



New Urban
District
Housing
and Working
Listed Buildings
Nature
Energy
Cultural
Landscape
Potsdam

Living in the Lakeland and Cultural Land



View on Lake Krampnitz from the Tower

Over the next 10 to 20 years, a new attractive urban district for up to 10,000 people will be built in Krampnitz – a former barracks area of historic significance in the quaint lakeland of Potsdam.

The Krampnitz urban development zone is located in the north of Potsdam in the heart of the cultural landscape of Brandenburg. The direct proximity to the state capital of Potsdam and the fast connection to Berlin offer the people who will live here wide and varied cultural offerings and an excellent infrastructure. On 140 hectares in a nature characterized by meadows, forests and water, the unique location at the edge of the Döbritzer Heide nature park between Lake Fahrland and Lake Krampnitz allows for numerous leisure and recreation activities. Modern new buildings complement the listed stock of buildings to form a lively ensemble of old and new. Thereby, the location guarantees best conditions for young families with children, assemblies, multi-generational living and life in old age with all necessary social infrastructure facilities.

Development Zone	140 ha
Urban District	for up to 10,000 People
Living Quarters	up to 4,900
Gross Floor Area Housing	approx. 523,500 m²
Gross Floor Area Industry	134,900 m², of which 84,600 m² on own construction site, of which 8,000 m² retail trade
Attractive Mix of Uses	Assemblies, Cooperatives, Rental Flats and Owner- Occupied Flats, Municipal Social Housing, Social Facilities, Commercial Use
Development Period	10 to 20 Years

Urban District Between City and Nature

Vibrant cities such as Berlin or Potsdam exert a great attraction. Due to the strong influx into this fast-growing metropolitan area, the demand for housing space has risen steadily in recent years. Krampnitz is a new urban district in the north of Potsdam that will provide this urgently needed housing space for all strata of the population.

The civilian re-use of the former barracks area and the activation of the surrounding land offers the opportunity of a sustainable and resource-conserving urban development. The future residents are going to be able to live, reside and work in Krampnitz by building up a demand-based social and cultural infrastructure, the

location of resident-friendly industry and the creation of jobs close to their homes. An innovative mobility concept and an energy supply that consistently relies on renewable energies provide additional requirements for the development of Krampnitz into a climate-neutral urban quarter. The direct connection of Krampnitz to the Potsdam city centre and its good local public transport connection to Berlin also integrate the new urban quarter at a supraregional level.

With nature and the lakes right at its doorstep, Krampnitz as an urban quarter will offer its inhabitants numerous possibilities for leisure and recreation in close proximity.

“The location of Krampnitz within the Berlin Metropolitan Region enables a direct connection to the local transport network.”

Distances

-  **Potsdam Central Station: 7,5 km**
-  **Berlin-Spandau Station: 13 km**
-  **Berlin Central Station: 22 km**
-  **Berlin Tegel Airport: 25 km**
-  **Berlin Schönefeld Airport: 32 km**



Attractive Location in the Berlin/Potsdam Metropolitan Region

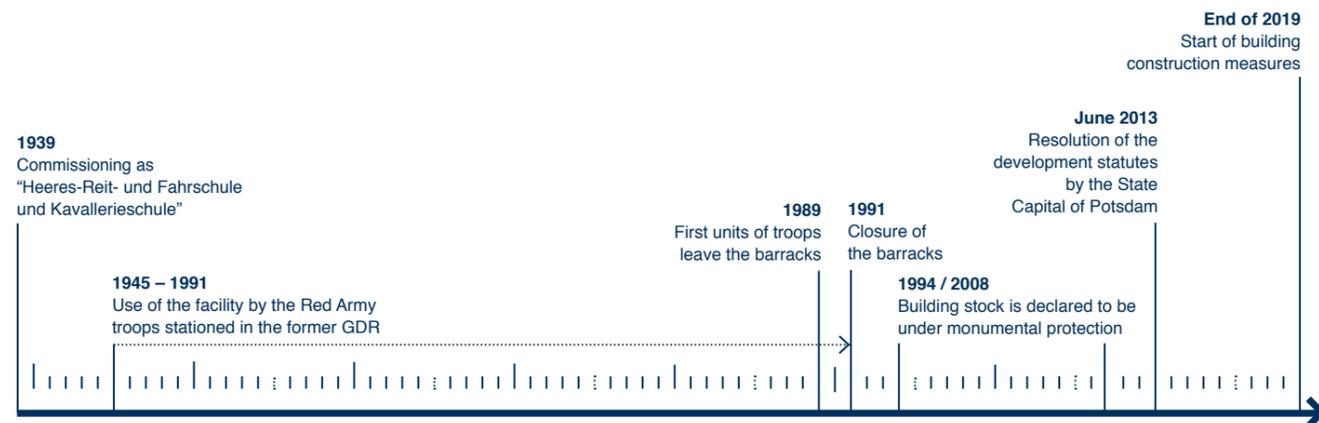
Living in Historical Heritage

In June 2013, the State Capital of Potsdam decided to develop the former Krampnitz Barracks into a modern urban quarter and to commission the ProPotsdam GmbH with the development measure.

