

**PLANNING**

**BUILDING**

**DEVELOPMENT**

**Senate Department for  
Urban Development,  
Building and Housing**

**About us**

**BERLIN**



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**Images:**

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Photos on pages 3 and 4: © Andreas Labes





# Preface

The Senate Department for Urban Development, Building and Housing covers a diverse range of topics: New build housing, housing construction subsidy, rents and tenant protection, urban development funding, architecture and urban design, real estate policy and land use planning, land development planning, control of the municipal housing associations, joint spatial planning with Brandenburg, geoinformation, public buildings for culture, science, education, sport and justice as well as architecture and open space competitions.

The Senate Department for Urban Development, Building and Housing is responsible for a social and sustainable urban policy. One of our main objectives is therefore the fast, affordable and climate-compatible construction of new apartments. To this end, we plan and develop new city neighbourhoods, accelerate planning, approval and construction

procedures and at the same time, secure social cohesion through tenant protection and neighbourhood management

My goal is a livable city for all Berliners – regardless of their income and origin. I work to achieve an affordable, socially just and vivid metropolis. The DNA of our city is the diversity, the free coexistence of opportunities, tolerance and openness. Urban development for Berliners must be based on these values.

A handwritten signature in blue ink, appearing to read 'Andreas Geisel', written in a cursive style.

Andreas Geisel  
Senator for Urban Development,  
Building and Housing

# Senate Department for Urban Development, Building and Housing

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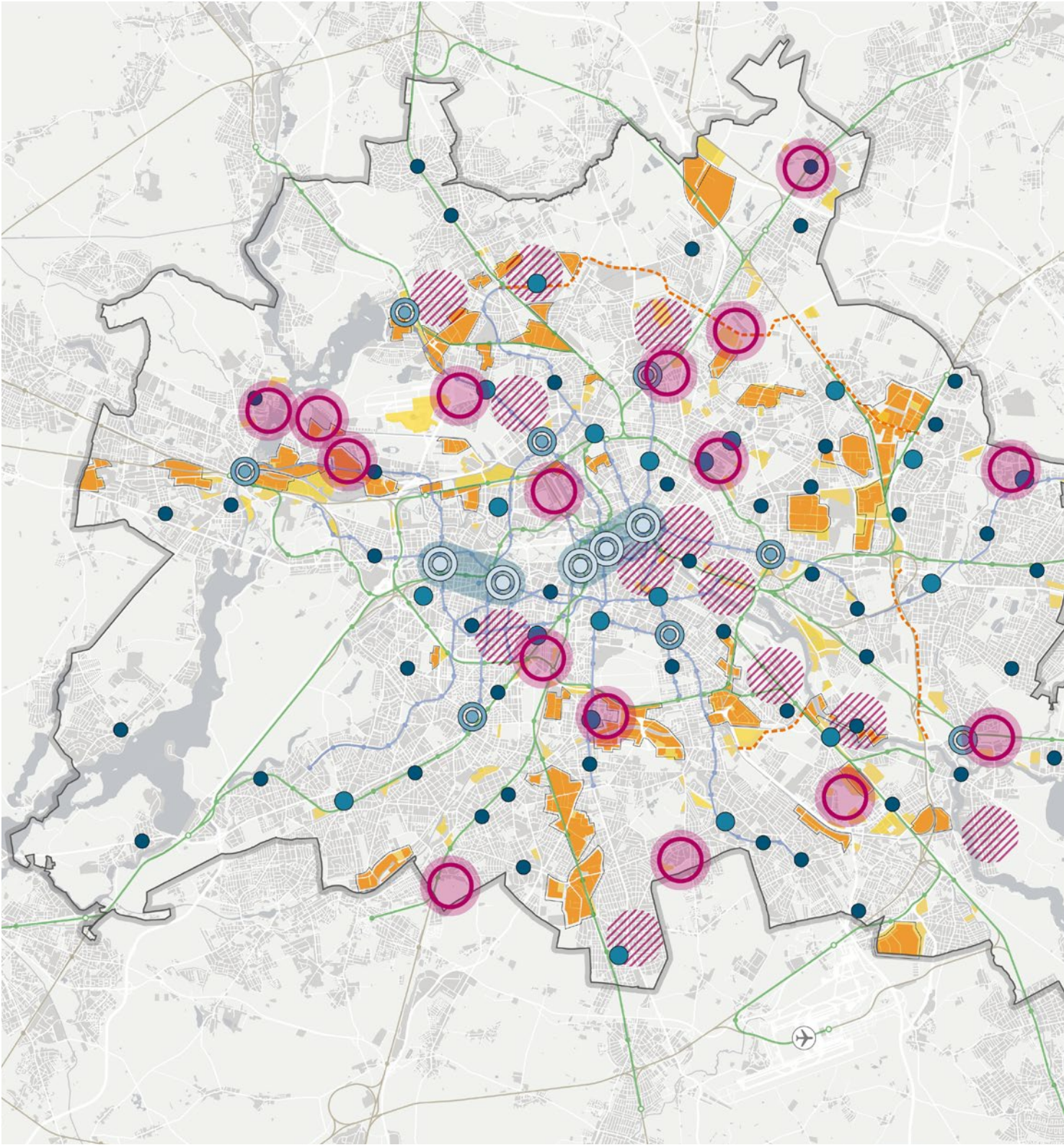
### More information

The contents of this publication and  
further information can be found here:



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Integrated urban development plan 2030 - land provision for the growing city

UDP Housing 2030

-  New Neighbourhoods
-  Intensification Areas

UDP Economy 2030

-  Safeguarding / development of industrial land
-  Safeguarding / development of Strategic Industrial Areas
-  Road planning (National Roads)

UDP Town Centres 2030

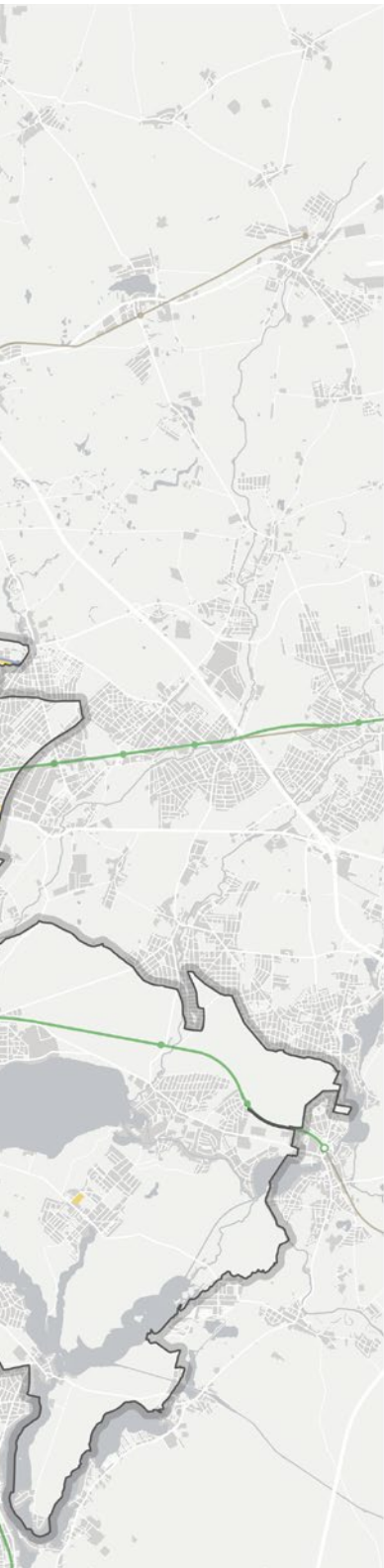
-  Metropolitan Centre and Metropolitan Core Area
-  Major Centre
-  District Centre
-  Neighbourhood Centre

Public Transport

-  Subway
-  MRT (S-Bahn)
-  Regional Trains

0 5 km

Bearbeitungsstand: 21.07.2021  
 Konzeption: SenStadtWohn I A  
 Kartengrundlage: SBU (SenStadtWohn)  
 © Senatsverwaltung für Stadtentwicklung und Wohnen  
 Referat I A, Stadtentwicklungsplanung  
 Juli 2021



# Urban development plans

## Roadmaps for long-term settlement development

Urban development plans (UDPs) are tools for urban planning. They have a city-wide perspective, i.e. they are drawn up for the spatial development of the entire city of Berlin. With regard to their respective subject matter, they outline future settlement development and form a basis for the following planning levels.

