

REAL
FUTURE
GMBH

NEW CITY QUARTER HAVELFABRIK AT RÖBLINSEE

former Behrensche mill at 16798 Fürstenberg/Havel

07 | 2021

AT THE CORE

Description

Schützenstraße 9 as well as plots north of Schützenstrasse and west of Bahnstrasse, 16798 Fürstenberg

Parcels of Land

Parcel 8 Lot 56/5, 56/6

Parcel 19 Lot 282

Parcel 20 Lot 282, 542, 646/29, 646/31, 909, 1615

Positioning

The property is hinged directly on the federal waterway Havel and in the immediate vicinity of the landscape conservation area „Fürstenberger Wald- und Seengebiet“. On the east side are the tracks of the Fürstenberg train station, which is served hourly by a Deutsche Bahn regional express train.

Area Size

appr. 32.693 sqm

Land Use Plan

Land use plan draft submitted for the entire city quarter, but is not legally binding

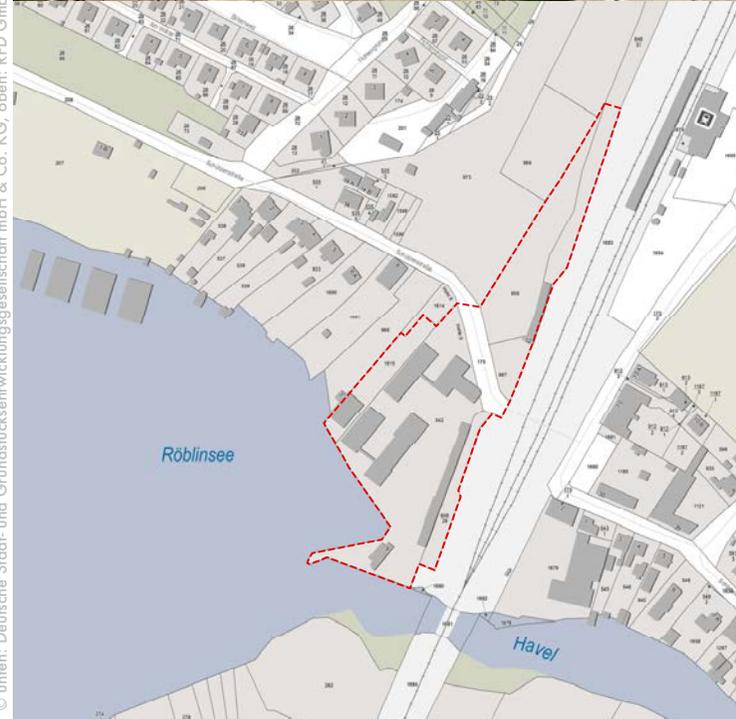
Construction Law

Redevelopment area, formally defined according to §142 BauGB

“former power feed mixing plant”

Development plan – in coordination or in preparation

No historic preservation



CONCEPTS & PLANINGS

A new bridge over the Havel river for pedestrians and cyclists is being planned parallel to the railroad line, and funds have been set aside in the city budget to finance it. This measure creates an almost direct connection between the area and the southern urban area of Fürstenberg.

Basically, concepts are currently being debated to develop the greater Berlin and Brandenburg area along the track radials emanating from Berlin. This is how it is formulated in the large-scale concept of the recently selected winning design in the AIV competition „Berlin Brandenburg 2070“, which is exhibited since October 2020. For Fürstenberg and in particular for the new urban quarter at the Röblinsee such an approach in the regional planning would mean a further, significant development boost.

At this time, there are two additional bigger developments in progress, one in the city center, one on the south side of the Havel river. These parallel projects are making the city of Fürstenberg a focal point for real estate development in the wider Berlin-Brandenburg region.

The western bypass of the city center with relocation of the B96 out of the city center (subproject number, B96-G10-BB-T3-BB), has been initiated since 2004 and is currently in planning preparation. According to the city of Fürstenberg, it is to be implemented as a preferred variant in the next 5-10 years.