The barracks were raised from 1935 as "Heeres-Reit- und Fahrschule und Kavallerieschule" according to the construction plans of graduate engineer architect Robert Kitsch and put in operation in 1939. From 1945 to 1991, the barracks were deployed by the Red Army and at that time grew to the size of a medium-sized town with its own infrastructure. Since the withdrawal of the Red Army in 1991, the area has been fallow.

Due to its importance in terms of city planning, architecture and military history, substantial parts of the barracks area have been declared to be under monumental protection in 1994 and 2008. The development measure offers the opportunity to secure this building stock.

The redesign of the area additionally offers the possibility of preserving its historico-cultural value. Redefining the former barracks while considering its historical heritage is both a challenge and an opportunity to realise a vision for contemporary living in a community.



Aerial Photograph from 1945 (not north-oriented, GeoBasis Brandenburg)

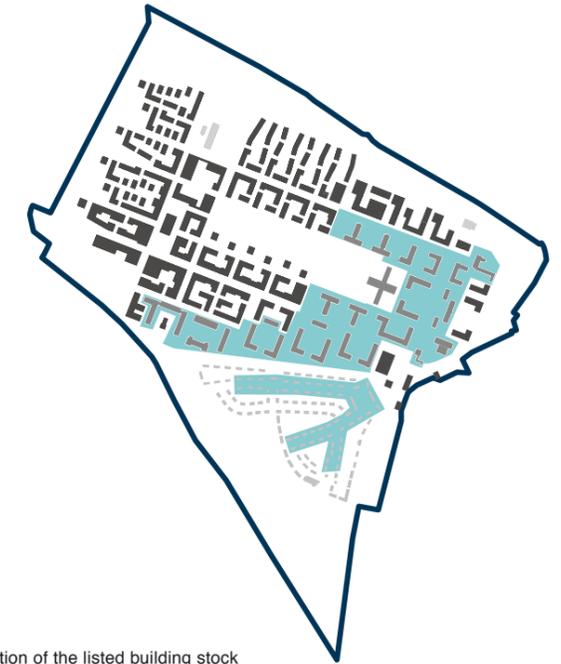


Facade Relief

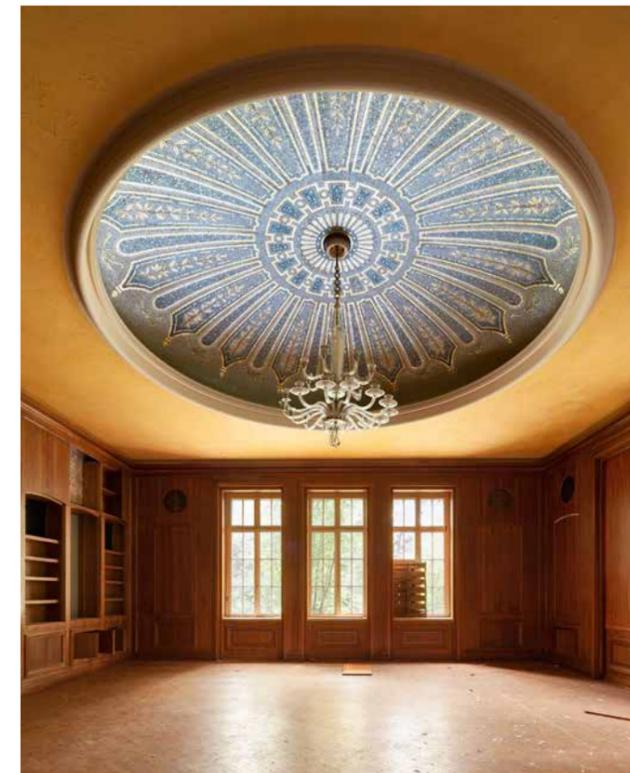
Listed Building Stock

The history of Krampnitz is reflected in the numerous listed buildings and reliefs that can be found in the entire development area. For that reason, the buildings are to be preserved as contemporary witnesses and to be integrated in the further development of Krampnitz into a new urban quarter with its own identity.

The listed buildings include among others the brick buildings with the former troop accommodations and outbuildings in the eastern part of the quarter, as well as architecturally striking buildings such as the former officers' mess and a staff building. The duplexes and multi-family houses in the Bergviertel in the southern parts of the quarter are listed as historical monuments as well.

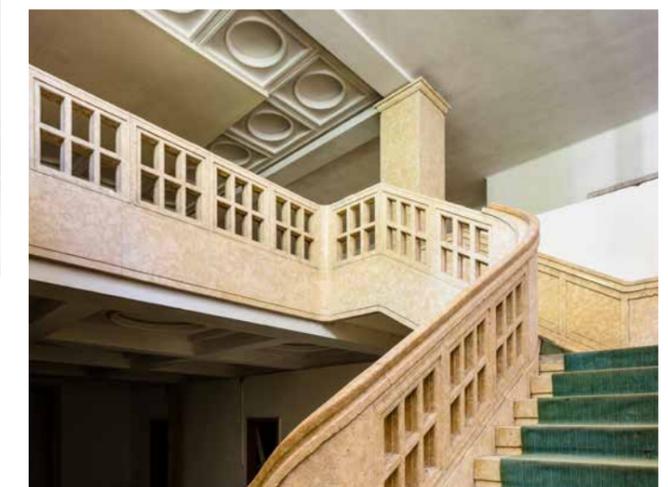


Location of the listed building stock



Prize room in the officers' mess

"So that the traces of history do not disappear forever, important buildings will be preserved as contemporary witnesses."



