

The City of the Future and die Heritage of History

Prospects of Shrinking Cities in Germany: Less Quantity – More Quality

or

„Less is more“
(Mies van der Rohe)

or

„Лучше меньше, да лучше“
(неизвестный автор)

oder

„Less is Future“
(International Building Exhibition Urban Redevelopment Saxony-Anhalt 2010)

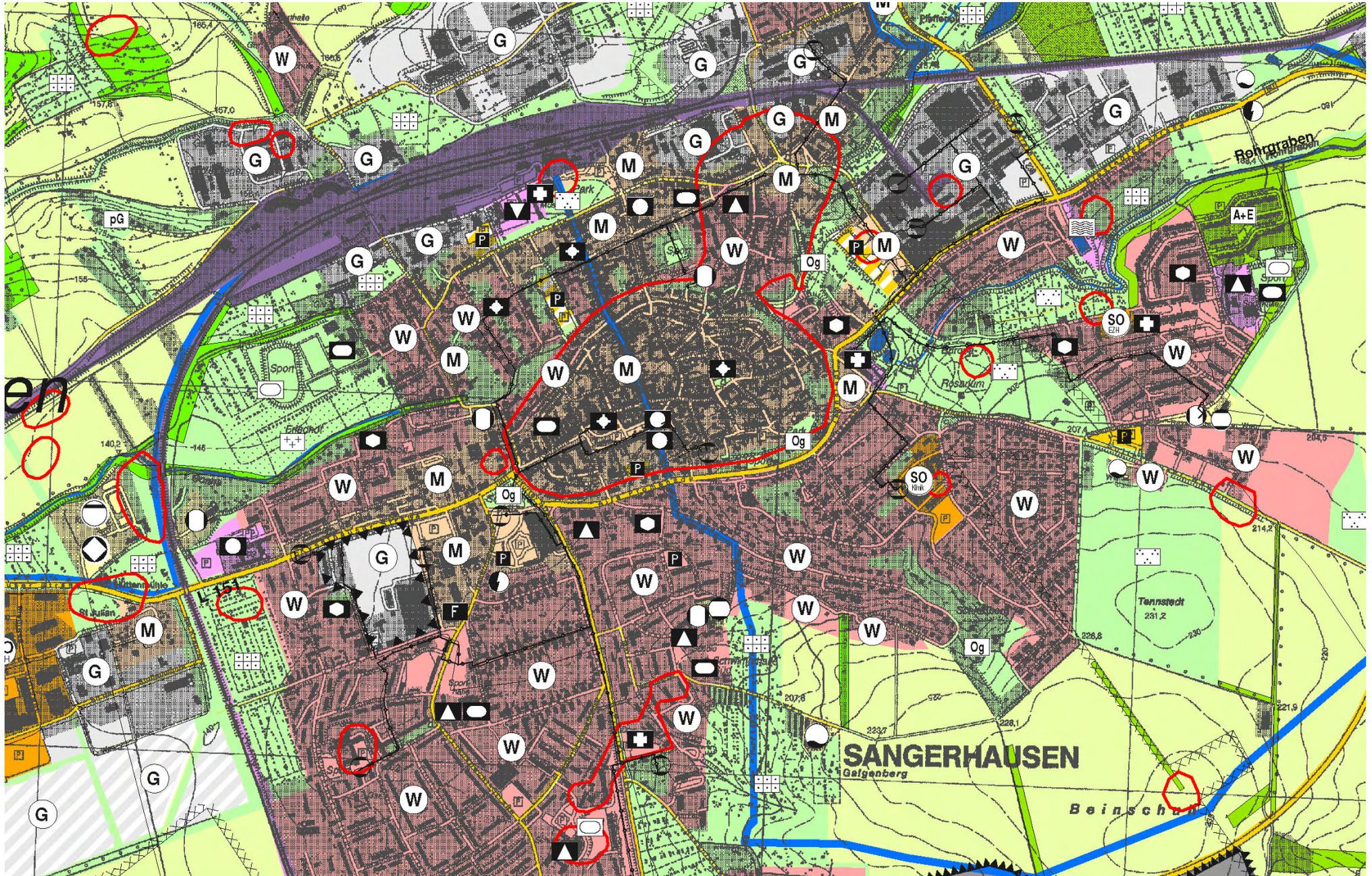
Presentation, October 21th 2010

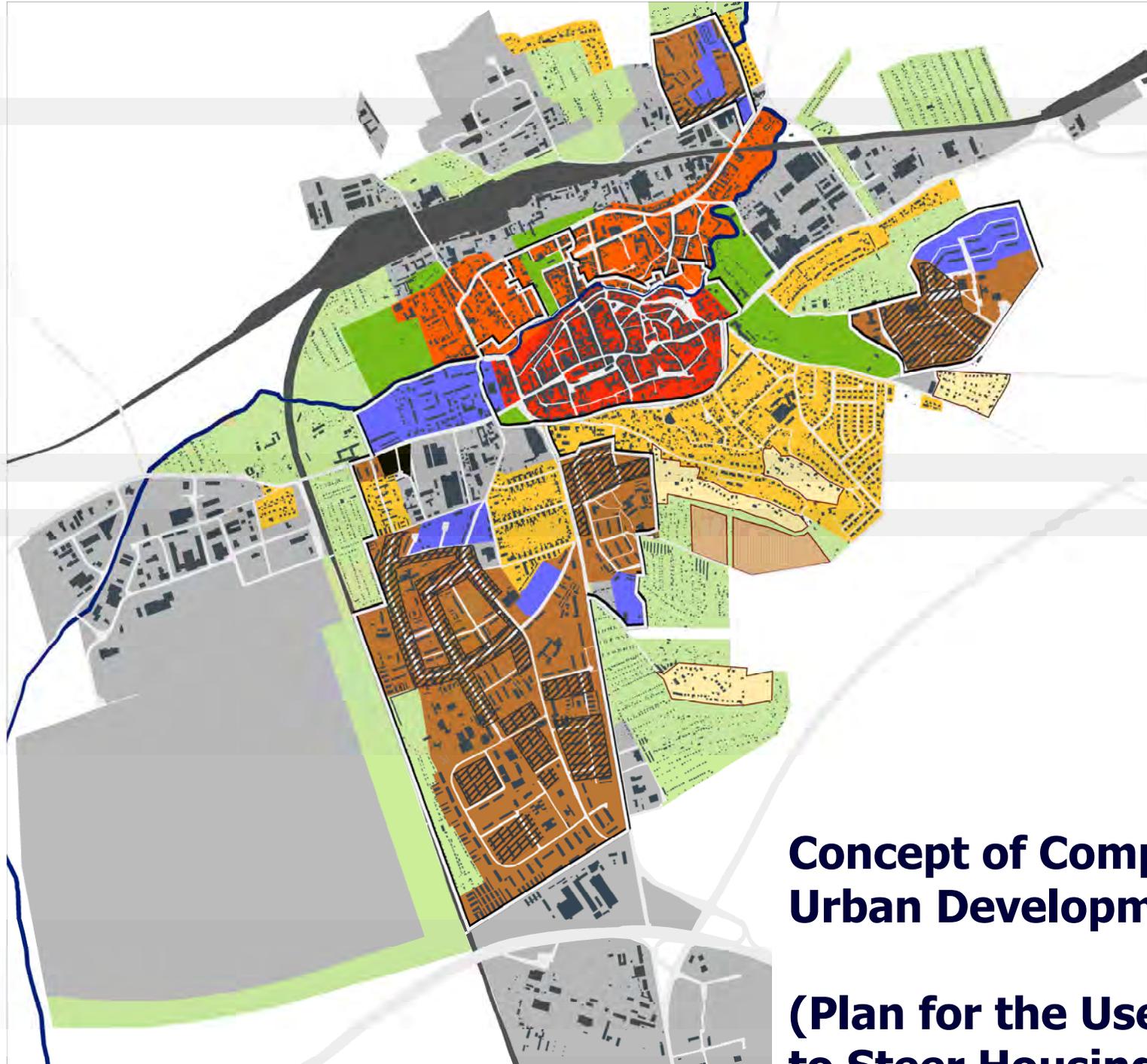
City of Omsk

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Sustainable Development**

Plan of Land Use. City of Sangerhausen





Städtebauliche Ziele und Förderstrategien für die Wohnbereiche

Ziele und Strategien

- Aufwertungsschwerpunkt (Altstadt)
Erhaltung, Erneuerung, Ergänzung
- Auflockerungsbereich im Geschosswohnungsbau
Modernisierung, Abriss, punktuell Ersatzneubau
- Städtebauliche Neuordnung "Wohnen"
Abriss, Neuerschließung, Ersatzneubau
- Städtebauliche Neuordnung "Gewerbe"
Abriss, Neuerschließung für Gewerbe
- Neubaustandorte, B-Plangebiete
Erschließung, Schaffung von Baurecht
- unbeplantes Wohnbaupotenzial
- Städtebauliches Grundgerüst, keine Abrissförderung
prioritäre Aufwertungsförderung
- Fördergebietsgrenze Stadtbau Ost

Bestandsaussagen

- Gewerbe- und Sondergebiete (incl. MIFA AG)
- Bahnhof, Bahn- und Gleisanlagen
- Wichtige, öffentliche Grünbereiche
- Überwiegend durch Kleingärten, Kleingewerbe und Nebenanlagen geprägte Stadtbereiche
- Stabiler Bereich mit aufgelockerter, überwiegend mehrgeschossiger Bebauung
- Stabiler Bereich mit geringer Wohndichte, überwiegend Einfamilienhausgebiete

Concept of Comprehensive Urban Development

(Plan for the Use of Public Funds to Steer Housing Development)



Ziele der Gewerbeflächenentwicklung

Bestand:

-  Bestehende Wohnbau- und gemischte Bauflächen
-  Gewerbeflächen
-  Industrieflächen
-  Flächen für Versorgungsanlagen
-  Sondergebiete
-  Überwiegend durch Kleingärten, Kleingewerbe und Nebenanlagen geprägte Stadtbereiche
-  B-Plan Gebiete

Maßnahmen

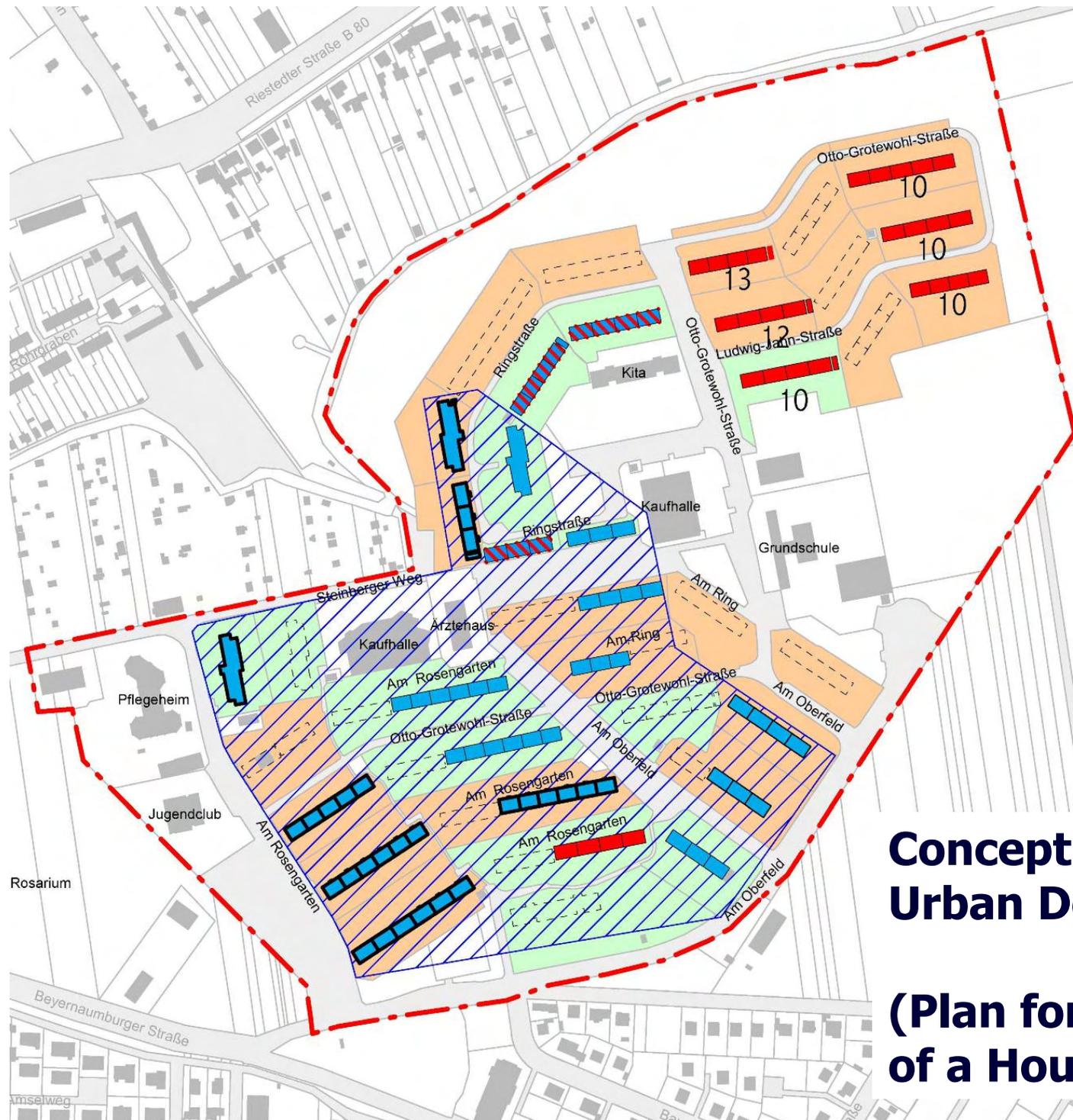
-  Neuentwicklung von Gewerbeflächen
-  Reaktivierung von Gewerbeflächen
-  Gewerbeflächenenerweiterung
-  Industriepark Südharz