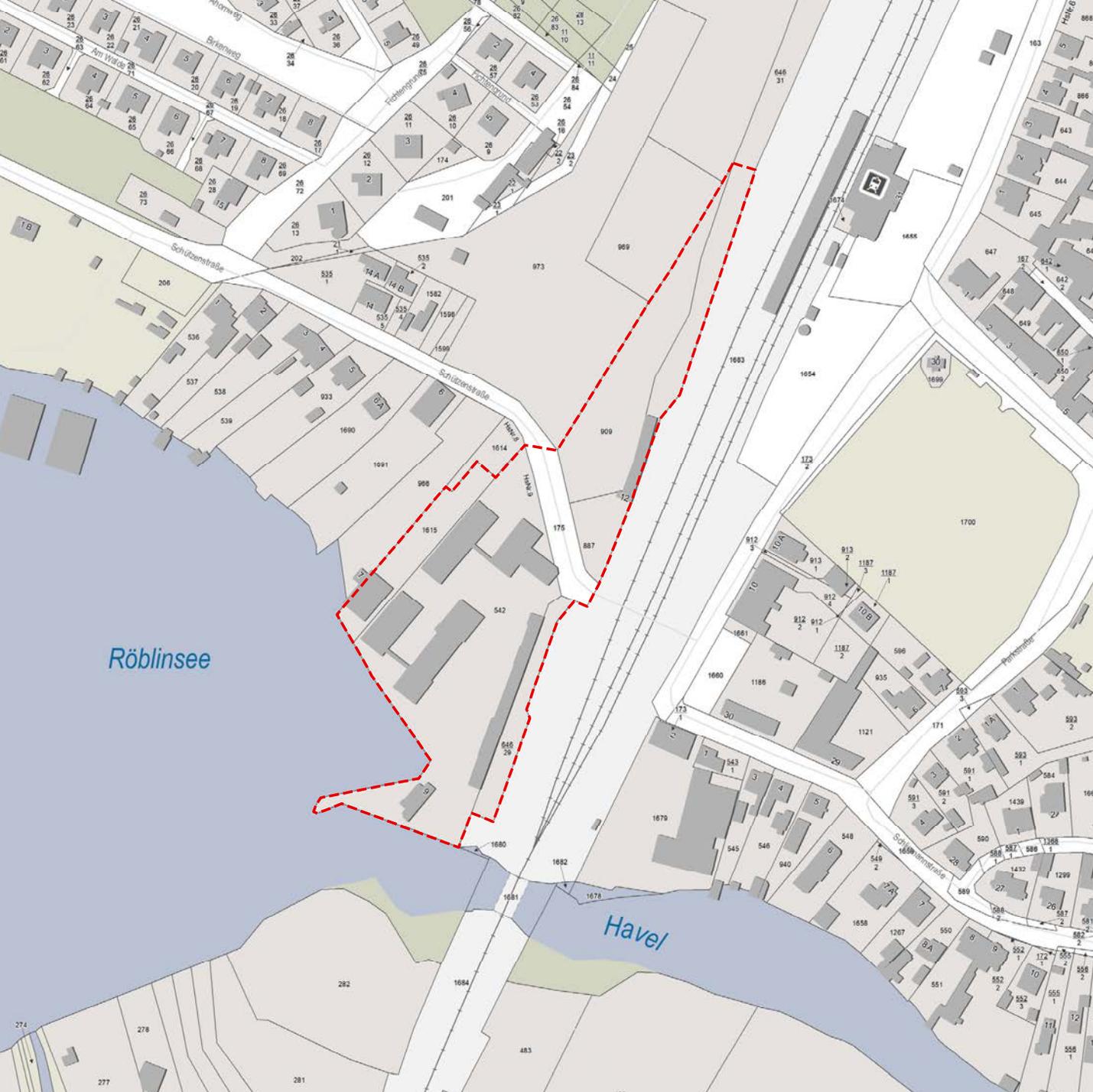


URBAN POSITIONING



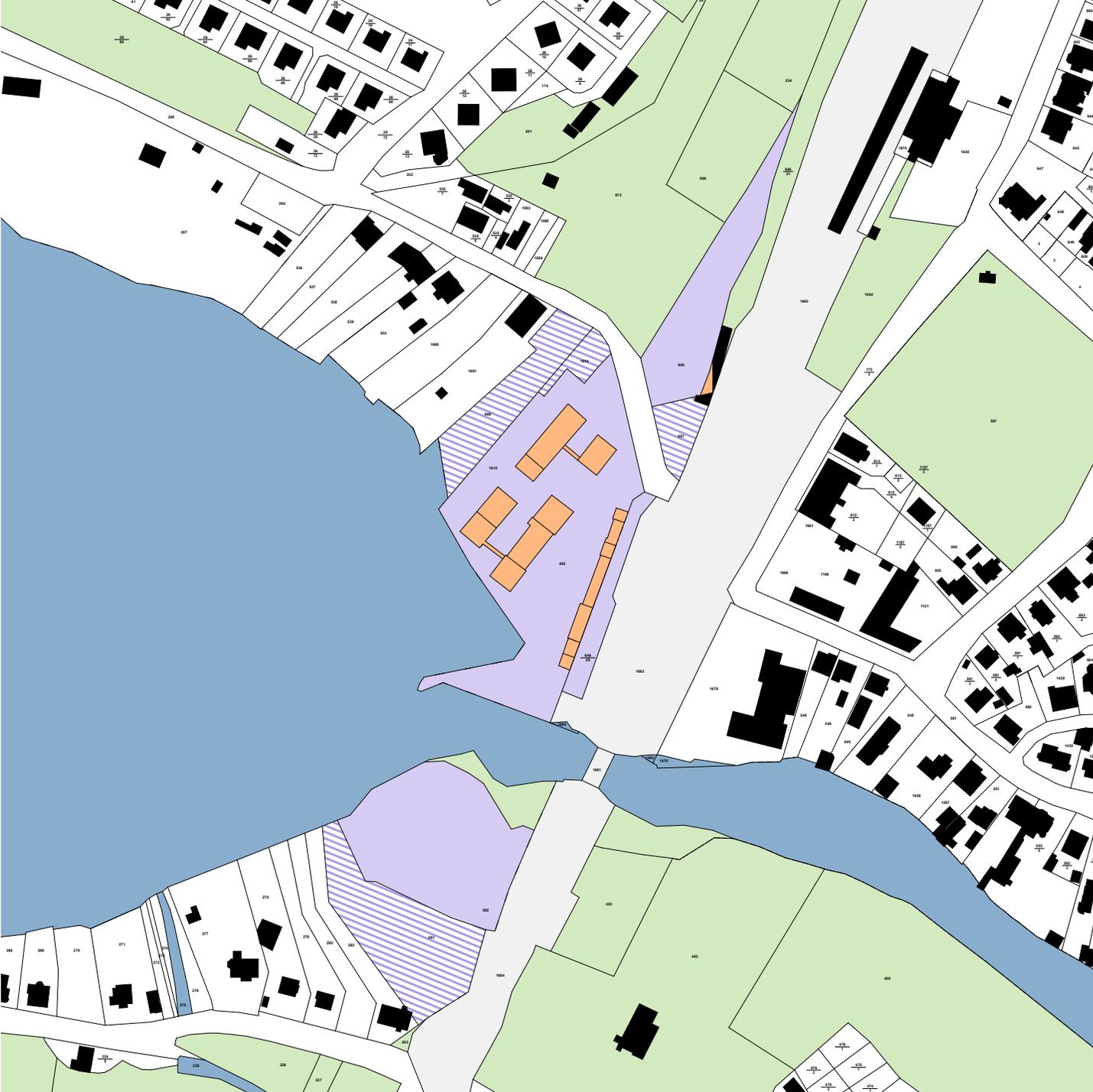
BUILDING INVENTORY





Demarcation „Former feed mixing plant at Röblinsee“ of the city of Fürstenberg decided on May 28, 2020.

**SITE PLAN FOR
THE REDEVELOPMENT
STATUTE**



- Land owned by the project partners
- Potential expansion areas

LAND / PARCEL
OWNED BY THE
PROJECT PARTNERS

URBAN PLANNING AND ARCHITECTURAL GOALS

The central urban development goal is to better integrate the Röblinsee neighborhood structurally and to reduce the spatial barrier of the railroad line in its separating effect in the direction of Fürstenberg's old town. In the area of the tunnel-like underpass of the railroad line, this can already be achieved through design enhancement measures.

The basic architectural concept continues to make the industrial use of the site readable as layering. In line with the self-image of sustainability and careful use of resources, a large proportion of the existing buildings will be retained, supplemented and completed. The abandoned use also remains comprehensible through spolia from the industrial use and transfer of design elements. Floor plans and building forms are designed for flexible adaption to use the spatial concepts following a modular principle.

OPEN SPACES / MARINA

The Marina is a central element of the neighborhood and determines the character of the overall complex on the lakeside. In the context of the technical and structural design, a cooperation with the „Institute for Floating Structures“ (IfSB) of the TU Cottbus has been initiated to ensure the implementation for the most innovative concepts in terms of materiality and structural design.

Other elements, such as the transformation of the former railroad track into a small watercourse, mark the general water orientation of the neighborhood to Schützenstrasse. Industrial poles at the central elements of the open spaces remind of the industrial cultural character of the quarter.

ENERGY / MOBILITY

The energy goal is to achieve at least KfW 70 standard for existing buildings and passive house standard for the additional new buildings. In cooperation with the Technical University of Cottbus, the use of heat exchangers (lakeside thermal energy) for heating and cooling at Röblinsee is being further investigated.

