

Guided Tour of the Historical City Centre – Alter Markt, Landtag and Alte Fahrt

Group tours can be booked individually on request, Price: 130 €/group (max. 20 participants), duration: 2 hours. Booking and information: Group service of PMSG Potsdam Marketing and Service GmbH, Babelsberger Strasse 26, 14473 Potsdam. Phone: +49 331 27558 50. Email: gruppen@potsdamtourismus.de, www.potsdamtourismus.de

Experiencing the City's History, Treasures from the Collection, Satirical Sculptures

The museum in the beautiful old town, the permanent exhibition "Potsdam. Eine Stadt macht Geschichte" ("Potsdam. A City Makes History") presents the more than 1,000-year history of the city up to the present day in an entertaining and vivid way, admission is free. Special exhibitions with interregional appeal show Potsdam's art, culture and current events – until 04 June 23, painting, graphics and photography by the well-known Potsdam artist Peter Rohn. From 23 May 23, a special photo treasure of the city with „Potsdamer Linien. DDR-Alltagsfotografie von Werner Taag“. Admission to special exhibitions: 5€, red, 3€, free admission for children and teens under 18 years. Potsdam Museum – Forum für Kunst und Geschichte, Am Alten Markt 9, 14467 Potsdam, Opening hours: Tue-Sun 12am-6pm, Phone +49 331 28968-68, www.potsdam-museum.de

Panoramic View from St. Nicolas Church

From the colonnaded roof of St. Nicolas Church, you can see the Landtag, Museum Barberini, and Alter Markt and take in one of the most spectacular views of the capital city of Potsdam. The classicist church was built according to the plans of Karl Friedrich Schinkel and is a monument of national importance. Opening hours: Seasonal, for more information go to www.nikolai-potsdam.de. Admission to tower: 5€, Phone +49 331 27086-02, Email: info@nikolai-potsdam.de

International Art and Potsdam's History

At Museum Barberini, you can marvel not only at international art exhibitions but also enjoy guided tours about the history of the place. During a walk through the city, audio tours on the Barberini app invite you to discover the Italian and French influences in Potsdam. Museum Barberini, Humboldtstrasse 5-6, 14467 Potsdam, Opening hours: Mon and Wed-Sun 10am-7pm, every first Thursday of the month 10am-9pm, Admission: 16€ (Mon, Wed-Fri), 18€ (Sat-Sun), 10€ (red.), free admission for children and teens under 18 years. Phone: +49 331 236014-499, www.museum-barberini.com

Potsdam Model at Kutschstall

With a diameter of about 4 meters, the interactive city model shows the Prussian city of Potsdam in 1912. It can be visited at Haus der Brandenburg-Preußischen Geschichte Am Neuen Markt 9, 14467. Opening hours: Tue-Sun and public holidays 11am – 6pm, Thu 11am – 8pm, Mon closed. Phone: +49 331 620 85 50, www.hbpg.de



Published by: Landeshauptstadt Potsdam
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Design/ photos (if not stated otherwise): A. Stadler
Print: Brandenburgische Universitätsdruckerei
Editorial deadline: 30 Dec. 2022, Print run: 25,000
© January 2023 (This flyer is also available in German.)

Background photo: "Standing Wrestlers", former colonnade between Royal Stables and City Palace (SPSG), Cover photo: Construction site of Block III, Friedrich Ebert Strasse and future Erika Wolf Strasse, 10/2022

Practical Implementation of the Landmark Building Concept Block V

In May 2021, Potsdam's city council ended the moratorium on the residential building "Staudenhofwohnhäuser" that had existed until then. The council's decision was based on an analysis of variants regarding the economic viability of redevelopment versus demolition and a new building. This paved the way for the redevelopment of a mixed-use residential and commercial quarter. The building structure, use and design of the new development are based on the specifications of the integrated landmark building concept. The eastern edge of the block required special consideration. The current street layout was only created after 1953, and the former block extended much further to the east. The newly emerging urban edge is to be made visible through contemporary architecture, especially at the corners of the block.