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### Important links:

Berlin urban development plans (UDP):  
[www.stadtentwicklung.berlin.de/planen/stadtentwicklungsplanung/index.shtml](http://www.stadtentwicklung.berlin.de/planen/stadtentwicklungsplanung/index.shtml)

Berlin land use plan:  
[www.stadtentwicklung.berlin.de/planen/fnp/index.shtml](http://www.stadtentwicklung.berlin.de/planen/fnp/index.shtml)

The plans are coordinated and harmonised with each other so that land use conflicts are resolved at an early stage and mutual requirements are harmonised. The city-wide plans thus help to ensure that Berlin develops in a balanced, integrated manner that focuses on the common good. This is important in order to manage Berlin's growth, for example the demand for residential and commercial space, in such a way that the existing technical and social infrastructure is utilised as optimally as possible and the landscape and open spaces are preserved.

The five Berlin urban development plans are each dedicated to a specific spatial planning topic:

- Living
- Economy  
(industrial and commercial areas)
- Urban centres
- Climate
- Mobility and transport

The Housing, Centres and Climate urban development plans are prepared by the Senate Department for Urban Development, Building and Housing, the Economy 2030 urban development plan in cooperation with the Senate Department for Economics, Energy and Public Enterprises. The Senate Department for the Environment, Mobility, Consumer and Climate Protection is in charge of the Mobility and Transport urban

development plan. Relevant stakeholders are involved in the development process of the urban development plans, in particular the specialised and district administrations, associations and initiatives as well as politicians.

The Housing 2030 and Economy 2030 UDPs will be updated by summer 2023 in a coordinated planning process.

### Housing construction

The Housing 2030 UDP addresses the demand for new and affordable housing resulting from population growth. The plan quantifies the required housing units and the potential for housing construction. To activate this potential, to provide land and to secure affordable housing, the Housing UDP identifies the following, among other things:

- urban focal points for new housing construction (e.g. new urban neighbourhoods) and areas for redensification
- existing instruments and measures
- further needs for action (legal/administrative, organisational, planning, cooperation, promotion, real estate policy)

### Economic areas

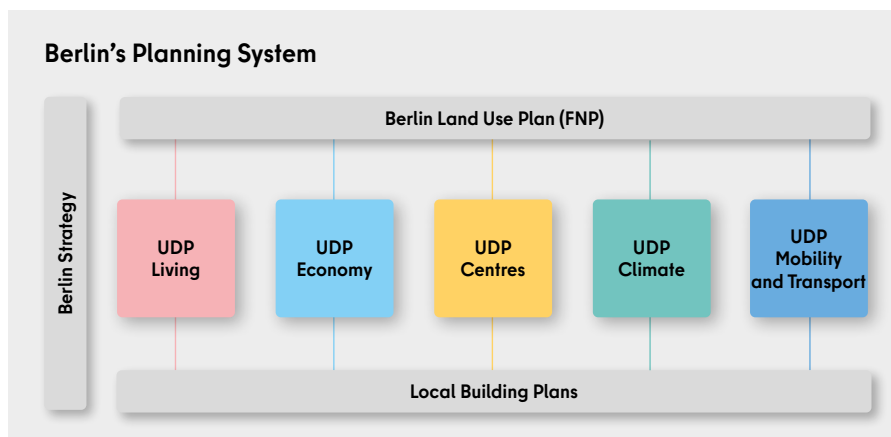
The Economy 2030 UDP focuses on strategic land provision and safeguarding existing land for industry and commerce. It aims at rapid land activation and more efficient land use, including by:

- determining the commercial land stock, the demand and the land use potential
- identifying approaches for action and time priorities
- securing and developing land in accordance with planning law (especially areas of the development concept for the production-oriented sector)

### Retail trade and urban centres

The primary objective of the Centres 2030 UDP is to secure and qualify Berlin's polycentric urban structure, control large-scale retail projects, increase the mix of uses and guarantee local supply within walking distance. The Centres UDP has a steering effect primarily through the

- hierarchical setting of the urban centres
- binding principles for retail trade management
- implementation regulations (retail product range list)



### Legal basis and binding force

Legally, urban development plans are urban development concepts within the meaning of Section 1 (6) no. 11 BauGB (German Federal Building Code). In Berlin, they are regulated in the Implementation Act to the Building Code (see Section 246 (4) BauGB). According to this law, urban development plans are drawn up for the spatial development of the entire urban area. They describe types of measures, areas and, if necessary, timelines. They form the basis for all further planning processes.



© David Chipperfield Architects, Berlin 2020

# Housing construction for Berlin

## Why new housing construction?

Berlin's attractiveness continues unabated. Since 2011, the city has been growing by 40,000 to 45,000 people per year. As a result, the housing market reserves that still existed in Berlin a few years ago have been used up and the housing market is now very tight throughout the city. Therefore, there is an urgent need for new housing.

## New urban neighbourhoods

The newly elected Senate will make housing construction and the required infrastructure a top priority. The stated goal is to build 200,000 new apartments and residences by 2030. Housing construction in the new urban neighbourhoods will be intensified and accelerated so that at least 51,000 dwellings will be built there. There are currently 17 urban neighbourhoods in the planning and development phase, two additional neighbourhoods have been identified, and two more potential areas are currently under review.

igned to supervise and monitor the implementation status of these housing projects and work together with the agencies and offices involved to resolve any obstacles that arise.

In addition, an alliance for new housing construction and affordable housing was established with the state-owned housing associations, cooperatives, private housing companies, the responsible senate and district administrations, as well as the chamber of commerce and industry. The alliance's declared goal is to quickly build affordable housing and ensure tenants' rights.

The current 17 new urban neighbourhoods are a joint task of the Berlin administration and are being planned and coordinated by both the central administration and the responsible district administrations. The Senate Department for Urban Development, Building and Housing has direct responsibility for ten

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Around 100,000 people are expected to live and work in the new neighbourhoods. The plans envisage lively, socially diverse, green neighbourhoods with good public transport connections and social infrastructure.

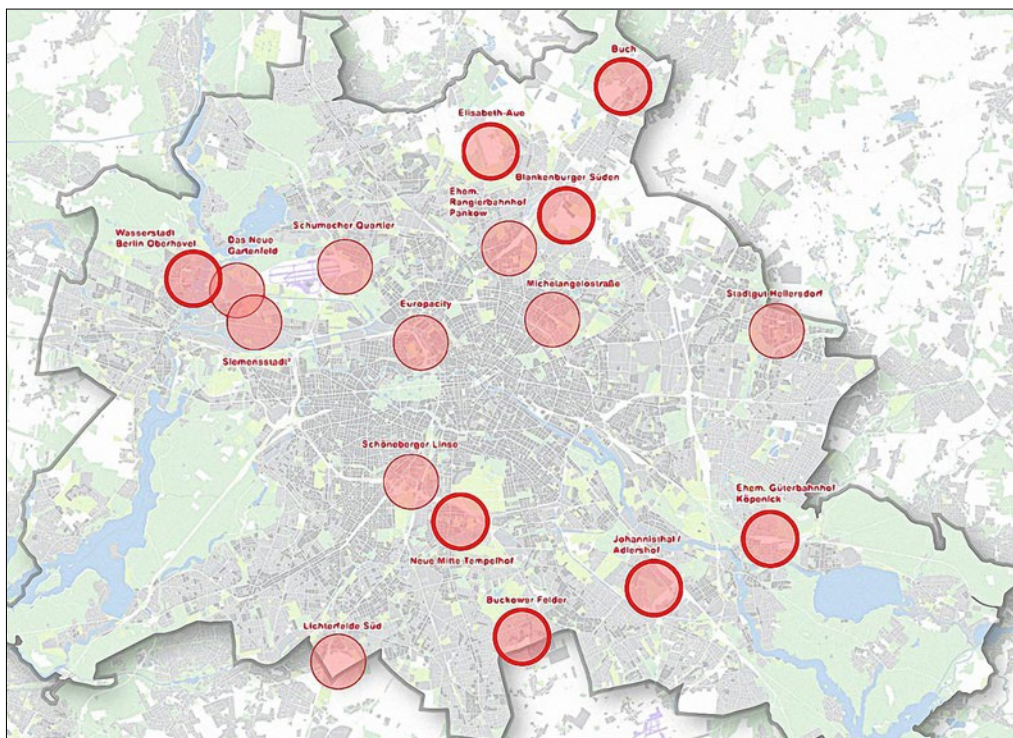
The Senate coordinates the large-scale housing projects across all departments. For this purpose, a committee is des-

neighbourhoods due to their citywide importance. The neighbourhoods are in very different planning or realisation phases, ranging from the implementation of preparatory studies for urban development measures up to the participation of the sponsors and the public and the establishment of local building plans.

To achieve a stable social structure, state-owned housing associations, cooperatives, building groups and private companies are involved as developers and builders in the planning and development process. The proportion of at least 30% social housing contributes to Berlin's diverse mix and follows the housing policy goal of creating affordable housing in all parts of the city.