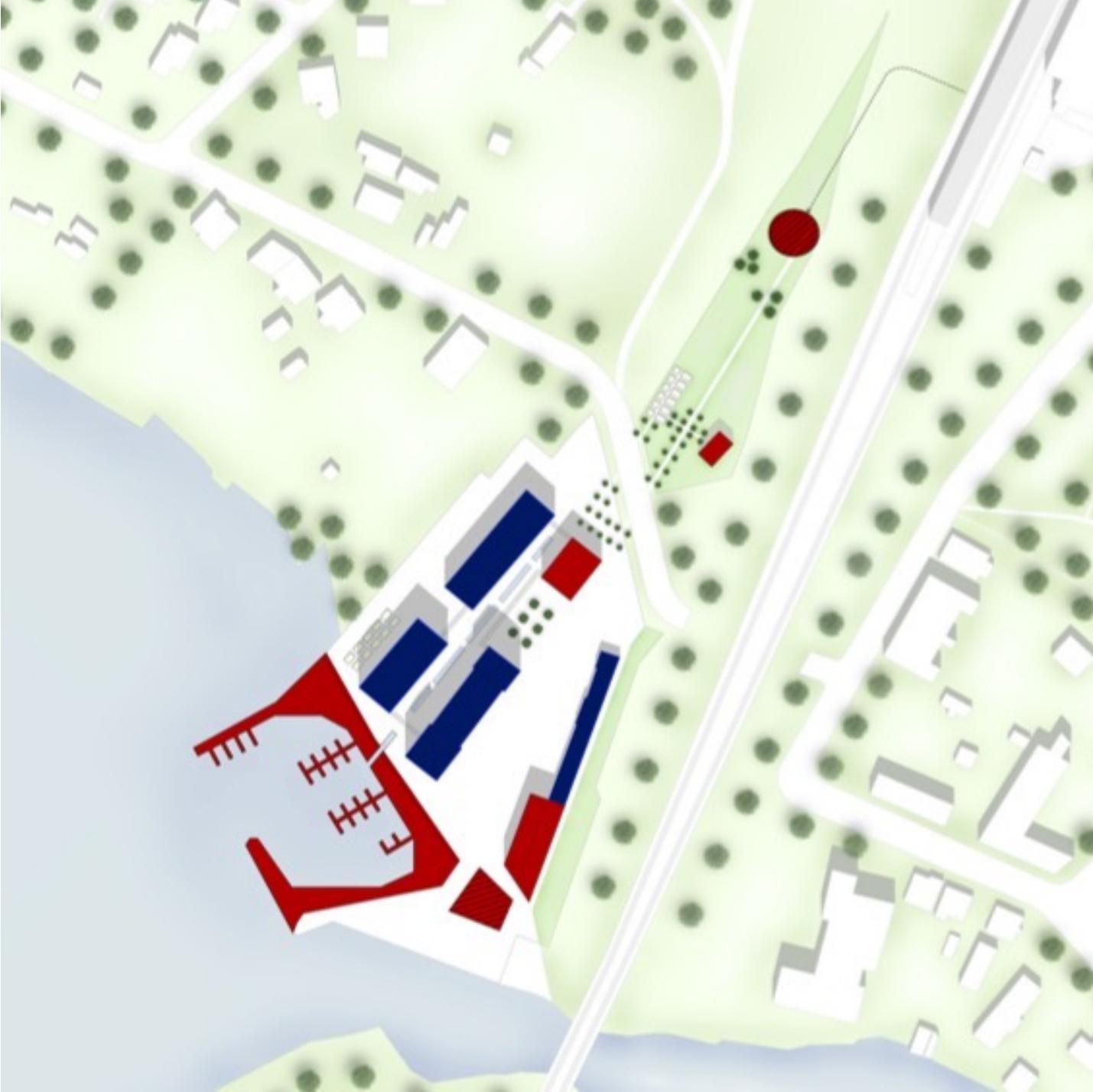
Integrated PV systems, primarily on the roof side and in the area of the railroad line, should enable the development of potentials in the area of electricity generation. For all energetic measures, the use of subsidies will be sought. Qualified sunlight studies and additional daylight studies will allow for an optimized control of the light and heat input.

In the area of mobility, the implementation of a mobility hub is being pursued in the context of the planned reconstruction on the west side of Fürstenberg station. This hub is intended to facilitate the necessary intermodality for switching from rail to other modes of transport and to provide an innovative solution to the complex problem of the „last mile“, particularly in rural areas.

To this end, cooperation with mobility service providers and with the Science Center Berlin (WZB) is currently being examined, which has outstanding expertise, particularly with regard to mobility in rural areas. The implementation of a research project is also envisaged, which will make it possible to explore the mobility potential in the Fürstenberg area.



