

Short version

High-rise model for Berlin

Quality – Compensation – Participation
Added value for the public

“The high-rise model describes how high-rise buildings, in a city also imagined vertically, create added value for the public and at the same time can deal with demands for space.”

Katrin Lompscher
Senator for Urban Development and Housing

“Facing the formative impact that high-rise buildings have on the cityscape, the high-rise model sets quality standards for architecture and urban development within the framework of a participative planning process.”

Regula Lüscher
Senate Building Director/Secretary of State for Urban Development



The planning principles at a glance

The planning principles are intended to be used as a guideline for the sustainable integration of high-rise building projects in the urban fabric.



Quality

High-rise building projects must be of particularly high urban development and architectural quality.



Compensation

Adverse effects of high-rise projects have to be compensated.



Added value

High-rise building projects must generate added value for the general public.



Participation

Extensive and early participation is an essential part of the planning process for high-rise projects.



Competition

A competition procedure must be implemented for high-rise projects.



Local Development Plan

A local development plan (LDP) procedure – preferably project-based – is mandatory for high-rise projects.



Sustainability

High-rise projects must excel through particularly high sustainability standards regarding energy efficiency, ecology and functionality.



Multifunctionality

High-rise buildings over 60m tall must be used for multi-functional purposes.



Open ground floor

The ground floor zone of high-rise buildings must be available to the public.



Open top floor

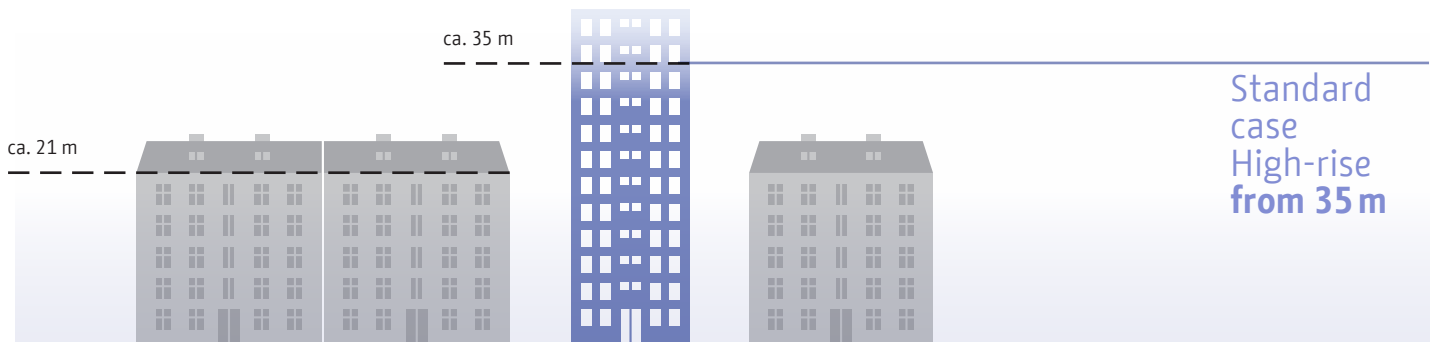
The top floor of high-rise buildings must preferably enable publicly accessible or communal use.

The following instruments and procedures are used to implement and secure the planning principles:

- Overall urban examination of reasons for the choice of location (see planning process)
- Implementation of participation and competition procedures
- Anchoring the project in the development plan procedure, both in planning process terms and legally: impact analysis, balancing and conflict management
- Provisions in urban development contracts, property contracts and other binding agreements
- Early agreement (Letter of Intent) between planning authorities and project developer on the application of the high-rise model and its planning and participation processes

Standard case

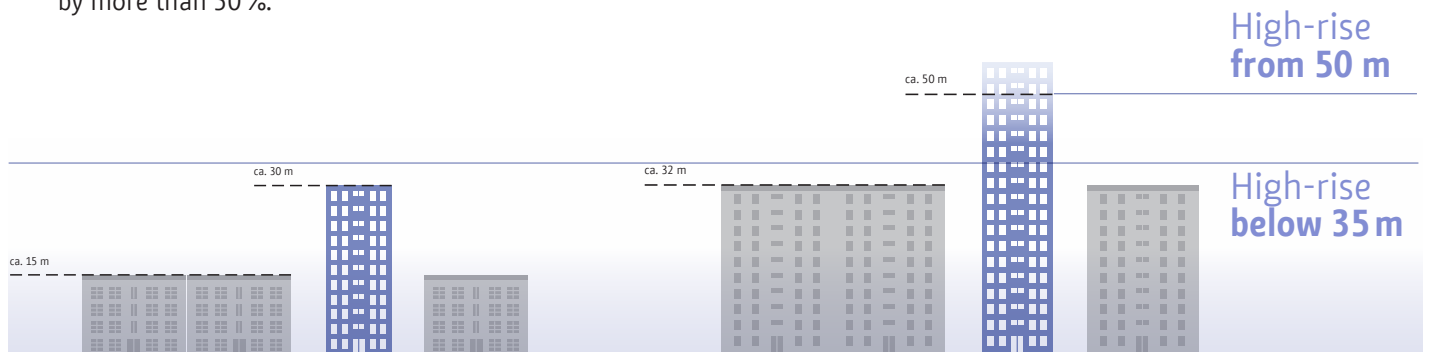
- The high-rise building project exceeds the characteristic height of formative existing buildings by more than 50% and thus has substantial impacts on the local cityscape and the urban structure (secondary technical installations on the roof are generally not considered).
- The standard case for application in the inner-city area with "Berlin eaves" (21–22 m) exists from a height of 35 m.