© Till Budde



● 17 NSQ New urban neighbourhoods      ● Competence of Unit II W, Housing Construction Projects -Outer City



# New-build housing subsidies

## Social housing subsidies

**As in many German cities, Berlin has a shortage of affordable rental apartments, particularly for low-income households. Therefore, these households, which find it difficult to find housing on the market on their own, are the particular focus of subsidised new-build housing construction.**

The new-build housing subsidy, re-introduced in the State of Berlin in 2014, is the central instrument for ensuring that, in times where new construction figures are rising, an adequate proportion of rental apartments is created for people with low income. Since 2014, the programme volume has been gradually increased due to the growing population and the high demand for affordable rental housing. From 2014 to 2022, funding was thus committed

for the construction of 18,000 rent- and occupancy-controlled apartments.

For the 2023 programme year, sufficient funds are available for up to 5,000 subsidised apartments; funding volumes for 5,000 apartments per year are also planned for the upcoming programme years. The funding programme was adjusted to the current, difficult housing market environment by sharply increasing funding intensity. The housing construction subsidy provisions (Wohnungsbauförderungsbestimmungen, WFB 2022) published in September 2022 include significant improvements regarding the financing conditions.

Programme Office early on, before construction begins. Applications should adequately describe the construction project and contain information on the location, the number of subsidised and independently financed apartments and commercial units, the breakdown of the housing mix, the visualisation of the construction project and, if applicable, on the conclusion of urban development planning agreements.

### **Key points of the housing subsidy regulations (WFB 2022)**

The housing subsidy regulations specify the basics and processes for new-build housing subsidies. There are four funding models available to choose from.

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www.stadtentwicklung.berlin.de

### **Application procedure**

Applications for admittance to the programme must be submitted to the

## Funding models

### Model 1:

New-build for households with difficulties obtaining housing

### Model 2:

New-build to create or maintain socially stable resident structures

### Model 3:

Subsidised housing through buildings with added storeys or loft conversions

### Model 4:

Subsidised housing through a change of use

## Funds

### 1. Public building loan

- Interest-free building loan
- Partial waiver of building loan
- Minimum repayment 1.0 %
- Contribution to administrative costs 0.25 % to 0.6 %

### 2. One-off grants for

- the construction of lifts in buildings with added storeys or loft conversions
- the construction of accessible apartments that allow unrestricted wheelchair use
- the certification of sustainable construction
- the creation of innovative, experimental, ecological or sustainable construction methods and uses, as well as for additional urban planning and built heritage conservation costs
- the achievement of an energy-efficient house standard

### Controlled rent and occupancy period/subsidy period

- 30 years

### Subsidised living spaces up to

- 1-room apartments: 40 m<sup>2</sup>
- 1½ and 2-room apartments: 54 m<sup>2</sup>
- 3-room apartments: 70 m<sup>2</sup>
- 4-room apartments: 82 m<sup>2</sup>
- 5-room apartments: 93 m<sup>2</sup>
- Subsidy of additional common areas possible

WFB 2022 dated 23/08/2022

OJ p. 2633 (The validity of the WFB 2022 is limited until 01/10/2023)

Land value in €/m <sup>2</sup> usable area	Loan amount Funding model 1* per m <sup>2</sup> of subsidised living space	Loan amount Funding model 2 per m <sup>2</sup> of subsidised living space
up to € 500	2.250 €	€ 1,750
€ 501 to € 600	2.350 €	€ 1,850
€ 601 to € 700	2.450 €	€ 1,950
€ 701 to € 800	2.550 €	€ 2,050
€ 801 to € 900	2.650 €	€ 2,150
€ 901 to € 1,000	2.750 €	€ 2,250
€ 1,001 to € 1,100	2.850 €	€ 2,350
€ 1,101 to € 1,200	2.950 €	€ 2,450
€ 1,201 to € 1,300	3.050 €	€ 2,550
€ 1,301 to € 1,400	3.150 €	€ 2,650
€ 1,401 to € 1,500	3.250 €	€ 2,750
€ 1,501 to € 1,600	3.350 €	€ 2,850
€ 1,601 to € 1,700	3.450 €	€ 2,950
€ 1,701 and higher	3.550 €	€ 3,050

\* for construction completion in 2022. Reduces per calendar year of construction completion by €50

### Funding model 1

Waiver of 35% of the paid out building loan after average readiness for occupancy

### Rent amounts and subsidised housing entitlement

- Initial net rent € 6.60/m<sup>2</sup> (for construction completion in 2022. Increases per calendar year of construction completion by €0.10 / m<sup>2</sup>.)
- Rent increase of up to € 0.20/m<sup>2</sup> every 2 years
- WBS (subsidised housing entitlement): Income up to 40% above the income limit as defined in Section 9 (2) Subsidised Social Housing Act (Wohnraumförderungsgesetz)

### Funding model 2

Waiver of 15% of the paid out building loan after average readiness for occupancy

### Rent amounts and subsidised housing entitlement

- Initial net rent € 9.00/m<sup>2</sup>
- Rent increase of up to € 0.20/m<sup>2</sup> every 2 years
- WBS (subsidised housing entitlement): Income up to 80 % above the income limit as defined in Section 9 (2) Subsidised Social Housing Act (Wohnraumförderungsgesetz)





# Clearinghouse for conflicts

## Housing Coordination Office

### How does the Housing Coordination Office work?

Since 2013, the Housing Coordination Office (Wohnungsbauleitstelle) in the Senate Department for Urban Development, Building and Housing, has been the central point of contact for all participants in new housing construction in Berlin. It supports cooperation between

the authorities, project investors and all other housing market participants, in order to accelerate projects. Together with the Senate Chancellery, it acts as the office for the Senate Commission for Housing Construction. The Senate Commission is a political decision-making body for priority housing projects in the State of Berlin. This is where key political decisions are taken, central individual projects are monitored on a monthly basis and basic questions as well as conflicting goals are clarified.

The Housing Coordination Office is informed about all significant construction activity in Berlin. It promotes project developments, accelerates coordination between authorities, activates land areas for new build housing, provides advice and serves as a moderator. In the event of controversial construction projects, it also organises mediation talks, with the aim of resolving conflicting goals and removing

obstacles. Project investors can contact the Housing Coordination Office directly, as can a district or senate department. In addition to resolving conflicts in new housing construction, the tasks of the Housing Coordination Office include advising on the application of the Berlin model of cooperative building land development and its further development. In terms of content, it accompanies and supports the preparation of conceptual procedures for new housing construction, agrees on the alliances for new housing construction with the districts and enters into dialogue with the building and housing associations.

### Further information:

[www.berlin.de/sen/bauen/neubau/clearingstelle/](http://www.berlin.de/sen/bauen/neubau/clearingstelle/)  
[www.berlin.de/sen/bauen/neubau/wohnungsbauleitstelle/](http://www.berlin.de/sen/bauen/neubau/wohnungsbauleitstelle/)

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### Clearing talks

In case of conflicting goals or obstacles that delay new housing construction projects, the Housing Coordination Office organises mediation talks at its own initiative or at the request of a district, a senate department or a developer. These are held at a specialist level and are facilitated by the Housing Coordination Office. The senate and district administrations relevant to the conflict are involved.

If no solution can be found at this level, an investigation in the Senate Commission for Housing Construction can be considered.

### Senate Commission for Housing Construction

The goal of the Senate Commission's work is to accelerate important housing projects in Berlin and to improve basic framework conditions for new-builds. Since being launched in spring 2022, decisions on various projects and topics have been taken in the Commission, for example on specifying deadlines

and time-related processes, on dealing with contaminated sites or limiting road space in favour of housing.

The basis for the Commission's successful work is a multi-stage coordination and decision-making system with bodies at three consecutive levels. These meet in quick succession and are made up of different stakeholders depending on their function.

