



At home in Berlin



Senate Department
for Urban Development,
Building and Housing

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Legal notice

Publisher
Senate Department for Urban Development, Building and Housing
Fehrbelliner Platz 4
10707 Berlin, Germany

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Design
glow communication GmbH

Photo credits
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At Home in Berlin – A Home for All

Berlin – place of longing, space for living, safe haven. The fascination of Berlin is still going strong. Between 2011 and 2022 alone, around 450,000 new people came to our city. That number itself is more than the entire population of some major cities.

What makes Berlin so appealing that so many people want to make it their home? It's the eventful history of the city, evolved and shaped by the inflow of people over the centuries. It's also because of its contemporary importance as the capital of Germany, as a key start-up hub in Europe, a prominent city of science and a booming metropolis with liveable neighbourhoods. And it's the values that are embraced and lived here: Berlin is the city of freedom and tolerance. Berlin is international and open-minded. Berlin is diversity in action.

As the Senate Department for Urban Development, Building and Housing, our mission is to shape and develop Berlin in a way that empowers us to master the current challenges, including those created by our growth. And to establish the foundations for the city of the future to ensure quality of life for the generations to come.

Berlin's population will grow to almost 4 million by 2030. By promoting the construction of new housing, we are ensuring that people who come to our city can find homes that are affordable for them. This goal is top priority, and there are a range of programmes, initiatives and instruments to help achieve it, such as the new 2023 affordable housing regulations, which are intended to boost the building of social housing by providing attractive financing models.

The state-owned housing companies are reliable partners for the construction of affordable new housing. And cooperatives and private developers also get involved, including from the Alliance for New Housing Construction and Affordable Housing initiated by the Berlin Senate. We want to create residential areas for people who are looking for housing and protect residential areas for those who have it.

Throughout the entire city, numerous new urban neighbourhoods are being built to accommodate a total of more than 100,000 people, all with the common goal of creating vibrant and diverse communities, with an emphasis on climate-friendly living featuring ample green spaces, areas for sports, recreation and leisure, excellent access to public transportation, job opportunities, medical care, and, of course, schools and daycare centres. But keeping an eye on existing neighbourhoods is also vital, so we focus on urban renewal, sustainable renovation, and the stabilisation of social structures as well.

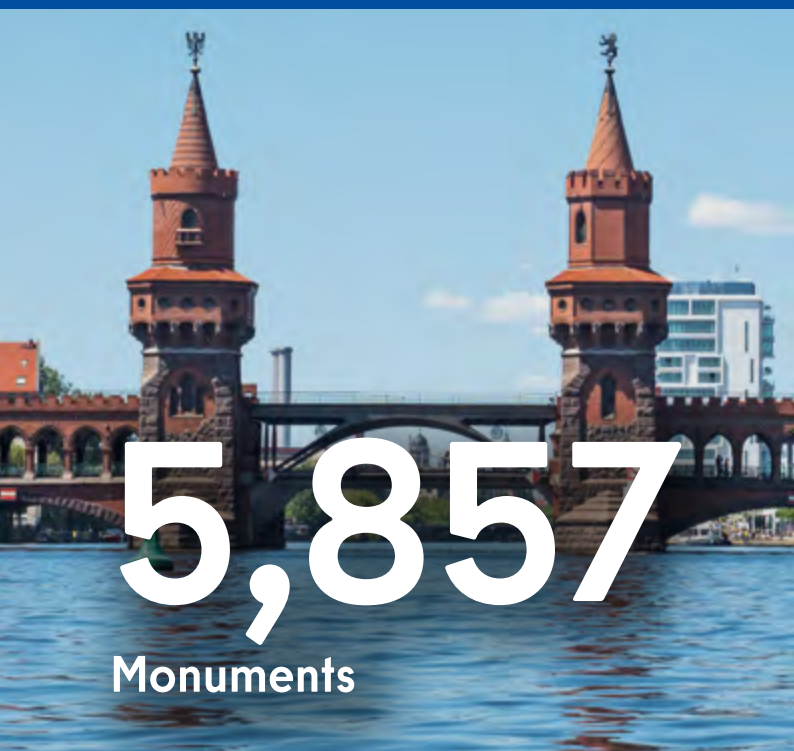
Berlin is our home, and we work for a city that people enjoy living, working, and playing in. On the following pages, we are pleased to tell you more about how we achieve this.

Christian Gaebler
Senator for Urban Development, Building and Housing

**Berlin is
booming.**
A metropolis
in numbers:

Federal state-owned apartments:

358,000



Total number of inhabitants in
Berlin:

**3.87
MILLION**



Apartments in Berlin:

**2.01
MILLION**



3

World heritage sites



Green spaces and water:

30%



Residential buildings in Berlin:

332,000



Total area of Berlin:

891 km²



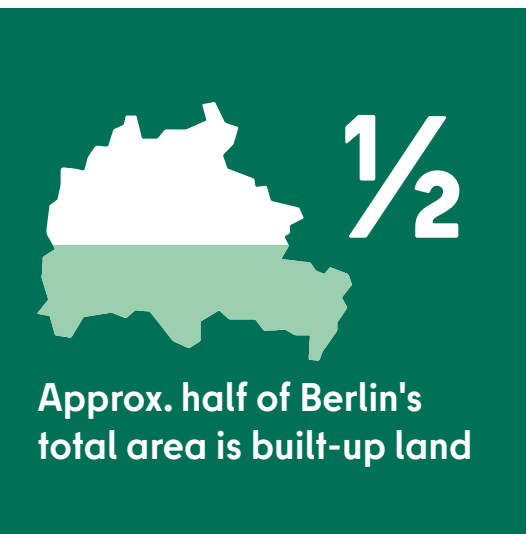
Living space per capita:

38.7 m²

City of potentials

Sustainable urban development

A city like Berlin never stands still, it is always evolving – as it has been for centuries. It grows; it changes its face; people come to us, settle here and shape their surroundings. We are meeting the many changes and challenges associated with this with forward-looking planning and a variety of concepts. They are the basis for sustainable and climate-friendly urban development.



Knowing what the city needs

The Senate Department for Urban Development, Building and Housing (SenStadt) develops strategic concepts such as urban development plans for housing, the economy, centres, transport and climate. The city-wide plans help to ensure that Berlin develops in a balanced, integrated way that is aligned with the common good. This is important in order to manage the city's growth in a way that optimally utilises the existing infrastructure and preserves the landscape and open space. So there are key questions at stake: Where is land still available for new housing or commercial development? How do we secure green spaces? Where will we need daycare centres and schools in the coming years? What can we do in urban development to counter climate change? Answers to these questions need a solid data basis. SenStadt therefore regularly produces population forecasts and enriches our urban knowledge with many other instruments and projects. Planning ahead and leveraging the city's potential at an early stage –

that is the task of SenStadt's experts. For example, in Städtengang West, an area in Berlin-Charlottenburg between the Funkturm and Grunewald S-Bahn rapid transit station, the conversion of the Funkturm three-way motorway junction by the Federal Republic of Germany opens up the opportunity for Berlin to develop a highly attractive city neighbourhood at this location in the immediate vicinity of the existing residential quarters and leisure facilities of Grunewald.

Land use plan as building master plan

SenStadt is responsible for preparing and updating the land use plan (FNP). It shows the type of land use for the entire urban area, including developed and undeveloped areas, the structure of the residential areas according to building density, the location of the mixed and commercial areas as well as the special construction areas, the most important traffic roads and the structure of the open spaces into green, forest and agricultural areas.

Forecast
population growth
by 2040

5%

3.963 MILLION





The land use plan is the preparatory building masterplan in Berlin and is adopted by the Senate and Parliament. The land use plan is the basis for further planning, e.g. development plans.

Participation rights of the citizens

Whenever something new is to be built or existing buildings are to be preserved and this requires the preparation of a development plan, it is the task of the districts as well as the Senate Department to determine the use of the land. Citizens have broad participation rights in this process. Clear legal requirements for development plan procedures ensure that all individual interests have their say and that different opinions are heard. The districts and the Senate Department play an important role in this by acting as mediators of the different interests. For us, sustainable urban development means that politics and administration work together with the citizens for the good of the city.

Joint state planning of Berlin and Brandenburg

Berlin is big, but not alone. The federal states of Berlin and Brandenburg together form the capital region. Brandenburg's diverse cultural landscapes, towns and villages and the metropolis of Berlin create an attractive living and economic area. This diversity necessitates coordinated development based on common concepts. That is why a joint state planning office was created. A regional development plan for the Berlin-Brandenburg capital region serves to control settlement development. This prevents urban sprawl, reduces land consumption, directs traffic flows and reduces CO₂ emissions.

More information
(in German):



[Link](#)

Planning principles of the land use plan (FNP)

1. **Strengthening inner development, urban mix, qualification of the existing stock**
2. **Balanced use structures in all sub-areas of the city**
3. **Securing and compatible supplementation of existing residential uses in the developed urban area**
4. **Promotion of jobs, especially in areas with good public transport accessibility**
5. **Strengthening the polycentric structure of the city through integrated development of existing centres**
6. **Protection of open space, securing green spaces, functionality of the ecosystem**
7. **Safeguarding of overriding community need sites**
8. **City of short distances; strengthening public transport, integrating commercial transport in a way that is compatible with the city**

Building homes requires a joint effort

New housing construction

To relieve pressure on the Berlin housing market, it is important to build new apartments. This is a joint task of federal state-owned housing companies, cooperatives and private project developers. The declared goal of the federal state of Berlin is to build 200,000 new apartments annually. The Senate Department for Urban Development, Building and Housing (SenStadt) uses many instruments to create the framework conditions to enable and accelerate housing construction in the capital and keep it affordable.

Gounodstrasse
© GESOBAU AG/Thomas Bruns



Rendering of new building project Altglienicker Höfe
© Baumschlagel Eberle, Berlin



Housing Development Headquarters

Since 2013, the Housing Development Headquarters (Wohnungsbauleitstelle) at the Senate Department for Urban Development, Building and Housing has been the central point of contact for all stakeholders involved in new housing construction in Berlin. To accelerate new housing construction, it supports cooperation between authorities, developers and all other stakeholders in the housing market.

The Housing Development Headquarters is informed about the main construction activities in Berlin. It promotes project developments, accelerates coordination between authorities, activates areas for new housing construction, provides advice and serves as a moderator. In addition, it organises mediating discussions in controversial

Residential and commercial building
Franz-Klühs-Strasse
© Johannes Schneeweiß





Land potential for
over
200,000
apartments

building projects to resolve conflicting goals and remove obstacles.

Senate Commission on Housing

The Senate Commission on Housing works with the aim of accelerating important housing construction projects in Berlin and improving basic conditions for new construction. Since its launch in spring 2022, decisions have been made in the commission on various projects and topics, for example with regard to setting deadlines and timelines, dealing with contaminated sites and limiting road space in favour of housing. Since its inception, it has paved the way for over 20,000 new homes.

The work of the Senate Commission is supported by an office – formed by the Housing Development Headquarters of the Senate Department for Urban Development, Building and Housing and the Senate Chancellery of the Federal State of Berlin.

Berlin model of cooperative building land development

The Berlin model of cooperative building land development introduced in 2014 regulates the conclusion of urban development contracts in Berlin in a uniform and transparent manner. Within the framework of the Berlin model, the assumption of costs for social and technical infrastructure is ensured. To maintain and strengthen a socially stable resident structure in the state of Berlin, the implementation of rent price and occupancy-linked commitments is also contractually

agreed. The quota for eligible rent price and occupancy-linked housing is 30 per cent of the residential floor area. In certain projects, it can be raised to 50 per cent.

Social housing promotion

Households that find it difficult to provide themselves with housing on the market are a particular focus of subsidised new housing construction. The new housing subsidy reintroduced in the federal state of Berlin in 2014 is the central instrument for ensuring that a sufficient share of rental apartments for people on low incomes is also created as the number of new buildings increases. In view of the growing population and the great need for affordable rental apartments, the programme volume has been gradually increased since then. So far, the construction of more than 18,000 rent price and occupancy-linked apartments has been funded (as of June 2023). The programme is continuously updated and is currently being expanded to include a third funding model. The goal is to promote up to 5,000 social housing units annually.

Alliance for New Housing Construction

SenStadt has co-initiated the Alliance for New Housing Construction and Affordable Housing, in which the various stakeholders, including politicians, administrators, and the housing and construction industries, are working to address the multi-

layered challenges – with the common goal of improving tenant protection in Berlin and combating the housing shortage through cooperation.

The federal state-owned housing companies – reliable partners

Together with its seven federal state-owned housing companies, Berlin has tackled the project of keeping rents affordable in the existing stock and creating additional living space in recent years. The companies build in all parts of the city and are reliable partners for socially fair urban development on behalf of the Senate Department for Urban Development, Building and Housing. The rents at the federal state-owned housing companies are below the average rents in Berlin. It is the declared goal of the federal state of Berlin to increase its state-owned housing stock from 358,000 currently to 500,000 in the medium term. This is to be done through new construction and through the purchase of private apartments.

**More information
(in German):**



[Link](#)



Using open spaces

Special urban development projects

The Senate Department for Urban Development, Building and Housing (SenStadt) is responsible for numerous projects of exceptional importance to urban policy. This also includes the re-use of the two former airports in Tegel and Tempelhof. SenStadt accompanies and conducts design qualification procedures in the fields of urban planning, open space planning, architecture and civil engineering and takes on a wide range of tasks in the field of building culture. The list of projects is long.

Molkenmarkt and Spree Island

Alongside the City West, Berlin Mitte is the city's most important urban centre and is of citywide, national and inter-national significance. In this central inner-city area, urban development has not yet been completed in large parts. The urban redevelopment of Alexanderplatz and its surroundings has come a long way in the last 20 years – but development is still continuing and will be characterised primarily by high-rise projects.

Climate-friendly conversion and increasing the quality of stay – this is the focus for the open space between the TV Tower and Spandauer Strasse: with lots of greenery, trees that provide shade, rainwater that contributes to cooling and areas where the urban community can meet in the immediate vicinity of the Rotes Rathaus.

The development of Molkenmarkt into a future-oriented, mixed and diverse neighbourhood with residential and cultural uses is of particular impor-

tance for the revitalisation of the Berlin Mitte district. Since 2016, there has been a valid development plan that marks the new course of Grunerstrasse and defines the planned development. A second founding core of Berlin Mitte is located on Spree Island together with Molkenmarkt on the other side of the Spree, Petriplatz formed the centre of the early twin city of Cölln-Berlin. New buildings for interreligious dialogue and the presentation of archaeological finds make Petriplatz a special place of attraction again.



Molkenmarkt
© SenStadt/Martin Pallgen

Breite Strasse and Checkpoint Charlie

The adjacent Breite Strasse is also a historically significant area. At this exposed location in the immediate vicinity of the Humboldt Forum, a lively neighbourhood with affordable living and working is being created. Checkpoint Charlie is one of the most visited sights in the city. The federal state of Berlin is planning to create an educational and memorial site there. Significant steps for the development of the memorial site were taken with the establishment of the development plan in 2020. Now the open space can be designed.

City West

The urban qualities of a European metropolis are concentrated in City West: the best infrastructure, lively residential areas as well as science, trade and cultural offerings at an international level. City West is an essential image factor for Berlin's supra-regional attractiveness and importance.

To promote the special qualities of City West, the Senate adopted guidelines for City West as overarching planning principles in 2009. They form the framework for urban development. Major projects will soon be implemented.

Berlin-Tegel and Tempelhof

Berlin has two inner-city airports that have been closed in recent years and are now being reused. Berlin-Tegel is one of the largest and most ambitious urban development projects in Europe. The research and industrial park for urban technologies – the Urban Tech Republic (UTR) – is being built on 202 hectares around the listed airport buildings. It offers space for up to 20,000 employees from science, research, start-ups and established companies. In the east of the project area, the Schumacher Quartier is being built on 46 hectares with over 5,000 affordable apartments for more than 10,000 people, and includes schools, daycare centres, sports and shopping facilities as well as many green spaces. In the Cité Pasteur and TXL Nord neighbourhoods, the plan is to build up to 4,000 additional apartments. Tempelhof Airport is Europe's largest architectural monument, a landmark of engineering and a mirror of world history. In the coming years, the building is to become a place to meet up and share ideas for Berlin, Germany and the world.

