



**Urban shelter for diverse living-----master plan in Leharter street**

Guangji Liu  
Master science of Urban Design  
supervised by Babara Hoidn

University of Texas at Austin  
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## Urban shelter for diverse living-----master plan in Leharter street

### Abstract:

Berlin is one of the most dense cities for tenatable living, from nineteen century to the reunification dacade in the late twentieth, the housing living cost always maintain an affordadable level for multiple classes requirements. However, after step into twenty-one century, the urban gentrificatoin sweeps out many affordable rental housing financed by city goverment, instead of higher cost for housing living in downtown Berlin. What I look for in this master design project is trying to borad a new view in how to develop the modern, affordadble housing for diverse groups living in the inner city.

Urban Shelter for Diverse Living  
----Master plan in Leharter Street





# Site Analysis

The reason of site selection

1. The significant status in history



In the early 18th century, the area around the Lehrter strasse was located outside the city limits of Berlin. In the mid-19th century, the Humboldthafen, Berlin-Spandauer shipping canal and Nordhafen were established based on the plans of Schinkel and Lenné. The area was also affected by the railway boom. South of the Spreebogen, construction of the Reichstag was completed in 1894. The area near Lehrter strasse was thus located in the immediate vicinity of the city's political center as well.

During the national socialist era, the street was part of the so-called north-south axis, whose implementation was prevented by the Second World War. At the end of the war, the Heidestrasse area was among the city's severely damaged areas.

The division of Berlin put the quarter in a peripheral location. It was initially used as a freight yard and later as a container yard.

Following German reunification, its use as a container yard was initially stepped up, until 2003 the city planning department decided to create a new development pole around the site area.



From historical analysis, the Lehrter strasse area was occupied an vital interlocking position between downtown and suburban area, the old core Berlin city frontier was adjacent to the facing street-Invaliden street.

Not only for that, it was the indispensable linking up place for Regional railway and light way system, canal freight carry system.

To some extent, the train station located in this area partly because of some reason in histroical context.

