

teameleven

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Teameleven is a project initiated in November 2010 by a group of Berlin architects. Using their small yet innovative practices as a basis they wanted to address large scale urban development issues facing Berlin, and the role that architects could play in dealing with them.

Teameleven met with politicians, sociologists, and journalists in a rapid succession of informal discussions. By sharing their experience, they adapted the solutions they had been experimenting with as individuals to meet larger challenges. In interviews and contributions to both the popular press and professional journals, Teameleven has been questioning the city's sale of public land, and demanding that the city re-evaluate its needs before the last free spaces are sold.

From their discussions, Teameleven developed a list of 22 concrete policy proposals to improve urban planning and social housing policy in Berlin. In September 2011 during

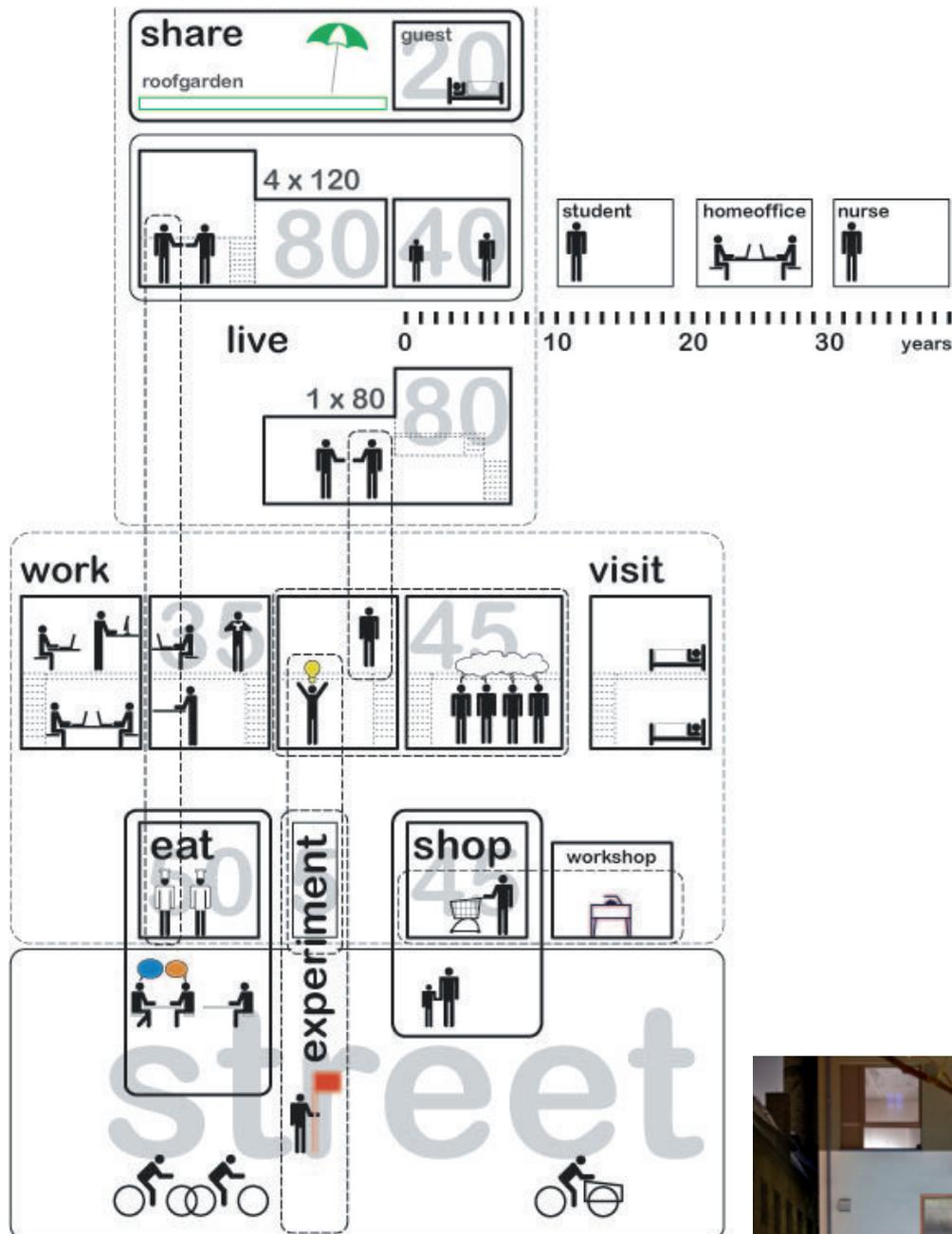
Berlin's election campaign, Teameleven held a public discussion of the 22 points with politicians from the three main parties. Berlin's new government has already implemented significant positive changes to their urban development policy.

