

BEST PRACTICE INITIATIVE ON IMPROVING THE LIVING ENVIRONMENT- PRE-SCREENING REPORT

A. ID TAG, SUMMARY AND RECOMMENDATION

BP TITLE: Kirchsteigfeld Estate, Potsdam

Country:	Germany	Recommended for TAC as BP:	
Date of Submission:	12/95	Recommended for Best 100 List:	
Date of Review:	01/96	Recommended for Good Practices List:	* *
Reviewer:	AS	Not Recommended:	

Summary: The Kiechsteigfeld Estate Project is an urbanistic concept where elements such as attractive lifestyle, high-quality housing, working close to home and a feeling of community will calesce harmoniously. By mixing housing types- rental flats, condominium flats and houses for private ownership, planners have ensured that the area will have a heterogeneous resident structure. The commercial zone offers office space and facilities for the services industry to businesses which can coexist with the housing estate. All construction materials used are environmentally sound and comply with housing promotion stipulations.

B. COMPLIANCE WITH NOMINATION CRITERIA

1. *Tangible Impact on improving the living environment*

- (a) Documented and explained: yes
- (b) Quantitative evidence\data provided: no
- (c) Other substantiating evidence (explain):

Recommendations to authors: Tangible impact information needs elaboration.

2. *Partnerships*

- (a) Two or more partners involved: yes
 - Government: yes
 - Local Authorities:
 - NGOs\CBOs:
 - Academic\Research\Training:
 - Media:
 - Private Sector: yes
 - Professional Association:
 - Other (Specify):

- (b) Names of two or more actors provided: yes
- (c) Addresses provided: yes
- (d) Phone number provided: yes
- (e) Fax number provided: yes
- (f) E-Mail number provided: yes

Recommendations to authors regarding partnerships:

3. *Sustainability*

- (a) Laws, by-laws, standards, codes: yes
- (b) Decision-making processes: no
- (c) Resource Allocation: yes
- (d) Management System(s): no
- (e) Technology: some
- (f) Replicated initial area\stakeholders: no
- (g) Replicated\transferred elsewhere: no
- (h) Other (specify):

Recommendations to authors: More information on decision-making process and management systems is needed especially with regards to the residents of the estate.

C. COMPLIANCE WITH REPORTING FORMAT:

- 4. Description of Before: no
- 5. Description of After: some
- 6. Description of Strategy: yes
- 7. Is before-to-after process clear: no

Comments: This area is weak and requires more detail.

- 8. Use of Gender Assessment: no
 - (a) Gender issues documented\analysed: no
 - (b) Gender impact analysis or assesment: no
 - (c) Use of Gender-Sensitive language: no

Recommendations to authors: Terms such as residents and tenants should be disaggregated by gender as they are gender blind.

D. LESSONS TO BE LEARNED FROM BEST PRACTICE:

- 9. Are lessons described: no
- 10. What are, in your judgement, the lessons to be learned from this case study?
 - A.
 - B.
 - C.

11 Are the lessons learned transferrable

- (a) North to North: ***
- (b) North to South: ***
- (c) South to South:
- (d) South to North:

Comments: This could be transferred south but possible only within the right context ie. depending on the temperament of the government and its availability of funds.

E. CATEGORY\ CLASSIFICATION

MAJOR CATEGORY 1: SUSTAINABLE SHELTER AND COMMUNITY DEVELOPMENT

- (a) Affordable housing and services: ***
- (b) Access to land and finance:
- (c) Community-based planning and participation:
- (d) Extension of safe water supply and sanitation: ***
- (e) Inner-city core, neighbourhood\settlement revival\rehabilitation:
- (f) Safe, healthy and environmentally sound building materials: ***
- (g) Other (specify):

MAJOR CATEGORY 2: SUSTAINABLE URBAN AND REGIONAL DEVELOPMENT

- (a) Job creation and poverty alleviation: ***
- (b) Reduction of pollution, improved environmental health: ***
- (c) Improved access to public transport and communication:
- (d) Improved waste collection, re-use and recycling:
- (e) Greening of the city and effective use of public space:
- (f) Improved production\consumption cycles\
reduced use of non-renewable resources:
- (g) More efficient energy use and production:
- (h) Other (specify):

MAJOR CATEGORY 3: SUSTAINABLE, EFFICIENT, ACCOUNTABLE TRANSPARENT MGMT

- (a) More effective and efficient admin. mgmt and info systems:
- (b) Gender equality and equity in decision-making design\implementation:
- (c) Crime reduction and prevention:
- (d) Improved disaster preparedness\mitigation and reconstruction:
- (e) Social integration and reduction of exclusion:
- (f) Other (specify):