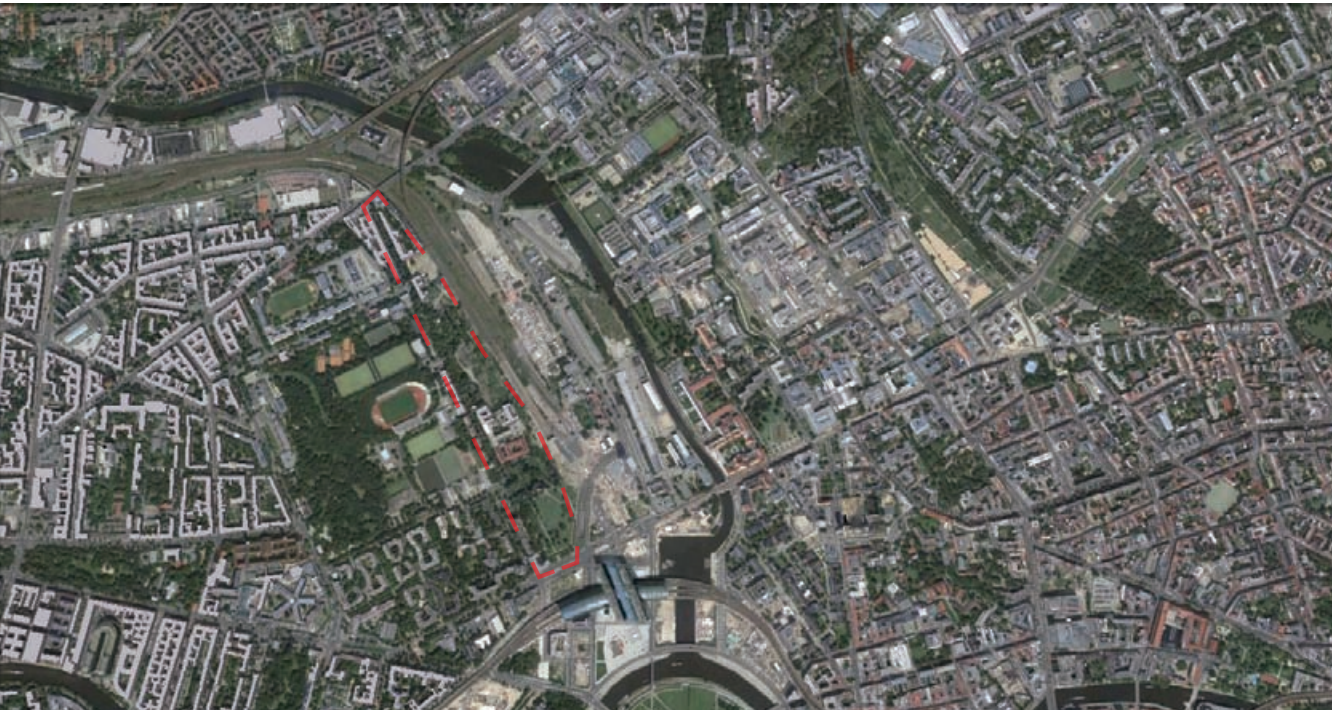


The reason of site selection

2. The rare undeveloped land property in Berlin Downtown



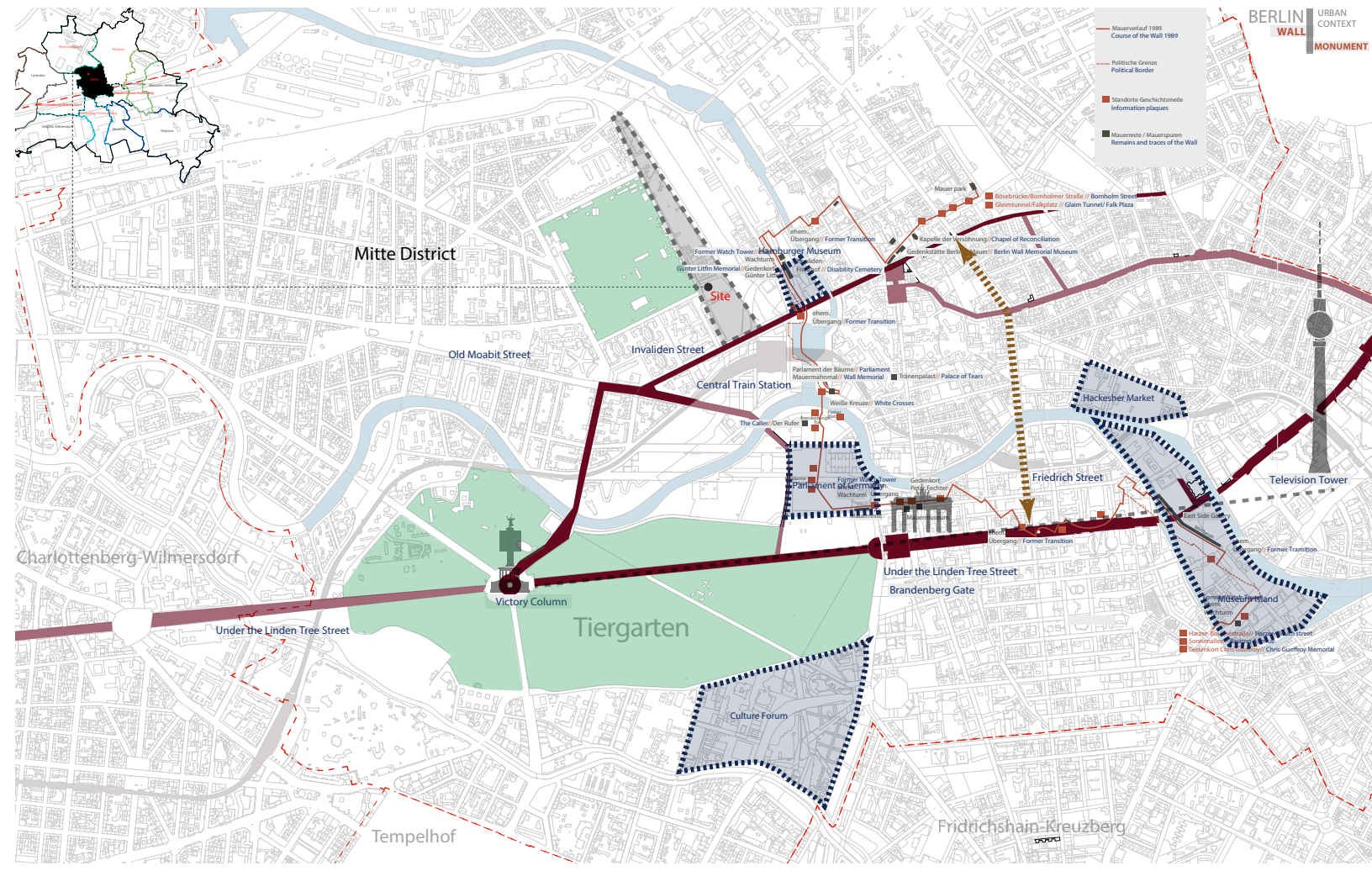
From vacant lot and current urban fabric analysis, the Leharter strasse site is one piece of potential developing area in future.





# The site current situation

## 1. Regional location



The site has tight connection with many vital landmark and region in the city.

Spot from the diagram above, we can figure out the culture hub (culture forum) and commercial hub (Friedrich Street) are distributed on the wing side. Some landmark, like Television tower, Brandenburg gate and victory column are linked by the city axis which are located right on the south side of site area. Beside that, the ruins of Berlin wall which remarks the divided city in before pass the site border just several blocks away.