Standard application case – high-rise building 35 m tall or higher

Further application examples

- The area surrounding the high-rise building project is shaped by building heights below or above the "Berlin eaves". The high-rise model must be applied if the formative vertical scale to date is exceeded by more than 50%.



High-rise building below 35 m exceeds the surrounding scale

High-rise building exceeds environmental scale e.g. only from 50m

No application

- The surrounding area is already significantly influenced by high-rise developments (e.g. in large housing estates) and the height of the new project does not exceed the dominant vertical scale (or not significantly).
- The project is below the "high-rise building limit" defined in the building code of Berlin (§ 2 Para. 4 No. 1 in conjunction with § 2 Para. 3 Sentence 2 - BauO Bln).
- Binding construction planning law or legally effective building permit already exist for a high-rise building project.
- A local development plan procedure has already been initiated and the participation steps according to §§ 3 (2) and 4 (2) of the Federal Building Code - BauGB (public display, participation of the authorities) have already been implemented.

Primary test criteria for the choice of location – preliminary check

High requirements must be set for the choice of a high-rise building location. The following, fundamental, general criteria with spatial reference are to be checked and taken into consideration with priority. If the output of this check results in insurmountable restrictions, the location is not to be considered any further for high-rise building projects.

Location criteria with spatial reference

Heritage conservation

- Monuments / Heritage buildings
- Heritage areas (ensembles, entire facilities)
- Garden monuments
- Archaeological monuments
- UNESCO world heritage sites

Conservation areas

- Maintenance of the unique urban character (§ 172 Para. 1 Sentence 1 No. 1 BauGB)
- Maintenance of the composition of the residential population (§ 172 Para. 1 Sentence 1 No. 2 BauGB)

Areas protected by nature conservation law

- Nature reserves, landscape conservation areas
- Natural monuments
Protected elements of landscapes
- NATURA 2000 areas
- Areas for care and development measures, nature parks

Land Use Plan

- Mixed building land M1 and M2, areas for industrial / commercial uses
- Low density residential building land W3 (GFZ up to 0.8), W4 (GFZ up to 0.4), landscape character

Traffic link

- Link to the local public rail-bound transport network (ÖPNV)
- Link to the primary road network in accordance with the urban development plan (StEP) for traffic (Levels I/II)

Centre reference

- Main central areas (City West, City East)
- Main centres, district centres, neighbourhood centres in accordance with the urban development plan (StEP) for centres

Checking/exclusion criteria

- ✓ Change of the appearance, removal, distance, repair/restoration of monuments/heritage sites requires the approval of the monument authorities
- ⊖ No high-rise building development if the unique character and appearance of monuments/heritage sites and the visual integrity of world heritage sites are impaired significantly (protection of the surrounding area)

- ✓ Changes and construction of new buildings and structures requires approval (only in urban conservation area)
- ⊖ No high-rise building development if it contradicts the conservation objectives

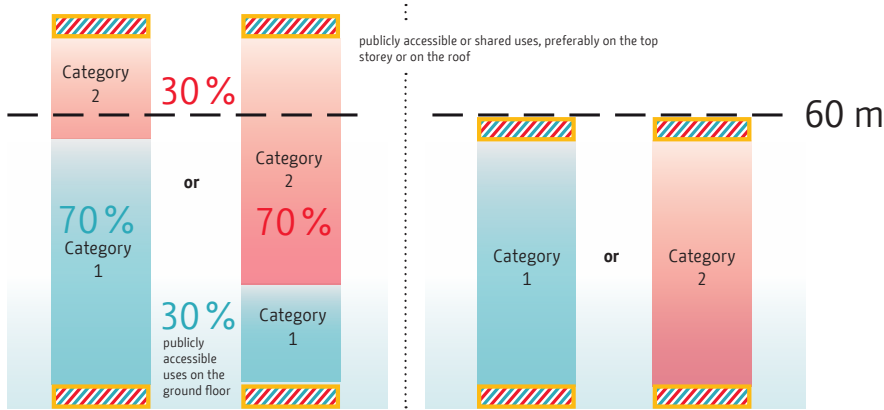
- ⊖ No high-rise building development within protection areas (not building zones)
- ⊖ No high-rise building development in the surrounding area, if damage to the protected area or property is to be expected