Concept of Comprehensive Urban Development

(Plan for the Development of Local Economy)

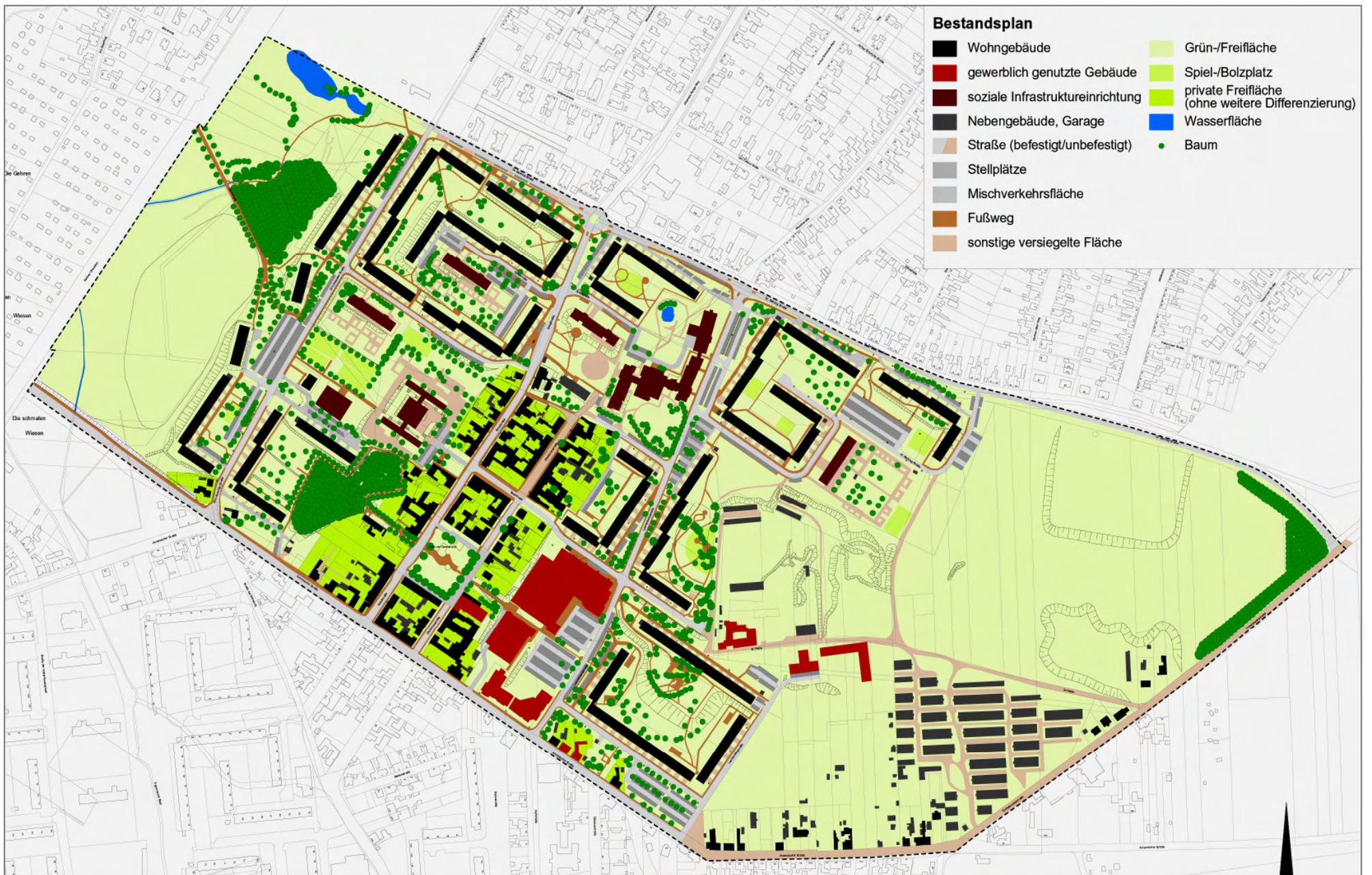
Othaler Weg

	Anzahl WE
2001	2.109
2008	1.392
2025	960-1.036

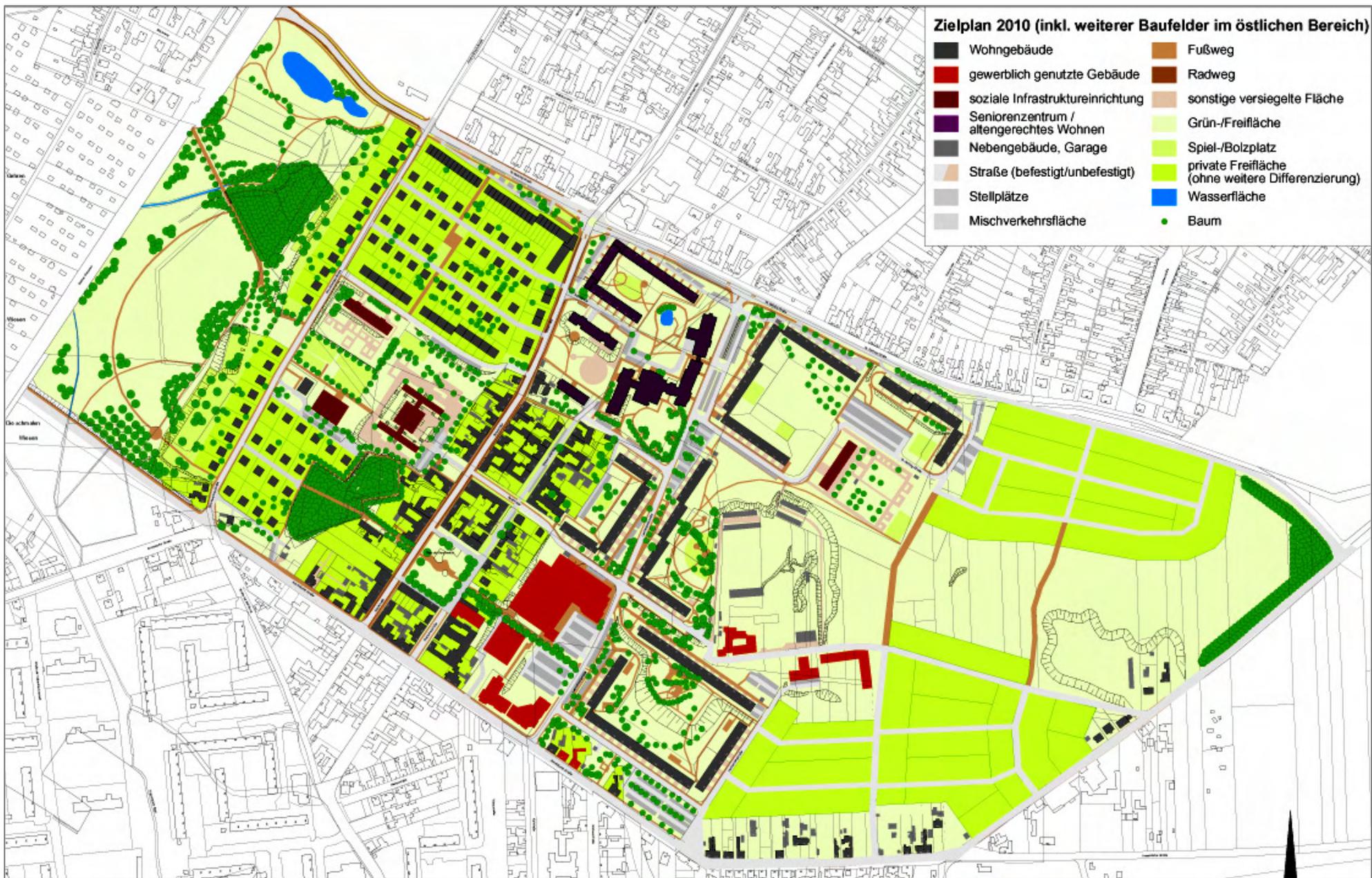


Concept of Comprehensive Urban Development

(Plan for the Reconstruction of a Housing area)

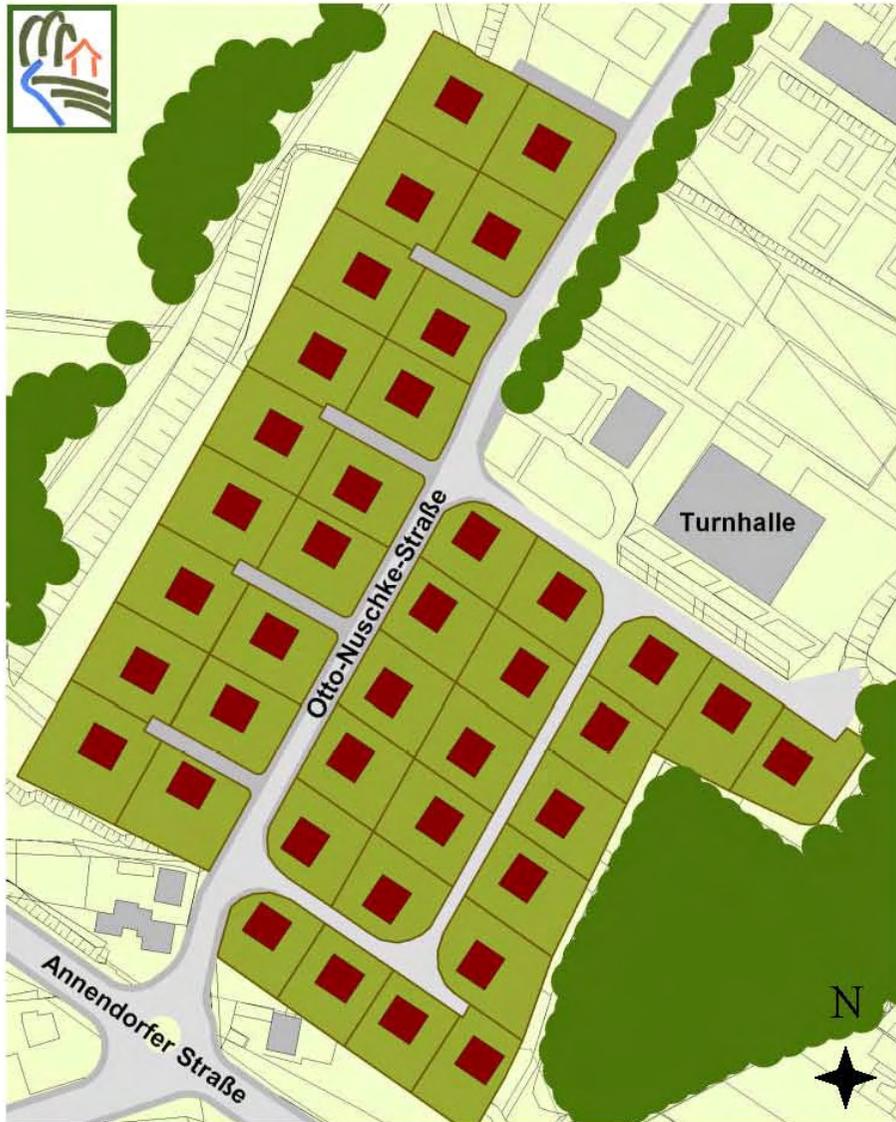


Plan and Project Management for Urban Reconstruction of a Housing area in Wittenberg (Situation before Reconstruction)



Plan and Project Management for Urban Reconstruction of a Housing area in Wittenberg (Planned Situation after Reconstruction)

Neues Wohnen am Röhrwasser – das stadtnahe Baugrundstück im Grünen



39 Parzellen in verschiedenen Größen – voll erschlossen und preisgünstig

Plan and Project Management for Urban Reconstruction of a Housing area in Wittenberg (Situation of Today)

