

Urban reconstruction in shrinking East German cities A planners view on 10 years of „Stadtumbau Ost“

Whose city?

Participatory strategies and
current practices in urbanism

Presentation for the Forum of Project Partners

Bauhaus-Universität Weimar
Institut für Europäische Urbanistik

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Prehistory and preconditions of „Stadtumbau Ost“

Part I: Perception of an East German housing shortage in the early 1990s
and countermeasures

What we now subsidize to scrap, we subsidized to construct 10 years ago

or:

The alcoholic logic of the German subsidized housing market

Countermeasures to housing shortage:

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



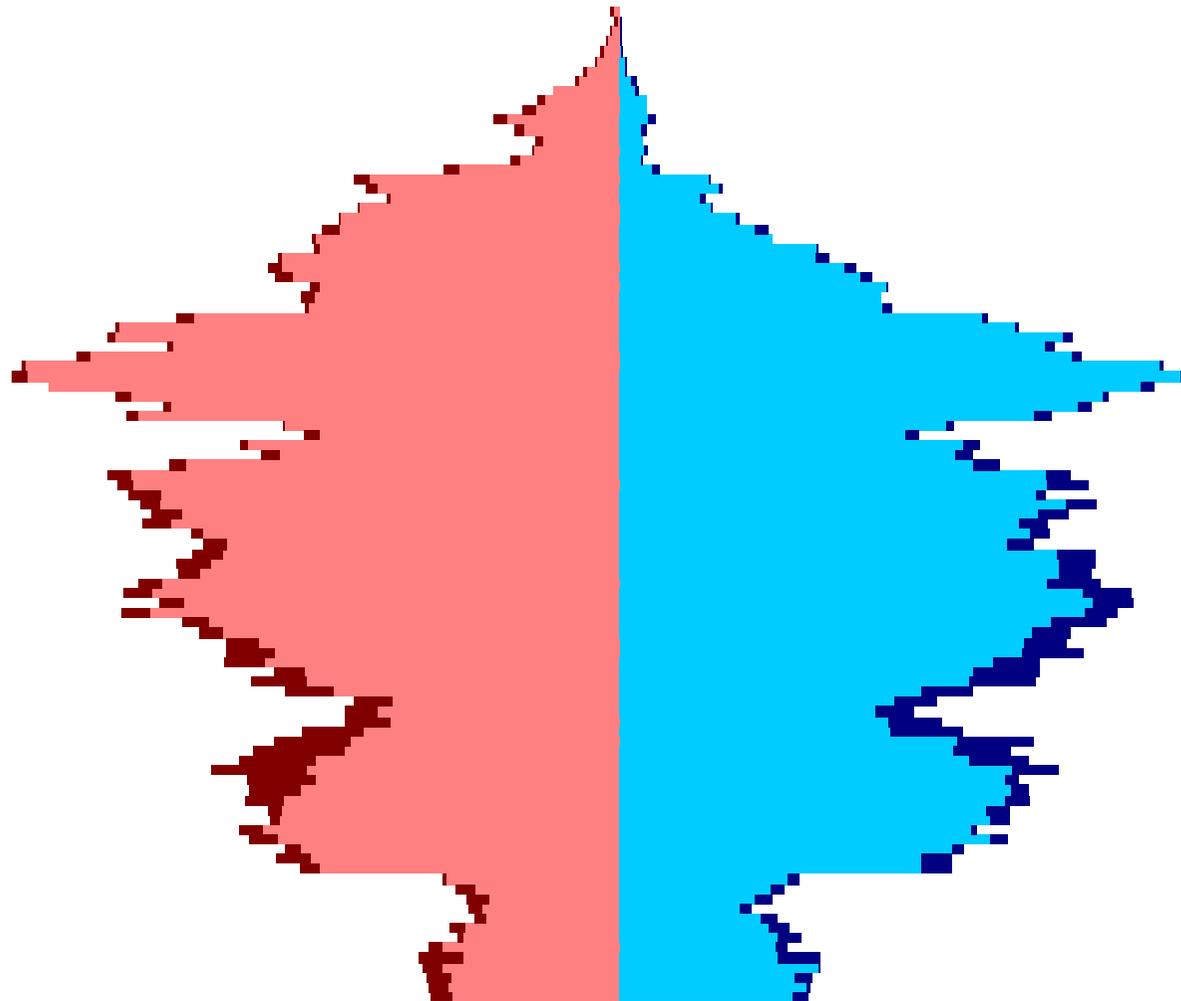
Countermeasures to housing shortage:

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: The demographic change. Tremendous loss of population

