



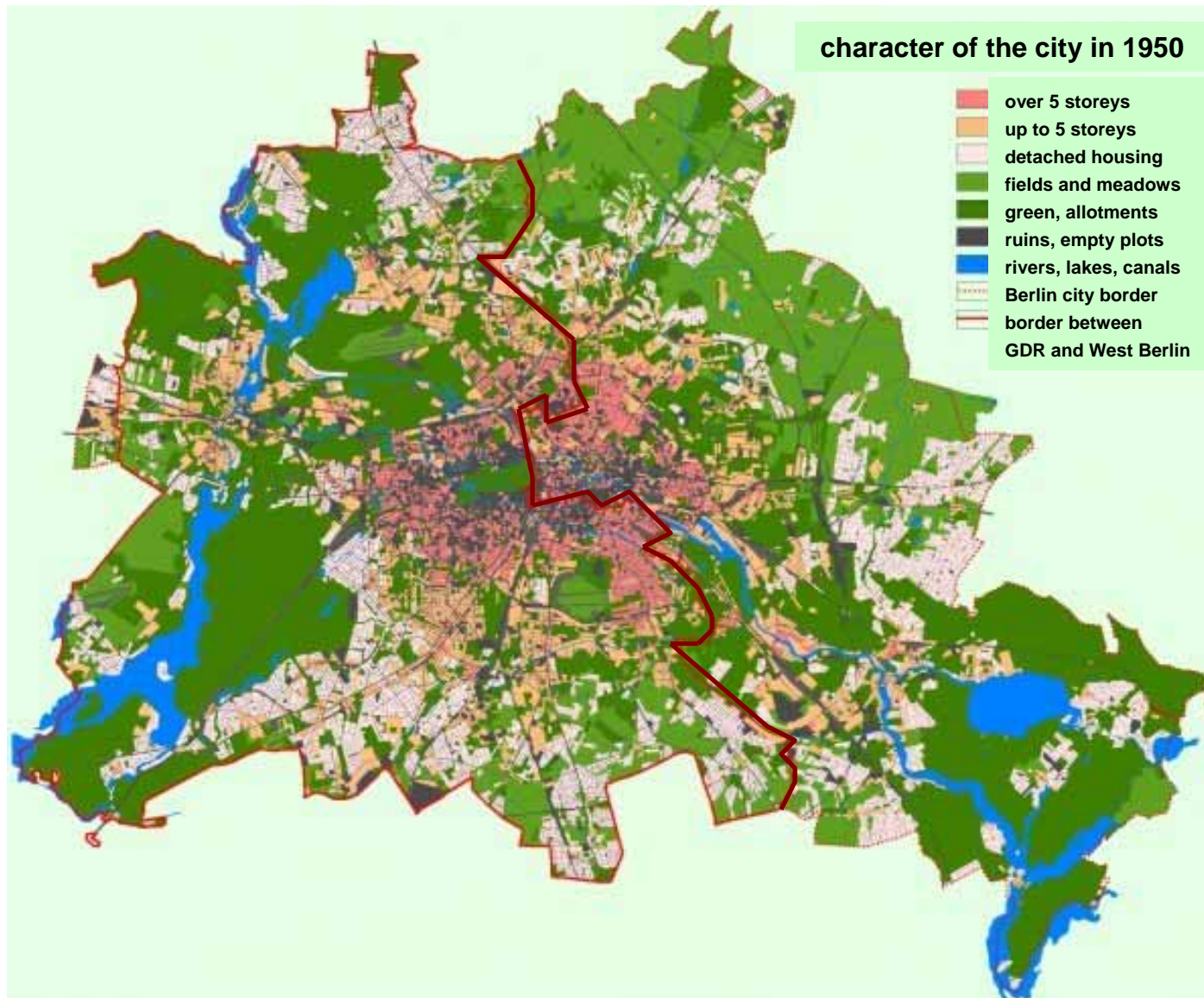
Berlin

# Urban Redevelopment Problem Areas in Berlin-Mitte

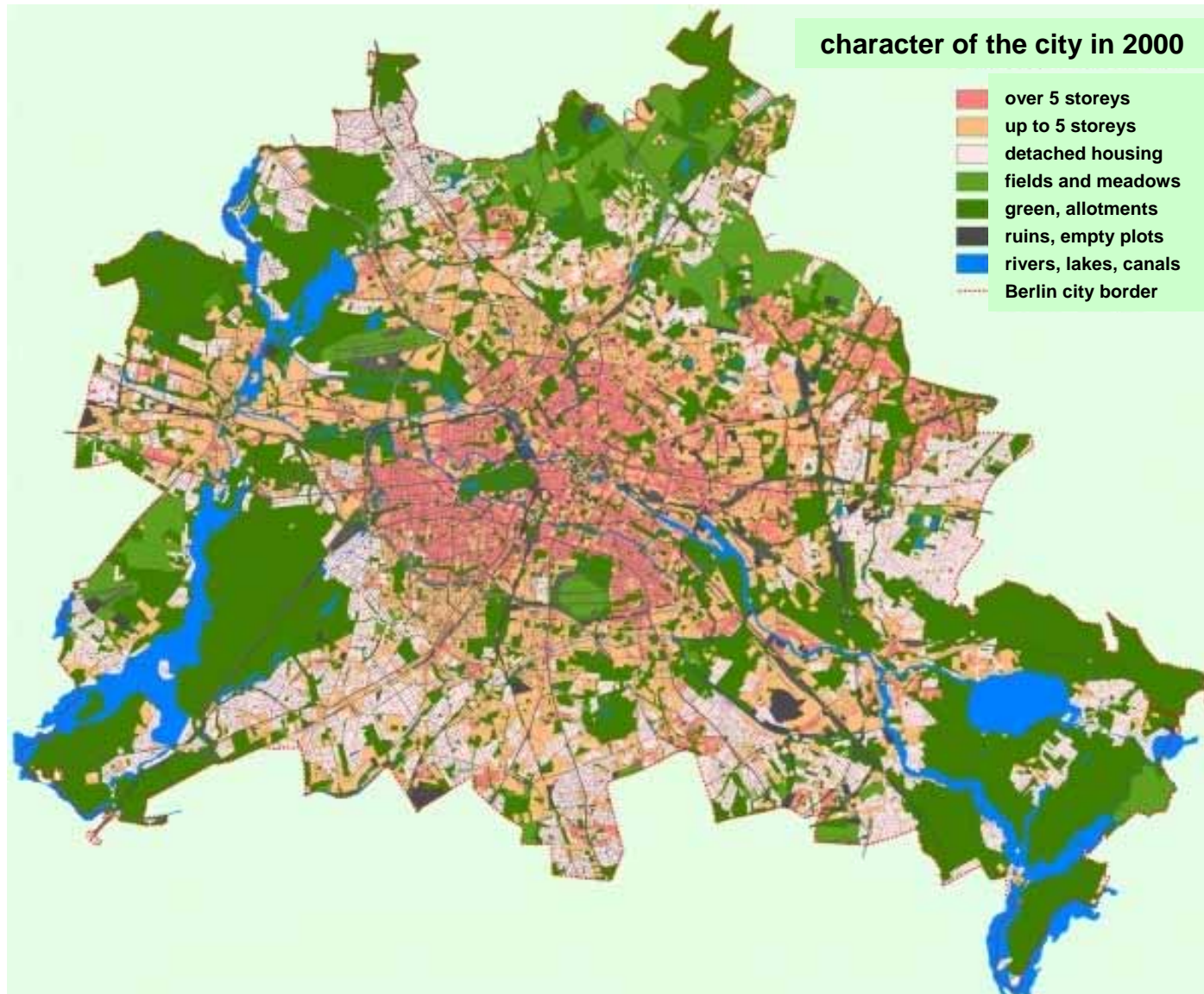


Soziale Stadt

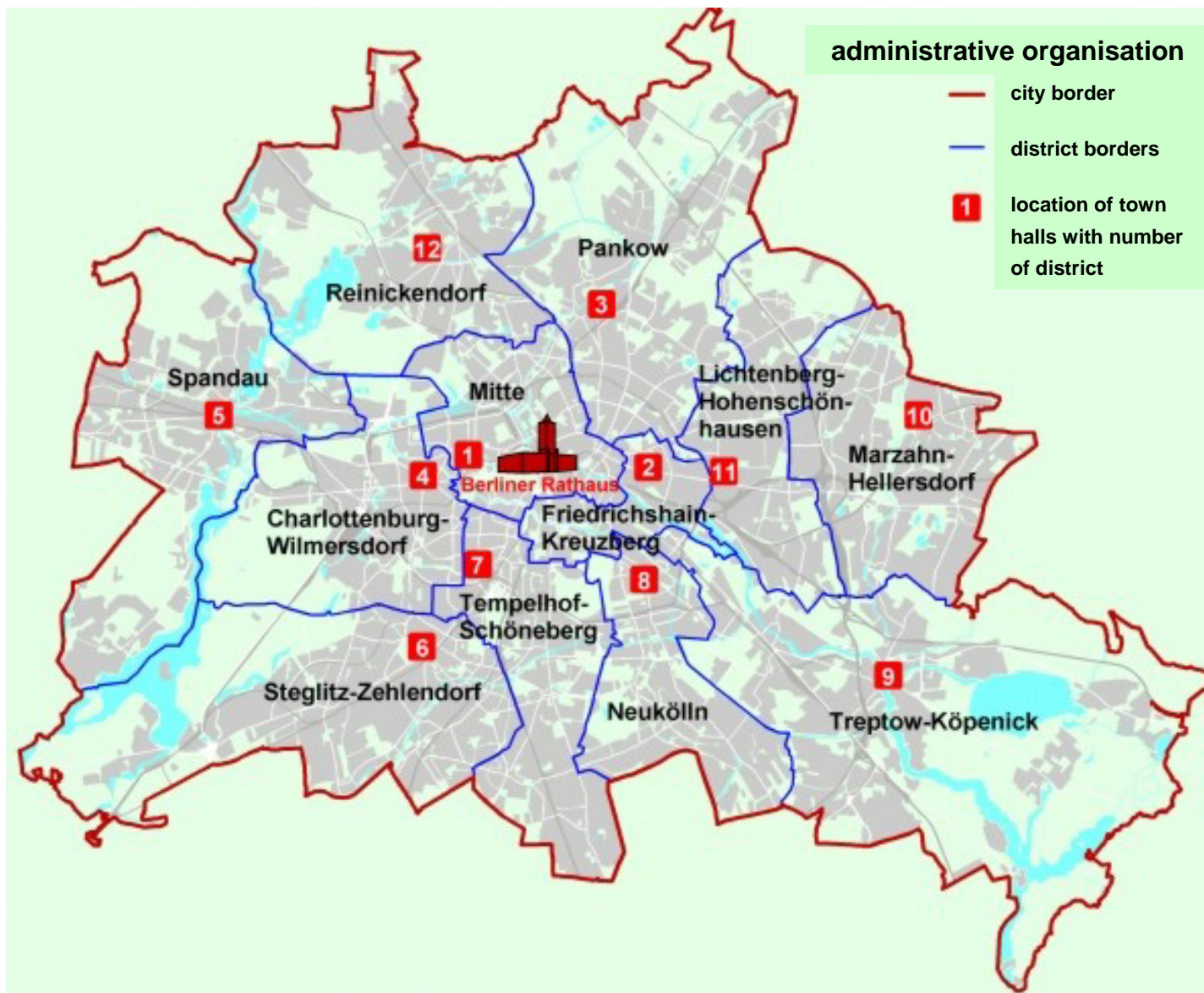
## Berlin 1950



## Berlin 2000



## districts of Berlin