2. Rise and Shrinking of a German Town: The Case of Lutherstadt Wittenberg

Wittenberg 1200



Wittenberg 1500



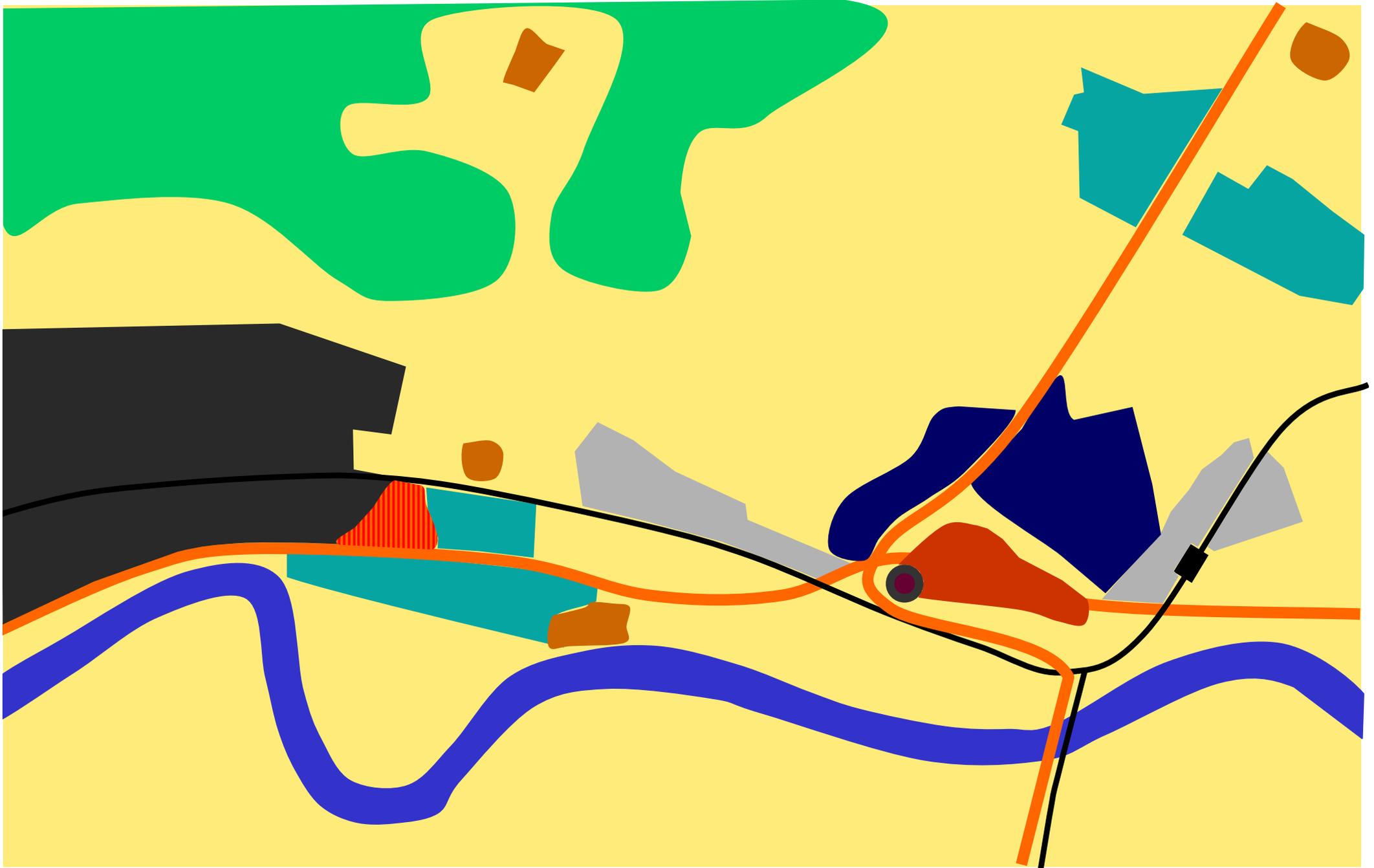
Wittenberg 1600 - 1800



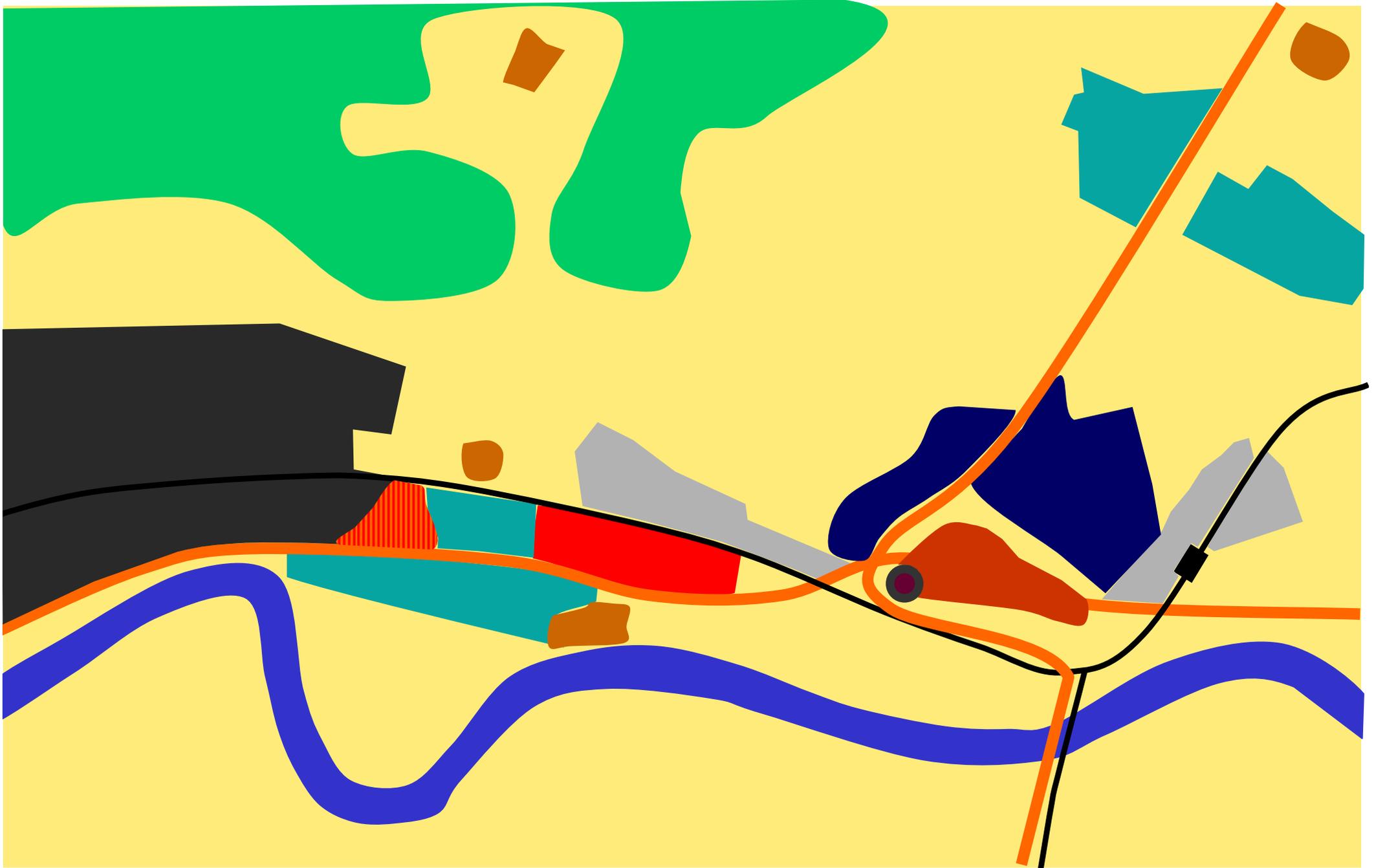
Wittenberg 1880



Wittenberg 1940



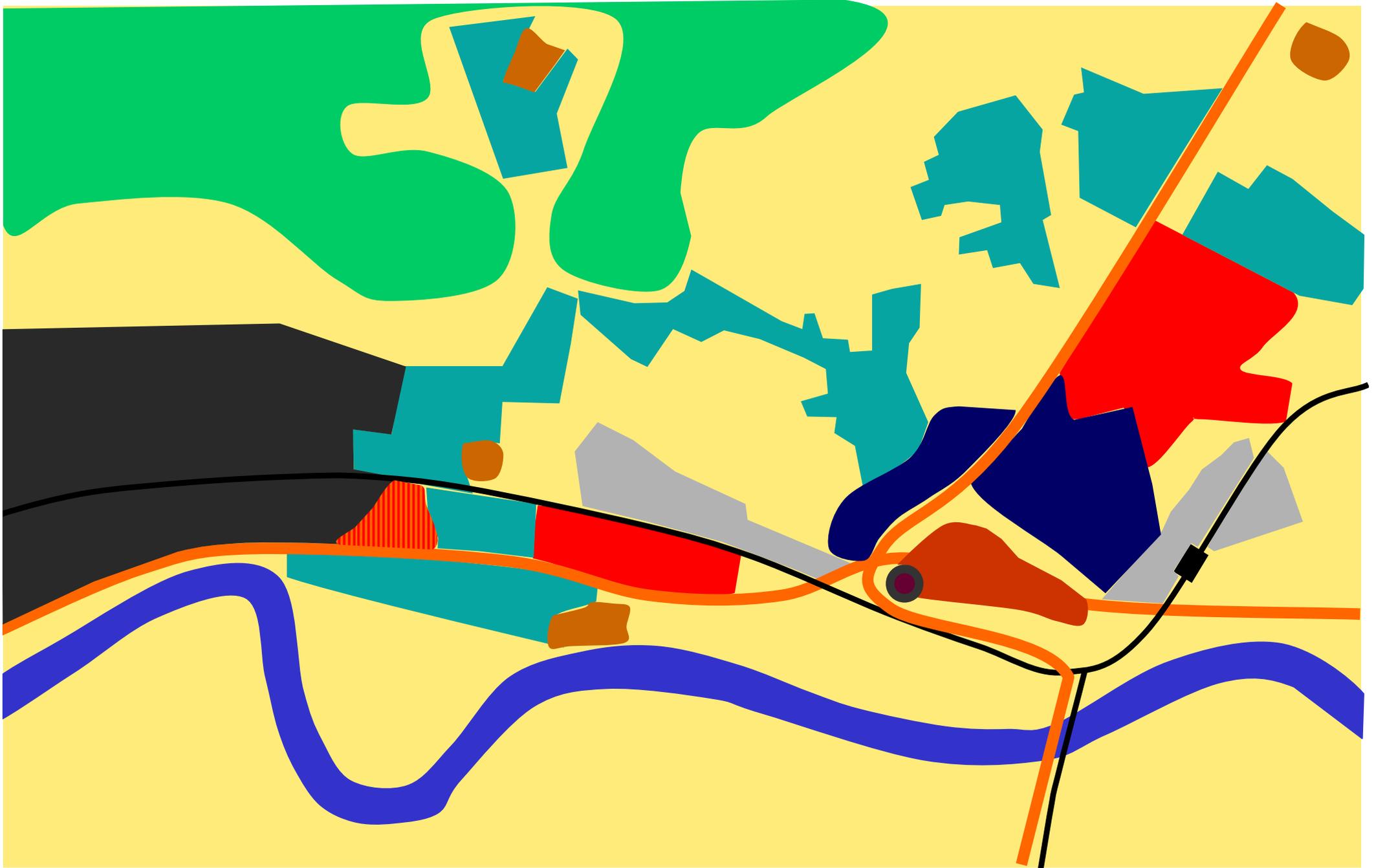
Wittenberg 1960



Wittenberg 1980



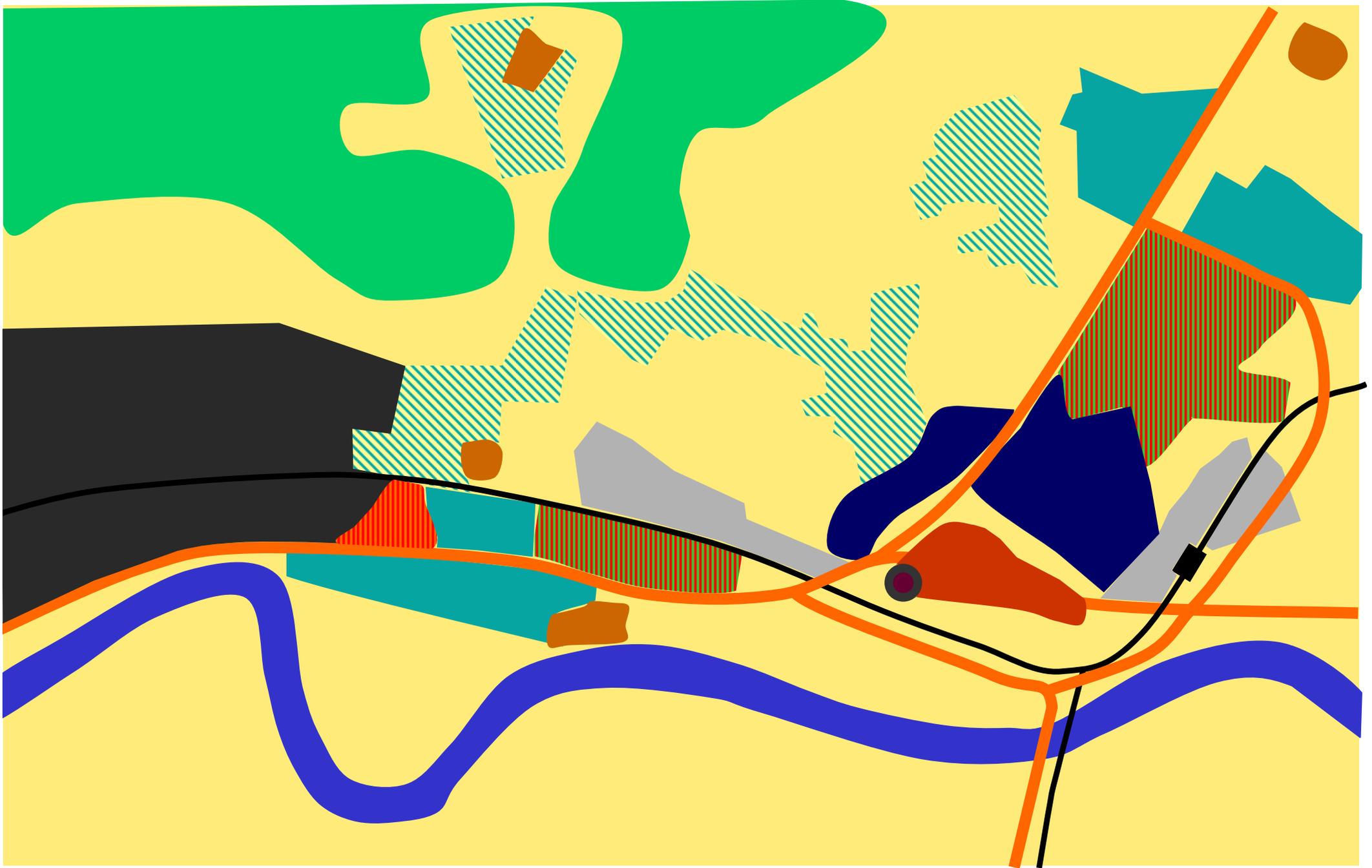
Wittenberg 2000



Wittenberg 2010



Wittenberg 2010+?



3. Historical Diversity of Urban Structures: The Unique Value of our Cultural Heritage



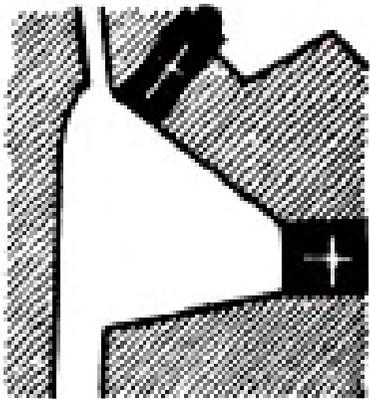
SIENA :
S. Pietro alle scale.



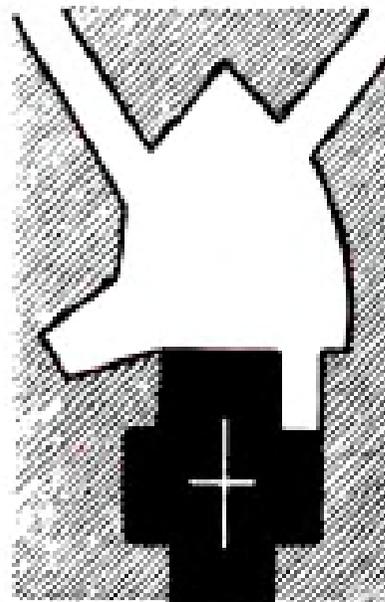
SIENA :
S. Vigilio.

The European Cultural Heritage

Medieval Town Planning: Diversity of Urban Centers and Town Places



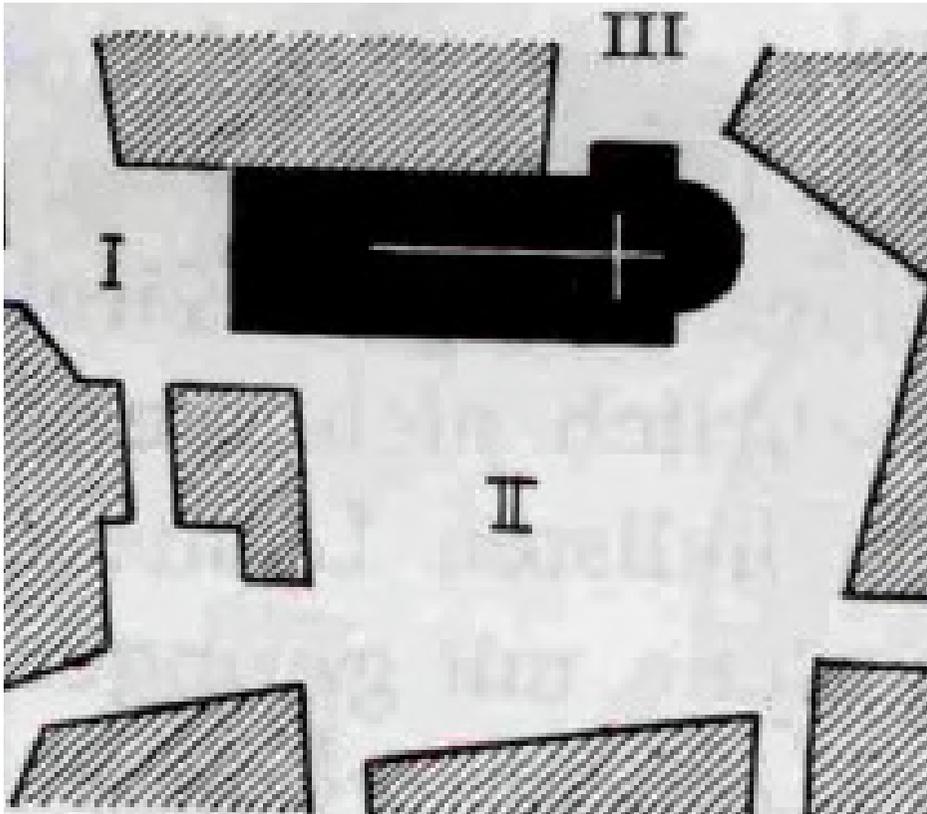
SIENA :
V. d. Abbazia.



SIENA :
S. Maria di Provenzano

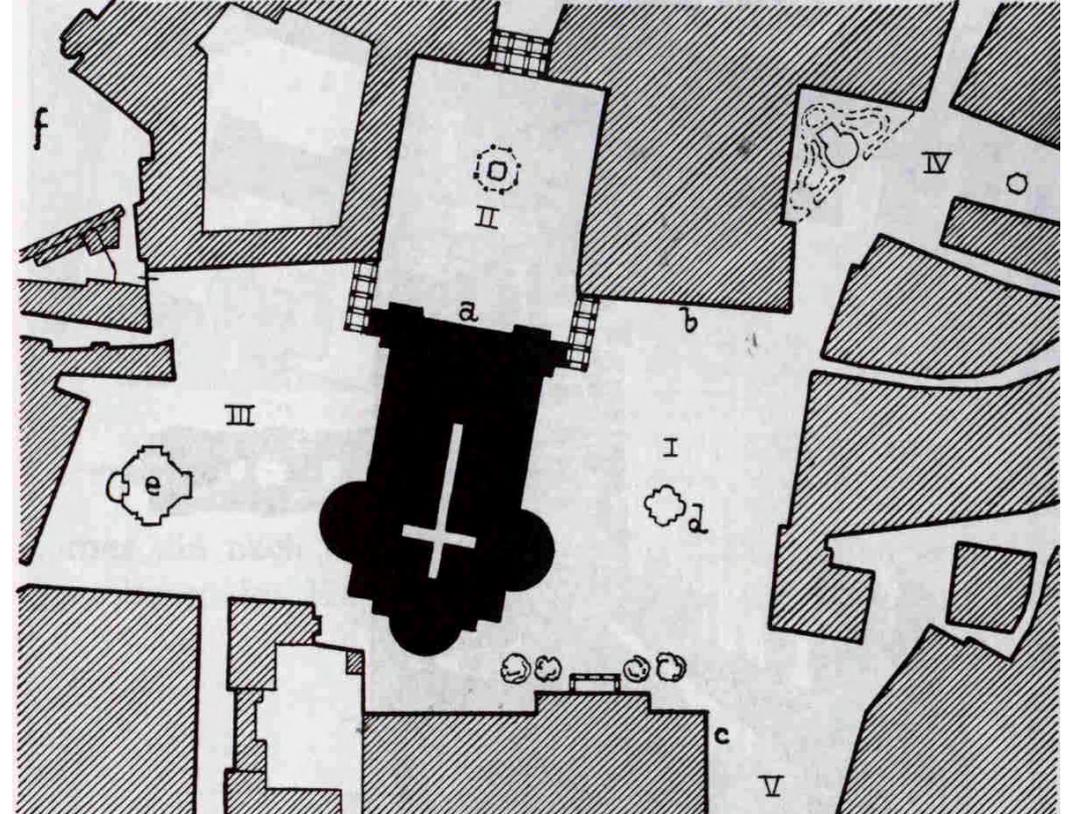
The secret and attraction of non symmetric forms and "closed" spatial situations

Medieval Town Planning: Cascades of a variety of connected town places



Modena