F. KEY WORDS: SELECT NOT MORE THAN SIX

- | | |
|----------------------|-------------------------|
| 1. residential | 2. housing construction |
| 3. built environment | 4. neighbourhoods |
| 5. housing finance | 6. urban environment |

G. SCALE OF INTERVENTION:

- | | |
|---------------------|------------------|
| 1. Global\Regional: | 2. National: |
| 3. Provincial: | 4. Metropolitan: |
| 5. City\Town: *** | 6. Village: |
| 7. Neighbourhood: | |

H. ECOSYSTEM:

- | | |
|-----------------------|--------------------------------------|
| 1. Arid or Semi-Arid: | 2. Tropical or Sub-Tropical: |
| 3. Continental: *** | 4. Coastal Zone: |
| 5. Mountain\Plateau: | 6. Riparian (river basin\watershed): |

I. RECOMMENDED? WHY OR WHY NOT?

The presentation lacks adequate information to evaluate completely. A definite lack of citizen participation- more of a partnership between government and the private sector. The use of environmentally sound building materials is an asset as is the attention to handicap facilities. The degree of sustainability is closely tied to the context of the situation ie. a Western country with an adequate social and financial net. Recommended but not highly.

FORMAT FOR REPORTING BEST PRACTICE

Country: Germany

Best Practice: "Kirchsteigfeld" estate, Potsdam

Part 1: General Information

A. Reporting agency:

Name: Potsdam municipal administration

Address: Friedrich-Ebert-Straße 79/81
14461 Potsdam

Contact person: Mr. Kaminski

Name: Town councillor

Designation: 14461 Potsdam

Address: 03 31/289 30 10

Phone: 03 31/289 30 13

Fax: 03 31/289 30 13

B. Implementing agency:

Name: Grooth + Graalfs Group

Address: Kurfürstendamm 207/208
10719 Berlin

Contact person: Mr. Grooth

Designation: Managing partner

Address: As above

Phone: 030/88 09 40

Fax: 030/8 81 22 05

Other Partners:

Mr. Röhrbein, municipal building director
head of the urban planning office, 14461 Potsdam

Location: South-east of the city of Potsdam Cost: DM 1.5 - 2.0 billion

Starting date: August 1993 Ending date: 1996

Stakeholders:

Description of stakeholders: The German government, the State of Brandenburg, the City of Potsdam, companies, associations, banks

Part 2: Description of Best Practice

(In three type written pages)

Short description of broader activity which give rise to the example of Best Practice: Demand for housing by the federal, state and municipal governments, demand for commercial and office space

Description of Best Practice: See annex

Brief description of the status before and after the specific issue/problem, which Best Practice successfully addressed: Urbanistic treatment of the city-edge area, improvement of supply infrastructure for the area, modern architecture adjacent to pre-fabricated structures etc.

Reasons for recommending the Best Practice: Positive exterior appearance, effective use of urban construction land, strong promotion of publicly-assisted housing.

Potential for replicability (Please give your evaluation): Excellent collaboration between government and private investment can be recommended as a model

Documentation:

Documentation on the specific experience: Effectiveness of execution, personnel efficiency, time advantages

Other available sources of information: Urbanistic realisation competition, local zoning plan, "Planen und Bauen" brochure (Potsdam, 1993), and other brochures

Aim of the project

In terms of urban planning and architectural design as well as from an ecological point of view, the Kirchsteigfeld estate is intended as a model project for the future development of Potsdam. This is an urbanistic concept where elements such as attractive lifestyle, high-quality housing, working close to home and a feeling of community will coalesce harmoniously.

In combination with a commercial zone, what is being created in Kirchsteigfeld is a housing estate where all the individual functions of urban life are represented. The ancillary amenities will be adapted to the needs of the residents, and like the workplaces, they will be created at a pace parallel to the rhythm of the housing construction. By mixing various housing types - rental flats, condominium flats and houses for private ownership - planners have ensured that the area will have a heterogeneous resident structure. The configuration and the design of buildings and green areas, specially planned for the estate, will foster better orientation. A system of canals, which local conditions have made feasible for this area, will constitute a particular attraction to enhance residents' community feeling and identification with the area.

The commercial zone will offer office space and facilities for the services industry to businesses which can coexist with the housing estate. Spatial superimposition is desirable where business and housing meet, so as to visually link the two components to each other. The attractiveness of the commercial premises planned in Kirchsteigfeld and the care taken in designing the open areas around them will enhance the overall quality of the estate.