### The existed vital node in Berlin



Culture Forum      Parliament in Berlin      The revitalized downtown- Friedrich Street

### The landmark in Berlin



Berlin Wall Before and after Reunification      Victoria Column      Brandenburg Gate      Television Tower



## 2. The transportation status

Zoologischer garten integrate station



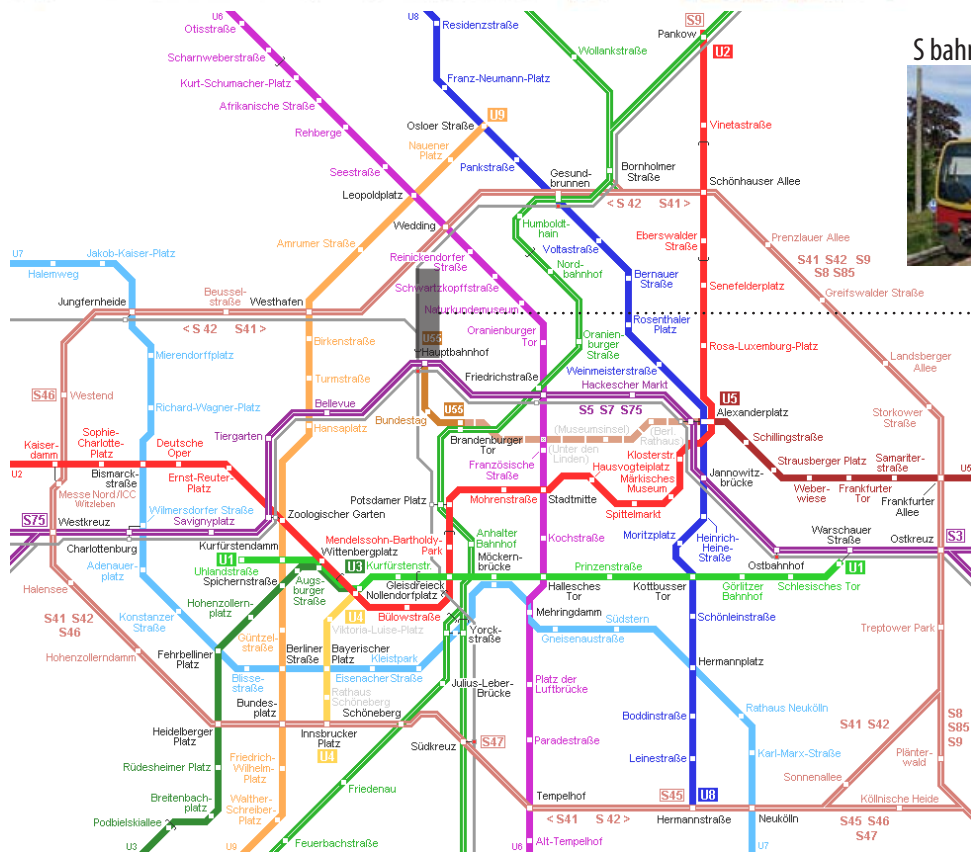
Hauptbahn hof Train station



Ostbahn hof Integrate station



- U-Bahn
- S-Bahn
- Tram
- DB Bahn



S bahn



Tram



Site position in city metro map

U Bahn





### 3. The current site view with surrounding context

#### The site internal snapshot



The most land properties in the site now are unoccupied at current situation due to the historical reason of Berlin wall divided. For now, the south side closing to the Hauptbahnhof train station is developed as the street park. The north side are occupied by job center and residential block. On the east side, railway forms the natural frontier of site.

