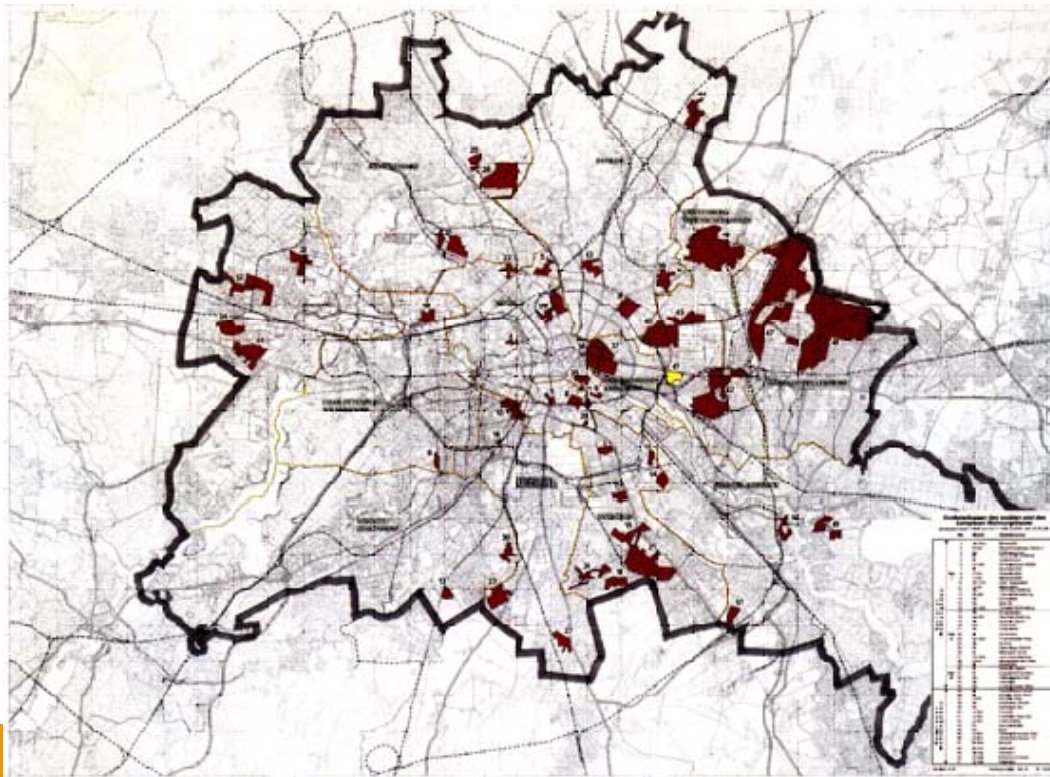
*Please describe with a few key words the project you plan to implement within Urb.Energy*

- **We want to explain at the example of two neighbouring residential areas the strategy of Berlin of the integrated urban development.**

# Project within Urb.Energy – Content (2)

## How was the situation at the beginning.

- Berlin has about 1.85 million dwellings and approximately 3.5 million inhabitants.
- Approx. 350,000 dwellings are located in large housing estates (industrial prefabricated elements construction) in the complete city.
- In East Berlin, about 273,000 dwellings were built in industrial construction.
- Every second East inhabitant lived in a prefabricated building!





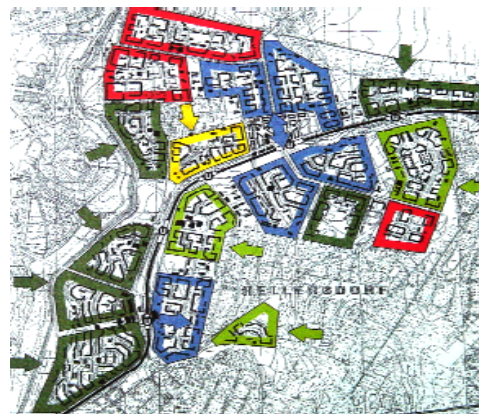
# Project within Urb.Energy – Content (2)

## The analysis of the starting point situation?

Who are and what want the inhabitants?



Which city planning potentials have these settlements?



How is the structural fabric of the buildings?