A city within the city, colourful and diverse with art, culture, creative industries, public uses and major events. With a gross floor area of around 300,000 square metres, the

Gross floor area
Tempelhof Airport Building

300,000 m²

airport building is a dominant feature of the urban landscape. The tasks lie in the preservation and reorientation of the use.

More information
(in German):



[Link](#)



We build for Berlin

Public buildings

Public buildings have always shaped the image of cities. In Berlin, the Senate Department for Urban Development, Building and Housing is building many of these public buildings. These include opera houses, theatres, museums, libraries, universities, schools, police and fire stations, court-houses and prisons. Here, we present some selected projects.

School buildings

In 2017, a rise in the number of pupils prompted the Berlin Senate to launch the Berlin School Construction Offensive (BSO), one of the city's largest investment projects: The declared goal is to create enough new school spaces and reduce the renovation backlog. The Senate Department for Urban Development, Building and Housing is primarily responsible for the construction of new school buildings, school extension buildings and sports halls as in administrative assistance to the Berlin districts. In addition, major renovations as well as the new construction of the centrally administered schools are also in the department's scope of responsibility. At BSO, we are increasingly utilising a modular type construction method. These are not temporary solutions, but permanent school buildings made of reinforced concrete and wood with modern pedagogical room concepts that are built in a short time.

Daycare centre buildings

The MOKIB project (Modular Kindergarten Buildings for Berlin) started in 2017. The aim of the project is to build new daycare centres in the short term, distributed throughout the city. The building types are constructed entirely of wood using a modular element construction method. In coordination with the Senate Department for Education, Youth and Family, projects are developed and implemented for different locations with individual outdoor facilities by the Senate Department for Urban Development, Building and Housing. The modular construction method makes

it possible to erect the buildings quickly, cost-effectively and ecologically. Through the MOKIB programme, the federal state of Berlin is creating room for a total of 1,224 new daycare centre spaces.

Science

SenStadt builds teaching and research buildings for the numerous colleges and universities in Berlin. These include, for example, the conversion and extension of the Hybrid Systems Research Building at Humboldt Universität zu Berlin, the Veterinary Centre for Resistance Research at Freie Universität Berlin, the mathematics building at Technische Universität Berlin and the Wedding Advanced Laboratories, a laboratory building for the Berlin University of Applied Sciences BHT at the Mitte campus.

These buildings are often high-tech marvels with very special requirements, such as the new building for "Research into Supramolecular Functional Architectures at Biological Interfaces" at the Freie Universität Berlin, where highly vibration-sensitive large-scale equipment and measuring instruments have found their place in the sophisticated laboratory areas.

Culture

SenStadt is building the "Archaeological House at Petriplatz" visitor centre at Petriplatz. It has been designed as a working house of archaeology and a "glass show workshop" where visitors can follow current archaeological research and processes. The floor plan follows the contour of the exposed foundation walls of the former Latin school; restored and staged, these form the core element of the exhibition and bring urban archaeology to the visitors' attention.

Bauhaus Archive - Museum for Design

In the future, the functions of the Bauhaus Archive / Museum of Design will be distributed over two buildings to enable museum and archive operations that meet the requirements of the 21st century. The extension consists of an underground base building with exhibition areas, depots, foyer and technical centres. A five-storey tower in timber hybrid construction with a height of 20.5 metres will be positioned on this base. The listed existing building is being carefully renovated while preserving the architectural quality and the substance worthy of preservation.

1,224

new daycare centre places in the MOKIB programme





Komische Oper Berlin

The Komische Oper Berlin (KOB) is an important part of Berlin's opera and cultural landscape. The KOB consists of a listed ensemble of old buildings dating from between 1890 and 1980. Large parts of the building have not undergone any major structural work for over 60 years. The stage and auditorium are now to be completely renovated and the technical facilities and equipment renewed. A new building along Glinkastrasse will create additional space, such as a room for orchestra rehearsals and a rehearsal stage.

Theater an der Parkaue

Built in 1910/11 as the Realgymnasium Lichtenberg school, the building was converted into a theatre in 1950 and has since been used by various drama institutions. The northern part of the building houses the "Theater an der Parkaue" – a state-run children's and youth theatre. The "Weite Theater", a private spin-off of the university, is located on the first floor of the transverse building. The youth club "Linse" moved into an independent building in the courtyard that is part of the ensemble. No comprehensive renovation measures have been implemented since the conversion in 1950, so that the listed building stock had a considerable maintenance backlog right from the start of the project.

Justice and fire brigade

Tegel Prison

With the replacement building for the "Teilanstalt 1" section of the prison, a detention centre for men will be built on the historic site, which will guarantee legally compliant and humane accommodation for prisoners.

Altglienicke Rescue and Volunteer Fire Station

The Altglienicke Rescue and Volunteer Fire Station was planned for the Altglienicke district of Treptow-Köpenick with its numerous housing estates and new development areas as well as industrial and scientific locations. In the new building, five vehicle stands as well as service and social rooms for around 54 volunteer fire brigade personnel are planned.

Hohenschönhausen professional Fire Station

The Hohenschönhausen professional Fire Station, which is currently under construction, will house nine vehicle stands as well as service and social rooms for about 140 emergency personnel of the professional fire brigade. The proposed site is located in Hohenschönhausen in the district of Lichtenberg, on Pablo-Picasso-Strasse between Falkenberger Chaussee and the Gehrenseestrasse S-Bahn rapid transit station.

More information
(in German):



Link



Hohenschönhausen professional Fire Station
© Architekturbüro Bastman + Zavracky

Living for life

Protection from displacement

3.87 million people are currently living in Berlin. The growth of recent years is a major task and at the same time an opportunity to maintain and strengthen Berlin's neighbourhoods as attractive places to live – for all those who already live here and for those who will still be moving here.

84%

of the total housing stock are rental apartments

A responsible urban development policy creates the conditions for all people to be able to afford their homes and for sufficient good and affordable housing to be available. The tasks of the Senate Department for Urban Development, Building and Housing in the area of rent and housing policy are manifold. They include, among other things: management of the federal state-owned housing companies, promotion of housing construction, promotion of cooperatives as well as the promotion of modernisation

and climate protection in the housing stock, but also the technical supervision of the Investitionsbank Berlin (IBB) as well as the laws and ordinances on social housing. Berlin is a city of tenants. 84 percent of the total housing stock is rental apartments. Housing and tenancy law therefore play an important role. The law on the misappropriation of housing, housing subsidies, housing entitlement certificates (Wohnberechtigungsscheine, WBS) and rent subsidies in social housing are very specific issues that affect tenants in Berlin. SenStadt is also involved in the preparation of the Berlin rent index, which is produced every two years. The rent index is an important instrument within the framework of tenancy law and serves as a pacification tool – e.g. for checking the legality of the rent demanded in the context of a rent increase request.

Safe and affordable homes for people is central to the well-being of our city. In addition, it is important to actively strengthen

the neighbourhoods and adapt the stock to the consequences of climate change. Urban development funding is an important instrument here. With more than 120 million euros annually from the federal and state governments, investments are financed to improve living and environmental conditions; centres are strengthened in terms of their diversity of uses, new places are created where people can meet up and spend time together, and sustainable green & open spaces are designed for everyone. The focus is on neighbourhoods with urban development deficits, the protection of affordable housing and the prevention of displacement.

To the rental service:



[Link](#)





Active and strong neighbourhoods

Neighbourhood development

Creating neighbourhoods that people want to live in is central to the well-being of our city. The special focus is on neighbourhoods with urban development deficits and areas that require special attention due to social challenges. Investments are being made in social infrastructure – in the form of neighbourhood meetings, cultural meeting places, playgrounds and sports grounds, sports facilities, children's and youth facilities – and in public space sports facilities, children's and youth facilities, and in public space.

Adaptation to the consequences of climate change has now become a major issue. In addition to structural investments, it is enormously important to actively strengthen the neighbourhoods and to develop, strengthen and secure socio-integrative services for the future. Funding from the EU, the government and the federal state is available to SenStadt for these tasks. Here is a brief selection:
The federal/state-funded "Sustainable Renewal" programme provides structural investments to adapt neighbourhoods to growing needs, e.g. for children's daycare centre places in the districts; the federal/state programme "Social Cohesion" programme also promotes socio-integrative offers in urban and local neighbourhoods where the

people living and working there face considerable social challenges. Neighbourhood management as well as participation and voluntary work play a central role here. The "Stärkung Berliner Großsiedlungen" programme also finances measures to support local coordination, local residents and civil society involvement in large housing estates in Berlin. Close cooperation with other senate departments and the districts is key to successful services in the areas of education, social affairs and integration. This takes place in the interdepartmental joint initiative, with which Berlin wants to support neighbourhoods better from a single source. In the 13 action areas of the community initiative, funding from the European Regional Development Fund (ERDF) will also be used in

between 2021-2027 as part of the "Europe in the Neighbourhood" (EQ) programme. Neighbourliness is also important for the people who have fled to Berlin. The "BENN" (Berlin Develops New Neighbourhoods) programme was developed to strengthen social cohesion and promote integration in neighbourhoods by creating facilities for refugees.

More information
(in German):



[Link](#)

District Festival 2022 at QM
Falkenhagener Feld Ost
© Ralf Salecker



166.524

people moved to the capital in 2021

What we also do

Special tasks

The overarching tasks are reflected in our name: **Urban Development, Building and Housing**. This includes: ministerial affairs related to construction, policy and law, financial and investment planning, EU policy and international affairs, information technology, real estate values and valuation committee. The work of our administration is wide-ranging.



Meeting of the Building Council
© Lidia Tirri



Tiergarten
Digital Colour Infrared Orthophoto 2010
© Geoportal Berlin

Building Council

In the Building Council (Baukollegium), six independent experts, together with the Senate Building Director, advise on individual projects and urban development plans of city-wide significance. The committee assesses and advises the projects with regard to urban development, architectural and open space qualities. The Building Council sees itself primarily as an advisory tool for building owners to qualify projects and as a service for the districts. The public meetings offer interested Berliners the opportunity to learn about topics and projects first hand.

State Office for the Protection of Monuments

The State Office for the Protection of Monuments (Landesdenkmalamt Berlin / LDA) is a subordinate institution of the Senate Department for Urban Development, Building and Housing. In accordance with the Berlin Monument Protection Act of 24 April 1995, the LDA, under the direction of Dr Christoph Rauhut, head of conservation, performs specialist tasks in the field of monument preservation in all districts of Berlin. The State Office for the Protection of Monuments is the point of contact for anyone involved with monuments, whether professionally or privately.

Higher Department of Monument Protection

The highest Department of Monument Protection (oberste Denkmalschutzbehörde / OD) is the ministerial level for matters concerning monument protec-

tion, monument conservation as well as the protection of UNESCO World Heritage sites. It deals with strategic topics such as the digitalisation of monument protection departments and the implementation of climate targets in heritage conservation. It exercises technical supervision over the State Office for the Protection of Monuments and is the headquarters of the State Monuments Council. In addition, the OD decides in approval procedures in the case of disagreement between the lower monument protection authorities of the districts and the specialist monument authority.

Department of Architecture, Urban Design and Planning

The Department of Architecture, Urban Design and Planning (Stabsstelle Architektur, Stadtgestaltung und Planung) sees itself as a planning workshop and supports the Senate Building Director in her goal of making Berlin more social, innovative and sustainable. It supports



urban development projects and building projects of city-wide significance and translates the guidelines of government policy into mission statements for the Senate Department for Urban Development, Building and Housing.

Geodatabase

Decisions, for example on the realisation of construction projects, can be made safely and justifiably if information from the urban planning, environmental and infrastructure sectors is systematically prepared and conveniently accessible. In Berlin, geodata on over 1,200 topics are therefore comprehensively offered as "open data" as part of the state's open data policy via the Geoportal Berlin. In addition to the map and data display, at least two standardised geoservices are available for all subjects for the free and unrestricted further use and exploitation of the data.

Highest Building Inspectorate

The Highest Building Inspectorate (Oberste Bauaufsicht) is responsible for drawing up and updating the Berlin building code and its supplementary regulations. It approves embassies as well as building projects of federal and state authorities. In addition, it is responsible for the development and implementation of structural engineering regulations within the framework of the building code with the building technology department. Among other things, it deals with the implementation and interpretation of the

Building Energy Act (GEG), the recognition of test engineers and test experts, accessibility and sustainable construction.

Climate Protection Unit

The Steering and Coordination Office (Steuerungs- und Koordinierungsstelle) was established in September 2022 and is subordinate to the executive management team and thus reports directly to the Senator. It supports the administrative offices and specialist departments in matters of climate protection and climate adaptation, especially in the building sector, and coordinates cross-departmental and cross-level cooperation within and outside the Senate Department. Its task is to identify interdisciplinary connections, to bundle and steer strategic and fundamental tasks related to climate protection and climate adaptation, and to provide impetus in terms of content.

Digitalisation

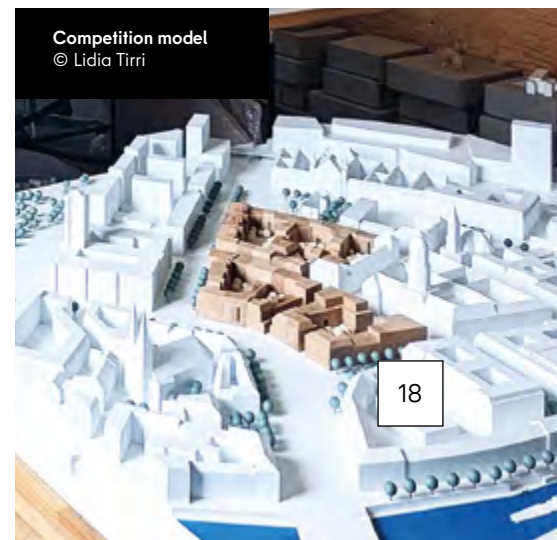
The "electronic specialist procedures and specialist controlling planning and building code law" department is responsible for the development and secure operation of IT specialist applications for the districts and senate departments when it comes to planning and building code law. This includes the following areas of responsibility: digital planning Berlin - mandatory urban land-use planning, electronic building and approval procedure, and electronic

listed building approval procedure. In addition, we are involved in cross-border committees for the digitisation and standardisation of data exchange formats.

More information
(in German):



[Link](#)



Diverse tasks for a diverse city

The Senate Department at a glance

The Senate Department for Urban Development, Building and Housing has over 1,000 employees with very different professional backgrounds and qualifications. We work in a networked and interdisciplinary way. The department is divided into nine divisions, which are the responsibility of three permanent secretaries.

Head of the Department is Senator Christian Gaebler. The executive management team and the Housing Development Headquarters (Wohnungsbauleitstelle) report directly to him. Permanent Secretary Alexander Slotty, who is also the head of the Senate Department, is responsible for construction. Prof. Petra Kahlfeldt is Berlin's Senate Building Director and State Secretary for Urban Development. Her area of responsibility also includes the State Office for the Protection of Monuments (Landesdenkmalamt), as a subordinate institution. State Secretary Stephan Machulik is responsible for housing and tenant protection.

On this page, we present a list of a summary of the tasks of the individual departments of our administration, arranged according to the areas of responsibility of the state secretaries. You can find the organigram of the Senate Department for Urban Development, Building and Housing with contact persons via the QR code.



