

Living History – Urban Townscape

Dresden – Inner City Planning Strategy 2008 | **Summary**

Dresden.
Dresdner



Living History – Urban Townscape

Dresden – Inner City Planning Strategy 2008

Summary

City of Dresden

Municipal Department for City Development

Herbert Feßenmayr | Head of department

City Planning Office

Andreas Wurff | Office manager

Dr. Barbara Engel, Anja Heckmann, Matthias Flörke-Kempe,

Heidi Geiler

in cooperation with

pp a|s pesch partner architekten stadtplaner

Prof. Franz Pesch

Anna Sendlewska

Tilman Sperle

with

Juri Goebel, Philip Schmal, Anna Hofheinz, Frank Dippold

Holger Everz | Editor

Doris Fischer-Pesch | Layout

Gary Bodily | Translation

Accompanying panel of experts:

Contributing offices of the City of Dresden

- City Land Office: Norbert Olbrich
- Office for Culture and Monument Preservation: Manfred Wiemer, Dr. Bernhard Sterra
- City Planning Office: Rolf Hermann, Bernhard Wendt, Kathrin Kircher
- Central Mobility Division: Gerhard Ritscher, Dr. Matthias Mohaupt
- Office for City Green Spaces and Waste Management: Detlef Thiel, Eva Meyer
- Economic Development Office: Birgit Monßen, Ferdinand Ruchay
- Environment Office: Dr. Christian Korndörfer, Wolfgang Socher
- Office for Business Support and Investment: Ulrich Finger
- Office for Sustainable Development/UNESCO World Heritage: Dr. Matthias Lerm (until 2007)

External consultants:

- Prof. Gerd Aufmkolk, Nürnberg
- Ralf Ebert, Dortmund
- Dr. Monika Meyer-Künzel, Dresden
- Prof. Dr. Bernard Müller, Dresden
- Prof. Heiko Schellenberg, Dresden
- Prof. Dr. Jürg Sulzer, Dresden/Görlitz
- Prof. Dr. Hartmut Topp, Kaiserslautern
- Prof. Julian Wékel, Berlin/Darmstadt
- Prof. Dr. Martin Wentz, Frankfurt/M
- Elena Wiezorek, Dresden
- Prof. Peter Zlonicky, Munich

December 2008

Contents

Dresden Inner City – The Motor of Urban Development	5
Principles of Planning – An Overview	6
What is to be done? – Demands Placed on Urban Development	8
View to the Future – The New Planning Strategy	11
Common Objectives – Eight Guiding Principles for Urban Development	12
Setting Priorities – Development Focus in the Concept Plan	17
Photo credits	18



Dresden Inner City – The Motor of Urban Development

The City of Dresden has regained much of its legendary aura since the early 1990s. The rebuilding of the Frauenkirche and the ongoing reconstruction of the Neumarkt, in particular, have drawn the attention of a worldwide public towards the city. Dresden is today once more famous as a centre of culture and tourism, and has since German Reunification experienced a dynamic upswing as a front-line business and research location. This remarkable development is also a result of successful cooperation between representatives of the city and the local economy at various levels and on the basis of joint objectives and agreements. One such joint agreement on development targets was an inner city planning strategy adopted in 1994.

In the meantime, almost fifteen years have passed and many of the basic conditions have changed. Today's altered circumstances call for a revision and updating of the original objectives, spatial focus and strategies. To provide a basis for future urban planning, it is imperative to incorporate essential factors such as economic forecasts, demographic expectations and the financial means of both the public and private sector. Global topics such as sustainability and responsible resource management play a role in the same way as the local issues of urban climate and mobility. The process to update the planning strategy for the Dresden inner city, therefore, is also committed to the goals of the "Leipzig Charter on Sustainable European

Cities", which was signed by the EU ministers responsible for urban development in spring 2007.

Against this background of municipal discussions and general social trends, it appears expedient from today's point of view to assign priority to the inner city and its immediate neighbouring districts, and thereby – even more so than in the past – to understand the inner city as a motor of overall urban and regional development.

The Planning Strategy secures Dresden's outstanding unique character in the round of European cities and its urban and natural landscape qualities. Planning strategies and visions define the direction in which a city is to develop and thus represent a framework for all further sectoral planning and activities of the city as a whole. At the same time, however, planning strategies allow leeway for the integration of new insights, and must therefore be updated prudently at certain intervals. With the Inner City Planning Strategy, Dresden's city planners sketch the future of the city as a prospering metropolitan region in the heart of Europe.