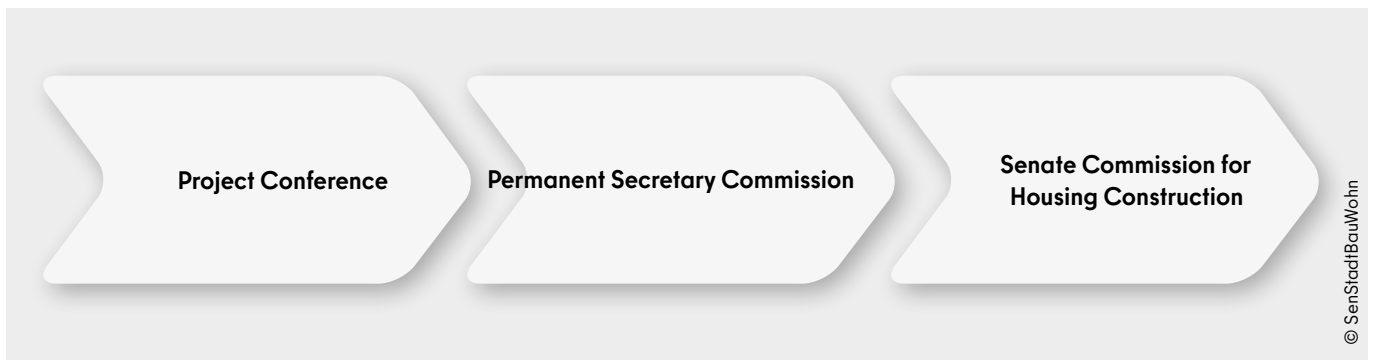
### Three decision-making stages

The first stage is the **project conference** with representatives of the senate and district administrations involved as well as other parties involved in the project. The goal of the monthly meeting at the specialist level is to find amicable solutions for all sides and bring about a fast decision in the matter.

If no consensus can be reached, the issue is referred to the **Permanent Secretary Commission**, in which all senate departments involved in the Senate Commission at the Permanent Secretary level are represented.

If problems cannot be resolved here either, they are submitted to the **Senate Commission for Housing Construction** for a final decision. This is the final instance in the three-level system; it is made up of five involved Senators and is chaired by the ruling Mayor of Berlin.

The goal of this fast-track system is to allow all matters related to housing – even in case of disagreements – to be resolved quickly. This should take place as far as possible at the project conference level, or even beforehand, so as to avoid any escalation and thus delays. The Senate Commission's work is assisted by an office comprising the Housing Coordination Office of the Senate Department for Urban Development, Building and Housing and the Senate Chancellery. This office prepares further projects and topics for decision on an ongoing basis, and at the same time subjects the resolutions made to a clearing controlling process.





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# High-rise buildings

## High-visibility projects

**European metropolises rarely have large spaces available for exemplary projects in inner-city locations. It's a different story in Berlin, especially due to the city's history.**

The destruction in World War II and the decades of a divided city have left their mark on Berlin. However, several of these marks can also be seen as an opportunity for the further development of the German capital. As the centres of the east and west parts of the city grow together, there is major potential for high-visibility inner-city projects.

### **Large willingness to invest**

Following a period of low investment pressure, the sharp increase in demand for living and residential space, offices and hotel beds in conjunction with a decrease in available space has now resulted in a greater willingness to invest in high-rise building projects.

### **Preparation and realisation**

On Alexanderplatz and in other locations, the State of Berlin has proven that it is able to comprehensively prepare complex high-rise building projects, both conceptually and with regard to planning law in cooperation with land owners and investors. Especially in partnerships whose commitment is to longer-term collaboration and sustainability, our particular support is focussed on qualifying their projects through to readiness for implementation.

With this in mind, we are able to create the legal prerequisites for realisation in different inner-city locations. In addition to Alexanderplatz, which currently offers the largest development prospects and the highest visibility potential, these locations include City West area, the areas around the Hauptbahnhof and Ostbahnhof railway stations and the Gleisdreieck area.

### **High-rise building model**

The Senate Department for Urban Development, Building and Housing developed a high-rise building model for Berlin, which formulates the qualitative requirements for high-rise building projects and their planning and design process. The objective is to promote investment security and equal treatment and to create added value for the city's development.

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Excerpt of the 3D inner city model of Berlin

### Our services

- We establish binding planning law for extensive and complex and high-quality construction projects.
- We coordinate and control multifaceted planning and design processes with all participants.
- We create investment security and equal treatment on the basis of consistent qualitative and legal specifications.
- We offer proven procedures for urban planning and architectural qualification of the projects (e.g. competition procedures, building teams).

### Our offer

- We expect an integrated project development, which creates added value for the city's development with regard to its use, function and cityscape.
- We expect qualified design and architecture.
- We strive to achieve a balanced ratio of private and public investments.
- We support diverse and sustainable mixed uses.
- We expect and promote innovative ideas and solutions to interrelated topics such as traffic and transport access, immission control and environmental compatibility.

#### Example: Alexanderplatz

The “Alex” is a prime inner-city site, Berlin’s most distinct traffic junction with very good local transport connections and one of the most important central areas, alongside the City West and Potsdamer/Leipziger Platz areas.

#### Alexanderplatz as a high-rise building location

Following reunification, Alexanderplatz, which offered large development and area potential, shifted back into the focus of debates about the inner densification of the historically evolved polycentric inner city structure.

In addition to its central location and good accessibility, the locational quality of the square is due to its direct proximity to the historical Mitte district of Berlin, with its cultural and tourist attractions, such as the Humboldt Forum, the Museum Island, the TV tower and the Nikolaiviertel area. The master plan developed by the architects Kollhoff/Timmermann which resulted from an international urban planning competition in 1993, includes ten new high-rise

towers and has been secured under planning law in local building plans, but so far only been implemented to a limited extent.

#### Further development

After revising the master plan within the scope of a participative workshop procedure in 2015, the first two high-rise building projects are now in the implementation phase (red coloured area shown above).

The principles elaborated in the workshop procedure are now to be updated and implemented. Even more construction potential is to be created for apartments, in order to establish an urban mix of living, housing and typical core zone uses at Alexanderplatz.

Construction of the tower building in the ALEXA shopping centre began in 2019. The high-rise building and block to the southeast of the Park Inn Hotel have been under construction since 2020. Both projects provide for urban mixed use with offices, apartments and retail space.



© Andrey Andronov

The Glienicke Bridge connects Berlin and Potsdam

# The Capital Region Berlin-Brandenburg

The states of Berlin and Brandenburg jointly form the Capital Region. The diverse cultural landscapes, Brandenburg's towns and villages, and the metropolis of Berlin shape the face of the region and make up its unique quality.

## Stronger together

The differences between the states of Berlin and Brandenburg complement one another in an attractive way, forming both an appealing living and economic space. This diversity necessitates coordinated development on the basis of joint concepts, and that is why the Joint Spatial Planning Department Berlin-Brandenburg was established. It develops balanced solutions for all subregions and ensures a harmony of interests.

## Together in the middle of Europe

The states of Berlin and Brandenburg are better positioned together in Europe. The location at the centre of three intersecting trans-European transport corridors creates a special locational advantage.

## State Development Plan for the Berlin-Brandenburg Capital Region (LEP HR)

The LEP HR is a guideline and instrument for the coordinated spatial development of Berlin and Brandenburg. By managing

residential development, urban sprawl is avoided, land consumption is reduced, agricultural and forestry use is secured, traffic flows are directed and CO<sub>2</sub> emissions are reduced. The LEP HR is an overall concept that actively shapes the coexistence of growth and contraction in the capital region with coordinated strategies.

## Enabling development - Settlement star area

The radial system of local rail transport in Berlin and the surrounding areas, which dates back to the 1920s, continues to serve as a backbone for the concentration of housing development along the settlement axes ("settlement star"). Housing estates, commercial areas and rail traffic are brought together in a sensible way and road traffic is reduced.

## Leap into the second tier

The continuing growth dynamic is having an increasing impact beyond Berlin and

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its surrounding area. The so-called "second tier" cities, which can be reached quickly by rail, can benefit from a new demand for housing for their development and relieve the growing metropolis.

**Central places as spatial anchors**

Four regional centres and 54 towns with medium-central functions, integrated as transport hubs into an efficient rail network, take on important supply functions for their respective surrounding areas. In central places the educational, cultural, shopping and health facilities are to be bundled for supplying the population, and settlement development should take place primarily in the further metropolitan area.