URBAN DEVELOPMENT
PLANNING



■ Inventory

■ New Construction / Planning

INVENTORY

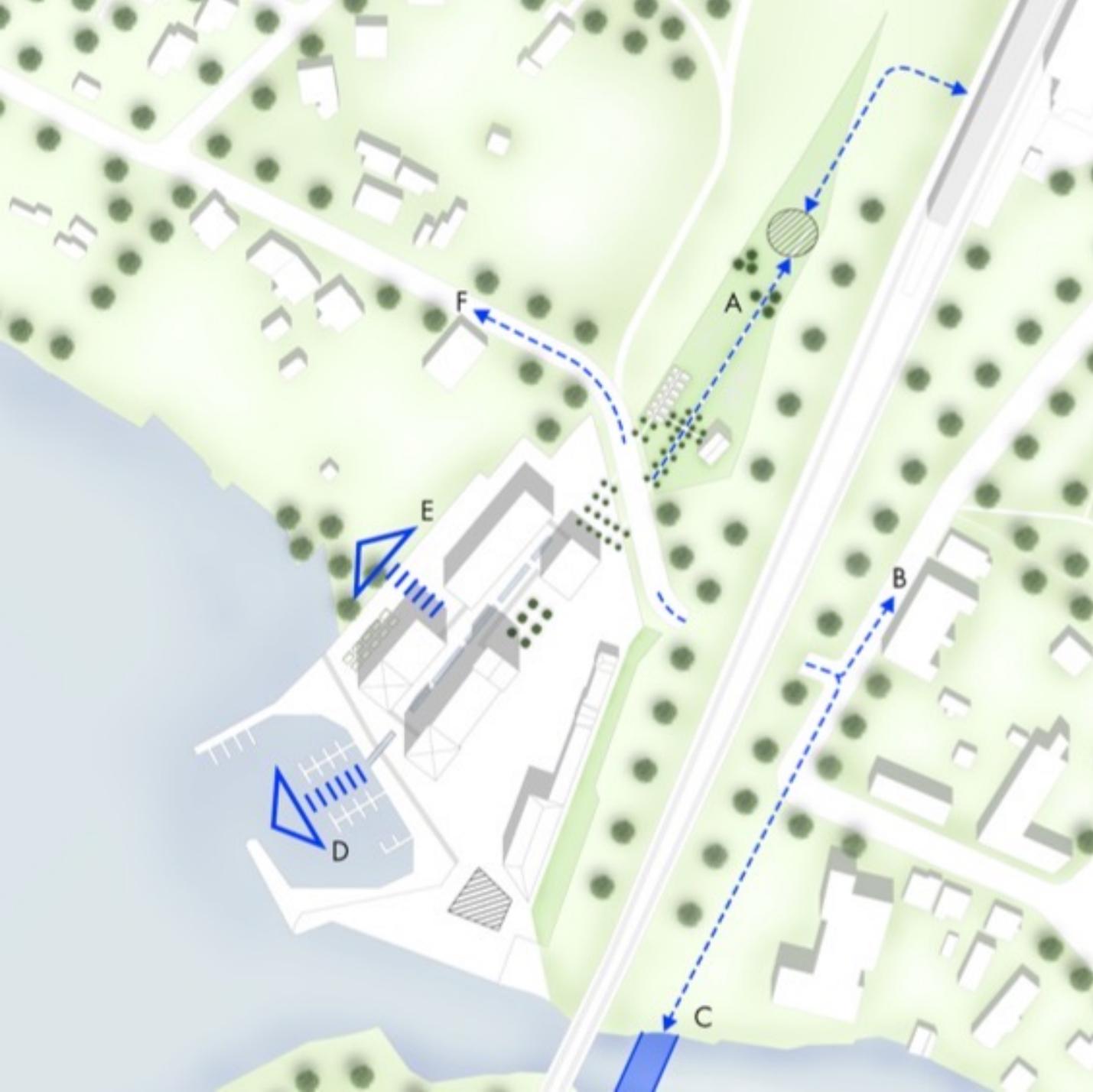
NEW CONSTRUCTION /
PLANNING



- Central Spatial Structure
- Spatial Edges

CENTRAL SPATIAL
STRUCTURE

SPATIAL EDGES



- A Mobility Hub / Railroad station
- B Old town / Railroad station forecourt
- C Havel crossing (planned) / southern city areas
- D Federal waterway Havel
- E Small settlement area
- F Western bypass road (B96, planned)