Another landmark façade will be built at the southwestern corner of the block. The model for the historic building was a design by the Italian architect Palladio for the "Palazzo Giulio Capra" in Vicenza in 1581, which, however, was never built.

Contrary to previous procedures for real estate allocation, the present property owner, the municipal ProPotsdam GmbH, will build on Block V. A total of ten new buildings will be constructed. The aim is to build all the residential spaces in accordance with the conditions of Brandenburg housing promotion to created affordable appartements.

Preparing the development plan SAN-P 20 "Am Alten Markt/ Am Kanal" will create the legal basis for the implementation of the now defined redevelopment goals. The development of Block V completes the implementation of the urban redevelopment of the entire ensemble around Alter Markt.



Block V structural concept (joint planning group 06/2022)
Nikolaikirche

Block IV – Competition and Implementation

Block IV is divided into four construction lots. On the largely historic plot structure, 13 new buildings are being constructed around the existing Bildungsforum. A quarter with a mixed use is being developed to strengthen inner-city living with a high share of rent- and occupancy-controlled as well as rent-reduced housing. To ensure architectural diversity, the building lots were divided into smaller architectural lots, given that adjacent buildings may not be designed by the same architect.



Competition designs as of August 2022, view of Erika Wolf Strasse (southern side of Block IV, not to scale) (Design and drafting from left to right: Kosmowski Architects Bonn, Sönke Carstensen Heringsdorf, ESR Architekt:innen Troisdorf, Päsche Architekten Berlin, Schulz Huster Architekten Potsdam, Päsche)

The two southern building lots 3 and 4 on Erika Wolf Strasse were awarded to two private developers in May 2021 due to their convincing utilisation concept. Three architectural designs by different architects had to be submitted for each of the four new buildings. A selection committee evaluated them in May 2022 and chose the winning designs (see illustration below). Subsequently, the designs were concretised and the building applications were prepared. The developers' ambitious plan is to start building in summer 2023.

At the south-east corner facing St. Nicholas Church, a building is being constructed for which the façades of the predecessor building are being restored as commemorative architecture (landmark façade). Modelled on Andrea Palladio's "Palazzo Barbaran da Porto" in Vicenza from 1570, it will be a modern commercial building with restaurants on the ground floor. At the south-west corner facing Friedrich Ebert Strasse, a residential and commercial building with special design requirements completes the Ach-Ecken ensemble (four buildings with concave façades towards the crossroads resulting in eight corners). In between, five further buildings in contemporary architecture will complete the southern edge of the block. One design focuses on the building at no. 7 Erika Wolf Strasse, the so-called "Fuge" ("Jointing"). Here, the deviation from the historic plot structure is indicated by a compressed façade. A design that will later tell a story.

Lot 1 forms the north-western corner of Block IV (Am Kanal/Friedrich Ebert Strasse) and is being developed by the municipal housing association ProPotsdam GmbH to implement and secure the housing policy goals of the state capital Potsdam. In addition, expansion areas are being created for the Bildungsforum. On Lot 2 at the north-eastern corner of the block (Am Kanal/Anna Flügge Strasse), Studentenwerk Potsdam (students' union) will build a student hostel. A first look at the designs will probably be possible in summer 2023.

Block III - Historical "Landmark Façades" and Modern "Jointing"

The Integrated Landmark Building Concept, developed in 2010, is the conceptual basis for the five new blocks which are being built around Alter Markt and Brandenburg's State Parliament building. Eight of the new buildings will get back their historic front ("landmark façade"), for example the Barberini Museum in Block I on the banks of the river Havel.

Until autumn 2022, all that could be seen of the two landmark façades in Block III were bare concrete walls. Since then, however, the front is being built through classical masonry, stone-setting and sculpture work. As the crowning ornament of the former inn "Plöger'scher Gasthof", the preserved historic sculptures are being restored and mounted again. The corner building at Alter Markt, on the other hand, will receive three newly created sandstone sculptures. First, drawings from historical photos or plans were made, after that small so-called bozetti (miniature sculptural models) and finally full-size models of clay. These models are moulded with silicone and produced again as plaster models. Only the plaster model serves as the direct template for the final sandstone sculpture. The entire process to the finished sculpture takes three to four years.