# Project within Urb.Energy – Content (2)

## 2. Develop a strategy and its main content:

### Strategy/Vision

### Financing



### Management structures



## Development of Large Housing Areas



### Participation

### District Management



### Planning- and, steering instruments

### Engineering and Technology Instruments (applied research)

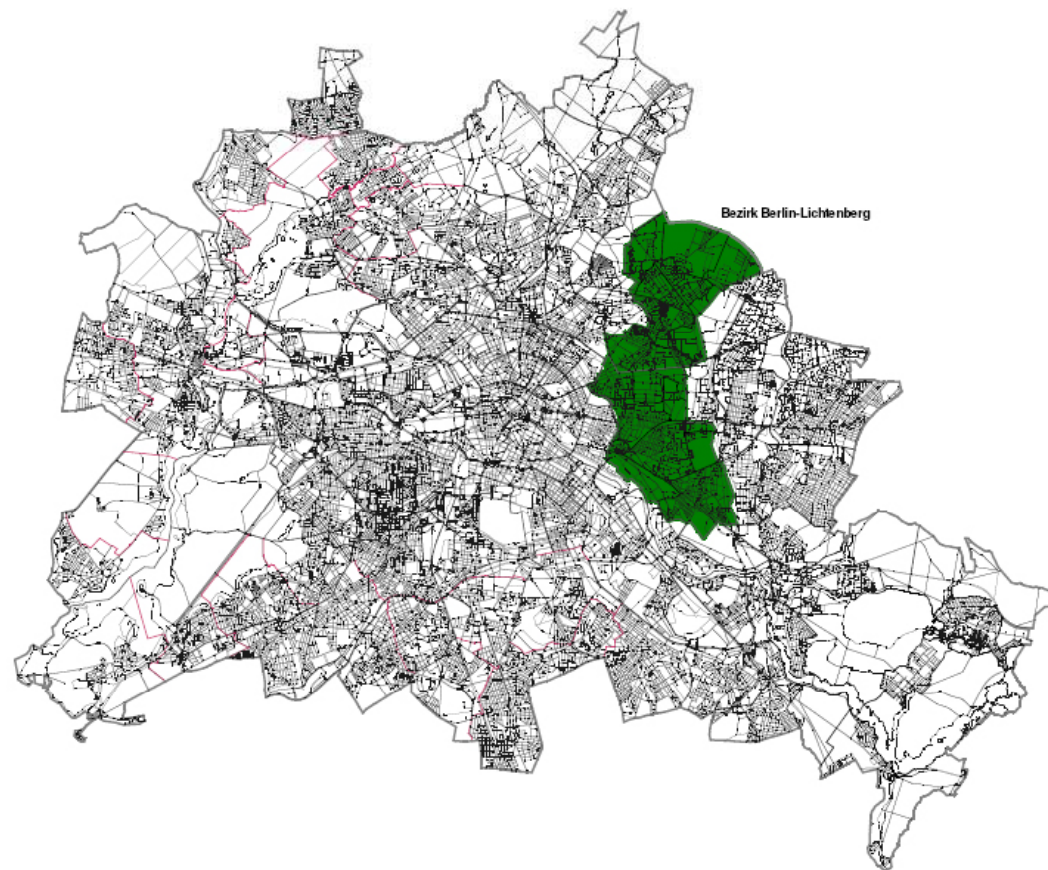
# Project within Urb.Energy – Content (2)

## 3. Realize of the concept of the integrated urban development

- Development of a functioning housing market with many different capable of acting owners
- Introduction of market rents and separation of operating costs
- Developing an urban planning concept
- Renovation, modernization and management of buildings
- Differentiation of the housing supply to stabilize the mixed social structure
- Requalification of the (shopping) centers, the social infrastructure and the reference to the landscape
- Improvement of the residential sphere
- Democratization of the planning through the participation of inhabitants



# Project within Urb.Energy – Content (2)



Bezirk Berlin-Lichtenberg



# Project within Urb.Energy – Content (2)



## ■ Inhabitant/Population:

District Lichtenberg: approx. 251,000  
Frankfurter Allee Süd approx. 9,700  
KaskelKiez approx. 3,500

## ■ Flats/Apartments:

Frankfurter Allee Süd: approx. 4,500  
Kaskelkiez: approx. 1,900



# Project within Urb.Energy – Content (2)



Selected area  
in the district of Lichtenberg:

## Quartier

- **"Frankfurter Allee Süd,,**  
This is a residential area with  
industrial buildings from 1970 years

and

- **"Kaskelkiez,,**  
Ist a residential area from the period of  
industrial expansion in Germany  
(Gründerzeit) with buildings from 19. and  
at the beginning of the 20th century



## Project within Urb.Energy – Content (2)



Quartier "Frankfurter Allee Süd,,



## Project within Urb.Energy – Content (2)





# Project within Urb.Energy – Content (2)



Selected area  
in the district of Lichtenberg:

**Quartier**  
**"Frankfurter Allee Süd"**  
and  
**"Kaskelkiez"**

- approximately 5 km from the Alexanderplatz
- directly at the S-Bahn-Ring train station „Ostkreuz“ and „Frankfurter Tor“ Tram and metro stations
- Special facilities:  
University of Applied Sciences  
Federal Agency for Employment



## Project within Urb.Energy – Content (2)



### Quartier „Frankfurter Allee Süd“

- Inhabitant/Population:  
approx. 9,700
- Flats/Apartments:  
approx. 4,500

### Quartier „Kaskelkiez“

- Inhabitant/Population:  
approx. 3,500
- Flats/Apartments:  
approx. 1,900

# Project within Urb.Energy – Content (2)

*Please describe with a few key words the project you plan to implement within Urb.Energy*

- Arrangement of the essential elements of sustained, integrated urban development.
- Selection of a representative city quarter in the district of Lichtenberg
- Presentment of the situation in 1990 (Starting situation)
- Evaluation of the elements of the starting situation in view of relevant deficits, in particular:
  - the reconstruction demand
  - residential sphere measures
  - the demand of public investments and
  - to the demographic and social requirements

# Project within Urb.Energy – Results

*Please describe the outputs you plan to elaborate and targets you aim to achieve within Urb.Energy*

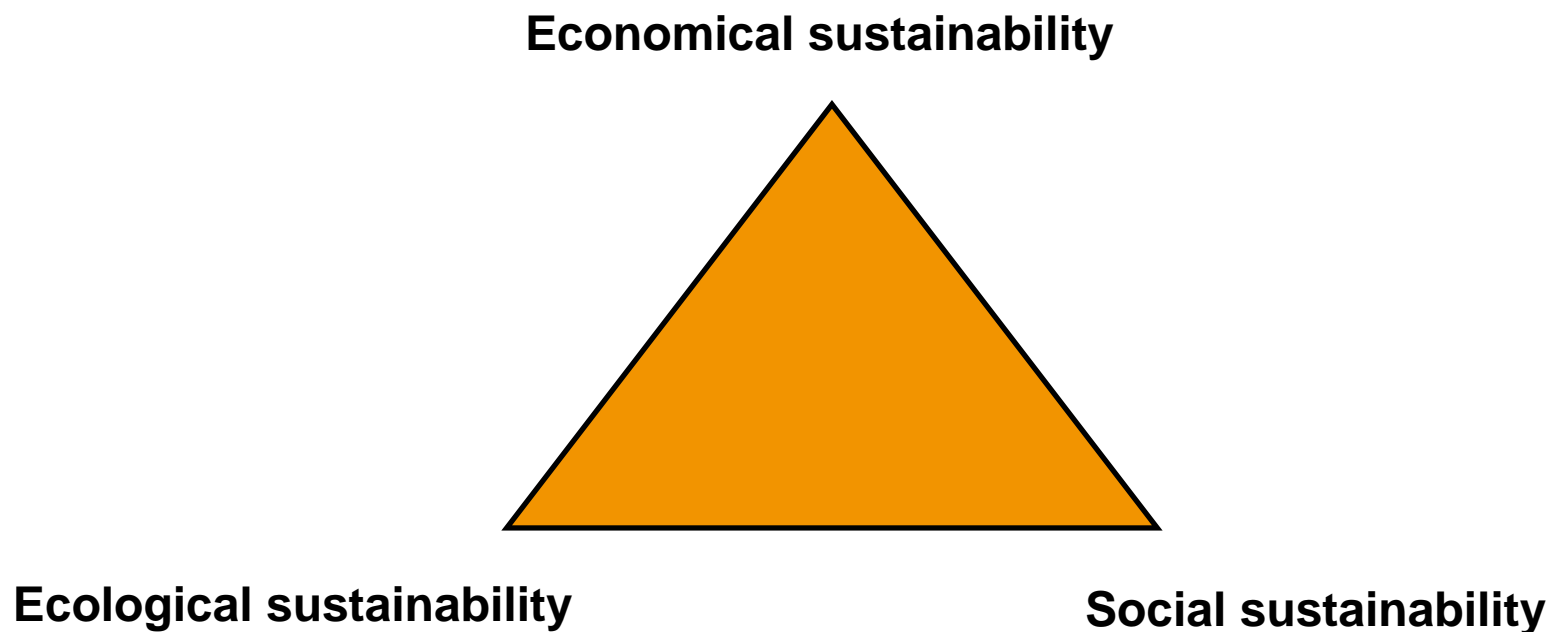
- Processing of the situation in 1990 (starting situation) in view of the elements of the integrated urban development for the selected city quarters „Frankfurt Allee Süd“ and "Kaskelkiez“
- Presentment of the results for the evaluation of the deficits and action demand for the selected city quarters
- Presentment, the action and financing concepts elective for the practical implementation
- Presentation of the achieved implementation situation in the selected city quarters – seminar in Berlin-Lichtenberg
- Summary of the most important results of the WP 3 as a recommendation for the WP 4 "energy efficiency“
- Summary of the most important results of the WP 3 as a recommendation for the WP 5 "financing"
- Summary of the most important results of the integrated urban development concepts in Berlin.
- Production of a manual to the implementing and conversion for integrated urban development concepts



