

Unloved Heritage Socialist City?

Berlin – Dresden – Halle
Report and Evaluation



VolkswagenStiftung



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01 http://img.zeit.de/2015/33/marzahn-hills-holly-wood/wide__1300x731

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Bundesarchiv, Bild 183-1987-0128-310
Foto: Link, Hubert | 1. Januar 1987

Situation

After the dissolution of the Soviet Union, the determinants of urban development in the former Soviet-bloc countries changed profoundly. The political, economic, and societal transformation in the states of Eastern Europe is still ongoing, also in cities in Germany, Russia, and the Ukraine. Buildings of residential districts established in the 1960s and 1970s in particular have to be subjected to an adequate further development.

Procedures for dealing with large settlements in the states of the former Soviet bloc are of crucial importance to both urban development in these countries and future housing of large parts of the population, as it is here, where millions of people live. The transformation processes are complicated, they take place on the levels of housing and urban development policy, municipal

and housing management, and fundamental living and housing conditions of man.

New social framework conditions that have emerged in many countries since the end of state socialism and the resulting new functional, economic, and ecological requirements do not only have sociopolitical, but also spatial consequences for large settlements. The problems of these cities are manifold: completed planning hardly leaves any space for the development of individual lifestyles and the differentiation of modern living cultures. In an increasing number of large settlements, social, economic, and functional problems are growing. In the course of this transformation, socioeconomic and politico-administrative framework conditions of urban development are being reformed in general after the socialist and planned economy era. The challenges faced by urban planning are highly complex: the high need for mod-



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02 Großwohnsiedlung East Germany
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Introduction: Unloved Heritage ,Socialist city‘? Research questions and aims

Today, there is a considerable need for renewal of buildings of new cities, large settlements, and urban structures built after the Second World War, both here in Germany and worldwide. When established, these buildings were considered results of progressive social housing planning. Now, they are deemed results of social cutback measures. The state's withdrawal from its responsibilities decades ago resulted in a constant reduction of the importance of design aspects and quality. Despite the significance of large settlements and new cities - they represent an enormous housing resource - programs and measures binding considerable public funds are hardly perceived and discussed in the community. The new housing problem of the 21st century, a key problem of urban development, has not yet been covered properly by urban development discussion.

ernisation in the area of housing, infrastructure, and economy has to be controlled and managed in the interest of the entire urban population.

Today's problems of large settlements in terms of design quality, user functionality, etc. have to be analysed in the light of both current socio-economic conditions AND planning in Soviet times. This means that the presently existing spatial deficiencies and use conflicts do not only have to be considered a result of socio-economic changes, but are largely caused by original planning. Many problems of functional character that started to emerge in the 1980s already are only aggravated by the current political and socio-economic conditions. Hence, they have to be differentiated according to their causes and studied on several levels, namely

- as a result of planning work, i.e. deficiencies due to the schematic and rigid planning system of the

USSR;

- in view of the gap in planning between ideals and reality, i.e. deficiencies resulting from non-executed plans;

- in view of new social framework conditions, i.e. deficiencies causing use conflicts as a result of new functional requirements.

Post-war modernist architecture, hence, represents a rather ambivalent heritage that does not allow any general conclusions to be drawn, but requires examination of the architectural and historic value in each individual case. Time has produced many problematic "products", monumental compositions realised in line with overdimensioned roads or monotonous settlement structures, ready-made houses. At the same time, however, urban ensembles, dominants and solitary buildings of high architectural quality and high historical value were built in the times of post-war modernism.



06 Großwohnsiedlung East Germany
07 Großwohnsiedlungen East Germany
08 Großwohnsiedlungen East Germany

Challenge for planners

Making these large settlements sustainable and viable for the future is a big and ambitious task. More than 60 years after the destructions of the Second World War and the dawn of the second modern period, it is time to unemotionally analyse the challenges faced by urban development in handling the buildings of post-war modernism without any prejudices and euphoria.

Research issues

The planning challenge to sustainably further develop large settlements of the post-war period requires a complex approach, as the need for renovation has to be analysed by weighing preservation against further development. For this purpose, many disciplines have to cooperate, with the approach having to be of holistic character rather than of sectoral nature. By no means is the reconstruction of these settlements to be reduced to a purely infrastructural and technical task. Instead, it is required to determine aspects relating to the social, architectural, and historical value as well as aspects of future neighbourhoods, lifestyles, and housing models. Which functional and ideational criteria have to be fulfilled by the reconstruction of the housing quarters of the 1960s and 1970s? Can the cities learn from other reconstruction strategies or are the conditions and cases too different?

Identity and urban culture

Identification with the city as an expression of social self-understanding plays a major role in the transformation of the post-socialist city. In times of radical change, historical iden-

ties represent important social and cultural values. Handling of the architectural heritage, hence, is an important force driving further development. The up-to-date further development is linked with the relationship of the urban society to its own history. It is obvious from many cities that the modern era is hardly suited to generate identities. The modern era in urban development and architecture has reduced the city to functional objects and topics. It often produces abstract images that hardly allow for any legible reference to history. These abstractions are no longer capable of binding the citizens to their city. The question, hence, arises which value the architectures and building ensembles of the 1960s have. Did the urban structures and architectonic concepts of the 1960s and 1970s produce a strong cultural identity, do they have a memory value? Which relevance does the heritage of socialist planning have to the future development of the cities in Germany, Russia, and Ukraine?

What can urban structures and architectures contribute to the city's identity? In which way can the historic heritage be (reasonably) considered in planning? How can urban ensembles be transformed such that the traces of their history are preserved and possibilities of identification are offered? Are there generally valid criteria for the further development of the post-socialist city? How can specific features be preserved or possibly unveiled and how can an acceptable compromise of history, presence, and future be achieved? How can new, memorable urban and living spaces be generated on the basis of historical knowledge, urban and living spaces that are distinctive and allow for identification?

Use and design

Development of urban spaces is subject to political, economic, cultural, urban development, and aesthetic constellations that reflect individual interests as well as collective ideas, ambitions, and values. The forces acting on society as a result of economic and spatial restructurisations, new technologies, changing mobility, and increasing individualisation give rise to new expectations on the city (Behr, 2001). New requirements result from social, economic, cultural, ecological, urban development, and architectural perspectives. Solutions have to be found for phenomena, such as an increasing commercialisation and privatisation of urban spaces, privatisation of assets under partly unclear legal conditions, a more individualised society with various requirements on housing and necessary social and technical infrastructure facilities.

How can the monotonous urban quarters be reconstructed for the housing to meet the new requirements in terms of ecological compatibility, low consumption of resources, freedom, and lifestyles? How can the standard types of quarters allow for various housing and living styles? How can the large and wide free spaces be differentiated without losing the quality of the (urban) landscape? Which alternatives to the small plot structure that contradicts the original planning idea of these cities, but unfortunately has been realised in some large settlements in the east and in the west can be developed? Which new types of use and property have to be developed, which tie up with the community values in socialist times, but generate a new, independent type of living in a community as a result of an up-to-date transformation of the previously collective spaces?

How do use and design requirements for large settlements in a previously socialist context differ from the values valid in the western urban society? Are the requirements on the quality of urban spaces the same in cities of western industrialised nations and in the east of Germany, Ukraine, and Russia? To what an extent can western urban development theory contribute to the renewal of post-Soviet cities and where are the limits of transferability? Evaluation of case studies in Germany

Evaluation of six case studies

The following documentation shows the first part of the project - the evaluation of selected large estates areas from the 1960s and 1970s. Experiences made in the last decades in Germany shall help for developing strategies for the renewal in other prefab settlements. What strategies failed, which were successful and why?

Identified were several German case studies. Berlin Fennpfuhl, Hellersdorf-Marzahn, Halle-Neustadt, Halle Silberhoehe, Dresden Freiburger Strasse, Dresden Gorbitz, Dresden Prohlis were identified as settlements which offer a wide range of different planning challenges and experiences of transformation, from formal planning conceptions, strategies and instruments and different spatial conceptions concerning building transformation and renewal of public space.

After the visit, including meetings and discussions with local planners the settlements were evaluated according different categories and specific research questions concerning identity and context, building structure and usages, mobility and connectivity, open spaces and landscape and policies and strategies.



Key figures at completion

Built: 1972-1985

Housing Units: 15.518
 Inhabitans: 51.100 (1992)
 Size: 300 ha
 Density: 24.103 Inhabitants/km²

Average age: 46,8
 Unemployment rate 18,7%
 Unemployment rate city: 9.7%

Key figures today after 1990?

Renewal since 2002

Housing Units: 15.000 (26.051)
 Inhabitans: 32.500 (46.336) (2015)
 Size: 300 ha
 Density: 15.325 Inhabitants/km²
 Vacancy rate 25% (1995); 3,9% (2009)

Average age: 43,3 (2013)
 Unemployment rate 18,7%
 Unemployment rate city: 9,7%
 Average income: 1.600€/a (2016 2013)

Statdtumbau Ost since 2002
 INSEK 2007
 Investments: 3,6 million Euro

- 09 Location of Fennpfuhl in Lichtenberg and Berlin
- 10 Fennpfuhl: Figure and Ground Plan 1990
- 11 Fennpfuhl: Figure and Ground Plan 2016
- 12 Fennpfuhl: Aerial View 2017



Berlin Fennpfuhl

Built 1972-1985

Fennpfuhl is the first finished large prefabricated district in the former GDR and was planned to be a model for inner city large settlements. Because of its privileged location and good connections to the center it is very attractive for its inhabitants. In combination with large recreational areas the district is attractive to many groups of users. Although Fennpfuhl was conceived and implemented as a sleeping area, there are numerous attractive features of urban diversity. During the reconstruction the benefits of large-scale planning and open spaces were preserved and successfully accentuated. In general, Fennpfuhl leaves an impression of a prosperous, harmoniously developing residential neighborhood. The combination of interconnected green streets, yards, and alleys with the central park around the lake is the result of contemporary modernization. After numerous small interventions of energetic, aesthetic and functional improvements in the past decade Fennpfuhl is since 2009 a growing neighborhood.









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Key figures 1990

Built: 1977-1989

Housing Units: 132.000

Inhabitans: 172.467 (1989)

Density: 8.850 inhabitants/km²

Average age: 30,5 (1989)

Key figures 2016

Renewal since 2002

Housing Units: 100.000

Inhabitans: 108.136 (2015)

Size: 3.150 ha (1996); 3.160 ha Be-
zirk Marzahn

Density: 5.534 inhabitants/km²

Vacancy rate 11% (2002); 4,1%
(2012)

Average age: 43,5 (2015)

Unemployment rate: 18,7%

Unemployment rate city: 9,7%

Average income: 1.625 €/a (2013)

INSEK 2007, 2011/12

Investments: 131,8 Mio. Euro (2016,
Marzahn-Hellersdorf)

13 Location of Marzahn in Lichtenberg and Berlin

14 Marzahn: Figure and Ground Plan 1990

15 Marzahn: Figure and Ground Plan 2016

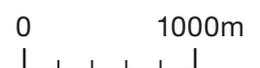
16 Marzahn: Aerial View 2017



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Key facts



Berlin Hellersdorf-Marzahn

Built 1977-1989

Hellersdorf-Marzahn is the largest area of a panel building district in Germany. Today it hosts nearly 230 thousand of residents. It is located 15 km away from the center of Berlin. The sustainable reconstruction of these neighborhoods in the recent years was realized by several management companies. The district center is dominated by ten- and eleven-story buildings, some high-rise-buildings with eighteen floors accentuate. Closer to its peripheral part you find areas with lower density with access to the adjacent green space.

Marzahn-Hellersdorf has a heterogeneous social structure. Different social milieus can find apartments in any price range. The transformation process had to take into account this desirable heterogeneity and took different measures for different parts of the district. Thanks to a successful renovation concept and systematic approaches to the reconstruction of the living environment the quality of life in the neighborhood has improved significantly as well as its popularity.







Google

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Key figures 1990

Built: 1976-1985

Housing Units: 14.300

Inhabitants: 42.068 (1990)

Size: ca. 140 ha (1985)

Vacancy rate: 25% (1991-2001)

25% (2004)

Average age: 39

Unemployment rate: 8,8% (1992)

Key figures 2016

Renewal since 1994

Housing Units: 8.340

Inhabitants: 15.701 (2015)

Size: 136 ha (2015)

Density: 11,5 inhabitants/km² (2015)

Vacancy rate: 6,1% (2013)

Average age: 46,8

Unemployment rate: 17,7% (2015)

Unemployment rate city: 6,1% (2015)

(2015)

Average income: 1.156 €/a (2015)

Soziale Stadt since 2000

INSEK 2011

Investments: 325,9 Mio. Euro

17 Location of Prohlis in Dresden

18 Prohlis: Figure and Ground Plan 1990

19 Prohlis: Figure and Ground Plan 2016

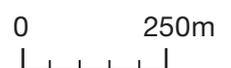
20 Prohlis: Aerial View 2017



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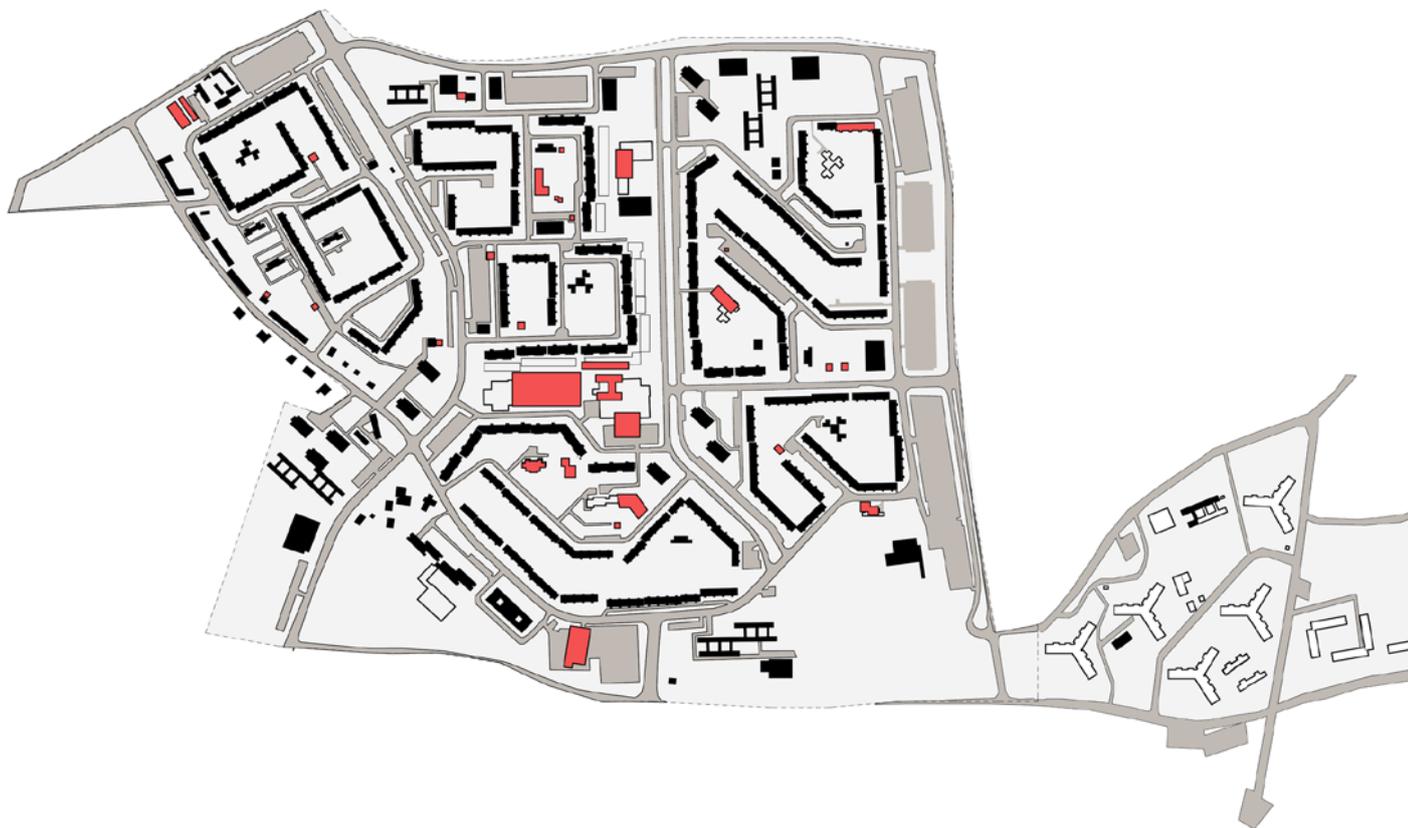
Key Facts



Dresden Prohlis

Built 1976-1985

Prohlis consists of six, ten and seventeen story buildings. Built to solve the lack of housing in the 1960es and 1970es it lost between 1996-2001 around 40% of its population which resulted in a vacancy rate of 25%. In order to increase the attractiveness of the area, a wide spectrum of measures was implemented, which contributed to increase residential satisfaction and stabilization of population development. Most of the houses were completely or partly renovated. Open spaces were redesigned. Through the program "Social City" numerous projects to strengthen the community networks were conducted: educational and recreational activities, direct involvement of inhabitants in renovation process and others. Today the population of Prohlis increases again. Young families are returning to the district due to low rents. However, many of the inhabitants receive social welfare.