**Improving the quality of life - Interaxial spaces**

Outside of the settlement star, valuable green and recreational areas are to be safeguarded. These are becoming increasingly important against the background of increasing competition

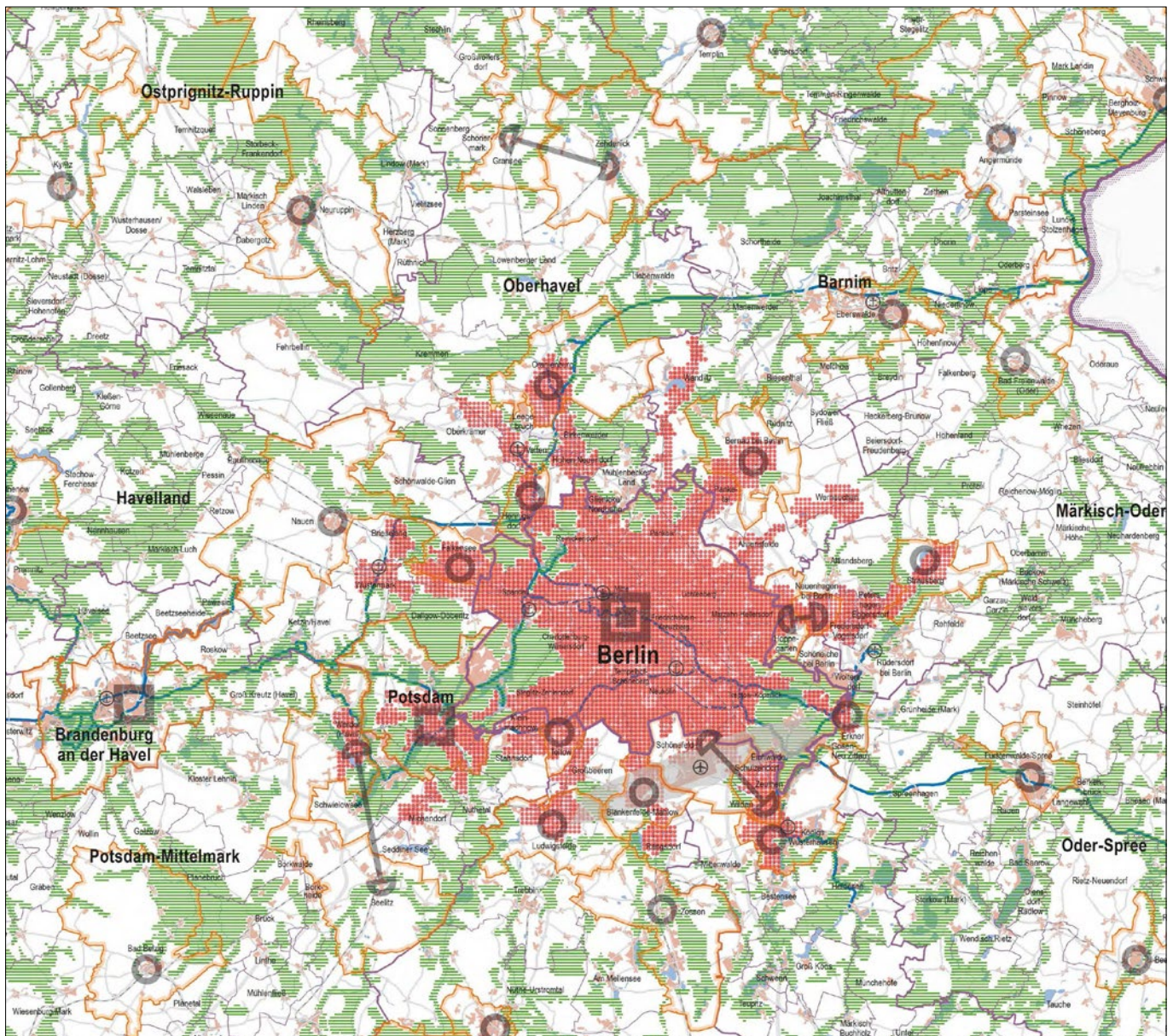
for land and space. Regional parks in Berlin and the surrounding area not only serve as local recreation areas, but also as adventure areas for leisure and culture and, above all, as climatic compensation areas for the growing city.

**Open space**

In times of high land consumption, open spaces should be regarded as something like the "family silverware" that should be cherished and developed with a view to ecology and climate protection.

**Open space network**

In an open space network, high-quality open spaces are interconnected in the sense of a "green infrastructure" and kept free from development. This stabilises the natural balance, preserves flora and fauna biodiversity and counteracts the consequences of climate change.



State Development Plan for the Berlin-Brandenburg Capital Region, designation map, effective as of 01 July 2019



# Sustainable urban development

## Open Data - Geoportal - Environmental Atlas Berlin

Geoinformation is an important tool for construction projects. To make accurate and targeted decisions quickly, it is helpful if systematically prepared urban planning, environmental and infrastructure information is accessible in a coherently organized and convenient way. In Berlin, the data is therefore comprehensively offered via the Berlin Geoportal as “open data” in accordance with the State of Berlin open data policy and the state transparency law, which is currently in the voting process.

### Geoportal Berlin

The Geoportal Berlin is the GeoHub for the capital city and, with its more than 1,200 datasets, it is one of the most broadly positioned providers of “official” geodata. In addition to the map and data display, at least two standardised geoservices (WMS, WFS, AtomFeed) are available for all topics for free and unrestricted further use and utilisation (Germany licence 2.0). The archive function can also be used to search older data stocks. In addition to the map display, the service also offers analysis and evaluation features. Download services also allow users to further use and process the content in their own applications.

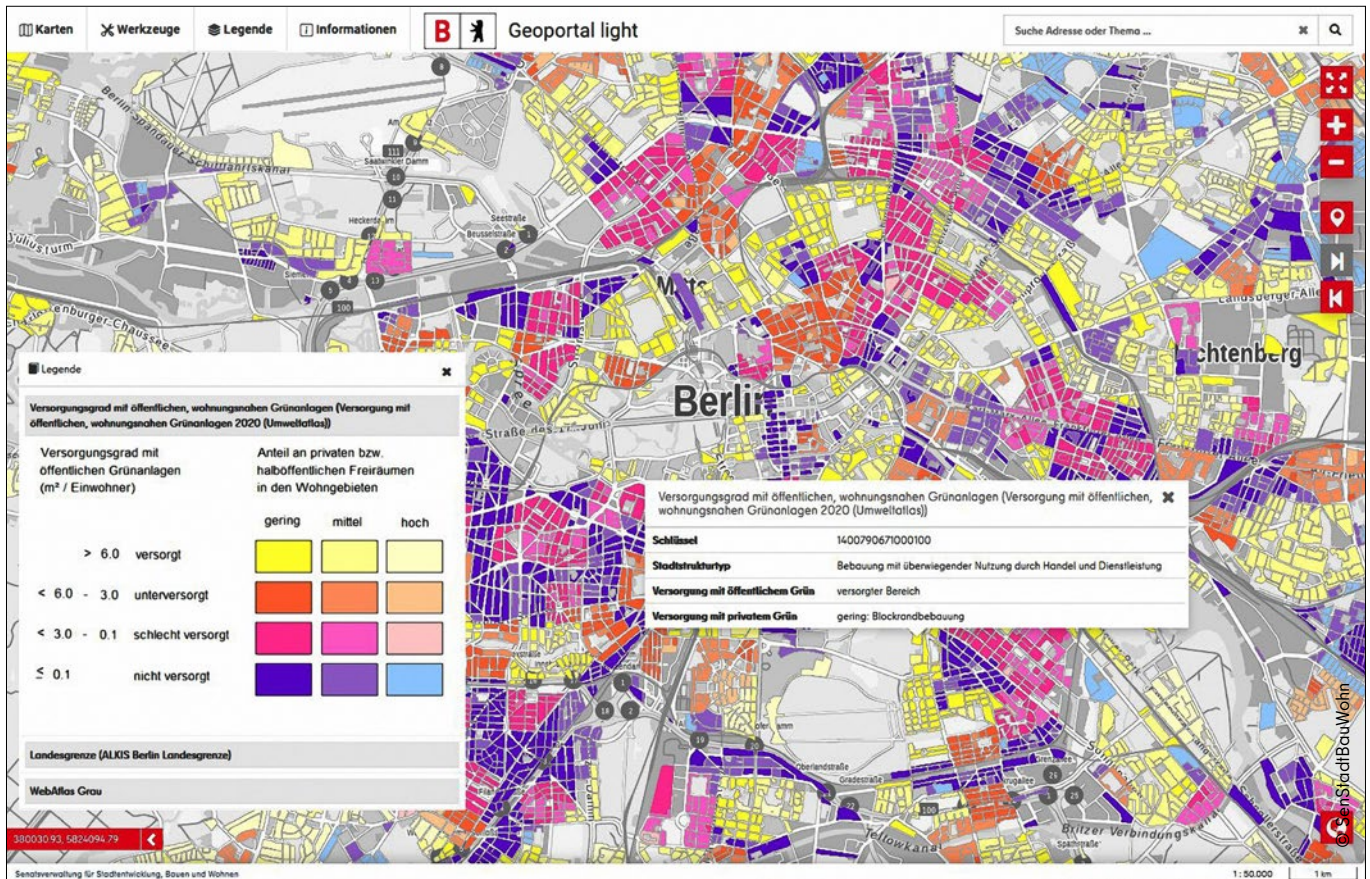
### Berlin Environmental Atlas

Interactive maps and detailed accompanying texts are the core of SenStadt-BauWohn's Environmental Atlas. They provide information on a wide range of environmentally relevant topics - for specific addresses, specific blocks of apartments or individual neighbourhoods (living environment areas, LOR). The focus is always on information relevant to planning for sustainable urban development. As a dynamic data pool, the Berlin Environmental Atlas also offers long-term development series for individual indicators, which provides additional planning reliability.