In their work as individuals, Teameleven has produced a series of *case studies*. These buildings describe a future Berlin, beyond temporary use. As a collection these buildings serve to illustrate Berlin's potential, with buildings that reflect and support Berlin's specific identity.

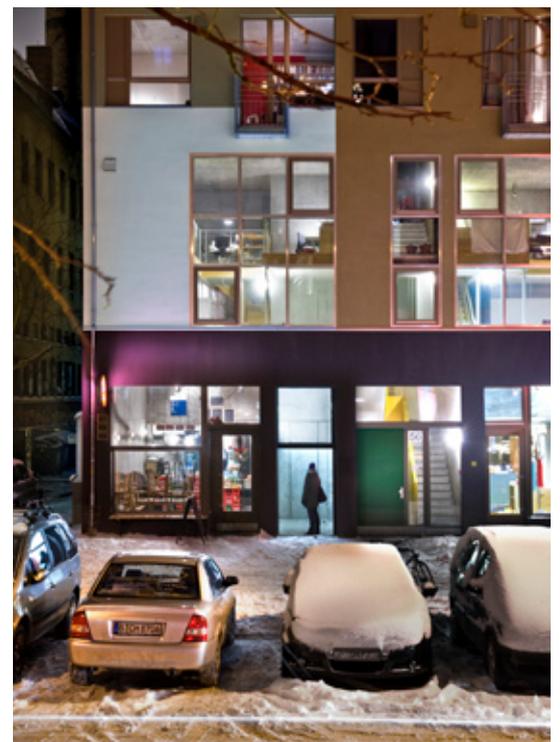
Together these *case studies* are the basis for a new understanding of architectural practice that goes beyond conventional professional boundaries. Teameleven seeks to explore the potential of this expanded radius of action to create exemplary buildings, and a lively city. Their work explores the following seven central themes.



1. mixing uses

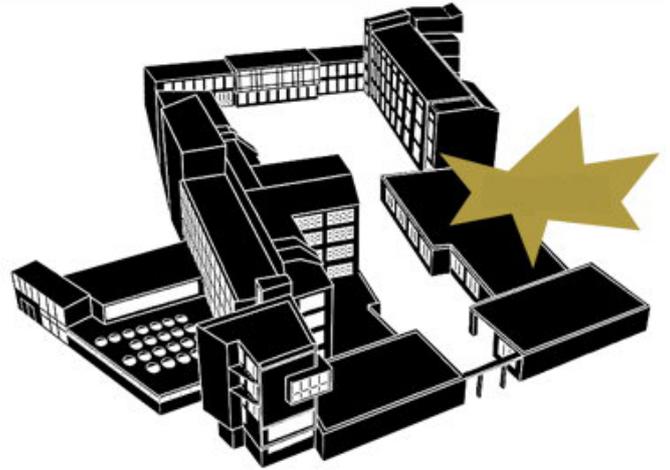


This project maximizes the programmatic mix allowed by Berlin's building code. As many people work here as live here. Living and working are intelligently intertwined so that the units can expand and contract as needs change over time. They can shrink when a child leaves home, or expand to accommodate an elderly couple's care-giver. The shops on the ground floor are complemented by a non-commercial exhibition space.



1. mixing uses

This historically listed building used to be a factory for printing machinery. It was bought from the city by a group of tenants, who developed an unusual legal framework to ensure that the space could be used by the community in perpetuity. To guarantee that the building will not be sold in the future, they transferred ownership to a charitable endowment. This endowment leases out the building to the users association at stable rates. The 99 year long lease stipulates a strict rule that the space be used in equal parts by artists, craftsmen, and social projects. It is a model of how innovative land ownership structures can stabilize a difficult neighbourhood by guaranteeing low rents, and a long term programmatic mix. This mixture creates jobs, and provides social support to one of



Berlin's poorest areas. ExRotaprint is a shining example of how a private initiative can support urban regeneration.