- I. Piazza delle Legna
- II. Piazza Grande
- III. Piazza Torre



Salzburg

- I. Residenzplatz
- II. Domplatz
- III. Kapitelplatz
- IV. Marktplatz
- V. Mozartplatz

Two of many German Cases of Medieval Town Planning: Wernigerode

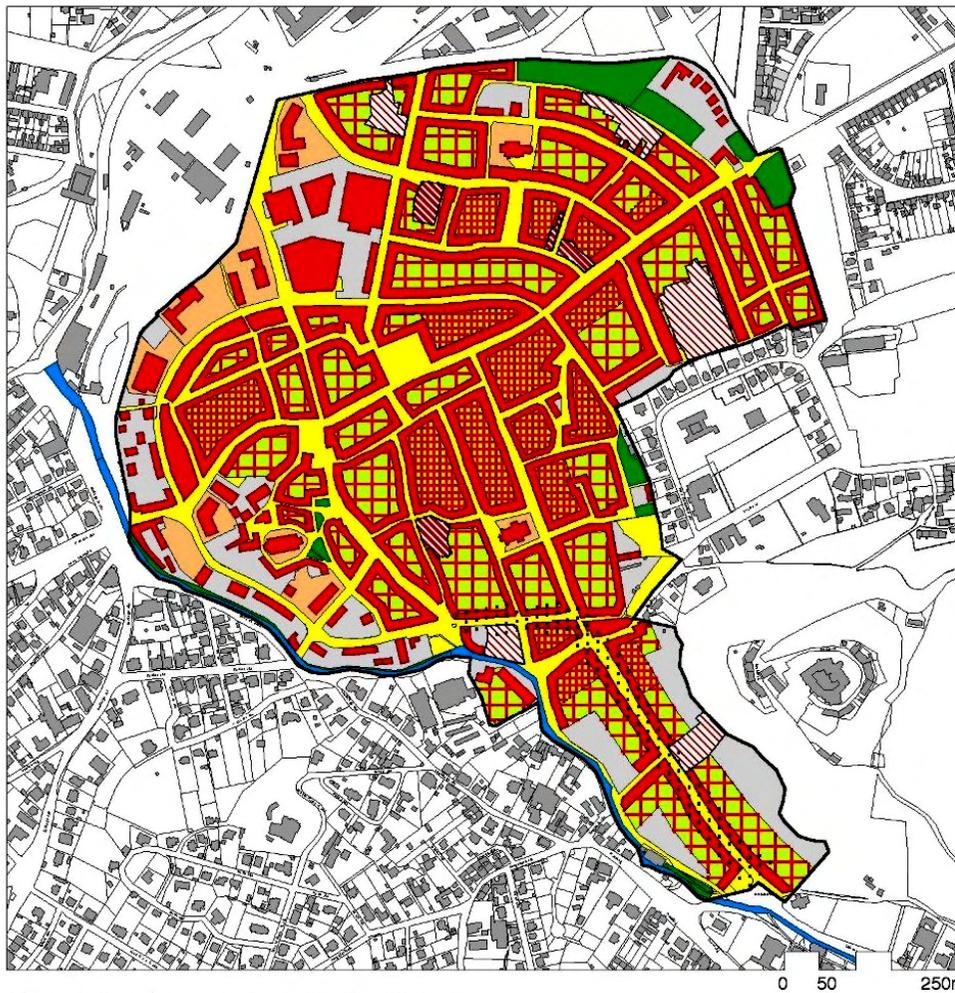


Abb.: Aufwertungsstrategie für die Altstadt

- | | | | |
|---|---|---|--|
|  | Aufwertung des öffentlichen Raumes (Straßen, Gassen, Plätze) |  | Aufwertung von öffentlichen Grünflächen und des Grünzuges am Zillierbach |
|  | Aufwertung von Quartiersrandbebauungen und ortsbildprägenden Einzelobjekten, Schließung von Baulücken |  | Aufwertung der Freiflächen von Gemeinbedarfseinrichtungen |
|  | Aufwertung verkehrsbeeinträchtiger Wohnlagen |  | Entwicklung von Baupotenzialflächen |
|  | Stärkung der Grünräume in den Innenhöfen, Aufwertung denkmalwerter Gebäude, Rückbau nicht erhaltenswerter Bausubstanz |  | Baupotentialflächen mit besonderer Entwicklungspriorität |
|  | Schwerpunktbereiche für die Stärkung der Grünräume in den Innenhöfen |  | Grenze der Altstadt |

and Wittenberg (next Page)