View from the future developing possibility, this area is underestimated by the current land value. And it could be one of the important hybrid living area in the downtown.

#### The street surrounding the site

##### Leharter street



##### Heide street



##### Invaliden street



#### The important landmark

##### Hamburger museum



##### Warehouse district



##### Residential building



##### Sport park



##### Hauptbahnhof station



##### Railroad on the right side







Penleberger Straße

Nordhafen

Canal

Railroad

■ Site Location

Sport Park

Lehnert Street

Heidestraße

Berlin-Spandauer Schifffahrtskanal

Döberitzer Straße

Hamburger Bahnhof

Landes-sozial-gericht

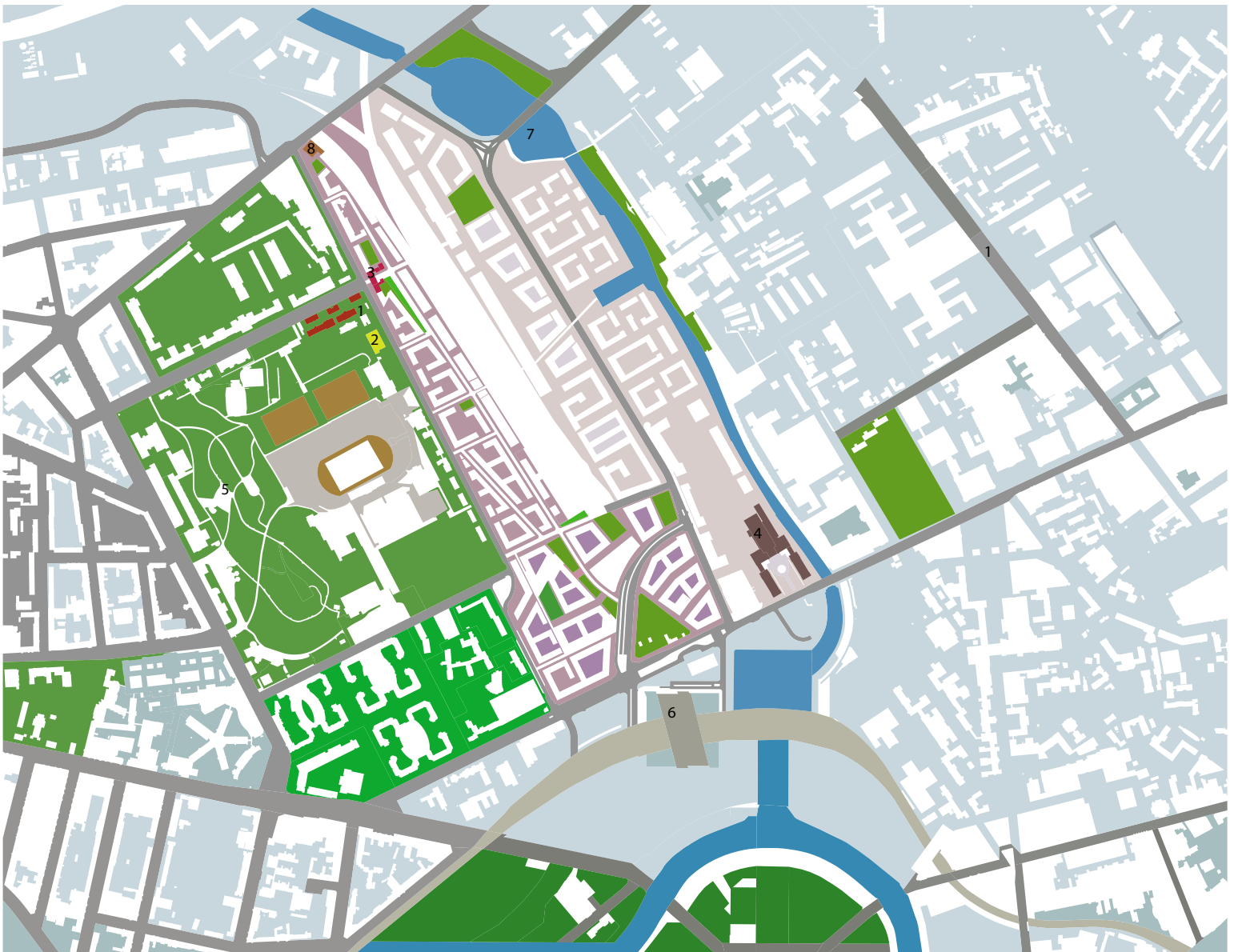
Invalidenstraße


Europaplatz

HBF

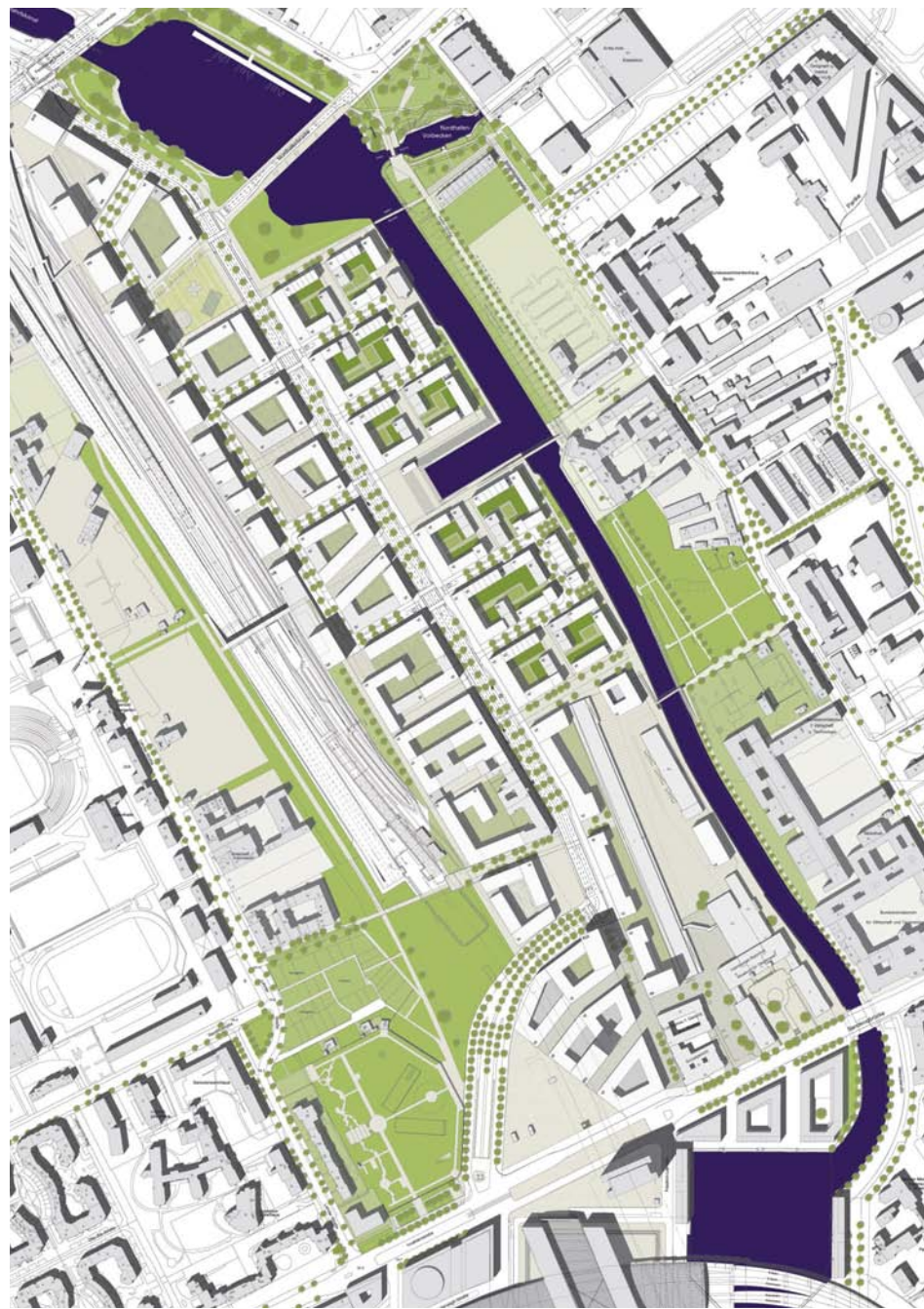


### 3. The existed building analysis



- |   |  |  |  |
|---|--|--|--|
|  1. Sauberbruch Hutton Architect office |  2. Netto Supermarket |  3. National Association of Social cultural |  4. Hamburger Bahnhof |
|  5. Sport park                          |  6. Berlin Bahnhof    |  7. Nordhafen                               |  8. Job center        |

## The Relevant plan near the site



## Master plan- Berlin Heidestrasse

In 2003, the Berlin planning senate department decided to develop the area near Heide street, the proposal from KCAP architect & planning was adopted by the city planning department. The core conception of this plan is creating a new quarter in the downtown area combining with living, working and leisure identities.

Consider of close geopolitical-relationship of both two area, like the site is on the left side of Heide street plan, railway goes through them in middle. the thematic plan near Leharter street should take the respect of this existing proposal.