The Planning Strategy is a spatially oriented concept comprising jointly developed principles, objectives and notions of quality. It is not legally binding, but rather a guide compiled in the course of a dialogue seeking to reconcile desires and realistic options.

1

Bird's eye view of the historical city centre, the sweeping River Elbe and the Neustadt district

2

The heart of the old city: The reconstructed Neumarkt



2

Principles of Planning – An Overview

1-3
The opening symposium
“Dresden – Inner City
Planning Dialogue” on
26th and 27th October
2006 provided a platform
for the discussion of im-
portant objectives



1-3

No isolated examination: Functionally, the Dresden inner city is closely integrated with the adjoining city districts beyond the so-called “Tram 26 ring” (neighbouring districts). When examining the development prospects for the inner city, therefore, these districts must also be taken into account. One key objective is to turn new attention to precisely these difficult areas of transition around the inner ring road. The Inner City Planning Strategy 2008 thus deliberately takes a broader view.

Urban landscape: The city and its natural setting are indivisible. In fact, there is probably no other city whose charisma relies so essentially on this symbiosis as Dresden. City and landscape are thus aspects which must be monitored and developed together. The relationships between city and landscape – between urban development and nature – must be elaborated thoroughly and accentuated even in the very heart of the city.

Creative use of space: The future of the Dresden city centre will be determined above all by the creative use of its open spaces: The historical squares and modern boulevards, the green areas, but also brownfields. The improvement of these areas and their meaningful integration into an overall urban concept are important

for a stable development of the inner city and its adjoining districts.

Planning partnership – Inner City Planning Dialogue: The update of the Planning Strategy is the outcome of an intensive joint process involving the City Administration, the planning office in charge “Pesch and Partners”, further local and external experts and many interested citizens of Dresden.

The opening symposium in October 2006 initiated this dialogue on the occasion of the city’s 800-year jubilee. It was then followed by numerous coordination meetings, at which the protagonists argued passionately over the ideal course of development for the Dresden inner city. Consensus was already reached at an early stage on important issues and conceptual cornerstones. Repeated discussion workshops brought together Dresden experts and acknowledged national urban specialists.

The first draft of a new planning strategy was presented to the citizens of Dresden through a series of exhibitions and consultations in the summer of 2007. Following another phase of intensive review and harmonisation, the Inner City Planning Strategy was finally passed unanimously by the Dresden City Council in July 2008.



4



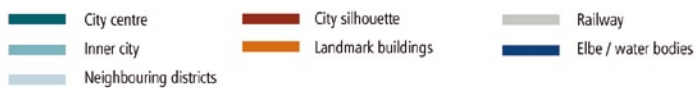
5



6



Inner city zoning



4
View from the Neustadt
river bank

6
Shops and hotels on Prager
Strasse

5
Congress Centre as part of
the Neue Terrasse (Storch
Ehlers Partner Architekten,
Hannover)

7
Bustling and urban Dresden
(clockwise: Semper Opera
House, Zwinger, Hauptstrasse
and Wiener Platz)



7

What is to be done? – Demands Placed on Urban Development

1
The Hotel de Saxe and Quartier III represent the latest phases of reconstruction around the Frauenkirche and the Neumarkt

2
The Rebecca Fountain on Königstrasse

3
Shopping atmosphere on Prager Strasse

4
Modern lecture hall complex of the Dresden University of Technology (architects: Klein, Sängner, Scheer, Dörmges + Partner, Munich)

5
City centre by night: Esders shopping centre at the corner of Prager Strasse and Waisenhausstrasse

Compared to the original strategy published in 1994, the core statements of the Inner City Planning Strategy 2008 have been modified to respond to the present economic and demographic situation. The guiding questions are:

- Which statements and projections can be made with regard to future development in the Dresden city centre? What must be done to position the city for the future?
- Which common objectives can be defined on the basis of new insights and how are the core statements of the Inner City Planning Strategy to be re-aligned?

- What are the guiding spatial images and development visions? How should the urban environment beyond the historic city core develop and how can remaining brownfields be incorporated meaningfully?
- Which strategy is to be pursued? How can the objectives be realised? Must certain objectives be tackled first to clear the way for others?
- Is a differentiated approach necessary in the light of the limited financial leeway? Which spatial and temporal priorities are to be assigned?
- How are planning objectives and economic flexibility to be reconciled? How are the citizens, the local economy and the City Administration to be involved in the further process?