**More information
(in German):**



[Link](#)

Building

- Urban planning
- Urban development planning
- Land use planning and urban planning concepts, urban neighbourhoods taskforce and development areas
- Planning law, mandatory urban land use planning, individual planning law matters
- Housing projects - outer city
- Ministerial affairs of building, principle and law
- Legal department/justice, legislation, intervention law, state supervision
- Specialist planning matters, expropriation authority, Bundesrat, Bundestag
- Matters relating to the Senate and House of Representatives
- Ministerial policy matters, examination and approval for structural engineering
- Ministerial policy matters, inspection and approval of transport facilities, engineering structures, technical equipment
- Building inspectorate
- Structural engineering
- Electronic specialist procedures and specialist controlling, planning law and building code law
- Joint State Planning Department Berlin-Brandenburg
- Policy matters and law
- European spatial development
- Regional planning matters
- Lignite planning and redevelopment
- Implementation of spatial development plans, regional planning procedures
- Spatial development, regional spatial plans
- Central issues
- Anti-corruption unit
- Budget matters, financial and investment planning, cost and performance accounting
- Staff
- Information technology
- EU affairs and international affairs
- Communication
- Facility management and internal services



Urban development

- Urban planning and projects
- Inner city and capital affairs
- Development plan procedures outside the Berlin S-Bahn rapid transit ring, Tempelhof and Tegel conversion projects
- Architecture, urban design, competitions
- Higher Department of Monument Protection Team
- Architecture, Urban Design, Planning Team
- State Office for the Protection of Monuments (subordinate institution)
- Structural engineering
- Project Management, Culture
- Project Management, Science
- Project Management, Education
- Project Management, Home Affairs, Sports and Justice
- Project Management, Education
- Fundamental matters of public building construction, contracting office, structural engineering
- Monitoring and service of Structural Engineering Department



Housing and tenant protection

- Housing, urban renewal, urban development funding
- Housing and rent policy, housing (construction) promotion, municipal housing companies
- Urban development/urban renewal
- Service and monitoring, personnel, budget, controlling, IT
- Neighbourhood development
- Promotion in the neighbourhood
- Safe housing aid
- Geoinformation
- Fundamental matters of geoinformation and surveying
- Geodetic reference systems, engineering geodesy
- Geographic information systems
- Geodata infrastructure
- Property values and reallocation,





Many opportunities for the development of Berlin

The new urban neighbourhoods

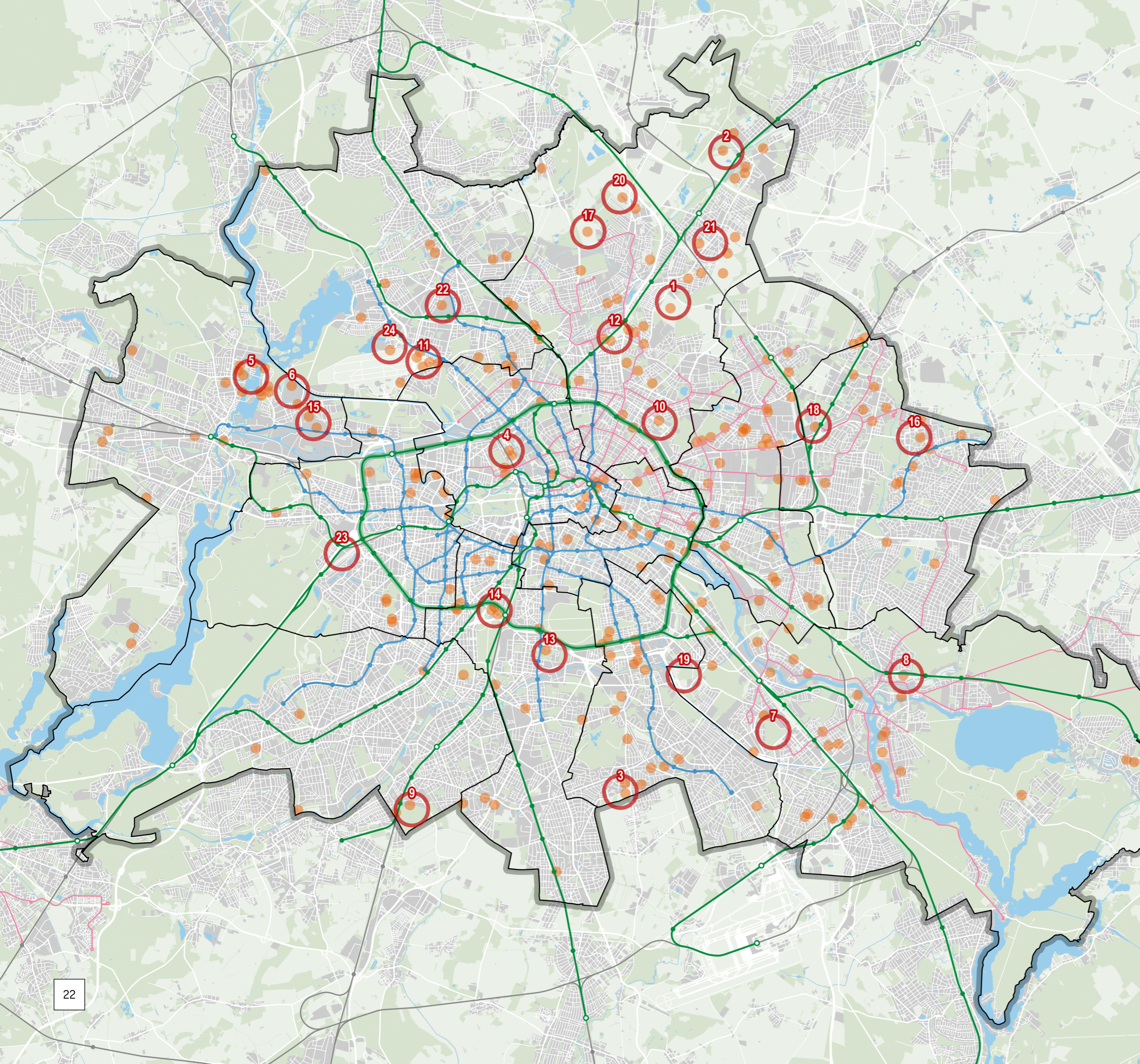
Berlin's attractiveness continues in full swing. In 2030, over 3.9 million people are expected to be living in our city. That is why Berlin urgently needs new and, in particular, affordable housing. To meet this demand, new urban neighbourhoods will be developed in addition to the re-densification and development of inner-city brownfield sites.

The Berlin Senate has set the decisive course for this. Across the city, we plan and realise new urban neighbourhoods for a total of over 100,000 people. We do not want dormitory towns, but lively neighbourhoods that are well connected to public transport, with apartments for different needs in terms of size and flexible use; with nearby workplaces, daycare centres, schools, sports, leisure and cultural facilities and a wide range of services for the people in the new neighbourhoods.

On the following pages, we present Berlin's new urban neighbourhoods. You can find current planning statuses on our project pages on the Internet, which you can easily access via the QR codes.



Where we are developing and building



- **New neighbourhoods**
 - 1 Blankenburger Süden
 - 2 Buch - Am Sandhaus
 - 3 Buckower Felder
 - 4 Europacity*
 - 5 Wasserstadt Berlin-Oberhavel
 - 6 Das Neue Gartenfeld
 - 7 Johannisthal/Adlershof
 - 8 Ehem. Güterbahnhof Köpenick
 - 9 Lichterfelde Süd
 - 10 Michelangelostrasse
 - 11 Schumacher Quartier
 - 12 Ehem. Rangierbahnhof Pankow (Pankower Tor)
 - 13 Neue Mitte Tempelhof
 - 14 Schöneberger Linse
 - 15 Siemensstadt Square
 - 16 Stadtgut Hellersdorf*
 - 17 Elisabeth-Aue
 - 18 Georg-Knorr-Park
 - 19 Dreieck Späthsfelde
 - 20 Alte Schäferei
 - 21 Projektverbund Karow Süd
 - 22 Karl-Bonhoeffer-Nervenlinik
 - 23 Stadteingang West**
 - 24 Tegel-Nord**

*) largely completed
**) in preparation
- **Locations of new buildings with 200 or more apartments**
- Federal state borders
- District borders
- S-Bahn rapid transit station
- U-Bahn subway station
- Regional train station
- Tram
- S-Bahn rapid transit ring
- S-Bahn rapid transit and regional train station

0 5 km

Date: 07.08.2023
 Conception: SenStadt | A1
 GIS/Cartography: SenStadt | A 35
 Map background: SBU (SenStadt)



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Building carefully and creating added value

NSQ Blankenburger Süden

Facts

Area size

Focus area: approx. 150 ha
Study area: approx. 430 ha

Ownership

Private, federal state-owned

Number of residential units

Approx. 5,000–6,000

Start of construction

Estimated 2030

Blankenburger Süden in Pankow is to become a new urban neighbourhood with up to 6,000 apartments. Schools and daycare centres, green spaces and 40 ha of commercial space are also to be built – well linked to the neighbourhood and connected quickly and in an environmentally friendly way by the extension of the M2 tram.

Urban classification

The future Blankenburger Süden city neighbourhood is to be built between the village centres of Blankenburg in the north and Heinersdorf to the south. The focus area extends from the location of the former University of Applied Sciences for Technology and Economics (FHTW) at Blankenburger Pflasterweg via the former sewage field, which is currently used for agriculture, to the industrial estate in the northern part of Heinersdorf.



Urban development goals and traffic development

Within the framework of the project "Stadt behutsam weiterbauen im Blankenburger Süden", structural problems such as the lack of daycare centres, schools and social facilities will be solved. The focus is also on the sustainable solution to the supra-regional traffic problems as well as the development of the new urban neighbourhood (above all the expansion and qualification of public transport, bicycle and pedestrian traffic, motorised individual traffic and commercial traffic). There are plans to extend the M2 tram line to the Blankenburg S-Bahn rapid transit station. The new urban neighbourhood is to be developed under the guiding principle of "diversity and community between Blankenburg and Heinersdorf". This includes the implementation of different building typologies, a diverse mix of uses (residential, commercial, social, cultural, health, etc.) and a comprehensive offer in the area of green infrastructure, as well as the allocation of land and structural implementation by various developers. The new services will be functionally and structurally linked to the neighbourhoods and provide added value for them (e.g. solving problems that already exist).

Housing policy goals

The interconnected federal state-owned land in the focus area is used for agricultural purposes and offers space for a new urban neighbourhood with approx. 5,000 to 6,000 apartments. Among other things,

federal state-owned housing companies will take on the task of building urgently needed affordable housing. In addition, a mix of different housing offers (price segments and types of housing) will be realised by other property developers, such as social associations, building groups, co-operatives and private individuals. In addition, the construction of new apartments in the centre of Heinersdorf is also planned through the "Alte Gärtnerei Heinersdorf" sub-project. A development plan is currently being drawn up for this.

Social infrastructure

In the new "Blankenburger Süden" city neighbourhood, the realisation of four schools at two locations is planned: A primary school and a secondary school will be built in the southwest of the former sewage site; another school location with a primary and secondary school will be realised in the north of the focus area, at the transition to Alt-Blankenburg. In addition, a sufficient number of daycare centres for children will be built in the focus area. Other educational and cultural facilities (music school, adult education centre, library) will also be located in the vicinity of the northern school campus.

Ecological goals and qualities

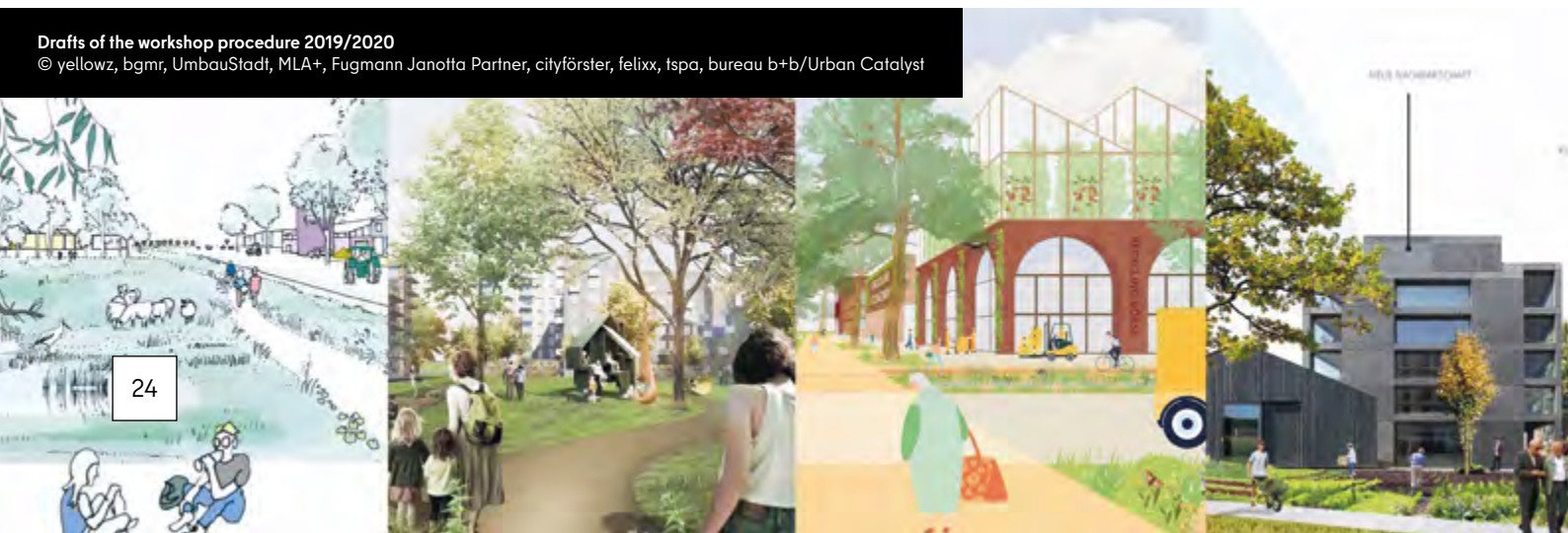
The aim is to create an ecologically high-quality urban district that includes the preservation and qualification of existing ecological qualities, a "green framework" based on the district's biotope network

planning as a guideline for urban development, an above-average share of environmental transport in the traffic to and from destinations, decentralised and semi-centralised solutions for rainwater management, and urban development responses to the requirements of climate change. In preparation for this, basic ecological, climatic and energy studies have been and are being carried out, the results of which will generate action requirements for the realisation of an ecologically high-quality city neighbourhood.

Further information about the NSQ Blankenburger Süden (in German):



[Link](#)





© studio wessendorf/Grieger Harzer Landschaftsarchitekten

Built on firm ground: 2,700 apartments

NSQ Buch - Am Sandhaus

Facts

Area size

Framework plan approx. 180 ha, approx. 22 ha of building land, further housing potential in the surrounding area

Ownership

Private, federal state-owned

Number of residential units

Approx. 2,700

Start of construction

2026

The Buch - Am Sandhaus area is located on the northern edge of the Pankow district in the Buch district. On a total area of around 57 ha, a lively, attractive, climate-friendly and socially mixed urban neighbourhood will be developed along the street Am Sandhaus and on the site of the former hospital of the state security (Stasi), providing space for around 2,700 new apartments.

Urban classification

The Buch - Am Sandhaus area stretches between Wiltbergstrasse and the railway line with the Buch S-Bahn rapid transit station in the east, the former sewage fields, which are used for agricultural purposes and are partly under landscape protection, with the Moorlinse in the south and Hobrechtsfelder Chaussee in the northwest. The area also includes the grounds of the former hospital of the state security (Stasi). To the north are extensive wooded areas; to the west a nature reserve, and to the east the Ludwig-Hoffmann-Quartier.



Urban development goals and traffic development

The realisation of the new urban neighbourhood will remedy existing urban development deficits in the settlement area in the north of Pankow in Buch and utilise sealed surfaces, public transport and residential development potential in this settlement area. Despite the peripheral location, one ideal prerequisite for a new - and low-

car - city neighbourhood is already in place in the form of the Buch S-Bahn rapid transit station.