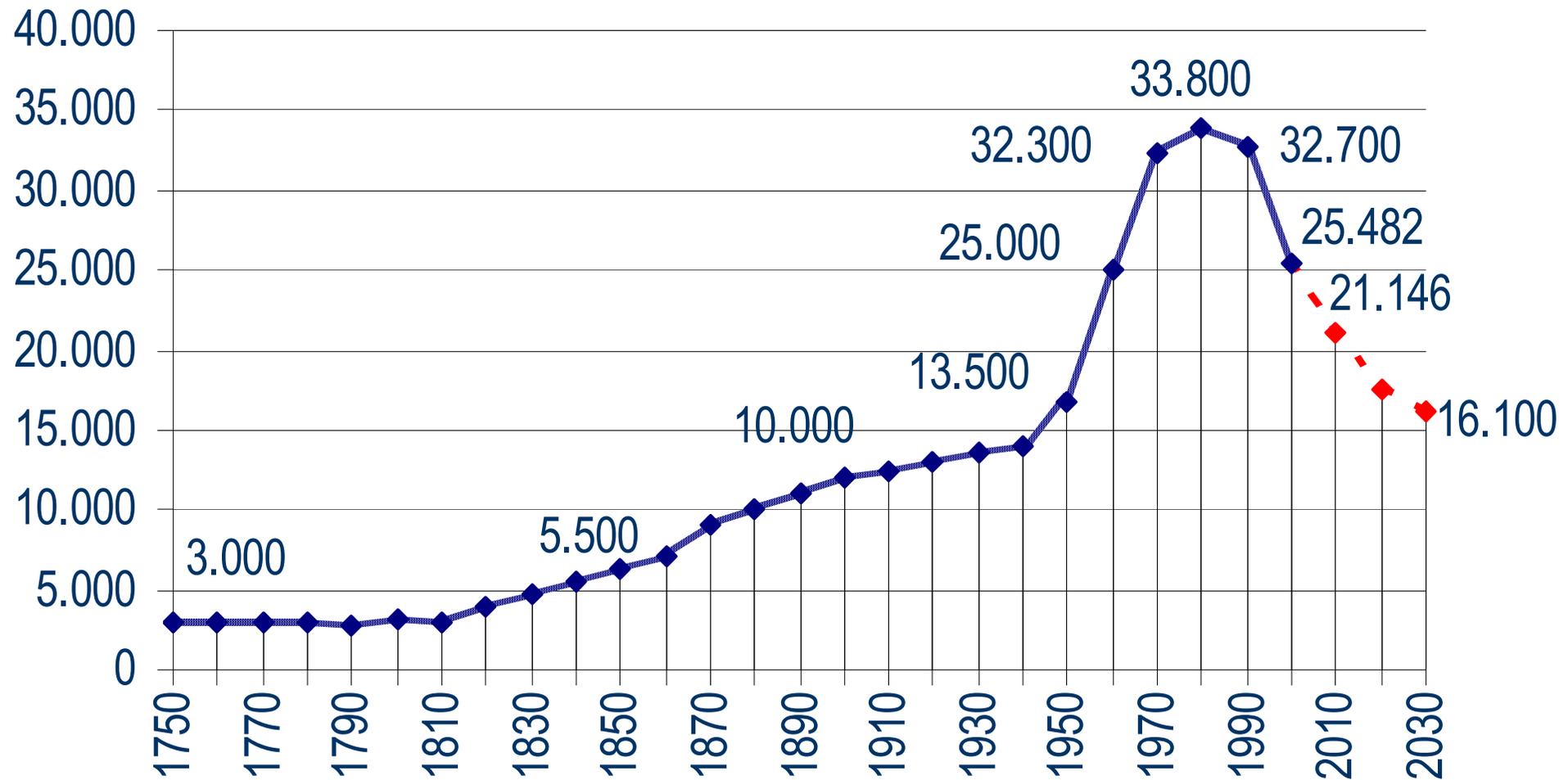


The case of Sangerhausen



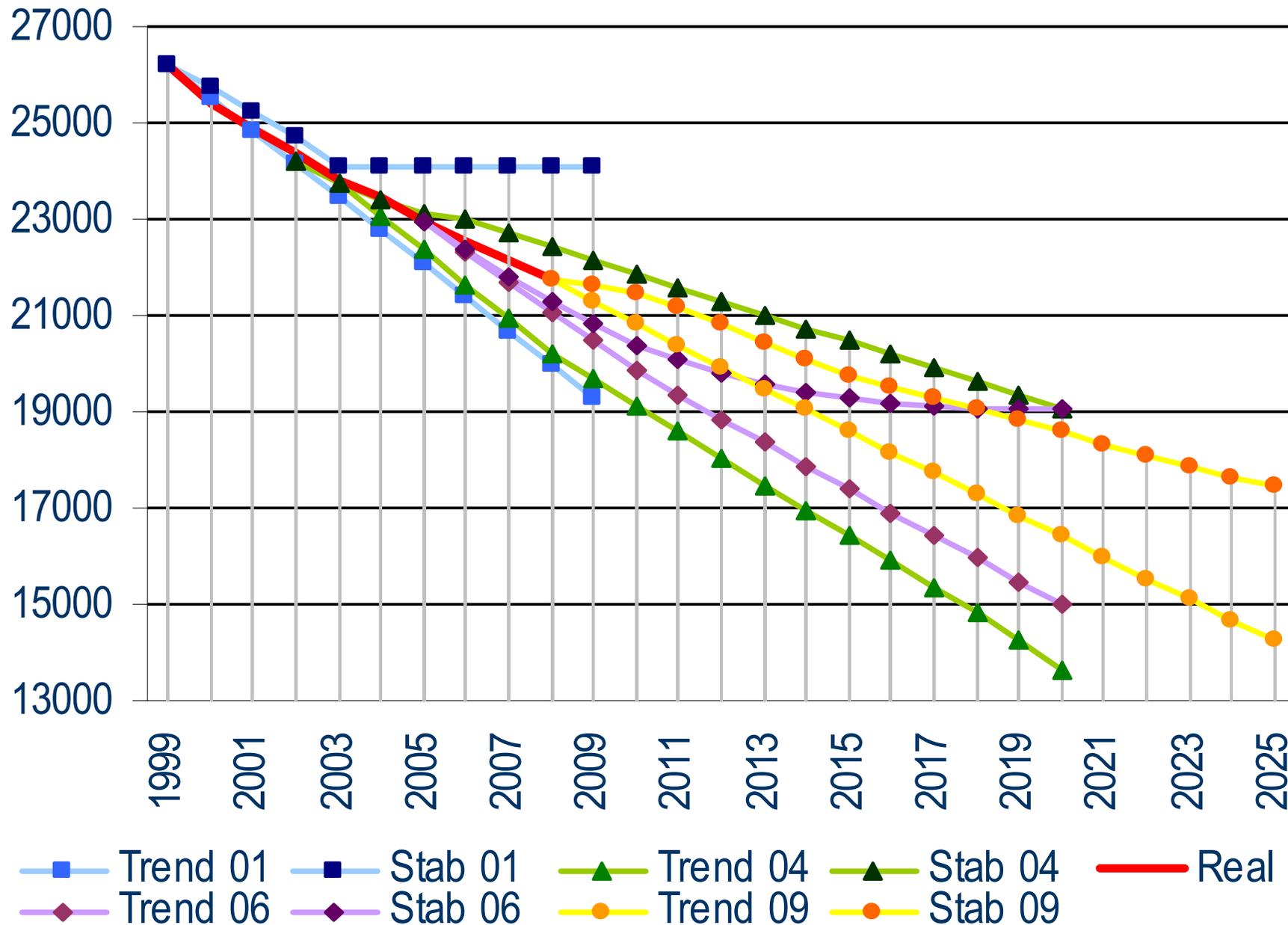
The case of Sangerhausen

Population before and after the age of industry