Future task: The Inner City Planning Strategy 2008 reaffirms the urban planning ambition to further the development of Dresden as a modern city and to identify the strategies with which this can be achieved with the expected volume of construction and an increasing proportion of open spaces.

The development of the Dresden inner city is a long-term challenge. Future generations must therefore also be left opportunities to contribute their own new ideas and perspectives.



1



2



3



4



5



6



7



8



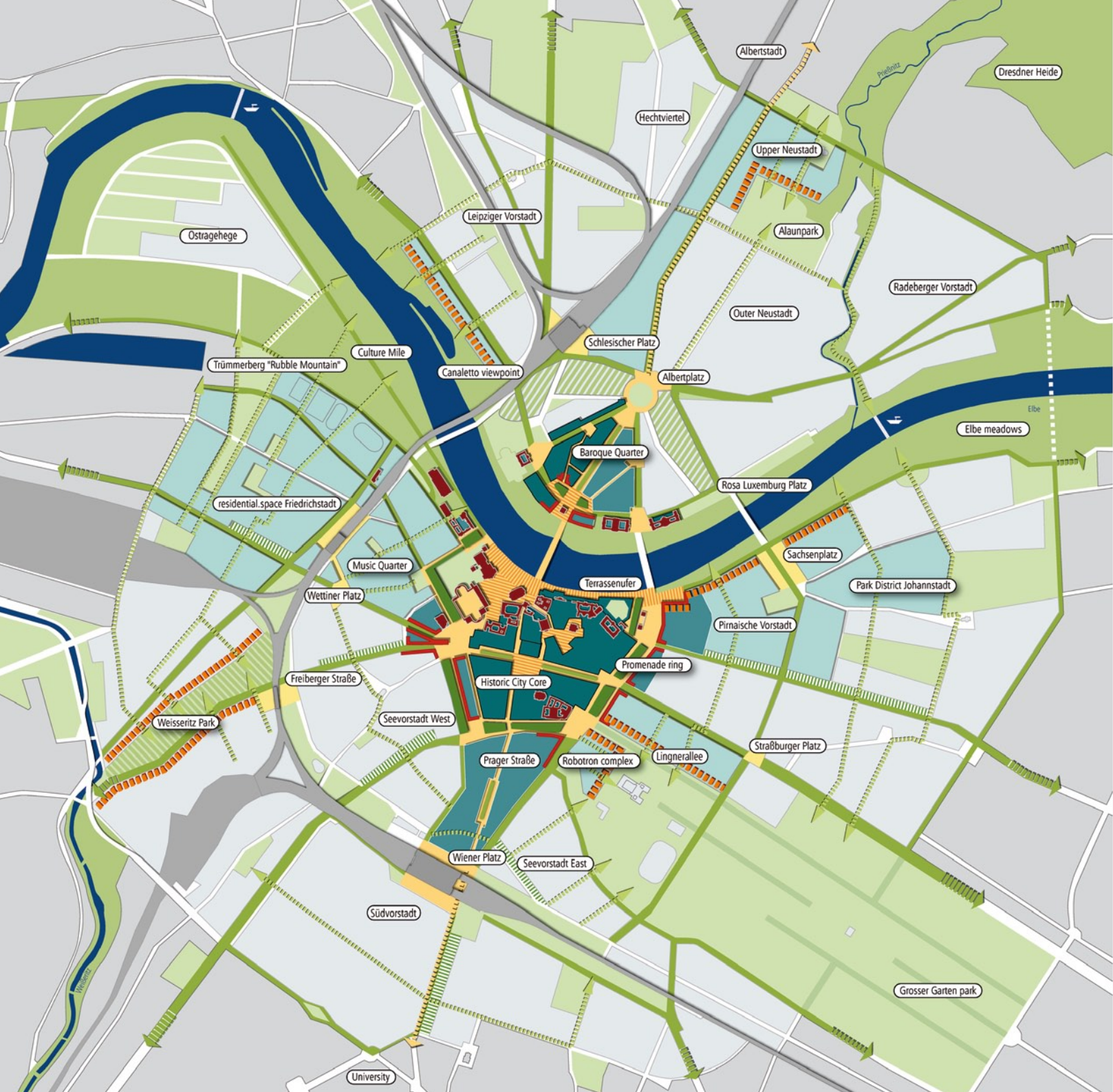
9

6
The Max Planck Institute for Physics on the university campus in the south of the city (architects: Brenner & Partner, Stuttgart)