2. reactivating hopeless cases

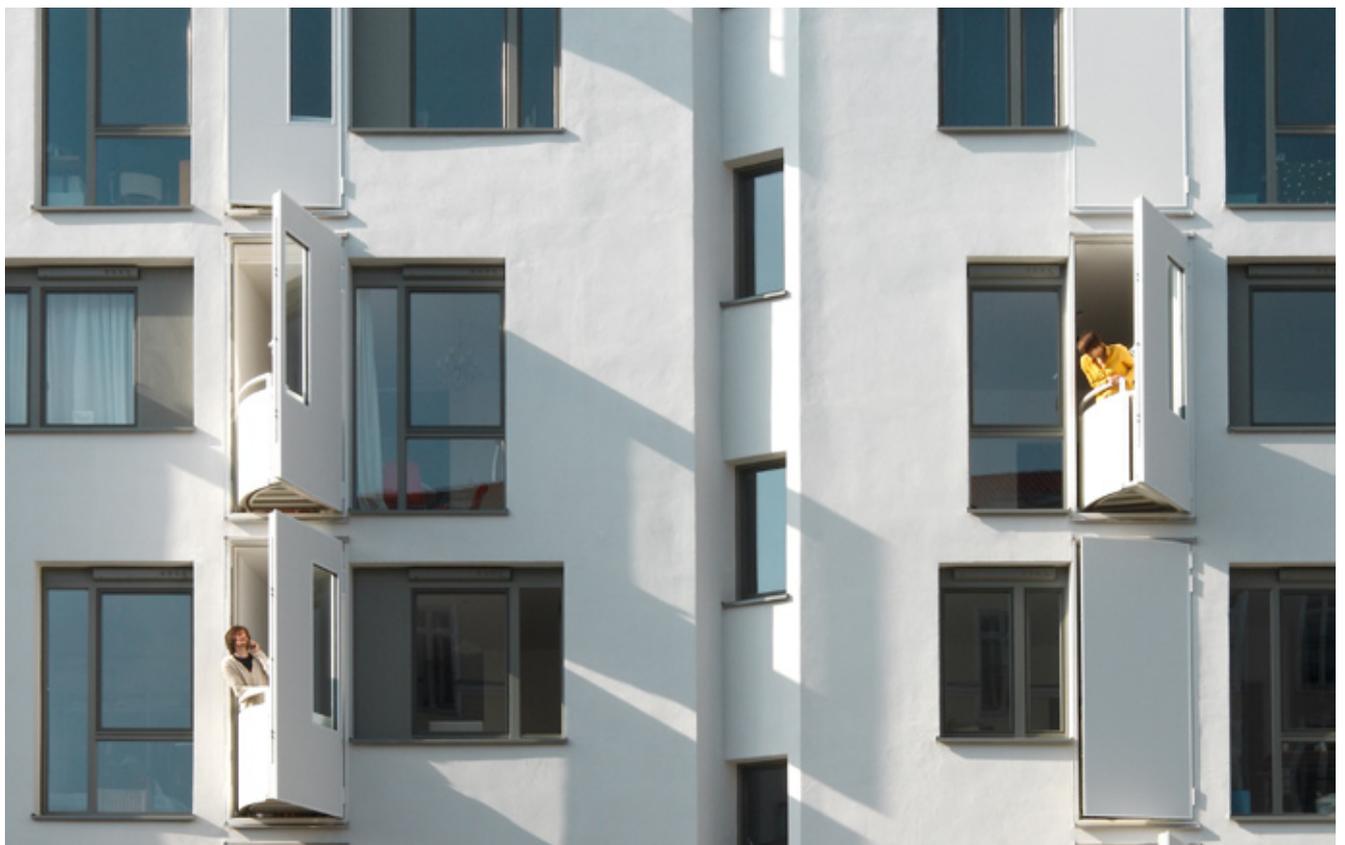


Built in the early 1990's during a bout of optimism, this empty basement in Brunnenstraße sat unfinished for years, one of many basements left bare when the bubble burst. The ruin became the platform for a new development model. The bank accepted the cost of the basement, which is the most expensive part of a building, as a downpayment on a loan to finance the rest of the building. To minimize costs, the new building was designed as an unfinished shell, pushing the legal limits of the building code by creating the minimum required infrastructure. To minimize rents, the loan will never be paid back. By paying only interest, the architect raises provocative questions about ownership. The building's form is determined by the neighbouring buildings, and by the Berlin building code.