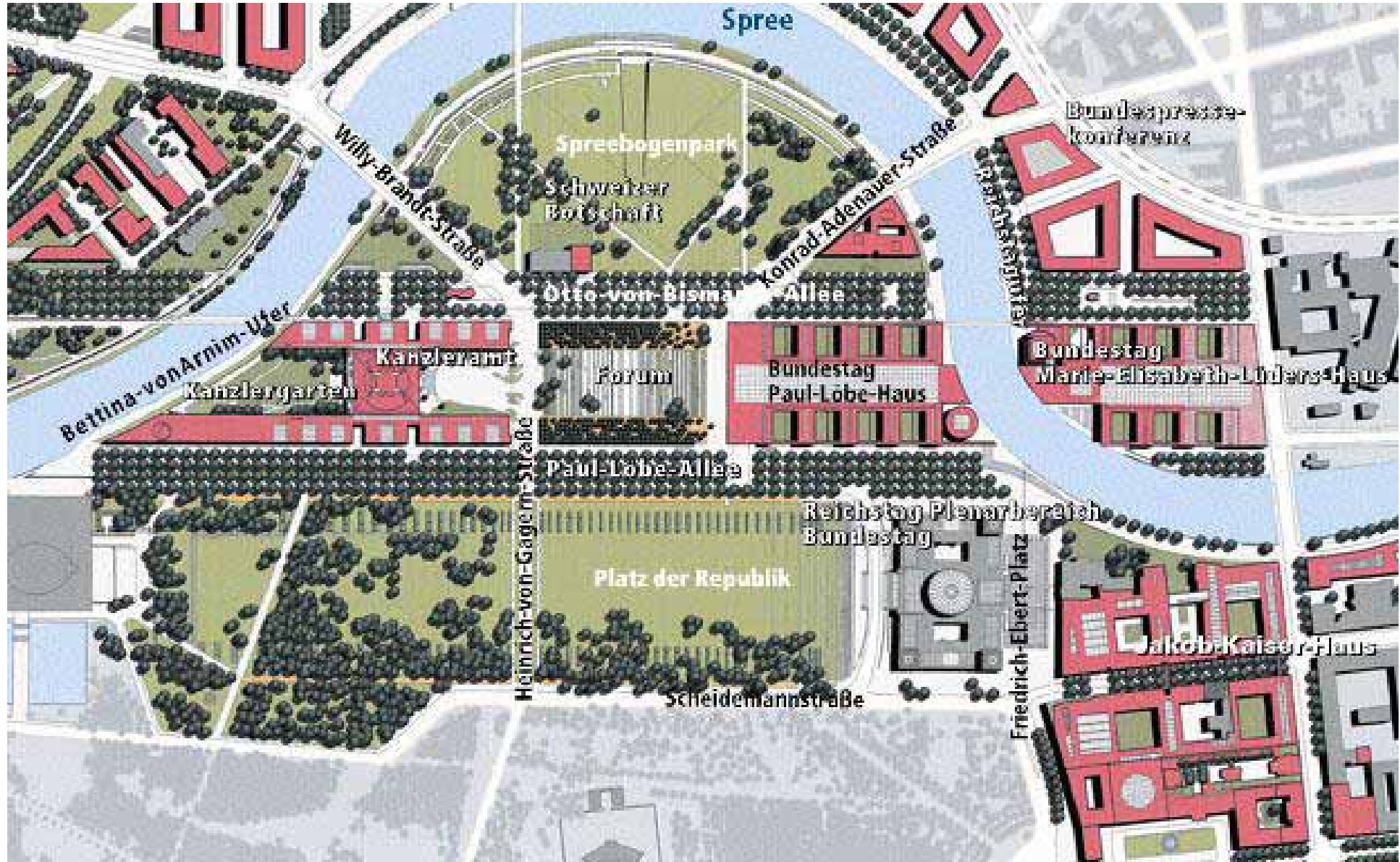




# Social City / Quartiersmanagement

Bezirksamt Mitte von Berlin  
Department of town planning

## government district



## offices and residential buildings in Tiergarten Park



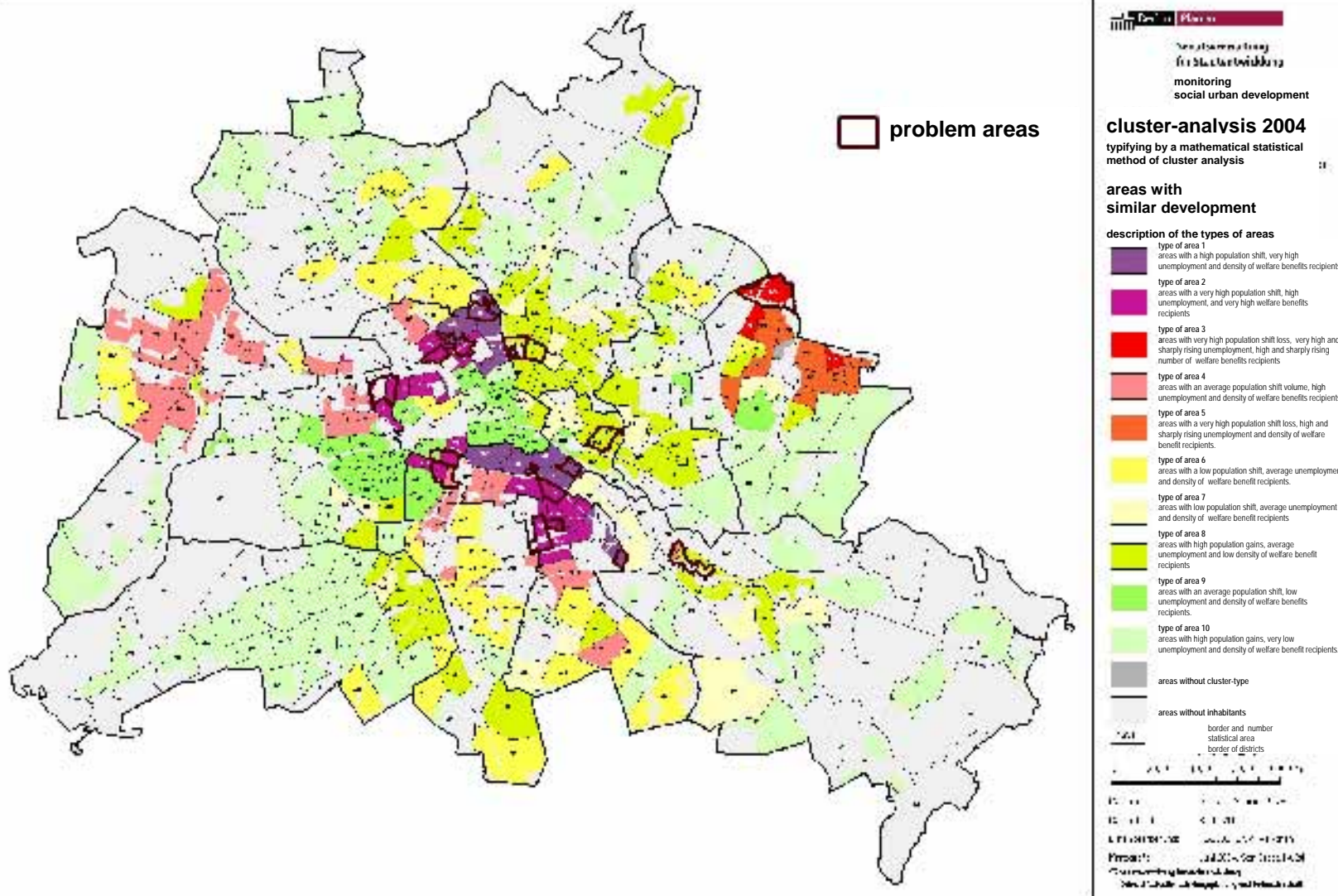