The other new buildings will fit into the urban structure by adhering to basic architectural principles. So-called "jointings" will be created in Blocks III and IV as deliberately modern "eye-catchers." The significantly narrower buildings, through a deliberately different language of form and material, show the most significant deviation in approaching the historic city layout: Friedrich Ebert Strasse, which is twice as wide as the historic Hohewegstrasse.

Despite its small size, the "House of Music" built in Block III invites visitors to explore the building through its generous entrance on the ground floor. The façade of the upper floors is decorated with honeycomb or star-shaped elements following the design of the University of Applied Sciences that was demolished by 2018. Here, too, the decorated façades are being created entirely from scratch - from the first sketches to technical drawings and ultimately the craftsmanship of a metalworker. Despite the diversity of the new buildings, they are all united by an aspiration for high-quality details through craftsmanship.



The Three Graces (photo: Frank Köslter)

Redevelopment Area Potsdam City Centre

Background photo: Stylised view of a façade with honeycomb stars, as of Oct. 2021 (laboratus-hurns architecture berlin)



Dear Residents of Potsdam, Dear Guests of Our City,

Potsdam's city centre is probably the most dynamic area when it comes to urban development. When comparing photographs from the 1990s with today shows the major changes that have taken place in the heart of our city. The new architectural appearance of the centre, which is the result of intensive debates and planning processes, is now being completed. Façades reminiscent of the preceding buildings from the 18th century have their place next to contemporary architecture. It is hard to distinguish which buildings have been renovated and which have been newly built.

Another interesting aspect is the use of the buildings: residential use next to places designated for public and commercial use. Two large Potsdam housing cooperatives are helping to create a lively neighbourhood where people will live and work at affordable prices.

Block II will be completed in 2023 and people will move into the first buildings in Block III. For Block IV, the first developers are beginning to master the challenges of an inner-city construction site, which have already been managed in a remarkable way in Block III with 14 buildings and six developers.

A city is never "finished". It lives and changes in constant dialogue with its residents. This also applies to Potsdam's city centre, which has always been and will always be a field of experimentation. One example: For the redesign of the square Steubenplatz it is planned – although the saying actually goes: "You cannot shift an old tree without it dying" – to prepare five large trees from the street Am Alten Markt for their move to Steubenplatz.

The construction of the Creative Quarter at the Plantage is making progress – a new place for cultural and creative professionals with rent-controlled offers will open there.

I cordially invite you to explore Potsdam's city centre. It is always worthwhile.

Yours,
Mike Schubert

Creative Quarter at the Plantage

After the recent demolition of the former fire station and the computer hall of the data processing centre, the inner-city area is being redeveloped with the Potsdam Creative Quarter since spring 2022. In two construction phases, a lively place for cultural and creative use is being created between Neuer Markt and the Plantage that shows that Potsdam's city centre has more to offer than just history.

The development was kicked off in 2018 with a scenario workshop to develop a strategy for the cultural and creative industries in Potsdam's centre. This was followed by a feasibility study and award of a concept for the sale of the site in 2019 as well as a workshop process, including an architectural competition in 2020. In October 2022, the foundation stone was laid for the first construction phase. In this phase, the Langer Stall ("Long Stable") will be constructed between the front portal built according to plans by Georg Christian Unger in 1781 and the residential buildings that have already been erected. It will get a large roof area in the style of the historical predecessor building. The Neue Plantage, completed in 2021, will thus regain its historical spatial boundaries in the east. Completion of the 1st construction phase is now planned for the autumn 2024.

In the second construction phase, the interior buildings, the development on Werner Seelenbinder Strasse and an underground car park will be built by 2025. A total of about 25,000 sqm of rental space will be created in the Creative Quarter, 15,000 sqm of which will be dedicated to the cultural and creative industries, in some cases with reduced rents. In terms of urban planning, the Creative Quarter with its varied façades, some of them built with wood, will blend in carefully with its surroundings and, as a low-traffic quarter, will be an important pacesetter for sustainable traffic development in the city centre.