Impressions of Prague and Wittenberg



The Cultural Heritage of Town Planning in the Period of Early Modernization ("Gründerzeit"): Gendarmenmarkt, Berlin, about 1900



Urban Structures of Housing Quarters of "Gründerzeit" Town Planning (Berlin, Environment of Gendarmenmarkt)





Urban Structures of Housing Quarters of early 20th Century

Werksiedlung Piesteritz

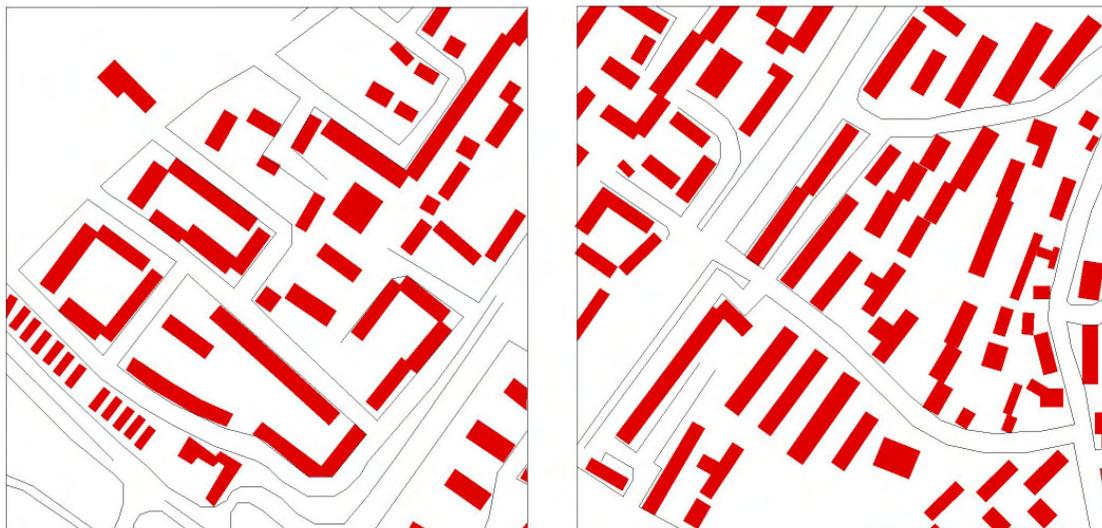


GAGFAH-Siedlung Wittenberg



Heritage of Industrial Housing of the Second Half of 20. Century

Berlin, Hellersdorf

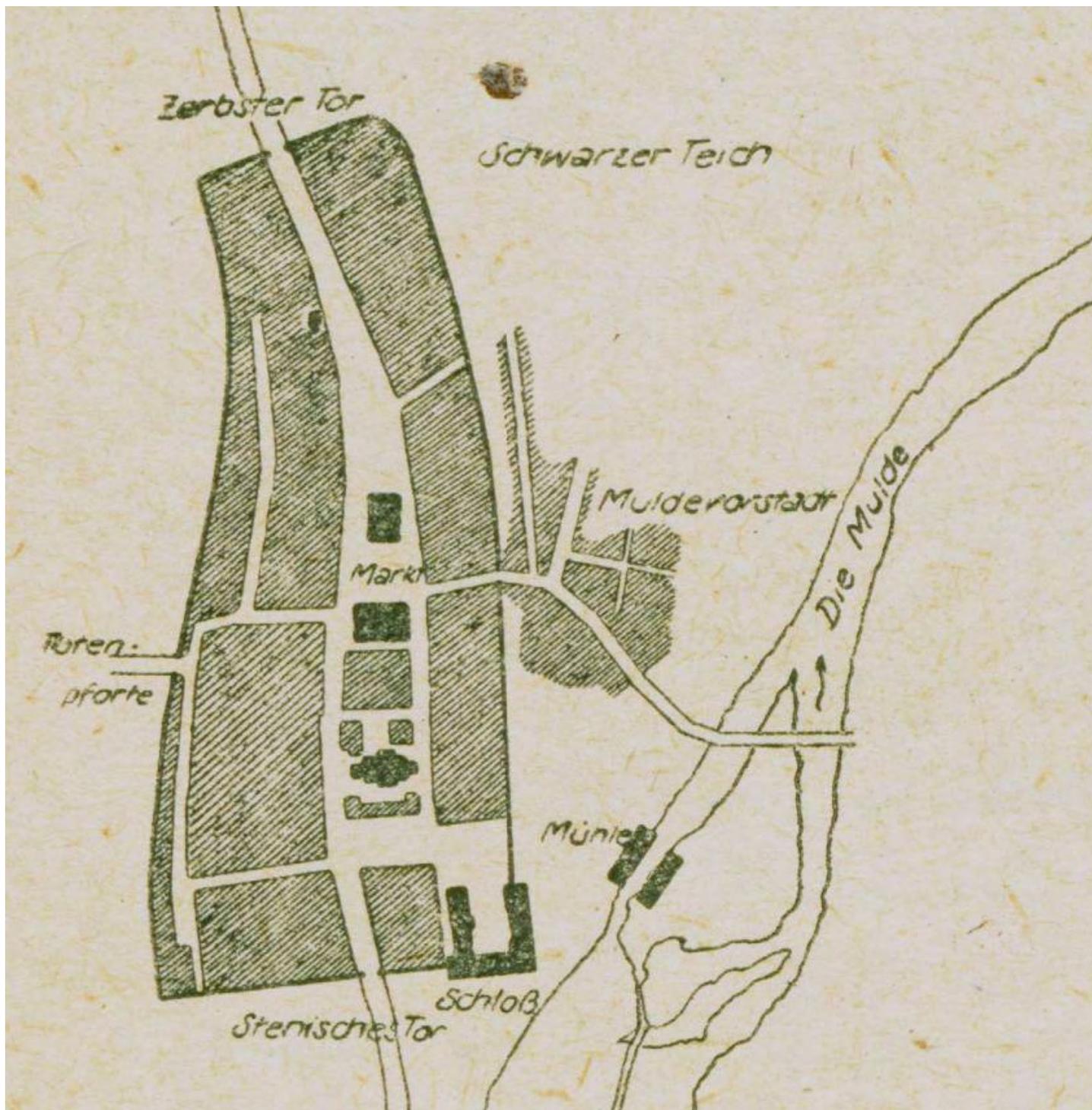


Types of Urban structures of Industrial Housing

Our Cultural Heritage:

Historical Discontinuity and Radical Changes

The Case of Dessau



Dessau, 1500



Dessau 1930

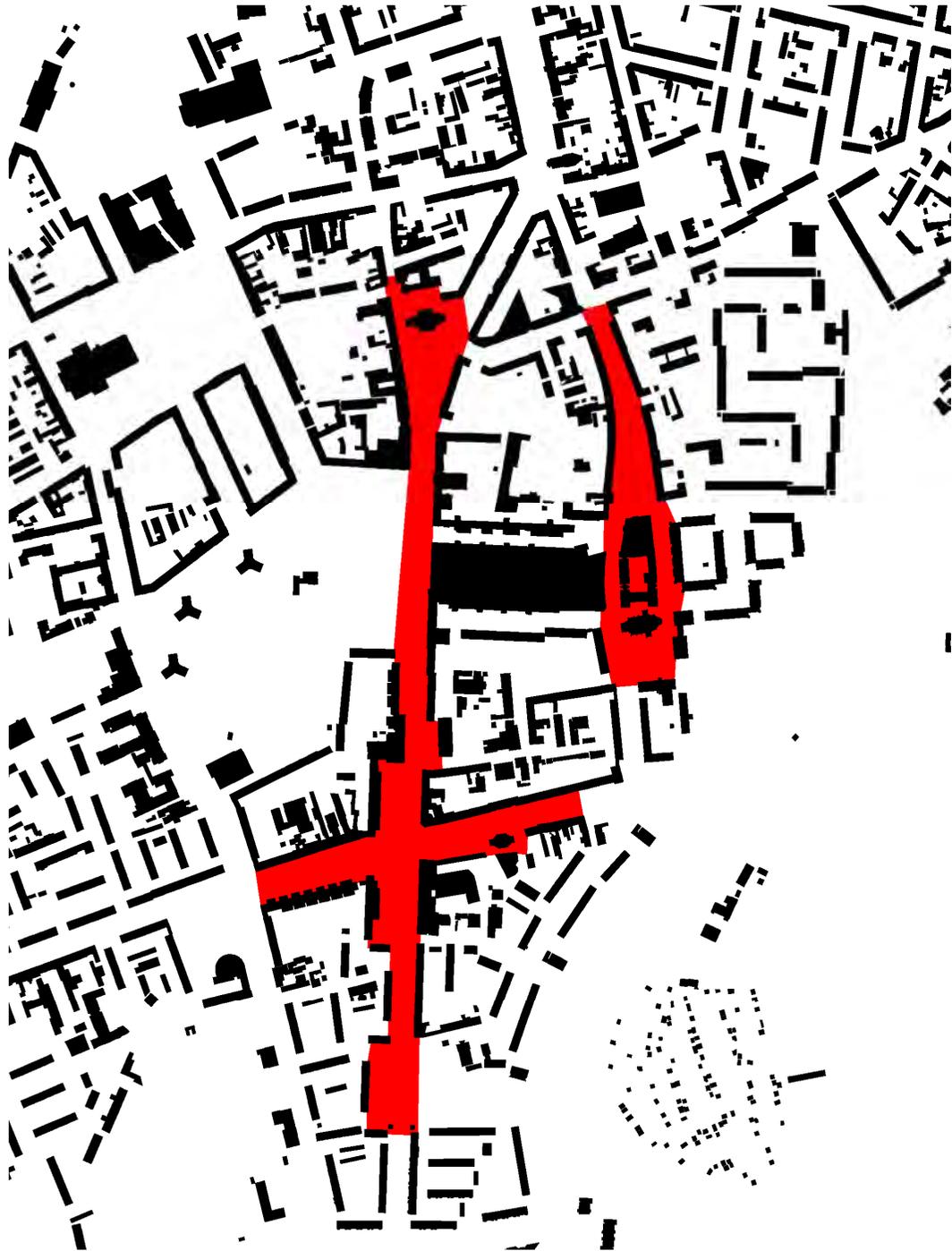




Dessau, 1945



Reconstruction of Dessau after WW2



4. Spatial Expansion – Decreasing Population: A Short History of Shrinking

Countermeasures to housing shortage of early 1990s:

Heavily subsidized residential construction (lodging),
tax write offs up to 40 % ("Sonder-AfA")

resulted in appr. **340.000 new dwellings** between 1992 and 1999



Countermeasures to housing shortage:

Sanitation of the historical heritage. Massive public programs for the revitalization of devastated old town centres resulted in appr. **200.000 new dwellings** between 1992 and 1999



Countermeasures to housing shortage:

Heavily subsidized construction of private cottages (“Eigenheimzulage”) resulted in appr. **360.000 new dwellings** between 1992 and 1999



Prehistory and preconditions of „Stadtumbau Ost“

Part II: Spatial expansion after 1990

Because of:

Breakdown of industries (expensive conversion of industrial wasteland)