7
The Volkswagen Transparent Factory at Strassburger Platz (Henn Architekten, Munich/Berlin)


8
Newly designed central bus and tram station on Postplatz (ARGE Joachim Schürmann Architekten, Cologne; b2 architekten Dittmann & Luft, Bonn)

9
Dresden Airport: National and international gateway to the city








Strategy Plan

1. GENERAL TOPOGRAPHIC ELEMENTS

-  Rivers and water bodies
-  Natural green space and Elbe meadows
-  Parks and open spaces (existing and planned)

2. ZONING OF INNER CITY AND NEIGHBOURING DISTRICTS – PRIORITIES

-  Historic areas with high potential for identification – top priority
-  City centre – top priority
-  Development focus – second priority
-  Study areas
-  Other urban areas

3. PUBLIC SPACES AS CATALYSTS – LOCATIONS AND PREFERENCES

-  Central historic open spaces
-  Central development axis (north-south axis) – Areas of maximum centrality and priority location for regionally important functions (services, shopping, culture, administration)
-  Extension of the central development axis
-  Chain of squares around the "Tram 26 ring"
-  New housing and business addresses with high-quality open spaces
-  Terrassenufer Key locations

4. IDENTITY AND TOWNSCAPE CHARACTERISTICS

-  Buildings and urban ensembles of highest historic and cultural value. Landmark function
-  Streetwalls of highest spatial significance – Locations for high-quality public and private use
-  Detached townhouses around the Inner Neustadt
-  Improvement of the inner ring road as an attractive "promenade ring"
-  Green corridors – Strengthening and preservation of green structures along arterial roads to improve living environment and microclimate
-  Improvement of traffic spaces / roadside planting / avenues
-  Green connection between districts
-  Ferry

Scale (in original) 1:10 000

0 0,1 0,5 km

Commissioned by the City of Dresden

pp als

pesch partner architekten stadtplaner
Herdecke | Stuttgart

in cooperation with the City Planning Office, Department for Inner City Development
As of March 2008

View to the Future – The New Planning Strategy

Complementing the full-length text and the following eight guiding principles, the Strategy Plan brings together all graphically depictable elements of the Planning Strategy. The high detail resolution is geared above all to internal use and communication within the city authorities.



View over the inner city: Dynamic construction activity in Dresden's historical centre

Common Objectives – Eight Guiding Principles for Urban Development

To facilitate communication, the essential statements of the Planning Strategy can be summarised in eight guiding principles:

1. Inner city development before greenfield development: Completion of the still fragmented inner city can only be successful if inner development is granted absolute priority over greenfield development. This requires clear resolutions pertaining to new locations of projects with relevance for the inner city, especially in cases with regional weight. Future land demands are to be satisfied through integration into the inner city and its neighbouring districts when the scale of development allows. Within the framework of systematic land use management, it is to be ensured that all measures make their optimum contribution to completion of the urban townscape.

2. Diverse land use mix in a city of short distances: Sustainable location development and a vital inner city call for the maximum possible multiplicity of functions within a diversified and compact urban structure. The benefits of this concept are evident: Residents and visitors are offered a central district radiating vitality, atmosphere and character. Retailers, service providers and cultural facilities all profit from cluster effects, and the public and private infrastructures can be operated efficiently and economically. Moreover, busy urban areas convey a greater feeling of security. The proximity of the most varied offers yields a high level of supply, spares longer distances of travel and already prevents traffic at its source.

3. Urban city centre and high-quality green space: The intensive mutual penetration of town- and landscapes, and the Elbe panorama with its culturally and historically exceptional architecture, are Dresden's greatest asset. Preservation of the unique interactions between the Elbe meadows and the central city districts is imperative for the identity and attractiveness of the city. The necessity of protection for the sensitive city silhouette, to safeguard this inimitably unique townscape attribute, places ultimate demands on the planning of further development in the inner city.

The expansion and improvement of inner city open spaces, and their interlinking as elements of a city-wide greenway system, add to the quality of life. A local-scale network of high-quality open spaces creates an attractive housing and business environment

1



2





3



4



5



6



7

and provides for a healthy climate within the “urban heat island”. Intelligently designed, with integrated playgrounds and leisure facilities, such green chains represent a decisive location factor. Attractive squares and streets contrast with appealing green areas and in this way reflect in miniature the characteristic settlement structure inherent to the Dresden townscape.