2. reactivating hopeless cases

Initially when the architect bought the site, the city planning department refused permission to build because they believed that healthy living and working spaces could not be built on it. By persistently negotiating with a design that created a modern form intimately related to its neighbours, the architect overcame their resistance. Today this solution to the architectural problem appears to be self-evident.

Technical solutions can create new spatial relationships. The street where this building was constructed has no balconies. Despite his well founded arguments, the architect could not convince the planning department to grant an exception. To create a vital dialogue with the street, the architect designed folding balconies that can be opened and closed. This building is an owners co-operative (*Baugruppe*) that was founded by the architect. It has empowered the inhabitants to become actively involved in changing the city.



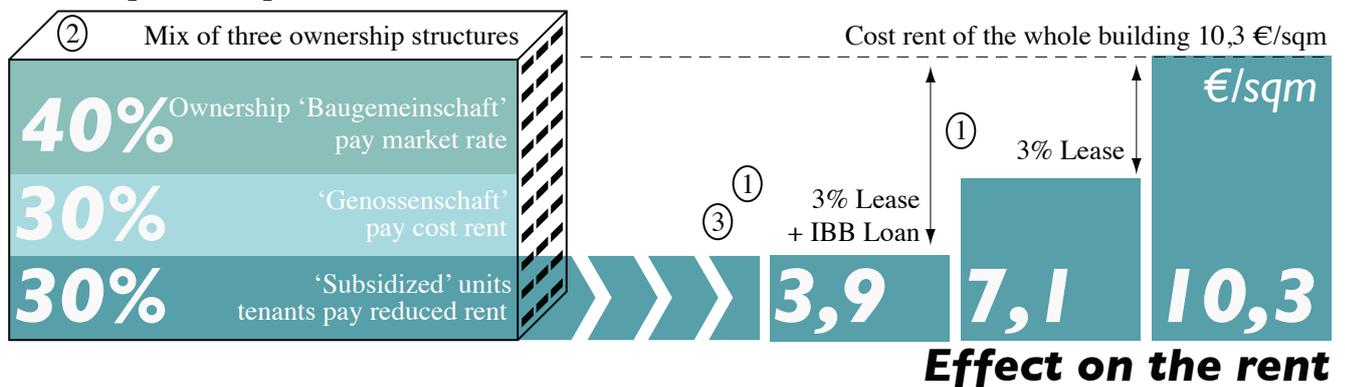
3. expanding architectural practice

To build this building in Berlin-Mitte the architects developed a business model that allowed them to finance it despite the low Berlin rents. They created the Miniloft brand to meet a demand for short stay apartments, a model which at that time did not exist in Berlin. To realize the project, they extended the architect's role in two directions. Before they designed the building they became developers, and after it was finished entrepreneurs. They designed the building to meet changing demands; it can easily be converted into office or co-working spaces.