In addition to the new building, the redesigned open space of the Plantage was completed in 2022 and enjoys great popularity given its newly created range of sports and playground areas. What's particularly special here is that the areas for leisure and recreation as well as school sports of the neighbouring Max Dortu primary school were implemented on publicly accessible areas.

Construction Schedule 2023

- Completion of new construction in Block III ①
- Start of construction in Block IV (lots 3 and 4) ②
- New construction of Synagogue ③
- Construction of the Creative Quarter ④
- Erection of the tower of Garrison Church ⑤
- Redevelopment of Spornstrasse ⑥
- Deconstruction of the residential building Staudenhofwohnhaus ⑦
- Preparatory work for replanting linden trees at Am Alten Markt ⑧

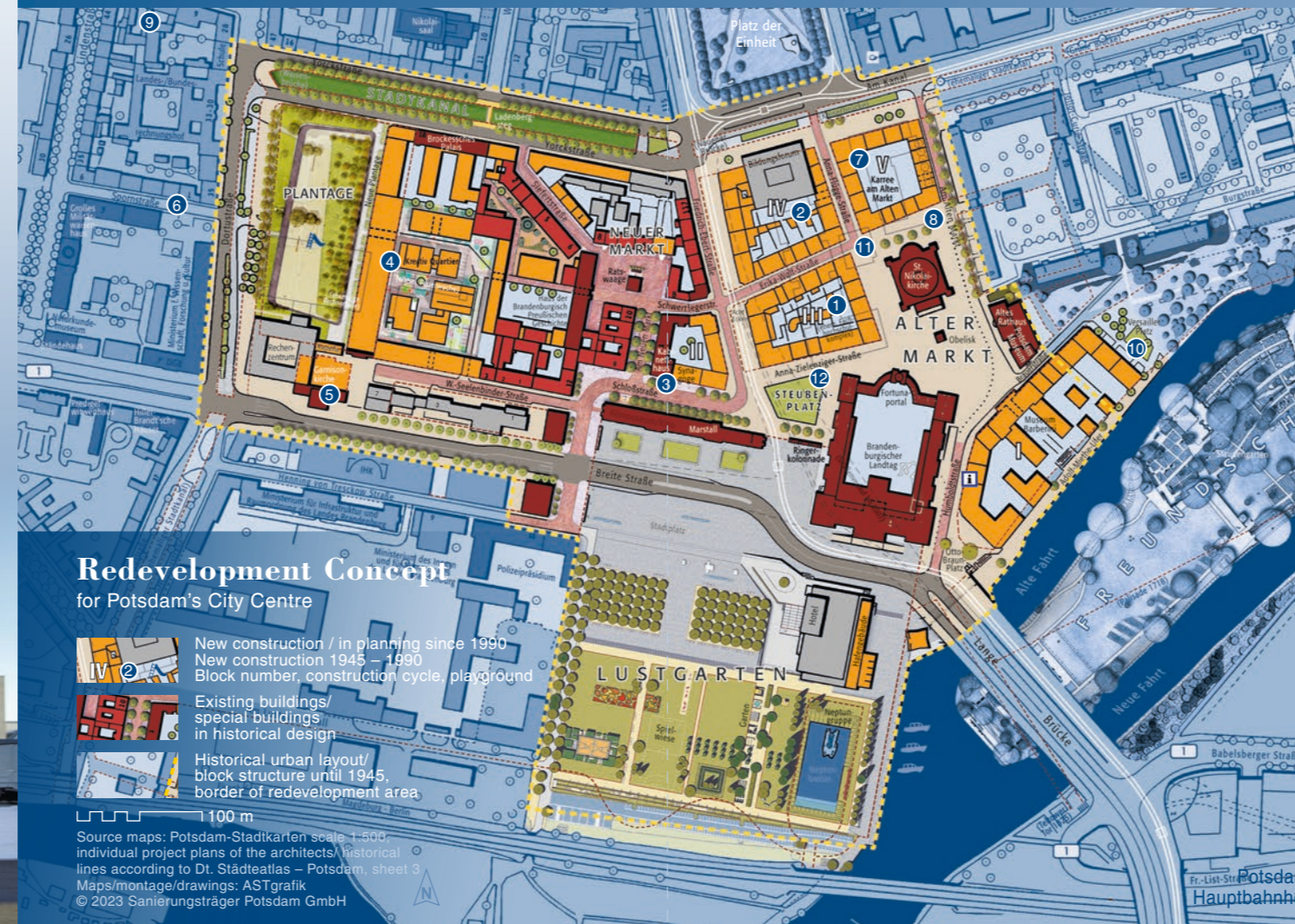
From 2024

- Completion of the first construction stage of the Creative Quarter ④
- Completion of new construction in Block III ①

- Start of construction in Block IV (lots 1 and 2) ②
- Execution of construction work in Block IV (lots 3 and 4) ②
- Completion of deconstruction of the residential building Staudenhofwohnhaus ⑦
- Preparatory work for replanting linden trees at Am Alten Markt ⑧
- Redevelopment of Bäckerstrasse/ Kleine Gasse ⑨
- Redesign of the square "Versailler Platz" ⑩
- Completion of Erika Wolf Strasse, Anna Zielenziger Strasse and Alter Markt West with final paving ⑪

From 2025

- Preparation of construction work for high-rise building in Block V ⑦
- Replantation of trees from Am Alten Markt to Steubenplatz ⑧
- Redesign of the square Steubenplatz ⑫



Between Alter Markt and Steubenplatz

By 2016, all public spaces around the new Brandenburg Parliament building had been redesigned. This process started in 2005 with the Alter Markt. The area of the square was lowered to its historical height by up to 1.5 m and restored as a baroque, stone-covered town square. An essential design element in the Baroque period was the use of architecture to show that humans "conquer" nature and banish it from the city or only "allow" it in certain places.

The area of Steubenplatz could not be fully redeveloped (yet) at that time, also because the area was to be "kept clear" for construction sites for the new Blocks III and IV.