MOBILITY

SPATIAL INTEGRATION



- Circulation
Office, Commercial, Leisure and culture
- Circulation
Housing

DIFFERENTIATED
SYSTEM OF
STRUCTURAL
DEVELOPMENTS



DEVELOPMENT
STRUCTURE & URBAN
MORPHOLOGY

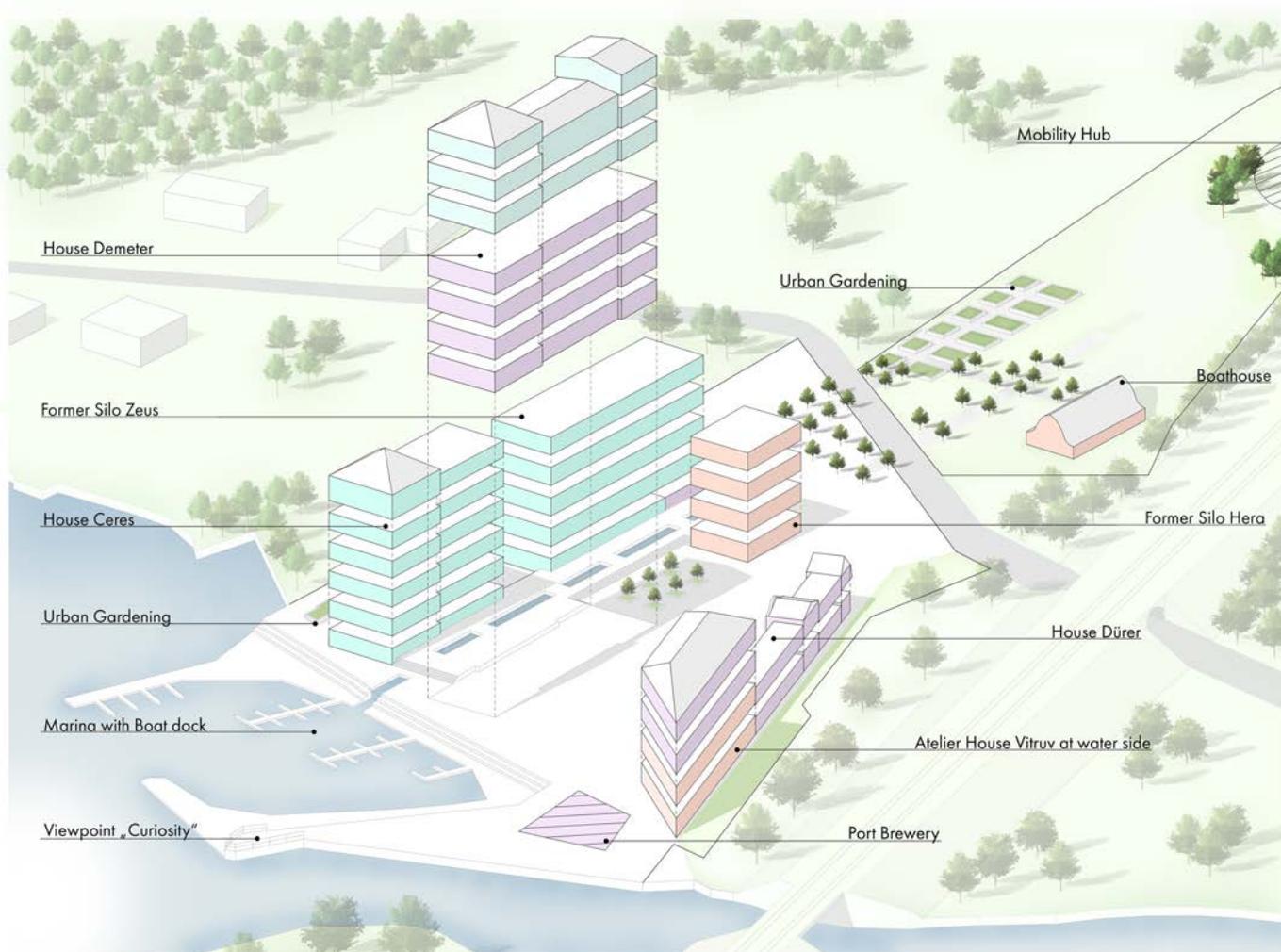
FIGURE GROUND PLAN



 Sequence of construction

SEQUENCE OF PLANNED
CONSTRUCTION STAGES

ISOMETRIC VIEW WITH USES



VARIANT 2

- Residential
- Office & Commercial
- Leisure & culture

NAMES OF THE BUILDINGS

The names of the buildings in the quarter refer to mythological figures and personalities that played a prominent role in the context of grain, the milling process and industrial mill use. The former large 7000t silo facility is named after „Zeus“, the supreme olympian god of greek mythology.

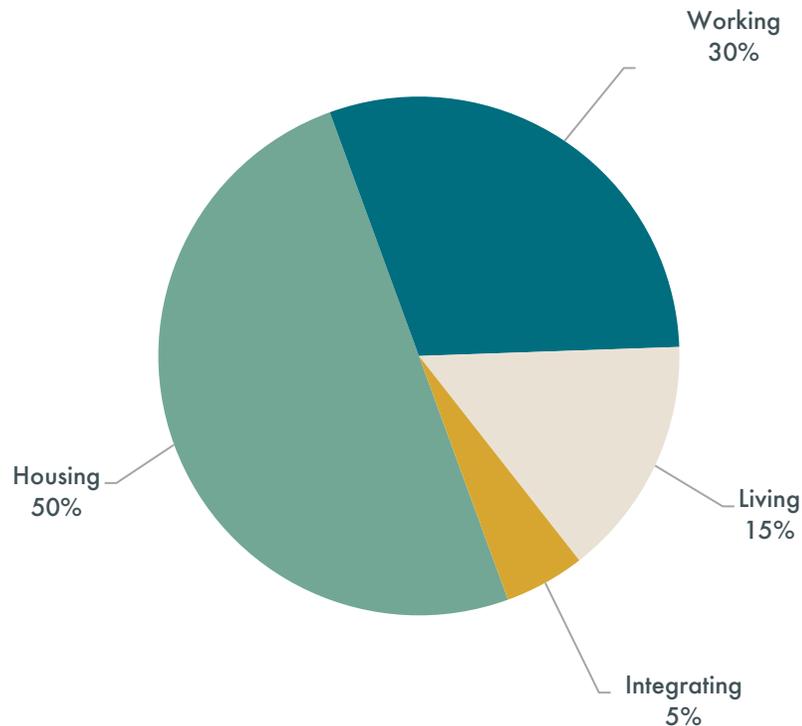
Just like the central flour product „Rye flour Zeus“ of the former Behrensche mill, this refers to the myth that the millstone was a gift from the gods. The same mythological context is taken up by the designation „former storage facility Hera“

The two existing buildings on the waterfront are named after the two Roman and Greek gods of fertility and grain „Ceres“ and „Demeter“. From Vitruvius (Marcus Vitruvius Pollio) comes the first technical representation of a mill (around 30 BC) in human history.