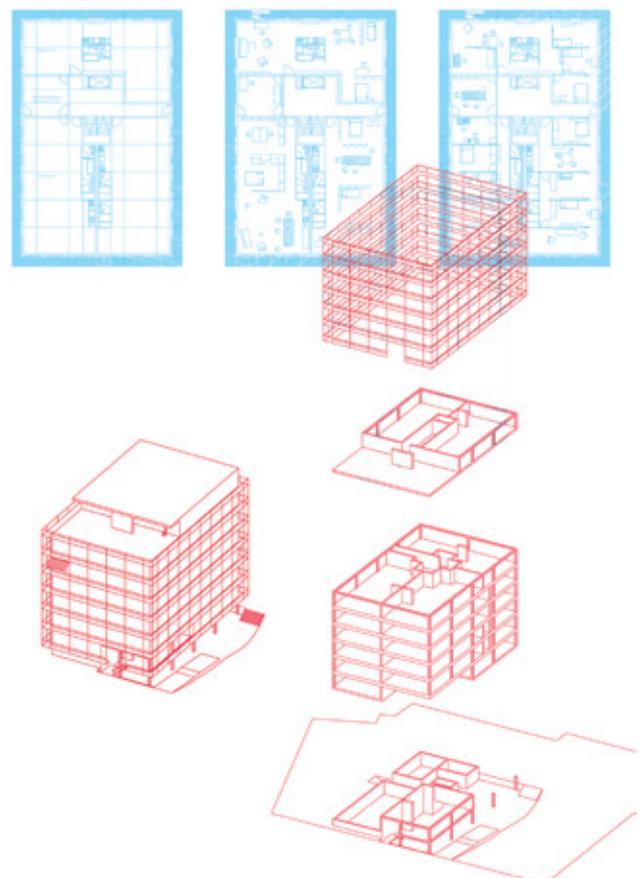
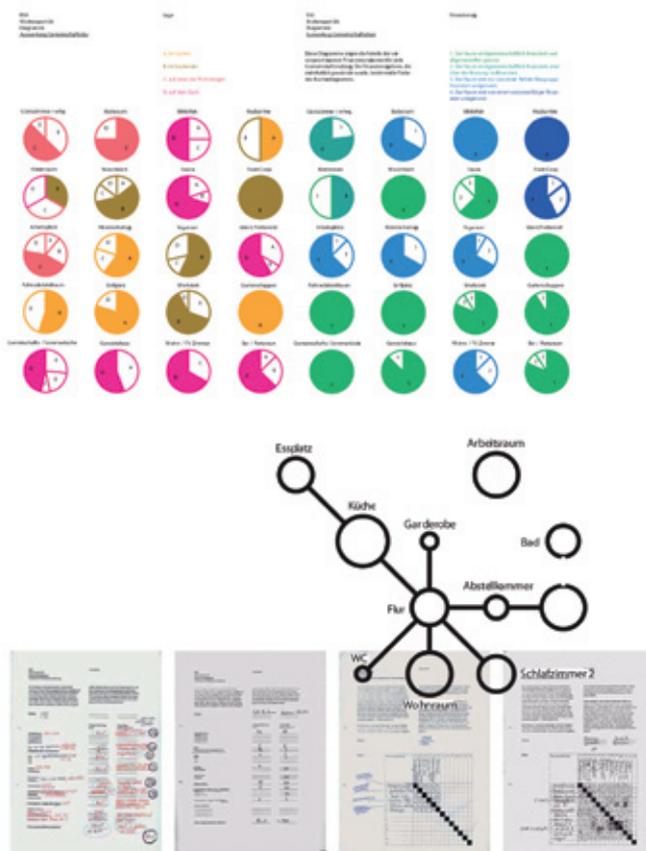
The *tripod system* combines three different ownership forms in one building. In this development model the land is leased from the city at below market rates. In exchange for this, the premium paid by the condominium *Baugruppe* on the top floors supports a reduced rent for municipal space on the lower floors. A rental based co-operative (*Genossenschaft*) uses the middle floors. Because the city maintains ownership of the land, it can specify the societal and programmatic mix to meet changing demographic demands over time.

Tripod System



4. empowering participants

The architects designed this rough wood structure to be successively modified by its future users. Its first incarnation housed a sustainability festival financed by the *Bundeskulturstiftung* (National Endowment for Culture) in the Haus der Kulturen der Welt. Currently in storage, it will be rebuilt on different sites around Berlin, adapted by other architects to meet the current requirements. In 2012 as part of the HAU theater's 'great world exposition' it will take on a second life with a new program. In its third life it will be adapted by the urban pioneers on the Tempelhofer Field.



Baugruppen projects help empower people to actively participate in urban development. By pooling resources, groups of individuals can develop property. Using this model, they have revolutionized Berlin's real estate market. For this building, which is currently