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Key figures at completion

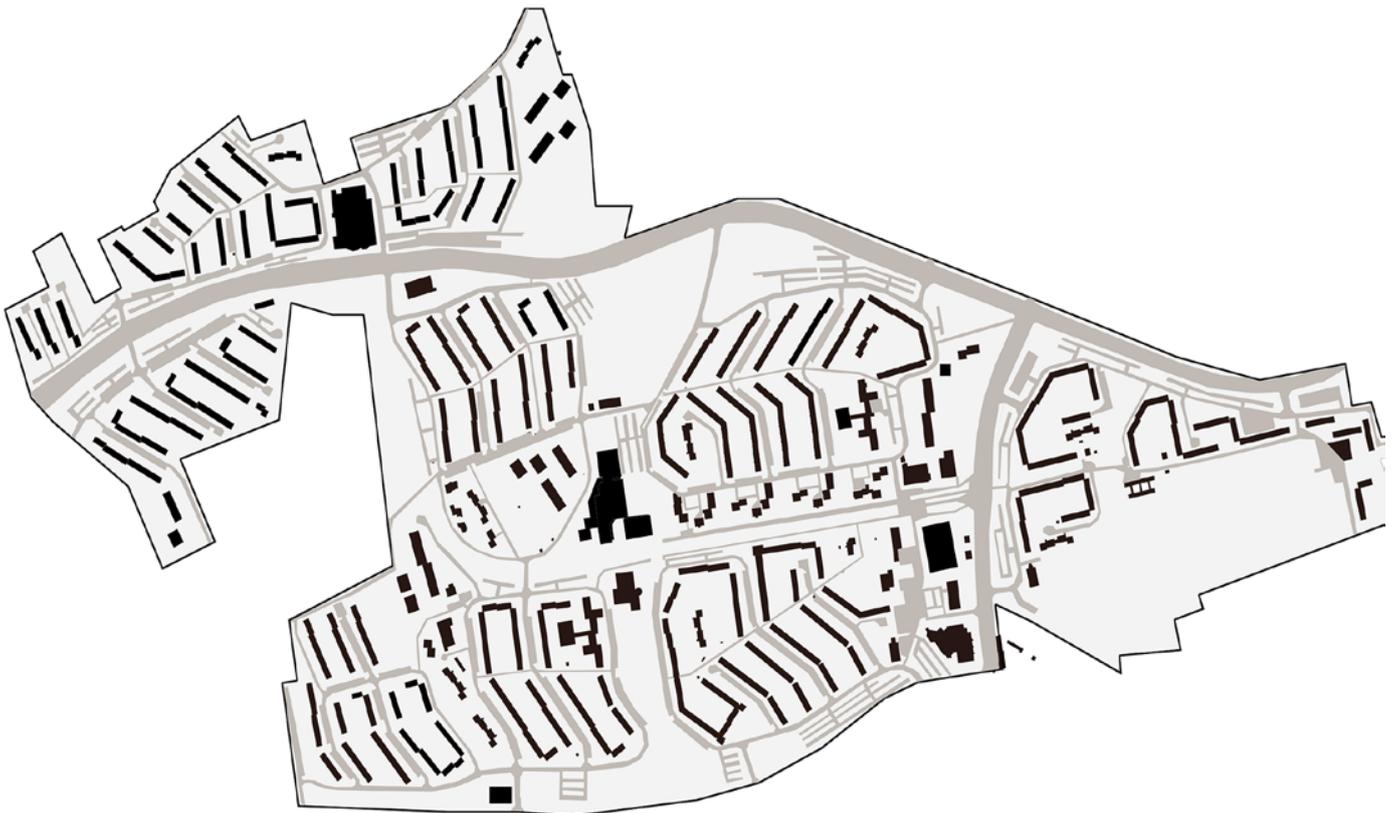
Built 1979-1989
 Housing Units: 14.800
 Inhabitants: 35.236 (1990)

Key figures today

Renewal since 2005
 Housing Units: 12.882
 Inhabitants: 20.756 (2013)
 Size: 240 ha (1995); 200 ha (2015)
 Density: 14.041 inhabitants/km² (1995); 8.610 inhabitants/km² (2015)
 Vacancy rate: 23,2% (2000); 6% (2015)
 Average age: 42 (2001); 43,5 (2014)
 Unemployment rate: 10,5% (1995); 13,9% (2015)
 Unemployment rate city: 6,1% (2015)
 Average income: 3.348 DM (1995); 1.250€/a (2015)

Stadtumbau Ost 2002
 IHK 2010
 SSP 2005
 Investments: 14,5 Mio. Euro (1993-2005)

- 21 Location of Gorbitz in Dresden
- 22 Gorbitz: Figure and Ground Plan 1990
- 23 Gorbitz: Figure and Ground Plan 2016
- 24 Gorbitz: Aerial View 2017



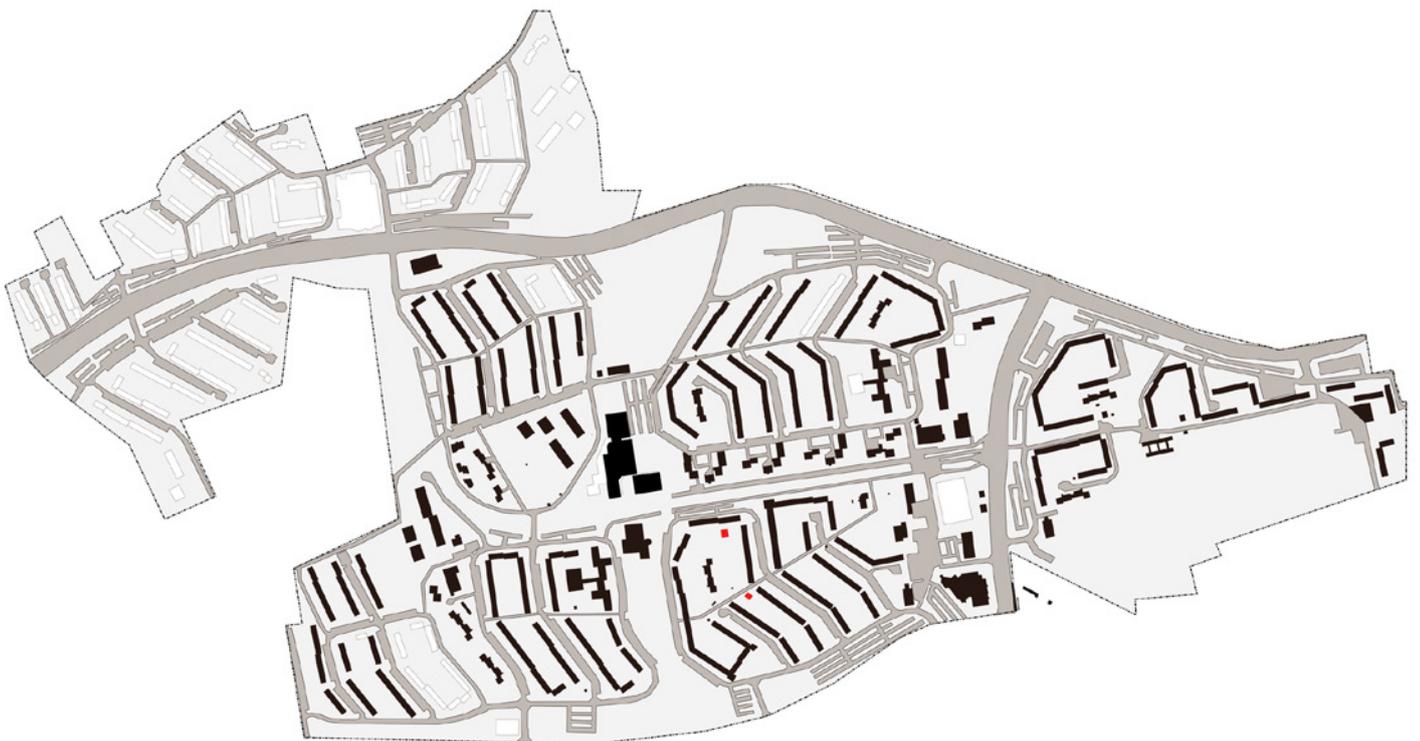
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Dresden Gorbitz

Built 1979-1989

The large scale estate is situated on the outskirts of Dresden. Gorbitz is the biggest and earliest complex of large-panel system settlements in Dresden. The district was initially planned with relatively low, six-storey buildings surrounded with small single-family houses. The shaping of the urban layout is enhanced by the central center axis with shops and tramway tracks. The motorized traffic is concentrated on four ring roads. After reunification the district had a bad image and low apartment prices led to a homogenous week social milieu of inhabitants. The Kraeutersiedlung, located in the western part of Gorbitz was a pilot project by Stadtumbau Ost Programm. During the past 20 years some of the buildings were demolished, many of those that were left were completely changed, yet it was managed to keep the original urban structure of the district. Even though the average household income is below the average of the whole city, today the social structure is relatively mixed. There is no big variety of public functions and the neighborhood depends strongly on the city center and the tram connection.







Google



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Key figures at completion

Built: 1979-1989

Housing Units: 14.550
 Inhabitans: 39.000 (1989)
 Size: 2.040 ha
 Density: 19.6 inhabitants/km²
 (1989)

Average age: 34,7 (1990)

Key figures today

Renewal since 2007

Housing Units: 9.040
 Inhabitans: 13.200 (2016)
 Size: 2.040 ha
 Density: 6.372 inhabitants/km²
 (2015)
 Vacancy rate : mehr 40% (1996)
 14% (2016)
 Average age: 55,2
 Unemployment rate: 21,9% (1999)
 19 % (2014)
 Unemployment rate city: 10,8%
 (2015)
 Average income: 1.680€/a

NOK 2001

INSEK 2007

Investments: 42 Mio. Euro (2016)

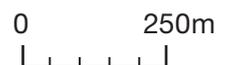
- 25 Location of Silberhöhe in Halle
- 26 Silberhöhe: Figure and Ground Plan 1990
- 27 Silberhöhe: Figure and Ground Plan 2016
- 28 Silberhöhe: Aerial View 2017



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Key Facts



Halle Silberhoehe

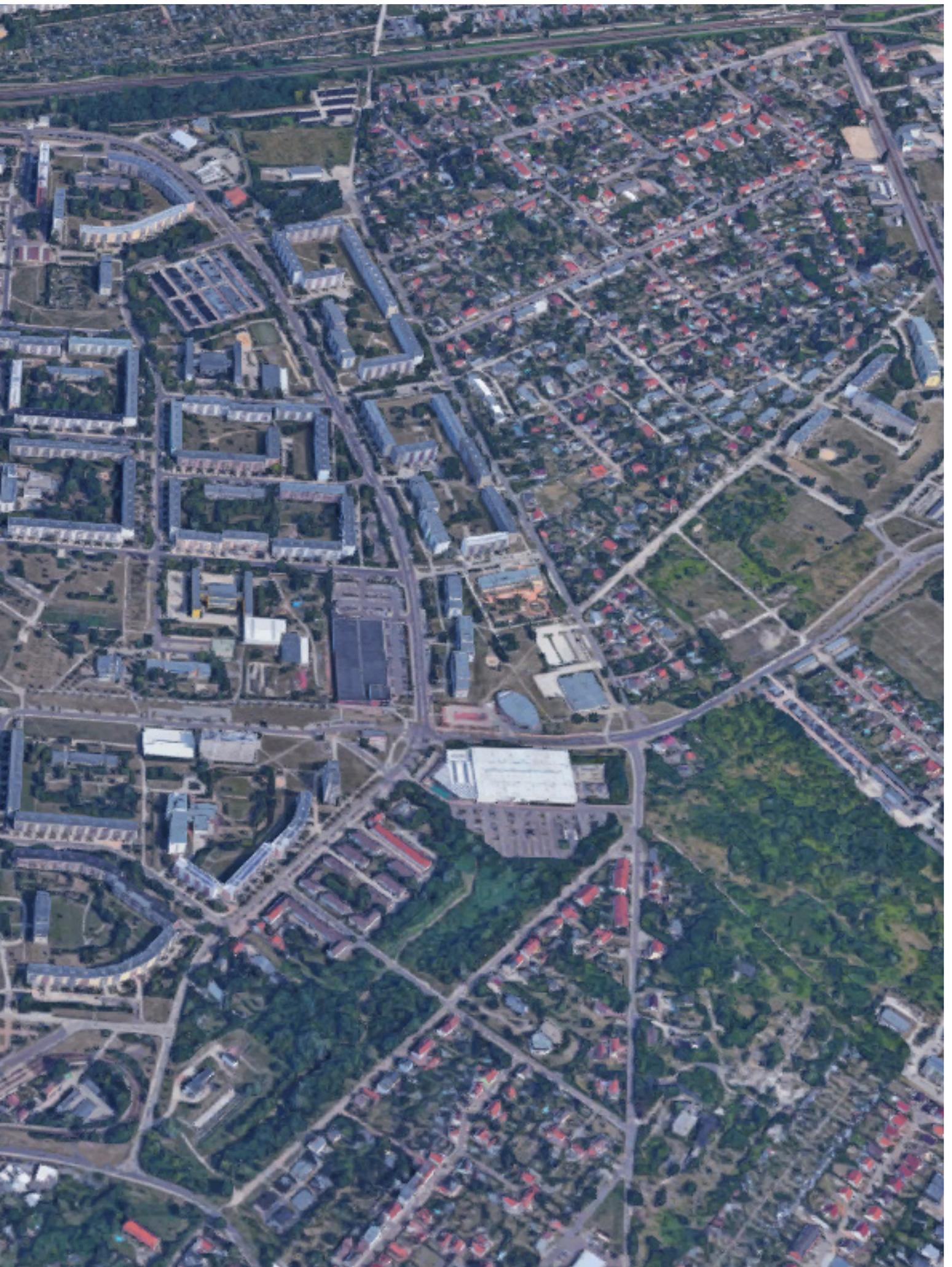
Built 1979-1989

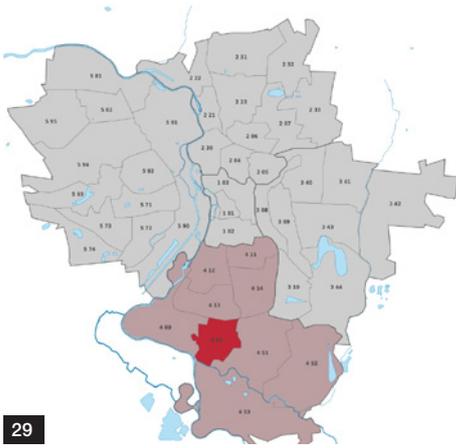
The large settlement Halle-Silberhoehe was originally constructed as an independent neighborhood for the employers of the industrial plant nearby. It is located on the southern edge of the city. The district is poorly connected with the city center but also with the river and the former industrial areas.

Between 1990 and 2005 the district has lost over 60% of its inhabitants. Consequently almost 40% of the apartments were empty. The area is characterized by vast unused green areas. The social aspects in the district are difficult. A continuing process of social segregation can be observed. The population is decreasing, the dismantling of schools and day-care centers has influenced the outflow of young people and working people with children. Today elderly people, unemployed people and migrants from Balkan states and Romania are dominating the neighborhood. The area has beautiful natural surrounding and landscape. However, the advantages vanish in comparison with the lack of functionality, transport and social infrastructure. Many of the buildings even lack basic renovation.









