

# Local situation

## Incentives for Dresden West/Friedrichstadt

Altogether, the ERDF subsidies will provide incentives for the western fringe of downtown Dresden to redevelop appropriately and retrieve its former and rather coherent structure and values.



Street picture of Wachsbleichstrasse

## Statistical data (starting position, all figures by 31st december 2007):

Item	Dresden West/ Friedrichstadt	City of Dresden
Area	228.2 ha	32,831 ha
Inhabitants	7,573	501,915
Flat vacancy rate	22.5 %	11.9 %
Unemployment rate	20.5 %	12.3 %
Share of "SGB II"-integrated unemployment and social benefits recipients (aged 18 to 64 years)	26.9 %	15.2 %
Share of children living in SGB II recipients' households	9.6 %	3.9 %

## Problems and deficiencies

Weaknesses and handicaps affecting the Dresden West/Friedrichstadt area:

- high share of derelict premises, brownfields and brownbuildings
- far-above-average flat vacancies which restrain the Wilhelminian-style neighbourhoods from catching up with most other municipal districts
- a low residential density and a high fluctuation rate of tenants

- highly selective infrastructural barriers, adverse effects on landscape and the environment
- a lack of green and open spaces as well as playgrounds, and a bad accessibility of recreational areas

Strengths and opportunities regarding the future redevelopment:

- pretty central location within the city
- high share of historically valuable Wilhelminan-style buildings dated from the period of promoterism (Gruenderzeit) as well as industrial buildings worth preserving (some of them listed) and offering potentials for commercial, industrial or cultural activities which are likely to contribute to the local identification making
- a pretty good public transport network
- the proximity of Dresden Technical University, the Polytechnical University, numerous affiliated research facilities, the School of Music (Conservatory) and the Friedrichstadt Hospital which has been accredited as an academic facility
- the “Weisseritz Green Corridor” – not only a recreational area, but also a guarantor of climate improvement, urban open space and a stimulus for enhancing site conditions with respect to residences and businesses
- preexisting first signs of civic involvement and empowerment structures (e. g. the cultural association “riesa efau” and its „Motorenhalle“ facility, the “Weisseritz Initiative”, or various meeting points within this neighbourhood)



Flat vacancies in Friedrichstadt



Barriers originated by traffic infrastructures



Central location and good transport connection - view towards the eastern part of the area



Recreational area “Weisseritz Green Corridor”  
„Weisseritz Angle“ site

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