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Excerpt from the map of the Availability of Public, Near-residential Green Spaces (Environmental Atlas 2020)

In April 2021, the website was re-launched with a revised structure and improved navigation. It also offers new short introductory texts on the respective topic and a more clearly structured overview of existing time series.

### Planning and decision-making basis

The Environmental Atlas is not only intended to serve as a monitoring instrument for the ecological development of the city, but also as a basis for decision-making. The legal requirements to consider environmental concerns at all levels of planning and design are just as much a reason to use the website as are issues related to preparing decisions concerning locations.

With an English version available as well, the Environmental Atlas also addresses an international public.

### Information on leisure and recreation

The green infrastructure of a metropolis is an important locational factor for assessing the quality of life of its inhabitants. Access to up-to-date information about the availability of public green spaces that are easy for residential neighbourhoods to access and use is therefore a core topic in the Environmental Atlas. For the year 2020, together with the relevant Senate Department for the Environment, Mobility, Consumer and

Climate Protection, extensive data of the underlying detailed evaluation method was prepared for the Environmental Atlas, explained in detail with text and diagrams and are made generally available on the geoportal. The search options offered there, such as address and other spatial search functions, make it easier to procure information, for example, for users to assess their own living or workplace environment.

### Important links:

- Berlin Environmental Atlas: [www.berlin.de/umweltatlas/](http://www.berlin.de/umweltatlas/)
- Geoportal Berlin (FIS Broker): [fbinter.stadt-berlin.de/fb/index.jsp](http://fbinter.stadt-berlin.de/fb/index.jsp)
- Geoportal Berlin: [www.stadtentwicklung.berlin.de/geoinformation/](http://www.stadtentwicklung.berlin.de/geoinformation/)



# The state-owned housing companies



The six state-owned housing companies are the most important partners for the social and sustainable housing supply in Berlin.

They own 21 percent of Berlin's rental housing, or about or around 333,000 residential units. By 2026, the housing stock of the municipal housing societies will increase to 400,000 apartments. They mainly build housing for families and people who have a particular special need for affordable, age-appropriate or barrier-free, accessible housing.



The new Dessauerstrasse neighbourhood in Lankwitz

© Timo Merkau

# Vision for Berlin

degewo

Founded in 1924, with around 76,000 apartments, degewo is one of the largest and most efficient housing companies in Germany. Our buildings are located in almost all Berlin's neighbourhoods.

## A strong partner for tenants

In addition to developing our neighbourhoods and modern customer service, we consider our main task to be the expansion of our housing offer for Berlin's citizens. Only by increasing the number of rental apartments can we ensure that as many people as possible, from different segments of the population find affordable living space. That is why we are constantly expanding our portfolio. We have a great responsibility towards our tenants and as property management professionals, we offer them a liveable, secure and affordable home. Our complete service for our tenants includes taking care of the property management, facility management and social infrastructure.

## Growth through new construction and acquisition

We actively participate in the urban development of Berlin through innovative construction and renovation projects. We have developed a strategy that optimises planning, design and construction processes for the construction of new affordable apartments, thereby saving time and costs. We achieve this by applying reproducible and high-quality living space standards. To satisfy the growing demand for affordable living space in the capital, in addition to building new apartments, we also increase our housing portfolio through the acquisition of plots of land, existing properties and turnkey new-build projects.

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### Berlin is growing, Marzahn continues to grow

The Karl-Holtz-Strasse construction project: 438 apartments, a primary school, a child daycare centre and a local café revitalise the neighbourhood.

- Public paths lead through the new neighbourhood, covering more than two hectares. The paths widen to form small open spaces, thereby creating opportunities for residents and visitors to relax and meet.
- A single-storey parking level on the edge of the neighbourhood ensures car-free areas between the point block buildings, whose arrangement defines spaces and courtyards and, in urban planning terms, achieves unity between the different built-up areas of the neighbourhood.

- The various sizes of the apartments, from studio apartments for singles to large, six-room family apartments, cater to the needs of different phases in life – so that young and old, single-person households and large families live next door to one another here.
- A neighbourhood café, which will be open to all visitors, is intended to be used as a platform for informal interaction, togetherness and leisure time and activities.
- An independent and state-approved provider, which operates educational facilities with social commitment throughout Germany, has already been contracted to run the child daycare centre (60 places) and the primary school (240 places).
- Completion: summer 2022

### Living in Karl-Holz-Strasse

As part of the redevelopment project for the eastern part of the city (Stadtumbau Ost), in 2006, the former prefab buildings were dismantled due to a drop in housing demand. Since then, the resulting open space has been deemed to be building land reserves.

With the growth of Berlin, degewo feels determined to redevelop this land that it owns. Spanning around 17,000 m<sup>2</sup>, it is currently the company's largest building plot in the district.

### Social infrastructure included

Through the addition of the directly adjacent property, Rudolf-Leonhard-Strasse 7a, contributed by Land Berlin, more than 21,000 m<sup>2</sup> are now available for a mixed and sustainable neighbourhood development. An urban planning concept will now be implemented, which in addition to more than 400 apartments, also includes a child daycare centre, a primary school and commercial space. The kick-off for the conceptual and planning procedure for this neighbourhood took place as part of a workshop process.



Multi-generation district Karl-Holtz-Strasse, Marzahn



© GESOBAU AG / Thomas Bruns

# This is where Berlin lives and works!

## GESOBAU

**GESOBAU AG is committed to socially responsible housing and innovative housing concepts. The company aims to increase its property portfolio to approx. 52,000 apartments by 2026, a goal it is determined to achieve through construction, acquisition and other measures.**

### Forward-looking development of housing portfolio

Together with its subsidiaries, the municipal housing company currently owns around 45,000 apartments, primarily in the north of Berlin. The large “Märkisches Viertel” housing development built in the 1960s is GESOBAU’s most distinctive individual portfolio brand; its

modernisation to a low-energy housing estate was completed on schedule at the end of 2015, after eight years of work. GESOBAU AG is actively involved in ensuring good, safe neighbourhoods in its districts; it supports educational initiatives and schools and works towards social-spatial integration of all people living on its properties.

GESOBAU AG is currently assessing all of its existing land plots for their development potential for new builds, redevelopments and extensions, in order to fulfil the Berlin Senate’s requirements in the “Affordable rents, new-build housing and social housing supply” cooperation agreement. Furthermore, GESOBAU AG is looking for existing properties or planned new-build projects, primarily in the Pankow, Reinickendorf, Mitte (Wed-

ding district), Charlottenburg-Wilmersdorf, Steglitz-Zehlendorf, Marzahn-Hellersdorf districts and also in areas on the outskirts of the city with good traffic and transport connections.

### Purchasing profile

**Development plots:** for multi-storey residential construction from a plot size of approx. 7,500 m<sup>2</sup> or from a minimum of 50 feasible apartments

**Project acquisitions:** acquisition of residential complexes starting from a size of at least 50 units as assets or share deals

**Existing properties:** acquisition of residential complexes as well as commercial properties for conversion starting from a size of at least 50 units, with or without subsidy, as assets or share deals

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### Our offer

A place for people by people, for trying things out, as a laboratory and hub for regional food and good food, as a lively educational landscape and for joint and inclusive activities.

**It's motto: "Das Stadtgut macht Stadt gut!" ("City land makes the city good!")**

- Factories & workshops (products and services from the area's own production)
- Community centre
- World of taste and enjoyment with regional products (farm shop 2.0, bistro, kiosk, Regio Nutri Lab Hellersdorf)
- Co-working/open-plan offices
- Educational building and garden (district library spanning more than 3,500 m<sup>2</sup>)
- "Räderwerk" (mobility, movement & accessibility)
- Small-scale production, trade and service concepts

### Basic conditions

- Information and updates on the Quartier Stadtgut Hellersdorf project are available online at any time here: [www.stadtgut.berlin](http://www.stadtgut.berlin)

### Commercial

- Commercial units: approx. 43
- Total commercial space: approx. 11,600 m<sup>2</sup>

### Living

- Residential: approx. 1,500
- Total living space: 94,000 m<sup>2</sup>
- Range of areas: 25-3,500 m<sup>2</sup>
- Long-term use concepts (5-10 years)
- Starting in 2022, events and temporary uses are possible

### "Quartier Stadtgut Hellersdorf" neighbourhood

With the development of the "Quartier Stadtgut Hellersdorf" project, GESOBAU AG will have built around 1,500 apartments in the Marzahn-Hellersdorf district by the end of 2023. In the new neighbourhood, housing, cultural and educational facilities as well as business and gastronomy will interact harmoniously with each other. The listed buildings in the historic part of the city estate will be renovated and will provide space for a variety of businesses, cultural offerings and hospitality services while forming the attractive heart of the new quarter.