# Activities in WP4 and WP 5

*Please describe your activities in WP4 “Energy Efficiency in Buildings & Energy Supply Infrastructure” and WP5 “Innovative Financing Instruments”, including those contributing to the general WP-project outputs*

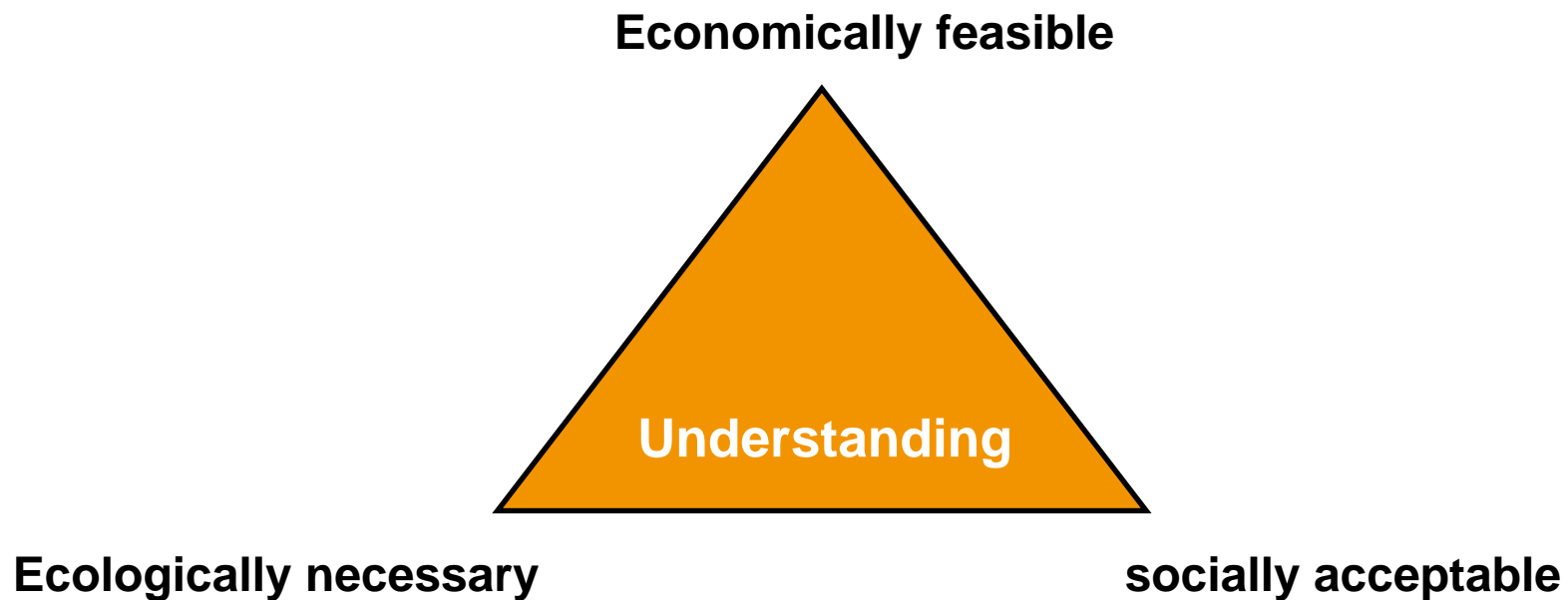
There must be a basic fundamental consensus between:



# Activities in WP4 and WP 5

*Please describe your activities in WP4 “Energy Efficiency in Buildings & Energy Supply Infrastructure” and WP5 “Innovative Financing Instruments”, including those contributing to the general WP-project outputs*

This means:



**The experience that we here in the last 20 years we want to in WP 4 and WP 5 involved.**