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Key figures 1990

Built: 1964-1981

Housing Units: 35.296

Inhabitans: 90.965 (1989)

Size: 979,2 ha

Density: 9.288 inhabitants/km² (1989)

Average age: 34,7

Key figures 2016

Renewal since 1999

Housing Units: 30.000

Inhabitans: 45.000 (2015)

Size: 979,2 ha (2016)

Density: 4.595 inhabitants/km² (2015)

Vacancy rate : 20% (2002)
14% (2016)

Average age: 48 (when)

Unemployment rate: 14%

Unemployment rate city: 10,8% (2015)

Average income per household:
16.800€/a ?

Soziale Stadt since 1999

Stadtumbau Ost

EFRE

Investments: 37 Mio. Euro

29 Location of Neustast in Halle

30 Halle Neustadt: Figure and Ground Plan 1990

31 Halle Neustadt: Figure and Ground Plan 2016

32 Halle neustadt: Aerial View 2017



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Key Facts



Halle Neustadt

Built 1964-1981

Halle Neustadt, founded as "Halle-West" has been an independent city till 1990. After the dissolution of GDR regime Neustadt was reunited with the rest of the city. Since 1990 the population has dropped dramatically, half of the social infrastructure was closed and about 10% of the dwellings have been demolished. Neustadt district consists of four housing complexes and a clear defined center. This center has a high urban and architectural value. The main transport axis connects the area to the historical center and has at its ends high-rise buildings as accents. Today some of the 22-story-towers are empty and require urgent restoration. These abandoned buildings express a negative image district and urban development disadvantage. The whole district is divided into three areas: the northern, western and southern part, which differ from each other in social and economic indicators.







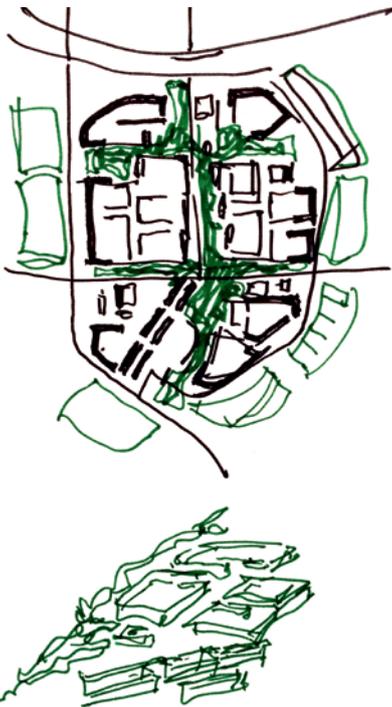
Google

(1) Identity and Context

Revealing and strengthening the identity and working with the contexts of the places are key aspects of the transformation of the socialist city. What is or could be the specific identity what the character of the district that makes in unique? What is the role of the area in relation to the surrounding territory and the whole city? What elements have to be kept in order to strengthen the character in other words, what has to be changed or added in order to achieve an identity at all? Successful transformation can only be achieved on the base of a deep understanding of the planning history and the ideas at the time of the construction of the settlement. The understanding of the socialist city has to go beyond the physical structures and look at the planning ideas behind the visible shape.

Correct initial measures in Fennpfuhl were the introduction of new functions. A magnificent park makes a positive impression. The Neustadt district of Halle was very memorable. On the one hand, we can see a rational, comfortable layout area of GDR times, providing all necessary functions. On the other hand, there is an urgent problem of use of vacant high-rises at the present stage. All these observations suggest parallels that occur with panel heritage in Ukraine in 1950-1990. The experience of technical and space-planning transformation of residential buildings in Germany is very important for Ukraine, but the solutions to the economic and legal issues require a reference to the Ukrainian realities. (Nadja Dmytryk)

History or the memory of the city



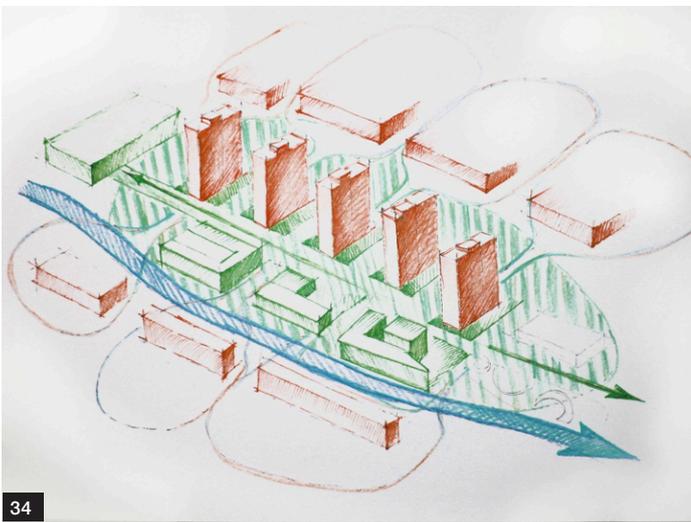
Every place has various layers of history, sometimes visible, sometimes hidden, sometimes recognizable with small traces. It is a challenging task to recognize which historic elements, structures and buildings should be kept as heritage and therefore identifying elements. It is an important and delicate task to find an appropriate balance between preservation and modernization, retaining what makes a place unique and eliminating the burdens that hinder the leap into a sustainable future. In times of modernization it is important not to destroy with levity old traces. At the same time transformation must not be forbidden, as it is needed in order to adopt the districts to nowadays demands. To decide how much built heritage is needed to secure individual and societal history and to save it for the next generation cultural responsibility which takes a careful transformation into focus is needed.

Fennpfuhl is keeping the historical context, e.g. represented by the old fabricator’s villa, which served as a registration office during GDR time, now used as an office and a restaurant. The legacy of GDR legacy is preserved, transformed to modern needs – the old shopping center was turned into a modern apartment building. Most of the small landscape elements like sculptures and benches in the park have been preserved as well.

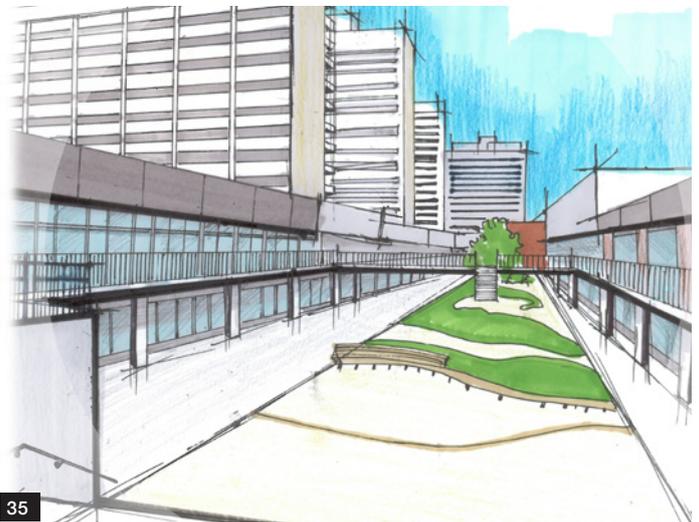
The memory of the destroyed panel building of Silberhoehe is reflected in the artworks, such as the “Towers”, a wooden sculpture located along the main green axis and the works of the artist Dagmar Schmidt. The artistic reinterpretation of the destroyed buildings recreates the concrete layout and furnishing of the panel buildings on their ruins - a panel house, as a monument of its time (pic. 46). Today, due to modernization and entirely changed blocks, there are only fragments of former urban environment preserved. The memory of the

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33 Halle-Silberhöhe (1979-1989): spatial, economic and social processes of segregation stimulated the development of intra-pedestrian “urban miles” of various shapes (promenade, ring, skate park, etc.) and the strengthening of their identity. The average length of such intra-pedestrian miles of the case studies is 1.600 m. Valeri Kozlov



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destroyed buildings in Prohlis is expressed by means of landscape design and art elements, such as landscaped trails and squares which represent the demolished buildings contours in the pavement. The old farm and the village school were preserved and transformed into the Palich-Museum and an art school for children. Together, the church with its new bell tower and the two buildings, they became important cultural asset for the whole district and stand model for a harmonic restoration and modernization. In addition these places

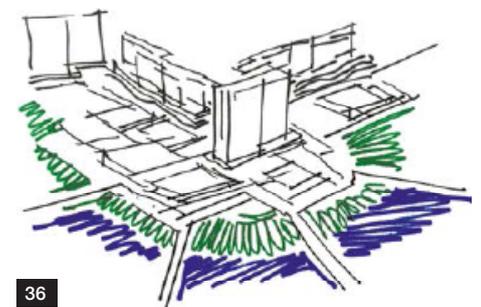
The districts are considered not only as a residential fund of the city, but also as one of the layers of its history. Thus, it is necessary to understand its significance for the conservation for future generations. All urban development activities are based on scientific researches on the building and carried out in accordance with individually designed development strategies. Through this is held the balance between development and preservation of the built environment. (Anastasia Malko)

have an important social function for the district, especially for people with weak social status who live here. Some building units were destroyed and converted into public spaces of different types, such as playgrounds for different age groups. Today, fragments from the preserved authentic environment and – due modernization – entirely changed blocks, form the identity of Prohlis.

During the transformation the historical context in Gorbitz was respected. The small architectural structures such as benches, streetlamps, sculptures, fountains were saved. Some of them were partially transferred to more favorable places. All these spaces look cared for and well maintained. This shows their importance for the inhabitants and their identity

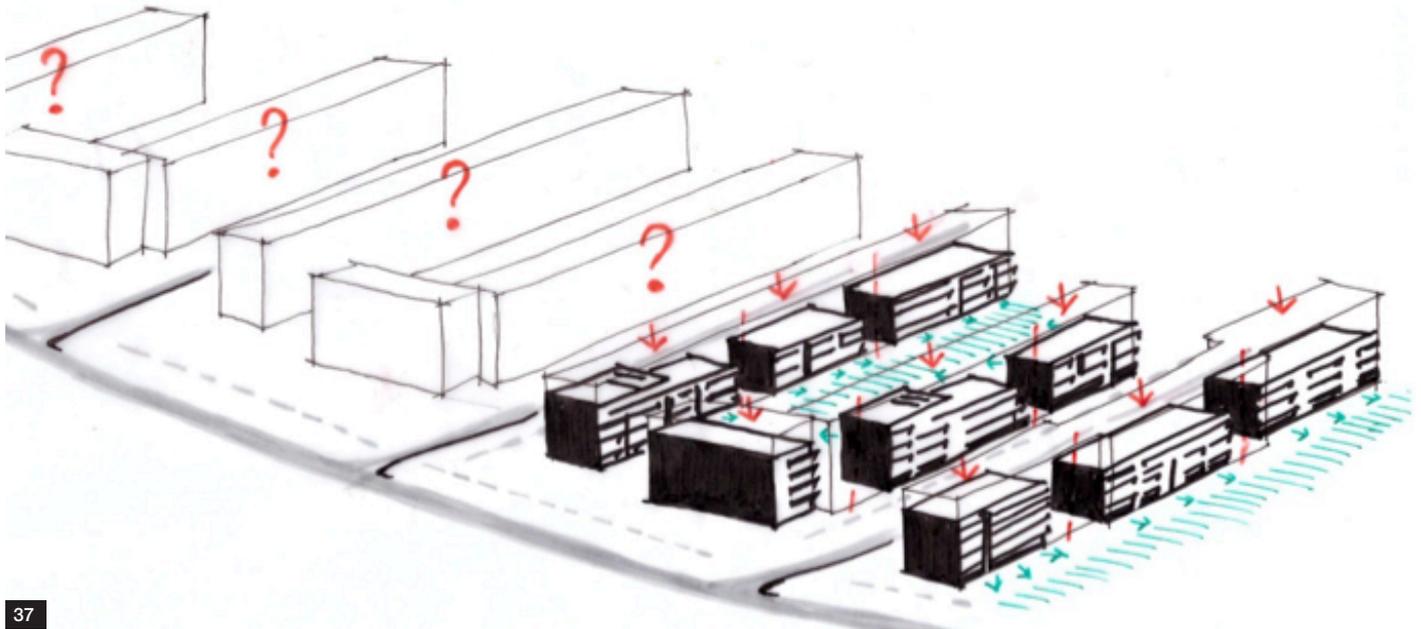
From monotonous areas to individual neighborhoods

Many of the prefabricated districts lack a specific character. During the period of construction the main goal was it to give people fast and cheap accommodation. Building design was depending on technical and monetary possibilities. The socialist city should express the ideas of the socialist society - therefore the individual space was less important than the community areas. Today new demands set by society require new spatial and architectural solutions. In the process of transformation during the last years, the individualization of each neighborhood got special attention. Planning aim was to cre-



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- 34 The shopping mall in the center of Halle-Neustadt plays a great role in development of the neighborhoods, tying them together, and for the city Halle as well, as it develops parallel to the main axis. Luliia Frantseva
- 35 Halle Neustadt. The center core with mixed-used promenade. Aleksei Lipovka, Klavdiia Kamalova, Anastasiia Gorsha
- 36 Gorbitz. Valeri Kozlov



37

ate individually identifiable neighborhoods. To achieve the feeling of neighborhoods not only the houses and public spaces were defined specially but also entrances were accentuated. Identifier such as art installation, natural elements, unique names instead of block numbers etc. were used.

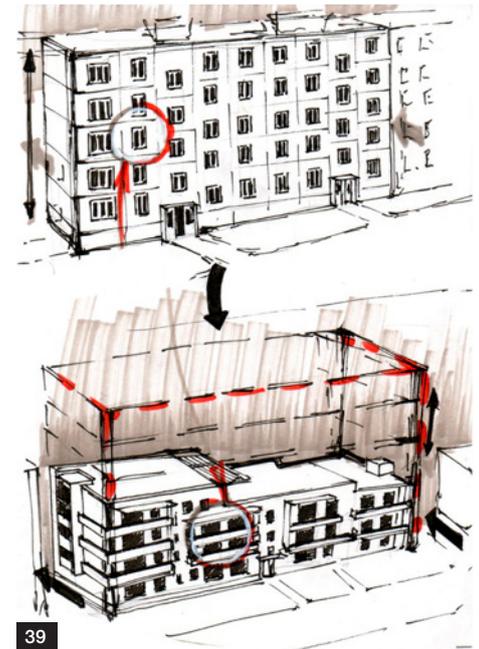
As a welcoming element the entrances to Hellersdorf district are decorated with sculptural elements on the rooftops of the buildings. Instead of numbers, every neighborhood was named. For example, the neighborhood situated close to the canal was named “Graben” (“trickle”). The name is reflected in the artistic design of the facades and in the courtyard, the design of which has both aesthetic and practical significance. A rain water collecting system lowers the cost for wastewater and the collected water is used for irrigation in the summer. Thus, the identity of the area is made up of different neighborhood stories, narrated by the means of facade and the characteristics of the yard designs.

Another example is the transformation of “The Red and the Yellow Quarter” in the south of Hellersdorf. The development of the Yellow Quarter was carried out according to a Brazilian architectural concept. After the demolition of vacant blocks and the insulation of remaining high-risers, the blocks were painted in bright colors. The empty spaces between these blocks are not integrated into the new environment.

In Gorbitz the monotony of the built environment was broken up, each part of the district received a name for a better identification, and were set up “pulse points of attraction and identification “: for example, the renovation of the banks of the stream was conducted and landscaping works around the shopping center was carried out. The wall paintings and historical elements were preserved, e.g. the fountains.

In Prohlis they used for the buildings on the main avenue bright colors, which give the facades a sunny and airy look. Thanks to the well-selected range of colors, even in cloudy weather, it seems that on the facade lays a sun glare.

37 The Krautersiedlung in Gorbitz is considered one of the best examples of the housing transformation. However, if we look at the whole complex, it becomes clear that the incomplete transformation affects the image of such housing. The vacant sites cannot be the best solution for the empty blocks. Kateryna Galchanska



Orientation and spatial identification

The urban layout, with its structure of streets and squares and the typology of buildings, defines the spatial character and therefore supports the spatial identification. The classification and zoning of roads helps to orientate within the neighborhood, the differentiation of an urban core with more public functions greener zones or parks for leisure and mostly residential streets allows a better orientation. How to strengthen the original existing urban layout even with needed transformation?