## Potsdamer and Leipziger Platz



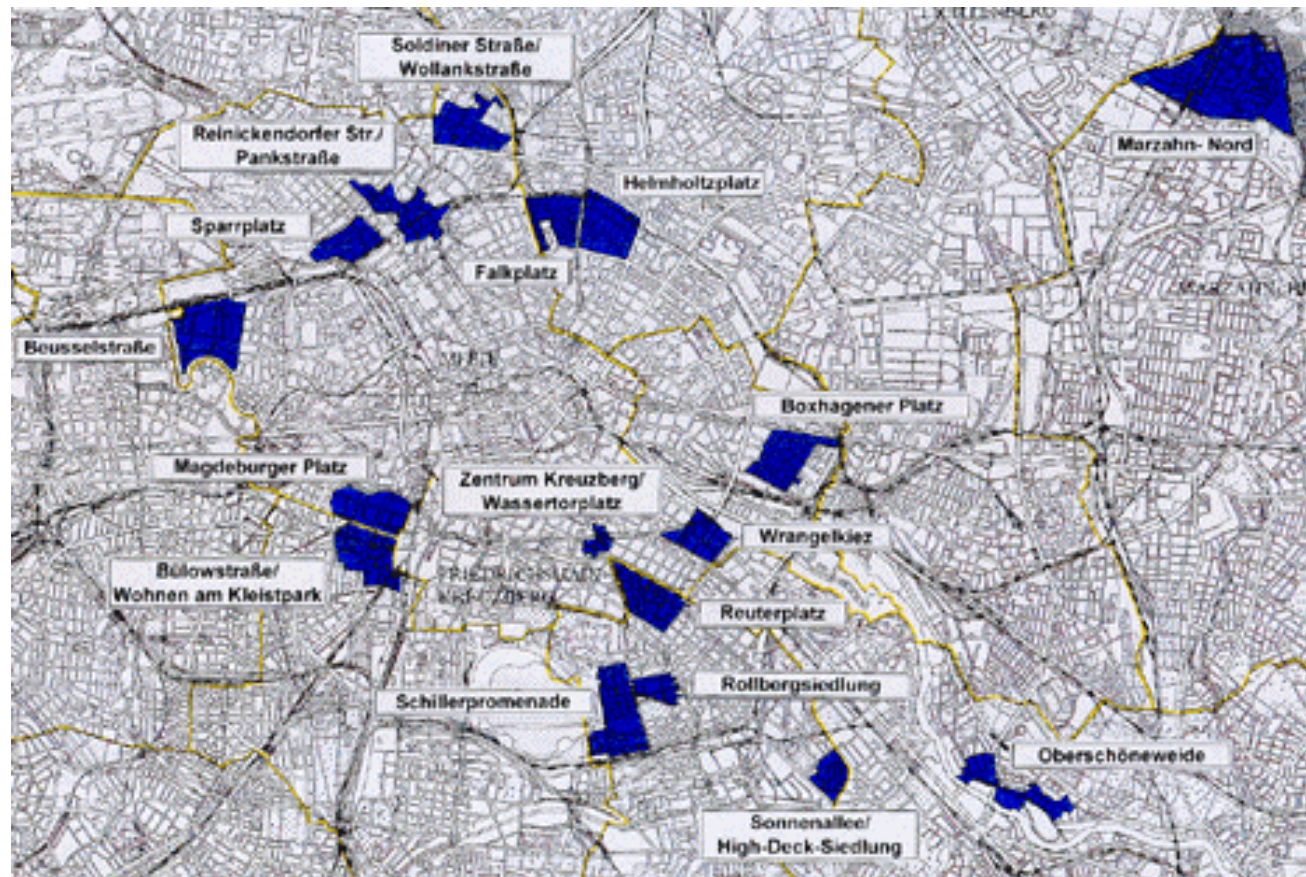
## monitoring social urban development - aims

- **analysis / “early-warning-system”**
  - areas in need of urban development action
- **basis for the development and implementation of strategic initiatives**
  - area-based suggestion of instruments and measures for intervention und prevention,  
for example declaration of problem areas
  - Berlin budget transfer social infrastructure,  
for example between budgets for districts of Berlin