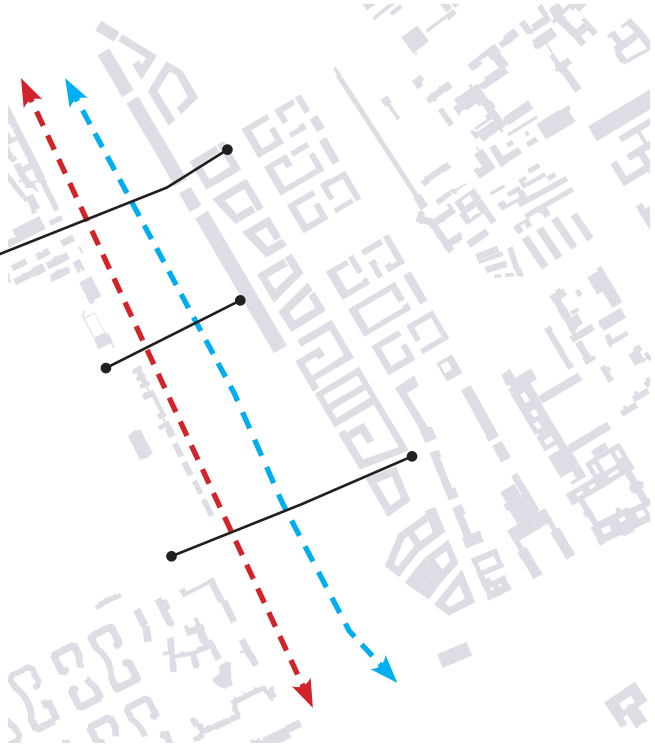
The Design Conception

The "Ladder" configuration

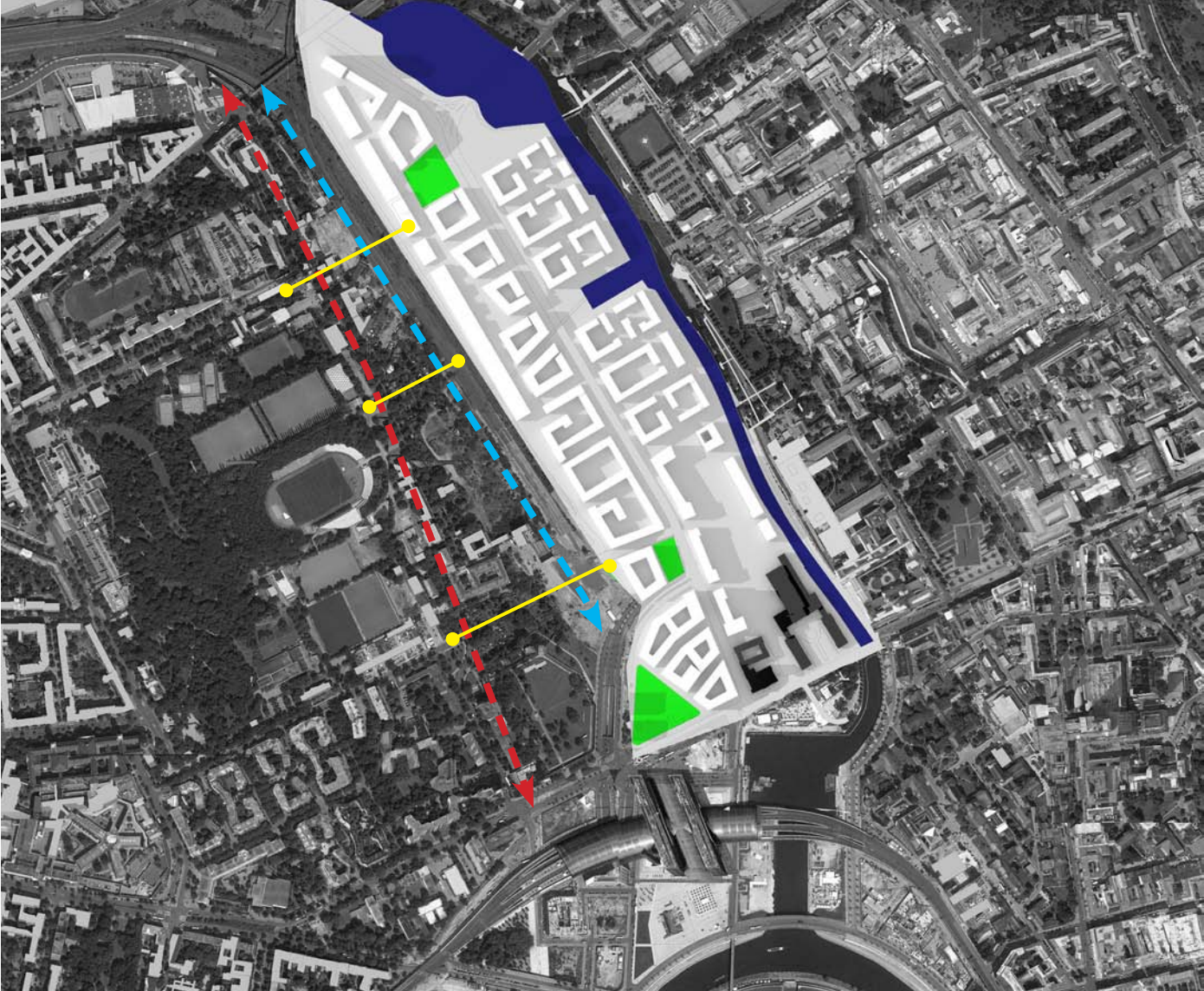


Due to the site special figure and location, the concept of developing plan is creating two relative narrow and long strip on the vertical direction. The one closing to the railway is to block disturbing noise. The other strip is aiming to construct an quite harmony residential living space which faces the vast neighborhood area and city landscape on the right side.

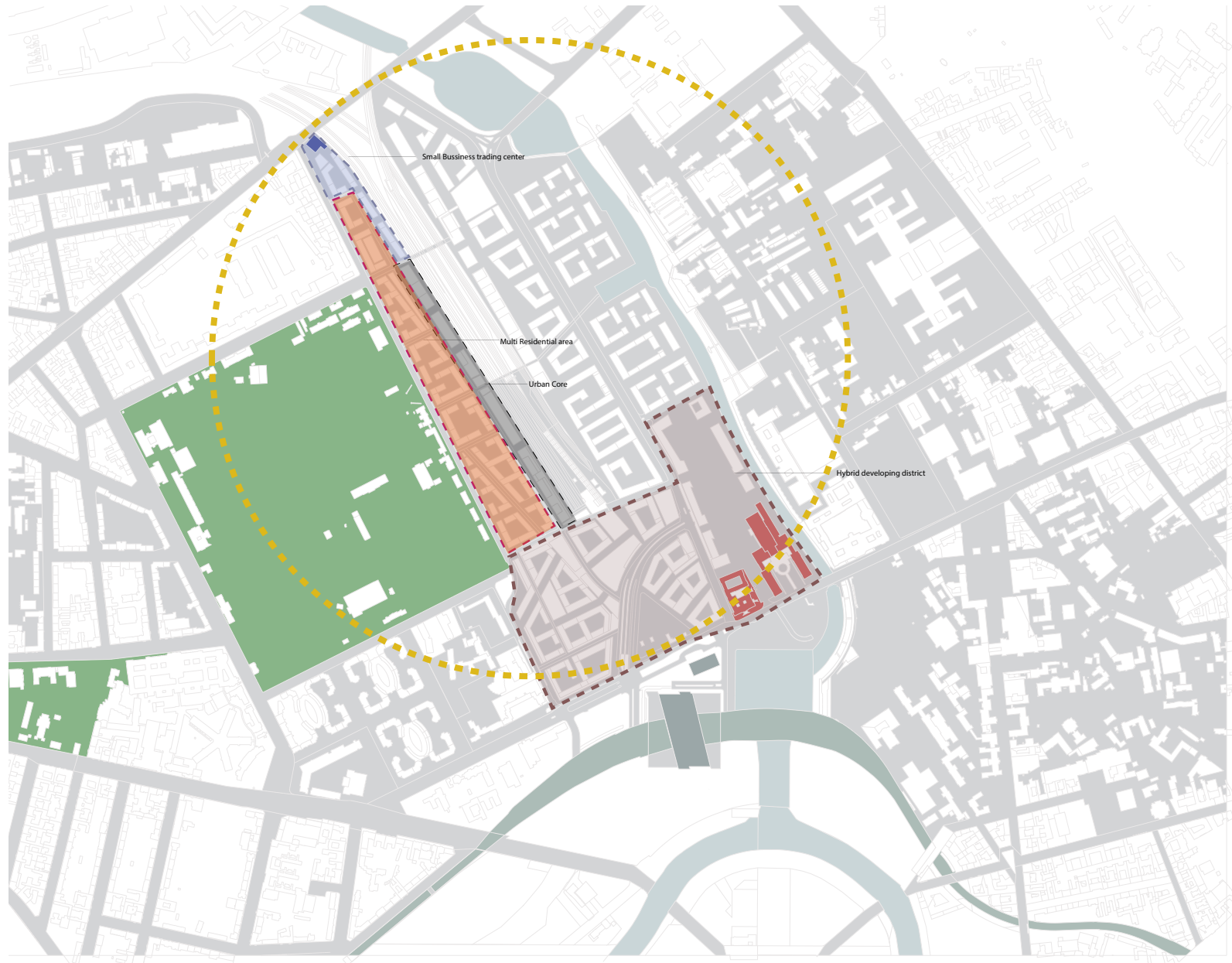
The corridor on the horizon diection is applied to connect the heidestreet area and site which is separated by the railway physically.