Staircase in the staff building

Master Plan for Krampnitz

As the winner of the two-stage urban planning architectural competition “Wohnen in Potsdam Krampnitz” in 2017, the Berlin-based urban planning office Machleidt GmbH along with SINAI Gesellschaft von Landschaftsarchitekten mbH, SHP Ingenieure, Winkelmüller Architekten and p.a. performative architektur, was commissioned in mid-2018 with the development of the master plan for the future urban quarter in the north of Potsdam. Based on the winning design, the master planning set the course for Krampnitz to develop into a lively urban quarter with high quality of life.

The “Alleenring” as a significant spatial and functional element connects the listed eastern part and the entrance at the B2 with the new western part and the central town square of the quarter. It thus functions as an overarching orientation guide and vivid link, where the important infrastructure facilities of the new quarter are located.

Along this central ring design, the urban core zone develops with the highest density and an attractive mix of uses. Here, a visual and programmatic identity for Krampnitz is being created. On the other hand, the urban building blocks unfold towards the edges of the scenery into nuanced partial quarters with a distinct atmosphere, which respond in a sensitive manner to the varying landscape spaces and existing structures. This mixture of residential quarters is complemented by industrial structures. These are – depending on their location – integrated to varying degrees into the differentiated partial quarters or even form their own city-compatible industrial construction site, especially at the access road to the city square in the west and north.

The master plan serves as the basis for the further development of the new urban quarter. In the next ten to 20 years up to 10,000 people are to find a home here. The first residents are expected to move into the quarter in 2021. As a new, close-to-nature urban quarter with its own identity, Krampnitz will serve as a pioneering model in terms of mobility, energy supply and mixed use of living and working.



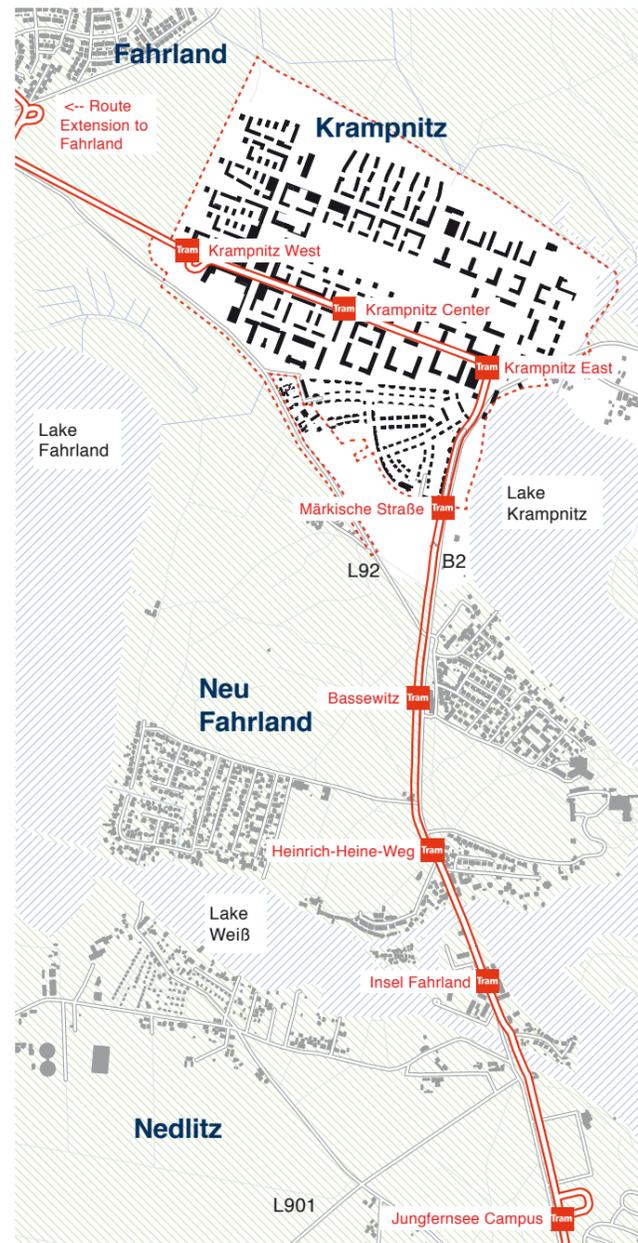
Master plan for the development of a new urban quarter in Krampnitz

Innovative Mobility Solutions for a low-traffic Urban Quarter

The new urban quarter will be attractively connected to the Potsdam city center. A key measure to connect the quarter to the city center is the extension of Tram 96, which currently ends at Jungfernsee Cammpus. Alongside the expansion of local public transport, a dense network of cycle paths including a fast cycle route to the city centre will be created as an alternative to use one's car. By designing the traffic concept in Krampnitz as a "Walkable City", the pedestrian traffic is being put at the heart of the mobility concept.

The organisation of traffic within the urban quarter is playing a key role in the mobility concept of Krampnitz. The aim is to significantly reduce the amount of motorised private transport in favour of individual quality of life. By the creation of necessary local supply facilities and a well-developed social infrastructure, residents will be able to carry out their daily tasks directly on site and thus avoid source traffic.