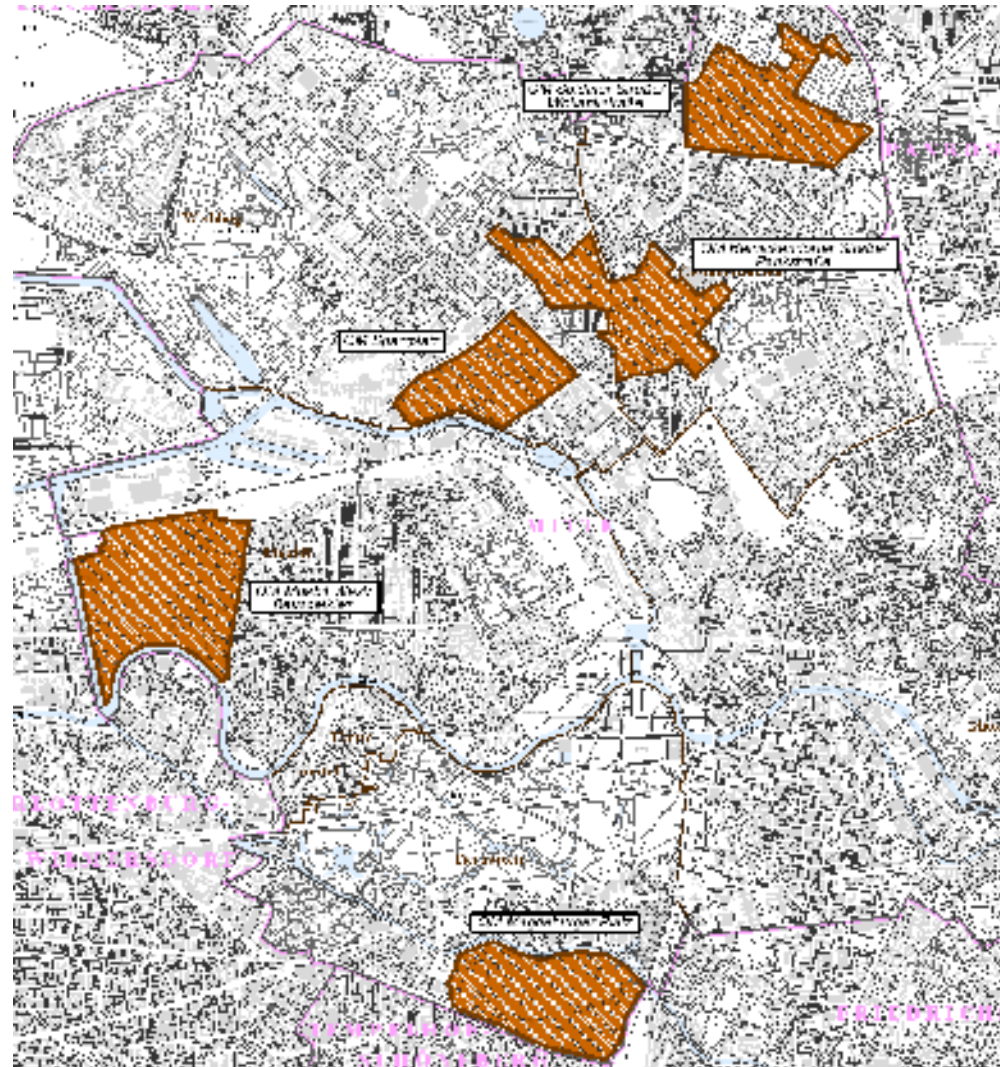
## cluster-analysis 2004 and problem areas



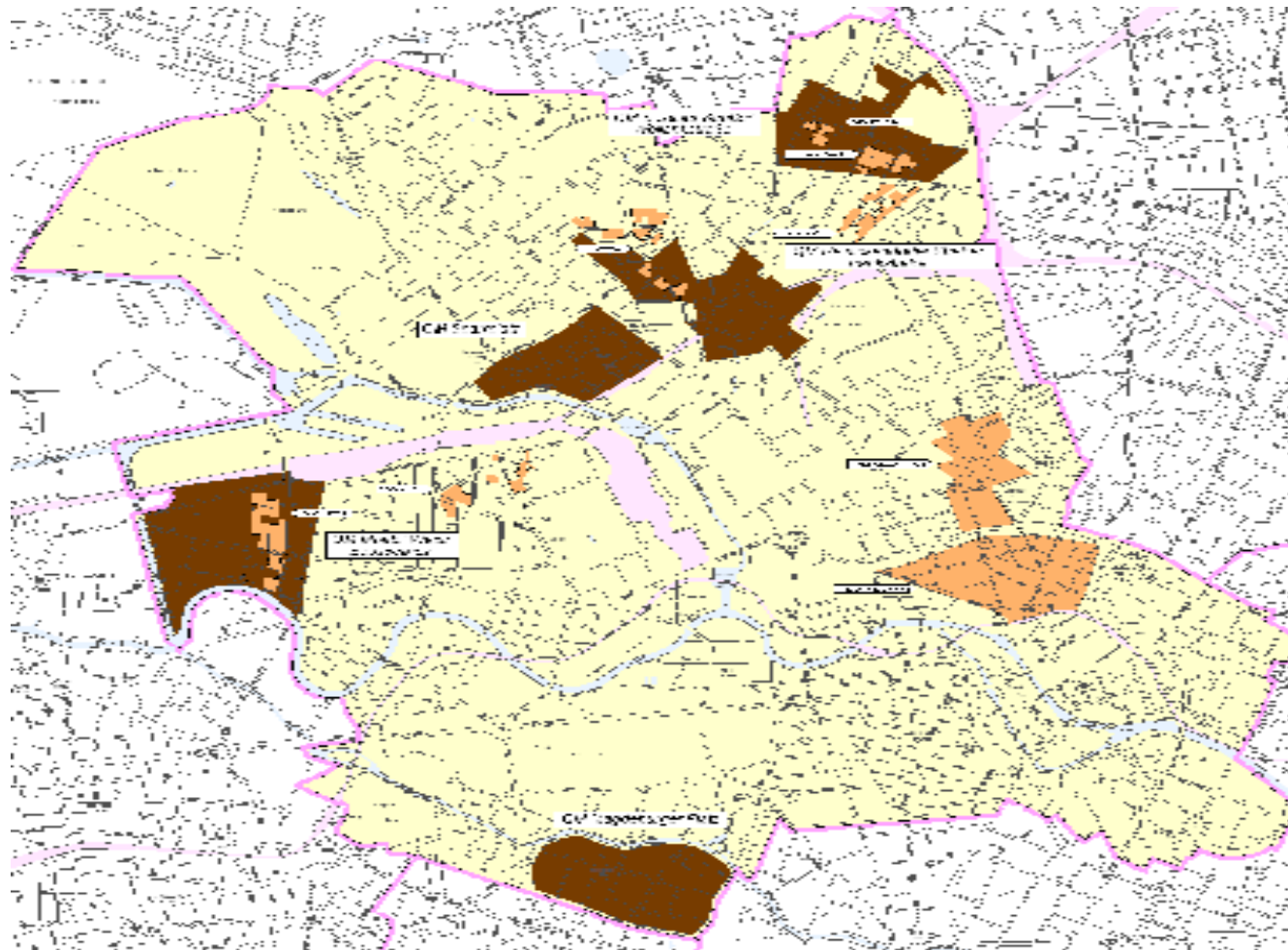
## problem areas in Berlin



## problem areas in Berlin-Mitte



## urban redevelopment areas and problem areas in Berlin-Mitte



## **physical structure**

type: inner city districts - old buildings

- simple residential areas
- rented flats with basic housing standard
- densely built urban districts
- high density of population
- lack of green spaces and playgrounds