- ✓ Multi-functional and commercial high-rise buildings with higher concentration can primarily be developed in M1, M2 and GE areas (commercial only)
- ⊖ High-rise building development with high land use cannot usually be developed in W3/W4 areas and housing areas with formative landscape character

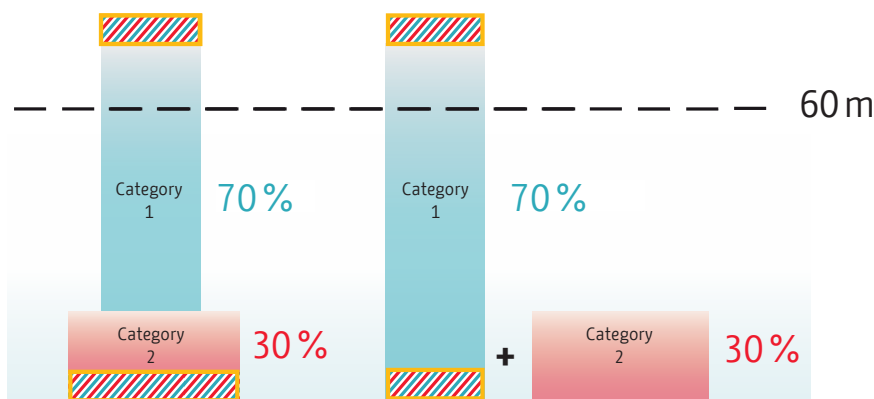
- ✓ Very good link to local public rail-bound transport, can be reached in 5 min (~ 420m) walking distance
- ✓ Good link to primary road network for commercial use with high source and destination traffic volumes

- ✓ Functional strengthening of existing centres, promotion of the polycentric structure of Berlin
- ✓ Strengthening of functional mixing and variety of offers through multi-functional high-rise buildings

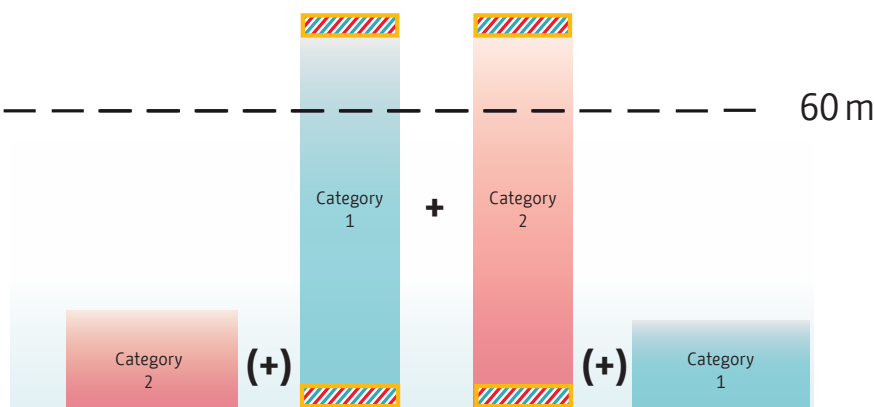
Multifunctionality – open ground floor / top floor



Schematic examples of high-rise buildings above/up to 60 m high



Schematic examples of high-rise buildings with plinth/block and for overall high-rise building and non-high-rise building projects



Schematic example of an overall urban development project

High-rise projects over 60m tall must contribute to vital urban neighbourhoods by creating a functional mix appropriate for the location.

Starting from two basic categories of use (category 1/commercial and category 2/residential), the respective main use in one of the categories should utilise a maximum of 70% of the floor area, while the remaining floor space must be assigned to uses in the respective other category.

If the construction project includes several building sections, the multifunctionality must be achieved within the overall project. The same applies if the building project consists of two or several detached buildings, of which at least one reaches a height of above 60m. The proportion of mixed use is to be attributed to the overall construction project.

Within the scope of an overall urban development project, which includes both high-rise buildings above 60 m tall and other buildings below 60m tall, the use mix must be demonstrated within the overall project. The spatial reference plane is generally the scope of the local development plan to be drawn up.