The new urban neighbourhood will complement the health, science and technology hub as an attractive and ecological place to live in direct proximity to the countryside. In addition, the expansion of the town centre at the S-Bahn rapid transit station into a lively centre can open up efficient and useful development. The area of the former government hospital was shown as commercial building land and forest during the course of the land use plan amendment.

Housing policy goals

The Buch - Am Sandhaus area offers development scope for the construction of approx. 2,700 dwellings according to the land use plan and after concretisation by the preferred variant of the urban planning review procedure. In addition, around 700 apartments have been realised in the Ludwig-Hoffmann-Quartier north of Wiltbergstrasse and around 300 new residential units will currently be

added. In addition, further potential for new housing construction in the area of Buch-Süd, totalling approx. 650 residential units, is being examined in the course of an in-depth urban development study. About 550 additional residential units could be realised through re-densification in the neighbouring existing housing estates.

Social infrastructure and green spaces

With the amendment of the land use plan in 2019, both the prerequisites for the intended housing construction were created and the adjacent high-quality green and natural spaces were secured. The district of Buch also has a wide range of social infrastructures for education, children and young people as well as for senior citizens. The "Am Sandhaus" primary school is located in the planning area itself. In order to cover the existing needs as well as the additional needs of the new urban neighbourhood, a further primary school with four forms is planned in addition to new daycare centres.

Ecological goals and qualities

The residential areas in the planning area will be predominantly developed through densification of existing settlement structures and the re-use of already derelict land. This approach will keep the new use of open space to a minimum. For a feasible settlement structure, however, the

proportional use of open space and forest areas cannot be avoided. At the same time, extensive areas of forest and open land with a high value for nature and landscape will be secured in the long term. For these reasons, the urban design concentrates the planned development in a dense construction format on the area along the Am Sandhaus street. Generous distances are maintained from the areas of the former sewage fields and the Moorlinse moorland area, which are essential for the protection of species. A special focus of the study will be the avoidance of impacts on the groundwater in order to guarantee the preservation of the moorland areas and their important functions for the protection of species.

Further information about the
NSQ Buch - Am Sandhaus
(in German):



Link





Award-winning new housing construction NSQ Buckower Felder

Facts

Area size
Approx. 16 ha

Ownership
STADT UND LAND,
federal state-owned

Number of residential units
Approx. 900

Start of construction
Already started (September
2021)

In the south of Neukölln, the federal state-owned housing development company STADT UND LAND and two cooperatives will build around 900 apartments by 2026. Due to the particularly ecological, climate-conscious and forward-looking planning, the project was distinguished with the 2021 Climate Protection Award.

Urban classification

The new urban neighbourhood is located in the south of the district of Neukölln in the Buckow district, directly on the Berlin city border. Characteristic of the surrounding area is the alternation of detached houses and large-scale 8- to 15-storey apartment buildings embedded in green spaces. To the west of the planning area is a riding facility with stables, lunging hall and residential buildings.



Urban development goals and traffic development

The new urban neighbourhood will contribute to meeting the need for new housing. Development plan 8-66 defined a general residential area and a large public park with a playground. The planning area is accessed via Gerlinger Strasse and Buckower Damm and is intended to be car-free inside its boundaries. Both streets are served by BVG bus lines. The nearest underground station (U7) can be reached in about ten minutes by bus and bicycle. The requirement plan for the local transport 2019-2023 includes a tram line to be implemented in the long term along Buckower Damm and another from the Hermannstrasse S-Bahn rapid transit and U-Bahn subway station to Buckow Süd.

Housing policy goals

The urban development project will create around 900 apartments. The development plan ensures that at least 30 per cent of the floor area will be publicly subsidised housing. Apartments for refugees are also being built in the neighbourhood. In addition, around 20 per cent of the floor space was leased to suitable third parties committed to the common good, in particular housing cooperatives. They form an essential building block of future diversity in the area.

Social infrastructure and green spaces

STADT UND LAND will build a daycare centre for around 100 children in the northwest of the planning area. In addition youth centre is to be integrated in the northwestern construction area. In the west of the planning area, a multifunctional area (close-to-nature public green space) is secured by the development plan. In addition to the residential recreational function, the area is available for the retention and infiltration of rainwater and thus also serves to compensate for the impact on nature and the landscape.

Ecological goals and qualities

The development plan contains extensive provisions for the revegetation of the building plots. Tree planting as well as roof and façade greening are secured. Installations for the use of renewable energy sources (e.g. solar energy) are also permitted above the top edge of the building. In addition, the urban development contract requires the creation of an innovative energy concept based on the premise of a low-CO₂ heat supply. The concept, which is currently being implemented, aims to achieve climate neutrality in terms of heat supply. For this purpose, heat is extracted from wastewater, distributed with a LowEx network and supplemented with solar systems and

heat pumps.

The agricultural area located in the western part of the planning area will be developed as a species-rich fresh pasture. An innovative concept for dealing with precipitation water is being implemented: Rainwater from public roads is to be retained within the area and reintroduced into the natural water cycle.

This holistic approach to the Buckower Felder, especially with its ecological objectives created and secured by development plan 8-66, contributed significantly to the project being distinguished with the 2021 Berlin Climate Protection Award.

Further information about the
NSQ Buckower Felder
(in German):



[Link](#)





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Walking to the main railway station and the government district NSQ Europacity

Facts

Area size

Approx. 40 ha

Ownership

Predominantly private

Number of residential units

Approx. 3,000

Start of construction

Largely completed

Europacity comprises an area of approx. 40 ha to the north of the main railway station. Housing, jobs, retail and culture as well as open spaces offer great potential for the new urban neighbourhood.

Urban classification

Europacity is bordered to the west by the railway tracks to Moabit. In the north, it ends at Perleberger Brücke (Wedding) with very heterogeneous use structures. To the east, the Berlin-Spandau Canal forms a border with the Mitte district. It is thus located in the immediate historical border area. The main railway station and the adjoining government district dominate the south.



Urban development goals and traffic development

The area north of Berlin's main railway station lost its railway function after the war and functioned as an underused commercial space until the 2010s. The conversion area offered Berlin the opportunity to realise a new urban neighbourhood and implement an urban redevelopment project. Europacity, a highly dense inner-city neighbourhood with mixed use structures, will be created by about 2025.

In addition to the public construction projects, i.e. the neighbourhood development, a new waterfront promenade, two city squares and a pedestrian bridge over the canal and the railway tracks, the more than 40 private construction projects will create around 3,000 residential units and 360,000 m² of office and commercial space. To the south, towards Berlin's main railway station, the highest density is being built with four high-rise buildings. To the northwest, towards the Perleberger Bridge, higher density areas are also being built. To meet the demand for social infrastructure, three daycare centres will be built, along with a primary school on a federal state-owned plot in the adjacent Chausseestrasse/Boyenstrasse neighbourhood.

Thanks to its proximity to Berlin's main railway station, the new urban neighbourhood is well connected in terms of transport. The frequency of buses on Heidestrasse could potentially be improved. Whether further adjustments are necessary is subject to further development.

Housing policy goals

With the realisation of the Europacity city neighbourhood, 3,000 new apartments will be created on the 40 ha site. Of these, a total of 215 apartments will be socially subsidised and 24 will be price-controlled. Exclusively private developers will build rental apartments as well as owner-occupied apartments. Proportionally, the properties are mostly rental apartments. Most of the development plans were established before the introduction of the Berlin model for cooperative building land development.

Since the start of the project, the overall development has come a long way. East of Heidestrasse, almost all planned measures have been implemented. West of Heidestrasse, the individual projects will be largely completed by 2025. A total of approx. 360,000 m² office, retail and gastronomy and dining space as well as around 300,000 m² residential

space (about 3,000 residential units) will be realised. In addition, there is the waterfront promenade, squares and green spaces, a bridge over the canal, daycare centres and the completed "Am Nordhafen" primary school. The Hamburger Bahnhof Museum and the Rieckhalle will be preserved.

Social infrastructure and green spaces

To meet the needs of the social infrastructure, 24 daycare centre spaces in three daycare centres and a primary school with 292 spaces were realised. The creation of a riverside promenade along the Berlin-Spandau Canal, the Nordhafenpark and the Nordhafenplatz offer recreational opportunities.

Ecological goals and qualities

In the context of the development plan procedures, the topics of ecology, rainwater management, emissions, compensation and replacement were extensively investigated and the results integrated into the subsequent planning.



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Further information about
the NSQ Europacity
(in German):



[Link](#)



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13,000 apartments built at the waterfront

NSQ Wasserstadt Berlin-Oberhavel

Facts

Area size

Approx. 206 ha

Ownership

Private, federal state-owned

Number of residential units

Total approx. 12,750

Start of construction

Already started
(2017; 2nd construction stage)

Wasserstadt will be one of the largest new urban neighbourhoods in Berlin and extends into the district of Spandau on both sides of the Havel River. A new urban neighbourhood will be built here with a total of over 13,000 apartments, of which around 8,500 have already been built since 2015, as well as schools and daycare centres, green spaces and commercial areas.

Urban classification

The conversion of the former armament and industrial sites north of Spandau's old town, in the catchment area of the Havel around Eiswerder Island, into a new urban neighbourhood has been one of Berlin's most important development projects since the beginning of the 1990s. Stretching along both sides of the Havel is a district of 206 ha in which a total of over 13,000 new apartments will be built by 2027, along with schools and daycare centres, green spaces and commercial areas. Wasserstadt is part of the constantly developing Westraum, which consists of Garten-



feld Island, Siemensstadt Square and the Urban Tech Republic on the site of the former Tegel Airport.

Urban development goals and traffic development

The conversion of (old) industrial sites on the Spandau Havel offers the opportunity to develop a mixed-use city neighbourhood with a high proportion of housing, services, jobs, shopping facilities and social infrastructure in a direct waterfront location. The planned mix of living and working is designed in correspondence with the old town of Spandau. The permeability of the urban structures and their orientation towards the water create new residential and living qualities that also revitalise and strengthen existing neighbourhoods in Haselhorst and Spandauer Neustadt. The development area has good road access. Public transport is currently only accessible by bus and the connection to the Haselhorst underground station (U7) or Spandau station. In order to ensure attractive accessibility even without motorised private transport, the connection to the public transport network must be improved.

Housing policy goals

With the continued construction of Wasserstadt Berlin-Oberhavel, around 8,500 additional apartments will be realised starting from 2015. Under the label "Waterkant Berlin", the federal state-owned housing companies (WBG) still have potential space for around 4,250 apartments in Wasserstadt. In addition, around 4,250 apartments can also be developed by private investors. According to the cooperation agreement, the federal state-owned WBG will offer up to 50 per cent of the new apartments at reduced rents. When drawing up new development plans, the Berlin model of cooperative building land development is applied on a mandatory basis. This ensures that the Wasserstadt Berlin-Oberhavel neighbourhood will have a balanced housing supply and thus a socially mixed population structure.

Social infrastructure and green spaces

The growing need for social infrastructure facilities, such as schools and daycare centres, associated with the advancing housing construction activity, will be adapted and realised in parallel with the planning. To further provide the population with open and green spaces, the purchase of the northern half of Eiswerder Island is currently being prepared. It will be preserved as a public park, club site and cultural location.

Ecological goals and qualities

Due to the existing contaminated site situation, the consideration of groundwater protection due to the location of significant partial areas within a water protection area and their management, the rainwater treatment is determined by the specifications of the water authority. In the case of the re-planning of already established development plans, no further-reaching regulations on interventions or compensatory measures are generally required in Wasserstadt. In the context of the transport link between Wasserstadt Berlin-Oberhavel and the neighbouring new housing developments to the east, dealing with the beaver population is becoming increasingly important in terms of species protection.

Further information about the NSQ Wasserstadt Berlin-Oberhavel (in German):



[Link](#)





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An island becomes a city neighbourhood

NSQ Das Neue Gartenfeld

Facts

Area size

Approx. 59 ha

Ownership

Predominantly private

Number of residential units

Approx. 3,700

Start of construction

2023

Around 3,700 new apartments are being built in the northern part of Siemensstadt. The best idea for the new urban neighbourhood was sought and found in a competition. The reactivation of the Siemensbahn rapid transit line will further improve the connection to public transport in the future.

Urban classification

Gartenfeld Island is located in the district of Spandau in the west of Berlin in the Siemensstadt quarter, close to the border of Charlottenburg and the former Tegel Airport. The approximately 59-ha site, previously an industrial wasteland and underused commercial area, is one of the few large interconnected housing development potentials in Berlin close to the city centre. This gives the area - which is surrounded by the Berlin-Spandau Canal and the Old Berlin-Spandau Canal - a special urban development policy significance.



Urban development goals and traffic development

In view of the loss of function of an intensively used industrial site of the Siemens company, the potential exists to transform the northern sub-area into a mixed-structured residential area and to develop a high-quality, low-car and innovative city neighbourhood. Securing and qualifying commercial use in the southern part of the island is a premise for this. In addition, the planning of a school campus is being implemented.

A framework plan for a new urban neighbourhood with its own character is available for Gartenfeld Island as the result of an urban planning competition. It envisages a central boulevard along the listed and striking urban Belgien-Halle, where the central functions (school campus with daycare centre and school facilities, public transport access, mobility hub, retail, etc.) will be concentrated.

Due to its island location, transport access is a particular challenge. The current development via Gartenfelder Strasse and the bus line running there is not efficient enough for a new urban neighbourhood with up to 7,400 new inhabitants. Therefore, the construction of a new superordinate main road as well as the public transport connection via a new tram line and a bicycle path including a

new bridge connection are planned. In light of the special biodiversity and protected biotopes in the planning area, the compatible integration of the traffic and construction measures is a special challenge.

Housing policy goals

In total, the development of the city neighbourhood "Das Neue Gartenfeld" is expected to create about 3,700 new apartments. The central project owner is a consortium comprising the federal state-owned housing company Gewobag participates along with a property developer and cooperatives. It alone plans to realise about 1,200 apartments in Gartenfeld. South of the old Berlin-Spandau Canal, residential construction and housing potential that can be activated in the short to medium term is in the realisation phase, totalling more than 2,000 residential units.

Social infrastructure and green spaces

The establishment of a school campus with a community school is planned. This campus will also meet the existing demand for school spaces in the wider vicinity of the planning area. The demand for daycare centre spaces will be met in the planning area.

Ecological goals and qualities

The effects of the plans on recreation and species protection, especially in connection with the traffic development and the necessary connection to the Upper Havel waterfront, were examined and taken into account in the planning process. The contaminated site situation in the planning area is largely known and has also been taken into account. Due to the contaminated site situation and the location within the Tegel water protection area, among other things, the focus of the precipitation water management concept is on the purification and treatment of precipitation water, which can then be used as process water in the area.





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A home for science, business and housing

NSQ Johannisthal/Adlershof

Facts

Area size

Approx. 420 ha

Ownership

Private, federal state-owned

Number of residential units

3,200 realised, 590 under construction, 1,800 in planning

Start of construction

Residential construction underway since 2004; new housing on Eisenhutweg starting from 2022; neighbourhood on Segelfliegerdamm ("Müller Erben") starting from 2025

The urban development area "Berlin-Johannisthal/Adlershof" is an integrated science, business, residential and media location, which has been in development by the federal state of Berlin since the mid-1990s. Around 5,500 apartments are being built around the centrally located landscape park.

Urban classification

The 420-ha area is located in the southeast of Berlin in the middle of the Airport Region BER and the new investment corridor extending from BER to the main railway station. With almost 1,300 companies, the Humboldt University of Berlin and eleven non-university research institutions, the city of science offers a density of innovative companies and institutions that is unique in Germany. There are currently about 28,000 employees here, plus about 6,600 students. Approximately 6,000 residents now live here (as of 31-12-2022).