Instead of large ground-level carports, open spaces are to be created in Krampnitz that can be used by the residents. Quarter garages for the accomodation of motor vehicles are as well being planned as loading and unloading zones in the immediate vicinity of the housing and industrial units.



Route Extension to Fahrland

Reduction of Motorised Individual Traffic

Excellent Local Public Transport Connection
Expansion of Cycle Path Network Including a Fast Cycle Route



Concept of mobility

- Tram Stop
- Bus Stop
- Night Bus Stop
- Quarter Garage
- Sharing Offers
- Tram Route
- Bus Route
- Pedestrian Path and Cycle Lane
- Subordinate Transport Network

In Krampnitz, the creation of infrastructure for future-oriented and sustainable mobility has been part of the planning right from the start. A key component of the planning concerns the structural requirements for electric mobility. This includes planning for mobility hubs, where charging stations for e-bikes and e-cars are supplemented by offers for car and bike sharing. Furthermore, sustainable transport services are to be expanded by concepts for carpooling and optional inner ring access with minibuses.

Sustainable Mobility

Infrastructure for E-Mobility Car and Bikes sharing
Employment of Minibuses
Pedestrian-friendly Design of the Traffic Network
Decentralised Quarter Garages for a Low-traffic Residential Environment

Social Infrastructure



Visualisation of the planned primary school at the eastern "Alleenring"

Krampnitz is to be family-friendly and will therefore have sufficient child day care places available. In the sense of the "walkability" concept, the seven day-care centres will be located in a demand-oriented, decentralized manner over the entire quarter. In favour of flexible use, the day care-centers are located on the ground floor and integrated in buildings with additional residential or commercial use on the upper floors.

In Krampnitz, children and adolescents shall be given the opportunity to attend school from 1st grade until graduation. For this purpose, two primary schools are being built, which, due to their spatial contribution in the eastern and the western part of the future quarter, guarantee optimal accessibility by foot or by bicycle. Building on this, a comprehensive school with senior classes and excellent local public transport connection will be built in the south-west of Krampnitz. A youth club on the grounds of the comprehensive school will also be established.

For Krampnitz to develop into an autonomous district of Potsdam, there will be additional leisure time facilities such as a community centre on the new town square in the west two sports grounds for school and club sports in the vicinity of the comprehensive school.

Kitas

7 Day-care Centres in the Development Zone with 880 places

Schools and youth club

2 Primary Schools
Comprehensive School with Senior Classes
Youth Club on the Grounds of the Comprehensive School

Additional Facilities and Services

Community Centre
Library
Musical School
Religious Institutions
Family Centre
Administration
Cultural Venues and Event Locations