4. Division of functions between city centre and surrounding districts: The individual strengths and characteristics of the different districts permit a functional division of purpose between the inner city and its neighbouring districts. Alongside residential development, important inner city features such as theatres and museums, hotels and restaurants, specialist shopping, public authorities, branch offices of companies and institutes, and educational facilities are to be expanded further.

The historical and architectural treasures with the greatest identification value for the city are concentrated in the city centre. At the same time, the “promenade ring”, Prager Strasse and Neustädter Markt also raise claims as central places. Together with its attractive retail offers, Dresden distinguishes itself as a strong regional centre in Saxony.

With their high proportions of green space, the mixed-use areas in the inner city and its surrounding districts are local identification nuclei for the most varied purposes and milieus, and through their extensive residential character counterbalance inner city uses. They offer space potential to answer future demands for

new housing forms and for the realisation of the most diverse life plans. They leave room for experiment, creative industry and the development of local economies. The acquisition and temporary use of derelict properties by start-ups or artists’ initiatives can promote a new perception of troubled areas and prepares the ground for more profitable use in the medium to long term. Dresden’s future-oriented urban development thus attaches importance to the flexible creativity of a young and well-educated population.

5. Spatial concept – Principle of graduated density: The objective of an urban townscape in the tradition of the European city can only be realised in Dresden by way of precise street walls and a high-quality network of green and open spaces. The spatial concept of the Planning Strategy assumes that building development in the inner city and its adjoining districts will remain moderate. The previously planned building densities are to be reduced gradually – starting from the city centre and continuing beyond the inner ring road into the surrounding districts – in favour of intensified interconnection of open spaces and higher residential quality. Future additions in these districts should respect the existing building stock and give preference to lower roof heights and the individual development of small-scale lots. The principle of graduated density and the concentration of land use in the inner city appears to be a reasonable response to growth expectations and the increased qualitative demands placed on inner city housing and living.

1 + 2

Shopping attractors in the Dresden city centre: Altmarkt-Galerie and Prager Strasse

3

Example of small-scale housing development in the Outer Neustadt district

4

Lukas-Areal in the Südvorstadt district (architects: Thomas Müller and Ivan Reimann, Berlin)

5

Residential project at Schützenplatz (architects: Plan-Partner, Dresden)

6

Topping-out ceremony: New homes under construction in Kiefernstrasse

7

The building cooperative model offers young families an opportunity to acquire individual residential property in inner city areas



1

1
New concert hall for the Carl Maria von Weber College of Music (hammeskrause architekten, Stuttgart)



2

2
Competition entry for the new Weisseritz Park (Landschaftsarchitektur Frase, Dresden)

6. Flexible mobility in attractive urban spaces: Following on from the broad-based expansion and modernisation of existing building stocks in the past, emphasis has now shifted to the task of improving and redesigning public spaces. Attractive urban and green spaces are the foundations of a conducive public image and promote identification with the city. Where public spaces become more inviting, their neighbouring properties also benefit and real estate values increase. In this way, attractive public spaces may function as catalysts for further future-oriented projects and investments.

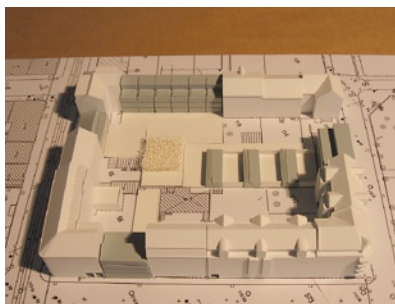
Mobility is a vital prerequisite for the active social life of a city. The best possible accessibility of the Dresden city centre – its shopping streets, service centres, cultural facilities and residential areas – is dependent on an optimised modal mix in transportation. A sustainable mobility culture requires a reduction in individual motorised traffic and strengthening of alternative ways of transport. Uncomplicated mobility and attractive urban spaces are by no means contradictory in this context. What is needed is creative mobility management, expansion of the pedestrian and cycle route networks, and the temporary banishing of motorised traffic from particularly sensitive areas of the city.