Treptow-Köpenick

Urban development goals and traffic development

In 1993, the master plan for the development of a science and business location with a central landscape park on the site of the former Johannisthal Airfield was drawn up and modified in the years that followed. The concept was updated according to new requirements and successively realised. The prerequisite for this was extensive development measures. The urban development goal of eliminating the formerly isolated location of the site in the urban fabric and improving the connection to the neighbouring quarters was realised, among other things, through the reconstruction of the S-Bahn rapid transit station with bridge widening and the construction of a new superordinate development network. The extension of the tramway to Schöne-weide could go into operation in autumn 2021. A new foot and bicycle path bridge over the railway and the Adlergestell has been secured in planning and is in preparation.

Housing policy goals

Approximately 3,200 apartments have already been built within the entire development area. This includes a high proportion of rental

apartments. The builders were private investors, several housing cooperatives and municipal housing companies. In addition, over 500 units for student housing have been created. Of the 5,500 apartments planned, about 37 per cent will be built by municipal housing companies and 13 per cent by cooperatives. Emphasis is placed on family-oriented and student housing as well as special forms of housing.

Social infrastructure and green spaces

At Eisenhutweg/Hermann-Dorner-Allee, the construction of a community school, which is part of Berlin's school construction campaign, was secured under planning law at the end of 2021. A primary school is being planned between Gerhard-Sedlmayr-Strasse and Landschaftspark.

The development area houses seven daycare centres with a total of 580 spaces, which have been built or expanded in recent years. Another three daycare centres or facilities with a total of 280 spaces are planned or under construction. In 2004, a three-field sports hall for school and club sports was built on Merlitzstrasse with funds from the trust assets. A privately run nursing home for the elderly with 103 spaces was built on Eisenhutweg.

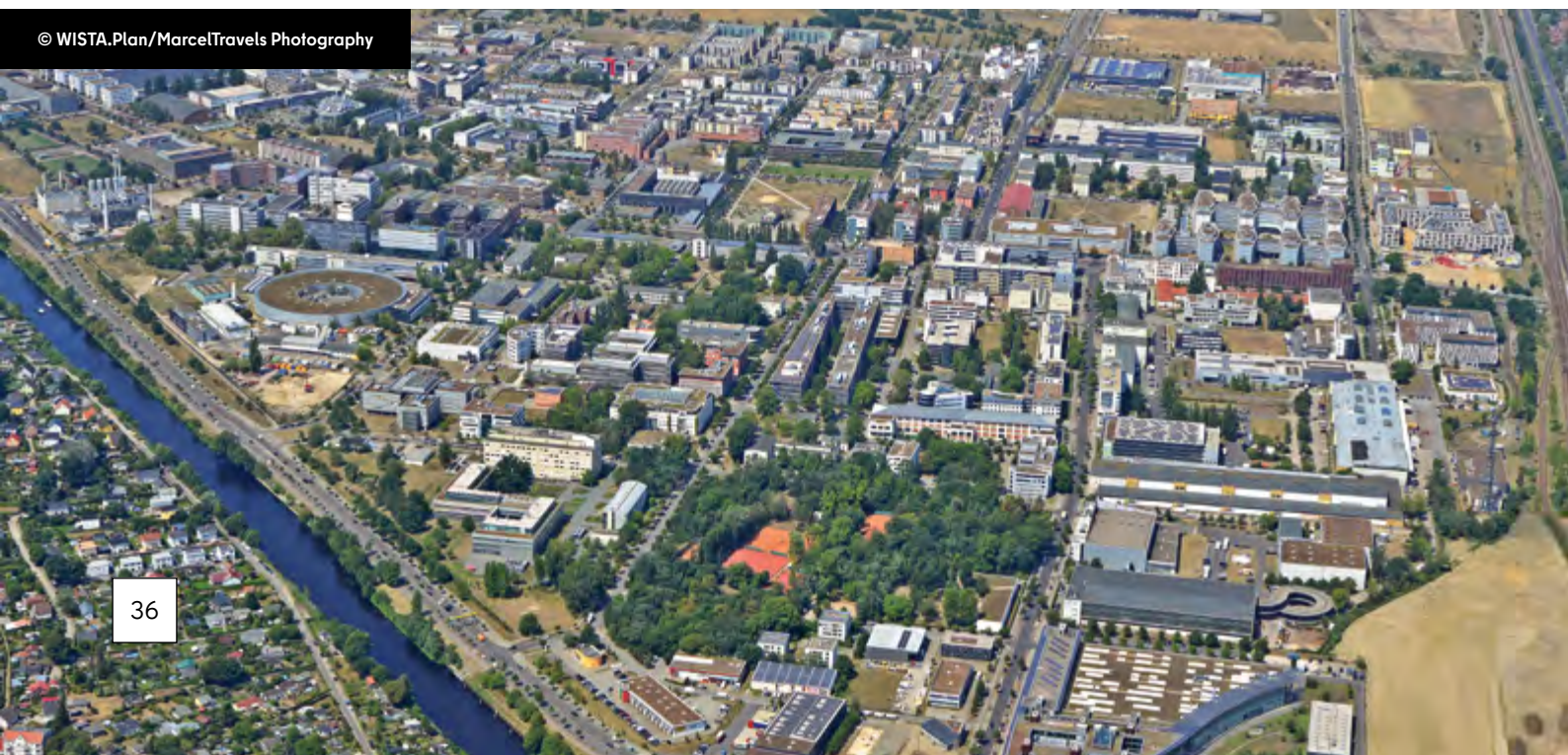
Ecological goals and qualities

In principle, impact/compensation assessments are prepared for all development plans in the "Berlin-Johannisthal/Adlershof" development area. A large part of the compensation or mitigation of the (possible) interventions in the building areas is ensured by the almost area-wide stipulation of the "ecological standards": rooftop greening, a minimum number of trees on the non-buildable areas of the site, the limitation of the site occupancy ratio (GRZ), water-permeable path structures and the infiltration of surface water. In the process, the climate protection goals of the federal state of Berlin and the resulting new requirements of Berliner Wasserbetriebe water utility for rainwater drainage will also be implemented.

Further information about the NSQ Johannisthal/Adlershof (in German):



[Link](#)





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On track for a new neighbourhood

NSQ former Güterbahnhof Köpenick

Facts

Area size

Approx. 36 ha

Ownership

Predominantly Federal Railway Assets (BEV) and private

Number of residential units

Approx. 1,800

Start of construction

School, primary school in the north spring 2024; first residential units end of 2026 at the earliest

An innovative, climate-neutral and low-car residential and commercial quarter with 1,800 apartments, alternative mobility, green and open spaces, schools and other social and cultural facilities will be built at the former Köpenick freight station.

Urban classification

The western part of the area of the former Köpenick freight station, with the Köpenick S-Bahn rapid transit station and future regional railway station, borders directly on the main centre of Bahnhofstrasse in the Treptow-Köpenick district. The area extends from there westwards to about the Hirschgarten S-Bahn rapid transit station in an integrated urban location between the Wilhelminian style buildings and reform housing of the Dammvorstadt in the south and the Elsengrund garden estate from the 1920s north of the S-Bahn and mainline railway line. In the southern area, the urban development area is predominantly surrounded by commercially used buildings as well as by residential buildings. The eastern area transitions into an urban structure

which is more suburban, with detached and weekend houses. Various nature and recreational areas such as the Erpe Valley in the east, the Mittelheide (forest) in the northeast and Bellevuepark to the south surround the former freight station.



Urban development goals and traffic development

With the revitalisation of its derelict land and the location of the former Köpenick freight station, surrounded by green and park areas, the proximity to the centre of Köpenick and the direct railway connection, important prerequisites for the development of a sustainable housing location are already in place.

The site, which covers approx. 36 ha including the adjacent areas to be developed, is in a central location and has good public transport connections; these are excellent urban planning conditions for the development of a low-car neighbourhood. Both the eastern bypass Bahnhofstrasse and a tram loop north of Köpenick station are integrated into the planning.

Housing policy goals

In the course of the area development, approx. 1,800 affordable new housing units with a share of at least 40 per cent subsidised housing will be built. On the basis of urban development measures, the federal state of Berlin will acquire the majority of the land from the current owners in order to prepare and secure the creation of affordable housing and thus avoid land speculation. The aim is to realise publicly subsidised housing as well as mixed ownership structures consisting of federal state-owned housing companies (approx. 1,200 units), cooperatives (approx. 400 units) and private

individuals. The neighbourhood will be designed in an ecologically and socially sustainable way by developing a wide variety of housing types, efficient floor plans and intelligent concepts for mobility, energy supply and climate protection.

Social infrastructure and green spaces

With the realisation of the new urban neighbourhood, the majority of existing and emerging demand for school spaces can be met. A primary school is being planned to the north of the railway on the former gasworks site, and a community school is to be built to the south of the railway line. Extra-curricular uses are also envisaged for both locations. Furthermore, the creation of sufficient daycare centre spaces and a socio-cultural centre on the former gasworks site north of the railway line is planned. To this end, the linking of the sites located on both sides of the railway line is an important transport prerequisite. Planned green links that allow public biking and walking connections will link the new urban neighbourhood with the green and recreational spaces in the surrounding area and at the same time improve the connectivity of surrounding residential areas with Dammheide, Erpetal and Bellevuepark. Within the framework of the area development, qualified residential and extensive public green spaces will be realised.

Ecological goals and qualities

With the integrated basic concept for rainwater management, it can be shown at the level of the present structural planning that complete rainwater retention is possible in the planned new urban neighbourhood. In principle, a large part of the compensation required under nature conservation and planning law for the development of the area, as determined by an expert, can be provided in the area and adjacent to it. By addressing traffic noise in the planning, the development of residential construction in the new city neighbourhood is also possible with accompanying noise protection measures in the northern development area.

Further information
about the NSQ Ehem. Güterbahnhof
Köpenick (in German):



[Link](#)





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Living and working between city and countryside

NSQ Lichterfelde Süd

Facts

Area size

Approx. 96 ha (39 ha building area / 57 ha green space)

Ownership

Private

Number of residential units

Approx. 2,500

Start of construction

Estimated 2024

In the very south of Steglitz-Zehlendorf, not far from the Lichterfelde Süd S-Bahn rapid transit station, a currently derelict site is being developed into a green and city neighbourhood with around 2,500 apartments. A primary school with sports facilities, three daycare centres and a youth club are also planned.

Urban classification

The Lichterfelde Süd urban development project is located on the southern outskirts of Berlin in the Steglitz-Zehlendorf district, on the border with Brandenburg. To the north is the Thermometersiedlung, a suburban development built in the 1970s with high-rise buildings of up to 22 storeys. In the planning area, in addition to large areas of wasteland, there are also extensive commercial uses that convey a disorganised picture in terms of urban development.



Urban development goals and traffic development

The loss of function of the "Parks Range" military training area and adjacent commercial area offers the opportunity to realise a new and lively city neighbourhood on parts of this area totalling 96 ha. The new Lichterfelde Süd city neighbourhood is one of Berlin's largest and most ambitious housing projects as a green residential location, with around 2,500 apartments in the rental and owner-occupied sectors.

The newly emerging neighbourhoods are made up of several hybrid clusters. Different housing typologies with mixed functions between city and village create living space and workplaces for the demands of different population groups and ensure a lively district.

The planned residential area focuses on the Lichterfelde Süd S-Bahn rapid transit station in order to promote a focus on efficient public transport. Further development of the access to the new development area by bus in line with demand is being planned. Additional aspects for influencing the choice of transport modes in favour of eco-modes are the provision of largely car-free or low-car bicycle connections, bicycle parking facilities at the Lichterfelde Süd station, and direct route connections between the neighbourhoods and to/from public transport (bus, S-Bahn).

Housing policy goals

The urban development project is expected to create 2,500 new apartments. The planning area is privately owned. The federal state-owned housing company degewo will be involved in the project development of the approximately 540 subsidised apartments. The new housing construction will create a variety of housing options that respond to the demands of different population groups.

Social infrastructure and green spaces

The Lichterfelde Süd construction project will create a long-term need for up to 264 daycare centre spaces and up to 312 primary school spaces. The resulting demand for childcare spaces in daycare centres will be met within the planning area. Three locations in the planning area are anticipated for this purpose. The demand for primary school spaces is also met within the planning area. To this end, a new building for a primary school and sports hall (large playing field, suitable for club sports) is to be constructed in the northwestern area of the planning area near the community centre and the S-Bahn rapid transit station. Furthermore, a children's and youth recreational facility (approx. 250 m²) is to be accommodated in one of the preserved forced labourer barracks. The supply of green space close to residential areas is to be secured by

the development plan. In addition, 5,500 to 6,000 m² of net surface area for children's playgrounds is to be created.

Ecological goals and qualities

The realisation of the project is expected to interfere with the existing nature population and affect species conservation issues. The need for compensation is partly met in the planning area as well as outside the planning area, in the neighbouring pasture landscape and on adjacent areas of the Berlin city estates to the south. Permanent grazing with horses is planned, while at the same time largely preserving and further developing the existing biotopes and habitats of species worthy of protection. A corresponding compensation contribution will be paid to compensate for the loss of forest. The legal safeguarding of this measure and thus final regulation (forest conversion) is carried out via the forest compensation contract.

Further information about the
NSQ Lichterfelde Süd
(in German):



[Link](#)





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Model neighbourhood in the Mühlenkiez NSQ Michelangelostrasse

Facts

Area size

Approx. 30 ha

Ownership

Predominantly federal state-owned

Number of residential units

Approx. 1,200

Start of construction

Not yet finally scheduled

Around 1,200 apartments with mixed uses are to be built along Michelangelostrasse. The settlement areas north and south of Michelangelostrasse are to be better linked. The plan is to develop the new urban neighbourhood as model ecological-social district.

Urban classification

The Michelangelostrasse project area is located in the east of Berlin in the district of Pankow, part of Prenzlauer Berg, northeast of the S-Bahn rapid transit ring. Michelangelostrasse crosses Greifswalder Strasse and continues west of it as Ostseestrasse. The wider surroundings of the site are heterogeneous in terms of urban development. To the north of the Gürtelstrasse, is the "Komponistenviertel" ("composers' quarter") in the Weissensee district, an area characterised by largely intact Wilhelminian-style block perimeter structures.

The buildings on both sides of Michelangelostrasse form the "Mühlenkiez": in the south, a large prefabricated housing estate from the 1970s, whose mostly 11-storey buildings have been largely redeveloped in recent years; to the

north, a section of the settlement that was built with the beginning of the 1960s predominantly as five-storey rows in large block construction. Within the entire area, there are also two schools, four daycare centres, a sports hall, a sports field and Einstein Park. Along Greifswalder Strasse, which also forms the western end of the planning area, retail and isolated service businesses have been established.



Urban development goals and traffic development

The "Mühlenkiez" is a funding area of the "Greifswalder Strasse Development Area" programme for sustainable renewal (until 2019: urban redevelopment), which is primarily concerned with the renewal and qualification of existing public green and open spaces, playgrounds, daycare centres and schools. The project area itself is part of this development area and offers the potential for re-densification and additions to the existing area. In the course of the development of the NSQ Michelangelostrasse, a complete reorganisation of the road space and the technical infrastructure is required. The new street cross-section of Michelangelostrasse will take into account the need to keep the route free for a tram line that may be realised in the future with an eye to a long-term network development. The tram line along Greifswalder Strasse (M4) is already in place.

Housing policy goals

The new housing construction will create different housing offers according to the demand behaviour and the demographic development in the area. In this context, affordable housing will be created primarily through municipal and cooperative housing construction, and projects for urban living will be increased.

Social infrastructure and green spaces

The following social infrastructures will be expanded or supplemented in the neighbourhood: the construction of a new (community) school on Michelangelostrasse, the renovation and partial structural expansion of the existing daycare centres, including the renovation and expansion of a daycare centre as an ecological model project (construction to begin in 2020), the partial renovation of the Paul-Lincke-Grundschule primary school, and the complete renovation of the Gustave-Eiffel-Oberschule secondary school. In addition, existing playgrounds and green spaces will be renovated and upgraded in accordance with the requirements for climate adaptation.

