

Perspectives / requirements for brownfields redevelopment in Dresden

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Perspectives / requirements for brownfields redevelopment in Dresden

- 1) Planning legislation
- 2) Large-scale structures
- 3) Density of residential and office areas
- 4) Planning time

B-Team contribution

Perspectives / requirements for brownfields redevelopment in Dresden

1) Planning legislation

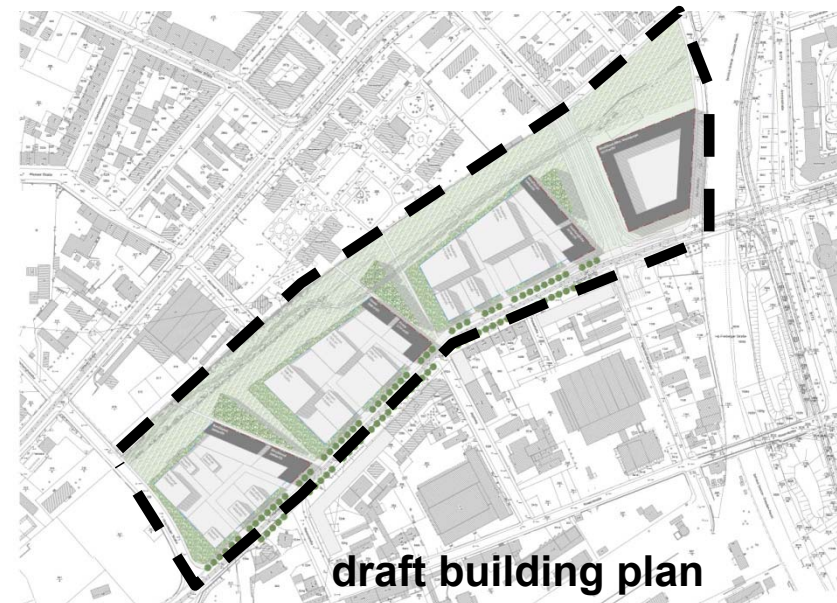
- Immission limits and planning legislation (conflicts between land uses - residential areas close to commercial/industrial areas)
- German Building Code & mixed-use development

Restrictive legislation regarding brownfield development

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1) Planning legislation

Example: “Kohlebahnhof” railway yard redevelopment plan



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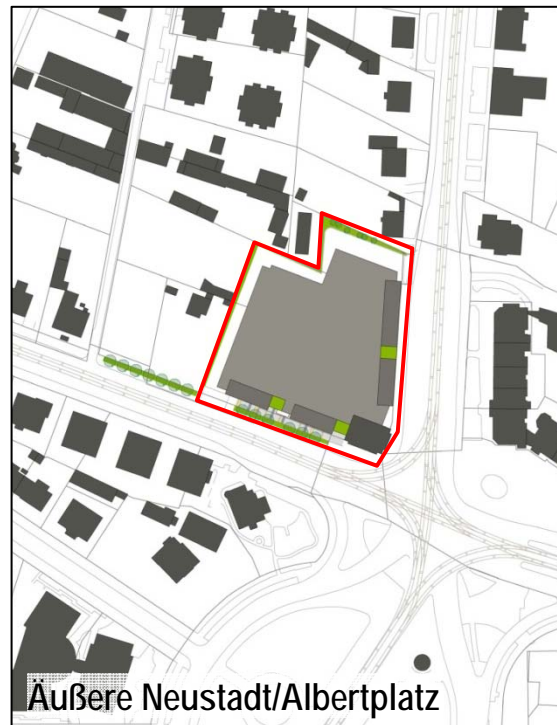
2) Large-scale structures/areas

- Potential or problem? Key to development
- How to integrate large-scale structures without causing negative effects?

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2) Large-scale structures/areas

Examples: projects for shopping centres on inner city sites



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3) Increase building density (residential and commercial areas)

- Top priority for redevelopment of brownfields in the inner city area (Inner City Planning Strategy)
- Brownfield vs. greenfield/ inward vs. outward development
- Brownfield sites offer the opportunity to develop Dresden according to the aims of sustainability

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3) Increase building density (residential and commercial areas)

Example:

“Kunstquartier” (arts and design quarter)

Inner city redevelopment framework plan

mixed use concept:

- arts and crafts, galleries
- theater
- flats, apartments
- special housing (aged people)
- hotel
- retail shops
- gym/spa



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4) Duration of the planning process

- Planning processes for the revitalisation of brownfields take too much time
- Planning results are no longer interesting/attractive for investors/developers
- Concepts lose their initial “driving” functions

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Example: “Herzogin Garten” (Duchess’ Garden)
(inner city redevelopment)



The challenge is: How to shorten the planning time?

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B-Team contribution effects

- 1) Increasing visibility and attracting interests
- 2) Enhancing knowledge about brownfield issues
- 3) Rethinking of own planning attitudes
- 4) Public relationship on brownfields