The core or channel of everyday life of Halle Neustadt is a long courtyard – the pedestrian street with a well-designed landscape is framed by a pedestrian overpass at the second level. This space shows several features that create the impression of an urban core. But besides

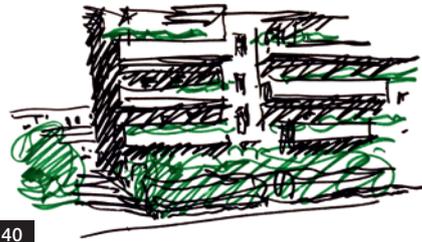
The replacement of balcony rails and panels (Hellersdorf, Goblitz and Neu-stadt comparing with Silberhoehe) creates a new, fresh image of the buildings. The rehabilitation might not be only functional (Silberhoehe) but also comply with today's aesthetic requirements e.g. the use of modern facade elements. (Kateryna Galchanska)

shopping facilities you can find features like playgrounds and parks, giving room for transition and communication. At the western end it is connected to a market place which is in front of a newly built large shopping center. This sequence of the two-level-pedestrian-zone with trade and service culminating in an exhibition hall, which shows the history of the region, creates a rich and memorable space (pic. 35). This zone is characterized by high-rise buildings, marking the main compositional axis (pic. 34). The concept for Halle for 2025 plans to strengthen the identity by the following aspects of the central core: preservation of urban planning structure and strengthening of the residential function. Further priority is given to the improvement of public spaces, technical and social infrastructures.

Fennpfuhl has a clear structure of spaces with expressive dominants. The presence of alternating spaces of different types breaks the monotony of a typical residential neighborhood. The spatial characteristics of Fennpfuhl are associated with the preservation of the

38 Gorbitz, Krautersiedlung: A panel building after reconstruction

39 Gorbitz. The transformation process of Krauter siedlung. Yevhen Zapotochnyi, Nadija Dmytryk, Kyryl Kumpan



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district's compact planning structure and the disclosure of residential neighborhoods to the inner landscape and to the center of the district (pic. 48). In the built-up environment a contrasting combination of two scales is preserved: high, multi-storied residential areas (with an average of 10-11 floors), and two to three stories entertainment facilities. Two identifiers form an important part of the new identity of Dresden Gorbitz. Firstly the Kraeutersiedlung, which is consisting of high-quality low-story buildings (pic. 38). During the transformation the height of buildings was reduced by 50%, balconies were added and private gardens assigned, leading to a new quality in a favorable dwelling environment (pic. 52). Secondly the boulevard axis forms the center of Gorbitz. The view down this axis creates a visual connection with the city center, especially since the reconstruction of the church. These two parts of identity (pic. 40) complement each other and cannot be considered separately. Additionally to these main features improvements were realized in the entire settlement, apartments were transformed and made accessible for disabled and elderly people. Numbers of houses were reduced, public spaces were reorganized and the amount of private green areas was increased.

The example Fennpfuhl clearly shows that the amorphous medium of typical building neighborhoods, can best be overcome by new buildings forming "traditional" public spaces - squares, boulevards, etc. Especially when the ground floors of buildings are activated and become part of the public environment, they complement the open space facilities.

(2) Density and Diversity

The change of the urban fabric, transformation of the urban grid and of the buildings is a key aspect of the transformation process: Changes in the buildings functions, reduction of the number of stories, renovation of the apartments, reorganization of open space are measures aiming for a more rational use of territories and the estate objects. Often it is not enough to renovate the buildings but it is necessary to adapt them to the current needs and contemporary requirements. This includes the offer of new types of flats in terms of size as well as technical improvement. How much transformation is allowed in order to adapt the district to the new functional and technical demands without losing its specific character?

Transformation vs. conservation - dialogue of old and new

Many buildings are renovated, and have been improved from technical point of view, but the character of the architecture has changed a lot. Due to new colors and added structures in front of the facade it is often difficult to identify them as prefabricated buildings from the 1970s. They look like other buildings that have been built recently. At the same time modern urbanism and the idea of the compact city can not be seen as the opponent but should be implemented in a dialogue.

All buildings of Kraeutersiedlung that had six floors have been turned into three- or four-story-buildings. Some segments between the blocks were removed. Each building was renovated by a different architect, with the result of a high diversity in shapes. The remaining apartments have been completely redesigned and complemented with modern balconies or terraces (pic. 39). The inner gardens are partly divided in small private spaces with individual access from the



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40 Gorbitz_Dresden (1981): the change is primarily found in residential neighborhoods / complexes. The content of the changes, especially in the adaptation of buildings to the local landscape resources of residential neighborhoods / complexes through the reduction of storeys or the introduction of intermediate scale to the multistorey building of residential districts of the 70s. Valeri Kozlov

41 Berlin-Fennpfuhl (1972-1985): the spatial and social potential of green center provide an attractive residential district up to the present time; his new role in the integration of residential neighborhoods with the open landscape of the center for the implementation of needs for recreation, sports, meeting people. Valeri Kozlov

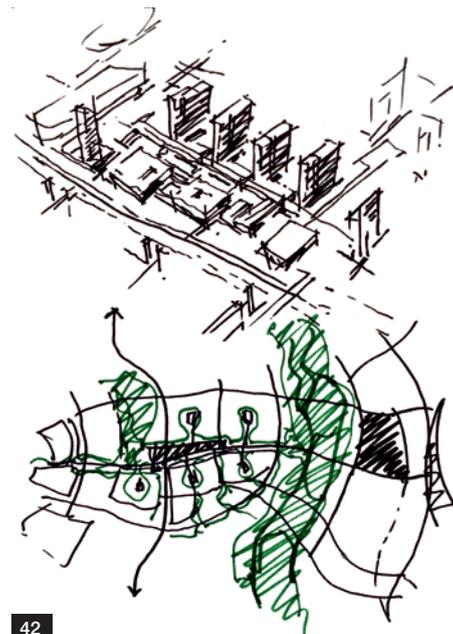
apartments on the ground floor (pic. 38). Due to policy regulation in the 1990s some buildings were entirely demolished (pic. 37). Today, with changed needs the idea of re-densification seems attractive again and is discussed openly (pic. 50).

In the 1990s, in Berlin Fennpfuhl some alterations were made in the

3. (up) Halle-Neustadt: 1964-1981. Purpose: architectural and planning functionalism as a basis for the general urban planning quality for the whole residential area Method: To develop specialized functions in two areas along the axis on opposite sides of the center, to position the transport area as a "view terrace" of the pedestrian center of the axis. To create penetrating contours in residential groups, adjacent to the district center from the south, as accents in the building and the large contours of the north residential area accent by green natural areas. (below) The classic Modernism of linear center in two levels and rhythm of high-rise towers in the center of Halle-Neustadt could be become the subject of architecture 70's heritage in the future. (Valeri Kozlov)

functional structure of the district due to the change of the social situation. Some empty schools were destroyed and the function of former kindergartens were changed. In 2001, the community started to grow again and its former administrative center and schools became multicultural kindergartens. New community services and shopping center with improved floor plans were added into the apartment blocks. The mix of shopping, recreation and housing shows a sustainable development of the neighborhood. The variability of apartment floor plans was increased through reorganization and sanitation of the buildings. The planners were able to overcome the formlessness of the sleeping district with new buildings. The multifunctional, quite compact indoor mall stands within a group of residential buildings. The combination of residential and public space with trade and service infrastructure in a single building creates a comfortable and rich architectural environment (pic. 47). However, the external architectural decoration of the complex is puzzling because of the eclectic style and creates a memorable image.

In Marzahn-Hellersdorf buildings and floor plans were transformed. Bedrooms were usually oriented to a quiet courtyard. Lifts were attached to some five- six-storied residential buildings. Some buildings were reduced in height, others partially demolished. The reconstruction of typical residential buildings in Hellersdorf / Marzahn combines old and new elements. For example, in addition to the existing narrow balconies, new more spacious balconies, which differ in style and design, were added. Another important addition to the living space of the ground floor apartments were small private patios (pic. 58). The new buildings in Fennpfuhl are made of the traditional material, red brick, and are an example of a successful intervention.



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From depending satellites to self sufficient neighborhoods

Many large settlements in East Germany were originally designed as sleeping areas while there were few functions besides housing. People had to commute to the city center or other districts which offered a higher diversity in usages. During the transformation process the planners tried to establish new functions and improve the connections with the rest of the city. How can public spaces (re)organized in order to act as catalysts for urban life? How can service facilities, e.g. shopping malls be transformed in order to strengthen public activities and urban life?

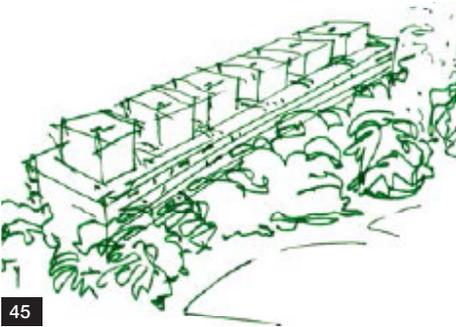
The increase of Fennpfuhls attractiveness was achieved through

42 Halle-Neustadt (1964-1981): spatial and planning functionalism as the basis of urban and architectural quality for residential district. Valeri Kozlov



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spatial and functional changes: a) the demolition of several buildings to expand the parking area; b) the sports complex restoration; c) the youths' club modernization, d) the transformation of the shopping center into a kindergarten etc. Dynamic functional changes enabled to vitalize abandoned buildings and to use the territory more efficiently, i.e. one of the public buildings was transformed into a dwelling. Along the pedestrian areas, one can find various public facilities on the ground floor of residential buildings, such as pharmacies, cafes, shops, hairdressers, libraries. Additionally there are a sport complexes, schools and clinics.

In Prohlis more than 60% of the buildings were renovated, including facades sanitation, new entrances and elevators and additional commercial uses on the ground and first floor levels. The reconstruction was carried out with the use of modern materials still at the facades the authentic mosaics were preserved. The layout of the apartments was not changed. Therefore many young families had to move into small apartments. As for the many families the area's functionality had to change. The changes included the construction of temporary kindergartens which could be moved to another location if the demands will change again. The schools were fully rehabilitated and equipped to use renewable energy sources. One of the schools has been converted into an vocational school. Some building blocks were taken down and gave room for public spaces with varying functions. In the districts center a new shopping mall with all the necessary public functions was built. The multi functional center of Prohlis can be entered on different levels, and generates the allotted open space in the pedestrian alley.

In Neustadt so far around 60% of blocks have been sanitized completely and 30% - partially. Examples of the sanitation projects including redevelopment of the territory, parts of the western part of the district was demolished. Some of the houses were transformed into senior housing complexes, received new functions on the first floors and were redeveloped with advanced floor plans with wheel-chair access. In the current mix of usages housing prevails, while functions recreation, retail, office uses presently are only scattered to find. The center core represents the most active part of the settlement, with mixed-use promenade, which is supported by two new shopping and service centers on the opposite sides. The centers of the smaller

43 Neustadt. The example of house reconstruction with balconies extension, staircase and elevator section carried out on the house facade. Mila Kozlova

44 Neustadt. Changing of a large- panel buildings height ("demolition"), reconstruction with the help of modern materials and living environment quality increase, creation of individual green areas (homestead gardens). Mila Kozlova

45 Halle-Neustadt: Terraced house as an example of radical reconstruction. Valeri Kozlov

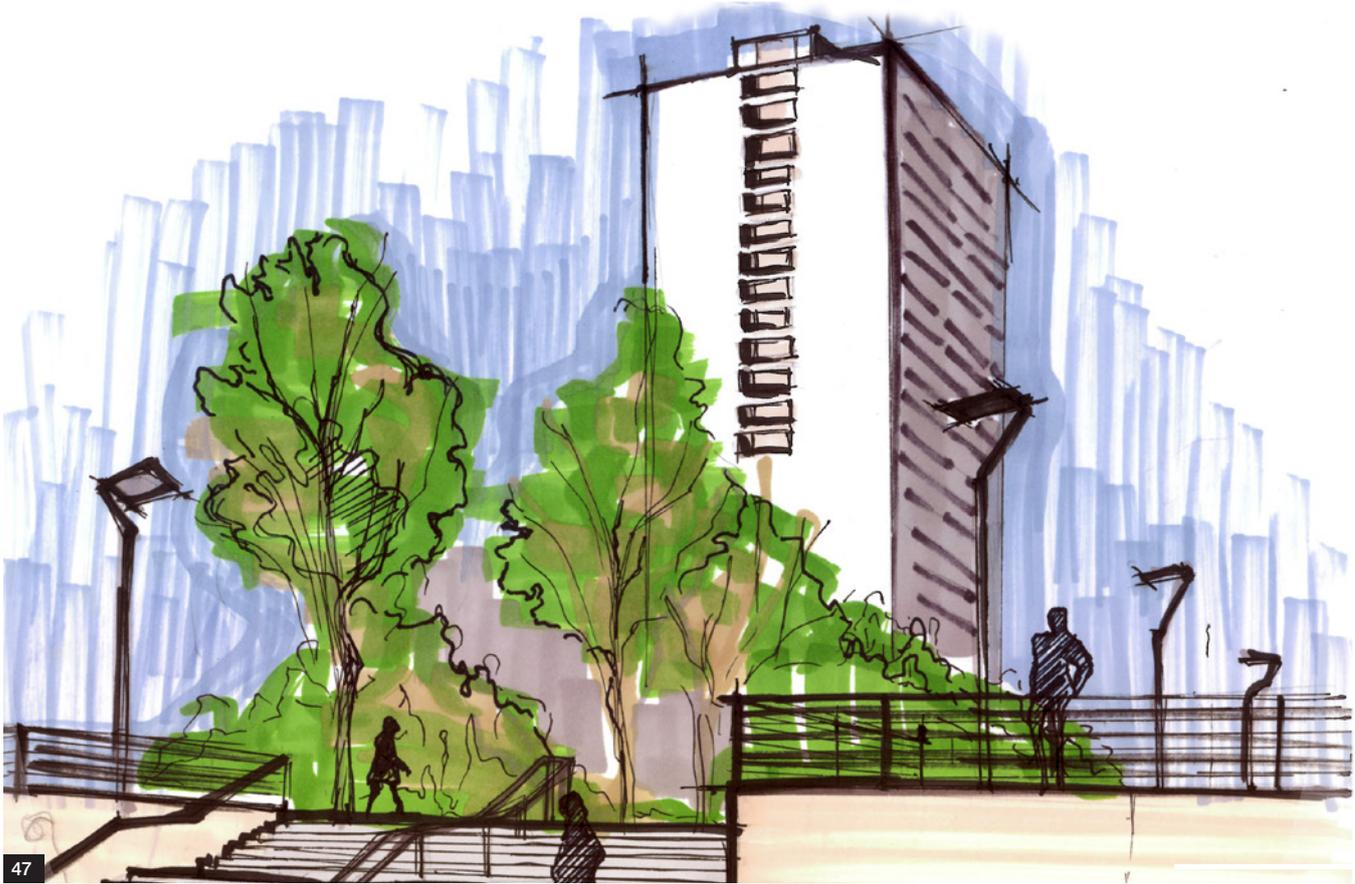


neighborhoods around do not offer a big variety in of functions. One remarkable example of radical reconstruction is a five-story residential building, which was a simple horizontal box. As a result of reconstruction, it is turned into an interesting urban structure - cubes of towers, alternating with open terraces (pic. 44). In the house comfortable apartments of different types can be found with a wide range of open spaces - balconies, terraces, patios (pic. 45). There were many vacant buildings (more than 50%) (Source), this led in some cases to the destruction of large-panel buildings. The western and south-western part of the district underwent the biggest changes. Many buildings in these parts were demolished and sometimes replaced by new houses. The original concept was to create a city with green accents. The change of the function, from residential into administrative offices, “recycled” the large-panel buildings. The once educational school now runs courses for adults. The number of floors in apartment buildings is being reduced along with layouts changes, additional private patio on the first floors and public roof terraces were created. During the reconstruction of one of the large-panel residential buildings, the staircase and elevator section was brought out on the facade (pic. 43). Today buildings’ facades are reconstructed according to contemporary requirements with the usage of modern materials. There is an example of change of a large-panel buildings height (“demolition”), reconstruction and living environment quality increase, and creation of individual green (pic. 53). New development strategies for Neustadt proposed by the city planning office, orientates on new generations of tenants, moving to the city. New places for work and studies are supposed to attract students and young professionals, who will move into the old sanitized houses.

