

Urban Development Plan TOWN CENTRES 2040



Urban diversity
for retail and
more cooperation

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Further information
and download the
report incl. maps:



The Urban Development Plan Town Centres 2040 ...

→ ... is Berlin's citywide retail concept.

The Urban Development Plan (UDP) Town Centres is the Berlin Senate's citywide concept for the further development of the urban centres and spatially managing retail development in Berlin. The new version, the UDP Town Centres 2040, responds to current trends and developments that are crucial for the future of town centres and retail: digitalisation, structural change in retail, demographic change, climate change, and mobility transition. The UDP is primarily implemented through retail and town centre concepts of the Berlin boroughs and local building plans.

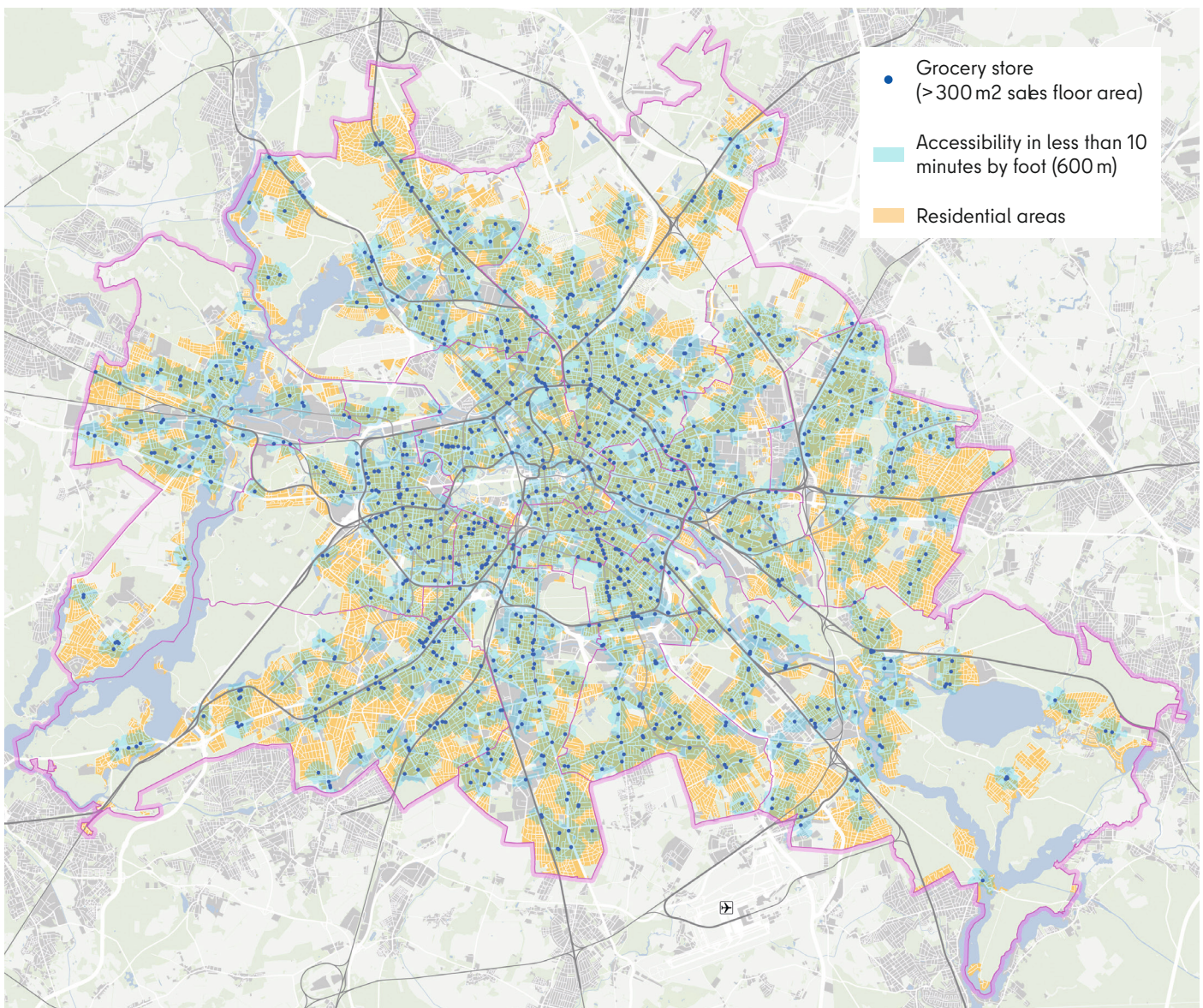
→ ... analyzes current trends and examines the situation of retail in Berlin.

The COVID-19 pandemic has accelerated the shift from brick-and-mortar retail to online retail. In some brick-and-mortar retail sectors, the market is saturated, prompting companies to streamline their store networks. Succession problems in specialist retail and economic challenges such as inflation and high energy prices have contributed to a decline in the number of stores and sales floor area in Berlin for the first time since Germany's reunification.

→ ... ensures a city of short distances through numerous centres and supermarkets close to residential areas.

The 78 town centres (see back cover) ensure that shopping, public services and leisure activities are always close at hand and easily accessible without having to rely on a car. Berlin's polycentric structure thus also supports climate protection. In addition, the UDP aims to secure access to daily necessities close to home: today, 84% of Berlin's population can already reach a grocery store within less than a ten-minute walk.