7. New quality locations and addresses: The positioning of new attractive addresses in top locations targets investment in projects that complement the existing inner city functions and first-class housing. New addresses close to the Elbe river and high-quality green spaces underline the attractiveness and advantages of the inner city and its neighbouring districts. Research and development, central public and private offices and services, as well as an attractive housing, safeguard the diversity of functions in the Dresden inner city. By establishing new addresses, the Planning Strategy seeks to draw in future-oriented enterprises and elites.

8. Priorities and development focus: Beside the general priority given to inner development over greenfield development, the Inner City Planning Strategy 2008 defines specific focal points for urban development, in order to efficiently bundle resources, incentive programmes and other measures. Through the definition of long-term inner city development axes, priority areas and catalyst projects, it becomes possible to emphasise the individual strengths and characteristics of the inner city districts.



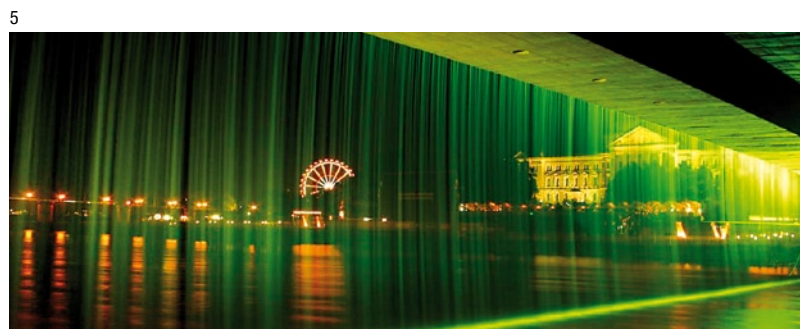
3



4

3
“Kunstpause” – Result of a competition held in 2001 concerning development of the eastern Terrassenufer (rohdecan architekten, Dresden)

4
Development concept for Quartier Q 12 – a model for townhouses on Vorwerkstrasse (Bauforum Dresden, architects: D. Bassin and M. Kempe)



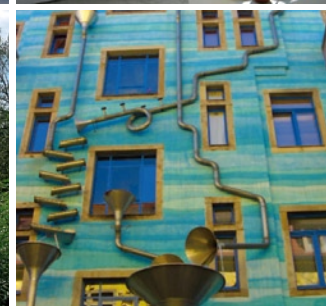
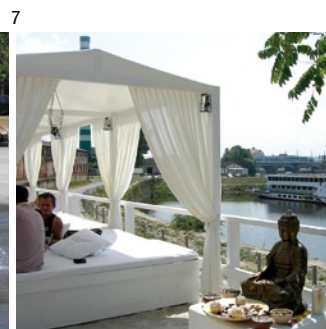
8



9



10



11

5
To celebrate the city jubilee in 2006, and on the initiative of DresdenLicht e.V., light artists Arend und Ute Zwicker created a curtain of water and light along the Carolabrücke bridge

6
Newly designed public square at the northern end of Hauptstrasse

7
New use of the former river port area – “Puro Beach”

8
Village-like appeal in the central district Wilsdruffer Vorstadt: Dresden Environmental Centre at Schiessgarten

9
Housing project at Schützenplatz (Plan-Partner, Dresden)

10
View over Alaunpark and the inner city from the Upper Neustadt district


11
The Kunsthof Passages on Alaunstrasse – here in the “Courtyard of the Elements”



Concept Plan

 Buildings and urban ensembles of highest historic and cultural value for the city

 City centre


 Development focus

 New housing and business addresses

 Key locations

 Central development axis

 Extension of central development axis

 Elbe meadows

 Characteristic green elements

 Promenade ring – Green connection between Grosser Garten park and Ostragehege

 Connection of the inner city with important green elements and the city as a whole

 Green connection between districts

Scale (in original) 1:10 000

0 0,1 0,5 km

Commissioned by the City of Dresden

pp als
pesch partner architekten stadtplaner
Herdecke | Stuttgart

in cooperation with the City Planning Office, Department for Inner City Development

As of March 2008

Setting Priorities – Development Focus in the Concept Plan

The Concept Plan, as a generalised abstraction of the Strategy Plan, presents a concise overview of the most important elements, its priorities and specific measures:

1 Canaletto view – High-quality development zone for residential and business use by the former Neustadt river port

2 Important development spotlights on the northern fringes focus on the areas to the west of Königsbrücker Strasse and the Upper Neustadt district with its views over Outer Neustadt and Alaunpark