Ecological goals and qualities

In the area of the entire Mühlenkiez, the netWORKS 4 research project, funded by the Federal Ministry of Education and Research, investigated in 2019 how the potential of linking different infrastructures can be optimally used. In the process, the findings from the KURAS research project (concepts for urban rainwater management and wastewater systems) will be transferred into practice and further developed. To this end, the

netWORKS4 partners (difu, SenStadt, Berliner Wasserbetriebe and Kompetenzzentrum Wasser Berlin) are working closely with the specialist departments of the Pankow district office and the owners and users. In feasibility studies, potential solutions were identified, visualised and their contributions or impacts examined with a view to climate justice and adaptation to the consequences of climate change.

Further information about the
NSQ Michelangelostrasse
(in German):



[Link](#)





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Smart living for more than 10,000 people

NSQ Schumacher Quartier

Facts

Area size

Approx. 48 ha

Ownership

Predominantly federal state-owned

Number of residential units

More than 5,000

Start of construction

2026

The Schumacher Quartier, which will be built in the east of the former Berlin-Tegel Airport site on an area of approx. 48 ha, will make a decisive contribution to the housing and urban development strategy in Berlin. Over 5,000 affordable apartments for more than 10,000 people, including schools, daycare centres, shopping facilities and many green spaces, are being created here.

Urban classification

As part of the after-use planning for Tegel Airport, the Schumacher Quartier will connect the Wilhelminian-style building structures of Scharnweberstrasse (northeast), with the housing estates of the 1950s, the Cité Guynemer (northwest) and the Cité Pasteur (southwest) in terms of urban development. Directly adjacent to the west, behind the airfield, are the future Tegeler Stadtheide, the Jungfernheide forest and Tegeler See lake.



Urban development goals and traffic development

For the development of the new, mixed city neighbourhood, the Schumacher Quartier Charter defines seven guidelines, which must be complied with to achieve the development goals and the high innovative standards. The guidelines are: urban living spaces; housing for all; urban green and public space; open educational landscape; climate-friendly and water-sensitive neighbourhood development; neighbourhood with environmentally friendly mobility guarantee as well as communication, participation and transparency. The existing A 111 urban motorway with the Kurt-Schumacher-Platz and Eichborndamm junctions dominates the planning area. Decisive for the development of the Schumacher Quartier as a residential location are the deconstruction of the motorway section and the construction of a new four-lane city road (new Meteorstrasse).

To develop the Schumacher Quartier as a residential area with fewer parking spaces and fewer cars, an optimal design of the public space for pedestrians and cyclists is planned. At the same time the neighbourhood should be connected to the existing public transport network in the best possible way.

Housing policy goals

More than 5,000 new apartments will be created in the new urban neighbourhood, offering very different housing typologies. Half of this will be

communal multi-storey housing, 40 per cent alternative housing models such as cooperatives, building groups and multi-generational housing, and 10 per cent will be student housing. The share of rent-controlled apartments will be 50 per cent of the apartments in municipal housing and about 30 per cent of the floor area in other owner-occupied housing.

Social infrastructure and green spaces

An educational campus will be built in the Schumacher Quartier, combining a primary school and a secondary school with a sixth form as well as a daycare centre and a youth club in one location. More daycare centres are integrated into the residential buildings, so that a total of around 600 daycare centre spaces are planned in the Schumacher Quartier.

A two-stage landscape planning competition was held to design the public green spaces in the Schumacher Quartier and the landscape park in the transition to the future Tegeler Stadtheide and concluded in July 2019. A particular goal of the open space development is to actively promote biodiversity in the neighbourhood through the planned creation of habitats in the design of open spaces and singular buildings.

Ecological goals and qualities

The Schumacher Quartier will be developed as a largely climate-neutral city neighbourhood. The use of natural building materials (timber construction), implementation as a neighbourhood by means of rainwater management as well as supply via a local low-energy heating network and special energy requirements for the structural engineering plans are essential aspects of the neighbourhood development.

Compensation and replacement measures are planned in the neighbouring Tegeler Stadtheide and on land belonging to the Berliner Stadtgüter for the areas and habitats of strictly protected species, e.g. skylarks, that are taken up for building use. Parallel to the planning for the Schumacher Quartier, the landscape concept for the Tegeler Stadtheide was supplemented by a maintenance and development concept.

Further information about the
NSQ Schumacher Quartier
(in German):



[Link](#)





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Green light for 2,000 new apartments NSQ former Rangierbahnhof Pankow (Pankower Tor)

Facts

Area size

Approx. 47.7 ha

Ownership

Private, Deutsche Bahn

Number of residential units

Approx. 2,000

Start of construction

Estimated 2026

The site of the former shunting station on Granitzstrasse has not been used for many years. The brownfield site will be developed as a new urban neighbourhood and residential location with approx. 2,000 apartments under the project name Pankower Tor.

Urban classification

The main centre of Pankow is located on Berliner Strasse/Breite Strasse. The site of the former Pankow shunting station on Granitzstrasse to the south-east has not been used for railway operations for years, is predominantly derelict and has for the most part already been de-designated under railway law. The area extends along the Gesundbrunnen - Bernau railway line between Mühlenstrasse and the former industrial railway line of the Niederbarnimer Eisenbahn in the Heinersdorf area. To the east of Heinersdorfer Brücke there are some listed railway buildings.



Urban development goals and traffic development

Due to its size and central location within the district of Pankow, the former railway site is particularly significant for the further development of the urban structure in Berlin's northeast. Here, an urban mixed-use neighbourhood will be created according to the Berlin model of cooperative building land development and an urban quality connection of the Pankow areas to the north and south of the remaining railway line, achieving an overall increase in significance for the main centre of Pankow. The necessary social and transport infrastructure will be developed, and the green spaces and development areas are to be qualified. With the S+U Pankow stations and S Pankow-Heinersdorf and several tram and bus lines, the planning area has excellent public transport connections.

Housing policy goals

The project serves to mobilise residential building land in an inner-city location and corresponds to the planning objective of giving priority to inner-city development. A mixed city neighbourhood will be created with approx. 2,000 residential units (approx. 200,000 m² residential floor space) and retail space at the Pankow S+U transit stations and on Prenzlauer Promenade.

Social infrastructure and green spaces

Between Mühlenstrasse and Berliner Strasse, the section will be developed as a green space with a pathway and other uses along Berliner Strasse. Residential parks and playgrounds are also planned for the central area to serve the planned city neighbourhood. In addition, the biotope network function along the railway line is to be strengthened. On Granitzstrasse, between the planned urban residential district and a retail park location, a site for a 3-form primary school with a plot size of approx. 12,000 m² is planned. East of the Prenzlauer Promenade, land is being set aside for the development of a secondary school site. Two daycare centres are also planned to cover the needs arising from the new housing construction.

Ecological goals and qualities

The precipitation drainage of the former Pankow shunting station is in the direction of the River Panke, so discharge restrictions are to be expected in the downstream procedures. Thus, innovative approaches and sustainable technical solutions for overall water management must be developed. In general, the new ecological criteria for competitions/projects/building projects of SenStadt must be taken

into account in the development of the new urban neighbourhood in the sense of an overall ecological concept. The interdisciplinary and cross-thematic development of ecological building concepts and overall ecological concepts will make a significant contribution to a liveable city. Concerns such as species protection and vegetation must be dealt with within the framework of the impact regulation under nature conservation law and species protection concepts. Measures for dealing with protected species are already being coordinated with the responsible authorities, in particular for the strictly protected natterjack toad and sand lizard. Due to the directly adjacent traffic routes of the railway, Prenzlauer Promenade and Granitzstrasse, a high level of emission protection must be ensured through appropriate noise protection measures.

Further information about the NSQ Ehem. Rangier-bahnhof Pankow (in German):



[Link](#)





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A new mixed neighbourhood for the centre of Tempelhof

NSQ Neue Mitte Tempelhof

Facts

Area size

Approx. 62 ha (10 ha core area)

Ownership

Predominantly federal state-owned

Number of residential units

Approx. 500

Start of construction

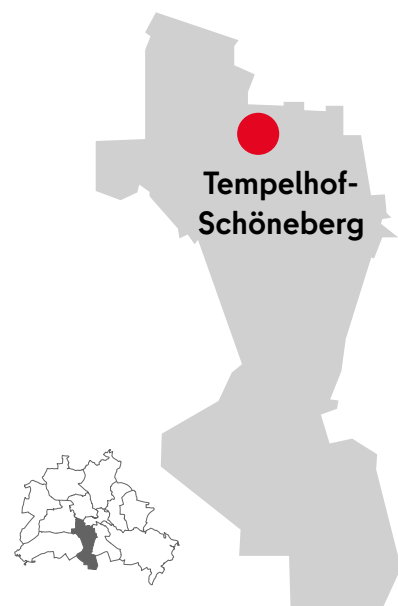
Approx. starting from 2028 in various construction phases

The area around the Rathaus Tempelhof (Tempelhof town hall) is being reorganised in terms of urban development. This will create a neighbourhood for public welfare-oriented housing with around 500 residential units on Götzstrasse. A new house of culture and education and the Rathaus renovation and extension will activate the centre of the city neighbourhood.

Urban classification

The "sustainable renewal" (formerly urban redevelopment) development area, which covers around 62 ha, is located on the edge of Berlin's inner city, south of the Berlin S-Bahn rapid transit ring and not far from Tempelhofer Feld. It stretches around the Rathaus Tempelhof from Lehne or Alter Park west to Götzstrasse, east of Tempelhofer Damm. The area is characterised by its particularly favourable urban location. Tempelhofer Damm has the function of a district centre and serves to provide local amenities. The diverse parks and green spaces as well as the old village centre are characteristic for this area. For the central part of the area of the new urban neighbourhood, a development plan procedure for the creation of areas for housing and

important public furnishings will be implemented. A further development plan for the construction of a new police station as the first building block has already been established.



Urban development goals and traffic development

The area no longer does justice to the significance of a functionally strong centre for Tempelhof and is to be revitalised. Public facilities (Rathaus Tempelhof town hall, police station, Stadtbad Tempelhof public swimming pool and the district's central library – a new cultural and educational centre) will be built in new locations and adapted to current requirements through urban planning reorganisation measures. New subsidised housing, new squares and a public park will be built on the vacated areas. Due to the good public transport connections, the development of a low-car residential neighbourhood with a reduced parking space ratio is planned. The green and open spaces are an essential feature of the Neue Mitte Tempelhof, which will be upgraded and expanded by the development in the future. Overall, connectivity within the area will be improved in terms of thoroughfares for pedestrian and bicycle traffic as well as crossing options for the Tempelhofer Dam, which represents a barrier effect between the green spaces to the east and west.

Housing policy goals

Based on the urban development design "Grüne Mitte Tempelhof" ("Green Centre Tempelhof") selected as a result of the cooperative workshop procedure, around 500 new residential units will be realised on the newly usable areas. These are federal state-owned sites on which affordable housing is to be built through the use of social housing subsidies. In order to

create housing for the common good, the residential units will be realised by cooperatives and federal state-owned housing companies.

Social infrastructure and green spaces

As part of the urban development, the town hall will be redeveloped, while the existing public facilities of the district central library, public swimming pool and police station will be relocated to other sites in the area. The range of cultural uses will be considerably expanded. The interplay of public functions around a new city square on Tempelhofer Damm increases frequency and revitalises the district centre. The compact perimeter block development of the new residential district blends in well with the surroundings and creates space for a new park that complements and connects the existing green spaces. With the new housing construction, additional offers for the social infrastructure will also be created. In addition to the planned integration of a new daycare centre into the new housing construction, planning rights are made possible for the expansion of an existing daycare centre.

Ecological goals and qualities

The existing and future green spaces will be ecologically upgraded, refurbished in accordance with the requirements for monument protection and qualified for recreational use. The creation of a new public park to the south of the residential district will develop the parks into a "green belt"

across Tempelhofer Damm. The centrally located allotment garden site is integrated into the open space network. All in all, this will strengthen the circulation possibilities and the quality of living in the area. A variety of re-vegetation measures and sustainable rainwater management also promote a climate-friendly and climate-adapted development of the new neighbourhood. The development also contributes to improving the acoustic quality of the quiet and recreational spaces facing Tempelhofer Damm. At the same time, measures will also be taken for the handling of rainwater and its complete retention within the built-up areas. The integrated climate protection concept prepared by the Tempelhof-Schöneberg district office provides the framework for a sustainable and climate-neutral heat supply for residential neighbourhoods and public buildings. Recommendations for action and specifications on how new construction can be as climate-friendly as possible or the formation of a climate-neutral city neighbourhood are being developed in depth on this basis.

Further information about the
NSQ Neue Mitte Tempelhof
(in German):



[Link](#)





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A neighbourhood with vision

NSQ Schöneberger Linse

Facts

Area size

Approx. 22 ha

Ownership

Private, federal state-owned

Number of residential units

Approx. 1,900

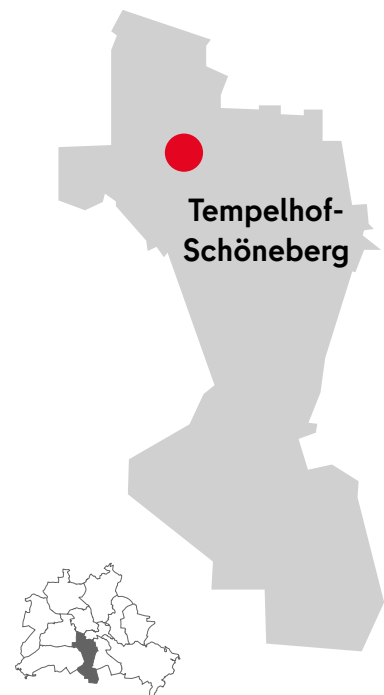
Start of construction

Already started (2018)

The Schöneberger Linse, the area between Südkreuz station and Schöneberg S-Bahn rapid transit station, is being developed into an urban, multi-use district with approximately 1,900 residential units. The concept ranges from buildings for offices and services to housing, social infrastructure and road construction.

Urban classification

The 22-ha area is located between Südkreuz station and Schöneberg S-Bahn rapid transit station and is bordered as a neighbourhood to the northeast and southwest by the Berlin S-Bahn rapid transit ring/Anhalter and Dresdener Bahn roads and the Sachsendamm, respectively. It is characterised by a privileged transportation location at the Südkreuz railway junction with direct motorway access to the A 100 city ring road and the A 103 motorway. Up to now, the land in the area has been characterised by a less economically strong commercial use. Coordinated conversion has been accompanied by urban development funding measures for several years.



Urban development goals and traffic development

A key urban development goal is the conversion of the heterogeneous structures into a lively city neighbourhood with a classic Berlin perimeter block development and a mixed use of services and residential functions. In total, there is a housing potential of approx. 1,900 residential units. Of these, 140 residential units are located in existing stock. Approximately 900 residential units have been realised since 2018, with a further 340 residential units under construction or already completed since 2020. In addition, there is a further potential of approx. 560 residential units. The core of the conversion concept is the extension of Ella-Barowsky-Strasse (known as Tempelhofer Weg until February 2021) into a pedestrian-friendly city street with adjoining city squares. In addition, the plan is to supplement the public path network with public-use spaces within the block. Urban high points mark the respective entrances at Südkreuz and Schöneberg public transit stations.

Housing policy goals

Housing policy goals are secured in the development plan procedures and realised in the numerous housing projects on site. The federal state-owned building site has a special

role to play. The federal state-owned housing company Gewobag is building around 200 apartments there. Additional plots were allocated to building groups, social associations and cooperatives by means of a conceptual procedure. In addition to residential construction by private developers, this ensures a proportion of housing for the common good in the neighbourhood. The Berlin model of cooperative building land development is applied in the development plan procedures for housing construction, so that a proportion of rent-price and occupancy-linked housing is secured.

Social infrastructure and green spaces

In the course of the neighbourhood development, the Teske-Grundschule primary school will be reactivated and expanded, and supplemented with sports and play areas. In two construction areas, children's daycare centres were built together with the housing projects (secured in the urban development contract). Due to the pandemic, other uses such as office space and medical practices are currently housed here. Areas for retail are also secured in the urban development contract. In the federal state-owned development area, spaces for uses with public appeal and social facilities are planned in the ground floor zones facing the square and

secured via the concept procedures.