Smart is beautiful

According to the ISEK 2025 in 2016 there were still 14% vacant buildings in Silberhöhe. The overall demolition plan comprised 7,000 housing units. Since 1999 the district is part of the federal program “Soziale Stadt” which reduced many problems. The Silberhöhe district is one of the priorities of urban redevelopment in Halle. As the result of the demolition of large residential buildings, the district received a completely new spatial structure (pic. 33). It is planned to dismantle

46 Silberhoehe. Artistic reinterpretation of the destroyed buildings: panel house, as a monument of its time. An interesting interpretation to draw attention of citizens to the presented historical period. Mila Kozlova



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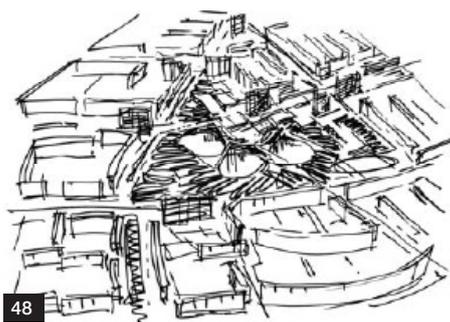
the technical infrastructure. There are also reconstruction examples of large-panel constructions with modern materials and with an interesting artistic approach. Some of the buildings in Silberhöhe were demolished, mostly high-risers, those that remained were not changed dramatically, and renovation mostly concerned windows and inside sanitation. The project implementation started from the district's center, where the shopping mall, sport facilities and the school are located. Many public buildings have been removed.

In Halle Neustadt the increase of importance of infrastructural objects is focused on the local community center due to their location on pedestrian axis playgrounds, recreational zones and additional planted areas, an increase in mobility due to implementation of an extensive system of hiking and biking roads in the infrastructure, the placement of sports facilities within walking distance.

(3) Landscape and open space

A characteristic feature of settlements built during the socialist period is their landscape. At the time of construction many efforts were put into the open space. Today the new districts have a sufficient number of open green spaces especially in comparison to the city centers. At the same time large areas of green require intense care, attention and money. What functions are needed? Are there resources to create private spaces or would this conflict with the general planning and design idea of the territory? Due to changes in society, a new balance between private space and public space has to be found.

The new strategy for the city's development in Neustadt includes the creation of new detached housing areas, "green fingers" – city green



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47 Fennpfuhl. Aleksei Lipovka, Klavdiia Kamalova, Anastasiia Gorscha

48 Fennpfuhl-Park. Valeri Kozlov



spaces connect the suburbs with the settlement's center (pic. 42). The number of children's playgrounds and recreational areas in the neighborhood were increased. Enlargement of the green spaces, adding gardens and public spaces recent years made the district more attractive.

Urban Development by Landscape Planning

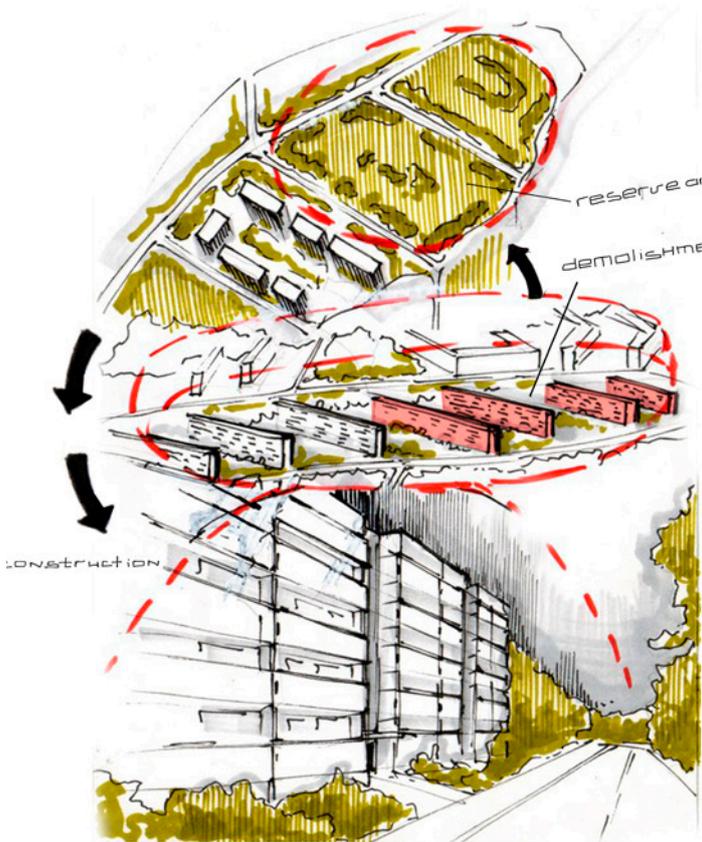
Landscape planning as the backbone of urban planning and development can help to create a unique address and stimulate investment into new constructions. The decision for people to move to a place or for enterprises to settle is as well highly depended on the quality of the surrounding and the open space. Landscape measurements can serve as interim design and act as temporary solution for an area that is not "ready" for construction.

The initial planning concept in Fennpfuhl consists of a green pedestrian axis connecting two large parks, during the transformation it has

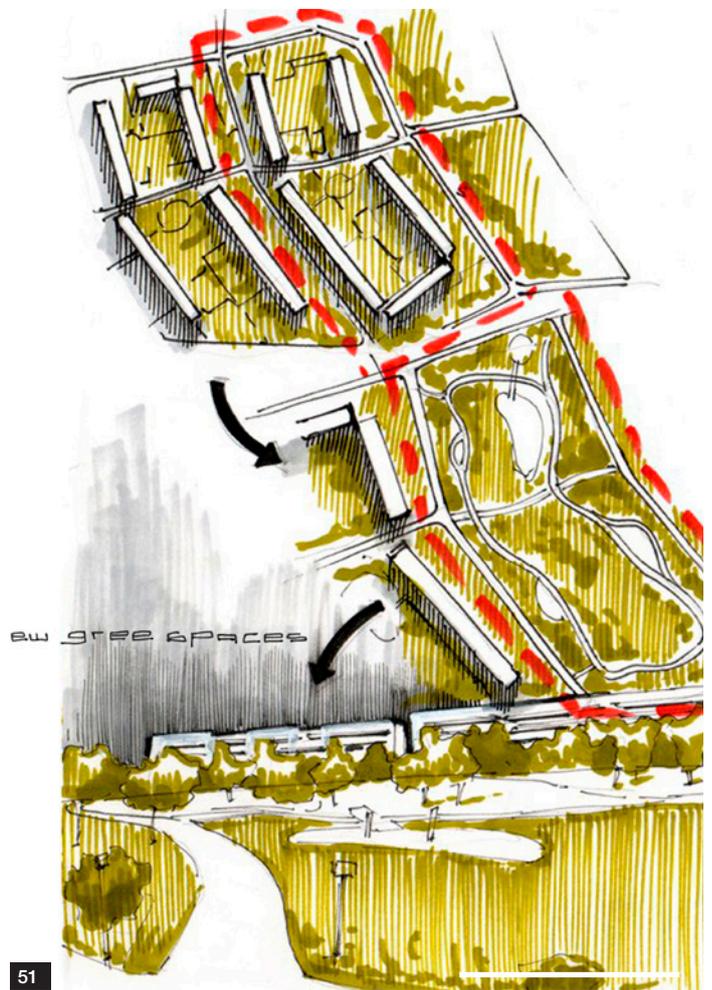
In many cases, the demolition of single blocks was made (Silberhoehe, Goblitz and Neustadt) without understanding the future functions of this new area. The fear-causing spaces of the former empty blocks were turned into another fear-causing spaces without any public activity, without street lighting, overgrown with shrubbery and turned to wasteland. What has such an art of transformation changed in sense of people's perception of these areas? (Kateryna Galchanska)

been kept and developed further (pic. 41). The metaphorical idea of the connection between nature and urban areas was realized partly through the artistic elements, built during the GDR era. Public func-

49 Gorbitz. Accessibility (barrierfree) spaces increases the attractiveness of the social area. Mila Kozlova



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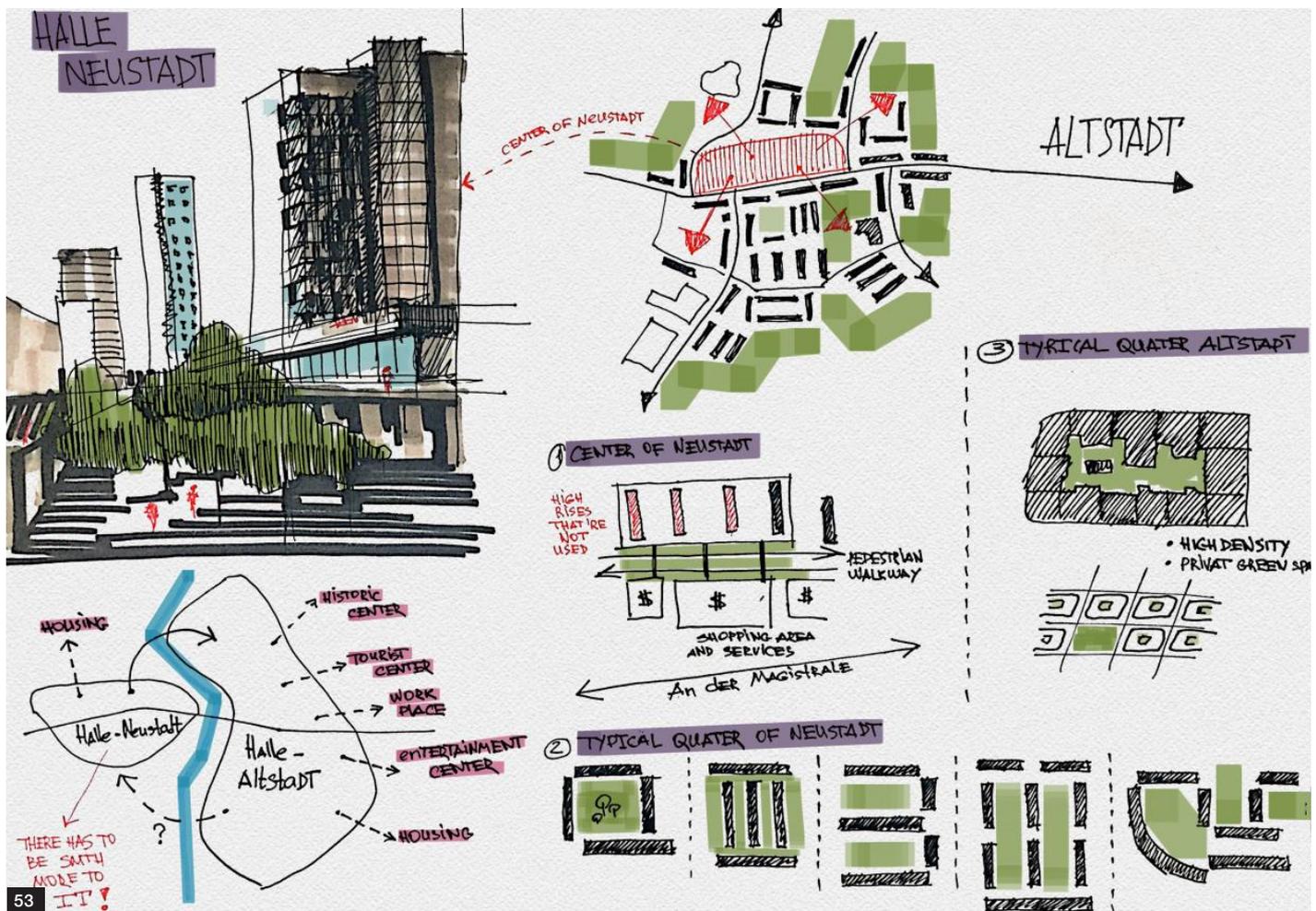
- 50 Gorbitz. Yevhen Zapotochnyi, Nadija Dmytrik, Kyryl Kumpan
- 51 Gorbitz. Yevhen Zapotochnyi, Nadija Dmytrik, Kyryl Kumpan
- 52 Gorbitz. Redevelopment of the prefabricated buildings with modern materials and raise of the quality of residential areas through development of housing areas with private gardens. Anastasia Malko

tions concentrate along this axis leading to a clearly structured and safe public sphere. Projects of renovation were based on strengthening the role of recreational spaces to combine them into a unified green axis. They play a major role to maintain the good quality of life in the area today. The artificial lake and the Fennpfuhl-Park are the most distinctive features of the area (pic. 62). In 2001 the park was enlarged and renovated by removing several empty building blocks and restaurants (pic. 56). The inner courtyard areas are lavish and connected by pedestrian paths. The public spaces unify the district. At the same time, there are not enough private and semi-private open spaces.

Hellersdorf / Marzahn has many leisure and recreation facilities. The gardens of the world are famous all over Berlin. The new master plan of the district proposes the development of an internal axis, the so-called Marzahn “necklace”, an ensemble of historical important, cultural and central places and different blocks will create a continuous and active space.

The main pedestrian zone in Gorbitz shows an interesting interpretation to overcome a natural slope. Two alternating ways, one undulating without steps, the other one straightforward, with stairs for pedestrians (pic. 49). Both of these paths intertwine and form a unique pattern next to the street. The walkway runs along the tramway axis but separated from the street. A continuous green system, supported by a landscape design in the common style, helps to create a comfortable and welcoming atmosphere of the area.

The district Silberhoehe is located close the river and is part of the important green system Saale-Elster-Aue. It is organized around a central forest space, and spreads out as green corridors which are the streets. This is part of the conceptual idea to turn Halle into the «City



on the River», to expand the route network (walking and cycling) along the river and to improve the accessibility of residential areas to the river banks. The central green area appeared after the demolition of 38% of the residential units and some infrastructures (pic. 54). Silberhoehe is located at the mouth of the White Elster into the Saale. The

The housing development in the former GDR after Germany's reunion in 1990 has changed dramatically, both in its scale and the quality of living. A very nice impression of such alterations I felt in Gorbitz located in Dresden. Particularly that was an impression of how the strategy to draw people's attention and interest to this part of the city had been implemented, and how the interior and exterior spaces had been reorganized. The worst impression I got when walking through Silberhoehe: low density, uncrowded squares, pretty empty playgrounds and vast properly unused fields - all that left a bad aftertaste comparing to any other place we have been at. (Kiril Kumpan)

area is green and has good air quality. This image of a neighborhood located on a river has encouraged the future development of renaturalization and forestation. After the removal of blocks and the start of "Stadtumbau Ost" the concept of Joseph Beuys "Stadtverwaltung statt Stadtverwaltung" (city forestation instead of city administration) was developed. The idea was to encourage a naturally growing urban forest and the cultivation of deciduous trees on large-scale restoration areas. The project has not been fully realized and has not improved the appeal of the district until now. The area that has emerged after the demolition of some housing blocks is enormous (pic. 55). It strengthens the feeling of detachment from the rest of the city. The lack of street lighting in this "forest area" creates fear-causing public spaces. As a result, the "Neuordnungskonzept" urban area received the official name: Waldstadt (Forest Village) Silberhoehe. The concept was oriented for the creation of urbanized forest landscape on the site

53 Halle Neustadt. Alexander Bouryak, Alina Sereda, Gleb Antipenko

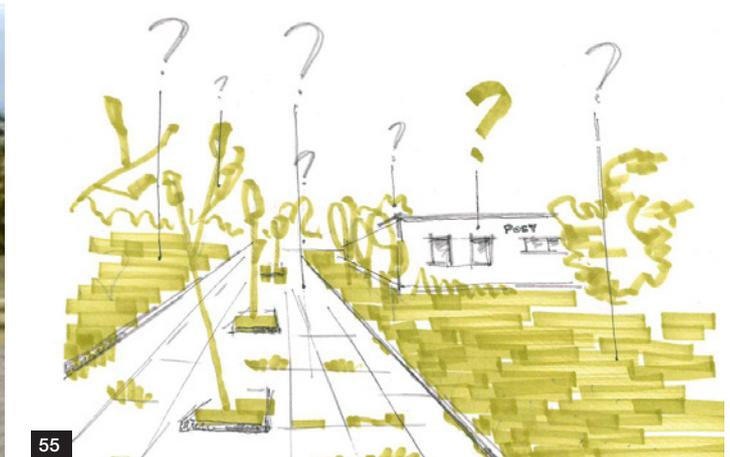
of the demolished areas with the addition of objects of art. During the reorganization process in the district Prohlis the total area of open spaces was increased due to the demolition of empty houses. The space was transformed into green spaces and playgrounds. Sport facilities for the youth and playgrounds were distanced from the buildings to avoid noise disturbance in the flats. The sites were turned into a park-like public space for all user groups (pic. 60). In the process of renovating a lot of effort has been given to the transforma-