## **social structure**

- households with low level of education and basic professional qualifications
- low income households
- high rate of unemployment / on welfare
- high rate of non-German citizens (Turkish)
- selective mobilisation

## characteristics/problems

- social, economical and cultural-ethnic problems
- deficits in urban development, infrastructure and ecology
- tendencies of neglect
- conflicts in public space
- unoccupied stores in ground-floor

## **potential**

- central location in town
- low rents
- urbanity
- cultural diversity
- by citizens empowerment (bottom up)

## **integrated urban development aims**

integrated concept for problem areas:

improve living conditions

- residential area
- social infrastructure

increase equality of chances for inhabitants

- employment / local economy
- education
- social and cultural integration
- language and health promotion

## methods

- **combination of programs**  
**1999-2004: about 25 Mio. € funds for problem areas in the Berlin district Mitte**
- **department overlapped: administration**
- **referred to the area: local actors, inhabitants, administration**
- **referred to projects: inhabitants, actors, administration**

**problem area management**  
**creates structures and combined actions**

## **instruments of participation**

- to empower neighbourhoods
- citizens involvement
- and identification with the residential area

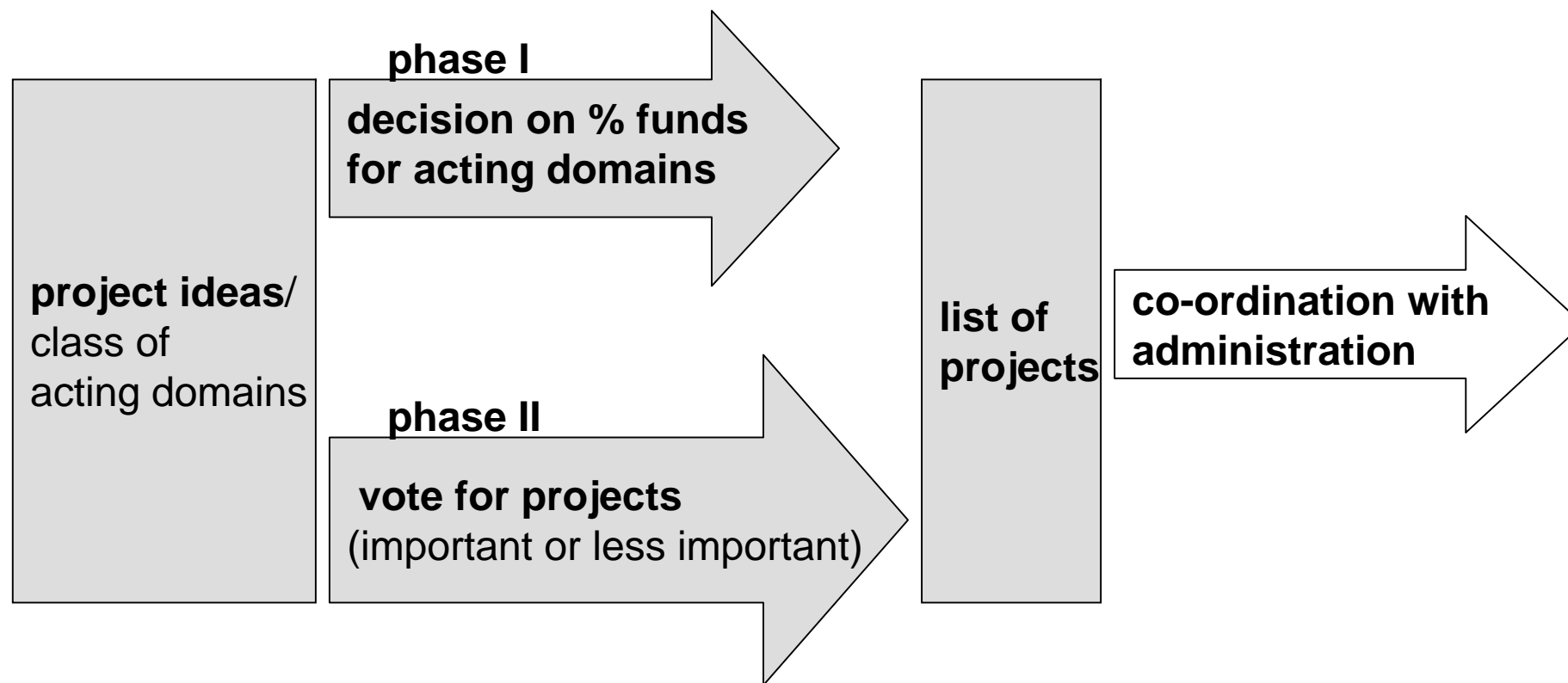
strategy of empowerment and bottom up:  
inhabitants as actors and experts