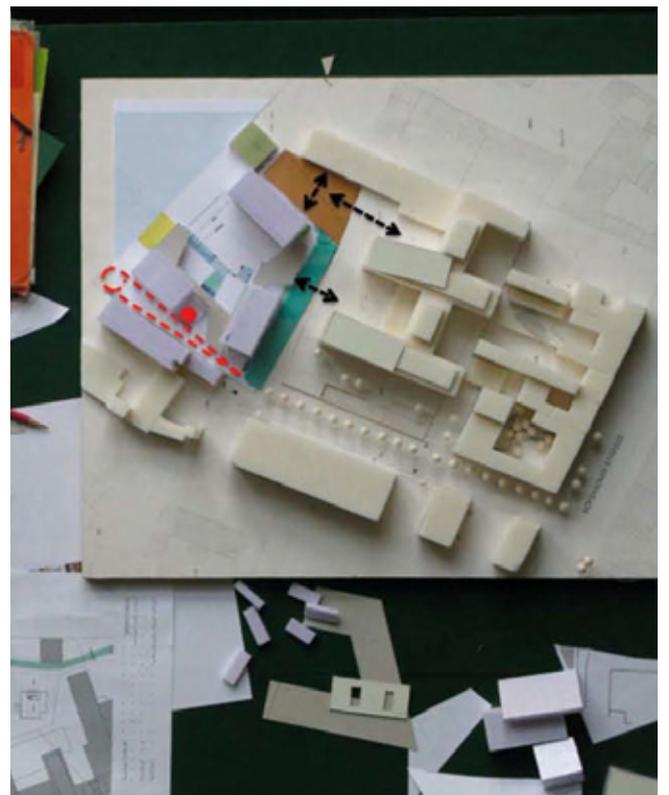
under construction, the architects introduced a moderated process to understand the user's current and future needs. This intensive research empowered the users to challenge the architect's role as designer. The building became the result of a discursive process.

5. meeting changing needs



How do we want to live? This large project on the river Spree questions accepted living typologies, conventional ownership structures, and methods of architectural authorship. Three architects are working together to pool their expertise in different aspects of the building design. Some floors will be split into apartments, others combined to accommodate communal living. The interior standards are adapted to the needs of the future inhabitants.

Because the building is owned by a *Genossenschaft*, internal discussions revolve around using the space rather than owning the space. This cooperative atmosphere helps the architects concentrate on creating a building that is focused on fulfilling the users' needs.



6. adapting social and technical standards

Before this building was built, wooden buildings in Berlin higher than four stories were forbidden. This *Baugruppen* project in Esmarchstrasse also breaks the perimeter block paradigm which lies behind the last two decades of urban planning in Berlin. By opening the building to the street, the architects created a building with three façades, drawing the city into the space between the open stairs and the north wall. This project has become the prototype for four other buildings currently under construction.



6. adapting social and technical standards

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Gentrification Blog

Nachrichten zur Stärkung von Stadteilmobilisierungen und Mieter/innenkämpfen



[Über dieses Blog](#)

Berlin: Randwanderung der Armut als Rückseite der Medaille

Verfasst von: **ah** | Dezember 30, 2011

Über Gentrification wird viel und gern geschrieben – meist enden die Geschichten und Studien mit dem Verdrängungsbefund: „mussten Ausziehen“, „konnten sich die Wohnung nicht mehr leisten“, „ist keiner mehr da“. Über die konkreten Folgen und Zielorte der Verdrängung gibt es nur relativ wenige Studien und Berichte. Ein Blick auf die sozialräumlichen Dynamiken in Berlin legt jedoch eine Randwanderung der Armut nahe. Während in den mittlerweile angesagten Innstadtquartieren vor allem junge, gut ausgebildete und zum Teil auch besserverdienende Haushalte zuziehen, sind es in den Großsiedlungen am Stadtrand vielfach diejenigen, die sich woanders keine Wohnungen mehr leisten können. Die kleinräumigen Berichten des **Berliner Sozialmonitorings** weisen sowohl für einzelne Wohnlagen in Spandau als auch in Marzahn Hellersdorf eine steigende Konzentration von Armutsindikatoren aus. Noch gibt es keine Ghettos wie in Paris, doch die Randwanderung der Armut liegt auch in Berlin im Trend.

Die Redaktion von *heute.de* hat diese Fragestellungen aufgegriffen und ein kleines Interview zum Thema auf die Seite gestellt: „**Steigende Mieten: Vielen bleibt nur der Rand von Berlin**„.

Steigende Mieten: Vielen bleibt nur der Rand von Berlin
Forscher Holm: Einige Stadtteile auf dem Weg zum Ghetto