Key issues of transformation of each area are seen the bases of sustainable development, preservation of the identity and quality of interactivity. Sustainability is in relation with natural areas, the main value of open spaces. Identity, which is expressed both in maintaining the structure of the area and granting the individual image of the individual quarters is expressed through art and landscape design. The increase of the interactive qualities of the area is achieved by the special role of art elements - the ability to pass through, to read hidden meanings in them; the interaction of private and public spaces through the activation of borders in semi-private, intermediate and semi-public states; through the involvement of residents in an active participation in the improvement of their public spaces. (Ludmila Kozlova)

tion of public spaces. But the project approach was quite formal and didn't always lead to good results, which led to rather monotonous landscape design. The formation of the public axis was not empha-



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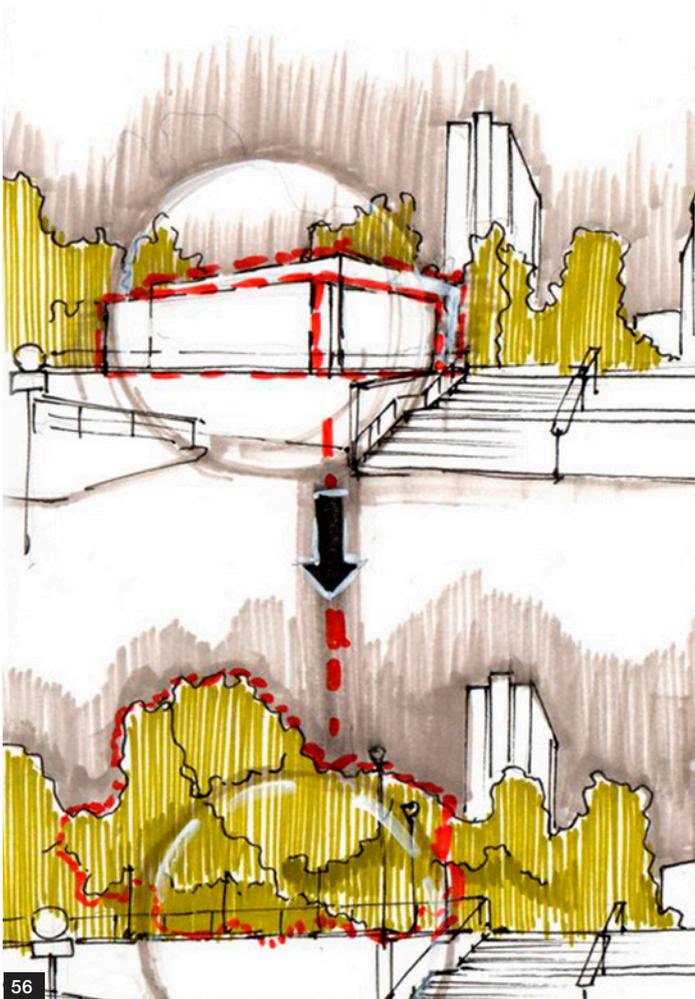
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sized. The largest part of the area in Hellersdorf-Marzahn is held together by a complicated landscape reconstruction of open public spaces: this creates a continuous system of green spaces, combined with the restored and preserved natural environment. The green spaces have not only an ecological but also a symbolic meaning (Gardens of the World, Park Regina Hildebrandt).

Neustadt has open public and private spaces with high quality. Some of them were built as a part of general master plan. There are walking alleys, green zones and axes to the natural parks in the west. In most cases, the original purpose of the public spaces and landscapes was preserved. However, there are still missing functions and a lack of a specific identity, most of the open spaces look similar and not really attractive (pic. 61). The use of open spaces for street trading makes them less formal, livelier and allows people to socialize. In addition, they give the opportunity to the residents to open their own small businesses and to solve their problems of employment and income.

Luxury of emptiness: creating public and private open spaces

54 Silberhöhe. Little functional public areas. A green space in the heart of the district as potential for further development. Transformation of public areas through tree planting: "woods creation." Mila Kozlova
 55 Silberhöhe. Alexander Bouryak, Alina Sereda, Gleb Antipenko



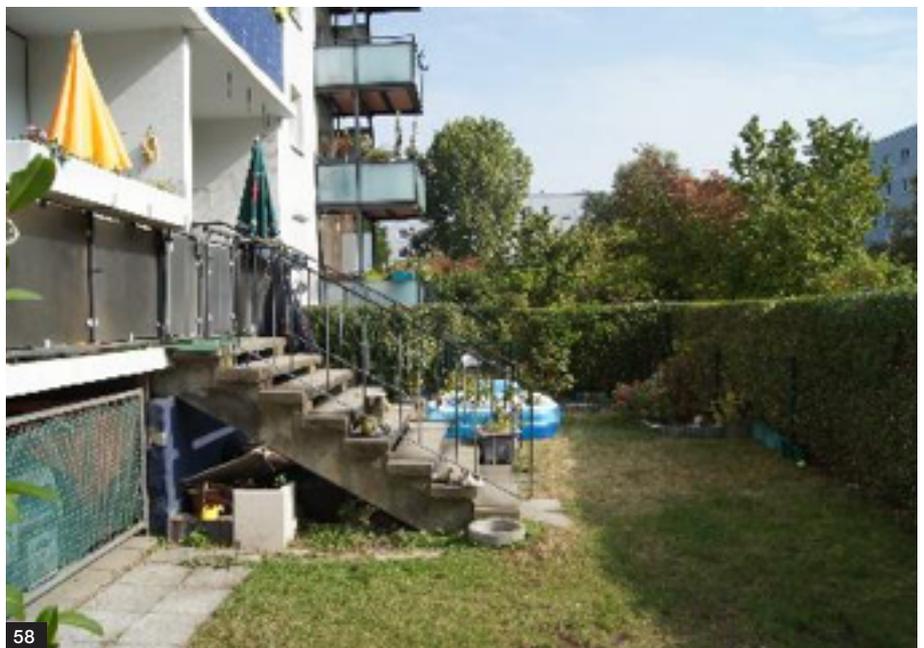
The areas of prefabricated houses are characterized by a surplus of open and green spaces. These spaces are perceived from two angles – negatively, as too empty to be part of a city and positively, as airy and spacious. The extra of open and green can be seen as the biggest asset of the settlements; still a certain population density is needed in order to support facilities of social infrastructure, restaurants, cafes and other places to meet. Therefore the densification of the area, while keeping the open spaces as an outstanding feature of a ‘green neighborhood’, is a key question. Even with cautious design

As new cities, they have direct contact with the suburban landscape and at the same time to the historic center, structurally composed of several apartment complexes. Modern sanitation of buildings in large residential districts with the help of federal and regional programs are not affected by changes in the area of planning and use of the following transformation of instruments of building morphotypes of large districts: the complete destruction of residential buildings (in different parts of the residential complexes), reducing the number of storeys till 3-4 floors and terracing and rehabilitation of residential houses. Another tool is the transformation of the landscape with the participation of housing cooperatives in the local have as goal the decoration of places of public activity and "green oasis" in the scale of yard spaces of residential complexes. (Valeri Kozlov)

approaches the maintenance of the parks remains an issue that can only be solved by generating public responsibility and private investment at the same time.

In Gorbitz a big park created on the ground of demolished buildings (pic. 36), is now not a very popular recreation place, additionally it also looks quite nice (pic. 51). Other public spaces are rather small, often located near shops. The process of transformation of the Prohlis

- 56 Fennpfuhl. Yevhen Zapotochnyi, Nadija Dmytryk, Kyryl Kumpan
- 57 Marzan Helersdorf. Each quarter has its own theme, individuality, or "face". Ekaterina Gladkova



district included demolition of empty housing units and the creation of open green spaces. In order to make the original structure visible, the disruption of the urban structure was marked by footprint-shaped green elements and special pavements.

Open Space as additional «living room»

In many large settlements there were very few private open spaces. Public spaces were reduced in favor of the increase of private space adjacent to the ground floor apartment. As they heighten the living comfort, they are seen as a valuable 'living room' for the tenants, lead to higher rents and reduce the public expenses for maintaining these areas. Maintaining cleanliness and neatness of open spaces is an important factor for the social sustainability of the district.

A special attention was paid to the design of open spaces in Hellersdorf-Marzahn. Designers created a specific character for each individual yard space. Due to individual landscape design every yard is easily identified and remembered. In Hellersdorf-Marzahn the apartments without a balcony were featured with a self-supporting balcony structure in front of the facade, as a result the "living rooms" of the apartments were enlarged. In Hellersdorf the inner courtyards are open spaces with free access and are used by all residents of the blocks nearby. Backyards in Hellersdorf are designed as a semi-public green oasis for a relaxing pastime and children's games (pic. 57). Here, additional semi-private spaces as well as private gardens for the residents of the first floor, which have increased the demand for these apartments, and reduced costs for care of yard space, were built. The comfort of the public spaces is primarily achieved through a careful planning of the details. In Ahrensfelder Terrassen the inner courtyards are divided into several private gardens, which belong to one apartment on the ground floor and are closed from outside by bushes (pic. 58). The very reasonable and understandable decision to add part of the yards to the apartments, situated on the ground floor, turning it into another "room" in a landscaped courtyard.



58 Marzan-Hellersdorf. Creating private gardens for the residents of the first floor has increased the demand for these apartments, and reduced care costs for yard spaces. Mila Kozlova

59 Gorbitz. An elegant solution for the technical problem that is the rain-water drainage: the solution is integrated in the landscape design. Mila Kozlova

60 Prohlis. Renaturation open spaces creates conditions for the habitat of wild ducks and eco-friendly spaces for family walks. Mila Kozlova

Ecology and Nature

Mobility and Connectivity



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The quality of having large open spaces could stimulate a more ecological development. In times where it is important to look at natural resources, conditions of climate, air and water, the open areas offer an opportunity towards a new planning approach.

A residential yard of one of the quarters in Hellersdorf presents a good example of symbiosis between buildings, topography and planted elements in a micro-ecosystem. Storm water, that is collected through an artificial relief, is used to water hydrophilic plants. The relief supports the creation of different micro-climatic-zones, some damp, others dry and makes the space more interesting and comfortable to walk through. The arrangement of drainage system in Gorbitz is based on the principle of “proper integration” into the environment (pic. 59). It is an ecological solution to the technical problem and the motive for a particular landscape theme. Open spaces in Halle-Neustadt were cleaned and reorganized, new elements were added and playgrounds newly arranged. The square at Tulpenblumen – the center of Housing Complex III - was planned together with local inhabitants into a “meeting place for all generations”. In 2009, the skate park was opened next to the new building center of Halle-Neustadt. The goal of this project was it to attract young people back into the district. It offers a unique sport facility and public green areas. The skater club Congrav e. V. operates the site.

(4) Mobility and Connectivity

Accessibility and connectivity with the rest of the city, especially with the city center and nearby facilities is a key factor for a successful transformation of the settlements. By guarantying good access to the center the neighborhoods become significantly more attractive. It is crucial to facilitate different modes of transportation avoiding dependents on private transportation.

Public Transport and Pedestrian Network

A well developed network off footpath’ within a neighborhood can reduce the innertrafic dramatically and improve the quality of life. Good tram and bus network can lead to an upgrade of a settlement. Making

61 West of Neustadt (Goettiger Bogen district). Iuliia Frantseva



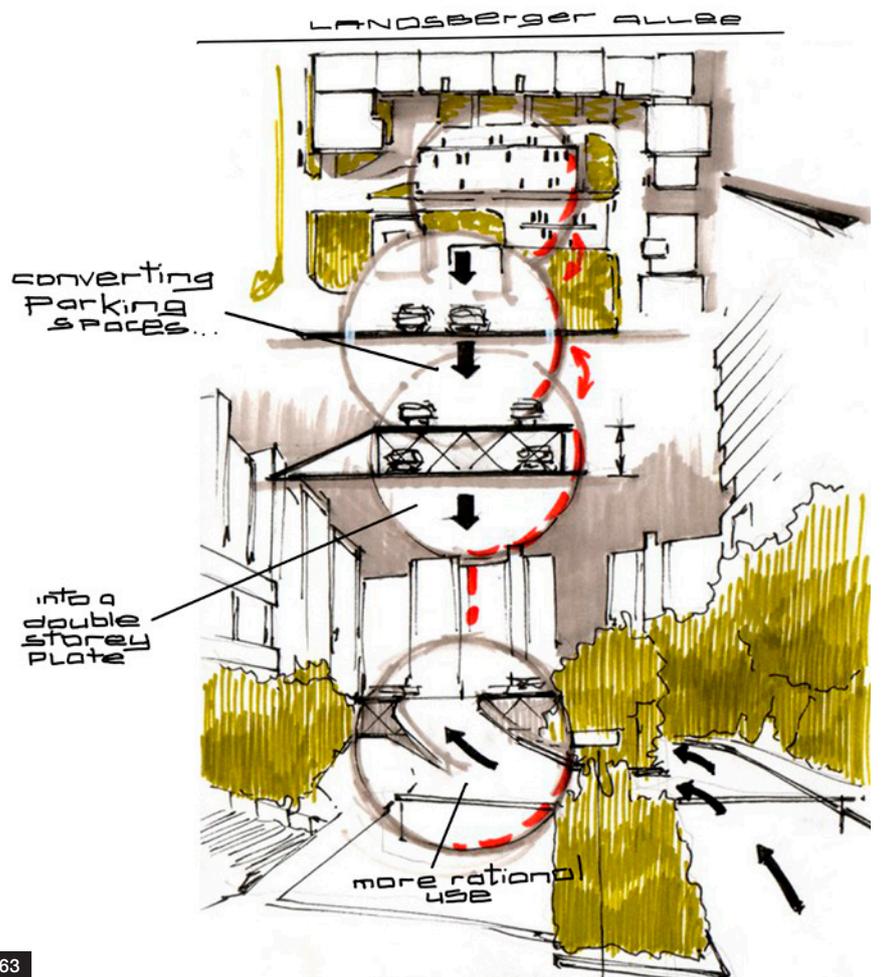
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it more attractive and feasible for people without a private car to move there and even motivating car owners to take trips to the center by public transportation.

Fennpfuhl is well connected with the city's center by streets, S-Bahn and metro lines. The street network has reserve capacity, leaving room for an increase in the density of housing. Located 30 minutes from the city center, Marzahn-Hellersdorf is well connected by public transportation. In the district trams, buses and subways are always within walking distance and ensure a direct connection to the inner city and provide access to employment opportunities that are not sufficiently available in the district itself.

The pedestrian way network in Halle-Neustadt is well-developed. Green corridors lead to good walkability, however, due to the big size of the area and the central "highway" not all of the places can be reached by foot. All points of interest are easily accessible by short walks or bike rides. The main center has a two-level pedestrian street with social functions along it. This pedestrian street leads to a new large shopping mall well connected to public transportation. Sport facilities are evenly distributed around the district and located within walking distance. Schools shall be built soon. The project of campus communication is developed. The pedestrian and bike networks in Fennpfuhl are well developed. Most of the facilities inside the district can be reached easily by all user groups. Prohlis has a large percentage of seniors and disabled people. Thus, the barrier-free environment is organized for these groups. Highways are arranged along the periphery around the area and do not split it. The area is located far from the center, but public transport is well organized. In the area, there are several S-bahn (city train) stops and tramway stops within

62 The park was renovated and enlarged by removing several blocks. Iuliia Frantseva



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walking distance. Although the district is situated on the edge of the city, Silberhoehe has a good transport connection, by tram network. There are no separated bike lines, people use roads and pedestrian walkways for cycling. Pedestrian paths are under development, nevertheless the area has the potential to develop a good transport accessibility.

Accessibility: links and barriers

As many of the large settlements were planned in a car friendly environment as monofunctional satellite cities. Located at the edge of existing cities they are separated by big roads. Often the settlements are excluded from the “urban” city center and additionally separated by natural and social barriers, these can constitute a significant disadvantage to the quality of life. Furthermore big internal and surrounding streets divide the neighborhoods. Therefore minimizing the barriers and creating new comfortable links are often key aspects to a successful transformation process.

Halle-Neustadt is located in close proximity to the Heide forest, the river Saale and several lakes, as well as to the city center. In the north the district is connected to the science and technology center of the region. This factor determines future development of neighborhoods, and gives the entire district a great potential for intellectual and technological development. Halle-Neustadt is connected to the main transport axis via driveways between the main blocks. Although the district is close to the historic center it functions because of its size almost an independent city with one main and two secondary centers.

63 Fennpfuhl. Landsberger Allee. Yevhen Zapotochnyi, Nadija Dmytryk, Kyryl Kumpan



Large roads divide parts of Fennpfuhl district and form barriers for the pedestrians. The Landsberger Allee acts as a border. There is a lack of accessible parking spaces (pic. 63).

