

HEIGHTENED **DC** CONVERSATIONS

Impacts of Building Heights in Capital Cities

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Jürgen Bruns-Berentelg



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Comparing Capital City Berlin and Merchant City Hamburg: Horizontality and Verticality

Jürgen Bruns-Berentelg
CEO HafenCity Hamburg GmbH

HeigtheneDConversation
Washington DC
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METROPOLITAN AREAS OF BERLIN AND HAMBURG IN CONTINENTAL EUROPE

HAFENCITY
HAMBURG



Meilen | 300
km | 500





City State of Berlin

Population

Metropolitan area: 5.95 mio.

City: 3.15 mio.

Total area: 892 km²

Economic Drivers

- Tourism
- Creative Industries
- State Employment



City State of Hamburg

Population

Metropolitan area: 4.41 mio.

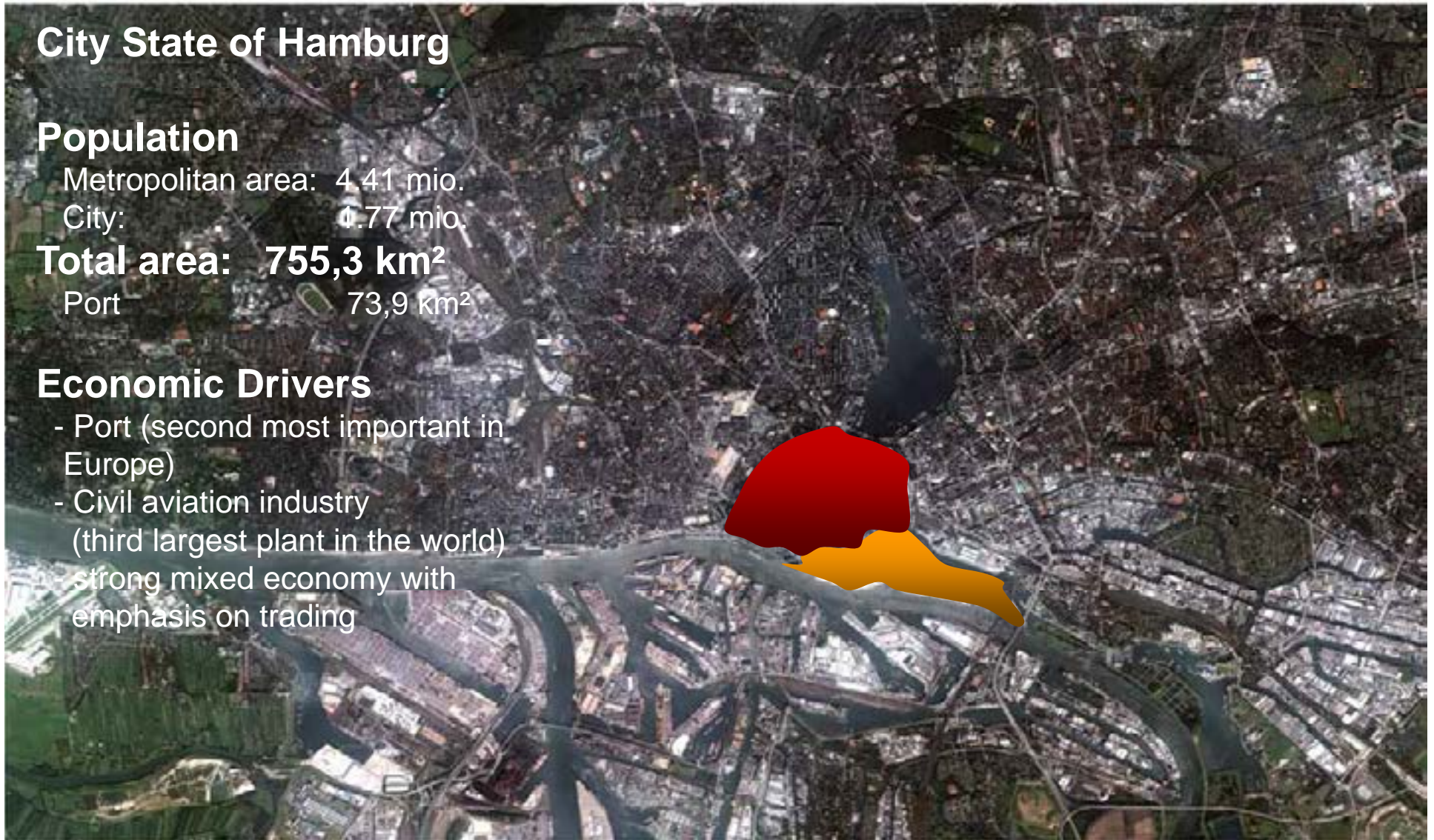
City: 1.77 mio.