Pressure to create opportunities for new investments and jobs

Appearance of large shopping-centers with enormous spatial needs

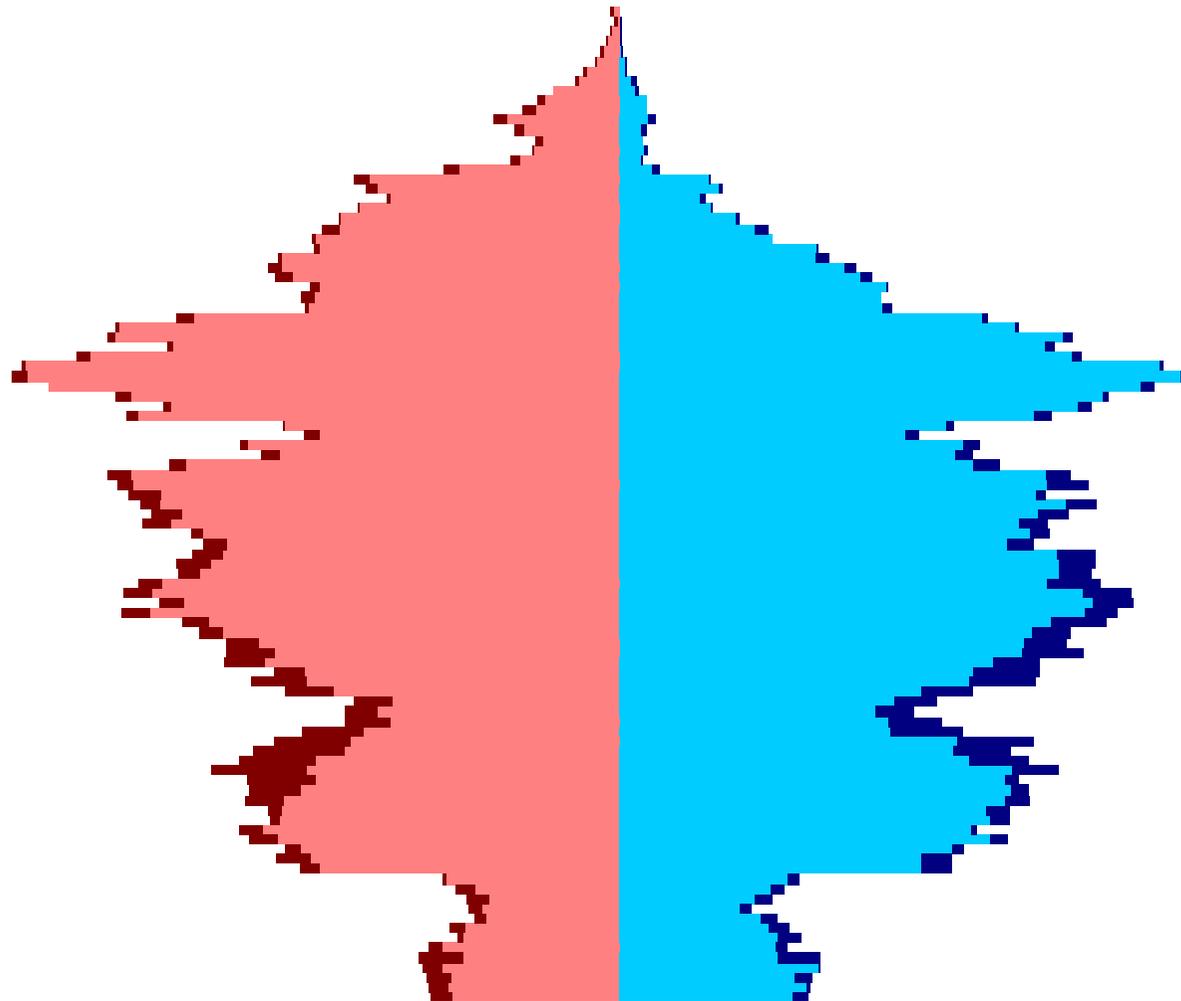
Demand on areas for new cottage housing

Expansion of building areas since 1990. The Case of Burg (Saxony-Anhalt)



Prehistory and preconditions of „Stadtumbau Ost“

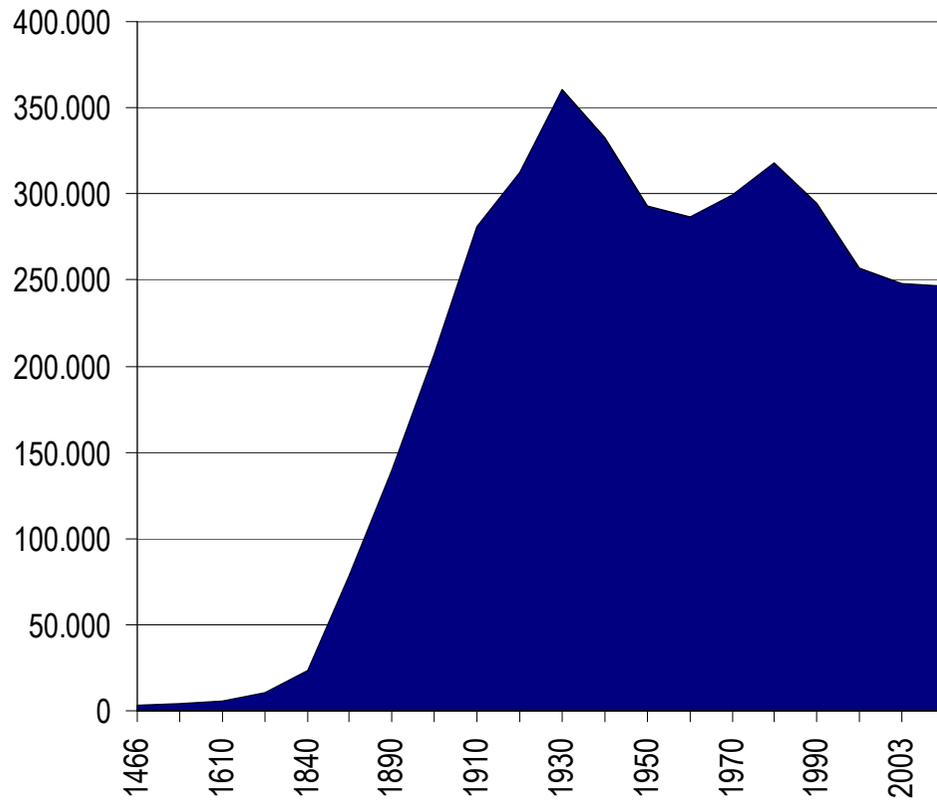
Part III: The demographic change. Tremendous loss of population



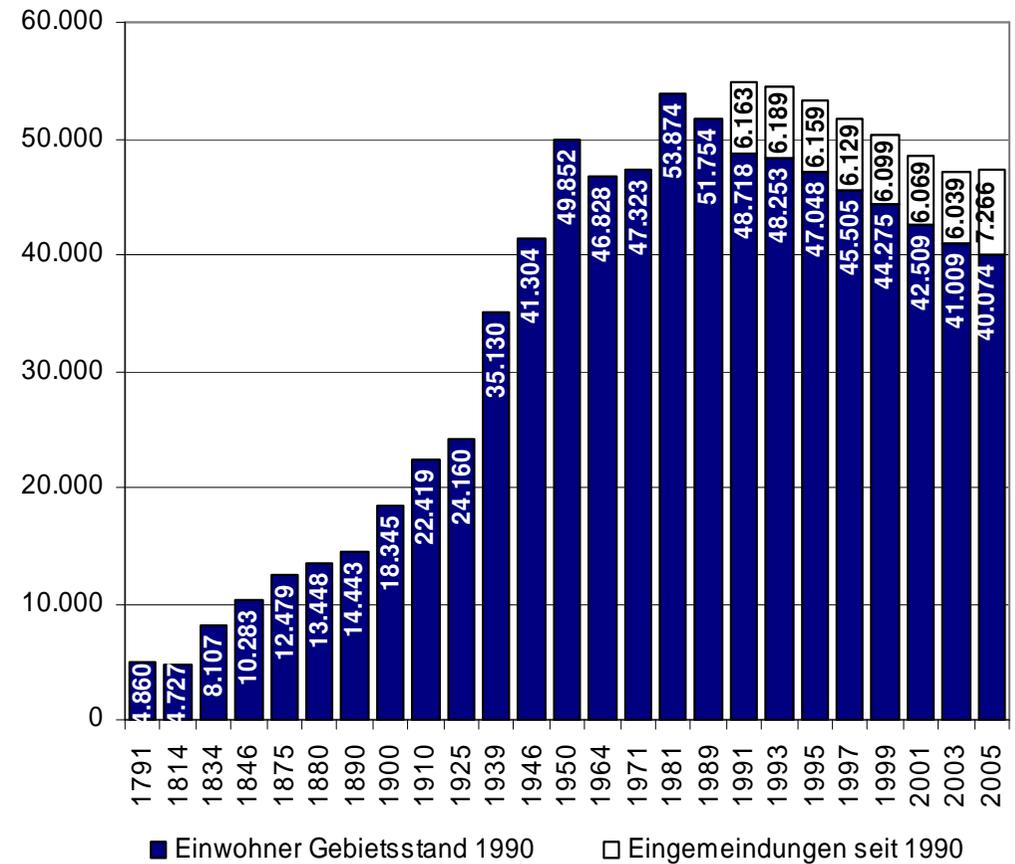
Demographic Change.

Sangerhausen stands for the vast majority of East German Cities.

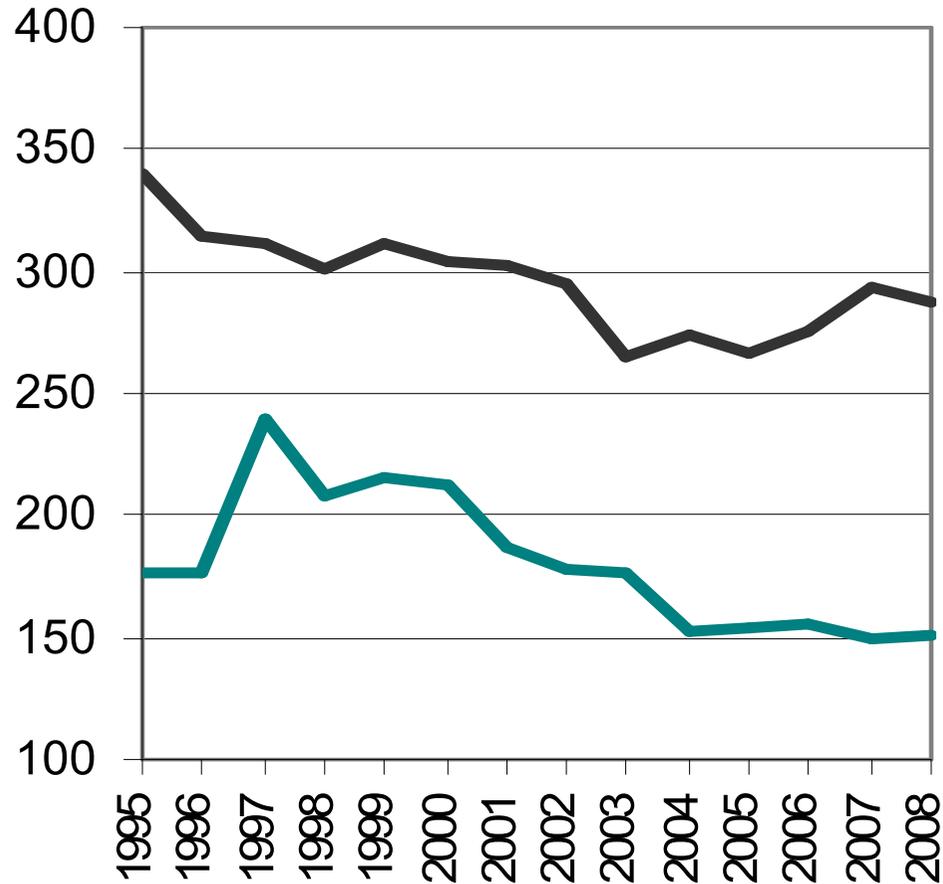
Chemnitz



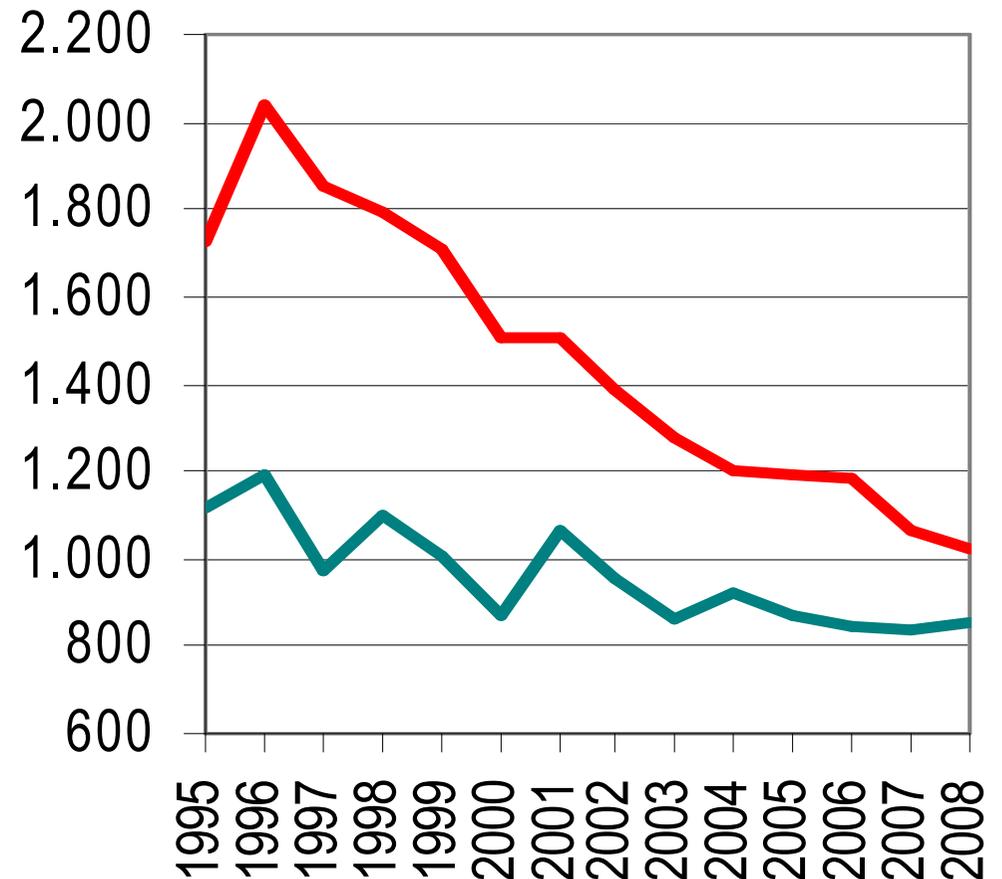
Wittenberg



Trends in the population (Sangerhausen)