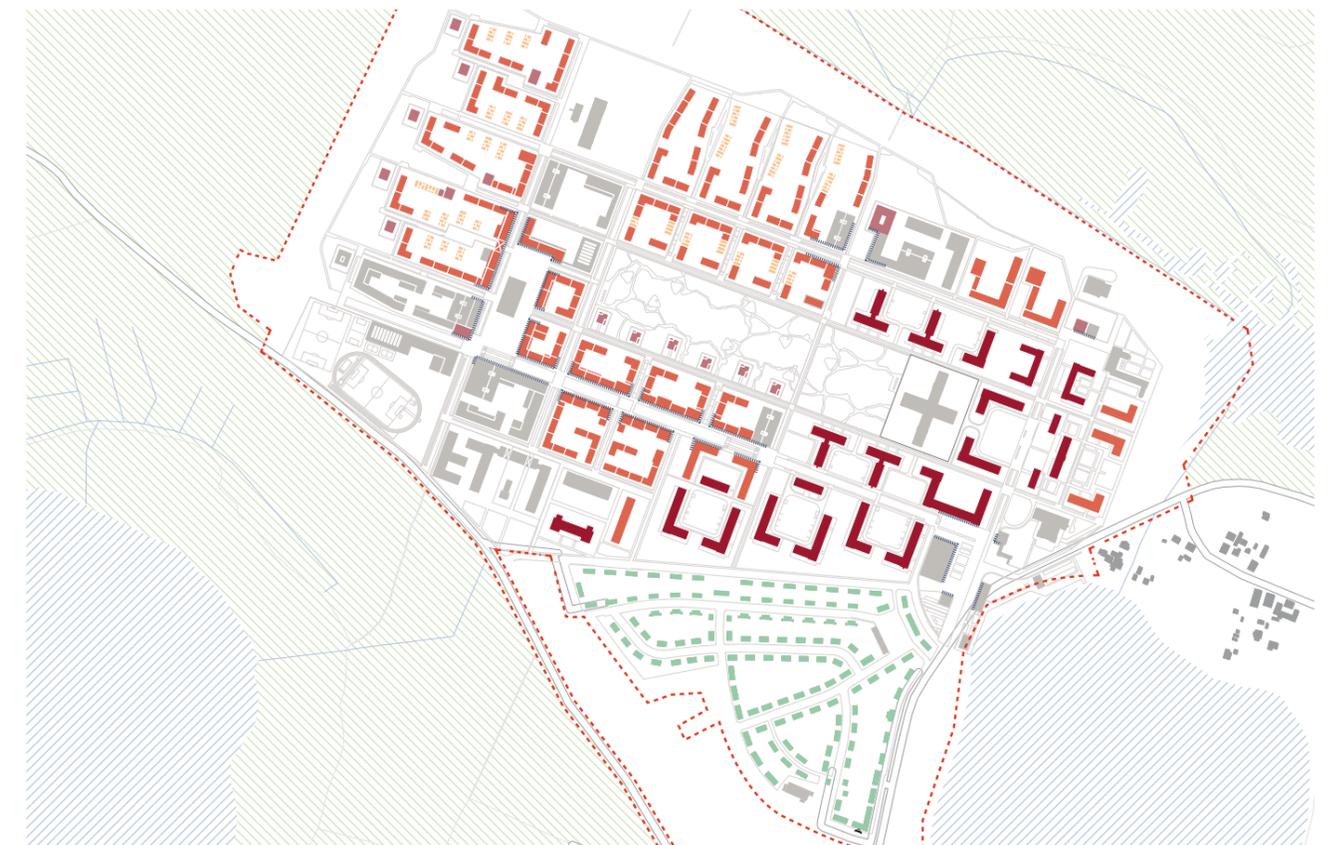
Broad Spectrum in Building Typologies

Krampnitz will be a lively and diverse urban quarter. In order to achieve this, particular attention has to be paid to the density and blend of different building typologies. Differentiated housing offers in listed buildings and varied typologies in new buildings with diverse ownership structure – from terraced houses to urban villas to apartment complexes – ensure a good social, demographic and cultural blend of the population. This is also achieved through different housing offers for senior citizens as well as other special forms of housing, such as multigenerational living, housing for students and assisted living.

The proposed building typologies open up the possibilities for different building types from perimeter development, line

structures and point constructions to compact and partly stacked terrace houses for various residential groups such as young families, "best agers", singles, single parents or shared flats. The resilient basic urban structure allows for a broad and flexible mix of housing supply. It is furthermore suitable for innovative designs such as stacked maisonettes, the combination of living and working as well as multi-generational houses.

The compartmentalized parcelling is open within the construction site and offers the prerequisite for a mixed urban quarter with different building owners from housing associations, individual investors and private individuals to special forms such as foundations, assemblies or cooperatives.



Building Typologies in Krampnitz

- Apartment Complex
- Solitary Buildings/Urban Villas
- Living in the Bergviertel
- Living in the Old Building Stock
- Terraced Houses/Duplexes in Stock
- Active Ground Floor Zone



Overview of Public Open Spaces

Public Space

The design of streets and open spaces is the foundation for the future character of the new urban and close-to-nature quarter. The planned open space system will consist of a central park, about seven hectares in size, and the peripheral parks, which will cover the entire quarter and embody the transitions to the landscape. This way, Krampnitz is perfectly embedded in the surrounding landscape of the Döberitzer Heide, open country and the lakescape with the Fahrländer See and Lake Krampnitz.

The Central Park is a robust and diversely utilisable park and will function as an urban open space for leisure activities and daily

exercise and hereby disencumbers the bordering natural spaces such as the Döberitzer Heide, which are not eligible for these kind of activities.

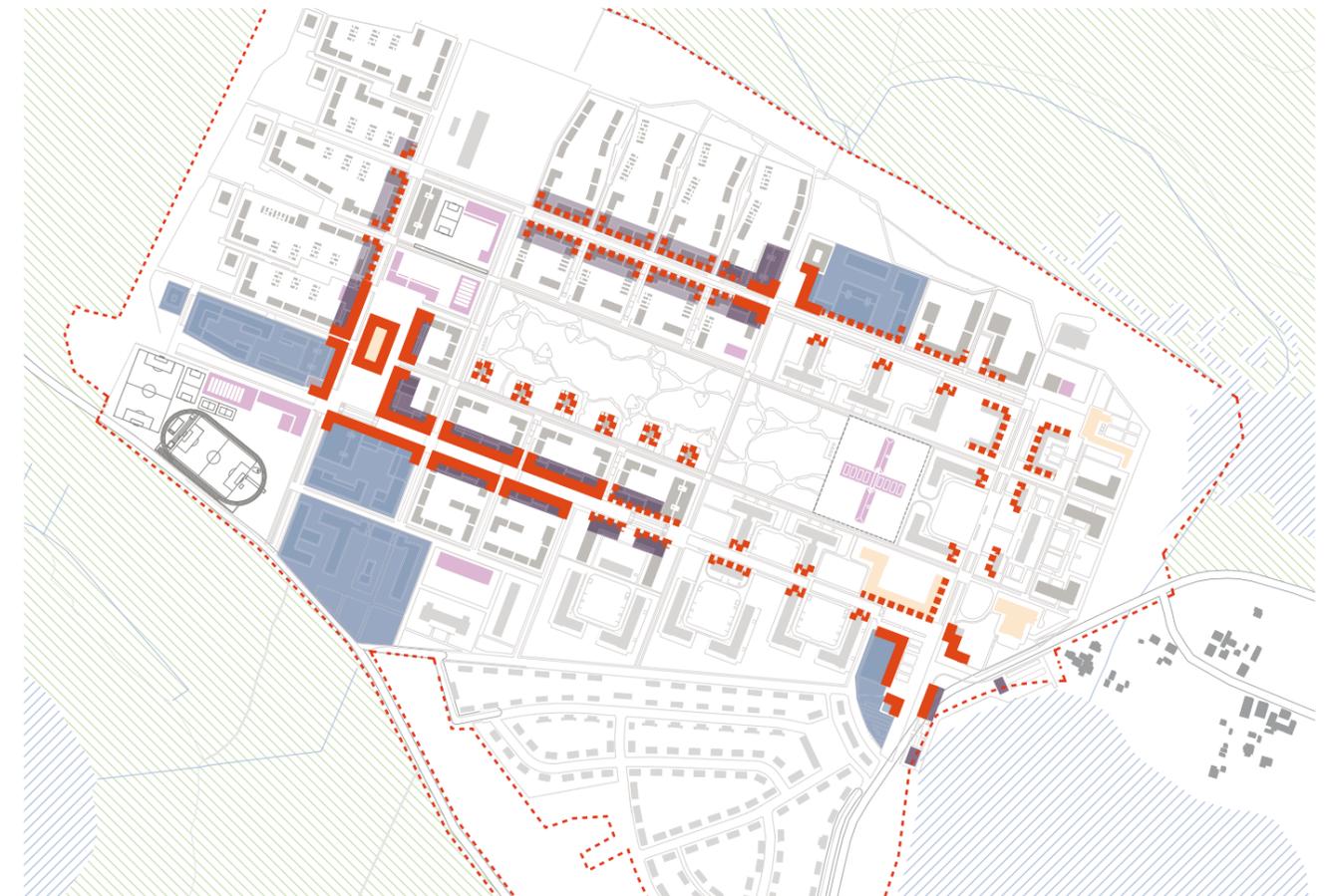
The park will be designed as a multi-generation park with decentralized playing and sports areas, the focus of which will be on wide-ranging, family-friendly usability. The peripheral parks in the buffer zones at the edge of the development area are also to be made available for future residents as urban gardens or park landscapes with play and sports areas and nature paths.

Spacious Areas for Commercial Use

In order to establish Krampnitz as a future commercial location, approx. 20 per cent of the total gross floor area is to be used commercially. According to the current state of planning, the areas for commercial use are concentrated along the "Alleenring" in the northern part of the new urban quarter and even more so in the western part. Subordinate to this, a small site for commercial use and a small local supply facility will be created in the entrance in the eastern part of the quarter. There, the

establishment of several local amenities and shopping facilities is intended to create a lively town square for the future residents of Krampnitz.

The active use of the ground floors by tradespersons (e. g. shops, restaurants, offices) is also planned for the larger part of the "Alleenring".



Localisation of Commercial Sites

- Construction Site for Commercial Use
- Option for Additional Industry in the Building (Priority Area)
- Option for Additional Industry in the Building (Subordinate)
- Active Use of the Ground Floors (Priority Area)
- Active Use of the Ground Floors (Subordinate)
- Special Use
- Social Services Provider



Visualisation of the Entrance Area

The New Centre

The new town square in the west of Krampnitz will be the urban centre of the quarter. Due to the intensive concentration of possible uses – including shops, restaurants, schools, day care centres, a community centre with a library and a spacious square centre for markets and festivals – the town square will develop the highest urbanity in Krampnitz.

With a sales area of approx. 4000 m² for local supply facilities, Krampnitz West will also become the most important location for retail trade. In addition, Krampnitz's tallest building with 10 to 14 floors will be erected on Town Square West, underlining the importance of the subquarter for the entire district and contributing to a better identification and orientation within Krampnitz.



Location of the Centre

The Entree of the New Urban Quarter

The former entrance area of the barracks will become the lively entree of the new urban quarter. There will be a central interchange for trams and buses as well as retail and service areas, e.g. restaurants and shops to cover one's everyday needs.

By shifting the street alignment of the B2, Krampnitz will be integrated into Potsdam's urban structure and a direct connection to the shore of Lake Krampnitz will be established.

The 36-metre-high tower serves as a special landmark and will be integrated into the elevation concept of the future urban quarter. To achieve a harmonious transition between the urban quarter, the lake and the surrounding landforms, there will be a terraced square on the lakeside for public use, including catering and water sports, which will further increase the supra-regional attractiveness of the new entrance area.



The Central Town Square in the West of the Urban Quarter

The Klinkerhöfe: A Historical Quarter Centre

The former crew quarters and farm buildings, the so-called "Klinkerhöfe", with their clinker facades form the backbone of the new urban quarter. A wide range of types of housing and services can be integrated into the listed buildings. The conversion of the predominantly three-storey buildings (including loft conversions) into attractive apartments will appeal to a broad range of the population and allow for different financing models.



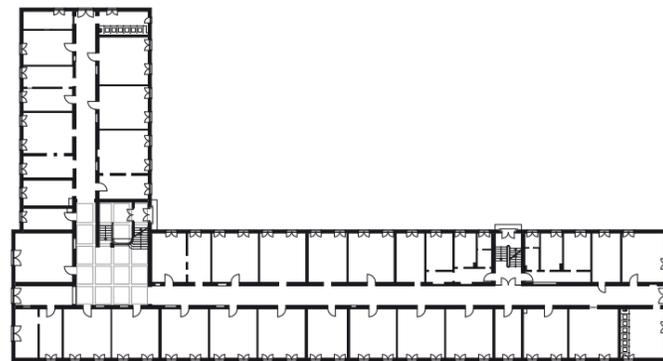
A Listed Building of the "Klinkerhöfe"



Location of the "Klinkerhöfe"



Elevation of the Crew Quarters (Stock)



Layout of the Crew Quarters (Stock)

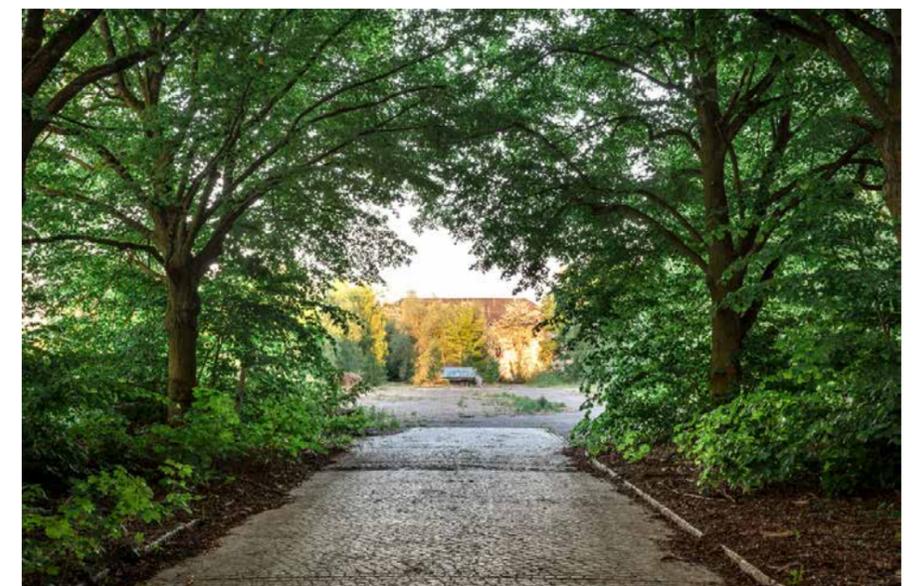


Layout (Stock)



Staff Building

"Pioneering housing, living and working in historic heritage – in Krampnitz in the green north of Potsdam a innovative new urban quarter is being developed."



View on the former Parade Ground

First Investments



In 2017, Deutsche Wohnen acquired around 25 hectares of the development area. In addition to the listed "Klinkerhöfe", there is also space for new buildings in this section, which will be built by the Berlin-based real estate company. As part of the integrated development of Krampnitz as a residential quarter, Deutsche Wohnen will create about 500 apartments in the listed buildings and around 900 apartments in the new buildings for the Potsdam and Berlin housing market.

The company is familiar with the renovation of historical substance: Deutsche Wohnen is the largest private owner of listed residential buildings in Germany. 30,000 of its housing units are listed, including four UNESCO World Heritage estates in Berlin.

Deutsche Wohnen pursues high quality standards in new construction projects. Not only do they set great value upon sustainable planning and implementation, but also upon the use of ecofriendly materials and the attractive design of the residential environment and the creation of a good social infrastructure.



View of the Klinkerhöfe along the planned tram line



Deutsche Wohnen SE is developing parts of the listed Klinkerhöfe



Visualisation of the Central Park

The Central Park

In terms of atmosphere, the Central Park with its organic system of paths, trails and scenic spaces forms a strong counterpoint to the austerity of the entire quarter. While the western part is dominated by hard-wearing lawns, grasses and shrubs, the overgrown riding ground is to be preserved in its forest-like character and only to be carefully activated.

In addition to the multifaceted range of meeting, sports and play areas, the shrubs with their bright crowns and soft undergrowth appear like meditative spaces and thus expand the range of uses of the park. These offers can be used by all residents of all age groups and thereby create a social space in the sense of a generation-spanning park.



View of the Central Park in the Master Plan

Climate-Neutral Energy Supply in Krampnitz

The energy concept for the new urban quarter of Krampnitz provided by Energie und Wasser Potsdam (EWP) combines the established with innovation and consistently relies on renewable energies.