The case of Sangerhausen

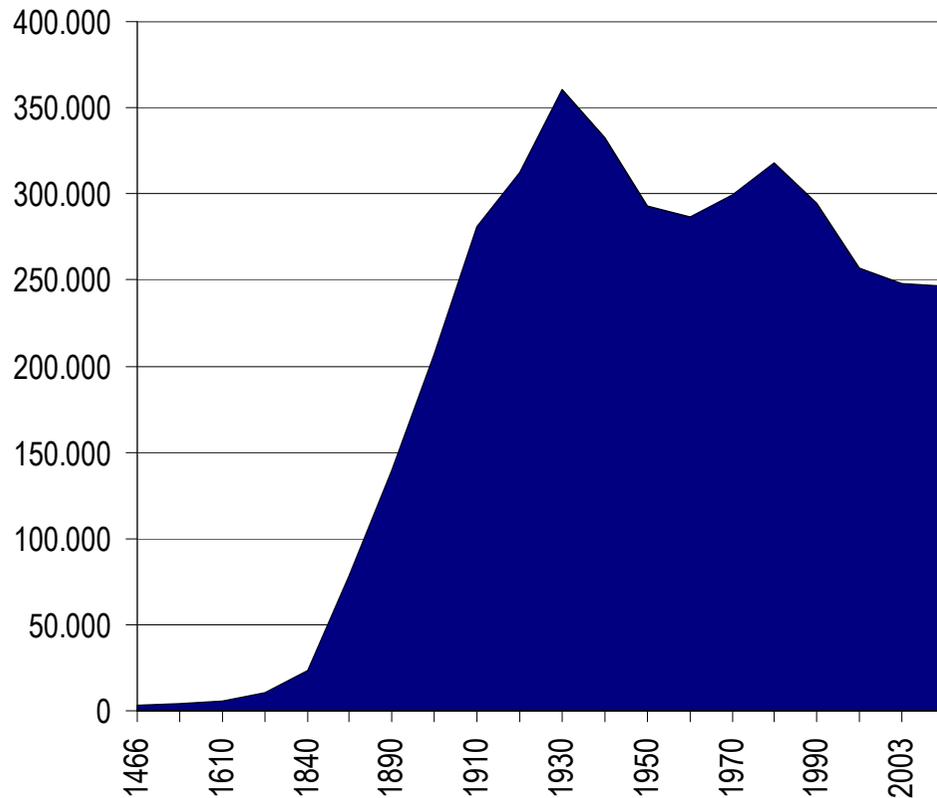
Prognosis and reality. Scenarios of 4 prognoses since 1999



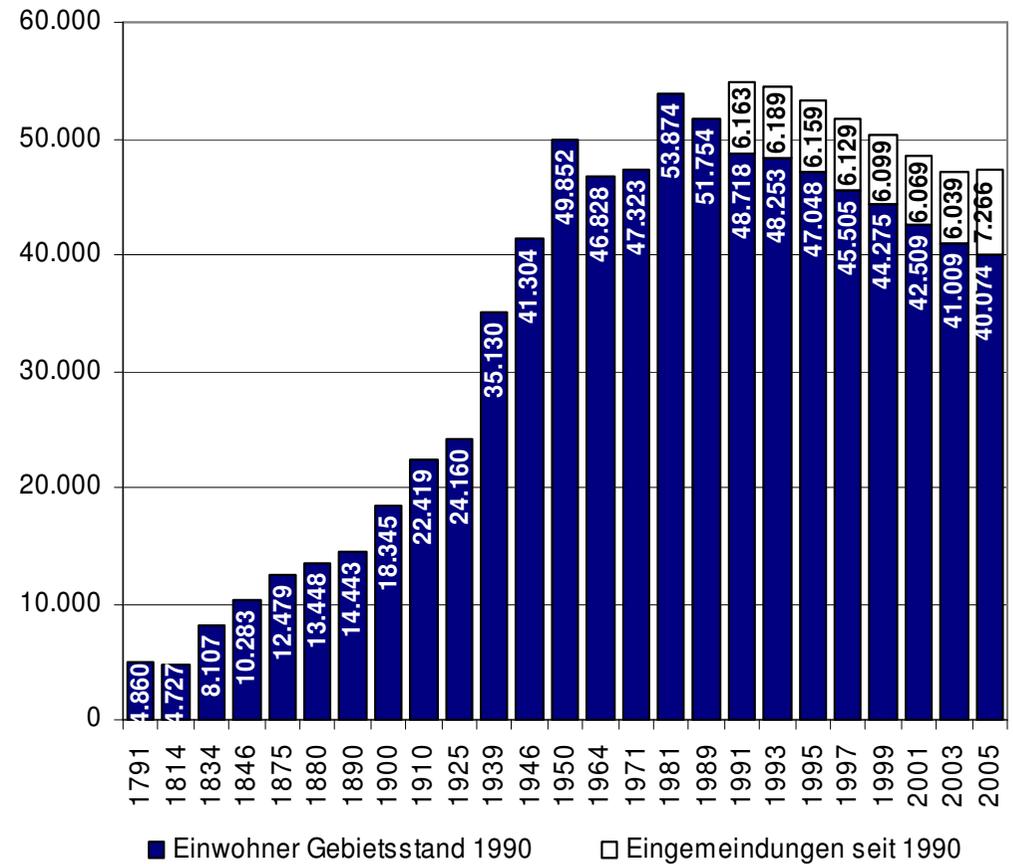
Demographic Change.