3 Link-up between the forests of the Dresdner Heide and the inner city via Alaunpark and Priessnitz

4 Preservation and further development of the characteristic urban pattern (mutual penetration of city and landscape), as well as the unique riverside silhouette

5 Inner Neustadt: Improvement of Neustädter Markt and the reopening of Rähnitzgasse and Heinrichstrasse to make the entrée to the “Baroque Quarter” more attractive

6 High-quality green and open spaces, alongside new north-south links, define the “Park District Johannstadt” as an attractive residential location

7 “BioPolis”: Important technology and research centres are to be brought closer to the city centre

8 Development focus Terrassenufer and Steinstrasse: Development possibilities for high-quality public facilities

9 Major arterial roads connect the city centre with important green zones and the city as a whole

10 The ring around the old city is to be developed into a “promenade ring” – original squares are to be reconstructed

11 Extension of the Grosser Garten park towards the city centre enhances the location value of Lingnerallee and the Robotron complex

12 Bayrische Strasse by the main railway station – Attractive gateway to the university and the associated research institutes

13 In the long term, there is potential for the inner city to expand southwards in the direction of the university

14 A secondary system of pedestrian and cycle routes interconnects the city districts

15 The planned Weisseritz Park enhances the area and provides a link between the inner city and the Weisseritz valley

16 Top priority: Historic city core, Inner Neustadt district and the Prager Strasse boulevard – the most important facilities for culture, shopping, tourism and administration are located in the city centre and confirm the status of the Dresden inner city as a municipal and regional centre

17 Development focus Wilsdruffer Vorstadt: Keystone for urban development to the west – Inner city housing with all the benefits of inner city infrastructures

18 Development focus Friedrichstadt: Mixed residential district with a high proportion of open spaces

19 Development of the Ostragehege as a natural recreation area with links to the inner city and the housing districts in the west of the city.

Photo credits

City Planning Office Dresden

Dresden-Werbung und Tourismus GmbH | Press Office

- Sylvio Dittrich, photographer, Dresden
- Christoph Münch, photographer, Dresden
- Hans Strehlow, photographer, Dresden
- John Todt, photographer, Dresden

pp als
pesch partner architekten stadtplaner, Herdecke/Stuttgart

- Page 4, photo 1: Foto + Co. Peter Schubert, Dresden
- Page 7, photo 5: Sylvio Dittrich, Dresden
- Page 7, photo 6: Bernadette Grimmstein, Hamburg
- Page 7, photo 7: MinneMedia, Dresden
Christoph Münch, Dresden
- Page 9, photo 3: MinneMedia, Dresden
- Page 9, photo 4: Sylvio Dittrich, Dresden
- Page 9, photo 5: Sylvio Dittrich, Dresden
- Page 9, photo 6: Max Planck Institute (Günter), Dresden
- Page 9, photo 8: Christoph Reichelt, Dresden
- Page 9, photo 9: MinneMedia, Dresden
- Page 11, photo 1: Foto + Co. Peter Schubert, Dresden
- Page 12, photo 1: MinneMedia, Dresden
- Page 13, photo 4: Petersen Immobilien, Dresden
- Page 13, photo 7: Andreas Kropp, Dresden
- Page 14, photo 1: hammeskrause architekten, Stuttgart
- Page 15, photo 5: Arend Zwicker, Dresden
- Page 15, photo 7: Christoph Münch, Dresden

www.dresden.de

Publisher:
City of Dresden
The Mayor

Department for City Development
City Planning Office
Telephone (+49-351) 4 88 32 30
E-mail stadtplanungsamt@dresden.de

Press and Public Relations Office
Telephone (+49-351) 4 88 23 90 or 4 88 26 81
Telefax (+49-351) 4 88 22 38
E-mail presseamt@dresden.de

Postfach 120020
01001 Dresden
www.dresden.de

Editors:
pesch partner architekten stadtplaner
Herdecke | Stuttgart
Dresden City Planning Office

Photos:
Dresden City Planning Office
Dresden-Werbung und Tourismus GmbH
Press Office
Detailed photo credits on page 18

Layout:
pp a | s
pesch partner architekten stadtplaner
Herdecke | Stuttgart

Printed by
Union Druckerei Dresden

December 2008

No acceptance of electronically signed and encrypted documents. Applications or pleadings submitted electronically (especially via e-mail) are not effective in law.
This information material is a public relations project of the City of Dresden. It may not be used for purposes of election canvassing. Parties are permitted, however, to use the contents to inform their members.