Ecological goals and qualities

The necessary intervention and compensation regulations and the emission control and water management requirements were clarified in the course of the development plan procedures or are currently being clarified. An energy and mobility concept will identify the potential for joint energy, heat and, if necessary, cooling generation across all buildings, as well as new mobility services in the neighbourhood. As rainwater management, a concept was developed for the entire city neighbourhood, covering all B-planning areas.



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Further information about the
NSQ Schöneberger Linse
(in German):



[Link](#)



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Sustainable development with a great industrial history

NSQ Siemensstadt Square

Facts

Area size
Approx. 76 ha

Ownership
Predominantly private
(mainly Siemens)

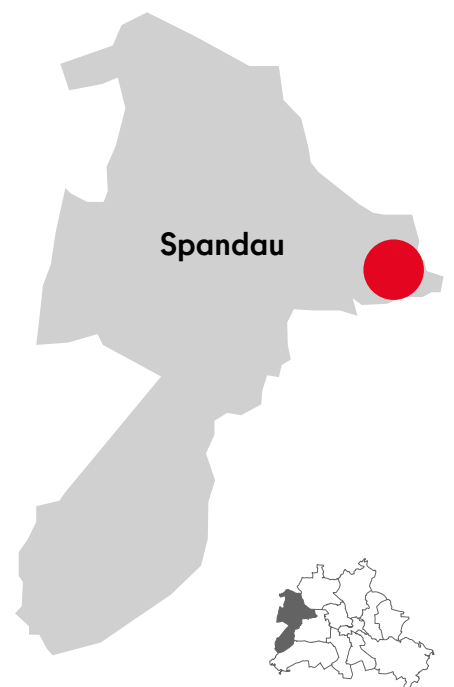
Number of residential units
Approx. 2,750

Start of construction
Estimated 2024

In Berlin Spandau, the historic industrial site of the Siemens company is being transformed into a new urban neighbourhood with a variety of urban uses: Siemensstadt Square. The neighbourhood is being developed in a sustainable manner and is pursuing innovative goals for new living and working in Berlin's northwest.

Urban classification

Today, Siemensstadt Square is located in a focal area that lies between Tegel Airport and the old town of Spandau and where some of the largest urban development investments in Berlin are currently being made. These include the completion of Wasserstadt Spandau and the conversion of the airport into the Urban Tech Republic, as well as the Neue Gartenfeld as a new urban neighbourhood in the immediate vicinity of Siemensstadt Square. In terms of urban space, the surroundings of Siemensstadt Square are characterised by industrial and commercial areas, which have been initiated there by Siemens since the beginning of the 20th century, as well as by factory housing estates built in the surrounding area until the 1930s. To the south of the Siemensstadt Square site is the Jungfernhöhe waterworks and the Reuter power station to the southwest.



Urban development goals and traffic development

The Siemens production site, which is currently still fenced off, is to be networked with the surrounding city in the future and made accessible to the urban community. The aim is to develop a mixed-use neighbourhood featuring short distances in which people can live, research and work. In addition to office workplaces, production will also take place here in the future. The programming of the neighbourhood also includes social infrastructure and local amenities. The winning design of the urban planning competition, which was selected in January 2020, was further developed into an urban structural concept. The planning area is centrally accessed via Nonnendammallee as an important east-west connection between Spandau's old town and the motorway (A 100 / A 111). The connection to the bicycle path network is in preparation. The area is connected to the U7 underground line with two underground stations. In addition, several BVG bus lines operate on the Nonnendammallee, Rohrdamm and Paulsternstrasse streets. By the end of the 2020s, it is also planned to reactivate the S-Bahn rapid transit line (Siemensbahn) and its stations, which have been out of service since 1980, connecting the new urban neighbourhood to the main railway station and BER Airport.

Housing policy goals

The Siemensstadt Square urban development project is intended to enable the construction of around 2,750 apartments. The amendment of the existing planning law is necessary in order to establish the ability to obtain approval under planning law, which is implemented in partial development plans depending on the project requirements. Siemens has agreed to apply the Berlin model of cooperative building land development. This ensures the housing policy goal that rent- and occupancy-linked apartments are created on 30 per cent of the floor space earmarked for housing.

Social infrastructure and green spaces

The federal state of Berlin and the project sponsor Siemens have agreed that a large number of social infrastructure facilities will be housed in the new neighbourhood. This includes a 4-form primary school with about 580 spaces as well as daycare centres with about 300 spaces. In addition, a youth centre, a location for the regional socio-educational service of the youth welfare office, a senior citizens' club, a public district library and a gallery for art exhibitions are planned. Within the new urban

neighbourhood, new high-quality green and open spaces are to be created, which will be characterised by different sizes, design, use and a gradation in allocation (public, semi-public, private).

Ecological goals and qualities

Statements on ecological goals were already defined in the invitation to tender for the urban planning competition, and these were confirmed in a framework agreement between the federal state Berlin and Siemens. In the course of drawing up land use plans, the objectives will be secured through appropriate stipulations and through supplementary regulations in the urban development contracts. This concerns the topics of water, energy, climate/urban climate and material use. Siemens has also promised to make the new neighbourhood CO₂ neutral in its operations.

Further information about the NSQ Siemensstadt Square (in German):



[Link](#)





© GESOBAU AG/Thomas Bruns

New housing around a monument

NSQ Stadtgut Hellersdorf

Facts

Area size

Approx. 30 ha

Ownership

Largely GESOBAU AG (federal state-owned), federal state of Berlin

Number of residential units

Approx. 1,500

Start of construction

Already started (2020)
Largely completed

Northwest of the "Helle Mitte" centre, 1,500 new apartments are being built. The historic part of Stadtgut Hellersdorf (Hellersdorf estate) will be preserved. The listed buildings will offer space for business, culture, and gastronomy and dining in the future and form the attractive centre of the area.

Urban classification

The site of the former sewage field is located in the north of the Marzahn-Hellersdorf district in the Hellersdorf-Nord quarter, directly northwest of the "Helle Mitte" centre. In the 1980s, the estate, together with the Alt-Hellersdorf settlement, was completely rebuilt with multi-storey buildings as a large housing estate with around 44,000 apartments and devolved into an island-like situation. So far, no structural or functional link has been established between the surrounding settlement and the estate, either conceptually or in actuality.



Marzahn-
Hellersdorf

Urban development goals and traffic development

The structure of the Hellersdorf estate and the historically grown ensemble shape the urban character of the area and contribute significantly to the residents' identification with the place. Small-scale commercial uses, the expansion of social and cultural services and the interlinking of the estate with the surrounding area are envisaged for the estate. Next to the former estate, a public town square will be given an urban, identity-creating use and become a new focal point of the neighbourhood. On the commercial sites, the listed existing buildings will be renovated and extended by individual additional buildings. The city neighbourhood is optimally connected to both the existing public transport network and the main road network. In the southern part of the neighbourhood, a public traffic area will be created between the estate and Kastanienallee road. To increase the attractiveness of the residential area along Kastanienallee and to keep large areas free of through traffic, parts of the street areas will be designed as traffic-calmed areas.

Housing policy goals

The project will enable the construction of approx. 1,500 apartments. The development plans ensure that a proportion of eligible dwellings is secured under planning law. Corresponding rent and occupancy commitments have been agreed in urban development contracts with

GESOBAU AG. Accommodation for refugees is integrated into the new residential development.

Social infrastructure and green spaces

As part of the development of the new urban neighbourhood, a daycare centre will be built on the Havelländer Ring 46 property. Existing social facilities are integrated into the neighbourhood. An existing neighbourhood sports hall is used by clubs and the adjacent primary school. Within the large housing estate, the green spaces of the historic estate serve as connecting elements to the landscape space of the Wuhle and the Hönow chain of ponds. This green potential is to be preserved as a defining design element. An overarching green passageway ensures access to the "Alt-Hellersdorf" allotment garden in a north-south direction. The existing allotment garden sites will be extended. The public town square is planned as another spatially defining element within the historic estate ensemble.

Ecological goals and qualities

In the northern part of the neighbourhood, a central public green space with integrated playground will enhance the quality of stay and improve the open space structure. Formerly built-up areas are being greened. The designation of a green space along

the Beerenpfuhlgraben will link green and open spaces and form a green corridor. The same applies to the allotment garden sites in the neighbourhood. Due to existing building rights, the development causes only minor impacts on nature and the landscape. Facilities for decentralised rainwater management, such as swales and infiltration trenches, will be integrated into the construction areas. Where necessary, the residential buildings have been arranged along the existing roads in such a way that, despite noise pollution, quiet, sound-proofed building sides and open spaces are created. In the commercial areas planned for the south of the neighbourhood, only businesses and facilities that do not significantly disturb and thus do not interfere with residential life, such as small craft businesses or cafés, will be permitted.

Further information about the
NSQ Stadtgut Hellersdorf
(in German):



[Links](#)





© SenStadt/Dirk Laubner

Living on the green outskirts of the city

NSQ Elisabeth-Aue

Facts

Area size
Approx. 73 ha

Ownership
Development company
Elisabeth-Aue GmbH

Number of residential units
Approx. 5,000 +

Start of construction
Estimated 2026

The Elisabeth-Aue is located in the north of Berlin in the district of Pankow. Embedded in green and park areas as well as residential area-type housing and garden complexes and with a direct tram connection, a liveable, ecologically sustainable and mixed new urban neighbourhood with 5,000 apartments is to be built here on federal state-owned land.

Urban classification

The new Elisabeth-Aue city neighbourhood is located in the northwest of the district of Pankow, west of the residential area Neu-Französisch-Buchholz dating from the 1990s. As part of the settlement axis west of the Stettiner Bahn railway, the Elisabeth-Aue forms the transition from suburban Französisch Buchholz to the open landscape space with the village of Blankenfelde as well as allotment gardens and small settlement areas. While this area was characterised by its use as a sewage farm for almost a century, it has become significantly more important in the last two decades in the immediate vicinity of Berlin's Barnim and Tegeler Fließ recreational areas.



Urban development goals and traffic development

The Elisabeth-Aue area, which is currently used for agriculture, is to be made usable for urgently needed housing. The result is a new urban neighbourhood with its own identity, which is at the same time structurally integrated into its surroundings in order to generate real added value for the existing buildings and the neighbouring districts. In addition to affordable housing for all population groups, the new neighbourhood will also provide space for other facilities such as schools and daycare centres, shopping facilities, services, office and commercial space as well as cultural and other social uses. The urban mix of uses thus creates a place where the needs of both the new residents and the existing environment are catered to and meaningfully complemented. Taking advantage of a compact, urban development structure, land consumption is to be kept as low as possible. This allows as many usable open spaces as possible to be created. A city of short distances is being created in which people preferably primarily walk or bike during their daily lives in attractive public streets and green spaces. The proportion of car traffic in the neighbourhood should remain as low as possible. Thus, not all future roads and paths will be passable by cars throughout. Cars are accommodated in neighbourhood parking garages and mobility hubs with transfer possibilities to other modes of transport. The connection to the public transport system is to be achieved primarily

through the extension of two tram lines to the Elisabeth-Aue. This strengthens the environmental connection and significantly improves the accessibility of both the new neighbourhood and the surrounding area.

Housing policy goals

The Elisabeth-Aue, with around 73 ha of land in state ownership, represents an extremely important potential for the creation of affordable housing. The majority of the at least 5,000 apartments are to be realised by the two municipal housing companies HOWOGE and GESOBAU. The extent to which other non-profit stakeholders such as cooperatives can be involved is currently being examined. In addition, urgently needed accommodation for refugees is being built.

Social infrastructure and green spaces

A new primary school and daycare centres are being built and integrated into the neighbourhood to meet the needs resulting from new housing construction. The possibility of additional social and cultural infrastructure will be examined in the further procedure. Furthermore, there is an increased need for secondary school spaces in the district of Pankow. Therefore, the construction of an integrated secondary school (ISS) is to be realised on the site in the near future. The open spaces on the site and in the surrounding area will be better connected and made usable. The green spaces are to be attractively designed to serve as places to stay and relax, and also

fulfil an important connecting function in the neighbourhood and to the adjacent open spaces in the form of green axes.

Ecological goals and qualities

Nature conservation and species protection issues are comprehensively investigated and incorporated into the development. A contemporary approach to rainwater is backed up with concepts and measures, as is a sustainable energy supply. In the Elisabeth-Aue, special attention is being paid to developments that are particularly gentle on the soil and on encroachment. A compact development structure and a space-saving traffic infrastructure can ensure that half of the total area is kept free of development and sealing, and that the traffic load remains as low as possible. In addition, ecologically sustainable building materials should be used wherever possible. In this way, CO₂ emissions are to be reduced to the necessary minimum in terms of climate protection, both during construction and operation.

Further information about the NSQ Elisabeth-Aue (in German):



[Link](#)





Visualisation of the winning design for the 03/2020 expert procedure
© David Chipperfield Architects

Building upwards NSQ Georg-Knorr-Park

Facts

Area size

Approx. 11,2 ha

Ownership

Development company
Elisabeth-Aue GmbH

Number of residential units

Approx. 1,500

Start of construction

2024: 1st construction phase:
commercial yard with neighbour-
hood garage

2025/26: construction phases:
housing and social infrastructure

The New Urban Neighbourhood Georg-Knorr-Park is located in the district of Marzahn-Hellersdorf, west of the Marzahn S-Bahn station. The rudimentarily used commercial area is to be transformed into an urban neighbourhood. In addition to the commercial facilities concentrated on one part of the site, around 1,500 apartments with the necessary social infrastructure facilities are to be built. The largely car-free neighbourhood relies on the excellent public transport connections with S-Bahn, tram lines and bus.

Urban classification

The area is located in the west of the Marzahn-Hellersdorf district, north of Landsberger Allee and west of Märkische Allee. It borders an industrial estate to the west and northwest and the Marzahn park cemetery to the north. The Marzahn S-Bahn station is located to the east. Beyond the S-Bahn and regional train tracks are the "Eastgate" shopping mall and the Marzahner Promenade. To the south, the main roads Landsberger Allee (west-east) and Märkische Allee (north-south) intersect. To the west, the large listed Knorr-Bremse industrial building dominates the surroundings.



Urban development goals and traffic development

The eastern part of the business park with its low density of use and vacant buildings is to be transformed into a mixed-use urban neighbourhood. By stacking and compacting the commercial space in a commercial courtyard, vacant areas can be used to build around 1,500 urgently needed apartments. The urban planning design was developed as part of a competitive expert procedure, which was won by the renowned firm David Chipperfield Architects.

The development concept envisages a structure of orthogonally arranged and interconnected residential courtyards as well as three high-rise buildings at the three corners of the quarter. The aim is to create a differentiated range of housing with a focus on public housing. Facilities for public services should contribute to a socially stable residential neighbourhood. The project area is part of a listed ensemble. A high level of urban planning and architectural quality will take into account the listed buildings and contribute to a positive image of the district. The mobility concept aims to create a largely car-free district and focuses on environmentally friendly modes of transport: the direct connection to the Marzahn S-Bahn station and, in the future, possibly to the regional railroad as well as nearby tram lines. Furthermore, the extension of a bus line is planned.

Housing policy goals

A total of around 1,500 apartments are to be built, around 370 of which will be student apartments. Around 70 residential units will be rent- and occupancy-controlled apartments. The different building types of the high-rise buildings and the courtyard houses will enable a greater variety of apartment layouts and living qualities allowing for a socially mixed population. It is planned that the municipal housing association HOWOGE will add the newly constructed apartments to its portfolio on a turnkey basis. Facilities for public services, commercial space for service providers, restaurants and small-scale retail outlets as well as space for studios and cultural uses provide a broad mix of uses.