Albrecht Dürers „House Dürer“, made around 1490, is a detailed drawing of a mill on the Pegnitz and an extremely rare subject in the Renaissance.



PROSPECTS FOR USE „THE MIXTURE IS KEY“



HOUSING · Individually in the collective
WORKING · Creative in the green
LIVING · Active on and around the water
INTEGRATING · And breaking down barriers

The present utilization concept is based on the evaluation and weighing of the current mega trends and in particular on the available studies and analyses available on site, such as the tourism concept (BTE) and the 2016 report on integrated urban development planning (INSEK)

THE MIXTURE IS KEY

50%

HOUSING – individually in the collective

Shared living is gaining momentum and provides an important impetus for the sustainable development of a city. We are picking up on precisely this trend and want to create a use-flexible offer in a near-natural, decelerated environment with barrier-free orientation. At the same time, the site is one of the last development areas at Röblinsee. Also there is a general shortage of developable land in the city of Fürstenberg. This development is taking place in a phase in where the number of inhabitants has not only stabilized but is developing slightly positively.

For rent for young **families** in a decelerated natural environment, ***Silver Living** coupled to a community offer – co Living 65+ - not only as a response to demographic change, but as a format for an active, new phase of life ***Multi generational living** as a contemporary interpretation of the extended family ***Co-living** as a complementary offer to the workplace in green surroundings ***semi privately organized parks** along the former railroad line

30%

WORKING - creative in the green

A general and strongly pronounced trend in the current working world is the striving for a work-life balance and a sense of purpose in one's work that goes far beyond purely economic earnings. In this process, location is becoming increasingly important. The goal is to combine work and vacation – workation, remote. Working where you feel comfortable – and optimally sustainable, flexible, multifunctional and networked. A place that conveys a vacation feeling – but without a compromise when it comes to access to a specialized infrastructure in a stable community environment. We provide jobs in a close-to-home environment in a rural region, thereby reducing the ecological footprint.

Co-Working with specialized offer as home office extension, business hub and / or also remote variant, all offers, that receive an additional impulse under the conditions of the pandemic ***office space** for small businesses in the creative economy framework ***workshops** with light, handicraft production & artist studios also in collaborative organization or subletting ***small-format data center** benefitted by nearby high capacity data line.

THE MIXTURE IS KEY

15%

LIVING · Active on and around the water

We bring life to the area and tie in with the city's unique selling proposition of the „Water city“. Direct references are offered here in particular by nature and health tourism with potential for expansion in the area of culture. The range of uses – in direct interaction – not only complements and enriches the regional offer, but also provides a direct feedback to the urban demand.

Gastronomy with regional healthy cuisine and connected brewery ***Multifunctional event areas** ***Hafenbräu** (seasonal cafe) as an ideal combination partner for event & gastronomy ***Guesthouse for weekend tourists**, flexible boardinghouse offers in the course of the workstation trend and / or even hotel garni with upscale standard ***Wellness** offers favored by natural qualities of the location ***Local indoor swimming pool** with regional catchment area ***Marina** with water filling station to supplement the city infrastructure plus boat parking spaces and boat cleaning area as well as boat hall with winter storage ***Mobility hub** for the last mile ***Urban gardening** sites as a potential communication platform for residents in the neighborhood and their surroundings.

5%

INCLUDING · And breaking down barriers

A holistic approach plays an essential role in sustainable site development. A concept needs roots. From this perspective, we attach importance to establish a direct link to the surrounding environment. Accompanied by the reference to the many historical layers of the site in identification with the location is supported in this way. This also means creating offerings for target groups that go beyond the boundaries of the site. A network not only with regional players, but also with the entire local urban society, offers the opportunity to create important impulses for the successful development of the site. This process offers the opportunity to set important impulses for the successful appropriation and local visibility of the site.

Retail offers with regional products of the daily need and city-related souvenirs ***Central information** location for the former mill area ***Participatory museum** with experience character for the local history appropriation and childlike nature education.

THE LOCATION FÜRSTENBERG AN DER HAVEL

Perfect in its location

The town of Fürstenberg was first mentioned in the middle of the 13th century, when the Margraves of Brandenburg built a castle as an advanced base on Slavic territory. Due to its waterfront location at the beginning of the navigable Havel River, the town was for a long time an important trading and transshipment center for Mecklenburg products and timber.

In addition the construction of the locks and the resulting economic development especially in the mill business – the construction of the Berlin-Neustrelitz railroad in the mid-19th century proved to be a special driving force for the town's prosperity.

In the 20th century Fürstenberg experienced an industrial boom. Due to the scenic location and in connection with the increasing attractiveness to Berlin's residents who wanted to live close to water and nature but did not want to miss the quick accessibility of the dynamic capital.