## forms of participation

- strategic
- informational
- on budget examples
  
- by projects
- by target groups examples

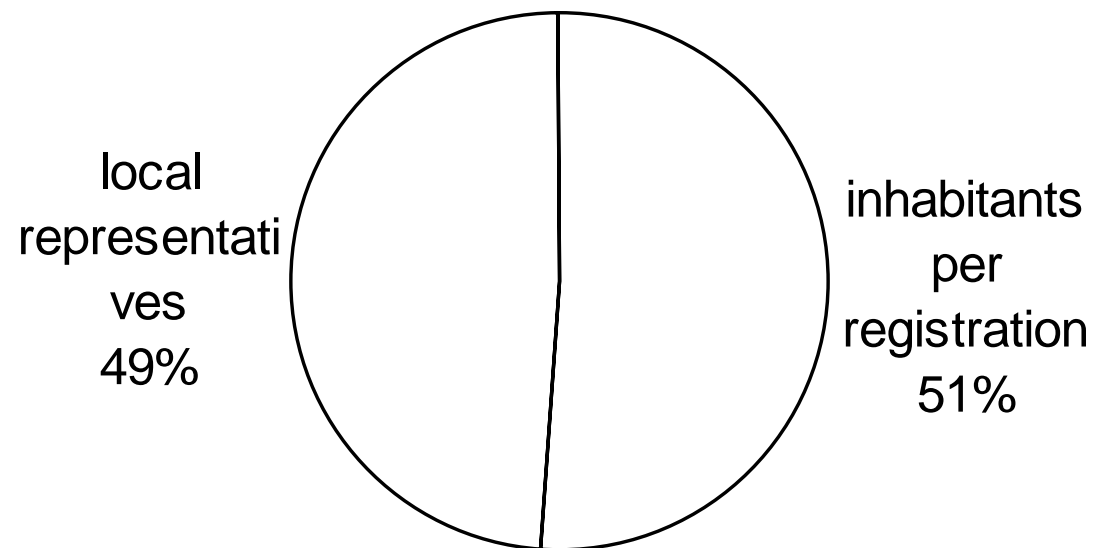
# strategic participation

## Moabit West/Beusselstraße: neighbourhood meeting



## participation on budget

### model „Jury of citizens“



**Local representatives: persons carrying out a trade, owners, representatives of citizens associations or local institutions**

## project participation - social infrastructure



## project participation - local economy



## project participation / target groups - kids



## project participation- integration



## regulating development under high investment pressure

- 1 area
- 2 situation before
- 3 redevelopment aims
- 4 instruments
- 5 what's been done
- 6 a glance at the future



Hackescher Markt

## 1 area



- historical area outside the city walls, situated in front of the Spandauer gates
- irregular road system and basic plan of the city of 1716 still exists

## 1 area



### background data

• area	67 ha	• plots	572
• monuments	108	– vacant (1993)	120
		– requests for restitution of ownership (1992)	96,3 %

## 1 area



### special features

- **area monument**
- **development area of the program for urban monument conservation**
- **redevelopment area**
- **area of conservation of buildings and urban characteristics**

## 2 situation before urban redevelopment

- neglected, dilapidated, sometimes uninhabitable old buildings
- about 25 % of shops are empty
- about 20 % of plots are vacant, breaking up the cityscape
- investment is inhibited due to almost all plots being requested for restitution of ownership



Tucholskystr. 18, Oranienburger Str. 34, 1990



Mulackstraße 22, 1990

## 2 situation before urban redevelopment



house ready to be demolished in 1989, which was subsequently renewed by a self help initiative in co-operation with the ex-proprietors

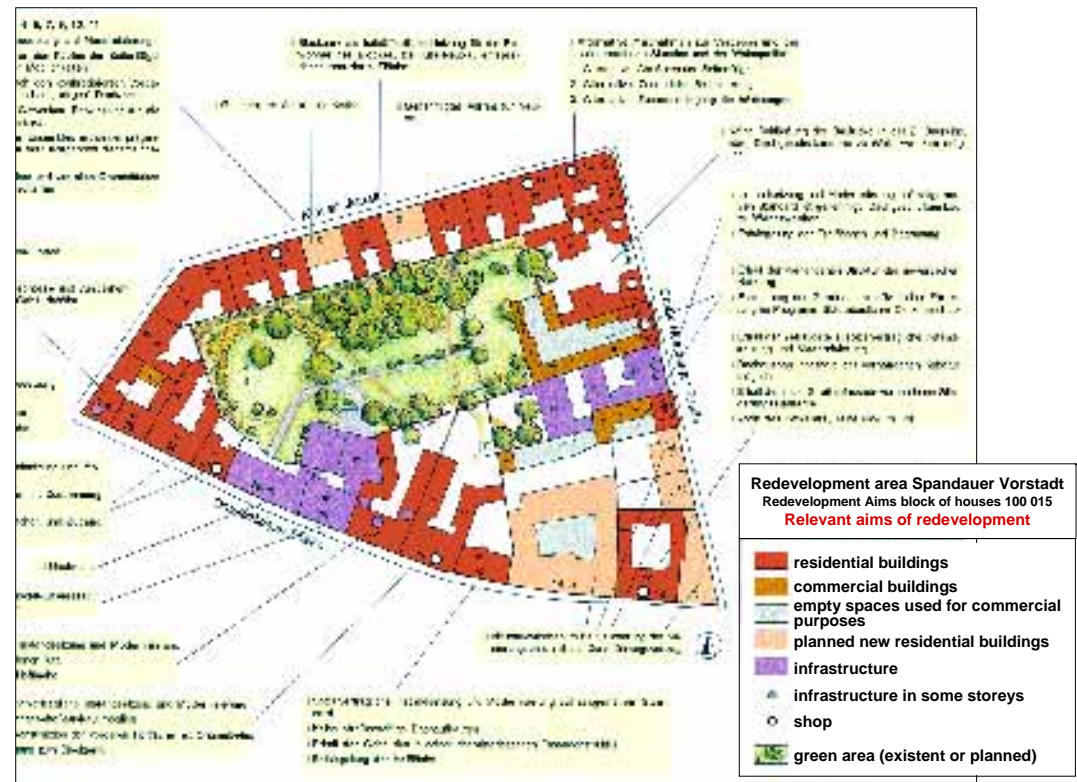
## 3 aims of urban redevelopment

- strengthening residential function
- renewal of old buildings to modern standards (IT, bath, central heating) in agreement with the tenants
- no displacement of low income households
- maintaining trade locations
- developing public facilities, improving public spaces, creating parks and open spaces
- conversions and new buildings to comply with the unique and distinctive character of the Spandauer Vorstadt
- the process of redevelopment should actively involve the affected tenants, shop tenants and proprietors as far as possible