Social infrastructure and green spaces

The large courtyard will be designed as a neighbourhood center and communication space for residents. It will contain a daycare center with approx. 150 daycare places. A youth leisure facility is to be built in a part of the listed garage arch. A new building outside the planning area will be created for approx. 150 primary school spaces. A neighbourhood center and a football ground will be available to residents. In addition to the large courtyard, the quiet residen-

tial courtyards will focus on the quality of life for residents, with individually designed playgrounds that give each courtyard its own identity.

Ecological goals and qualities

The basic approach of the project is in line with the principles of sustainability: a predominantly fallow area is being revitalized and a significantly higher density of use is being achieved. By "building upwards", less space is sealed compared to the original state in order to protect soil and groundwater. Well over half of the more than 350 trees in the planning area will be preserved; the trees to be felled will be replaced by new plantings. In the north of the area, a biotope network area will be preserved and enhanced. In the south, a grove of trees will be maintained, due to its value for avifauna. Species-related compensation measures not only address birds, but also bats and sand lizards. For the latter, a replacement habitat will be created outside the planning area. Other elements of the sustainability concept include the use of photovoltaics on the roofs, green roofs, a high standard of building energy efficiency and a district heating supply via the nearby district heating line.

Oblique aerial view with planning area boundary
© SenStadt/Dirk Laubner



Further information about
the NSQ Georg-Knorr-Park
(in German):



[Link](#)



© SenStadt

Named after a tree nursery with tradition

NSQ Dreieck Späthsfelde

Facts

Area size

Approx. 100 ha

Ownership

Private, federal state-owned

Number of residential units

At least 2,000

Start of construction

Estimated 2031

The "Dreieck Späthsfelde" area is located in the southeastern area of Berlin in the Treptow-Köpenick district. On a large scale, the area is part of the transitional space between the mixed and densely used inner city fringe zone and the more landscaped urban fringe area in the southeast. Due to its location between the city centre and BER Airport, there is potential here for the realisation of a community-oriented city neighbourhood with commercial and residential uses as well as various green and open spaces.

Urban classification

The Dreieck Späthsfelde area is located in the districts of Baumschulenweg and Johannisthal and is situated on the A 113 between the city centre and BER Airport, which opened in 2020. The distance to the city centre is about 8 km. The "Johannisthal / Adlershof" science and business hub is about 5 km away. It is about 10 km to BER Airport. The land use structure of the area is determined in particular by extensive, now predominantly abandoned tree nursery areas, long-standing allotment gardens and individual residential building areas with low building density. The land use plan (FNP) shows predominantly commercial and mixed building areas.

An important landmark in the area is the Späth'schen Baumschulen (tree nurseries), which celebrated their 300th anniversary in 2020.



Urban development goals and traffic development

In terms of urban development, the Dreieck Späthsfelde has remained isolated due to the former border location and the existing barriers, but also due to the allotment gardens. There is no underground or S-Bahn rapid transit connection in the area and the congested Späthstrasse does not meet the requirements of future-oriented mobility, among other things due to the lack of bicycle paths and footpaths. There is also a lack of communal areas, shopping facilities and service locations. In addition to the creation of affordable housing, the integration of the area into the west-east commercial belt is an essential goal of future development. Securing the integration of traffic is an important prerequisite for the development of the Dreieck Späthsfelde.

Housing policy goals

Initial considerations revealed that there is the possibility of creating at least 2,000 residential units in the "Dreieck Späthsfelde" area. In the interest of space efficiency, it is being examined whether this number can even be higher. So far, only individual areas with residential uses exist in the area. To the west of Chris-Gueffroy-Allee street, for example, is estate 10 with about 50 residential plots. These as well the identity-creating function

of the Späth'schen Baumschulen, which is partly heritage protected, must be integrated in a feasible development.

Social infrastructure and green spaces

The area is part of the Treptower Park - Plänterwald - Königsheide - Dreieck Späthsfelde - Teltow Canal landscape area, which extends in an arc shape. The adjacent areas are characterised by public green spaces, local recreation areas and watercourses with high connection and networking potential, particularly in the north, east and west. Characteristic design elements include various rows of trees, such as along Jubiläumssallee street on the grounds of the Späth'schen Baumschulen. There are currently neither daycare centres nor primary schools or local amenities in the area. Considerations should therefore address how a basic provision of social infrastructure, local amenities and recreational, residential green and open spaces can be created.

Ecological goals and qualities

Within the scope of the preparatory studies, discussions will include determining which framework conditions are needed to create an

innovative future neighbourhood in the Dreieck Späthsfelde, in which aspects of climate protection and climate adaptation are taken into account as well as a climate-neutral energy supply and the use of climate-friendly and renewable building materials in the construction of the future buildings. In addition to giving the area a unique identity and contributing to university work, arboretum and rosarium as well as the historic headquarters of the Späth tree nursery (see photo) are important elements of future development, because of their cultural and ecological value. Conceptual foundations are to be developed for an area development aligned with the goal of climate neutrality. In view of the expected impacts on nature and the landscape, it is essential to find and secure the necessary compensation areas at an early stage.

Further information about
the NSQ Dreieck Späthsfelde
(in German):



[Link](#)





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Living close to nature in a landscape conservation area NSQ Alte Schäferei

Facts

Area size

Area 53 ha
(sub-area 1: 28.6 ha;
sub-area 2: 11.6 ha; sub-area
3: 4.3 ha; sub-area 4: 5.7 ha;
sub-area 5: 2.9 ha)

Ownership

Private, joint ventures
private/federal state-owned

Number of residential units

Approx. 3,900
(sub-area 1: 2,000 ; sub-area 2:
700; sub-area 3: 350; sub-area
4: 450; sub-area 5: 400)

Start of construction

Estimated 2027 (1st construction
stage)

On 28 February 2023, the Pankow district council of Berlin adopted the "Alte Schäferei" framework plan, a sustainable basic framework of urban development, transport and open space planning for the further development of the Französisch Buchholz district. The housing potentials are located in a complex urban planning development context. To the south, in the immediate vicinity, is the centre of Französisch Buchholz with its historic village green, and to the north there are already extensive commercial areas. One of Berlin's largest commercial areas, "Buchholz Nord", is also planned here.

Urban classification

The neighbourhood is located in the district of Pankow, Französisch Buchholz. The distance to the north-eastern city and federal state border or the surrounding Brandenburg communities is about 1-2 km. The northern area of Französisch Buchholz is part of the new settlement axis towards Wandlitz of the "Landesentwicklungsplan Hauptstadtregion" (LEP HR / land development plan, capital region). Adjacent to the west is the large-scale Blankenfelde landscape conservation area and other nature conservation areas.



The A114 motorway and the S-Bahn rapid transit line (S8 line) run towards the northeast.

Urban development goals and traffic development

From a traffic point of view, the area has to be planned anew, as it has only been insufficiently developed so far and is planned as a low-car neighbourhood. Attractive local public transport is an important building block. The addition of two S-Bahn rapid transit stops is planned at Bucher Strasse and Schönerlinder Strasse. The idea is to create a lively neighbourhood with large open spaces, lively ground floor zones for retail, services and restaurants on central squares and streets, and with a harmonious transition to the neighbouring buildings.

Housing policy goals

The "Alte Schäferei" core area to be developed as a priority is located north of the centre of Französisch-Buchholz,

west of Schönerlinder Strasse, north-east of Hans-Schumacher-Strasse and south of the A 114 motorway. In the framework plan, a residential building potential of 2,000 units as well as 1,900 units for the peripheral was calculated for the core area (sub-area 1) "Alte Schäferei". The aim is a building plot utilisation that minimises the use of new green and open spaces for building use and new land sealing. The new urban neighbourhood will be realised in a space-saving, ecological and attractive manner and at an appropriate density.

Social infrastructure and green spaces

A new school, new daycare centres and generous play areas will meet the growing need for social infrastructure and the deficit of the surrounding areas. The neighbourhood centres will be directly linked to central green corridors. The generous open spaces offer room for different types of use, e.g. for public green spaces, biotope network areas or near-natural green spaces. The open space planning

takes into account and protects existing ecological structures worth preserving, such as valuable rows of old trees.

Ecological goals and qualities

Attractive local public transport is another important building block. Roofs and façades with greening will protect the habitat for birds and insects, and rainfall will be collected in ditches, creating a sustainable and climate-resilient neighbourhood. A preliminary landscape planning assessment of the impact and compensation was conducted in the framework planning.

Further information about the NSQ Alte Schäferei (in German):



[Link](#)

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Combining three neighbourhoods well and carefully

NSQ Projektverbund Karow Süd

Facts

Area size

Approx. 100 ha
 sub-area Karow South at Karower
 Kreuz approx. 28 ha, sub-area An
 der Laake approx. 18 ha, sub-
 area Am Teichberg approx. 53 ha

Ownership

Federal state-owned, private

Number of residential units

Up to 5,000 residential units

Start of construction

Successive neighbourhood
 development; first construction
 phases in sub-areas estimated to
 start in 2026

In the south of the Karow district in the Pankow borough, new mixed-use city neighbourhoods with up to 5,000 residential units are to be built on three sites spanning a total area of approx. 100 ha, offering a variety of housing, daycare centres and schools as well as attractive public spaces and green areas in the vicinity of an existing and future S-Bahn rapid transit station.

Urban classification

The district of Karow is bordered to the north by the BAB 10 motorway (Berliner Ring), to the south by the railway lines of the Berlin Outer Ring, to the west by the green corridor along the River Panke, and to the east by the open countryside of the federal state of Brandenburg. Karow is characterised in particular by the listed street village of Alt-Karow. The three residential development potential areas Karow Süd, An der Laake and Am Teichberg are located on former agricultural land in Karow's south and southeast, surrounded by areas of detached houses.



Urban development goals and traffic development

In the south of Karow, sustainable neighbourhoods that are well connected to the surrounding area will be created in the three sub-areas. These neighbourhoods will provide both the urgently needed housing, including green spaces, for the growing city of Berlin, and the social infrastructure, with daycare centres and schools for new and existing residents. Special attention will be paid to the locally compatible design of the transition areas between the new - dense - housing construction and the existing detached house development. The rail transport measures anchored in the i2030 infrastructure project of the federal states of Berlin and Brandenburg, the new construction of the Sellheimbrücke S-Bahn rapid transit station and the Karower Kreuz interchange will improve Karow's connection to public transport in the future. The two sub-areas of Karow Süd at Karower Kreuz and An der Laake will benefit most from this. The Am Teichberg sub-area will be linked to the existing and future S-Bahn rapid transit stations via a planned bus connection. The connecting road from Alt-Karow or Karow-Nord to the B2 in Malchow, which will be connected to the grid by 2027, is currently in the planning process.

Housing policy goals

As early as the 1990s, there were considerations about developing the three potential areas for housing. Due to the strains placed on Berlin's housing market in recent years, the three land potentials have once again become the focus of urban development. On the basis of initial urban development test designs in the district's framework planning and a more detailed urban development study, a new housing construction potential of up to 5,000 units is estimated for the three sub-areas. About 60 per cent will be built on land owned by the federal state-owned housing companies.

Social infrastructure and green spaces

The new neighbourhoods will also provide the necessary social facilities, such as daycare centres. In addition, a community school in the Karow South sub-area and a primary school at Am Teichberg are planned to cover the already existing demand for school spaces and the demand triggered by the new builds. In the centres of the new neighbourhoods, further offers for all age and population groups are planned, along with attractive neighbourhood squares and green spaces close to the apartments, which provide room for recreation and leisure.

Ecological goals and qualities

Sealing is to be reduced through a predominantly dense construction method with efficient development. The characteristic "blue-green" structures in the three areas, the ditches and streams, legally protected biotopes, wooded areas and rows of trees, are to be preserved and ecologically upgraded or further developed. As far as possible, the necessary compensation and replacement measures as well as measures for species protection will be implemented within the sub-areas. Following the concept of the "sponge city", rainwater will percolate and evaporate on site.

Further information about the NSQ Projektverbund Karow Süd (in German):



[Link](#)



© plus4930 Architektur & Lohrengel
Landscape on behalf of GESOBAU AG

A hospital becomes a space for recreation

NSQ Former Karl-Bonhoeffer-Nervenlinik

Facts

Area size

Total area: approx. 46 ha, of which approx. 7 ha of building land is for housing construction; further (building) land potential for refugee accommodation and social infrastructure

Ownership

Private (former hospital grounds), federal state of Berlin (psychiatric hospital – KMV)

Number of residential units

Approx. 600 residential units as well as further potential space senior care, arrival centre for refugees and other public uses in the area of the historic hospital buildings

Start of construction

Estimated 2024

The site of the former Karl Bonhoeffer Psychiatric Hospital (KBoN) is located in the middle of the Reinickendorf district in Wittenau, not far from the Reinickendorf Rathaus (town hall). On a total area of around 46 ha, a lively, urban-like, attractive, sustainable and socially mixed neighbourhood is to be developed on the former strictly isolated hospital site – which is still home to the Berlin hospital for the treatment of psychiatric disorders (KMV) – offering space for around 600 new apartments, among other things.

Urban classification

The triangular site of the former Karl Bonhoeffer Psychiatric Hospital is located in the middle of the Wittenau district, south of Reinickendorf Rathaus, and is bordered to the east by the Rathauspromenade / Oranienburger Strasse, to the south by the S-Bahn rapid transit line and to the west by Olbendorfer Weg. At the time of its use as a psychiatric hospital, the entire site was a secured area in the middle of Wittenau with very limited public access. The historic hospital buildings are primarily located in the northern half of the site; in the south – the base of the site triangle – a former park with an abandoned asylum

cemetery, now a valuable woodland area, is adjacent to the S-Bahn rapid transit line.



Urban development goals and traffic development

The approx. 46-ha KBoN site in the Reinickendorf district is owned by Vivantes GmbH and is to be sold by Vivantes GmbH owing to the discontinuation of hospital use and as a property no longer required for operations. On a western sub-area spanning around 7 ha, the federal state-owned housing company GESOBAU AG will build a city neighbourhood with around 600 residential units. The remaining land will be purchased by the federal state of Berlin and Berliner Bodenfonds GmbH. Due to the excellent public transport connections (S-Bahn rapid transit and U-Bahn underground, bus in the immediate vicinity), the housing project will be largely car-free.

Housing policy goals

After lengthy negotiations, it was possible to purchase the site for the federal state of Berlin, thus creating the basic prerequisite for GESOBAU to plan and realise a mixed residential neighbourhood with affordable rents. In addition to the planned 600 residential units, the hospital for the treatment of psychiatric disorders will continue to exist on the extensive site; the new Berlin arrival centre for refugees

will be enhanced; accommodation options for refugees in vacant buildings and to cover the needs of the social infrastructure will be created. In addition, Vivantes GmbH is planning a (senior) care home. These are all facilities and uses that are urgently needed in Berlin and that many Berliners are waiting for. The residential building project can be realised on the basis of the land use plan (designation of the area as a general residential area). A development plan procedure is not required.

Social infrastructure and green spaces

The opening and use of the formerly isolated site for the public, the existing space and area potential, the historic hospital buildings and the valuable open spaces and wooded areas present unique opportunities for the integration of the site into its surroundings and the urban upgrading of the entire district of Wittenau.

In addition to the listed building ensemble of the historic hospital complex, the site has a large and very valuable stock of old trees that will be integrated into the overall development, developed and made accessible to the public.

Ecological goals and qualities

GESOBAU's planned new residential neighbourhood will be built primarily in the area of currently built-up and sealed areas. The additional trees that will necessarily need to be felled will be compensated for by new plantings; further surface sealing cannot be avoided, but must be minimised.

Of course, the effects of undeniable climate change and the diverse requirements of nature conservation and species protection must be taken into account. The basic structures of the now largely reshaped park and the former cemetery of the former psychiatric hospital will be made recognisable and experienceable again, and the historic drainage system with the still recognisable Koldisch pond is also to be restored as part of the overall development.

Further information about
the NSQ Former Karl-Bonhoeffer-
Nerven-Klinik (KBoN)
(in German):



[Link](#)