Prohlis is far away from the city center and the public transport connection is considered to be inefficient. The street network is well organized, the ways of supply to the local trade center and service roads are located in circumvention of open areas and do not block the

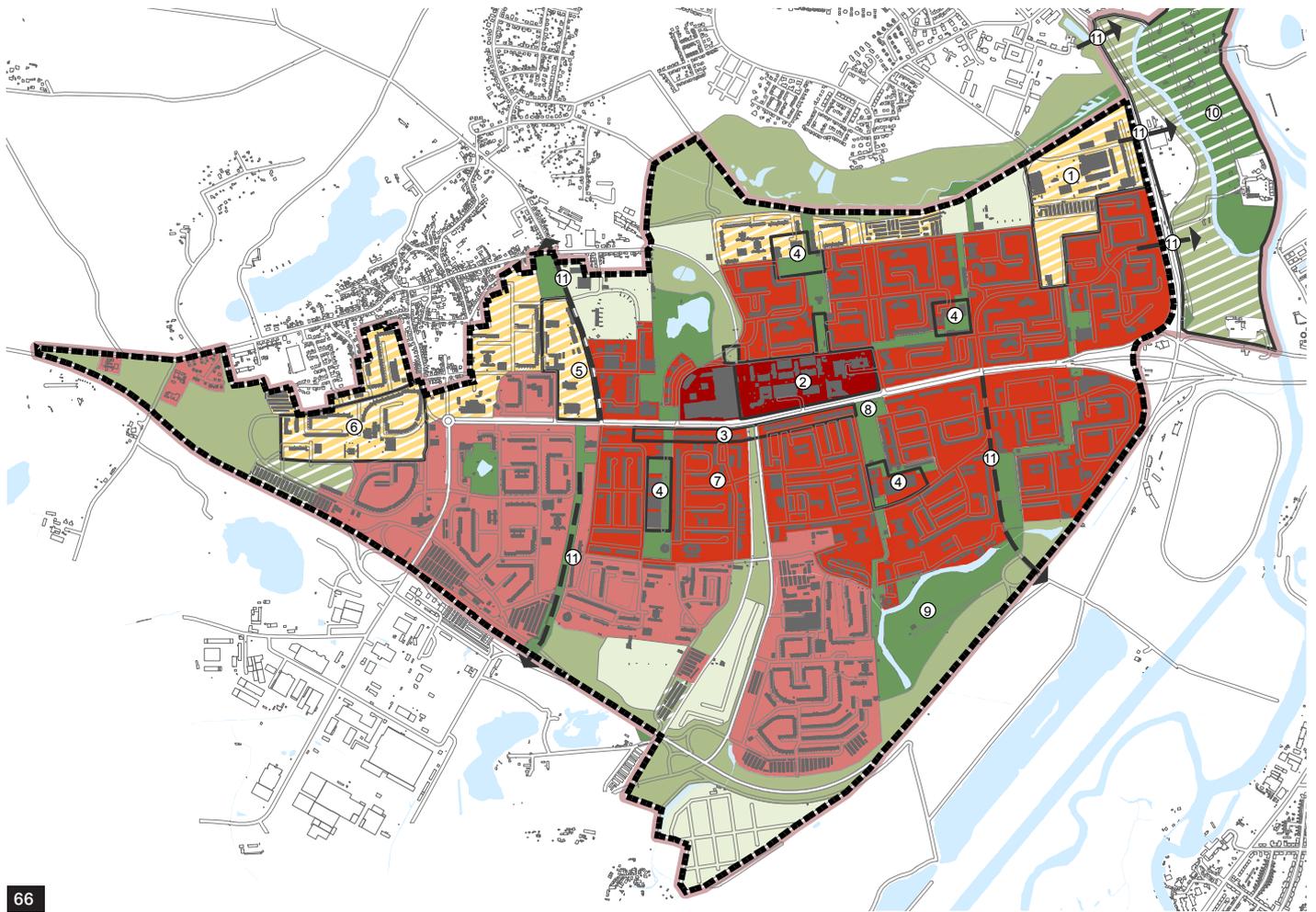
The advantage of quantitative indicators in the 1970s in the process of fulfilling the elementary needs in living spaces were prioritized over the criteria of quality of urban environment. Concepts for urban development for the development of peripheral residential areas is an experience of unprecedented scale and long-term urban planning decisions coupled to the industrialization contributed to the growth of the urban population in Europe from 47% to 57%. With their large spaces and basic social infrastructure, residential areas can be assigned to the town planning resource of the city. (Valeri Kozlov)

pedestrian connections. The district has now significant drops and all paths and spaces are accessible for people with special needs. Due to the low average income, there is no overflow of cars and many parking spaces are free. Within the area of Prohlis automobile traffic and parking is well organized. Parking is arranged in courtyards, making the main transit streets walkable, at the same time there are sufficient spaces for other daily life functions in the yards. The tram station is linked to the pedestrian crossing, is visible and easily accessible, and leads to a good public transport accessibility to the center of Dresden.

The good accessibility plays a great role in the development process of Gorbitz. The public transport network consist of three tram lines, a bus line, the stops are within walking distance from most points in the district. The city center is reachable in less than 20 minutes by tram. As the tram way stops are placed on the central axes of the district it is in not always convenient for the people who live on the edge of the district but it makes the pedestrian flow to the tram station easy and safe for children and old people. The car traffic is concentrated on four ring boulevards without splitting the area. Pedestrian and bike networks are in most cases separated from the motorways. The city

64 ISEK. Stadtumbaukonzept Silberhoehe: Städtebauliches Leitbild. Status 2006

65 ISEK. Stadtumbaukonzept Silberhoehe: Kategorien und Handlungsfelder. Status 2006



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landscape is formed by a system of inner gardens and parking spaces at the site of the street. This green tram line forms the central axis, where are different public entities concentrated. Some retail business structures are now closed but the district complies all today's housing demands, such as shops and cafes.

(5) Policies and Strategies

The process of transformation is complex and needs different instruments on different scales and timelines, including long term strategies and short term measurements. The development of German settlements was as dependent on different policies, European funding programs and neighborhood activities. For all districts elaborated concepts of development and financing programs were developed. Besides the direct participation of citizens in the work of the regeneration of the quarters, different forms of formal and informal cooperations were used.

After the reunification of Germany the sanitation of GDR panel housing was initiated by cities and financed mainly by the federal and municipal budget. For companies and housing co-operations, the sanitation was necessary to be able to compete on the real estate market, while the small private property owners were making their own decisions. The complex process of revitalization of the district was usually funded by three different sources, the municipal or state money, investor involvement and private shares payment from local inhabitants.



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Planning strategies, programs and funds

Planning strategies and policies for guidance and implementation of the transformation process vary in terms and scales and are based on different fundings on European, federal and municipal level.

The SteK and ISEK Fennpfuhl (pic. 67, 68) were both part of For Halle-Silberhoe the program “Soziale Stadt” is approved till 2020 (it is also planned to apply for funding from the European Social Fund (the ESF)). The program includes following stages of realization: development of the first integrated concept of development (2000-2002), implementation of the concept (2003-2018) and evaluation of results (2018-2020).

In June 2001 for the district Halle-Silberhoehe the “Neuordnungskonzept” was approved (pic. 64, 65). For the implementation of this program funds from the program “Soziale Stadt”, the “Städtebauliche Erneuerung und Weiterentwicklung großer Wohngebiete”, and “Stadtumbau Ost” have been used. The redevelopment plans of Gorbitz are now financed by the EU and German funds. There is no information about the direct participation of citizens in the planning process, though it seems that most of people’s needs are fulfilled and considered during the renovation. We should clarify the very concept of “social”. In this sense, the social orientation of the living environment is not just compliance with some common social standards, and expanding the range of housing types, that is, to provide a choice. That social potential, in this sense, and demonstrates the Gorbitz district. For Gorbitz several concepts and documents were developed. First, between 1993 and 1996 an independent scientific research to evaluate the potentials of the area, including an investigation of social and urban planning and environmental aspects with the program “ExWost” (Experimenteller Wohnungs- und Städtebau), was conducted. The study consisted of two parts: the part A is devoted to a pilot project, the concept of improvement of the urban environment, and the second part B includes the planning and implementation of the participation of citizens in the process. Discussion meetings were held with the residents: their suggestions and comments regarding this area were taken in consideration. In 1994 Gorbitz was included in the program “Städtebaulichen Weiterentwicklung großer Neubaugebiete”

67 INSEK. Stadtteilentwicklungskonzept Fennpfuhl. Wohnungsbestand, Wohnungsentwicklung. Status 2007

68 INSEK. Stadtteilentwicklungskonzept Fennpfuhl. Konzept für den Stadtumbau. Status 2007



(Wohnumfeldprogramm). From 2002 to 2005 Gorbitz was included in the program “Stadtumbau Ost”. In 2003 an “Integriertes Handlungskonzept” was developed, which was specified in detail in 2005, when the area was included in the federal program “Soziale Stadt” (pic. 73). This concept (IHK) included the social and urban-cultural research, drafting a program of measures: modernization and reconstruction of buildings, continuation of works with residents and development of

Incoherence in actions of the state and the private sector is one of the keyelement for problems within the settlements. Interventions, done by private investors or miscommunication between different owners make some of the neighborhoods non-viable. Examples of those conflicts are visible in Silberhoehe and Halle-Neustadt (Iuliia Frantseva)

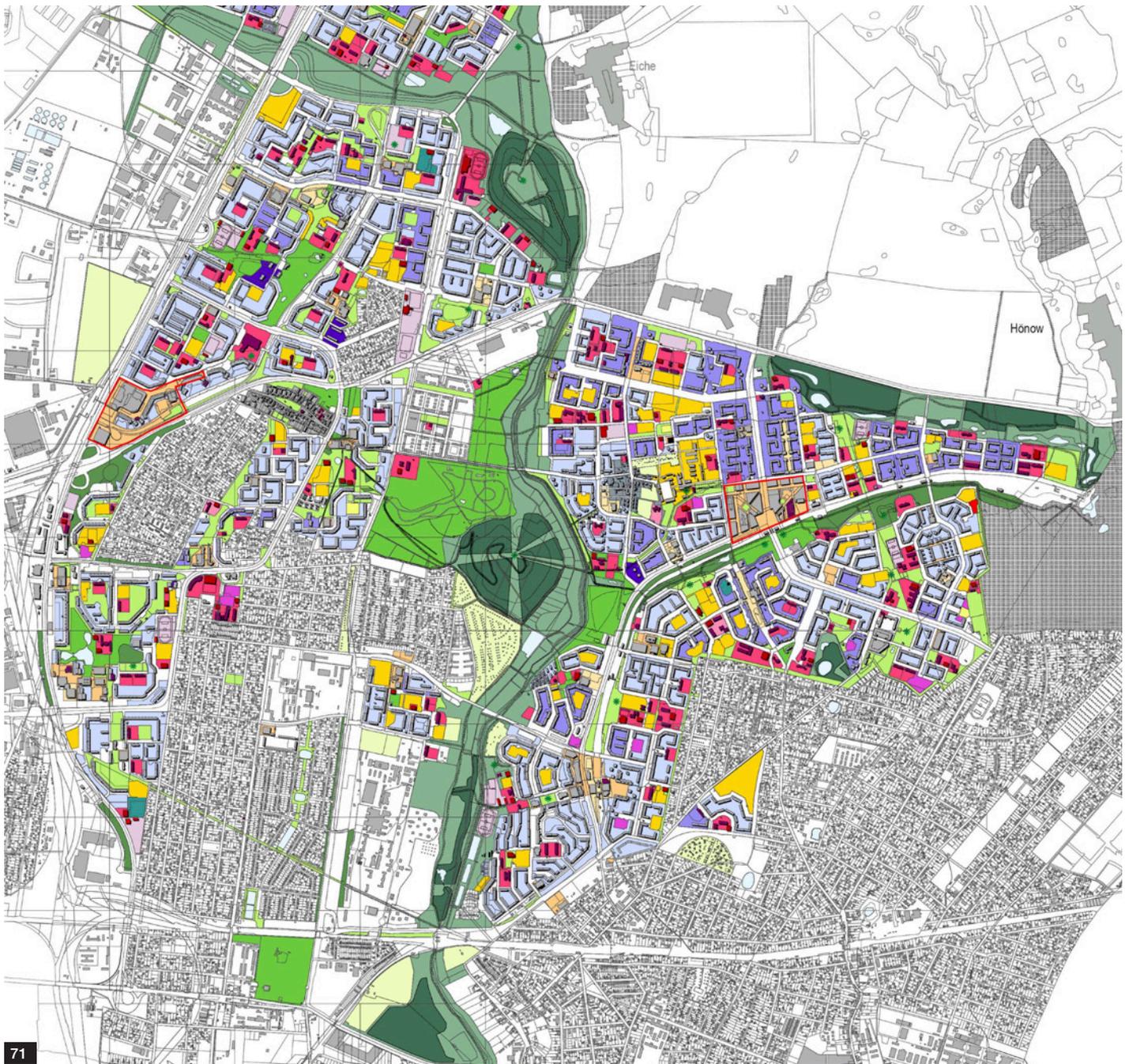
new projects: for example, a common breakfast, educational projects, sports events, etc. To achieve the set goals a special institution, a “district management” (Quartiersmanagement) was established in order to develop and coordinate the activities. In carrying out all the above-mentioned programs various interest groups with constant communication and coordination of the activities were involved: residents, housing associations, investors, the general plan of the department, the city administration. It was possible to strengthen the “recognition” of these activities by all interest groups.

The rehabilitation of prefabricated houses in Hellersdorf- Marzahn was accomplished without the relocation of tenants, which requires operations under a strict schedule and specially developed behavior code for builders and tenants. The tenants could choose between different options for the redevelopment of their apartment, balconies glazing and decoration. The renewal of the green ensemble and the erection of the double decked pedestrian area were financed by the program “Soziale Stadt” in 2002 (pic. 71, 72). A part of “IBA 2010” was conducted to intensify the residential participation in the use and creation of spaces. This was an outstanding contribution for the unification of people by creating a better quality of life.