Fig. 1: Functioning local supply: Grocery stores are within easy walking distance in Berlin's neighbourhoods



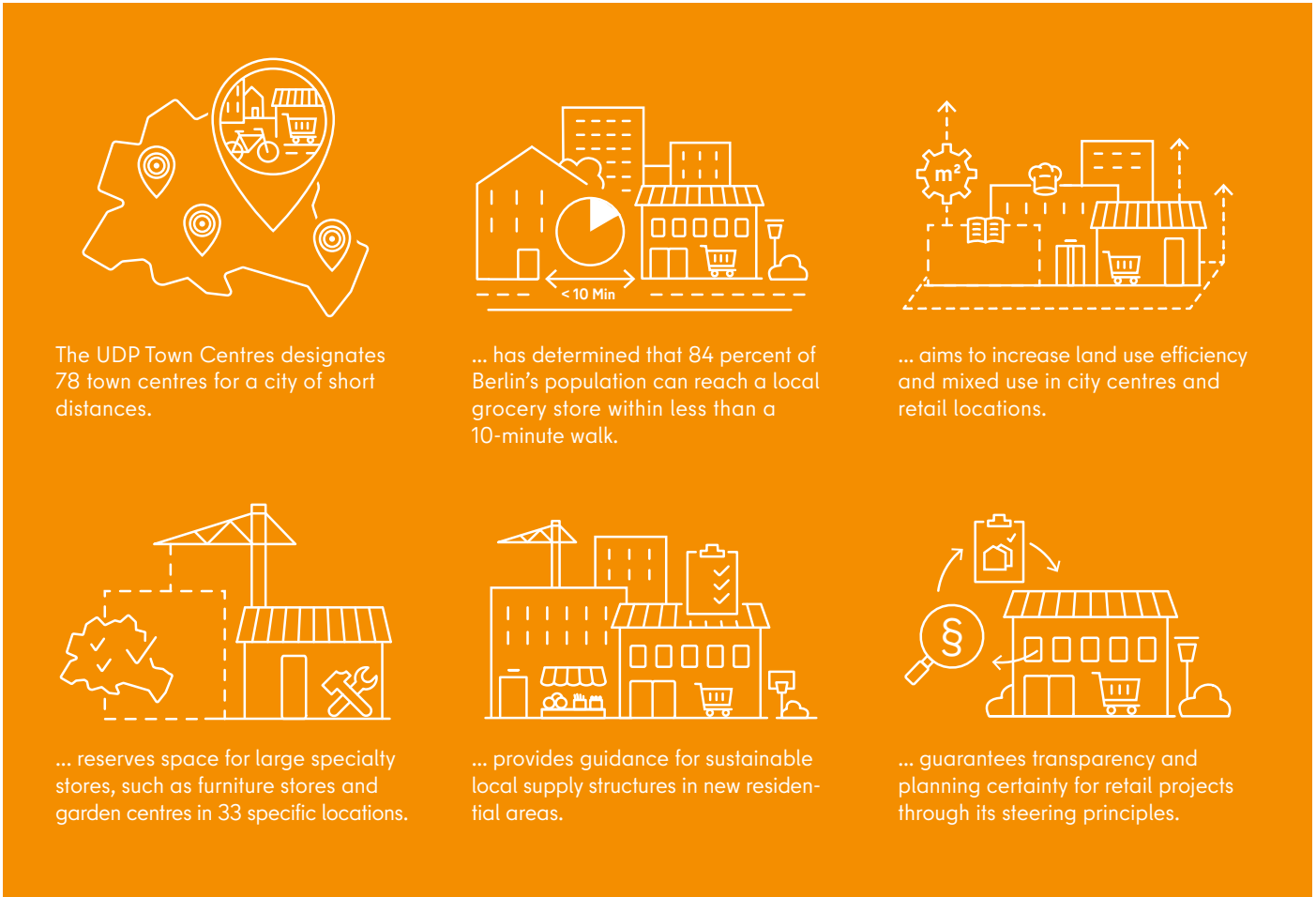


Fig. 2: UDP Town Centres 2040 at a glance

→ **... reserves space for large specialty stores in specific locations.**

Large specialty stores such as DIY and home improvement stores, furniture stores and garden centres often do not fit into town centres. Therefore, the UDP identifies several specific locations throughout Berlin for specialty stores. For these locations, the UDP also sets the goal of using land more efficiently, building denser and enhancing mixed use.







→ **... guarantees transparency for retail projects.**







The UDP's steering principles provide transparent rules for new store locations, store expansions, or changes to the product mix of stores. They therefore offer businesses and investors a high degree of planning certainty.

→ **... identifies transformation as a joint task.**

The structural change in the retail sector has reached a dimension that is profoundly changing Berlin's town centres. This transformation can only be managed if retailers, property owners, the real estate industry, the public sector, and urban society work together. The complex challenges make active management and targeted cooperation essential. This requires new forms of cooperation, such as Business Improvement Districts (BIDs).

Berlin's Town Centre Network

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

-  Berlin state border
-  Borough border
-  Subway
-  MRT (S-Bahn)
-  Other railways
-  Airport BER