Sangerhausen stands for the vast majority of East German Cities.

Chemnitz



Wittenberg



Changing age structures

Case of the housing area of Wittenberg West:

Quota 0-18 years: 2008 - 6 % \Rightarrow 2020 - 3 %

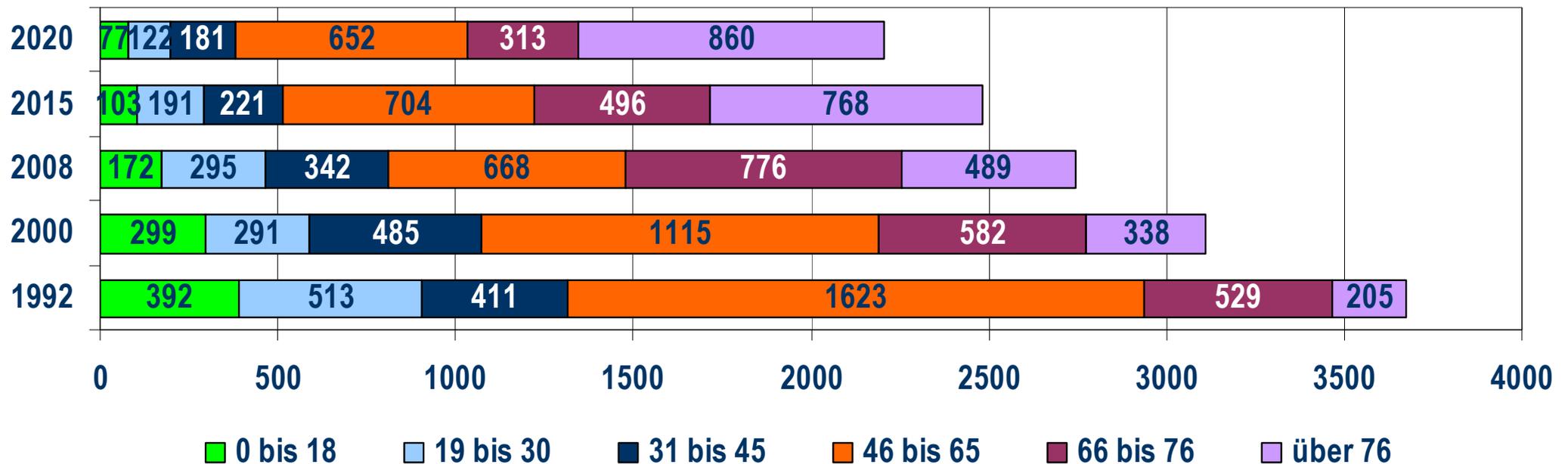
Quota 19-30 years: 2008 - 11 % \Rightarrow 2020 - 6 %

Quota 31-45 years: 2008 - 12 % \Rightarrow 2020 - 8 %

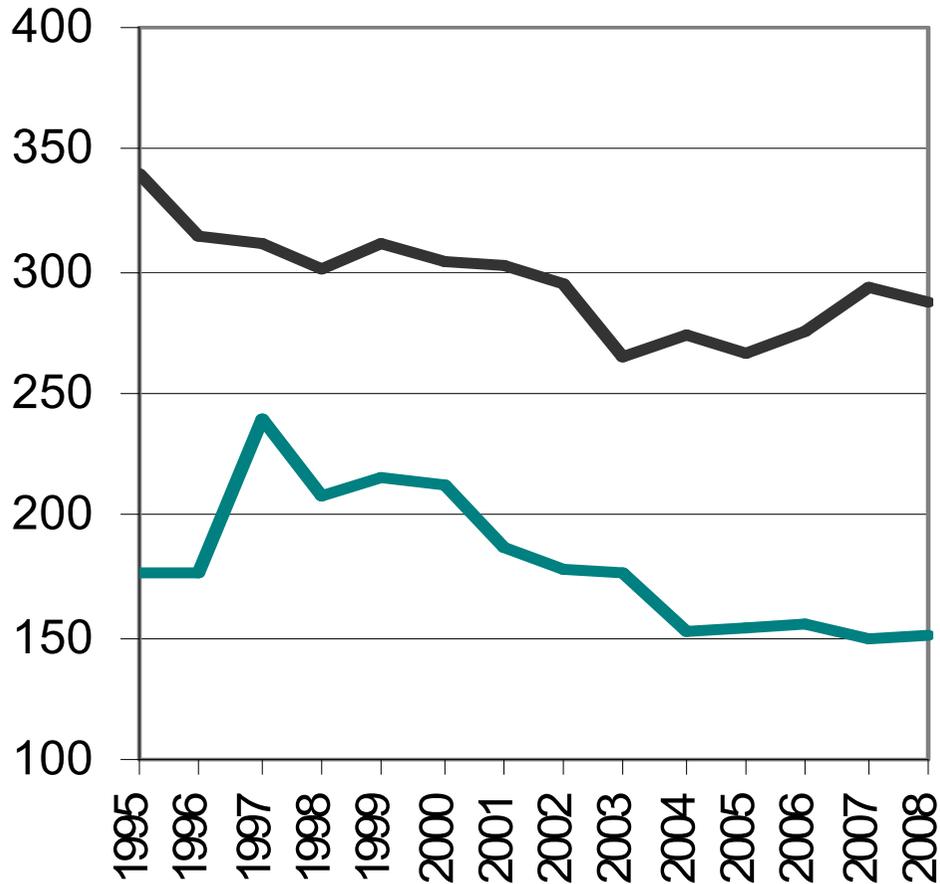
Quota 46-65 years: 2008 - 24 % \Rightarrow 2020 - 30 %