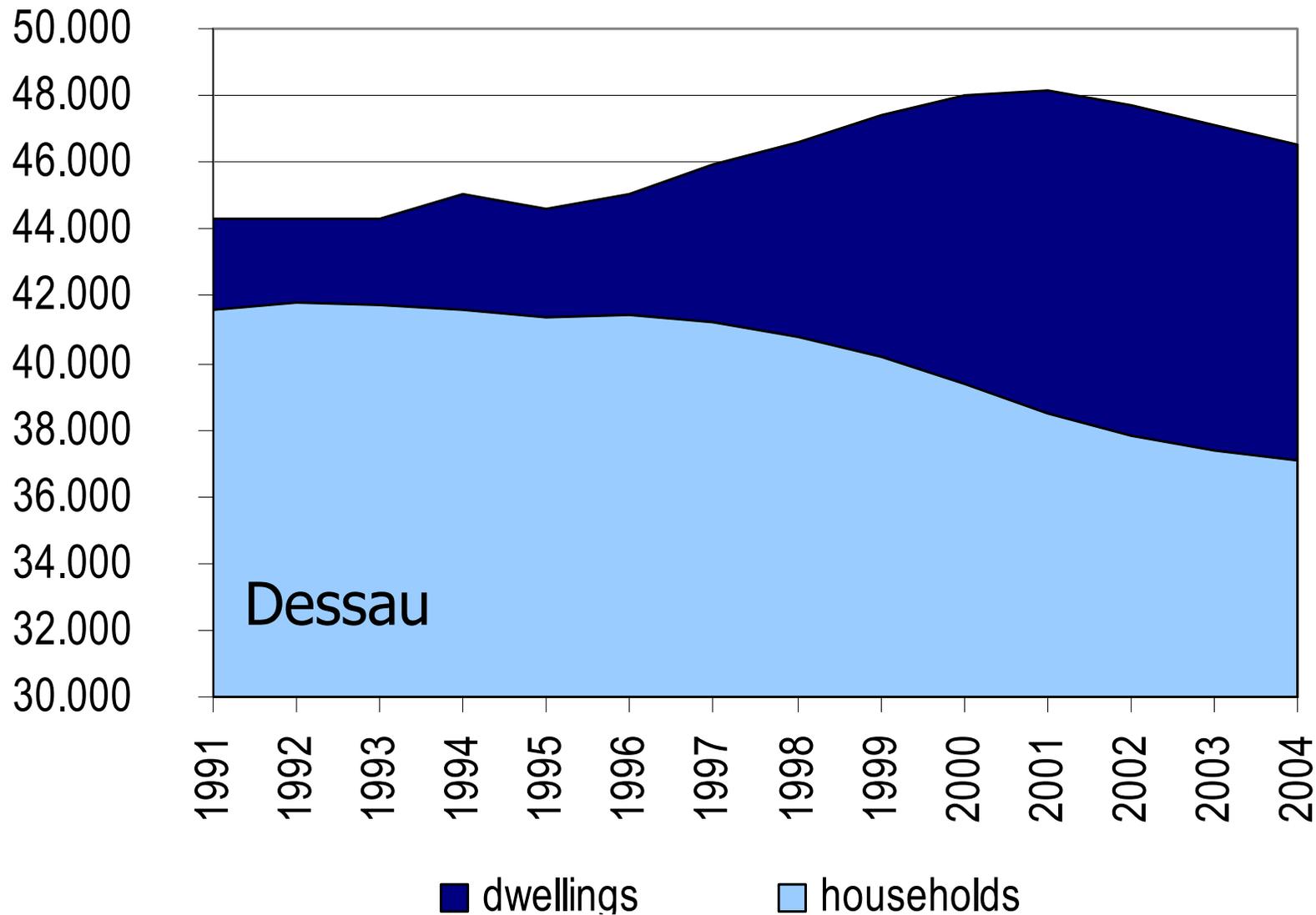


Births and deaths cases



trends of migration

The main problem is the tremendous gap between the number of households and the number of dwellings.



The Challenges for „Stadtumbau Ost“

Enormous vacancies of housing (1 Mill. empty flats in East Germany in 2000)

Huge areas of industrial wasteland, which needs conversion and new land usage

“Under-used” and consequently inefficient technical infrastructure / supply systems

Empty schools, kindergardens and other means of social infrastructure

generally:

The urban structure expanded, but the functions decreased.

sometimes even more devastating:

The former urban identity vanished, an new one is not in sight.

Bluntly speaking:

**For scholars the phenomenon of shrinking cities may be a very thrilling experience with the great potentials of innovation and new chances.
For many inhabitants it appears at first as a decline of their native cities, combined with a serious challenge to their economic and social prospects.**

Leipzig: rather new prefab panel building just before demolition



Chemnitz: empty housing of early 20th century



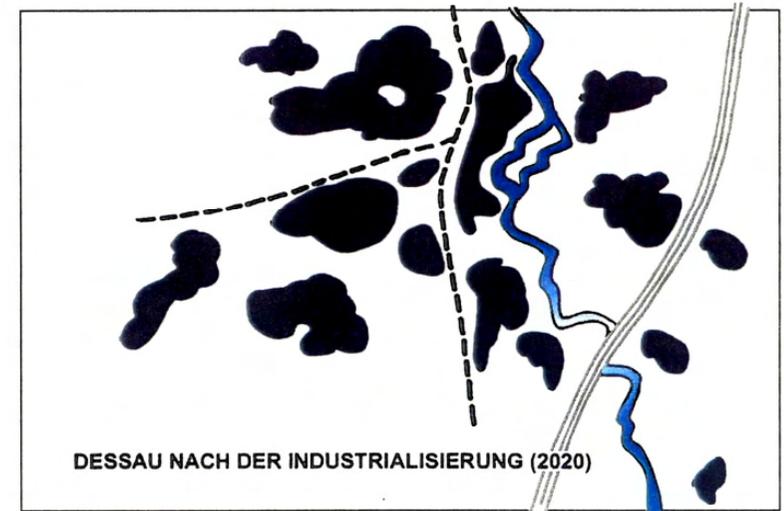
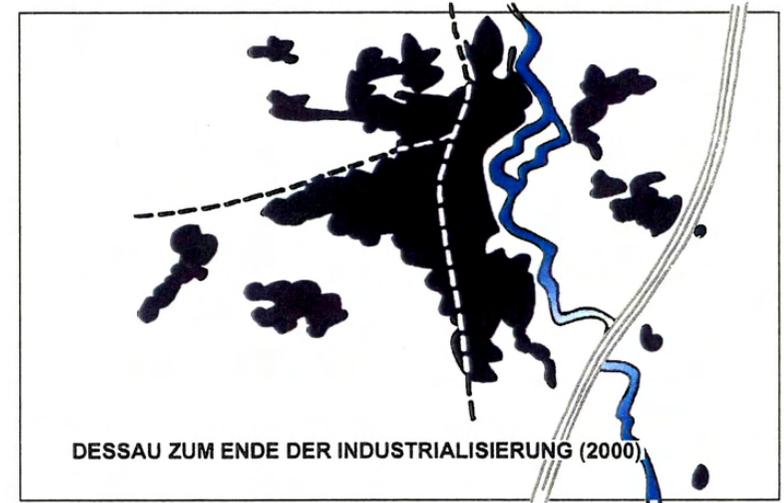
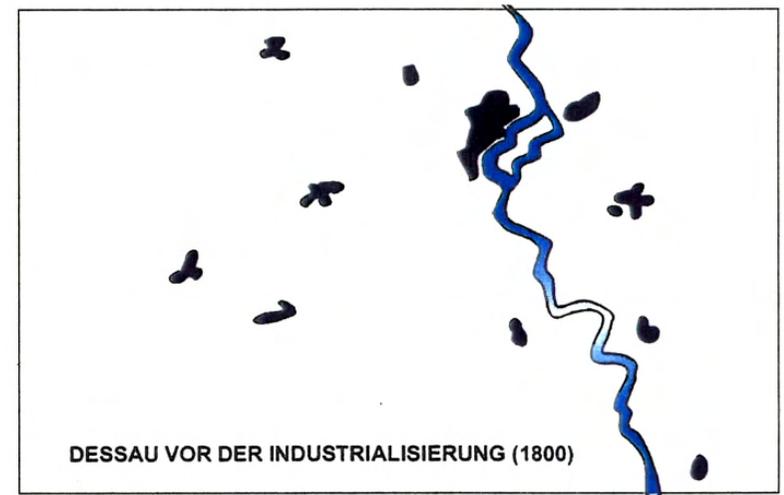
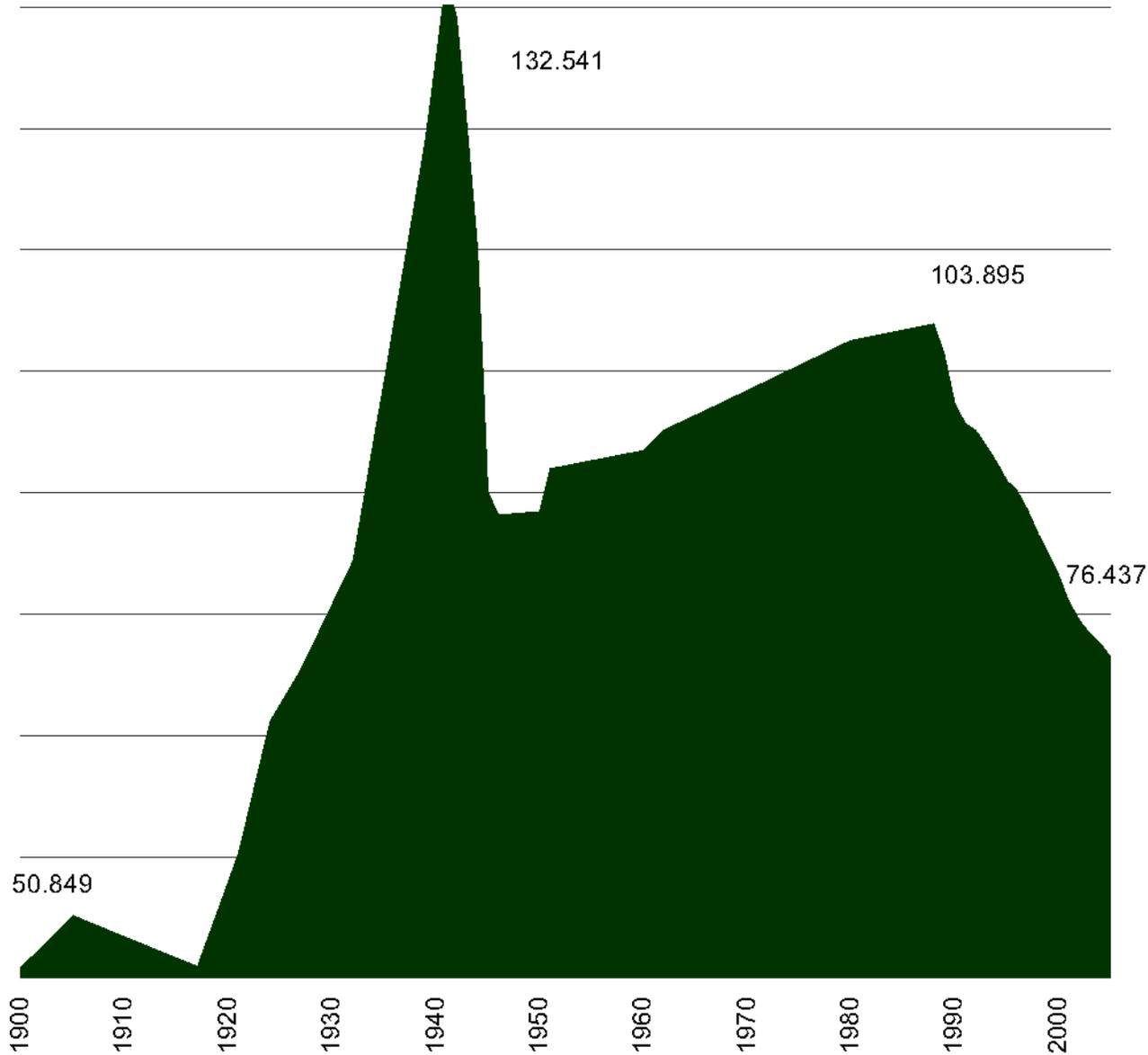
Magdeburg: abandoned area in the neighborhood of industrial wasteland



Dessau: demolition of a housing quarter built in the 1930s



Dessau: Growth and Disintegration During the Age of Industrialization



Tasks of the planning Process in urban reconstruction:

A certain amount of the housing stock will never market anymore.