Interview, heute.de, 30.12.2011

Steigende Mieten in Berlins Innenstadt-Bezirken treiben immer mehr Menschen mit

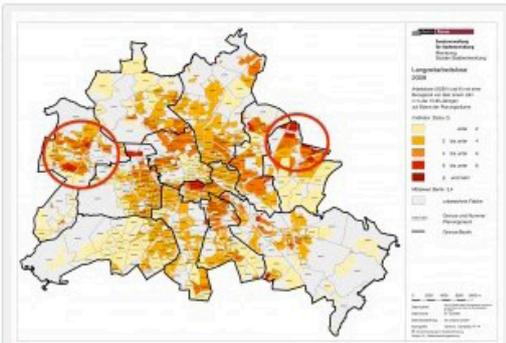
TERMINE & VERANSTALTUNGEN

31. Januar 2012 | 19:00 |
 Conne Island | Koburger
 Straße 3 | Leipzig |
 Diskussionsveranstaltung zu
 Stadtentwicklung und
 Verdrängung : **Disneyland des
 Unperfekten**

Archiv der Veranstaltungen

TWITTER-NEWS

- Berlin: "warum (...) nicht Schwaben und Latte-Macchiato-Muttis das Problem sind, auch wenn die das gern glauben."
<http://t.co/cDepfYBd>
 16 hours ago
- Berlin: Zusammen mit Joachim Oellerich bei der LINKEN in Charlottenburg eine kritische Bilanz der roten Regierung gezogen
 @MieterEcho 17 hours ago
- Berlin: Viele Kühe machen Mühe! Mobilisierungsvideo gegen die Schokoladen-Räumung // 22.02.2012 um 8 Uhr <http://t.co/wp4SzuX5>
 2 days ago
- @beapirate @Enigma424 Schokoladen ist eine prima Idee für die aktuelle Stunde. Falls ihr direkten Kontakt sucht: verein@schokoladenmitte.de 3 days ago
- @baeing Noch nicht. Wir



Sozialmonitoring: Rückläufige Arbeitslosenquoten in den Innstadtbezirken - Gebiete mit hoher Konzentration am Stadtrand

Architecture is part of a development process that changes cities. In Berlin the traditional societal mix is threatened by gentrification. Many inner-city inhabitants are being forced

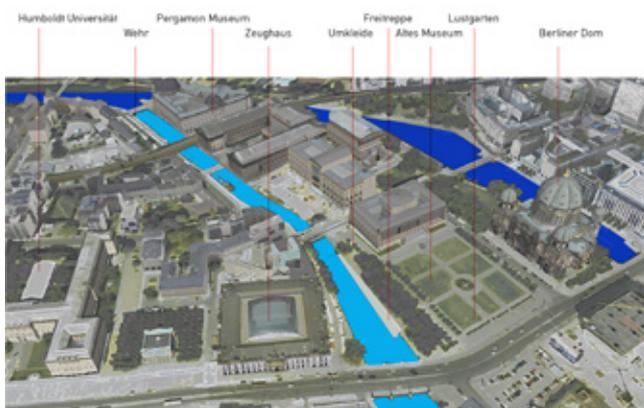
to move because of rising rents. This gentrification blog studies these processes and their effects. The sociological research is a resource for urban planning decisions at all scales.

7. activating communal spaces

This school in Tempelhof has been expanded to provide new municipal facilities. The architects have transformed the school by designing a flexible cafeteria, and preserving a condemned gymnasium. The new building is carried by an novel wooden roof structure that doubles as a decorative ceiling. The space beneath it can be used for many different local initiatives. The city had decided to demolish and reconstruct the gymnasium; but the architects convinced their clients to preserve the existing structure by calculating the value of the grey energy stored in it.



7. activating communal spaces



The *Kupfergraben* is an un-trafficked canal running through the middle of Berlin's historic center. It runs along the *Schlossplatz* and the Museum island. By building a simple biological filter, the architects plan to transform it into the world's largest inner city river-pool, or *Flussbad*. Their proposal adapts this disused communal infrastructure for novel uses, in an area dominated by Berlin's tourist attractions. In 2012 this acclaimed project received the Holcim award for sustainability.



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Berlin is ending a twenty year development cycle bringing to a close a period of famously low rents, urban gaps, and temporary use. As citizens protest against gentrification, dangerously high rents, and top down urban planning, Teameleven proposes constructive alternatives to the established tenets of Berlin's urban development policy.



The teameleven project is:

BARarchitekten, Brandlhuber+, deadline>office for architectural services, Ebers Architekten, FAT KOEHL ARCHITEKTEN, ifau, Jesko Fezer, Andrej Holm (sociologist), Kaden Klingbeil Architekten, ludloff+ludloff Architekten, realities:united, Nikolai von Rosen (artist), Christian Schöningh

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<http://www.teameleven.org>