With the imminent completion of the buildings in Block III from mid-2023 on, Steubenplatz is to be improved with a new design. Opposite Alter Markt, this urban space forms the opportunity to create an inviting green area with large trees. Five linden trees from the street Am Alten Markt, which would have to be cut down for the construction of Block V, are being prepared for replanting on Steubenplatz. Certainly not an easy undertaking, but an attempt to preserve these older trees. In the future, Steubenplatz will be the green neighbour of the predominantly stone square Alter Markt.

Following a garden design from around 1900, quarter-round green spaces are to be created in front of St. Nicholas Church on Alter Markt. There is also a plan to plant more trees to the west of the church. Anna Flügge Strasse will also be planted with trees - unlike its historical predecessor Kaiserstrasse.



A New Synagogue and Haus Einsiedel



At the corner of Schloßstrasse and Friedrich Ebert Strasse, the "Haus der Wasserwirtschaft" ("Water Management Building"), built in GDR times, stood until 2010. It was supposed to make way for the construction of a new synagogue and a redevelopment on the edge of the block in the style of the historical model of the former "Haus Einsiedel" ("Einsiedel House").

Although a building permit for the synagogue had already existed, differing opinions and attitudes among influential stakeholders resulted in a long break. It was not until 2019 that essential aspects regarding content and design were clarified, a new building application was submitted and construction began in 2021. The new building is scheduled to open at the end of 2023. After the destruction and demolition of the Potsdam synagogue on today's Platz der Einheit, a long period of provisional arrangements will finally come to an end, and Jewish life will once again have a visible address in the city centre.

In 2023, the savings bank Mittelbrandenburgische Sparkasse will move from its long-standing headquarters at Am Kanal into "Haus Einsiedel". In addition to the business premises of the savings bank, flats will be built on the upper floors. The historical predecessor building "Zum Einsiedler" – an inn with a long tradition dating back to the 18th century, the war ruins of which were demolished in 1948, will be reinterpreted in a contemporary way. The striking triangular gable will dominate the visual axis from Alter Markt.