Total area: 755,3 km²

Port 73,9 km²

Economic Drivers

- Port (second most important in Europe)
- Civil aviation industry (third largest plant in the world)
- strong mixed economy with emphasis on trading



HISTORICAL BUILDING HEIGHT REGULATIONS OF THE 19th CENTURY: BERLIN AND HAMBURG COMPARED

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HAMBURG

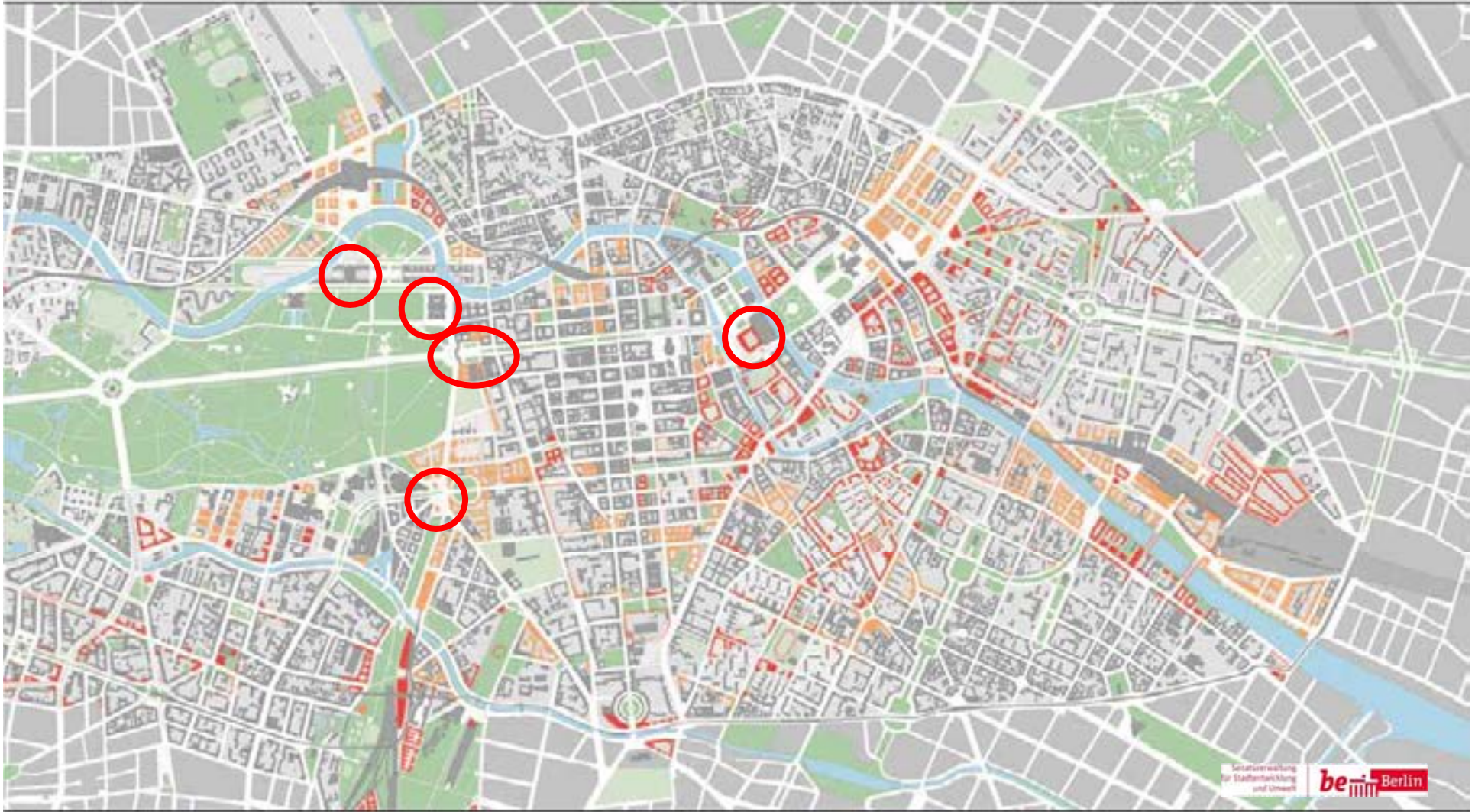


	Berlin	Hamburg
maximum building height = h b = width of street	h = 22 meters / 72 feet $h = b$	h = 24 meters / 79 feet $h = b + 6 \text{ meters / 20 feet}$
maximum building height to the courtyard = h₁ f = width of courtyard	$h_1 = f + 6 \text{ meters / 20 feet}$	$h_1 = 1.5 \times f$
maximum number of (residential) floors	5	5

Source: Stübben, J. (1890): „Der Städtebau“.