For Prohlis several concepts were applied. In 2000, the area was included in the federal program “Soziale Stadt”, and an “Integriertes Handlungskonzept” - (IHK) was developed and approved in 2014 (pic. 69, 70). The strategic directions of the IHK were:

69 IHK. Prohlis, Wohngebiet Am Koitschgraben. Status 2014

70 IHK. Prohlis, Wohngebiet Am Koitschgraben. Städtebauliche Struktur. Status 2014



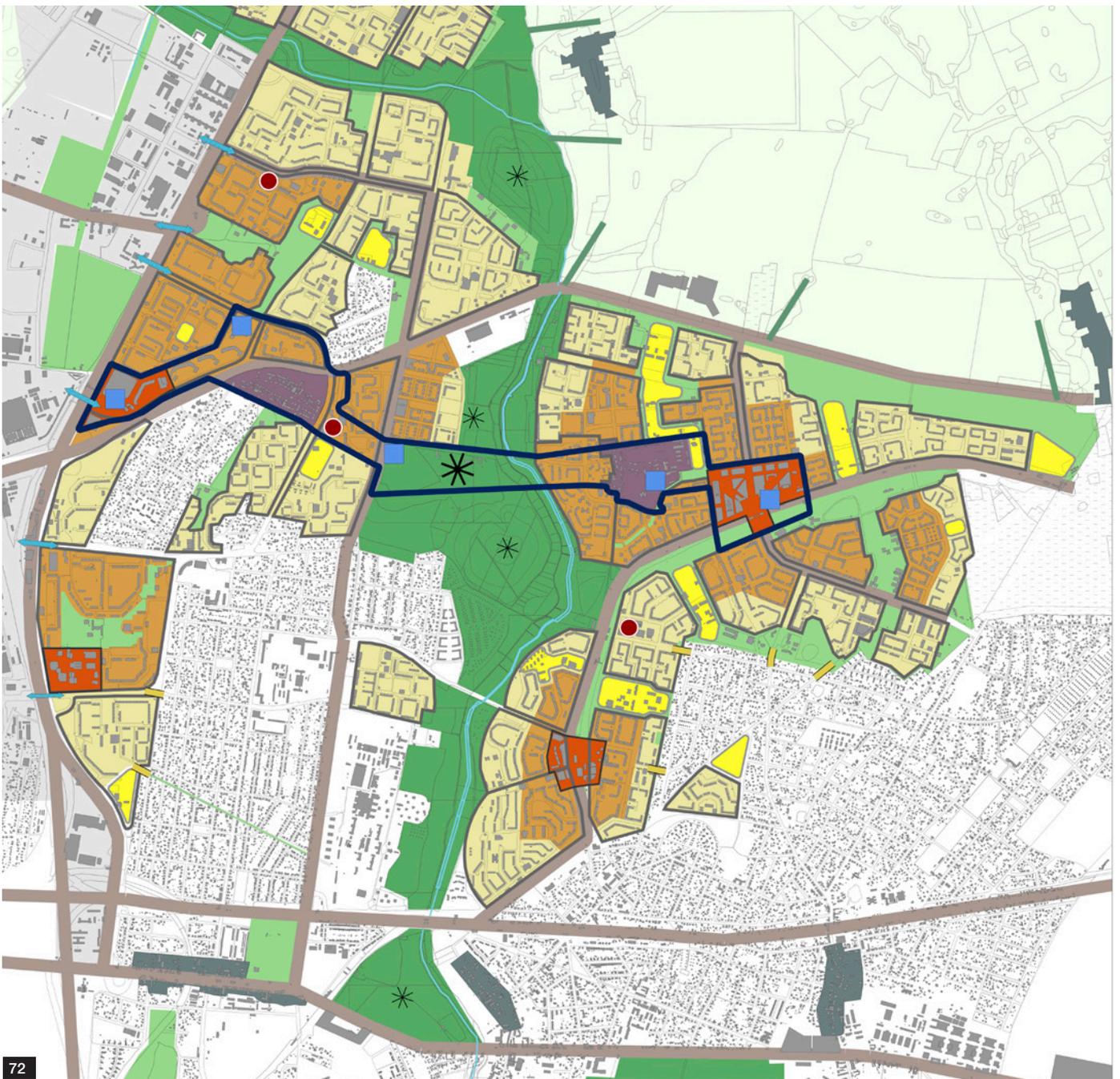
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- a) local economy, culture, sport,
- b) comfortable living environment
- c) accessibility
- d) identification
- e) participating population with the creation of the “Quartiersmanagement”

District Management

As an integral part in the program “Soziale Stadt“ a coordinator for various activities in the district a special institution was set up, the “Quartiersmanagement”. This neighborhood management coordinates interests and activities of the different actors, like housing cooperatives, investors, city administration, clubs and others, but is also an office for the coordination of activities with the district residents, it foresees discussion meetings, arranges arts festivals, etc. The district manager is paid by the municipality.

The work on the projects includes many actors – state authorities and planning offices, together with private nonprofit organizations, includ-



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ing community of inhabitants Fennpfuhl e.V. The projects focused mainly on public spaces and connections, green open spaces and social facilities including sanitation of schools and kindergartens. As a result of the District Management in Prohlis project were implemented: a) meetings with residents, b) organization of workshops on the organization of a residential yard, c) breakfast and other events.

Participation of citizens

Citizen participation does not substitute professional planning, but without a serious and continuous dialogue of the inhabitants as “experts of their neighborhood” a successful and accepted planning result is highly unlikely. High interest in participation show the significance for people living in the effected neighborhood, and can have a positive impact on the process of renovation.

Open space transformations in Prohlis were performed with active citizen involvement. Their suggestions for an inner courtyard were included in the conducted plans which helped to reduce conflicts. After the demolition of empty buildings in the 1990s, the demand for

72 INSEK. Marzahn-Hellersdorf: Langfristige räumliche Entwicklungsorientierung. Status 2007



housing increased lately again, and the development strategy does not include further demolition.

An active involvement of the residents in the design process allowed people to participate directly in the improvement of public spaces that will transform the awareness of space for anyone in to space for everyone. Participation process in the design of yard space and renaturation areas, supported by the “Soziale Stadt” program allowed to:

- Consider the interests of the residents of all age groups
- Avoid conflicts in the use of space at the design stage
- Provide an additional opportunity for people to meet with their neighbors
- Provide an opportunity to participate in the improvement of public spaces creating a stronger feeling of ownership and responsibility

The rehabilitation of prefabricated houses in Hellersdorf- Marzahn was accomplished without the relocation of tenants, therefore the operations underlay a strict schedule and a specially developed behavior code for builders and tenants. The tenants could choose between different options for their apartment’s redevelopment, balconies glazing and decoration.

73 IHK. Gorbitz: Städtebauliche Konflikte/
Schwächenprofil. Status 2009

74 Gorbitz. Kräutersiedlung before Reconstruction

75 Gorbitz. Kräutersiedlung: Realised Pilotproject

III LESSONS LEARNT

There are very different starting points in Russia and the Ukraine in comparison to Germany. Planning decisions made in Germany were based on a situation of a shrinking population. Many of the buildings in the prefabricated settlements were empty, there was a lack of people. Russia and Ukraine have still a lack of housing. This bares other risks but also new chances for the transformation process. After the new political situation in the 1990s the cities in East Germany benefited from a strong financial support as well as from the knowledge and experience from municipalities in the western part of Germany, which is not the case in Russia and Ukraine.

Context and Identity

Understanding the heritage

To understand and respect the specifics of the sites concerning their historical and physical context can help to read a settlement and understand why it was planned and has developed in a certain way. This understanding can lead to a more sensitive handling of the transformation if the idea of the settlement is not understood the consequences can be severe, leading to undefined spaces if formative buildings are demolished and even inconvenient environments if plantation create places that are hidden from views, also new buildings can weaken the quality of the fabric if they are built in an axis or if the over all density gets to high or if the buildings only leave narrow streets. Working with the existing (urban) qualities strengthens the transformation and leads to promising results.

Is there is still an idea of the “socialistic city”? What is the current image of the prefab settlements in Russia/Ukraine, or in particular Chereomushki? What do people in Ukraine / Russia think about the “socialist” city? What were the “ideals” – common, community spaces (social meeting places) , social support ? social housing?

Many of the transformed areas in Germany lost their character, today one doesn't recognize that they consist of prefabricated buildings. So the question arises: how to transform in a modern, “nice-looking”, good-architectural way, but keeping the industrial character. How to develop a new identity or to enhance existing qualities – what would / could be the character of the “transformed” area?

Density and Diversity

Renewal and transformation

Transformation must be allowed, and even encouraged but transformation of buildings should be organized and designed according to the character of the building. Technical improvement is needed, heating system, floor plans, elevators, otherwise the dwellings and neighborhoods can't compete on the market and they don't match people needs. Transforming the physical shape, e.g. attachments of elevator at the outside, have strong impact on the appearance and morphology of the building, the rhythmic repetition has an immense impact on the urban context. Sometimes because of the renovation the original structure of the buildings gets lost, leaving them looking alike to modern construction. On the plus site the monotony of the large housing

structures gets broken but the heritage is lost. Transformation measurements of single houses have to be integrated in 'a bigger picture' in order to protect the overall understanding and avoid unclear urban configuration.

Existing typologies with small flats may not match the today needs of inhabitants. What typologies of housing would be needed? There is a lack of infrastructural supply in the prefab housing districts, which was often not foreseen or if planned not executed, leading to the question how to integrate new functions.

Reducing the height of the building might be an interesting idea in order to create more human scale neighborhoods but it can be difficult as there are many owners per building. In the districts, where a complex approach for the reconstruction was undertaken, better results are observed. These multi level approaches include: landscape works, construction changes and architectural re-planning of buildings, modification or introduction of new functions, organization of workshops with the population.

Open Space and Landscape

One important asset of the settlements is their greenery, big open spaces. What kind of green and open / public / community spaces are needed? Which seen German case studies would even fit in Odessa? Which not and why? Public space are probably even more needed in Odessa since the average of private square meter / person is lower than in German districts. What requirements for functions and design exist concerning the public space?

Private vs public spaces

New design of open space – in terms of structure – has to be carefully thought through. Dividing the vast open areas into separate places – open and private space could help to organize it in a better way. Now under- und unused spaces would – if privatized – been taken care of and the inhabitants could benefit from additional private living space. It is a good chance to make the ground floor flats more attractive and the care taking of the greenery more affordable. If areas are privatized it might help to densify the usages in the remaining open space to ensure that all functions i.e. playgrounds, laundry racks etc. are still accessible if needed. At the same time there is the risk that people might fence their private gardens off and the idea of the district would get lost, also there is a risk people would envy and might destroy the private property. Dividing the spacious area in small plots might destroy the former planning idea and shape of the district.

Mobility and Infrastructure

A changing society is leading to new requirements in terms of mobility. Barrier free environment are needed for an aging neighborhood. (Wild) Parking is taking a lot of space and is destroying the quality of the open spaces and the living area as a whole. Still the number of cars is growing in Russia and Ukraine, as it is seen as symbol for economy wealth. Occupying public space by private car should not be accepted anymore. Furthermore a parking policy should be established so people contribute to the community budget if they use public (parking) space.

Walkability should be strengthened, how can we encourage people to

walk more than just one block. In addition the public transport system has to be improved in order to offer people an alternative to the individual car. Today public traffic – using tram or marschrutka – is not convenient and not reliable.

Policies and Strategies

Obviously there is a lack of planning at all – in cities in Russia as well as in Ukraine. Individual transformation can be observed, which is taking place without any control, without taking into account the responsibility of a community. Still – with the experience of planning and its result during Soviet Era – planning is seen as negative by many people. After top down planning over decades with results many people did not feel comfortable with, producing nothing for the individual but everything for the political system, there is a big skepticism about planning at all.

In the process of the development of a regenerative strategy for the Soviet period in Russia and Ukraine, it is necessary to consider the specifics of the legislative base. Today, projects such as studied during the excursion are not conducted. It is necessary to consider the specifics of the legislation regulating the work of the town-planning activity: from the city governments to locals (HOA [1] and TOC [2]). In formulating strategies and taking concrete design solutions, the behavior of the population must also be considered as they are not always ready to accept drastic changes.

Another problem is to find the real sources of financing and the formation of an efficient financial implementation of the reconstruction program (Mark Meerovich).

Participation of inhabitants

Active participation in re-organization helps to reinforce community relations and avoid conflicts, as seen in Prohlis, Hellersdorf and Neustadt. Participation processes do not substitute professional planning, but without integration of inhabitants it is almost impossible to receive satisfying planning results.

Often plans of transformation cause fear. People can not estimate and think of the impacts and perspectives that a long-term-planning / big scale planning process may have on their own living environment – in terms of economical, functional and social aspects. At the same time they are experts of their neighborhood. Involving them and their knowledge could improve the planning results. It is important to not only inform the people of the planned transformation but also involve them in the process. Through the participation anxieties can be reduced as open questions might be answered. Also participation can lead to better design choices as the needs wishes can be implied and the “local expertise” included in the decisions. Such processes and instruments of participation have been elaborated in Germany during decades and are based on a planning culture which has been developed even longer. So the question would be, how and what formats to develop in Russian and Ukraine cities? How to involve people? How to explain and to engage them?

Adaptable planning strategies

Big masterplans with fixed determination of a certain expectation concerning societal, financial and functional aspects often failed in history. Since we are facing dynamic urban development on different levels

there is the need to develop flexible and “step-by-step-masterplans”, which might be adaptable to changing demands and budget.

Public-Private Cooperation

Beside the proposal of transformation of the urban fabric you must ensure to include the different owners, this might be achieved through a joint management. Many observed processes will be difficult to apply in a surrounding where most flats are owned by private individuals. As the transformation processes are highly complex and need to be organized, structured and planned very well and the coordination gets more complex with the amount of players being involved. To be successful one has to be able to answer the following questions: Who is the owner of the land – who is the owner of the house – who is the owner of the flat? What are their interests, how can they be motivated to become engaged in the processes of transformation?

Today there are no federal funding programs in Ukraine as there are in Germany. Huge subsidies of transformation projects were even in German cities the municipalities create public private partnerships in order to realize projects with support of private money. Therefore it is key to attract private investors and suggest the transformation in a profitable economic way. There have to be developed instruments which may create a balance between private and public instruments. The transformation is extremely expensive and can take a long time. And although it might be a worthy investment it will be very difficult to achieve good results if the process is not funded through public entities. It is important to “buy in” international funds which might give some incentives for holistic transformation.

Terminology

EFRE - ERDF

The **E**uropean **R**egional **D**evelopment **F**und supports all regions in Europe but favors those with lower than 75%/90% of the average GDP. The fund follows the rules of co-financing, only supporting regions if there is at least one other public supporter (federal, state or municipal). The fund's main goals are to create a convergence within Europe, to help regions to become competitive on the European market and to strengthen interregional collaboration. For the period 2014-2020 the fund has a total value of 245 billion Euros.

ISEK/INSEK/IEK

The acronym stands for "Concept for Integrated Urban Development" (Integriertes Stadtentwicklungskonzept). Along with the idea of sustainable cities (Charta of Leipzig, Charta of Aalborg) different integrated planning tools have gained importance. The idea is it to bring all affected actors together to work on an integrated plan for the urban development. ISEKs are done at different scales and with a varying number of actors. A key incentive is to improve the city by not answering many questions separately but trying to create synergies by tackling them at the same time. Often, inhabitants take part in the decision making process to ensure that the vision actually answers the changing needs.

ISEKs are incredibly important as they are a requirement to apply to almost any federal program. The preparation costs of an ISEK are covered by most German urban development programs.

Soziale Stadt - Social City

Since 1999 the German federal government supports the improvement of economically, structurally and socially disadvantaged neighborhoods and districts. Investments into the residential environment, the infrastructure, and the quality of houses foster intergenerational equality and family friendliness.

The goal is it to create lively districts and to strengthen social cohesion. A total of 715 neighborhoods in 418 municipalities are part of the federal and state funded program that has a budget of 150 million Euros per year (40 Mil./a 1999-2013); a total of 3,9 billion Euros has been invested thus far. For many small socially integrated initiatives the program is crucial for their existence. The program favors initiatives with multiple partners such as investors, private actors and different departments of the local government, therefore strengthening the teamwork in the municipality and activating inhabitants and foundations.

Stadtumbau Ost - Urban restructuring East

After 1990, deficits in the urban development in the eastern states of Germany had led to vast vacancies in pre-fabricated large settlements. The deficits were rooted in low investment and were dramatized in the following years by structural changes. Factories were closed and even in the metropolitan regions the unemployment rate rose quickly. Especially young and well educated people moved to more promising areas in the west. In rural or suburban areas and regions dependent on single employers, such as big steel or chemistry factories, the emigration was dramatic. Additionally, the perception of the

prefabricated buildings in large settlements worsened as houses from the 19th century were renovated and often proved - with their higher ceilings, bigger flat sizes and more central location - more attractive to nascent needs. Still the demand for bigger and more comfortable houses outstripped supply, and policies were instated to support modernization and construction of new houses. Within 5 years, 43 flats per 1,000 inhabitants were finished. These conditions exacerbated widespread vacancies in large settlements. In 2002 the government launched a competition for innovative measures to deal with the situation. More than 260 municipalities took part in the competition and in the same year the program Stadtumbau Ost was established. Key to the program is that investments are treated equally, whether they go into the improvement of the urban fabric or the demolition of empty houses or flats. Projects that integrate private actors have better chances to receive support.

Staedtebaufoerderung - Urban Development Fund

Roughly translated to Urban Development Fund, this is the most important German national program to support and promote urban development and it regulates the different funds. In 2016 the total value of all managed national funds amounted to roughly 650 million Euros. It regulates the numerous support systems to ensure balanced and need-oriented support for the different regions and fields. In 2004, the §171e was adapted. The article defines the share of all responsibilities by the "Bund" (federal government). Usually the Bund bears 1/3 of the occurring costs, and the states and local governments share 2/3s.

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(Saale), der Oberbürgermeister, Verantwortlich: Geschäftsbereich Stadtentwicklung und Umwelt, Beigeordneter Uwe Stäglin, Fachbereich Planen,

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Stadt Halle (Halle Council), Stadtplanungsamt (urban planning department),
Ulrike Neubert, Hansering 15, 06100 Halle/Saale, Tel. 0345 2216273, Email:
<ulrike.neubert@halle.de>

Housing society: Hallesche Wohnungsbaugesellschaft mbH, WG „Frohe
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Arbeitskreis Silberhöhe (Study Group Silberhöhe) Area management:
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style="color:#0000FF;text-align:left">View larger map</a></small>
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The projekt site ist to be found at postal code: 06132 - town: Halle - street:
Anhalter Platz 1.

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