A certain amount of industrial land, technical infrastructure and social facilities will never been needed anymore.

Economic, social, demographic and ecological change creates needs and demands on new forms of economic activities, social services, cultural activities, housing and urban organization.

We have to figure out:

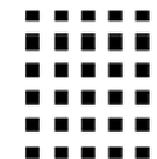
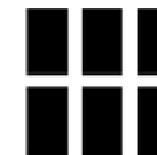
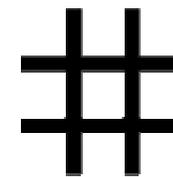
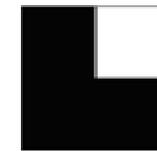
Where are the housing areas and facilities of infrastructure with the best potentials of sustainable development in the shrinking city.

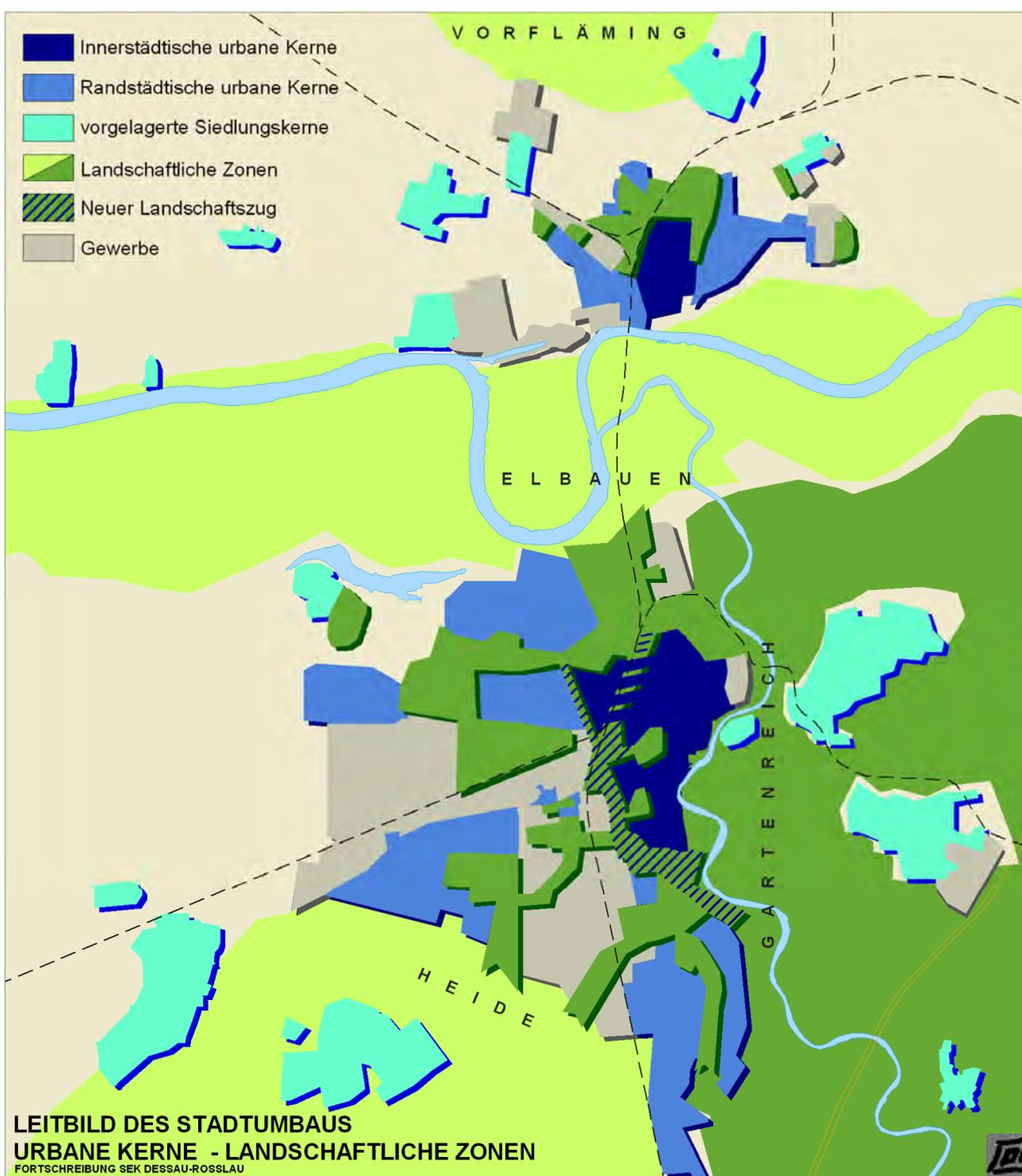
Even more:

How to integrate these urban elements with the comparatively best prospects into an urban structure which is economically efficient meets, ecologically sustainable and provides quality of urban life now and in the future?

This brings us to the need to create a general idea for a master plan of a shrinking city, a "Leitbild".

Sangerhausen

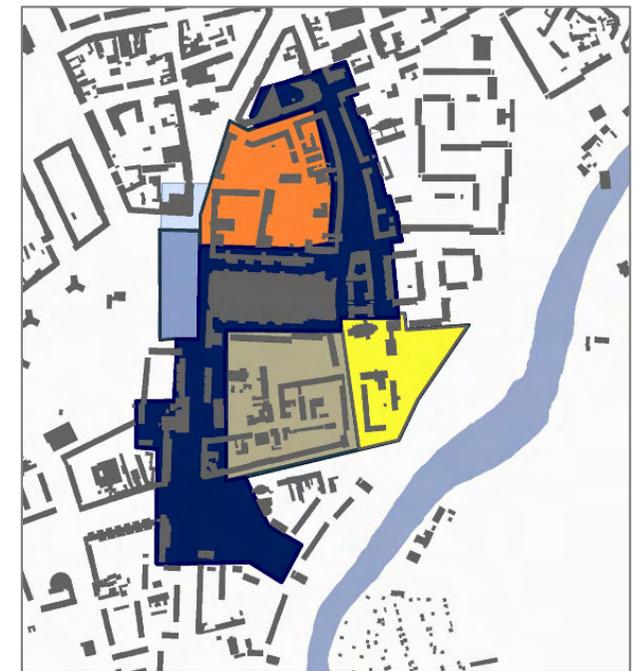




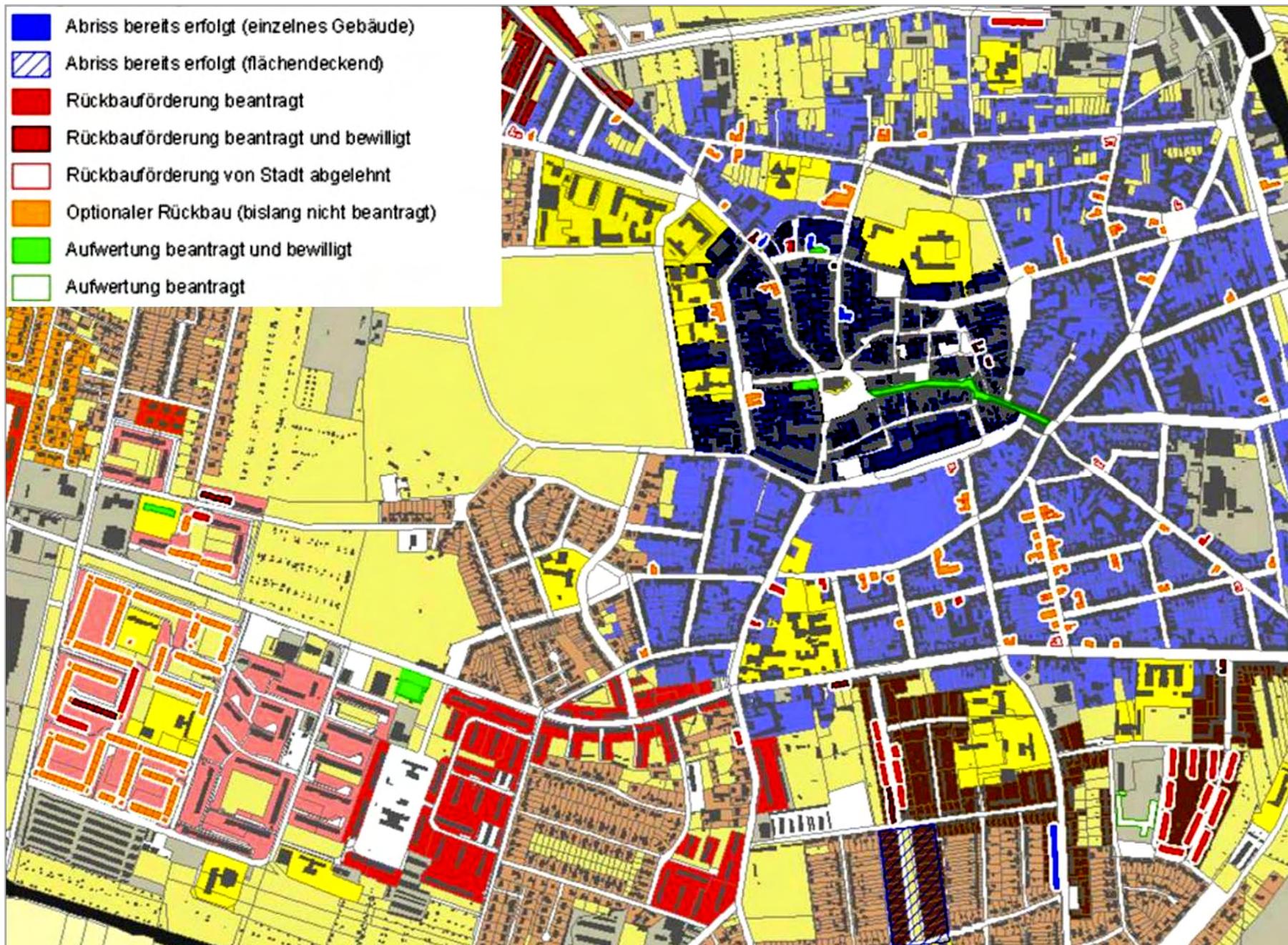
Dessau-Roßlau

Urban Islands in the Garden Kingdom

Landscape penetrates the urban structures



Köthen: surgical interventions in the core of the city, massive intervention in the outskirts



Hotspots of Urban Reconstruction Zukunftsfähig durch Stadtumbau









A preliminary evaluation of the Program "Stadtumbau Ost"

Between 2002 und 2008 apr. 280.000 dwellings have been demolished, subsidized by 60 €/m²

A further expansion of vacancies in the housing stock has been prevented, but a large scale reduction was not achieved.

The local housing markets have stabilized somewhat, but with great regional diversities.

From the point of view of numbers, up to now has merely been demolished, what was build beyond demand in the 1990s. The challenge of demographic change is still unsolved.

The historical heritage and urban quarters with prospects of sustainable development have been saved and modernized by public subsidies of "Stadtumbau Ost"

The instruments of Stadtumbau Ost functioned rather efficiently in prefab panel large housing areas (interaction of subsidized demolishing und subsidized modernization), but the prospects of many of these large housing areas are still unclear.

The instruments of Stadtumbau Ost did not work in traditional housing areas whit older housing stock, which suffer further fragmentation.



Thank you for attention!