- Buffer zone back to railroad
- Active zone embracing the neighbourhood district
- Connecting corridor



## The site "catalyst" analysis



Hamburger Musuem

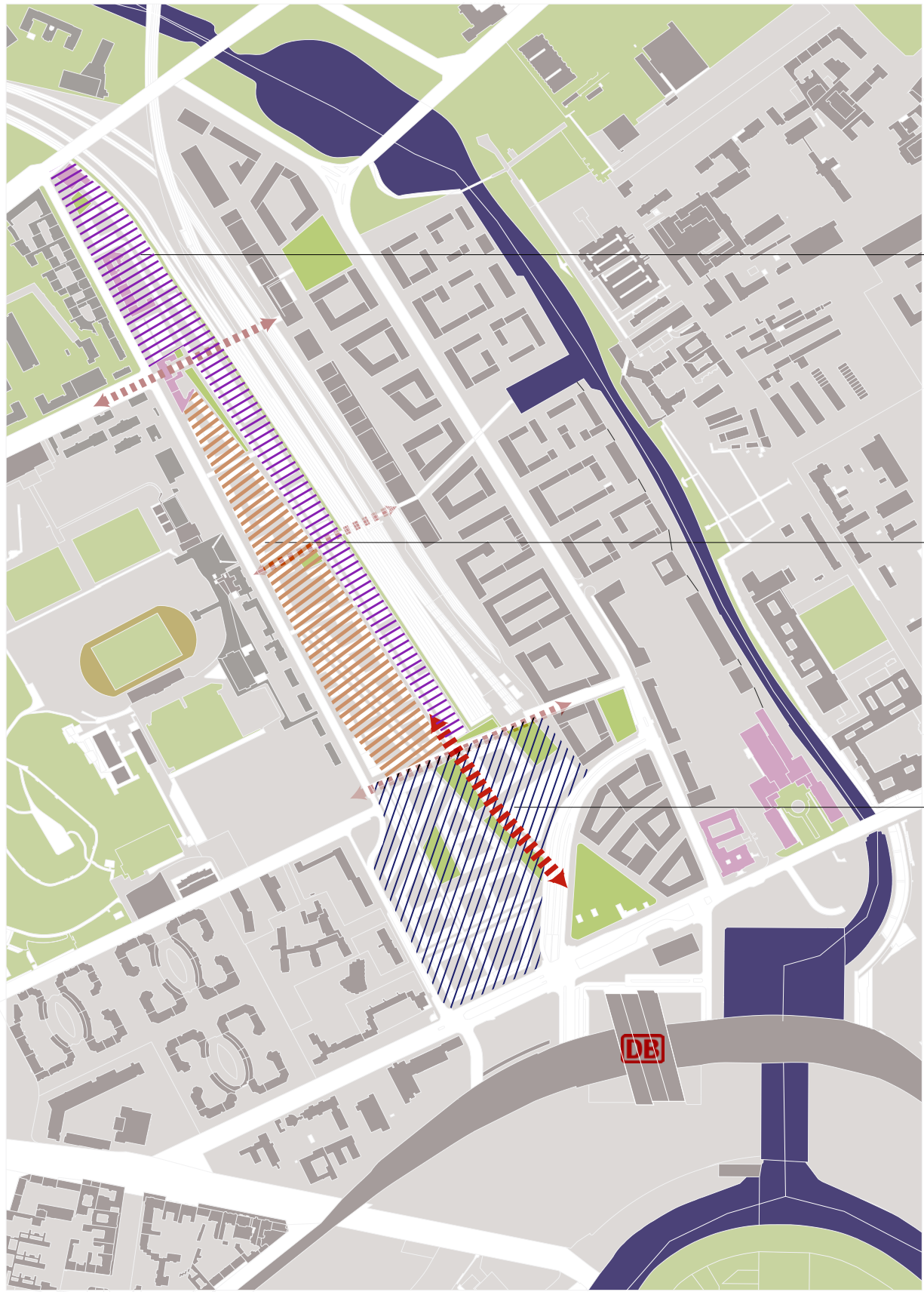


Art and culture are the special identities--creating elements for this location. Depending on the influence of Hamburger museum and many other art galleries. The district close to the invaliden street could be developed as the cultural hybrid area radiates the rest site area.

Meanwhile, regard ther cost of living standard, the district along the railway side could be developed as the affordable residential area for the less income group.