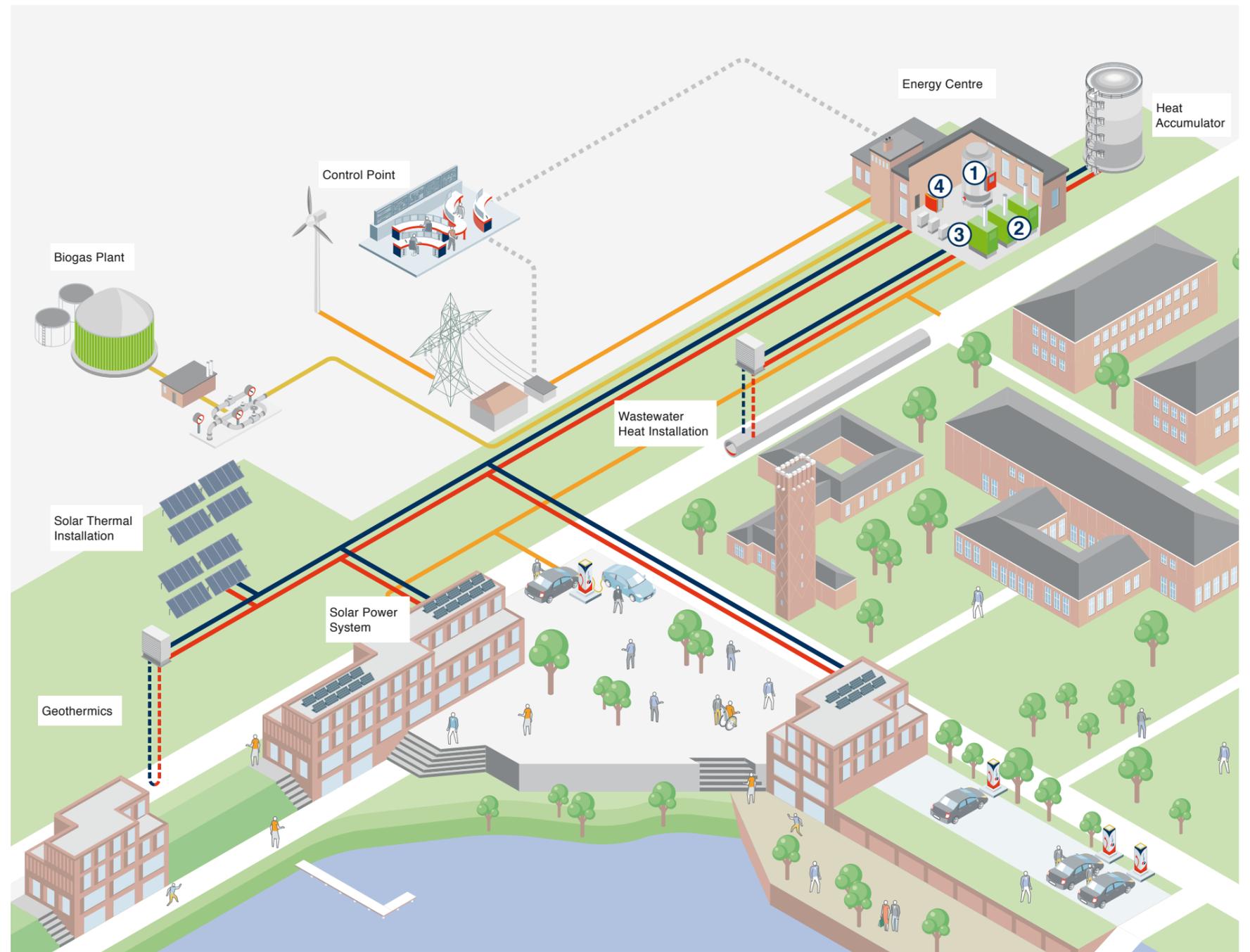
The future residents of the new urban quarter are to be comprehensively supplied with carbon-neutral energy from the beginning – at consumer-friendly prices. EWP's innovative energy concept consistently takes this into account: the energy is to be generated and used on site focusing on renewable sources.

The key element of the heat supply is a local heat grid, which is designed as a low-temperature heat network with a flow temperature of 50°C and a return temperature of 30°C. This minimizes thermal losses in the network and additionally makes it easy to integrate renewable energy sources such as solar thermal energy, geothermal energy or wastewater heat.

One of the advantages of the energy concept is that the generated output can be expanded modularly and thus adjusted to the constantly expanding demand. The system furthermore enables the use of integrated energy, which is the use of regional excess electricity to generate clean heat ("power-to-heat").



The Former Boiler House will be the Future Energy Centre



Visualisation of the energy concept of Energie und Wasser Potsdam

- ① Electrode Boilers
- ② Combined Heat and Power Plant (CHP)
- ③ Heat Pumps
- ④ Peak Load Boiler
- Heat
- Electricity
- Gas

Energy Centre

3 Combined Heat and Power Plants based on power-heat coupling generate not only heat but also a large part of the required energy; Peak demand covered by boilers

Heat Accumulator

Supports the functionality of the combined heat and power plants by smoothing the demand peaks

Solar Thermal Energy

Additional heat supply by a solar thermal installation

Photovoltaics

Supports the generation of electricity in the new quarter by decentralized solar power systems installed on the roofs of buildings

Key

Phases	Phase 1	Phase 2	Phase 3
Period	2021	2022–2023	2024–2025
approx. Population	approx. 391	approx. 1.930	approx. 4.305
approx. Housing Units	approx. 186	approx. 919	approx. 2.050
approx. GFA	–	approx. 15.000 m ²	approx. 31.700 m ²

Phase 4	Phase 5	Phase 6	
Period	2026–2029	2030–2034	from 2034
approx. Population	approx. 8.005	approx. 9.433	approx. 10.000
approx. Housing Units	approx. 3.012	approx. 4.492	approx. 4.900
approx. GFA	approx. 127.350 m ²	approx. 135.000 m ²	approx. 135.000 m ²

 already sold	 New Building
 Development Area	 Stock





Krampnitz

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