BERLIN CAPITAL CITY

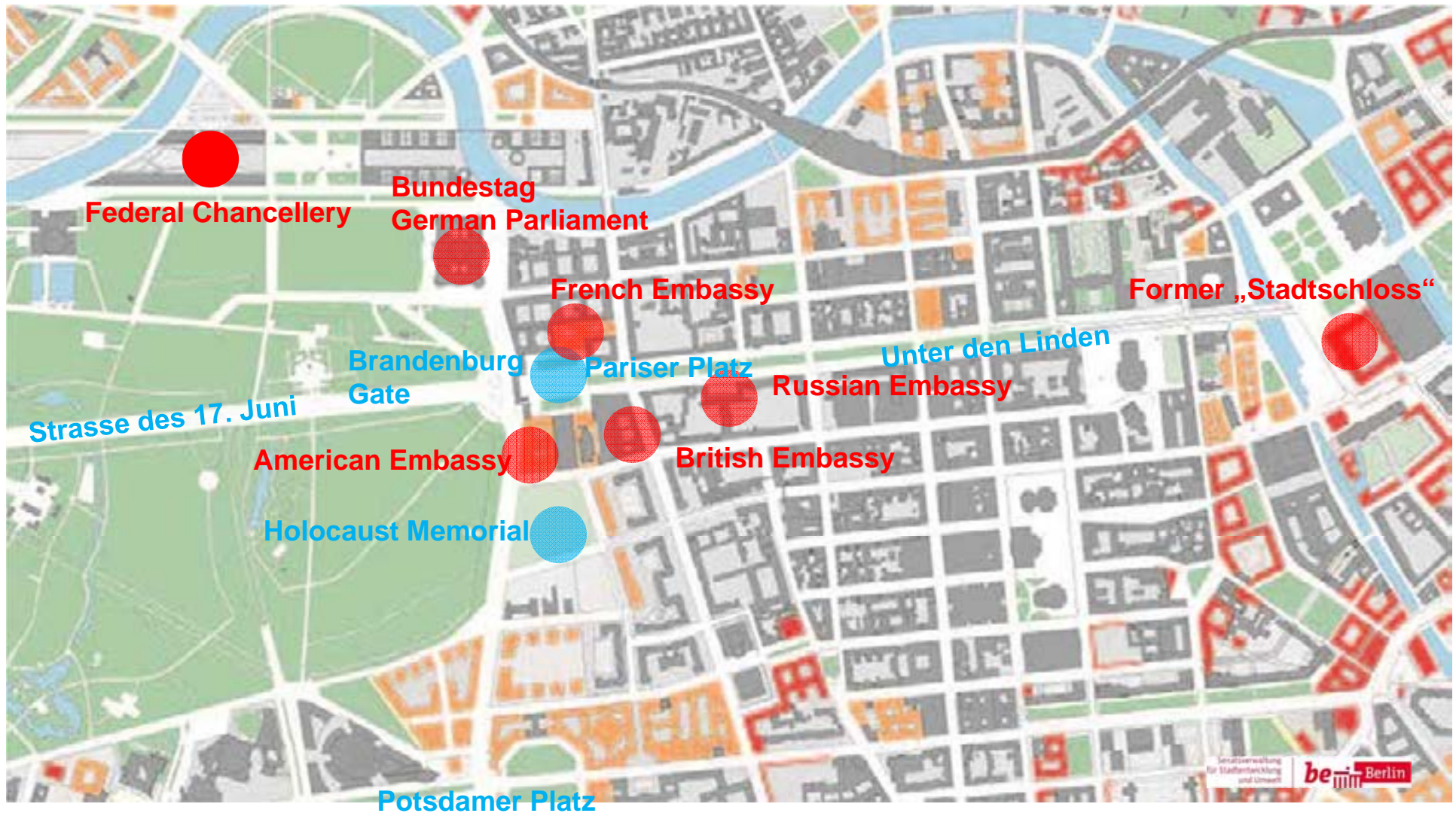
HAFENCITY
HAMBURG



Senatsverwaltung
für Stadtentwicklung
und Umwelt

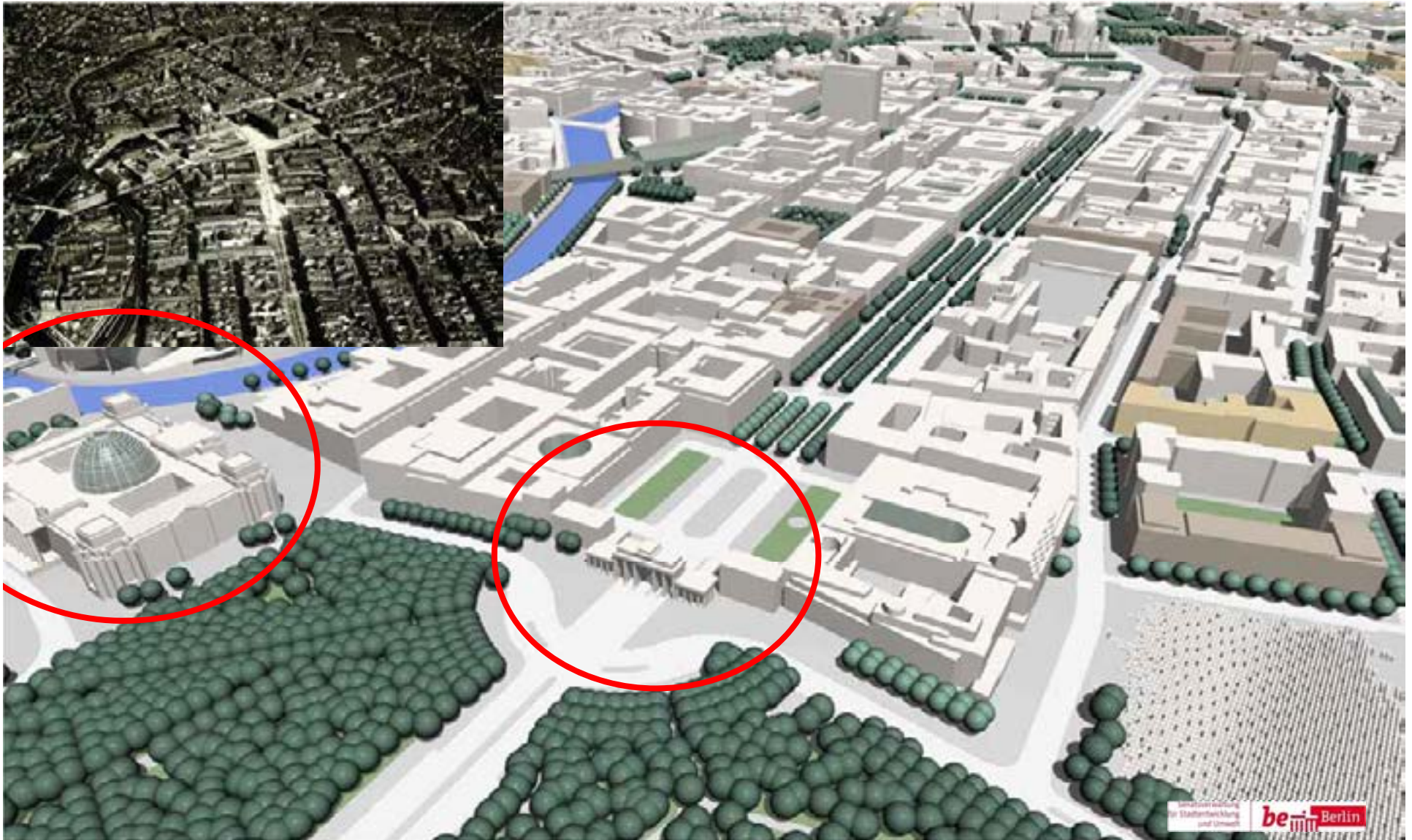
berlin Berlin

BERLIN CAPITAL CITY REDEVELOPMENT BASED ON THE HISTORICAL URBAN STRUCTURE

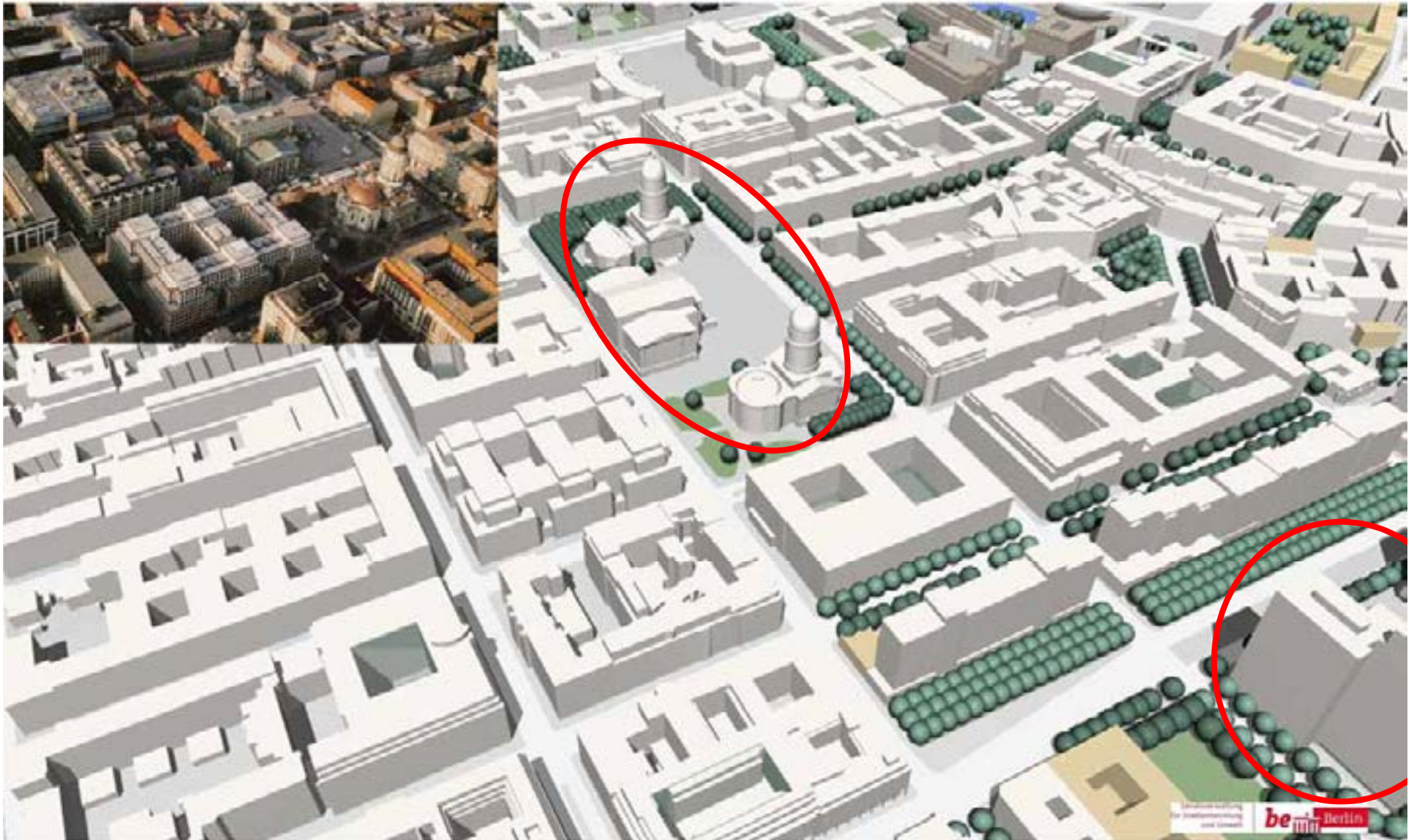


BERLIN CAPITAL CITY
REDEVELOPMENT BASED ON THE HISTORICAL URBAN STRUCTURE
VIEW FROM BRANDENBURG GATE

HAFENCITY
HAMBURG



BERLIN CAPITAL CITY
REDEVELOPMENT BASED ON THE HISTORICAL URBAN STRUCTURE
THE EXCEPTION OF CHURCHES AND CULTURAL BUILDINGS



BERLIN CAPITAL CITY
REICHSTAG (47 m, app. 154 feet) AND THE PERIPHERY OF THE HISTORICAL
CENTRE

HAFENCITY
HAMBURG



Senatsverwaltung
für Stadtentwicklung
und Umwelt

berlin Berlin

COMMERCIAL REDEVELOPMENT OF THE NEW POTSDAMER PLATZ
AT THE PERIPHERY OF THE HISTORICAL CENTRE (106 m, app. 347 feet)