# The function zoning proposal



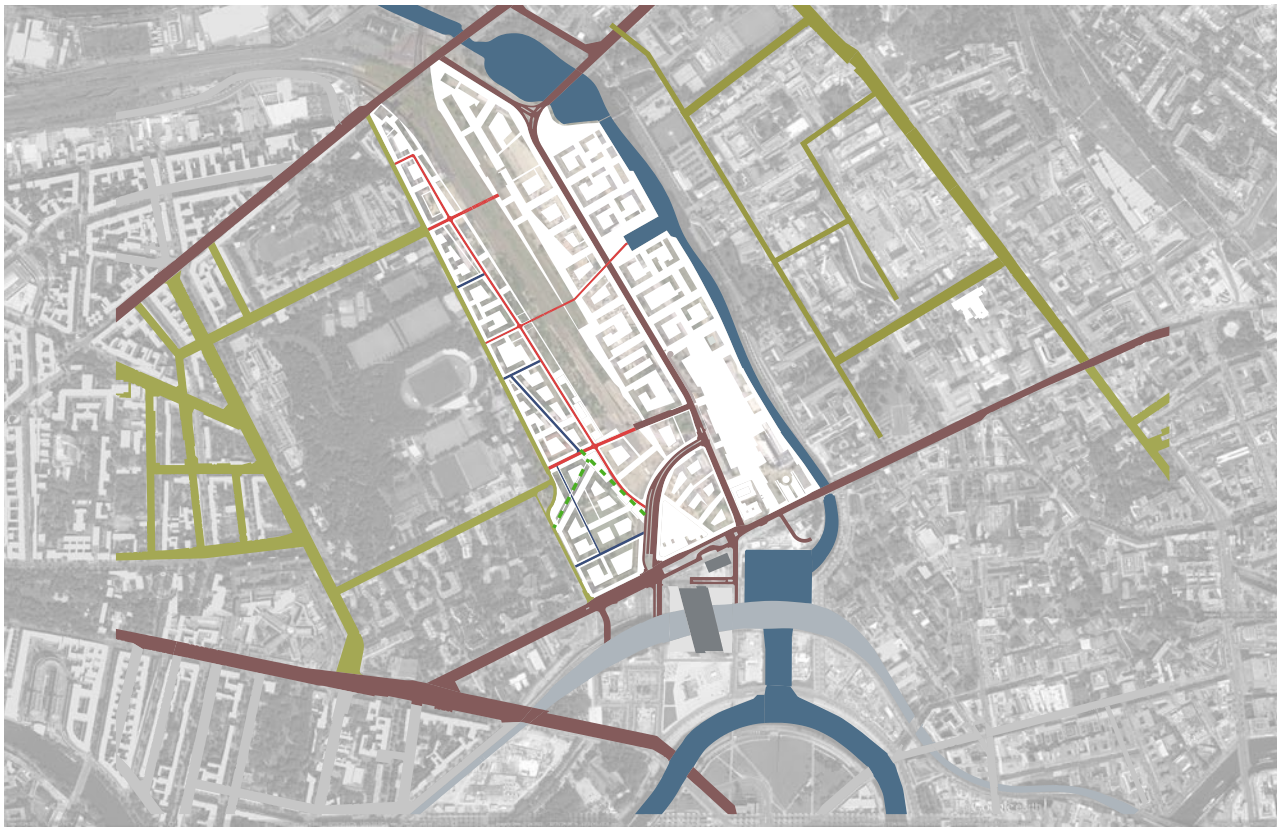
**B**  
General Residential neighbourhood  
= Retail + Residential

**C**  
Typical residential neighbourhood  
= Live+ Working

**A**  
Hybrid urban culture area  
= Commercial + Retail + Office

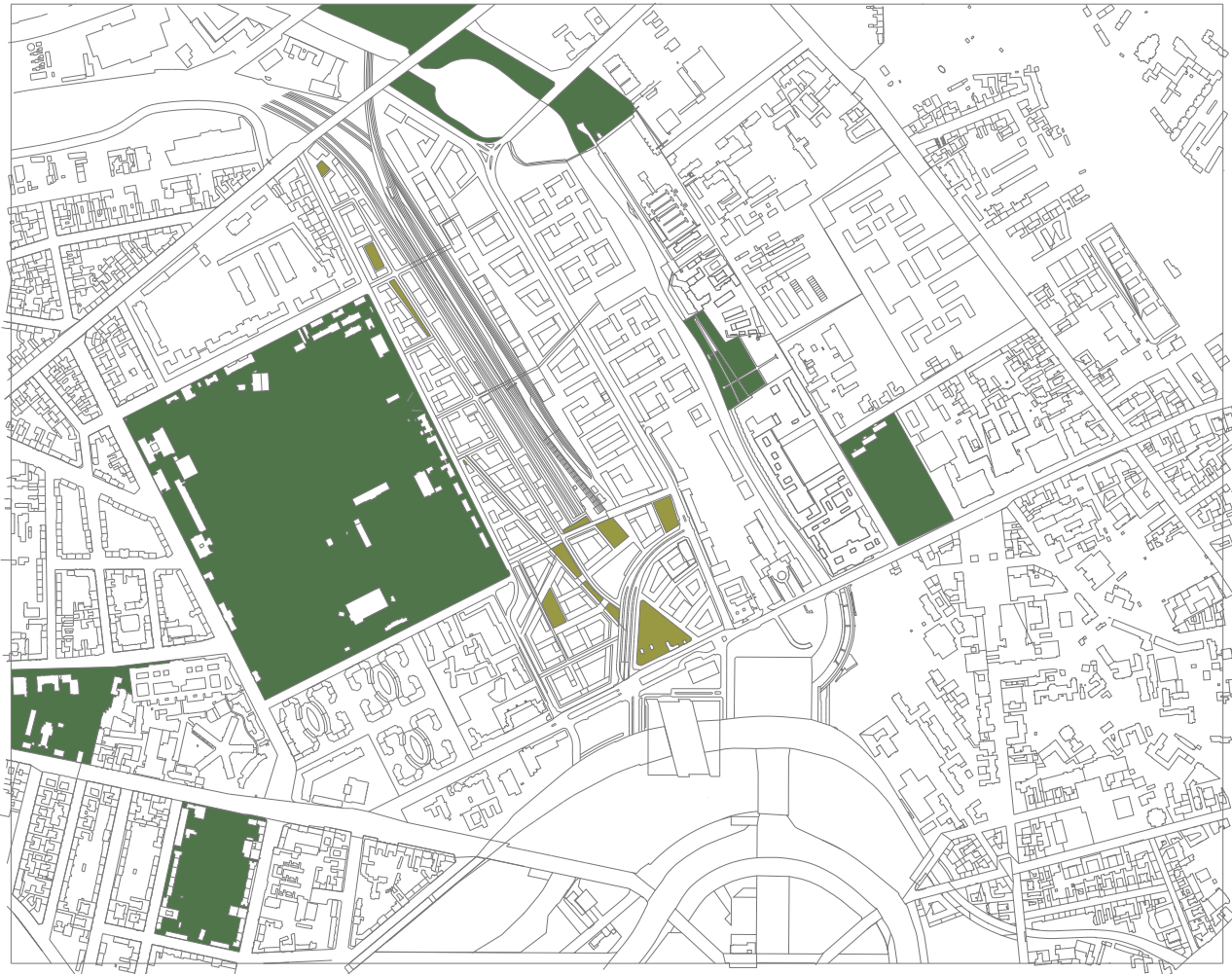
According to the development conception, the site area could be specified as three major sections depending on the variation of land values and surrounding transportation. Various buildings and utilization will be developed for target groups and user requirement.

