

REFINA Project Fact Sheet

Project title
Strategies for a sustainable redevelopment of non-competitive brownfields - The example of the former military site Potsdam-Krampnitz
Project acronym
SINBRA
Involved City/Region
Potsdam, adjacent to southwest Berlin
US sister city
Sioux Falls for Potsdam since 1990
Inhabitants
144.000
Main characteristics (of the model location)
<ul style="list-style-type: none">• "Krampnitz" is seated in the outskirts area of Potsdam (District Fahrland) in the direct surrounding of the Berlin rural area.• area ca. 1,2 km², contamination of ground and ground water in parts of the area, mainly DNPL (Trichlorethen).• The real estate is developed, some buildings are historical monuments and listed, most of them can be redeveloped. Some buildings that were built after 1945 are derelict and <u>economically worthless</u>.• Due to the draft of the land-use-plan of the "Amt Neu Fahrland" the land-use-type of the area is residential and industrial. The surrounding areas are partly natural reserves, renaturation areas, industrial estate and residential areas.
Project summary
<p>Redevelopment of brown fields is extremely difficult when former military sites are concerned.</p> <p>These sites are mostly situated in economically and infrastructurally poor regions and often bear „Grundstücksmängel“ (shadows) such as polluted ground, an insufficient infrastructure as well as restrictions due to the protection of historical buildings or nature conservancy.</p> <p>In the newly formed German states, conversion of former military sites is a problem that concentrates mainly in the Land of Brandenburg. At the example of a former military site SINBRA wants to show that it is possible to redevelop such property with a combination of</p> <ul style="list-style-type: none">a) methods to increase the land value (optimization of the planning horizon, sustainable development, improvement of market appeal)b) methods of minimizing the costs of remediation and area rehabilitation <p>Methods to increase the land value are geared to minimise investment risks by means of a market-oriented site valuation; enhancement of the economical prospects by inclusion of ecological and urban planning criteria including criteria of sustainability while maintaining the utilization of natural areas</p>

Methods of cost minimization are especially the creation of integrated remediation and development planning, using cost optimized analysis- and remediation-techniques.

Besides the process of coordination of urban and technical planning instruments the redevelopment of contaminated property requires appropriate communication strategies. The parties concerned (e.g. investors, townships) have to be involved in the decision making process. This includes the basic approach of a target group related planning of land use scenarios, modern management techniques (e.g. a "start-up-plan") but, even more important, the solution of land use-conflicts between neighboring townships, a realistic estimation of the local areal requirements and the coordination of these requirements to achieve a structured development of the neighbourhood including the brownfield..

Cooperation interests/Lessons wanted to learn from US practitioners

- The Niagara Region Brownfields Coalition

Project partners and contacts

TV 1. Marktorientierte Bewertung von vornutzungsbelasteten Grundstücken und deren Integration in die standortbezogene Planung;

Federführung: Universität Tübingen, Zentrum für Angewandte Geowissenschaften (ZAG), Fachbereich „Technisch-ökonomische Bewertung“.

Leitung: Herr Dr. Schwarze

TV 2. Bewertung von Baulandpotenzialen aus der Sicht nachhaltiger Stadtentwicklung am Beispiel des ehemaligen Kasernengeländes Krampnitz in Potsdam,

Federführung: Institut für Medienforschung und Urbanistik in München (IMU).

Leitung: Frau Prof. Rohr-Zänker und Frau Dr. Schmidt

TV 3. Ganzheitliche Planung von Standortnutzung und -sanierung: Entwicklung einer integrierenden Planungs- und Entscheidungshilfe,

Federführung: Universität Tübingen, Zentrum für Angewandte Geowissenschaften (ZAG), Fachbereich „Technisch-ökonomische Bewertung“.

Leitung: Herr Dr. Finkel

TV 4. Aufklärung des Siedlungsflächenwachstums als Grundlage kommunaler Entscheidung und öffentlicher Förderung,

Federführung: TU Berlin, Institut für Stadt- und Regionalplanung, Lehrstuhl für Bau- und Planungsrecht.

Leitung: Herr Prof. Dr. Schmidt-Eichstädt

TV 5. Demonstrations- und Modellstandort Potsdam-Krampnitz

Federführung: Brandenburgische Boden für Grundstücksverwaltung und -verwertung mbH (BBG).

Leitung: Frau Freygang in Kooperation mit der Tübinger Gesellschaft für Angewandte Geowissenschaften e.V. (TGAG; Frau Dr. Peter) und dem Helmholtz Zentrum für Umweltforschung - UFZ (Department Grundwassersanierung, Herr Dr. Rügner, Herr Bittens) sowie der TU Berlin, Prof. Dr. Rotard

TV 6. Kommunikation, Ergebnisverwertung sowie fachliche und wirtschaftliche Projektleitung für das gesamte Verbundvorhaben

Federführung: Brandenburgische Boden für Grundstücksverwaltung und -verwertung mbH (BBG).

Leitung: Frau Freygang in Kooperation mit Quadriga GmbH, Herr Bielke