Quota 66-75 years: 2008 - 28 % \Rightarrow 2020 - 14 %

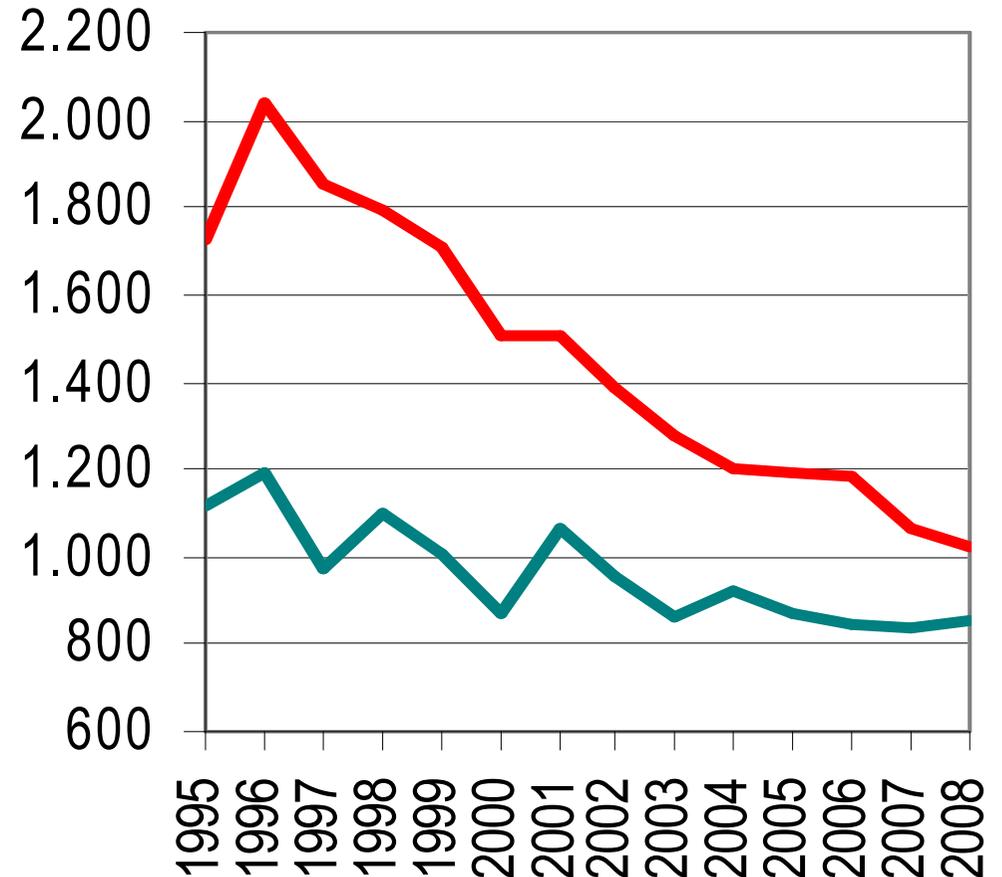
Quota 75 + years: 2008 - 18 % \Rightarrow 2020 - 39 %



Trends in the population (Sangerhausen)



Births and deaths cases



trends of migration



Prehistory and preconditions of „Stadtumbau Ost“

Part III: Spatial expansion after 1990

Because of:

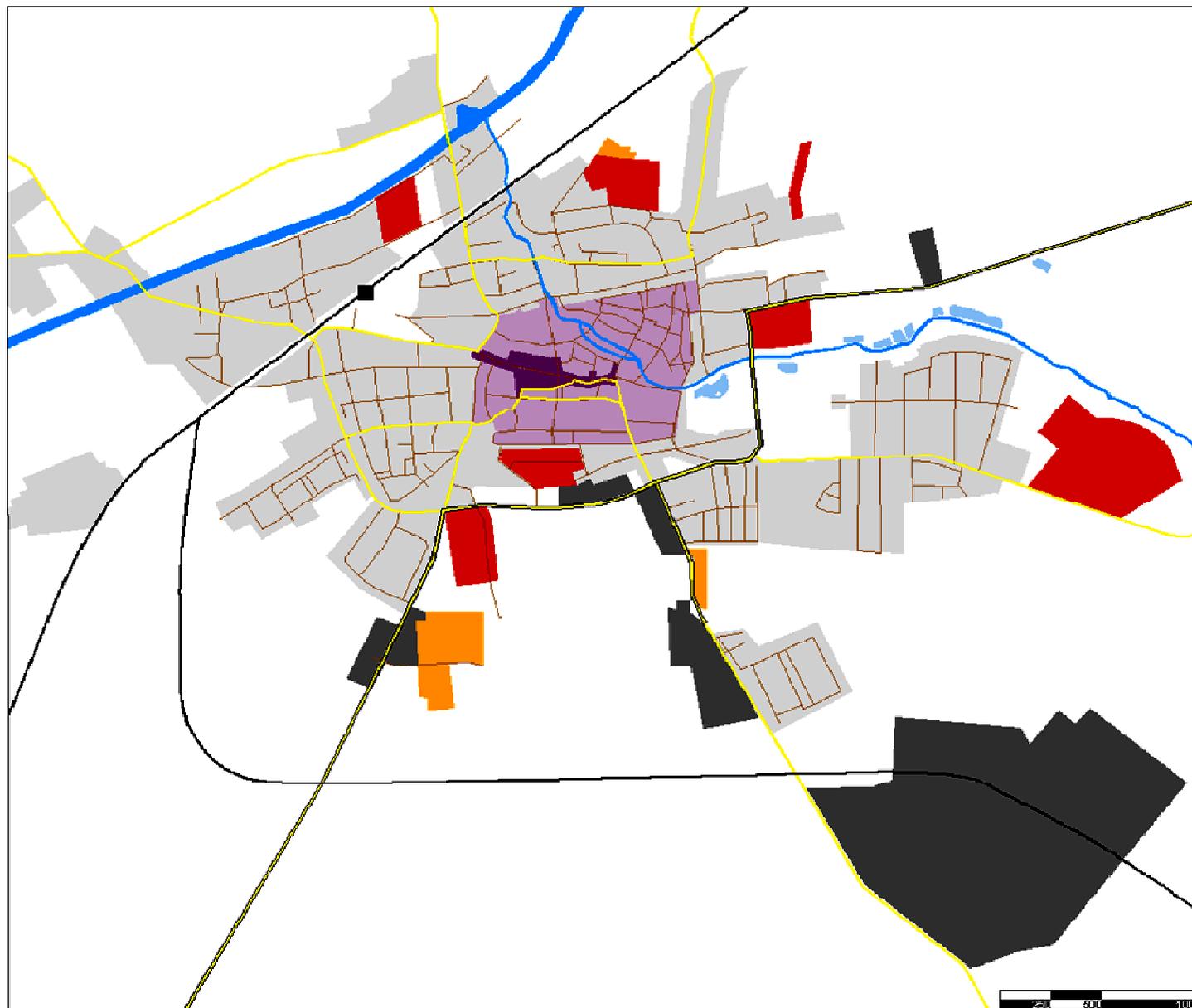
Breakdown of industries (expensive conversion of industrial wasteland)

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)



-  New Housing
-  New Industries
-  New Shopping

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



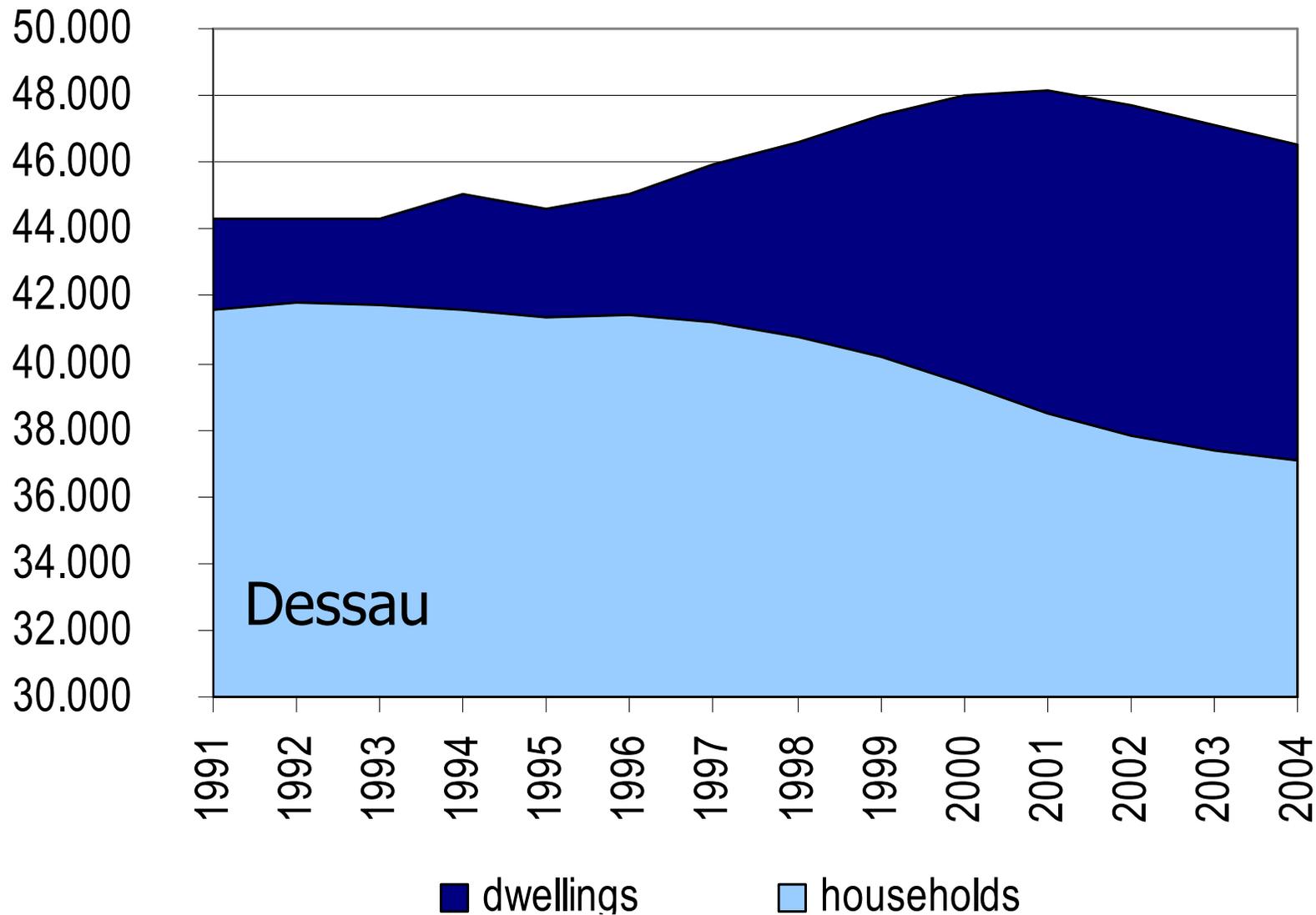
Just one remark!