### Mixed residential neighbourhood

A lively residential neighbourhood with socially acceptable rents for broad sections of the population is being created on the land along Zossener Strasse and Kastanienallee. A large proportion of the apartments will be available as subsidised housing, while another part is designated especially for students and senior citizens.





WATERKANT Berlin, visualisation: Eike Becker\_Architects

# All the diversity of Berlin

## Gewobag

With over 74,000 apartments and more than 130,000 tenants, Gewobag is one of the largest housing associations in Germany. Promoting diversity and creating living space are the main objectives of the state-owned housing association, whose growth strategy is particularly focussed on new builds. In this segment, Gewobag is extending its portfolio in the medium-term by around 13,000 apartments. In total, Gewobag will invest about 3 billion euros in the next years. Building and growing - for Berlin's future

In all new-build projects, neighbourhood concerns and sustainable neighbourhood solutions are integrated elements of the design, for example, mobility centres (mobility hubs), community-based recreation areas or local energy supply and generation of neighbourhood power. By mixing use types, funding sources, stakeholders and forms of housing, Gewobag's new-build projects will do more

than create just living space: residential neighbourhoods with a high quality of life will be established, which consider people's needs right from the outset.

### Quality of life and quality living in new urban neighbourhoods

The neighbourhood developments, for example, Gewobag's currently largest construction sites, the WATERKANT Berlin and the "Schöneberge Linse" as well as the "Mein Falkenberg" project in the Lichtenberg district, stand for a growth strategy which combines the advantages of urban living with a direct link with nature. In the WATERKANT Berlin project, by 2026, a neighbourhood with around 2,500 apart-

ments on the banks of the River Havel will be built, together with WBM, which will offer quality living, nature and an urban lifestyle. In the future, more than 5,000 people will find a home here. Around 850 apartments have already been built. In addition to 4-5 storey multiple dwelling units, "Mein Falkenberg", the residential neighbourhood located on the northeastern outskirts of the city, offers terraced houses to rent and a family-friendly alternative to urban living. By 2024, a total of 606 new apartments will be completed here for Gewobag.

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### Acquisition profile of Gewobag

The basis for the State of Berlin's housing policy objective will be expanded through targeted further purchases (in different asset classes). As an economically competent and locally networked partner for joint project developments, Gewobag is ready for this.

The acquisition of more than 20,000 housing units (existing and turnkey project developments) has demonstrated the company's performance and capability in recent years. This dynamic growth will be continued by more than 10,000 additional units, which will be realised in the future mainly by own new-build construction, the acquisition of turnkey project developments and in cooperation with private project developers.

Gewobag develops – in some cases together with partners – the following asset classes on the plots:

- Residential – subsidised and privately financed
- Residential – operator properties (e.g. student residences)
- Residential – health/care/senior living
- Commercial – offices, retail, mobility

Gewobag buys – in some cases together with partners: land plots/building land/prospective building land

### The Gewobag offer

Gewobag has already advanced several project developments as a professional municipal partner together with private partners (joint venture models). It knows the Berlin housing market through the management of more than 100,000 administrative units and experience from its own project developments comprising a total of several thousand residential units.

### Project presentation – WATERKANT Berlin

Almost 600 apartments have already been completed in the first two subprojects. In order to ensure that all apartments have a direct proximity to the water, three building types were developed for this construction phase. The neighbourhood, with its modern space use concept, is a pioneer in terms of sustainable building. The future neighbourhood centre and the innovative energy concept, based on its own local heating network, are features worth highlighting. The use of regenerative energy by means of river water heat pumps and a combined heat and power plant not only ensures the supply of heat but also generates electricity right from the neighbourhood and significantly reduces the primary energy factor. In 2018, Gewobag 2018 was issued the DGNB preliminary platinum certificate for sustainability, the first neighbourhood of a municipal housing association to achieve this.

### "Mein Falkenberg" project presentation

On the northeastern outskirts of Berlin, a new housing estate for approx. 3,000 residents is currently under construction. The three Berlin housing companies, Gewobag, GESOBAU and HOWOGE, are developing the site as a community-based project. By the time it is finally completed, the number of residents in the Falkenberg district of Lichtenberg will have almost tripled. Gewobag alone is building 606 residential units for about 1,500 residents on its eight construction sites; 493 units have already been completed. Half of the housing will be detached houses in terraced form and half will be apartments in multiple dwelling units for which a sustainable energy concept has been developed. Electricity and heat are supplied by a combined heat and power plant with efficient cogeneration. A photovoltaic system generates emission-free electricity.





Johannisgärten neighbourhood - nominated for the German Developer's Award 2022

# Sustainable reconstruction and new construction of HOWOGE projects and neighbourhoods

**Develop integrated neighbourhoods with affordable housing, continue to build and add to the city - these are the important tasks of our time. With this goal in mind, HOWOGE launched its new construction initiative in 2013 and is now one of the 10 largest project developers on the German housing market today.**

HOWOGE is responsible for the quality of life of over 150,000 Berliners. The company not only creates living spaces for people, but also actively promotes the coexistence of the tenants and their neighbourhood. And last but

not least, as a major municipal housing company with a portfolio of around 73,500 apartments, it ensures that housing remains affordable in all neighbourhoods and that the social infrastructure for a growing city is created.

independently financed rental apartments as well as the development of diverse housing concepts, for example, for students and senior citizens. At the same time, the company plans and realises mixed-use projects and neighbourhoods with daycare centres, co-working spaces and managed neighbourhood multi-storey car parks. As part of the Berlin school construction initiative, HOWOGE is also building new schools and performing major renovations on existing ones in the State of Berlin.

**Innovation, experience, cooperation**  
With the acquisition of extensive housing portfolios throughout Berlin and cooperation with efficient design consultants, planning agencies and building con-

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#### Wide range of services

Over the past eight years, HOWOGE has built more than 5,000 new apartments; several thousand units are under construction or are in the detailed planning phase. In the medium to long term, HOWOGE intends to expand its residential portfolio to around 100,000 apartments, in particular through new construction.

HOWOGE's portfolio includes equal numbers of publicly subsidised and in-

tractors, HOWOGE is extending the range of high-quality and affordable housing and attractive neighbourhoods for the people in Berlin. Be part of it.

### Growth through acquisition

With the growth of Berlin and HOWOGE, the catchment area in the capital is also expanding. Project potential and developments are sought within the entire city area subject to the following criteria:

- Land plots, including commercially used property or conversion and agricultural land with development and new-build potential
- Developments with initial planning ideas, with and without planning rights or building permits
- Turnkey housing properties
- Existing housing stocks
- Assumption of the subsidised housing share of construction projects
- Minimum size: approx. 50 housing units

### Committed building partner

#### Type planning and new-build, prefabrication and digital implementation

- Design and build contractors for the overall design, planning and turnkey construction of the projects
- Lead consultants for the overall planning and design
- Design and build contractors to take on the planning and design from stage 5 and the turnkey construction of the buildings as well as the external instalments and grounds
- All individual trades (from building shell to building services through to the lock system) for trade-specific awarding of the construction works
- Partnerships between innovative general planners, committed general contractors and the experts at HOWOGE for the joint development, planning and turnkey construction of future-oriented building projects.

### The future is timber construction

HOWOGE is a professional in timber construction – and we are looking for the same to plan and realise coming new-build projects. At the same time, our doors are open for competent and innovative partners to accompany the sustainable and climate-friendly reconstruction of HOWOGE neighbourhoods.



© HOWOGE/Dombrowsky



© HOWOGE/Alexander Rentsch

Hybrid timber construction in Mühlengrund



Visualisation of the neighbourhood square, development area I

# Room, kitchen, bathroom, Berlin.

## STADT UND LAND

**STADT UND LAND Wohnbauten-Gesellschaft mbH offers around 105,000 Berliners a home in around 50,500 apartments. The housing portfolio shapes the south, south-east and east areas of the capital city. In addition, the company has 850 of its own commercial units and manages over 250 commercial properties on behalf of third parties, in addition to more than 10,000 rental units managed for third parties.**

STADT UND LAND Wohnbauten-Gesellschaft mbH continued its growth strategy in 2021 despite the coronavirus pandemic and the accompanying economic consequences. The housing portfolio has been consistently increased since 2014 from around 39,000 apartments back then to more than 50,500 apartments today. Last year, a total of 363 apartments were added, so that STADT UND LAND now owns 50,692 apartments (as of 30 June 2022).