HAMBURG MERCHANT CITY
EXPANDING THE CITY CORE BY 40% INTO THE FORMER HARBOR AREA

HAFENCITY
HAMBURG



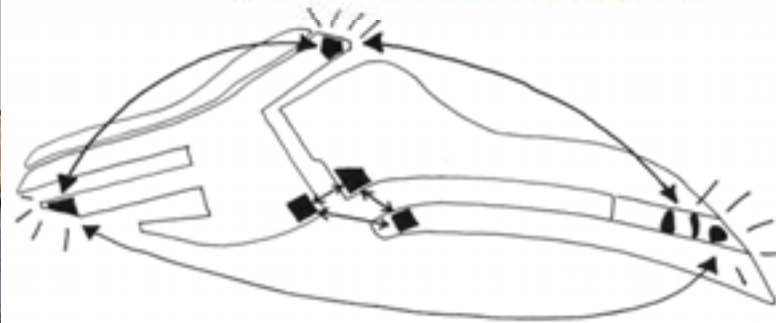
HAMBURG

HORIZONTAL SKYLINE DOMINATED BY CHURCHES

HAFENCITY
HAMBURG

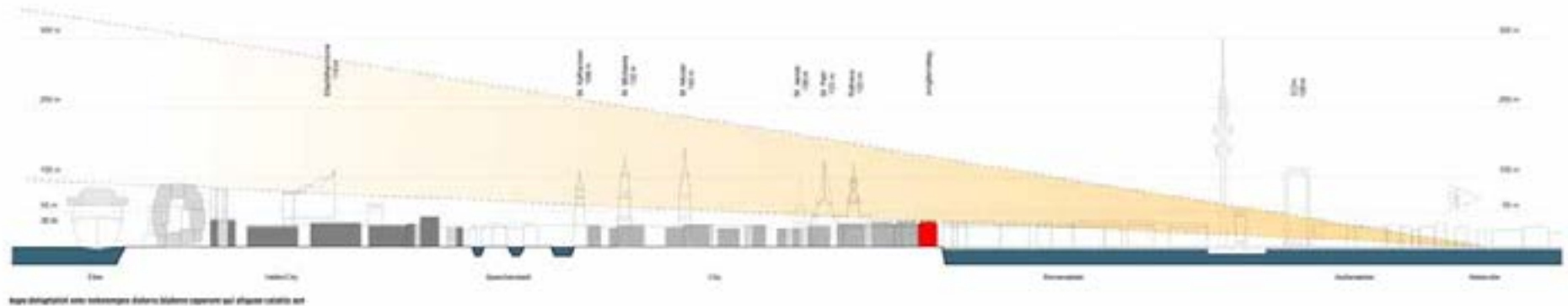


HAMBURG HAFENCITY ORGANIZING A NEW SKYLINE



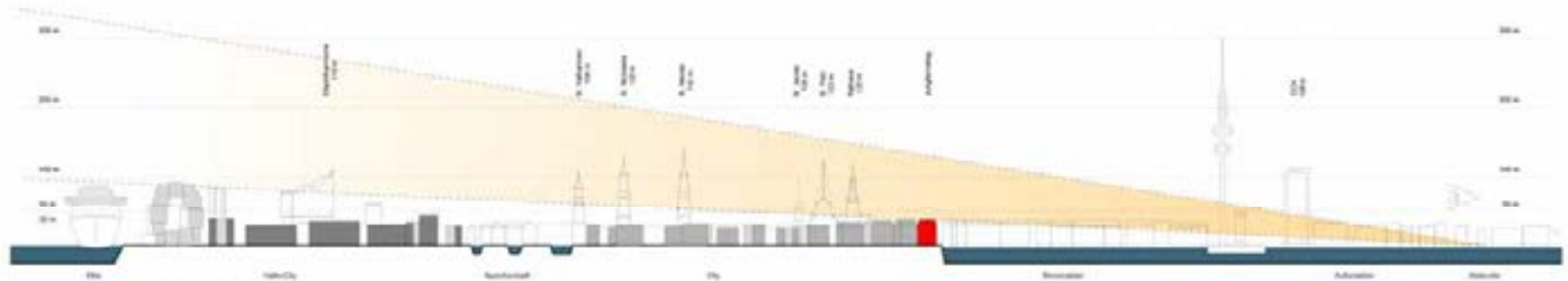
CENTRAL CITY BUILDING HEIGHTS FROM ALSTER TO HAFENCITY REFERENCE LOCATION ALSTER LAKE'S VIEW

HAFENCITY
HAMBURG



NEW HAFENCITY AND HAMBURG SKYLINE REFERENCE LOCATION INNER LAKE (ALSTER) AND RIVER (ELBE)

HAFENCITY
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Rechts: Die Elbphilharmonie ist ein sehr wichtiges Element der Hamburg skyline und wird als ein wichtiger Teil der Stadt gesehen.



HAFENCITY HORIZONTALITY IN ITS CORE



CENTRAL HAFENCITY: INTEGRATING NEW BUILDINGS' HORIZONTALITY WITH LOCAL LANDMARKS

HAFENCITY
HAMBURG



MINOR HORIZONTAL LANDMARKS BETWEEN OLD CITY BOUNDARY AND
HAFENCITY (BACKGROUND CONCERT HALL: 110 m, app. 361 feet)

HAFENCITY
HAMBURG



- An appreciation of the great value of the horizontality of the historical city, even under growth conditions.
- Urban design and architectural qualities
 - are not achieved sufficiently by determining uniform height benchmarks for the city as a whole or along certain street views,
 - but require spatial sectors and the definition of view points for the core of the city.

Achieving high urban design and architectural qualities under growth conditions furthermore necessitate differentiated height regulations

- public (or private) potential landmark locations at city (core) scale,
- micro-landmark locations within the city core (neighborhood level) in order to create
 - an appropriate horizontal visual integration,
 - an appropriate distance perception and a rhythm,
 - micro-scale distinctions in front of a “calm” city background,
 - And thus avoiding “boring” horizontality.

THANK YOU FOR YOUR ATTENTION !



Jürgen Bruns-Berentelg
CEO
HafenCity Hamburg GmbH

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www.ncpc.gov/heightstudy



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