First: The challenge for urban reconstruction in shrinking cities is not just the appearance of “ugly housing”, which lacks quality and competitiveness at the housing market.



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



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:

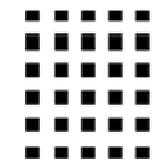
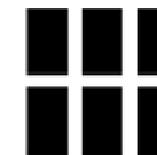
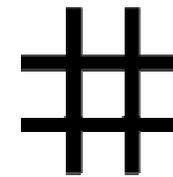
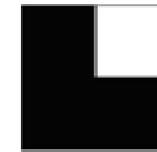
Where are the housing areas and facilities of infrastructure with the best potentials of sustainable development in the shrinking city.

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".

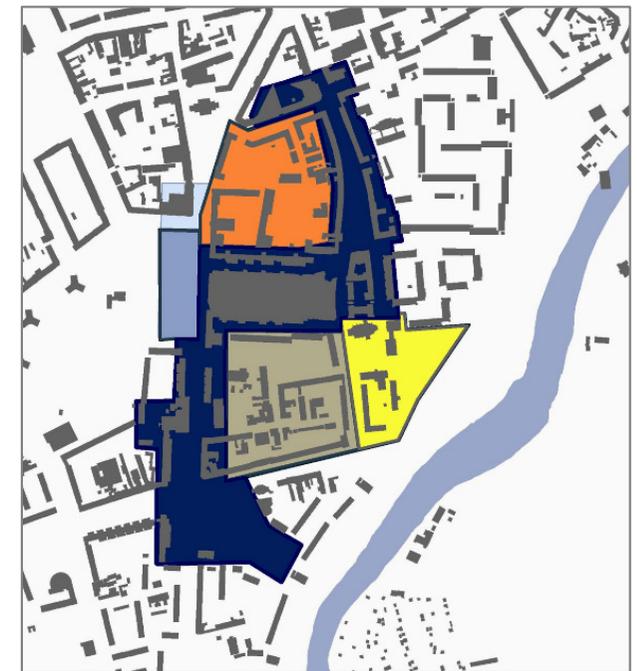
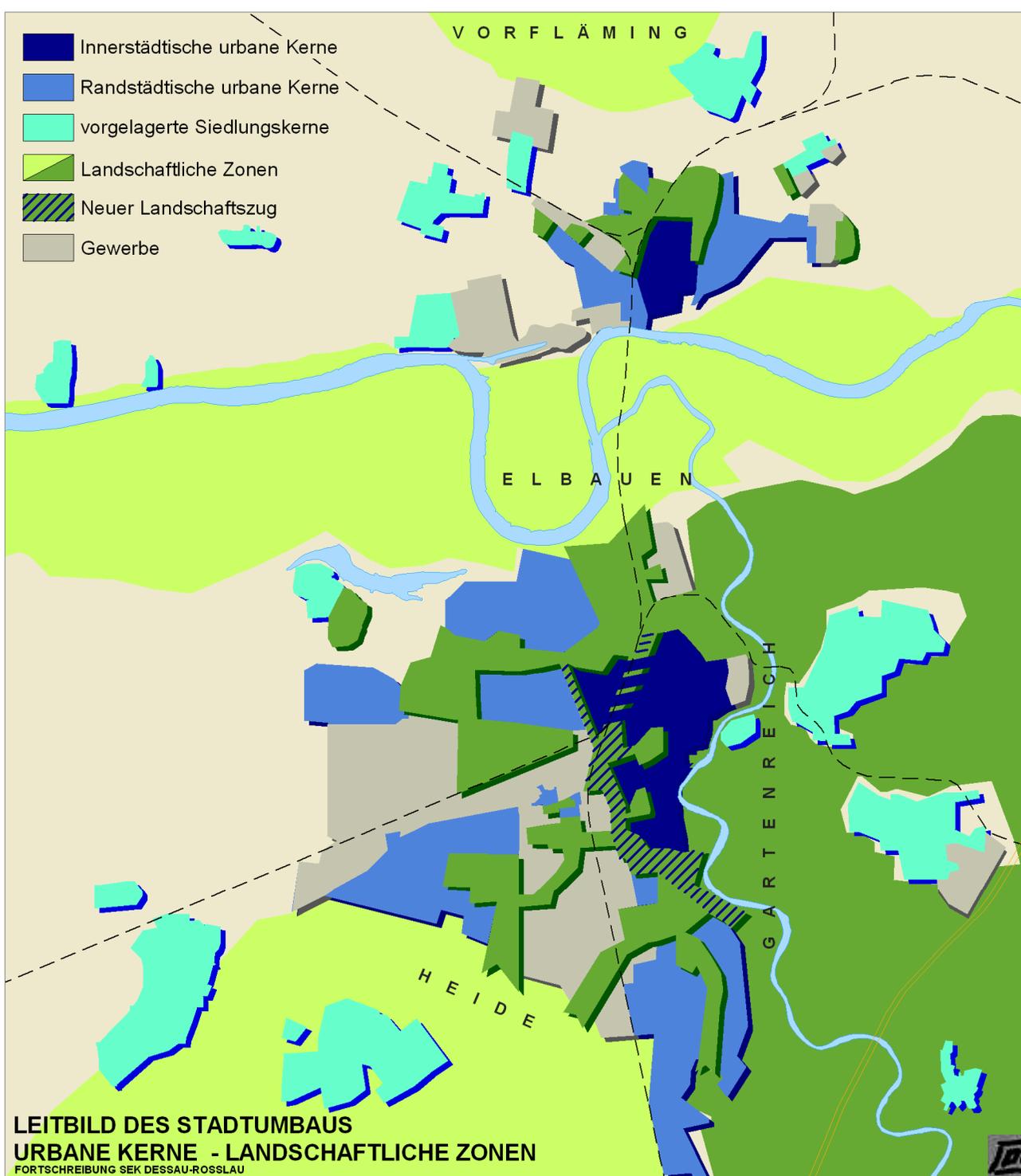
Sangerhausen