# The hierachical transportation and landscape system



## Landscape cover distribution

Existed green cover      Proposed in site





# The primary program distributed in plan

Job Center



Flea Market



Beer Garden



Preserved Building



Day Care Center



Kindergarten



Cinema



Parking Lot



Postal Office



Convention Center



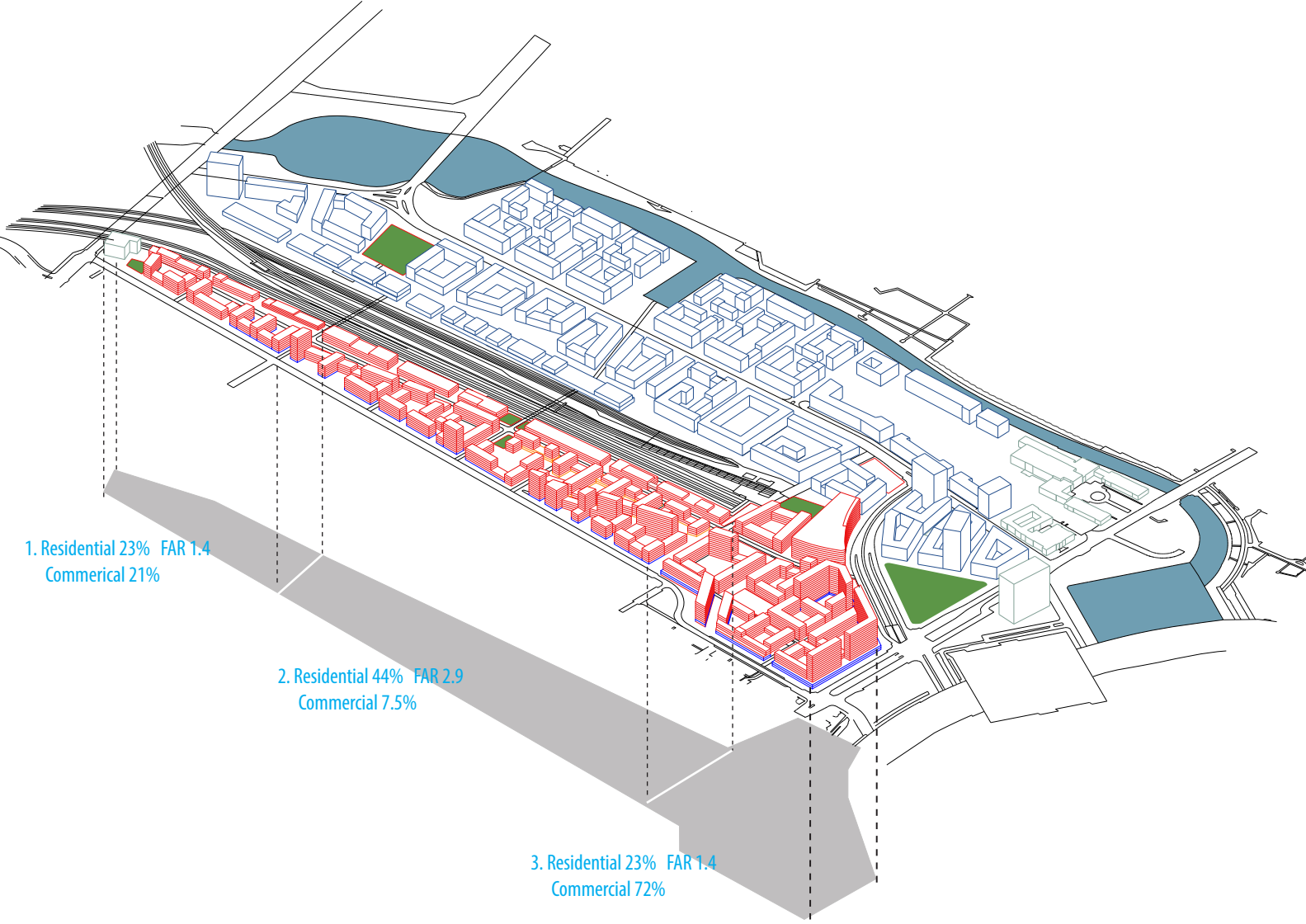
HOPSCA



DB



# The building metrics



# The outline of Maximum height in site



The master plan in Lehater street





# The proposed open space in site



The main entry street in site



The entry street is the important axis connecting the complex bussiness section and quiet residential blocks in proposal. This oblique corrior targets at creating a pedestrain focus street with high rates of tree covering and decreasing the dusturbing from traffic into the living blocks.

The 3d view of entrance





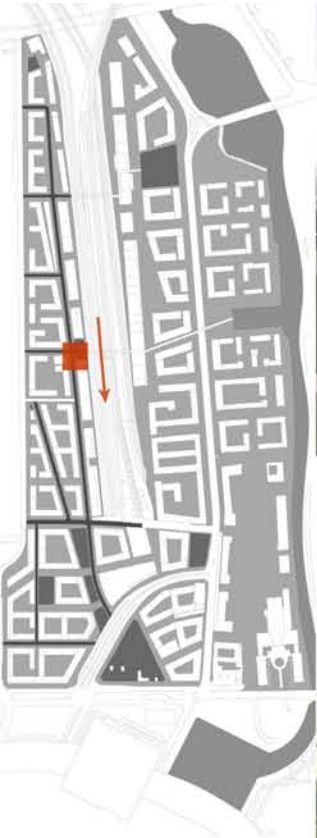
The perspective of Entrance street







The perspective of Urban Core section



Scenario 1  
The urban core street view







The perspective of preserved building