A development plan has been drawn up for the project area. For the total area of approximately 60 hectares, it calls for a self-contained estate where the main focus will be on residential construction as well as on facilities to provide for residents' basic needs and other ancillary amenities; together, these elements should account for approximately 2/3 of the area. According to current plans, some 2,800 housing units will be built under various financing and sponsorship forms. Publicly-

assisted housing will be given top priority. About 1/3 of the project area is earmarked for non-disruptive commercial use. This will mean the creation of about 3,700 services industry jobs, which, being less susceptible to disruption themselves, will be located along the motorway at the eastern edge of the area.

Construction design

In terms of style, density and building height, the residential construction between Drewitz village, the commercial/services area and the Drewitz pre-fabricated housing area will evolve from low-density development nearest to Drewitz village (floor-area ratio up to 0.6, 1-2 full storeys) to high-density construction (floor-area ratio up to a max. of 1.0, 4 full storeys) further away from the village. A maximum average floor-area ratio of 0.8 is planned, and the surface-area ratio will not exceed 0.3.

All construction materials used will be environmentally sound and comply with the 1991 housing promotion stipulations of the State of Brandenburg. Buildings materials will be mixed, with masoned exterior walls and reinforced concrete roofs.

Nature and landscape

Special elements of the landscape, such as "Hirtengraben" creek with the vegetation along its bank and the oak-lined "Priesterweg" natural monument, will be integrated as spatial points of reference and, together with their protective buffer distances, carefully maintained. The wooded area adjacent to the estate on the near side of the motorway can be developed into a recreational forest. Reaching beyond the project area itself, the landscaping of Kirchsteigfeld should provide visual links between the estate and the "Nuthewiesen" meadowland: the limited amount of green space in the immediate vicinity of the estate and the severe lack of green in the Stern and Drewitz high-rise estates can thus be compensated by developing those areas of Nuthewiesen which are less ecologically delicate.

Ecological measures

It is our aim to realise a building project where the

ecological aspects of construction are respected. This applies particularly to the treatment of open areas, to the interplay of buildings and landscape, the design of exterior areas around the buildings, the choice of materials, the handling of rain water, waste disposal and energy supply. The ecological approach must be based on an overall concept which deals with natural resources in a careful manner and takes possible effects into account. A system of canals has been planned for the drainage of rainwater from both land and building roofs; this additional structural element will also enhance the individual character of the project area.

A green belt circles the Kirchsteigfeld estate and connects its various segments, providing a visual link between their individual characters. This green area includes walking and cycling paths.

Residential quality

The entire estate will offer a high degree of residential quality; it will also fulfil the needs of the disabled in terms of design and usability. Both the function and the design of the individual areas should be identifiable. Concepts are being sought to fulfil residents' needs for undisturbed privacy, e.g. in tenants' gardens, while ensuring satisfactory overall design of common areas. The play and leisure areas for children and young people required in new estates will be organised in such a way as to minimise disturbances to residents. These areas will be linked to each other.

Infrastructure

The local supply system, which includes not only retail trade and other services but also public administration facilities as well as restaurants and cultural amenities, will serve both the new Kirchsteigfeld estate and Alt-Drewitz. We are proceeding on the basis of an area requirement of approx. 1.5 to 2 hectares. In view of the fact that most of the people employed in the services industry will also make use of the infrastructure provided, a central location in Kirchsteigfeld with good pedestrian connection to the former village is planned. In terms of social infrastructure, there will be two primary schools, one comprehensive secondary school with a senior secon-

dary section, seven child-care centres and one youth leisure centre.

Project realisation

Successful implementation of a construction project of this dimension requires coordination in one hand.

~~But the main investor will also need the participation of several institutional and private investors to complete both the housing construction and the services industry components of the project; these investors will build both for themselves as well as for real estate funds open to broad-based public subscription.~~

The units will be financed under various systems by the federal and state governments as well as by private developers. Approximately 500 units will be publicly-assisted housing, some 1,500 units will be erected under "agreed promotion" programmes pursuant to § 88 d II of the Housing Construction Act, and a further 500 will be privately financed or built for privately financed or partly public-sponsored ownership.

Public funding will be within the framework of the 1993-1996 housing construction programmes. This promotional structure takes into account the special needs formulated by the federal government, the state government and the city of Potsdam as well as the goal of achieving a stable and balanced tenant/user structure in the Kirchsteigfeld area.

The services industry premises being built in Kirchsteigfeld will attract large and medium-sized companies looking for premises to establish regional headquarters, or banks, associations and public administration bodies, but also manufacturing companies involved in non-disruptive and low-rise production of high-quality goods.

A number of housing unit contingents are being set aside for use as company flats for employees of the companies investing in the services industry area.

Stage of implementation

The development of the Kirchsteigfeld area began in August 1993, and the foundation stone was laid on 3 December 1993. The first housing units were ready for occupancy in late 1994, and the estate will be completed in 1996.