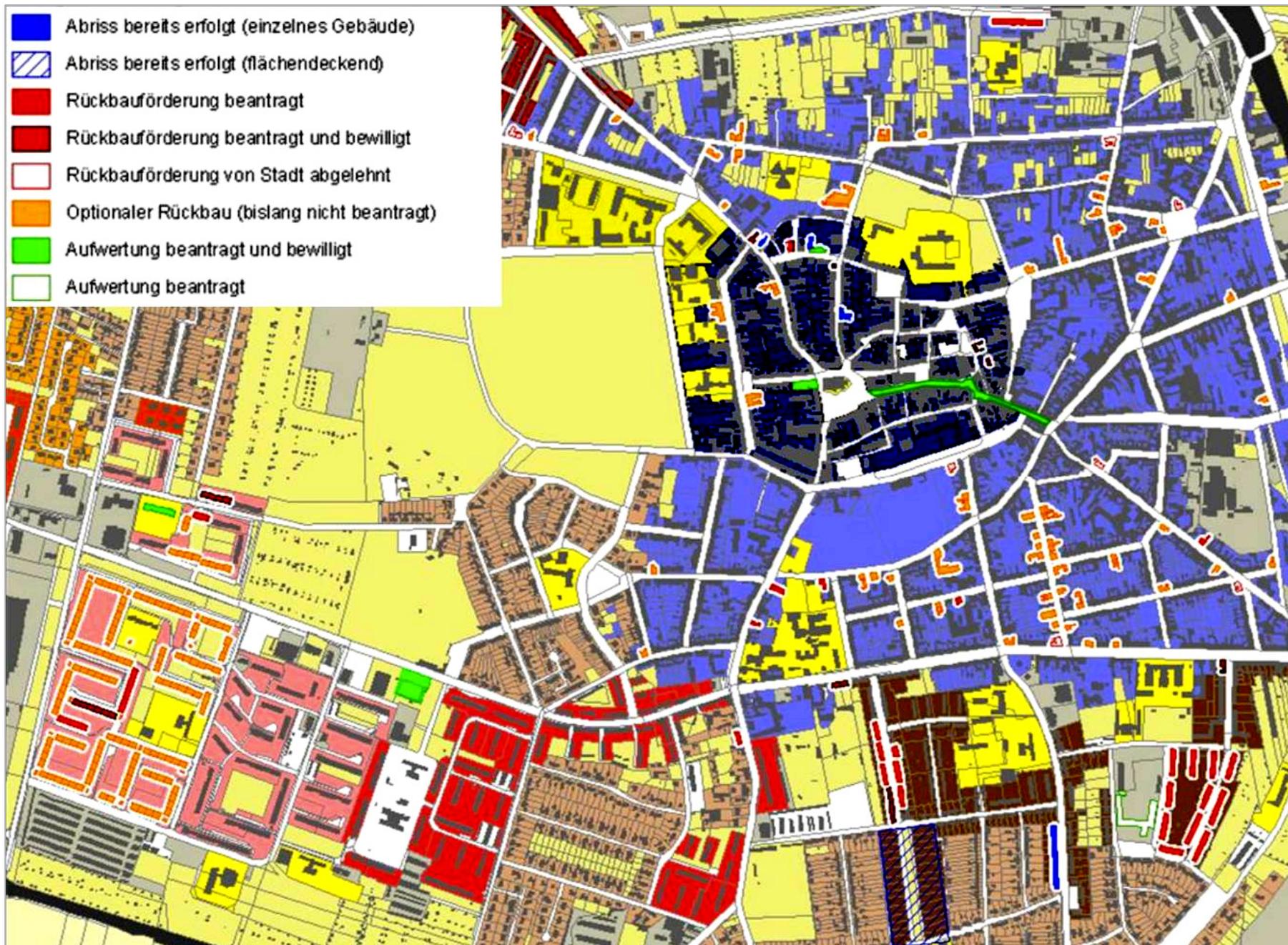
Dessau-Roßlau

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



Lutherstadt Wittenberg: Concentration on the Cultural Heritage



Städtebauliches Leitbild des Stadtumbaus

- | | | |
|--|--|--|
|  Entwicklungspriorität für die Altstadt |  Gewerbe & Industrie auf Bestandsflächen orientieren |  Wichtige Straßenverkehrsanbindung |
|  Modernisierung und Aufwertung von Wohnquartieren |  Aufwertung der östlichen u. westlichen Stadteingänge |  Geplante Straßenverkehrsanbindung |
|  Auflockerung bei Erhalt der städtebaulichen Grundstruktur |  Aufwertung der Altstadtwege |  Bahnanbindung |
|  Abriss und städtebauliche Neuordnung |  Einbindung der Südumfahrung in die Stadtgestalt |  Bergbau / Kiesgruben |
|  Siedlungsentwicklung im Bestand aus eigener Kraft |  Stärkung / Bewahrung von städtischem Grün |  Gemüseanbauflächen, Wald, Naturräume |
|  Bewahrung aufgewerteter Wohnquartiere |  Renaturierung von Nutzflächen |  Elbauen |
| | |  Stadteingänge |

„Stadtumbau Ost“: What has happened during the first decade?

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 with older housing stock, which suffer further fragmentation.



Thank you for attention!