STADT UND LAND wants to increase the housing portfolio to 55,500 apartments by 2026 through new build and purchase. The interim target of 50,200 apartments was met by the end of 2021. Since the start of the growth strategy in 2014, the Group had already built 4,015 new apartments and purchased 7,685 apartments by the end of 2021. The inventory for 2021 shows 315 newly completed apartments.

2,253 apartments are currently under construction, and specific projects with more than 2,946 new apartments are currently in the planning stage. These include the socially mixed Buckower Felder residential neighbourhood in the district of Neukölln with approx. 900

apartments, which is one of the most innovative and climate-friendly construction projects in the capital and has already been distinguished with the 2021 Climate Protection Award for it.

STADT UND LAND is refurbishing and modernising its portfolio. It focuses on creating living environments with a high quality of life and accepting social and corporate responsibility is important to the company. Therefore, it has supported numerous social, neighbourhood and integrative projects and activities, in order to help to stabilise the neighbourhoods.

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### **New construction project: Buckower Felder neighbourhood**

To relieve the tight housing market situation, STADT UND LAND is developing the Buckower Felder neighbourhood in the district of Neukölln with a total of about 900 apartments on an area of 15.3 ha (gross building land). As a municipal housing association, STADT UND LAND will provide low-cost and affordable housing for a broad spectrum of the population here, in accordance with the cooperation agreement concluded with the State of Berlin. Following completion of the planning phase, construction work has been underway since August 2021. The neighbourhood will be developed in three construction phases and is scheduled for completion by the end of 2024.

### **Heating and energy concept**

The energy supply for the neighbourhood will be highly efficient and CO<sub>2</sub>-neutral in accordance with the German Federal Office of Economics and Export Control (BAFA). The area is to be supplied via a fourth-generation heating network system in partnership with the Berlin municipal utilities. The flow temperatures of this type of heating network are low compared to conventional domestic heating networks. This enables the integration of a high proportion of renewable energy sources and the incorporation of waste heat into the system. Due to low distribution losses, heat grids 4.0 are also highly efficient. Waste heat is first recovered from the wastewater pressure pipe at Buckower Damm and then fed into the neighbourhood's heating network via a heat exchanger. The Berliner Stadtwerke maintain the heat output in the building connection stations, which are located in individual houses in the neighbourhood. From there, the heat and hot water are distributed to the apartments. In addition, electricity is generated in the neighbourhood in an environmentally friendly way from photovoltaic roof systems, which occupy approx. 40% of the roof surfaces of the neighbourhood.

### **Rainwater management and greening**

At least 80% of the roof surfaces are planted with both extensive and intensive vegetation and thus serve to retain rainwater. Together with Berliner Wasserbetriebe and the district, a pilot project is to be created here which shows that local drainage is possible even in difficult subsoil conditions. Tree trenches channel the rainwater through the root zone of the soil, where it can be partially absorbed by trees. Green spaces distributed throughout the neighbourhood and a spacious landscape park flow into the greenery of the nearby fields and facilitate rainwater infiltration. These places serve as natural retention areas; rainwater is absorbed and released again when needed in order to prevent overloading of the sewage system during heavy rainfall. Moreover, the plan is for the neighbourhood to have abundant green façades as well.

### **Mobility**

The mobility concept aims to reduce CO<sub>2</sub> emissions within the neighbourhood. The development concept implements essential components of sustainable mobility. The public streets are traffic-calmed and designed as mixed traffic areas, providing an appealing atmosphere and a high quality of life. Car parking spaces are planned for the entire neighbourhood in two neighbourhood garages. A mobility station will be docked to one garage, which will provide environmentally friendly transport services for residents. Attractive options for pedestrians and cyclists will be created, e-mobility will be promoted and a car-free area will be created as far as possible. This not only has positive effects in terms of noise protection, but also significantly reduces the ecological footprint of the urban area.



Visualisation of Buckower Felder

© reicher haase assoziierte



Ifflandstrasse project near Alexanderplatz

© Andreas Stif

# Berlin · Urban · Right in the Middle

## WBM

**Berlin. Urban. Right in the Middle.** With the highest number of rental apartments within Berlin's urban railway ring and its distinct commercial expertise and complex neighbourhood developments in the city's centre, WBM Wohnungsbaugesellschaft Berlin-Mitte mbH has a special role among the housing companies owned by the State of Berlin. With around than 33,000 rental apartments and approx. 300,000 m<sup>2</sup> commercial space, WBM is mainly concentrated in neighbourhoods of the sought-after inner city areas of Berlin, Mitte and Friedrichshain. WBM plans to add around 38,000 new rental apartments by 2026 through new-build projects and acquisitions.

WBM is the housing association for urban Berlin and specialises in high-quality existing and urban development in dialogue. WBM is adding to its portfolio in outstanding central locations, such as Berlin's Alexanderplatz, Friedrichstrasse or the popular trendy neighbourhoods around Boxhagener Platz, through modernised existing properties and new neighbourhood developments in the green and water-rich district of Berlin-Spandau.

Alongside classic new builds on undeveloped plots, WBM also de-

velops design options for buildings with potential for adding extensions within its neighbourhoods. WBM also purchases existing buildings and acquires turnkey new-build projects from private property developers. WBM offers these developers decades of proven know-how and a reliable, forward-looking project partner.

### **Added value and cooperation**

WBM's sustainable neighbourhood development aims to provide housing, recreation, leisure space and a needs-based infrastructure to a broad population group. In intensive dialogue with politicians and local stakeholders,

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**WBM.**  
WOHNUNGSBAUGESSELLSCHAFT  
BERLIN-MITTE MBH

WBM develops vibrant neighbourhoods with added value, not only in the inner city, but also in green locations. In the centre of Berlin, on the historic Fischerinsel fisherman's settlement/ corner of Mühlendamm, WBM is currently building 210 apartments, five commercial units and a daycare centre. A landscaped inner courtyard with two playgrounds enhances the quality of life in this special inner city location.

### **WBM develops complex neighbourhoods**

The development of complex neighbourhoods, especially in central city locations, is one of WBM's core areas of expertise. The development around the "Haus der Statistik" complex, directly on Berlin's Alexanderplatz, is a prime example of this: a mixed, inclusive space allocation plan with space for administration, a new town hall, cultural and social venues, as well as rental housing construction is planned with the participation of the political sphere and the community. In another open, participative process, together with five other cooperation partners, WBM is shaping the Kreuzberg Rathausblock ("Dragoner site") into a diverse, inclusive and ecologically forward-looking urban neighbourhood. It contains 100% affordable rental apartments tailored to the residents' needs, which also enables projects for community-based, intergenerational living. Commercial and cultural uses are to be retained; the project also includes a plan to create a place of learning and history.

### **Preferred locations**

Berlin Mitte, Friedrichshain-Kreuzberg, Pankow, Treptow-Köpenick, Lichtenberg, Charlottenburg-Wilmersdorf, Steglitz- Zehlendorf and Spandau districts

### **Preferred criteria**

- Project development/plot of land: efficient floor plans, sustainable housing mix, sites with a gross floor area to be created starting from approx. 5,000 m<sup>2</sup>.
- Acquisition: sustainable housing mix, normal to good condition of property, no acute need for investment or road safety

### **Acquisition of project developments/plots**

- Structure: the primary objective is rental housing construction
- Volume: preferred projects with 50 + residential units

### **Purchase of existing properties**

- Structure: acquisition of the real estate as an asset deal or share deal
- Volume: housing developments with max. 20% commercial space, 50 + housing units

### **Acquisition of project developments**

Together, degewo and WBM acquired two major project developments in Berlin-Spandau from the Kilian property group and MHMI. 1,024 rental apartments were completed in the spring of 2019 in the Pepitahöfe neighbourhood. A neighbourhood with 483 rental apartments, a multi-storey car park as well as commercial and spacious green areas has been developed on Paulsternstrasse on the planned Siemens Campus. The project was completed in late 2020.

### **Own project developments**

On Daumstrasse on the banks of the River Havel in Spandau, WBM built 364 apartments in the first construction phase. Together with Gewobag, which is also state-owned, WBM is building the WATERKANT neighbourhood there with a total of 2,500 apartments by 2024.

WBM currently has around 1,300 rental apartments in the realisation phase; a further 4,200 housing units are already in the detailed planning and design phase.



Daumstrasse project on the banks of the Havel

© Andreas Stüb

**More information**

The contents of this publication  
and further information can be found here:



