

PLANNING LAB FRANKFURT (ODER)

SUMMER 2022



We are a multidisciplinary team:



We came here to:



study and analyze the area near the bridge, that connects Frankfurt (Oder) and Slubice



to think about future transformation of the space



to create ideas for place activation

We discovered an emptiness here



What does the emptiness mean for city?

Point of no return?



Starting point?



Bifurcation point?



Node in a network of space and time?





Center for the Future of European Transformation and German Unity





Working process

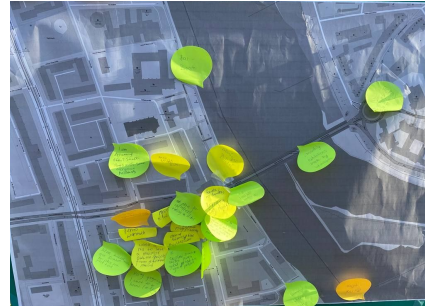
First touch



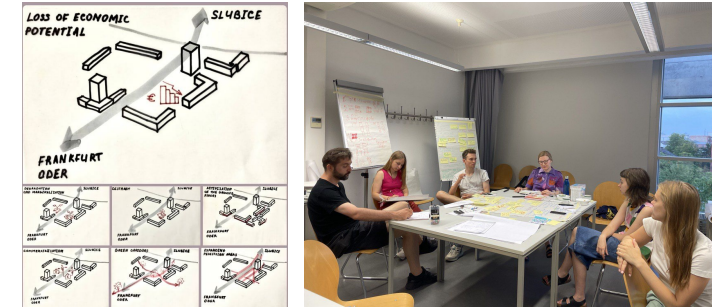
Data collection



SWOT



What if?

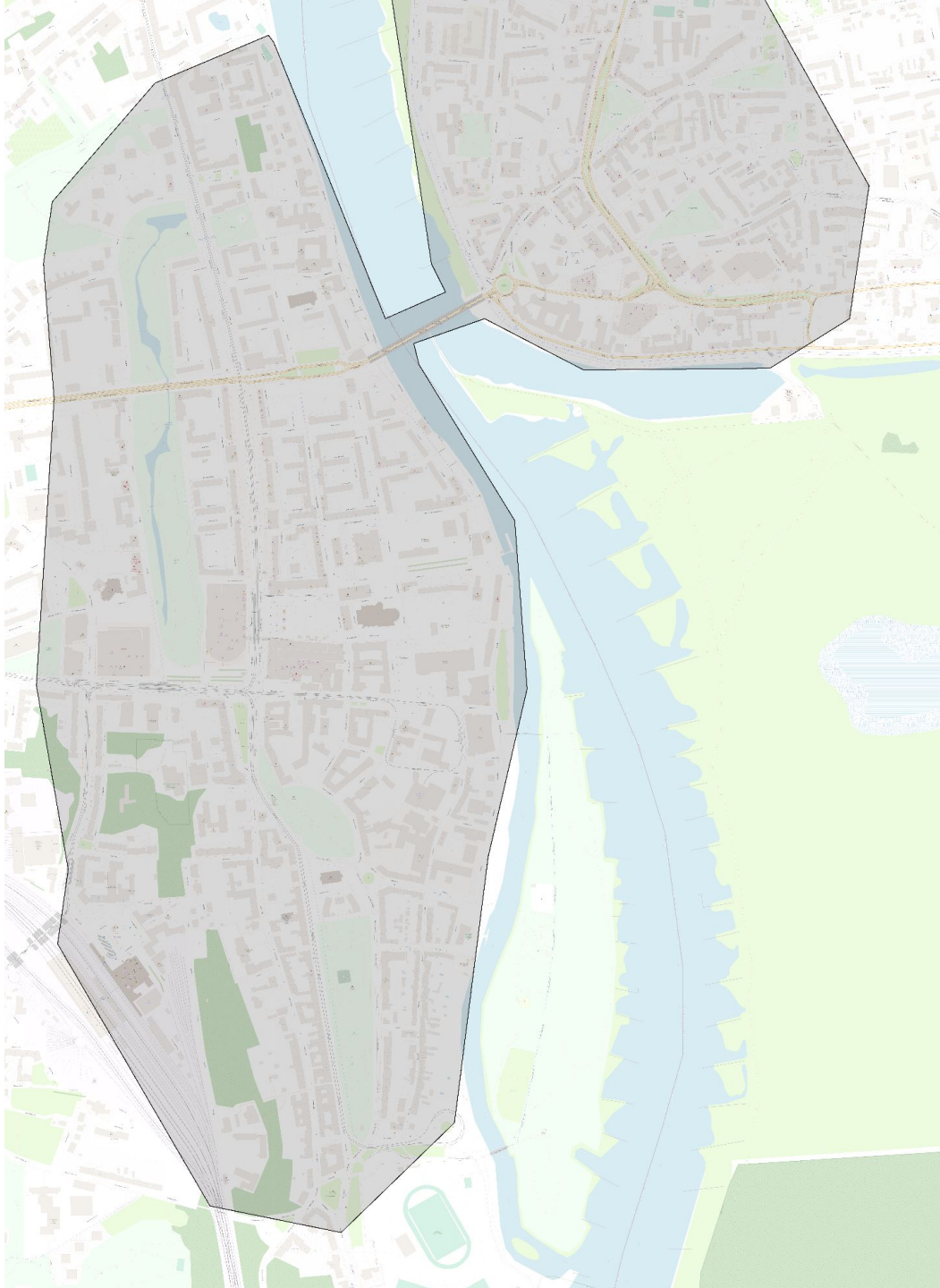


Principles



Synthesis



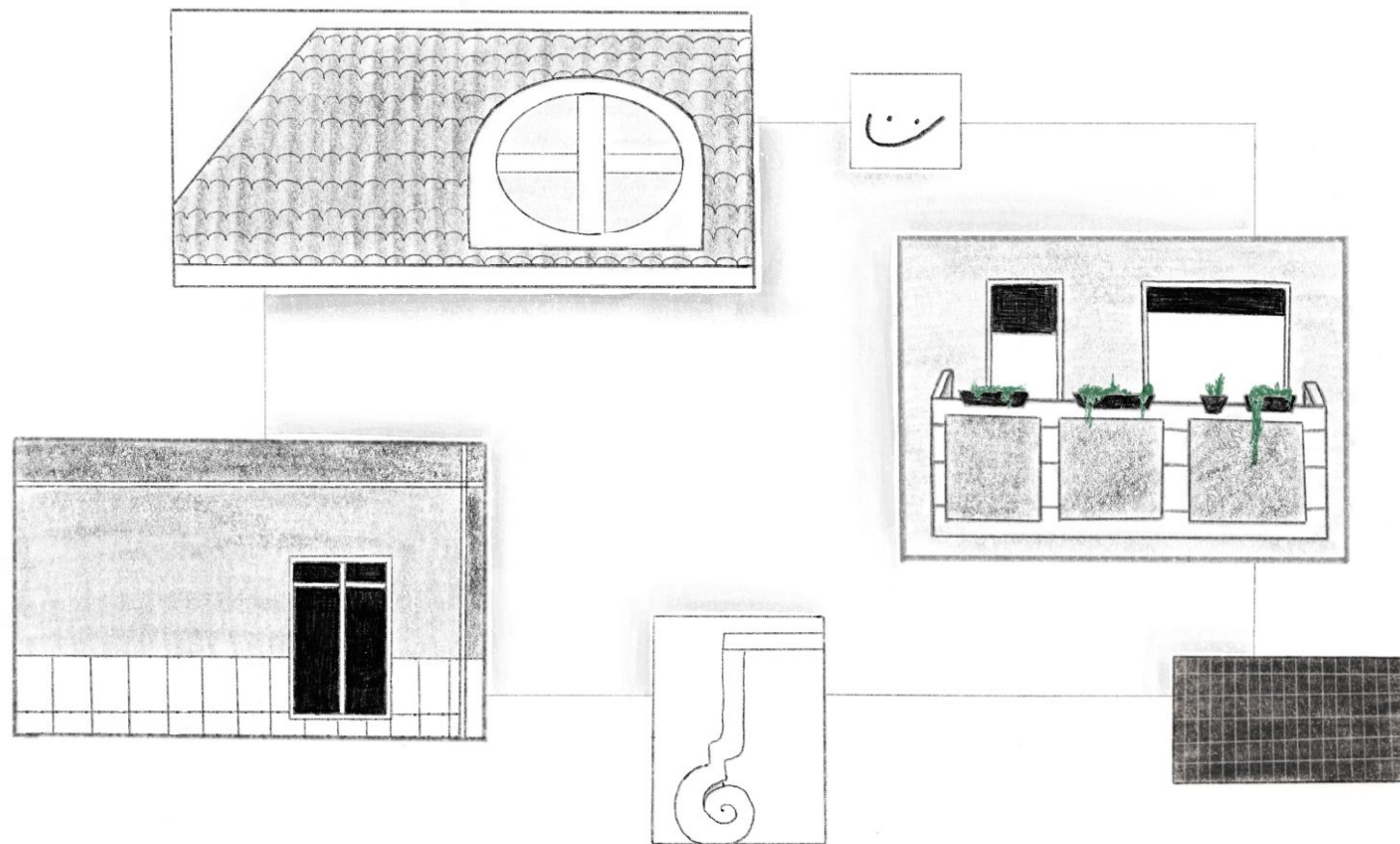


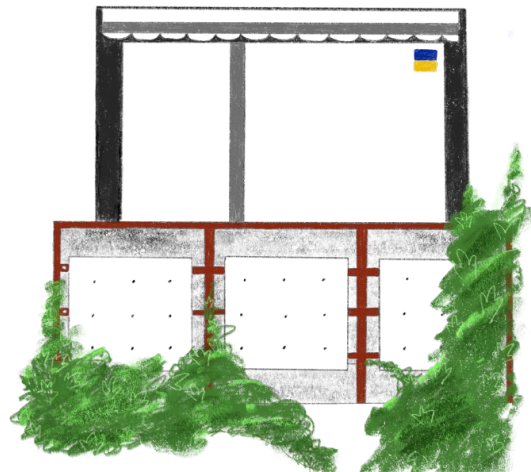
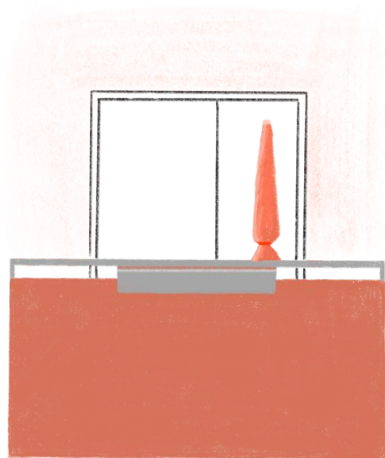
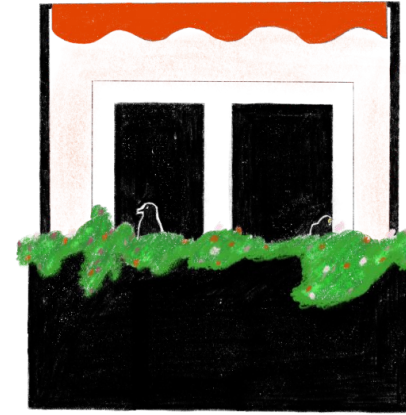
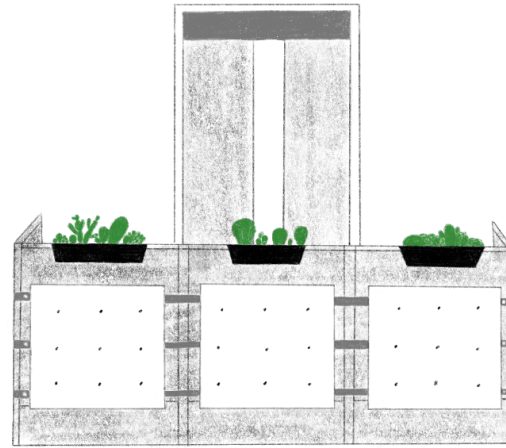
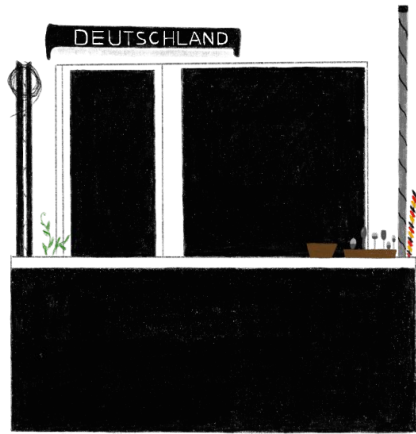
Researching area

RETIRING CITY
«VINIGRET» SEARCHING FOR FUTURE
CONTRADICTIONS BORING
RIVER CALMNESS EMPTINESS
CROSS-CULTURAL «IN-BETWEEN» CITY
CLOSEDNESS NATURE COMFORT LACK OF POSSIBILITIES
DISCONNECTIONS EASTERN/WESTERN GERMANY
DECORATED FORGOTTEN PAST

Image of the city and local identities







What do we know from the history?

Period between
13-17 Century



Period of 17-18 century

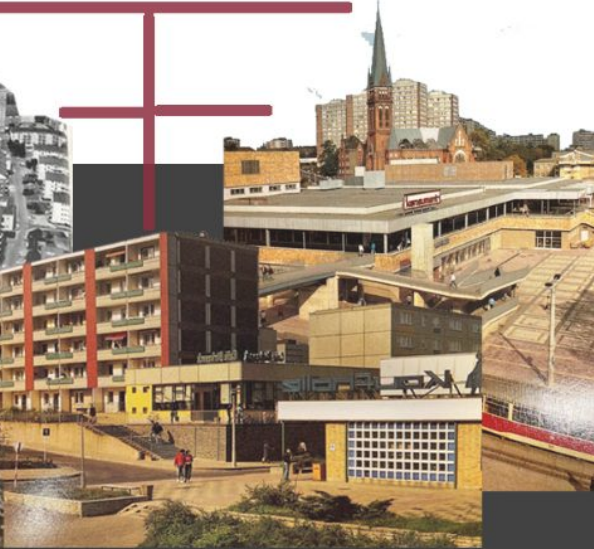
Period before the war



1945



Period of socialistic times



Fall of Berlin Wall, 1989



Current times



Before the fire



After the fire

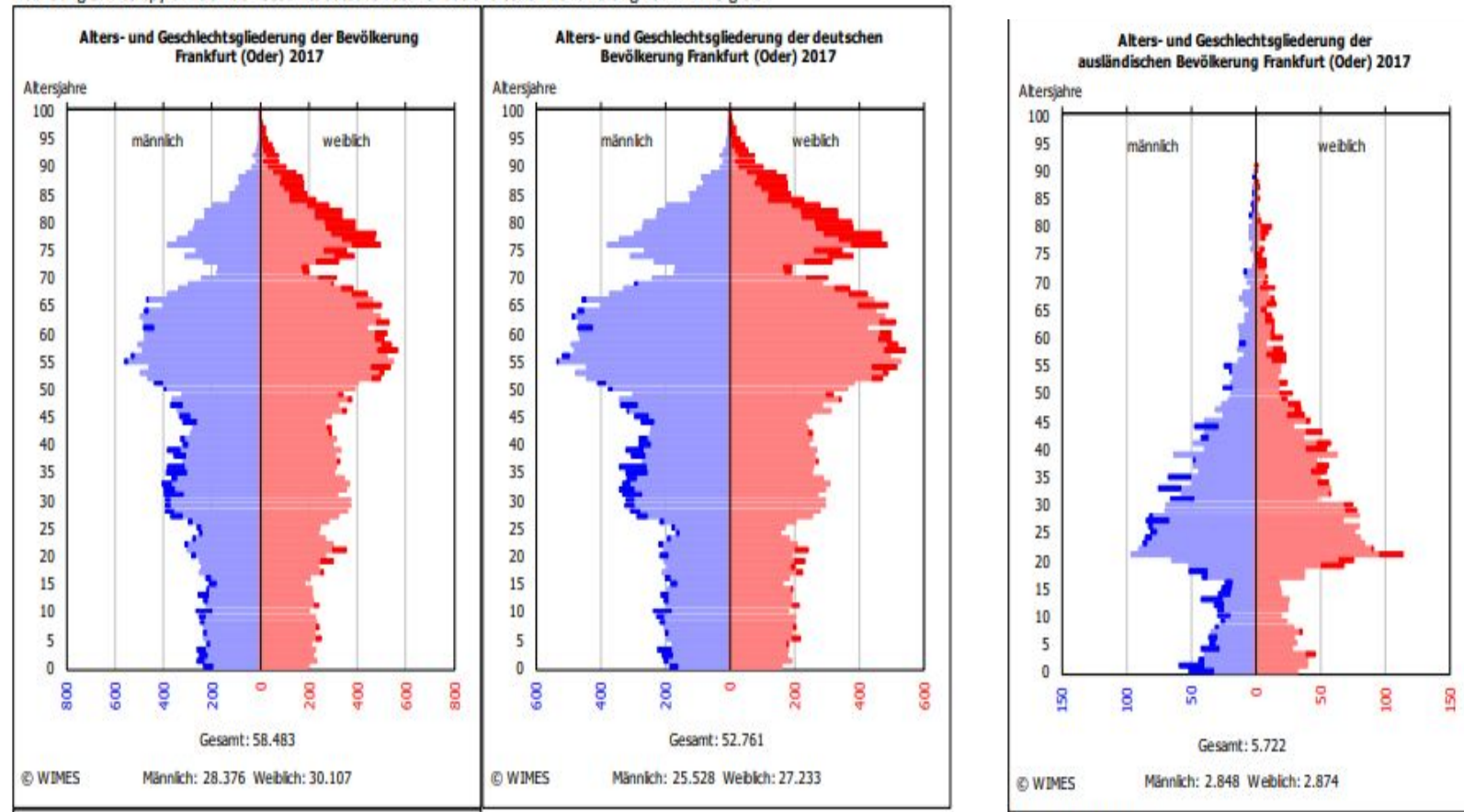


- Formative factors
- Void spaces

City morphology

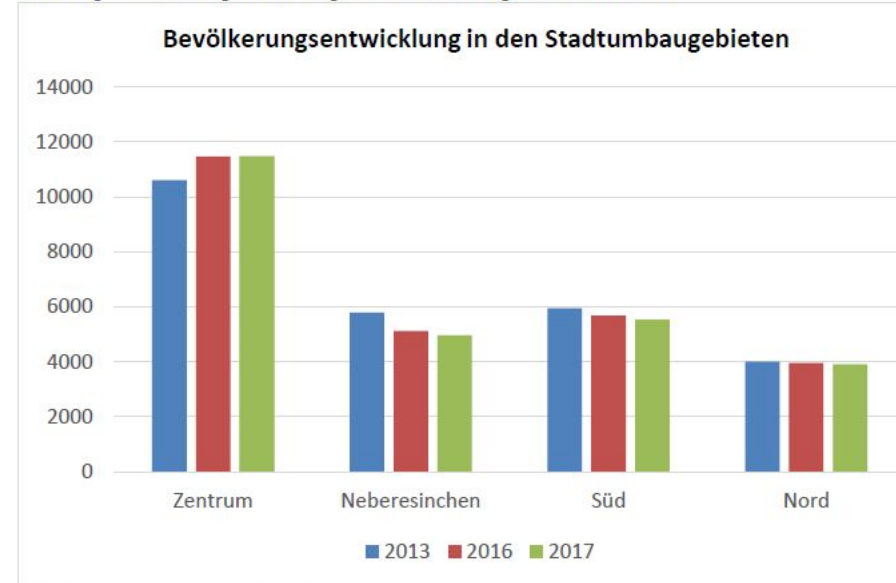
What about citizens?

Abbildung 8: Alterspyramiden der Gesamtdeutschen sowie -ausländischen Bevölkerung 2017 im Vergleich



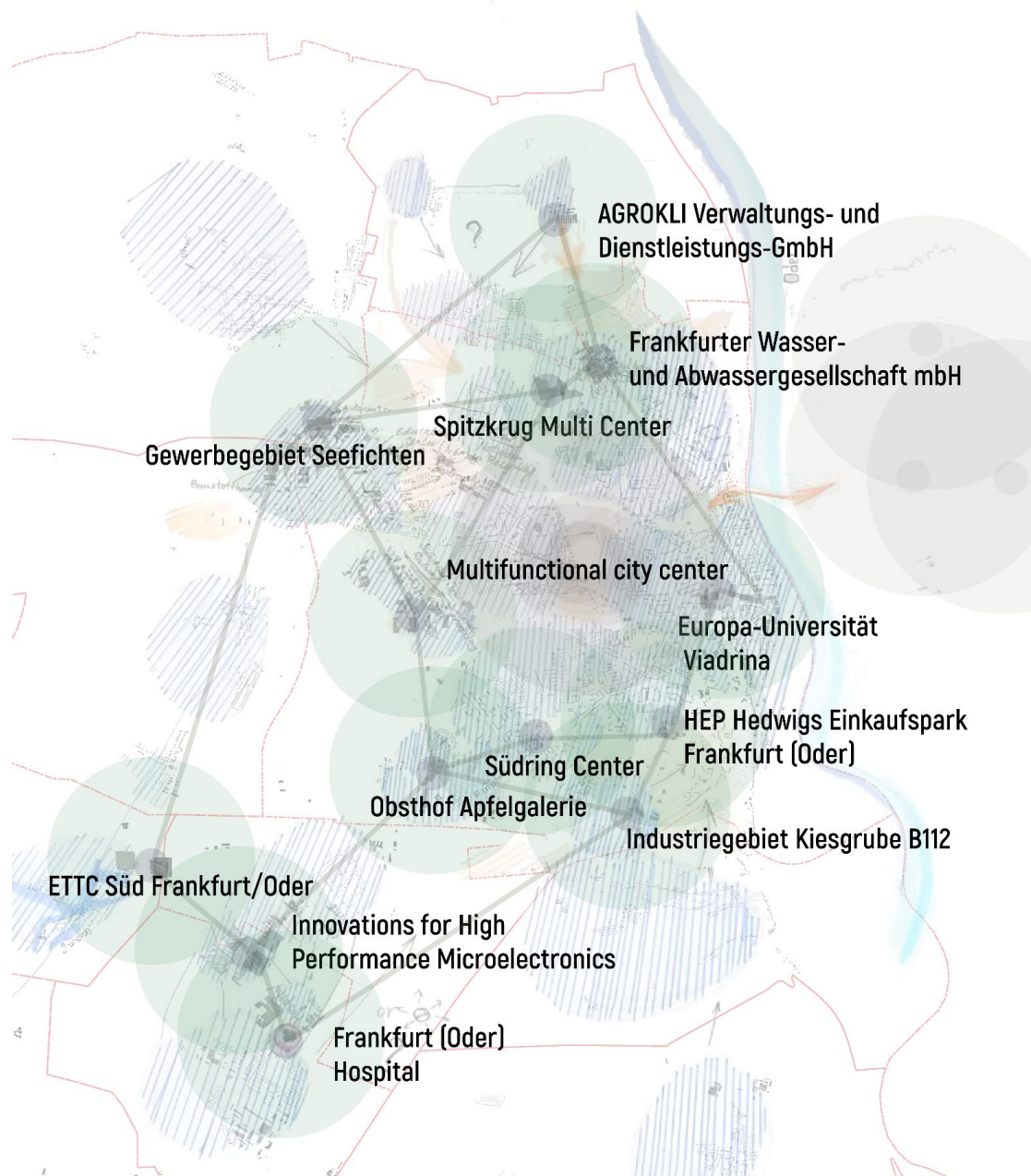
Quelle: WIMES 2018

Abbildung 9: Bevölkerungsentwicklung in den Stadtumbaugebieten 2013 - 2017



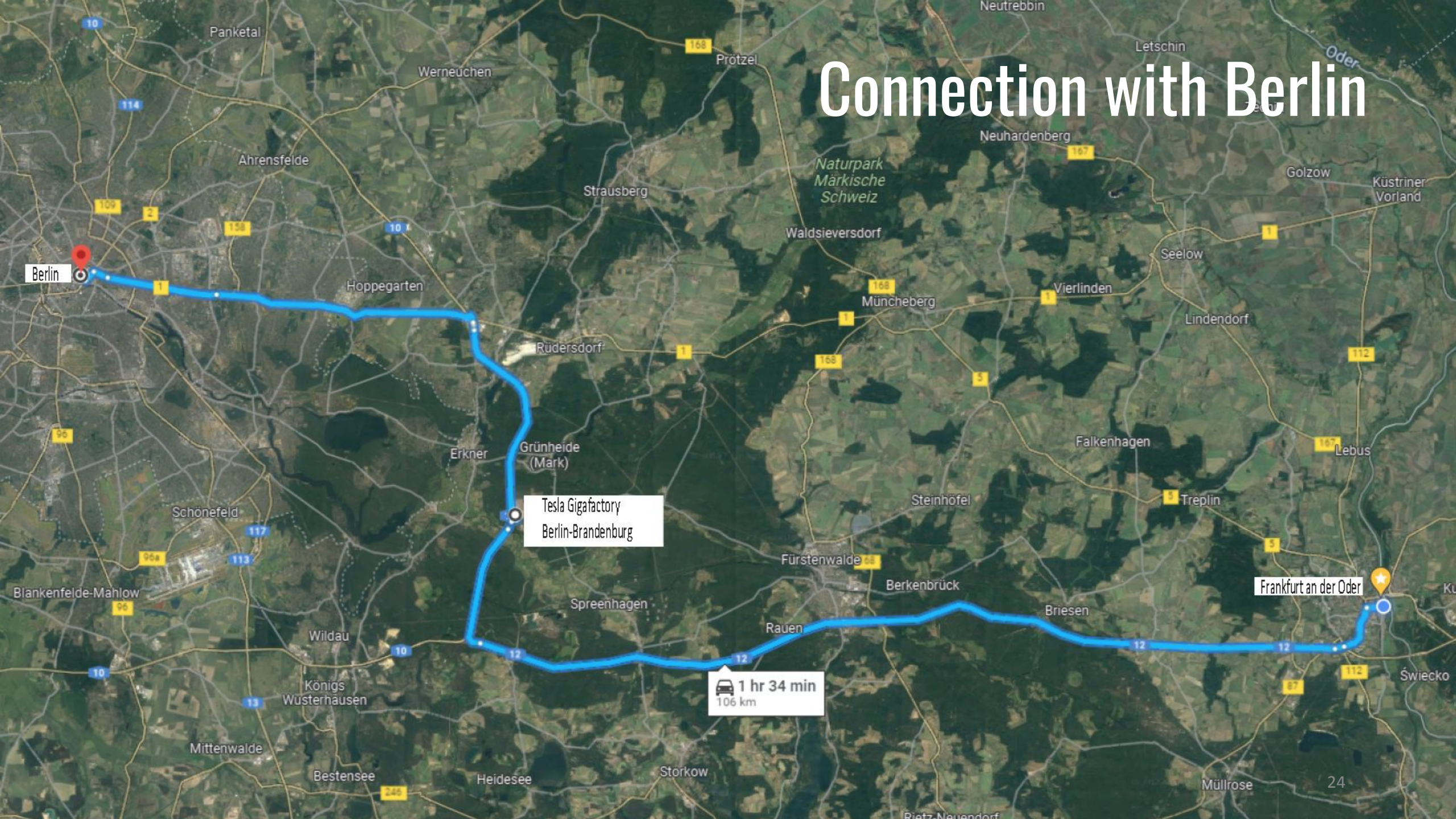
Quelle: Statistikstelle der Stadt Frankfurt (Oder)

Frankfurt (Oder)



City economy structure

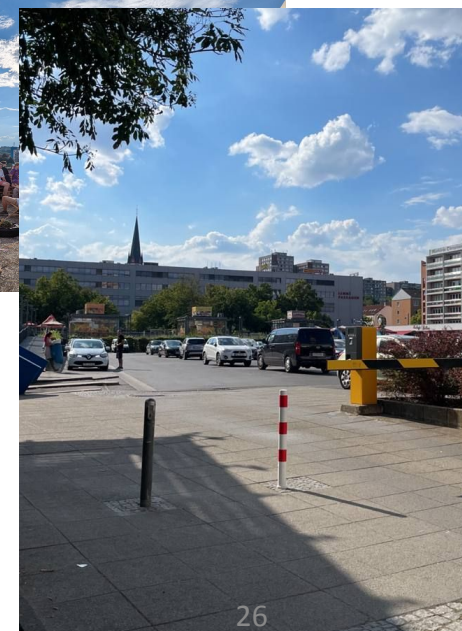
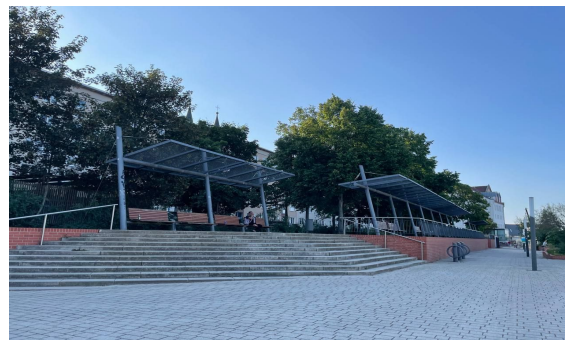
Connection with Berlin





Public spaces network

Public spaces network

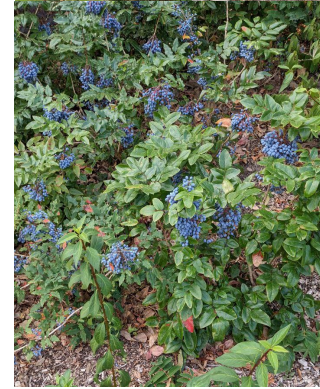
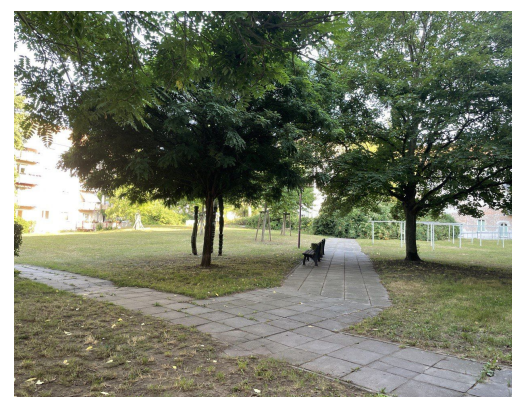
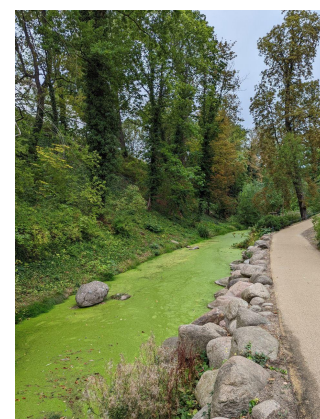
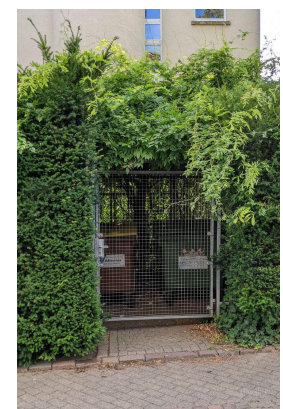
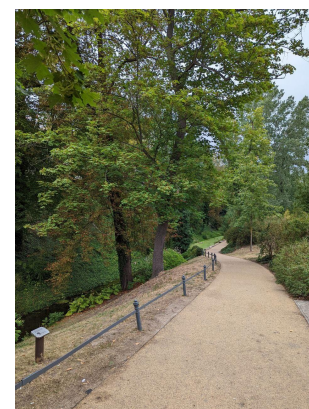
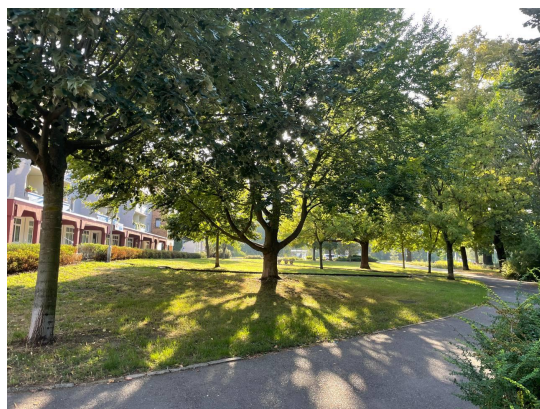
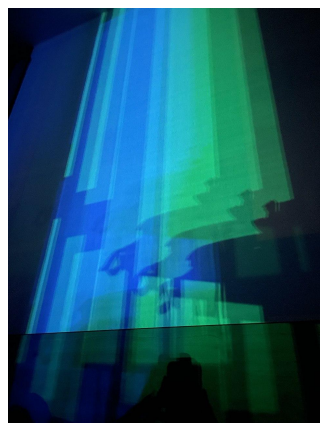


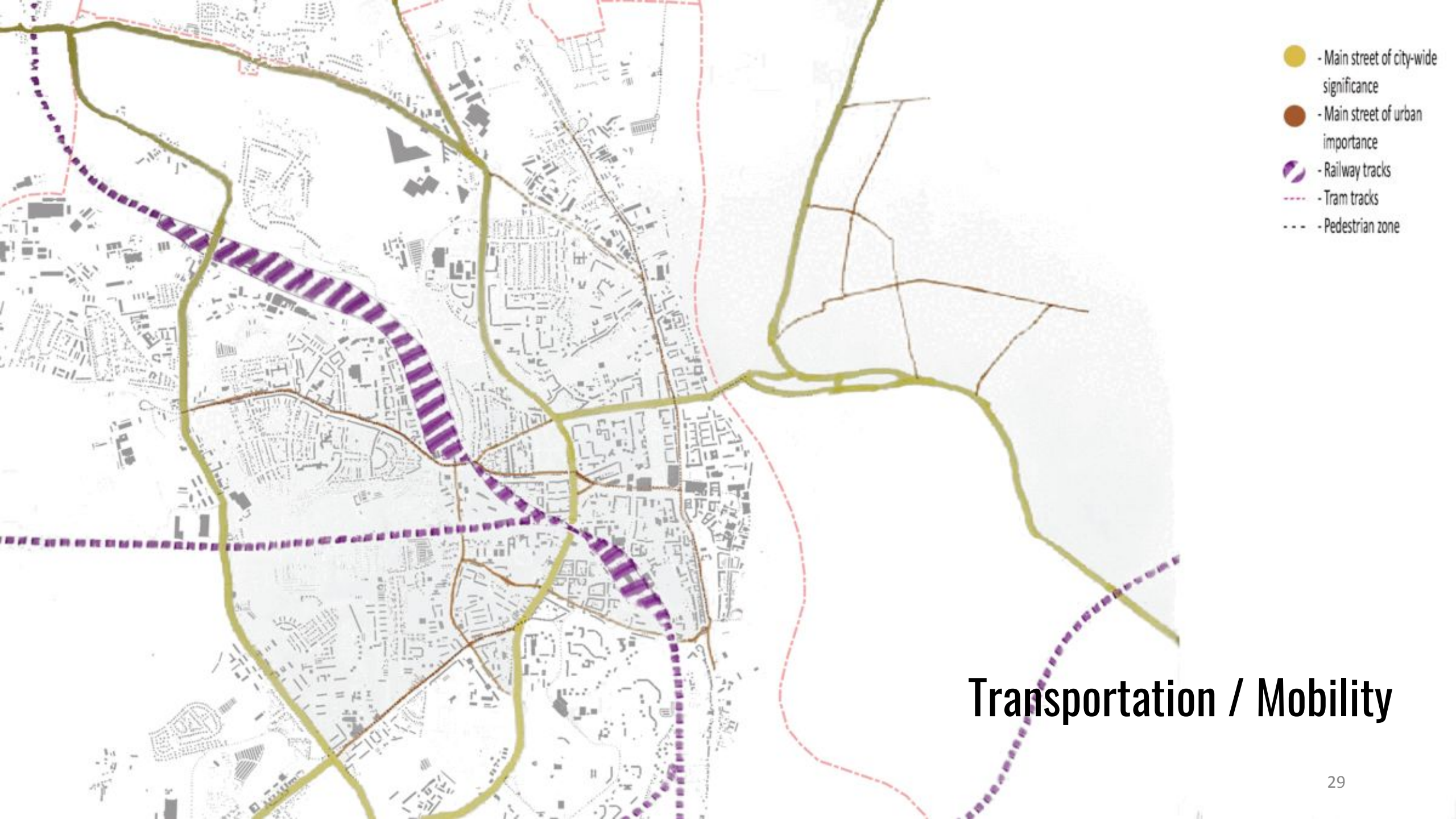


- Park
- Tree
- Forest
- Water

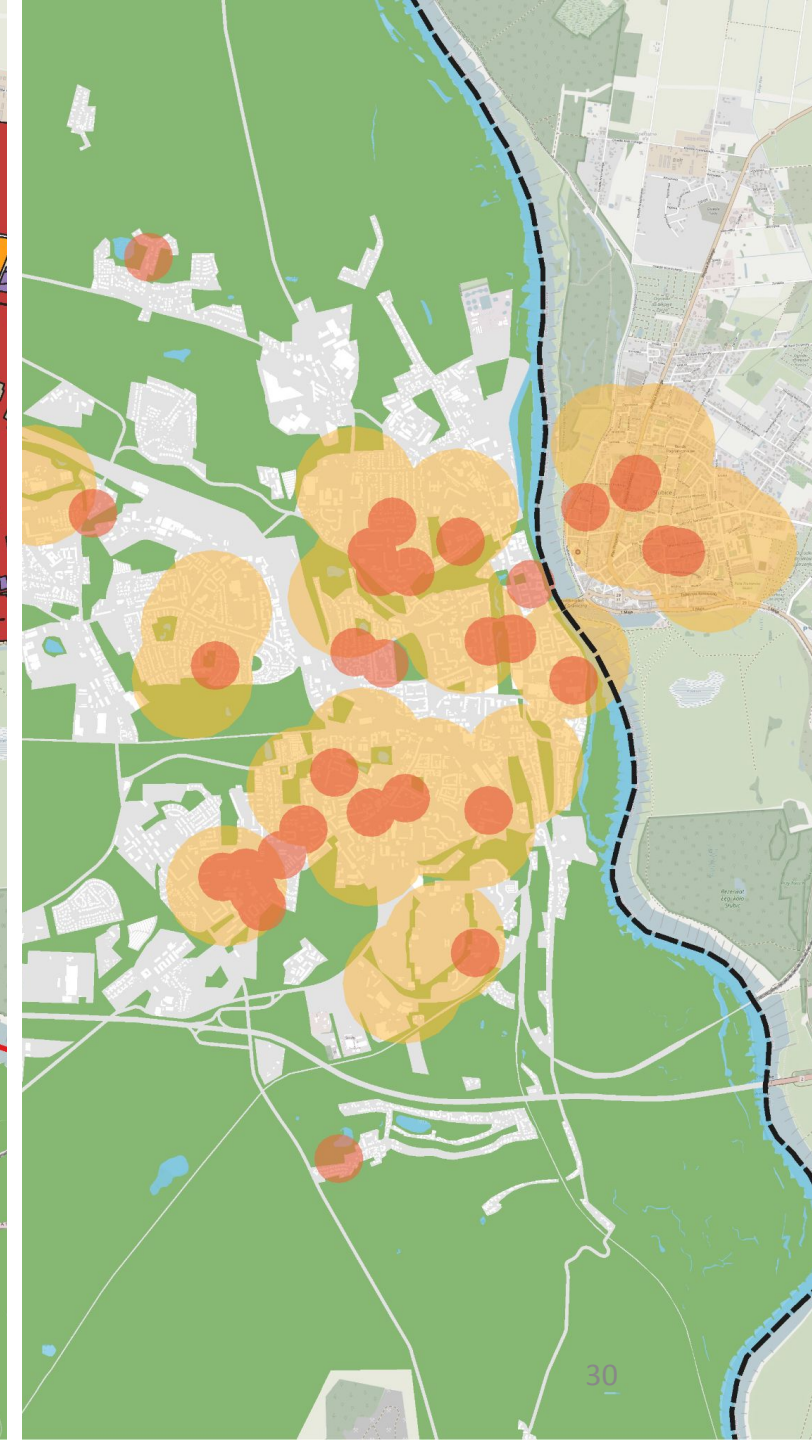
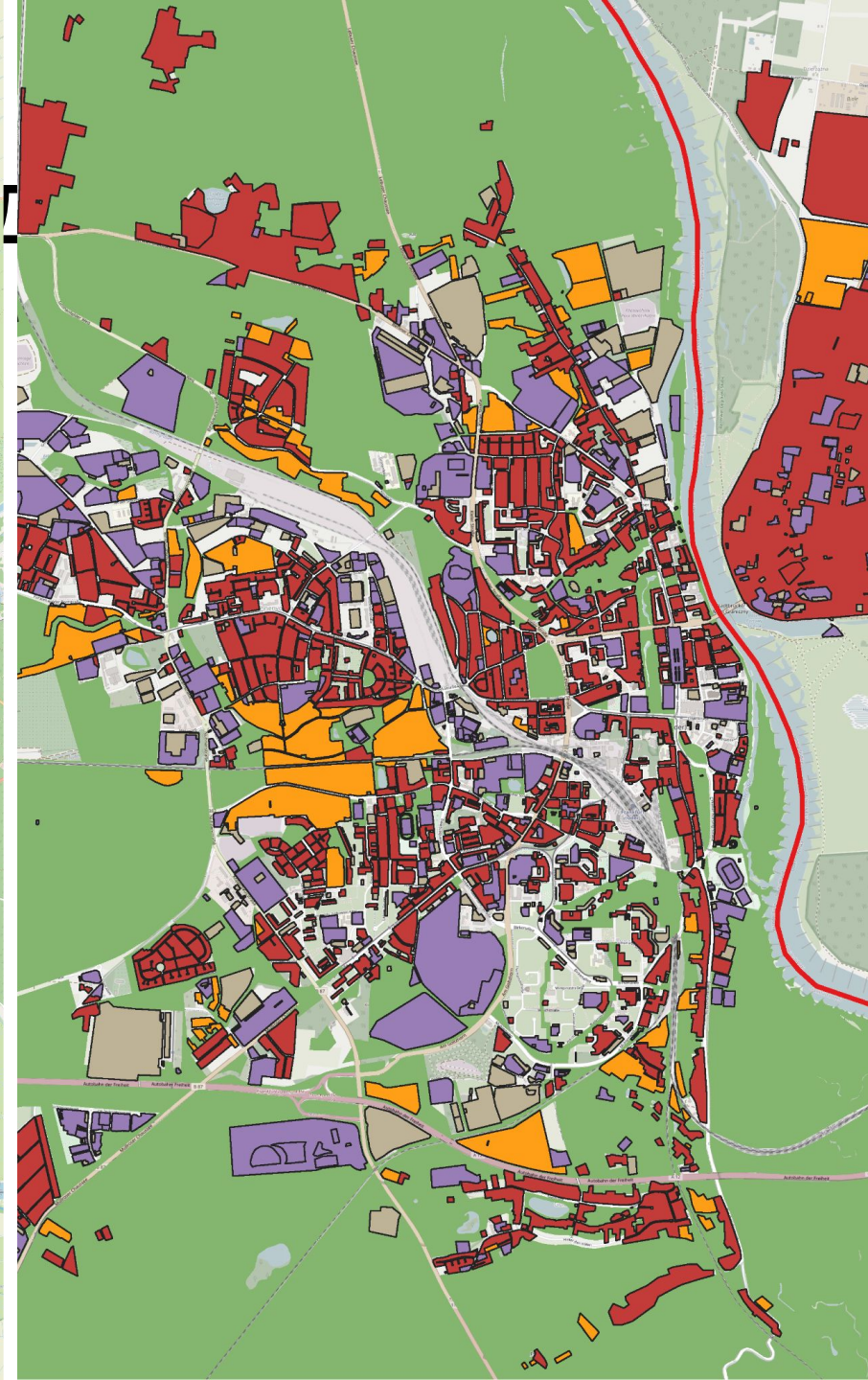
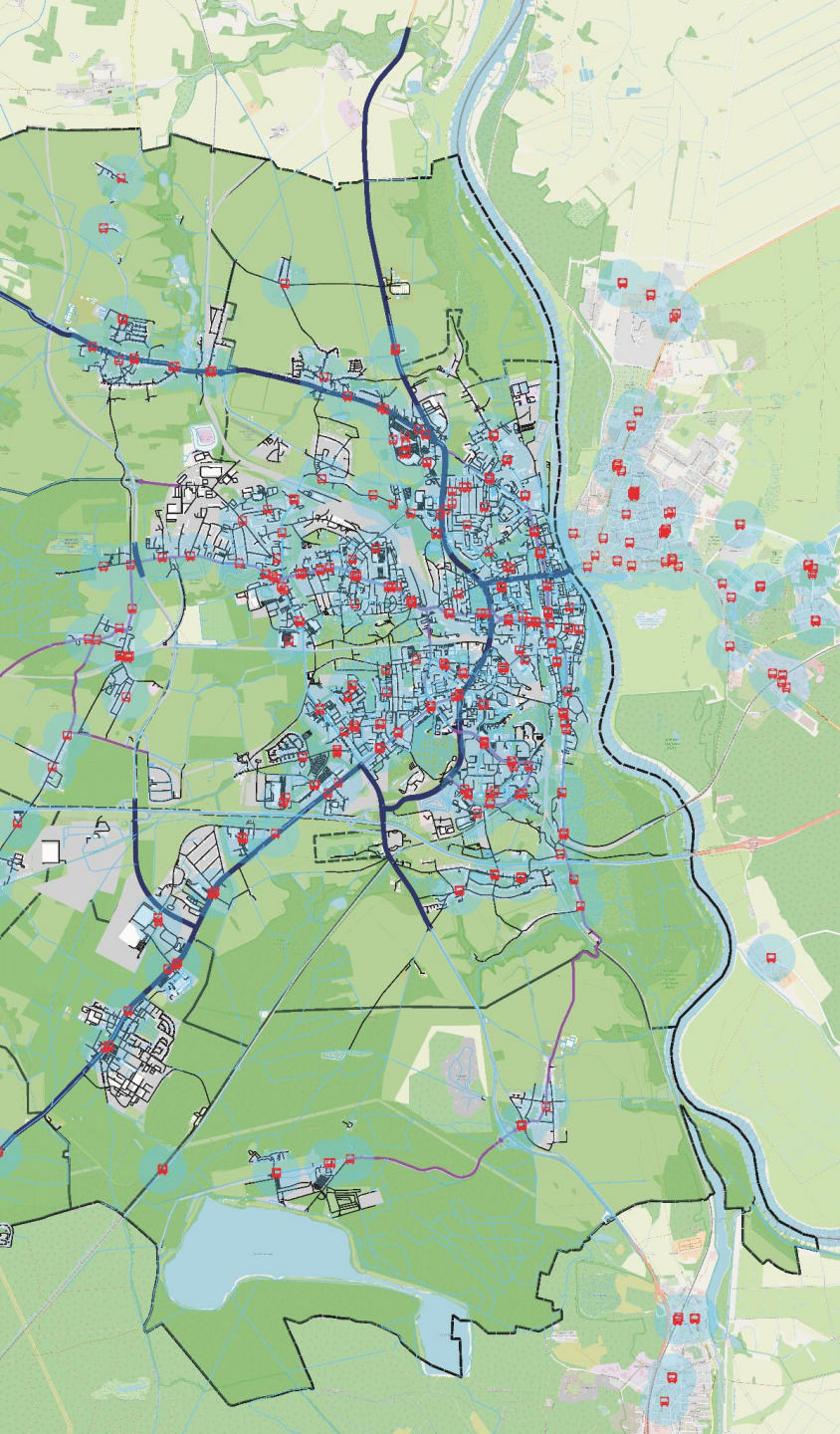
City ecosystem

City ecosystem





Transportation / Mobility



SWOT analysis

Strengths

- 1) Existence of the university as one of the main tax stimulating enterprises
- 2) Rich cultural environment (art, culture, multicultural ties)
- 3) Good interinstitutional cooperation
- 4) Stakeholders' interest in city's life (there is a vibrant civil society, university which takes interests in municipality development)
- 5) Existence of preserved natural areas, and, thus, presence of fauna in them.
- 6) Well-developed bioinfrastructure (diverse types of greenery, open soil..)
- 7) Diverse network of public spaces (non-commercial, commercial, for different age groups).

- 8) Sustainable city gardening practices.
- 9) Well-positioned location and well-developed transport connections with Berlin, Eastern Europe
- 10) Oder river as a transport connection, as a natural heritage, as a recreational spot, as an important part of ecosystem
- 11) Good quality of roads
- 12) Existence of regional (land) healthcare facility
- 13) Good accessibility to public transport stops
- 14) Compact and multifunctional area
- 15) Ongoing constructions in the city

Weaknesses

- 1) Perception of some of city's past (socialistic past) as burdening for the future development
- 2) Lack of infrastructure and services for youth (job, entertaining)
- 3) Asymmetry of cultural relations between German and Polish communities (language)
- 4) Different administrative and legislative procedures between two cities and counties
- 5) Aging population
- 6) Unequal distribution of high-ranking positions between Eastern and Western Germans
- 7) Insecure road crossings for pedestrians in several spots
- 8) Lack of connection between green zones in the area
- 9) Limited number of big (shadowy) trees in the city centre
- 10) Insufficient number of public sanitary facilities
- 11) Parking lots in public spaces
- 12) Not finished and fragmented cycling infrastructure
- 13) Traffic jams and overloading in the city centre caused by a radial system of streets and road network and concentration of a business activities
- 14) Not closed tram lines
- 15) Traffic jams caused by a strong orientation of Frankfurt (Oder) citizens for consuming in Poland
- 16) Light pollution (lightening of a bridge during a night)
- 17) Lack of independent (from the University) cultural and sports activities

Opportunities

- 1) Further development and use of the University's potential
 - 2) Proximity to Berlin
 - 3) Inflow of migrants
 - 4) Image of the city as a promoter of cross-border cooperation/relations
 - 5) Vacant spaces (indoor, like ground floors in residential buildings; and outdoor, like public spaces, abandoned buildings)
 - 6) Potential for rethinking use/functionality of public and public green spaces (connecting green areas, increasing inclusivity, increasing multifunctionality)
 - 7) Developing alternative housing practices (for example, Forst)
 - 8) Development of cycling connection between Frankfurt (Oder) and Slubice
 - 9) Development of alternative transportation means (river, canal 'Frankfurt-Oder', cycling routes)
 - 10) Completion of a project for a more compact city
- Upcoming change of the university's president

Threats

- 1) Potential crises of anthropological and non-anthropological origin (climate, pollution, floods, financial crisis)
- 2) New development causing gentrification and social inequality
- 3) Proximity to Berlin
- 4) Growing transport flow from Frankfurt-Oder to Slubice caused by consumer reasons
- 5) Failure of migrants' integration
- 6) Tendencies towards growing conservativeness of local population
- 7) Lack of trust towards authorities caused by previous failures of municipal projects
- 8) Losing of the competition for the construction of the 'Future Centre'

What does the city plan?

Abbildung 3: Leitvision, Handlungsfelder und Vision 2030 für Frankfurt und Slubice 2020 - 2030



Quelle: Frankfurt-Słubicer Handlungsplan 2019

Integrated urban development concept Frankfurt (Oder)
Update 2020 to 2030



What does the city plan?

Abbildung 3: Leitvision, Handlungsfelder und Vision 2030 für Frankfurt und Stubice 2020 - 2030



Quelle: Frankfurt-Stübicer Handlungsplan 2019

Integrated urban development concept Frankfurt (Oder)
Update 2020 to 2030

Abbildung 47: Zentrale Vorhaben Frankfurt (Oder)

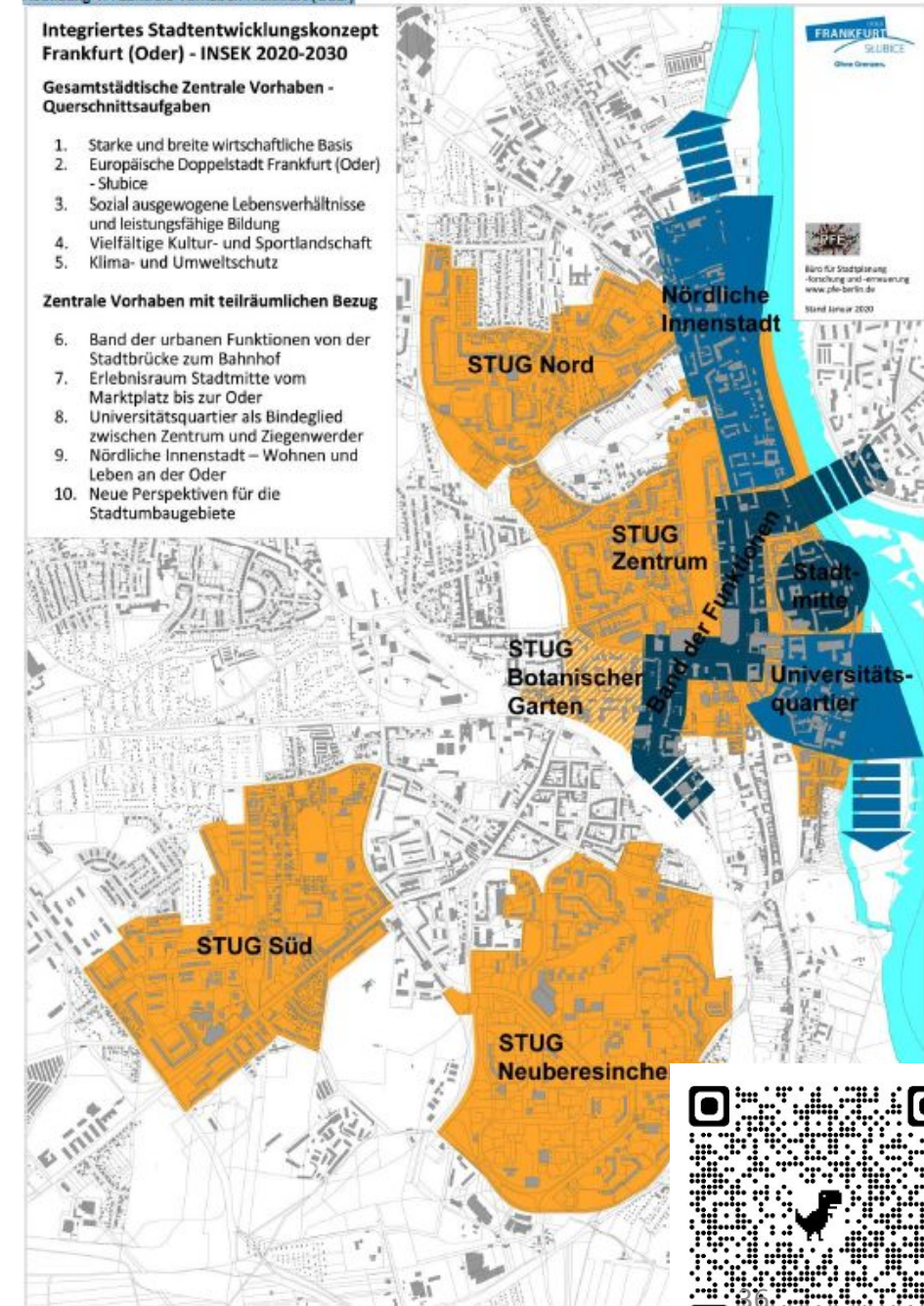
Integriertes Stadtentwicklungskonzept Frankfurt (Oder) - INSEK 2020-2030

Gesamtstädtische Zentrale Vorhaben - Querschnittsaufgaben

1. Starke und breite wirtschaftliche Basis
2. Europäische Doppelstadt Frankfurt (Oder) - Stubice
3. Sozial ausgewogene Lebensverhältnisse und leistungsfähige Bildung
4. Vielfältige Kultur- und Sportlandschaft
5. Klima- und Umweltschutz

Zentrale Vorhaben mit teilsräumlichen Bezug

6. Band der urbanen Funktionen von der Stadtbrücke zum Bahnhof
7. Erlebnisraum Stadtmitte vom Marktplatz bis zur Oder
8. Universitätsquartier als Bindeglied zwischen Zentrum und Ziegenwerder
9. Nördliche Innenstadt – Wohnen und Leben an der Oder
10. Neue Perspektiven für die Stadtumbaugebiete



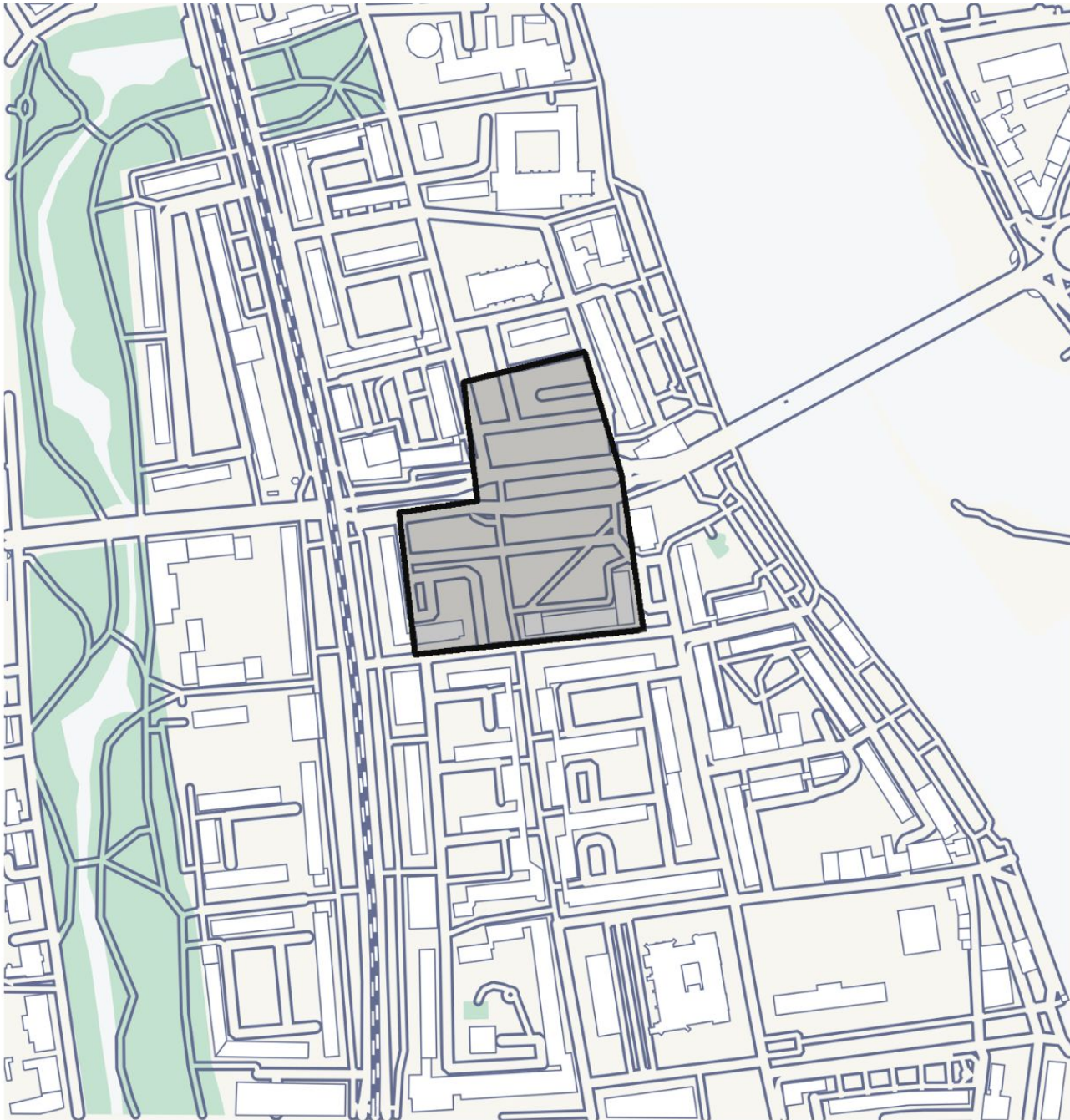
Quelle: eigene Darstellung



Center for the Future of European Transformation and German Unity



The project area





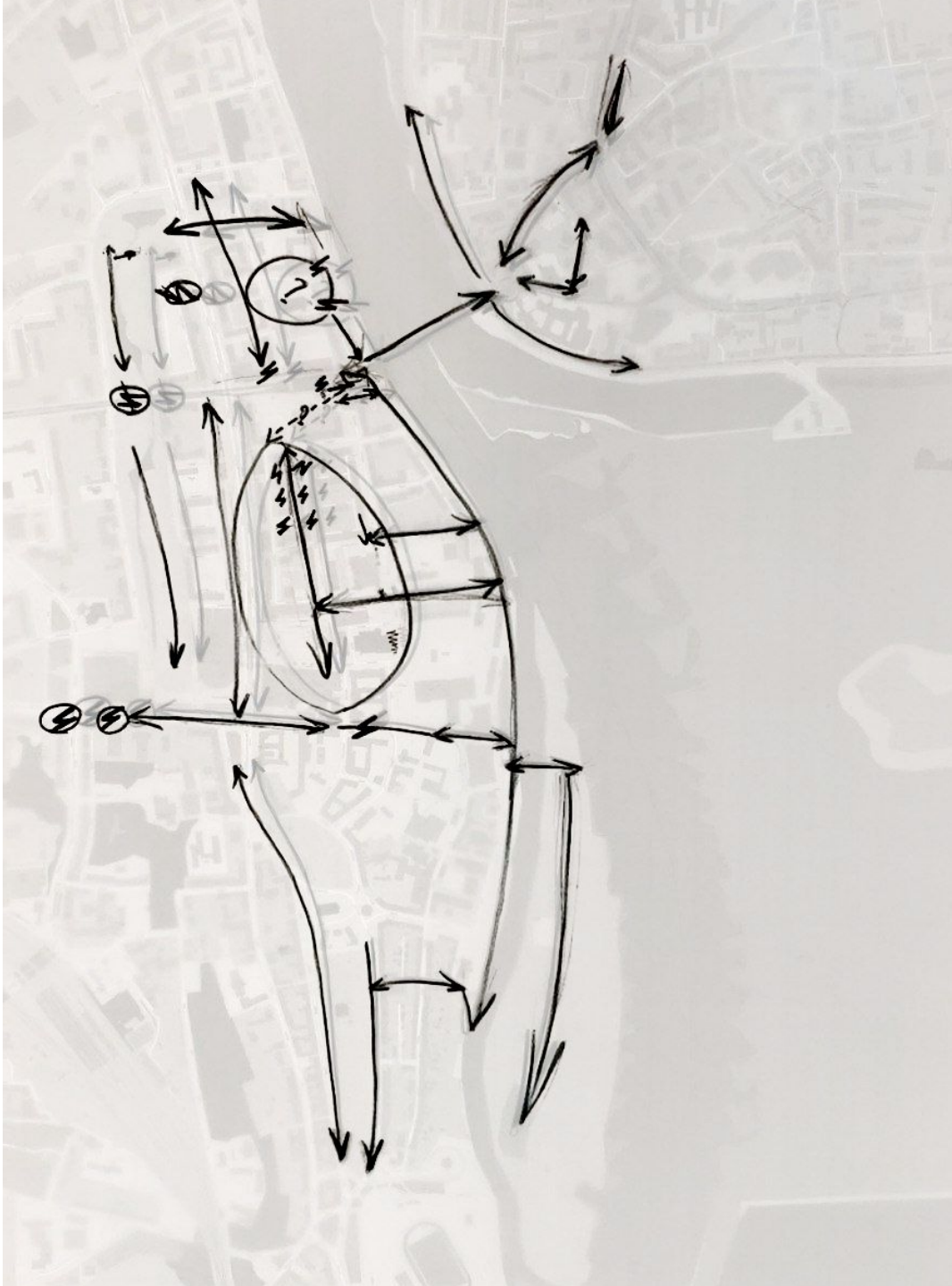
- ABANDONED BUILDINGS
- RESIDENTIAL
- EDUCATIONAL
- CULTURAL
- CIVIL SOCIETY
- COMMERCIAL

Zukunftsplatz area: activities and context

Zukunftsplatz area: activities and context



Zukunftsplatz area: activities and context



The map illustrates the spatial distribution of cultural and social institutions in Frankfurt. A legend on the right side categorizes these institutions by color and shape:

- cultural
- cultural temporal
- educational
- municipal
- business
- national (ethnic)
- associations
- gardening
- religion
- social

Key locations marked on the map include:

- Cultural:** Theater Frankfurt, Kino Pfaff, Kino, Museum, McDonald's, Galerie B, Cultural association, SINCE, German language courses, Kleines Kino.
- Cultural Temporal:** Meeting place, Café St. George, Cultural place (concert), Temporal cultural place.
- Educational:** DAA education centre, School, Information, Low-rise block.
- Municipal:** Municipal work integration centre.
- Business:** Jewish community, Theater Frankfurt, Kino Pfaff, Kino, Museum, McDonald's, Galerie B, Cultural association, SINCE, German language courses, Kleines Kino.
- National (Ethnic):** Jewish community, Theater Frankfurt, Kino Pfaff, Kino, Museum, McDonald's, Galerie B, Cultural association, SINCE, German language courses, Kleines Kino.
- Associations:** Meeting place, Café St. George, Cultural place (concert), Temporal cultural place.
- Religion:** Church, Kleines Kino.
- Social:** School, Information, Low-rise block.

SWOT-analysis of the area and Zukunftsplatz

Strengths

overall:

1. proximity to the city center
2. walking accessibility
3. proximity to educational and cultural institutions
4. proximity to the river and bridge connecting two countries
5. intersection of pedestrian, cycling and transport routes
6. active first floors with social functions

zukunftsplatz

1. flexibility of the area
2. good ventilation
3. dog friendly
4. buffer greenery (noise)
5. geoplastics (man-made constructions of sand)
6. place with its audience with an attachment to the area (informal activities, including extreme sports, people with radio-controlled cars)
7. open ground/soil
8. it is a short cut for people going to the bridge
9. partial protection from rain (thanks to the gallery of the building)

Weaknesses

overall

1. lack of public sanitary facilities
2. light pollution in some areas
3. marginalization (people drinking beer, peeing there)
4. residential buildings around the area don't have any active first floors, except 2 buildings
5. area is not accessible because of barriers
6. different areas are not connected mentally and physically

zukunftsplatz

1. impossible to cross during bad weather conditions
2. weak protection from the sun
3. lack of sense of belonging
4. transit space (not welcoming to stay)
5. lack of proper maintenance (dust, bad lightning, dogs owners don't clean after them)

SWOT-analysis of the area and Zukunftsplatz

Opportunities

overall

1. active local communities experienced in the transformation of spaces
2. fundings from the federal budget
3. active 1st floors in the neighborhood quarter
4. proximity to the border

zukunftsplatz

1. transit zone and proximity to the bridge
2. students' dormitory
3. unplanned open space for unique spontaneous events
4. temporary placemaking projects — future lab

Threats

overall:

1. gentrification
2. loss of informality and flexibility
3. disturbing the calmness of local residents
4. pollution from cars
5. pollution of the river
6. sprawl of parking lots
7. disruption of local community

Shall we preserve the emptiness?

or

Shall we fill it with the Future?

What if the Future doesn't happen?

“What if?”. Scenario analysis

1



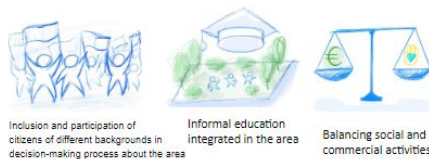
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2



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Principles for future development and functioning

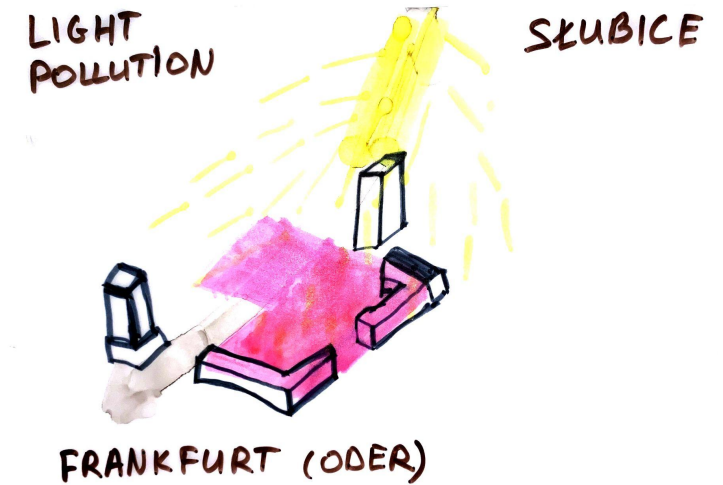
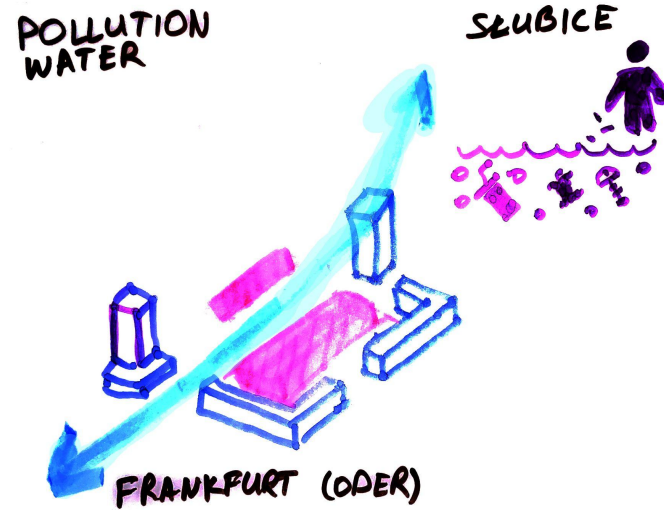
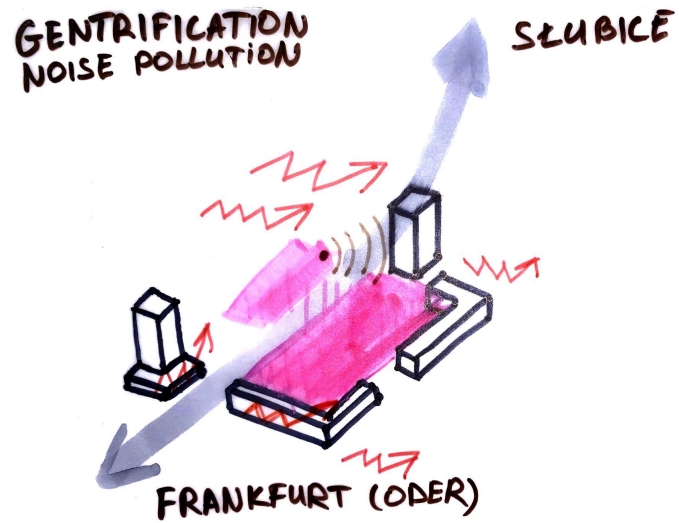


“What if?”. Scenario 1: Center for the Future at Zukumsplatz

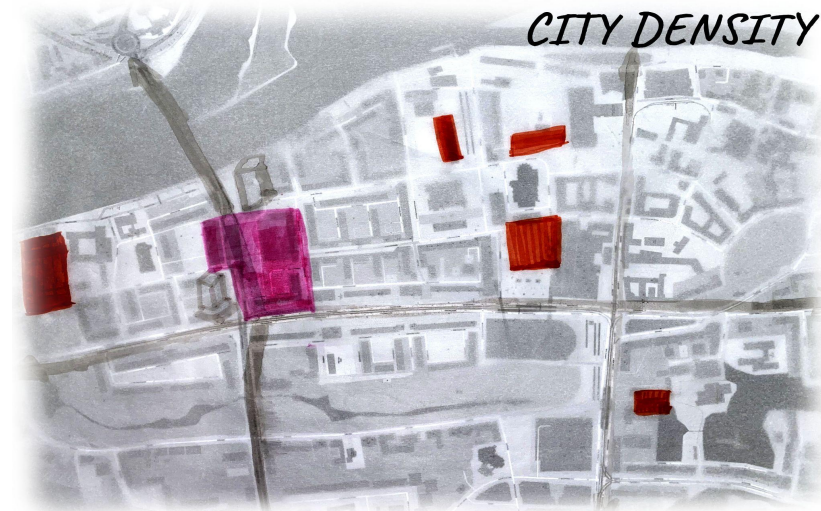
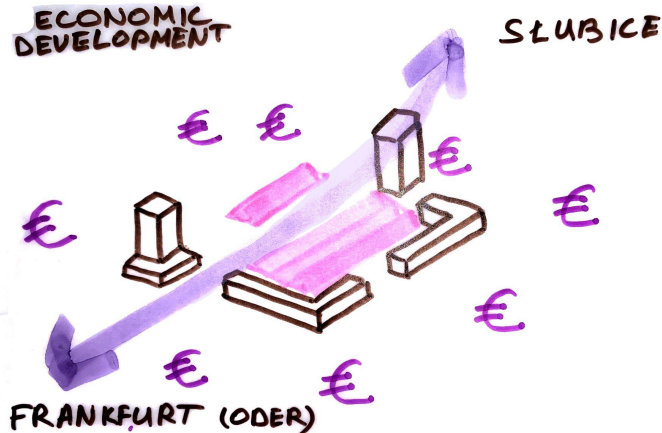
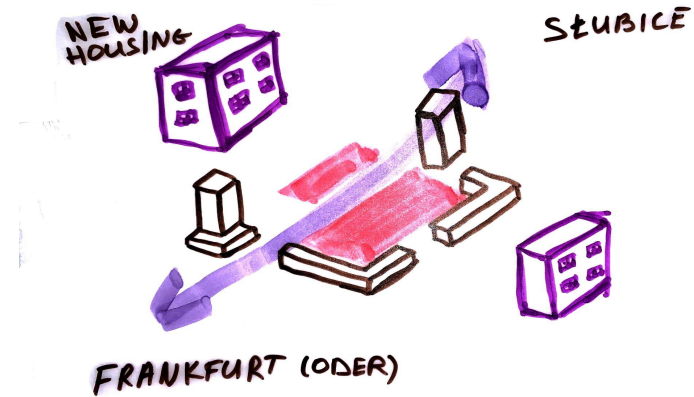
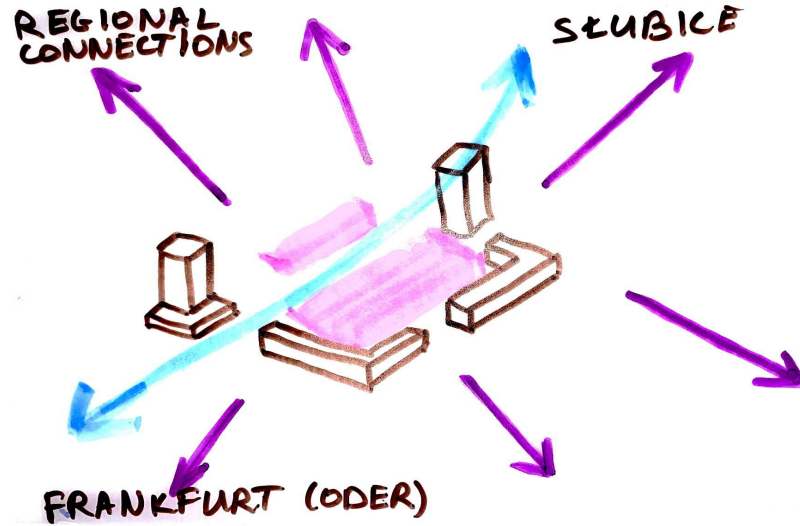
Threats and Opportunities

Threats: If “Center for the Future” will be build.

Scenario 1



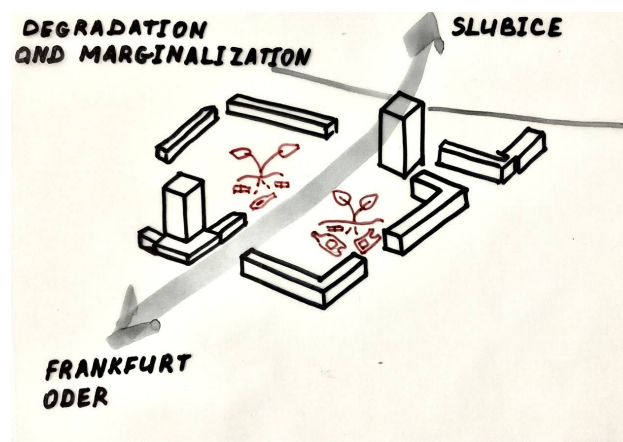
Opportunities: If “Center for the Future” will be build. Scenario 1



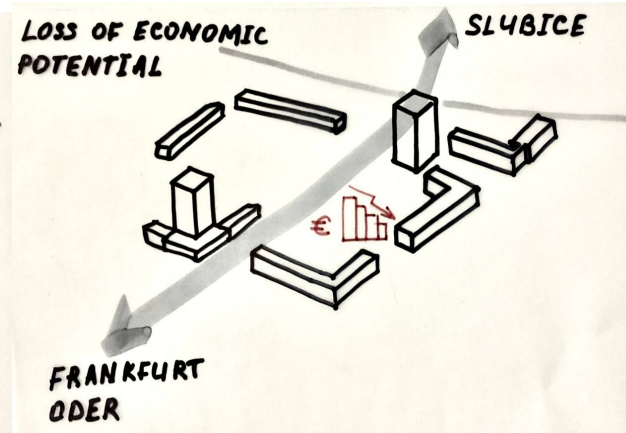
**“What if?”. Scenario 2: No investment for
“Center for the Future”**

Threats and Opportunities

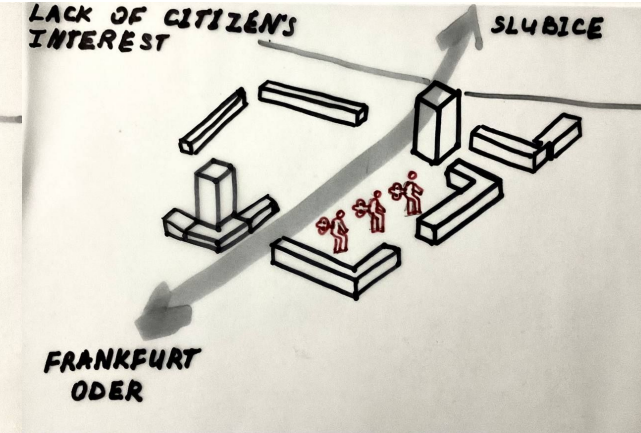
Threats: If investments will not come. Scenario 2



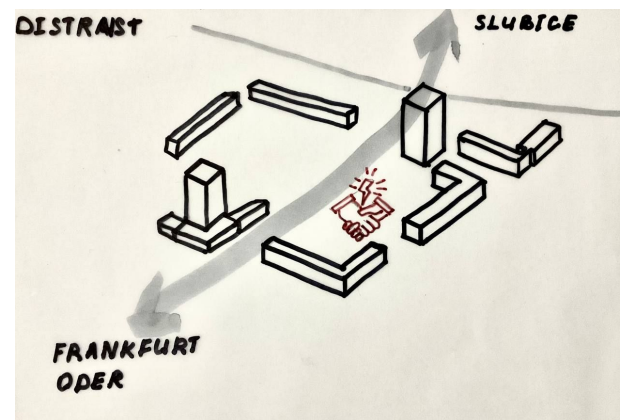
Degradation and marginalization of the area (more garbage, marginalized elements)