Use categories	Category 1/ commercial: offices, trade, hotel, administration (public/private), catering, practices/spaces for independent professions, miscellaneous commercial use
	Category 2/residential: housing, cultural facilities, social infrastructure, educational institutions, other non-commercial uses
	Open ground floor/publicly accessible or shared uses, preferably on the top storey or on the roof

Exemplary planning process

Criteria for the overall urban consideration of the site selection/suitability

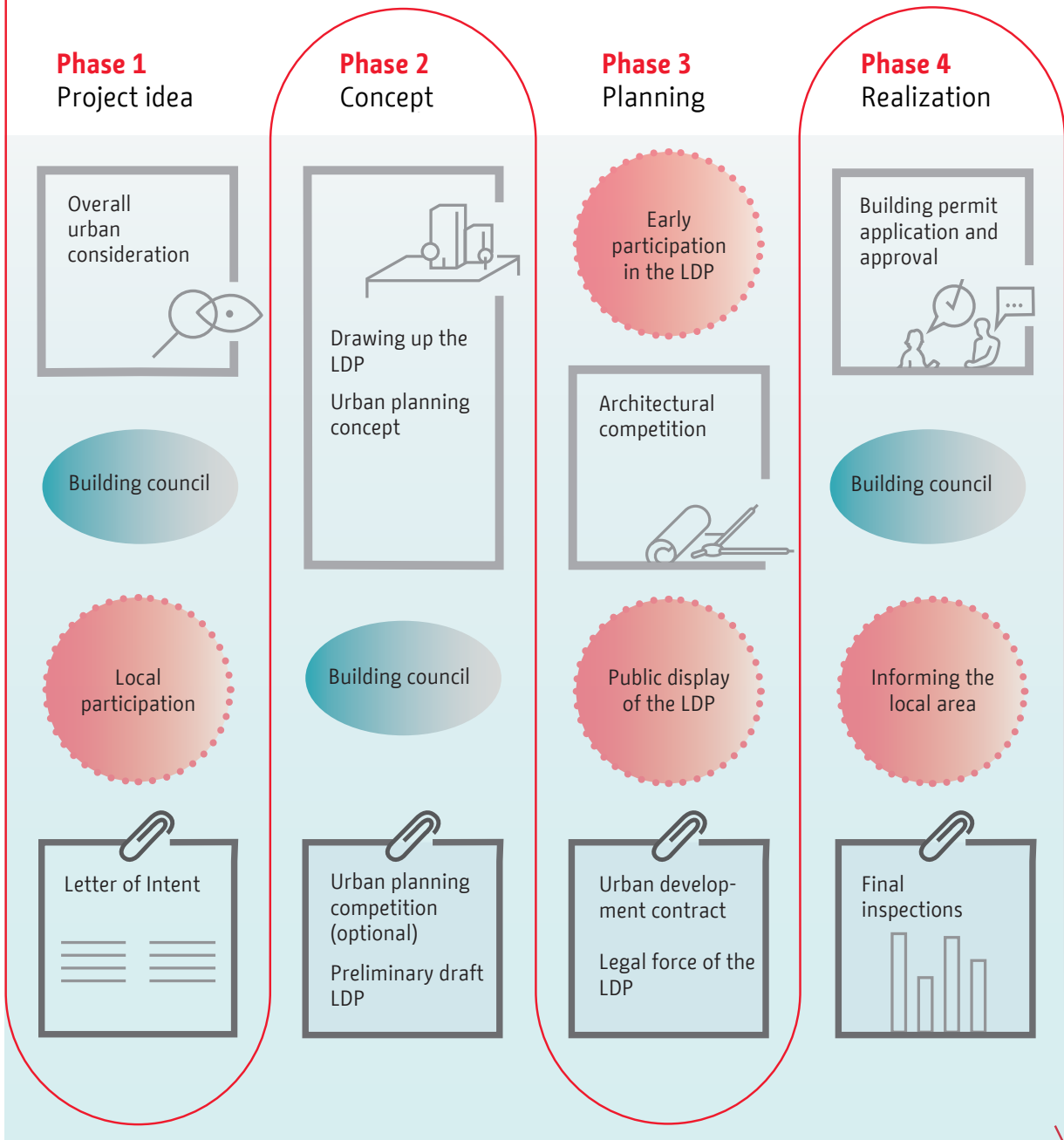
Macro level

- Location within the urban fabric
- Orientation, long-range impact, visual axes
- Existing high-rise locations within the urban fabric

The dimension of the horizon to be considered must be defined for each individual case, based on the height and built volume of the high-rise building project.

Micro level

- Existing high-rise locations in the immediate vicinity
- Structure of developments in the immediate vicinity, in particular the building height trend
- Access (public transport, MIV link, StEP traffic)
- Centre structure (StEP centres, uses on ground floor, local supply structure)
- Outdoor space structure and provision
- Historical development, heritage conservation
- Protection areas for defence facilities
- Statements of formal and informal plans: local development plan (LDP), land use plan, StEP housing, StEP economy 2030, StEP public utilities, local detailed concepts for high-rise buildings, outline plans, masterplans, etc.



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