## 4 instruments

Due to the high potential of new buildings and high investment pressure, development needs to be driven forward with specific aims in mind:

- guidelines for future development
- concrete goals of modernisation due to block concepts
- social concept to implement the social goals
- tenant advice and process of social planning
- development plans and protection of public spaces
- emphasis of development of the urban monument conservation program



Example: block concept

## 4 instruments

### legal planning tools

#### aim:

strengthening residential function

#### problem:

more and more and ever larger  
restaurants were planned,  
disruption for residents

#### instrument:

restricting licensing of **additional**  
restaurants via building plans



Density of restaurants around Hackescher  
Markt, 1997

## 4 instruments

### **citizen participation**

- elected representatives of affected groups
- modernisation committee (monthly)
- public discussions (block concepts etc.)
- questionnaires of inhabitants



## 4 instruments

### citizen participation

invitation to a public discussion on  
a block concept



**Einladung zur Erörterung  
des Planungskonzepts Block 100 030**

Kleine Auguststraße, Lindenstraße, Joachimstraße, Auguststraße

■ Datum: 22. November 2000  
■ Ort: Kulturamt Mitte, Auguststraße 21  
■ Uhrzeit: 18.00 Uhr

Block 100 030 ist ein zentraler Block in der Spandauer Vorstadt. Er umfasst die Grundstücke zwischen der Auguststraße, der Lindenstraße, der Joachimstraße und der Kleinen Auguststraße. Der Block ist in drei Zonen unterteilt: eine zentrale Zone in Gelb, eine Zone in der Nähe der Auguststraße in Rot und eine Zone in der Nähe der Lindenstraße in Blau. Die Planung des Blocks soll die Bedürfnisse der Anwohner berücksichtigen und die Integration von Grünflächen und öffentlichen Einrichtungen fördern.

Die Erörterung des Planungskonzepts findet am 22. November 2000 um 18.00 Uhr im Kulturamt Mitte, Auguststraße 21, statt. Die Veranstaltung ist für alle Bürgerinnen und Bürger des Blocks 100 030 sowie für alle Interessierten offen. Die Veranstaltung wird von der Bezirksverwaltung Mitte und dem Kulturamt Mitte durchgeführt.

Mit freundlichen Grüßen  
Ulrich Grottel  
Bezirksverwaltung Mitte

**Block 030**

## 5 what's been done

special situation - development area of the program of urban monument conservation



- high quality of building, particular consideration to the requirements of monument conservation.
- from the beginning set standards even for independently financed modernisation
- sponsoring since 1991: 124.6 Mio €
  - private old buildings: 110.3 Mio €
  - public buildings and squares: 14.3 Mio €

## 5 what's been done

### reconstruction of roofs



Auguststraße 91 with a-historical storey added, 1992



Auguststraße 91 with restored dormer windows, 1998

## 5 what's been done

### reconstruction of dilapidated buildings



Gipsstraße 11, before redevelopment



Gipsstraße 11, 2000

urban redevelopment Spandauer Vorstadt

Bezirksamt Mitte von Berlin  
Department of town planning

## 5 what's been done

modern interpretation of historical facades - example: Hackesche Höfe



historical facades  
Hackesche Höfe  
1957

## 5 what's been done

modern interpretation of an historical facade - example: Hackesche Höfe



Hackesche Höfe, 1990



Hackesche Höfe, 2001

## 5 what's been done

**new architecture in  
in gaps between buildings**



modern building  
Sophienstraße 7

## 5 what's been done

**reconstruction of the historic city**  
**architectural diversity due to individual house structure**



Hackescher Markt before redevelopment – uninviting



reconstruction of the historical city map



diverse roofscape



metal roof with figures



streetcorner

## 5 what's been done

### new office building SAP in Rosenthaler Straße



street facade: walls made entirely of glass



detail of facade

## 5 what's been done

### new green spaces and playgrounds



Mulackstraße 9-10



Schendelpark

## 5 what's been done

### green court-yards with children



Neue Schönhauser Straße 8,  
1993



a party in a new green court-yard



Neue Schönhauser Straße 8

## 5 what's been done

state end 2003

population:	7 934	(1991: 7 162)
businesses	1 071	
employed	9 400	
modernised flats	3 069	(64.4 %)
new flats		
- in new buildings	1 032	
- in attics of old buildings	381	(63.5 % of additional flat potential)

investments since 1991

• public funding	212.8 Mio. €
• private funding	
- new buildings	389.3 Mio. €
- old buildings	309.4 Mio. €
total	911.5 Mio. €

## **5 what's been done**

**We have not achieved everything, but a great deal with the redevelopment of the Spandauer Vorstadt:**

**urbanistic and structural**

- **Two thirds of buildings redeveloped, 70% in the case of old buildings.**
- **New building potential exhausted to two thirds.**
- **Renewal of old buildings was as a rule of a high quality, the redevelopment program of the urban monument conservation set the standards.**
- **Most new buildings have taken the local specifics sufficiently into account, urban individuality and the character of the historical city are preserved.**

## 5 what's been done

- **Many small park like green spaces set accents. The population is growing. The number of children in particular shows that the Spandauer Vorstadt is once more attractive for families as a place of residence in the inner city.**
- **The difficult balance between quality of living area and life for residents and the attraction for culturally interested visitors in search of adventure has to a large extent been met.**
- **There's no joy without sorrow: some new buildings could be less massive, some old buildings redeveloped with more attention to detail. Altogether, we would have wished for a larger portion of former residents to have remained in the area.**

**But altogether we can be a little bit proud on what has been achieved.**

## **6 a glance at the future**

- **The Spandauer Vorstadt remains focal point of investors due to its excellent urbanistic and building structure, its central position in Berlin and balanced mixture of residence, offices, shops, culture and gastronomy.**
- **However, there is a danger of the area developing into an entertainment area and of a one-sided structural transformation, residential displacement through tertiarisation from the edges (more offices).**
- **The legal protection of residences is needed after redevelopment has been completed. Only in this way can the good image, liveliness, diversity and urban quality be maintained.**



**Thank you for your attention!**

**art-installation „raining tree“ Am Zwirngraben**