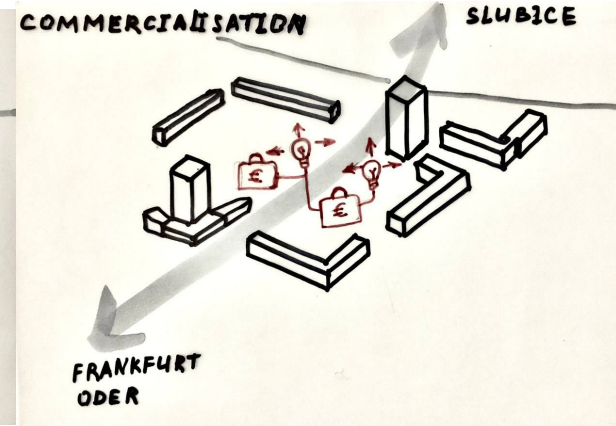
Loss in potential tourist, student, business flows



Disillusionment/lack of interest of citizens in the future development of the city

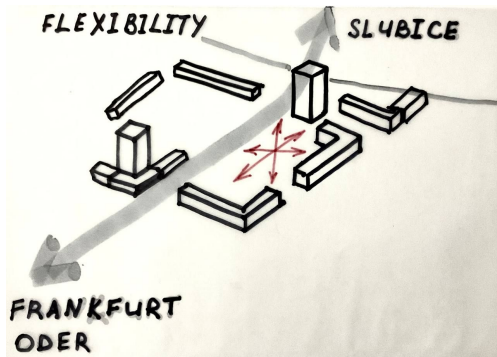


Growing distrust towards local authorities

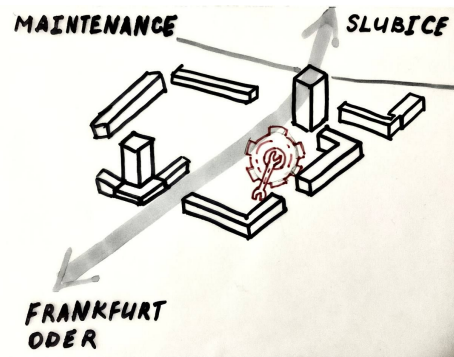


Commercialisation of the area

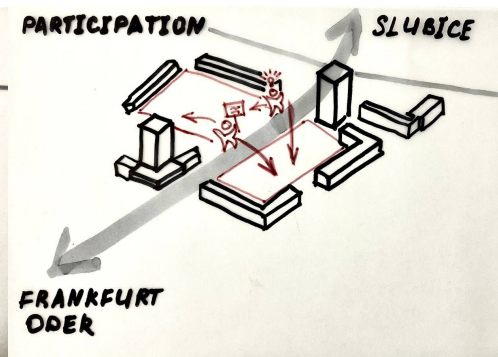
Opportunities: If investments will not come. Scenario 2



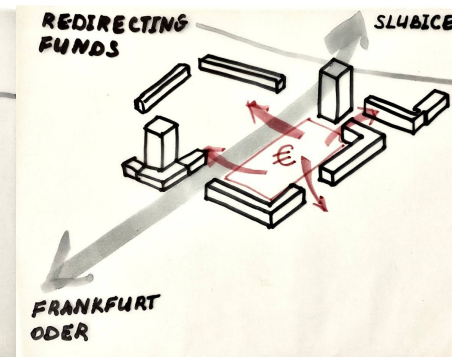
Flexibility to decide upon the future of the space



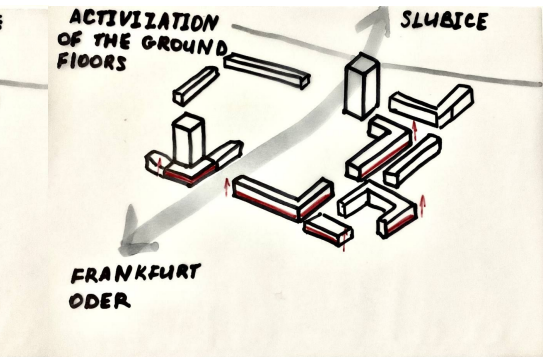
Maintenance of already existing infrastructure



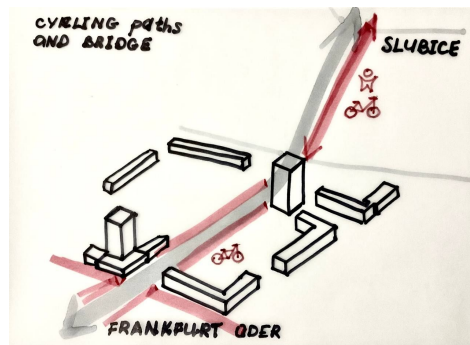
Designing the area in the participatory way



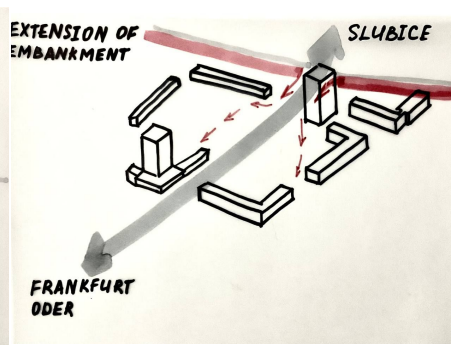
Re-directing funds for other purposes



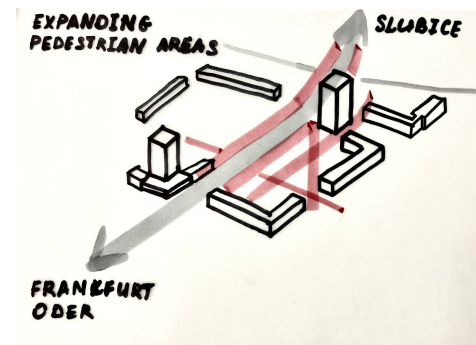
Activization of the ground floors in the area (for commercial and non-commercial use)



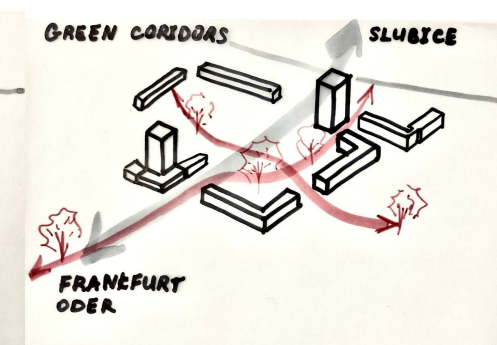
Creation of separate cycling paths; building of a separate bridge for pedestrians and cyclists



Extension of the embankment



Expanding of pedestrian areas



Creation of green corridors in the area

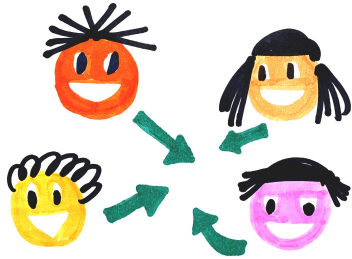


The key principles for area development

Principles for Zukunftszentrum area development



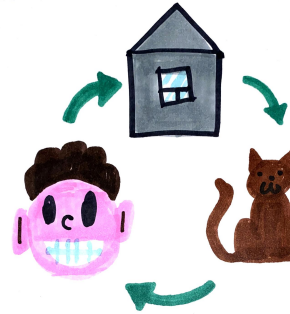
Humanistic approach



Participativity



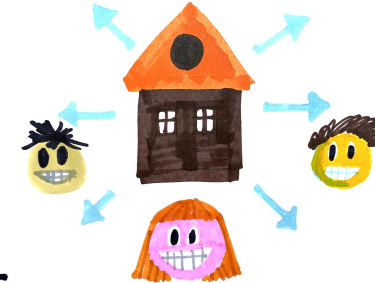
Equality



Sustainability



Inclusive environment



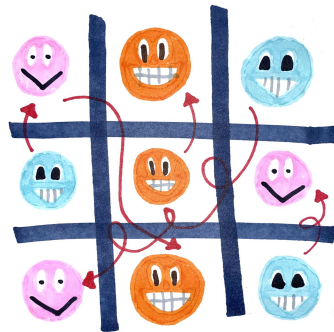
Open space



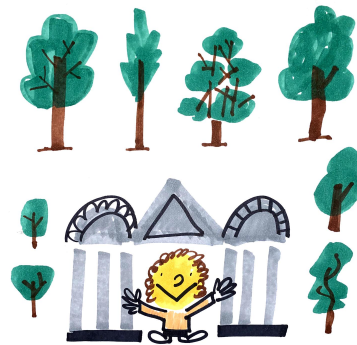
Non-commercial approach



Addressing gentrification



Connection with other city spaces



Connection with greenery



Traditional city structure

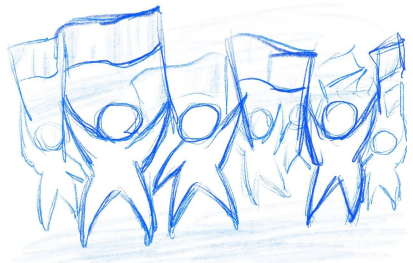


Active ground floors



Place for existing informal practices

Principles for developing the area if Zukunftszentrum will not come



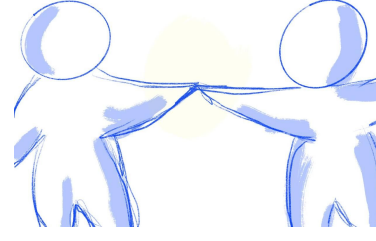
Inclusion and participation of citizens of different backgrounds in decision-making process about the area



Informal education integrated in the area



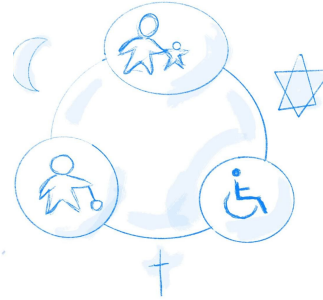
Balancing social and commercial activities



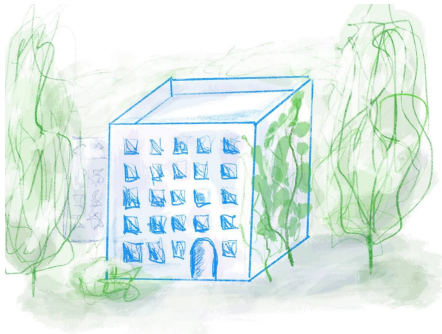
Keeping existing and supporting new local initiatives



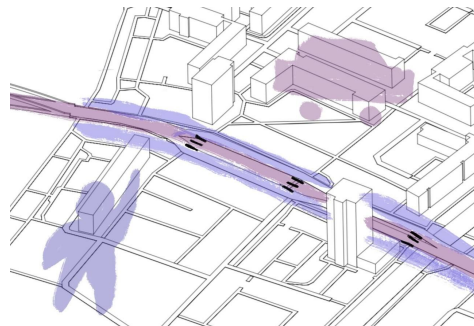
Maintaining of existing infrastructure in an eco-friendly and energy-efficient way



Equal accessibility



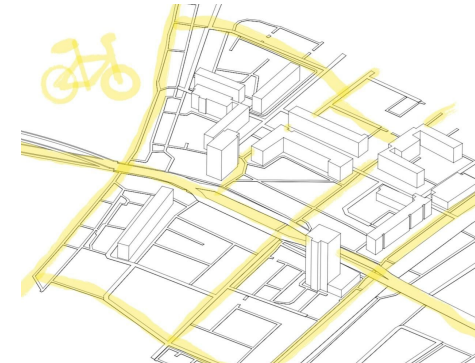
Sustainable combination of greenery and infrastructure



Development of a bicycle infrastructure



Safe public environment



Expanding of pedestrian areas, adding signs and crossings



Development of public sanitary facilities



What Future would you like to fill this Space with?

Many thanks to

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Michael Voll
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Local citizens who cooperated with us and share insides

Our lectors

Ukrainian community

**We will be happy to answer
your questions :)**



Thank you for your attention!