Today Fürstenberg Lake District, with about 5800 inhabitants (as of 2019) and 8 districts, is particularly sought after for its water, nature and cycling for tourism offerings.

-  90km Berlin center
-  150km SXF/BER
-  800m B96
-  300m RE5 Elsterwerda/Berlin-Fürstenberg/Havel- Rostock/Stralsund
-  0m Röblinsee, 1km Schwedtsee
-  1km Stechlin-Ruppiner Land, 2km Uckermark Lakes



THE LOCATION SCHÜTZENSTRASSE 9

First Mill

With the construction of the new northern railroad in 1876-77, Fürstenberg was connected to the Prussian railraod network, which gave the region an important development boost.

The entrepreneur Ludwig Behrns recognized the growth potential for the town and the business location through the rail connection and acquired a first mill immediately before completion of the line in 1876 west of the old town center at the starting point of Bahnhofstrasse. Ships could land and load foods at this mill site, but railroad foods had to be transported to and from the nearby railroad track by cart and reloaded, a time-consuming process. In 1904, the son of Willy Behrns took over his father's company, which, however continued to trade as „L.Behrns“

New Mill at Röblinsee

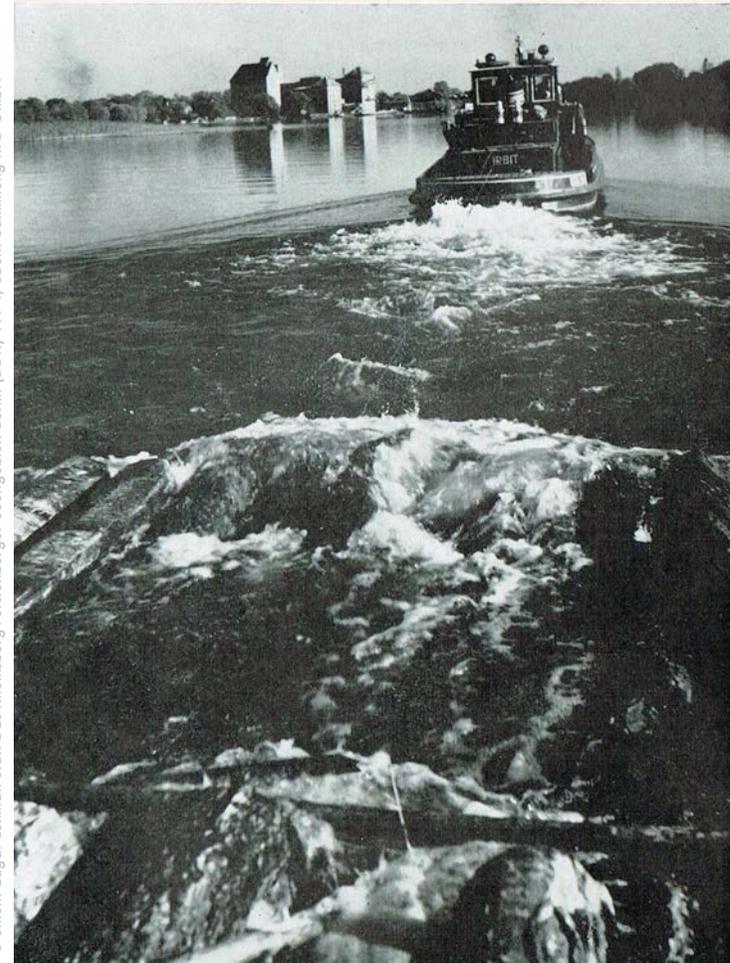
In 1911 the old mill burned down. Willy Behrns decided against rebuilding the mill at its original location and in the same year commissioned designs for a new mill on the site near the railroad line and directly at the eastern end of the Röblinsee. The groundbreaking ceremony took place on March 2, 1912, and only a few months later on August 26, the mill complex was completed in record time and went into operation as a wheat and rye mill.

Expansion and operation until 1945

In 1925, the mill complex was expanded. A new flour and bran store was built also with direct connection to the rail and ship transport. 10 wagons could now be unloaded and loaded at the same time, with goods that bore such sonorous names as „Edelkorn“, „Edelblüte“ and „Rye Flour Zeus“. In 1942, the owner Willy Behrns passed away after running the company for almost 40 years. In his will, he stipulated that, in addition to other minority shareholdings, his widow would inherit 50% of all company shares.



Röblinsee - Blick auf Fürstenberg i. Meckl.



THE LOCATION SCHÜTZENSTRASSE 9

Expropriation by the SMAD

For the Behrnsche mill, the year 1945 meant an extremely hard caesura as a result of the military and political upheavals. Initially, the entire complex was used by the Red Army as a storage area. In 1947, due to the NSDAP membership of a minority owner, the Soviet Military Administration (SMAD) decreed on the basis of SMAD orders no. 124 and 64, that the entire property of the Behrns company was to be expropriated.

Continued operation as „VEB“ and modernizations

The Behrnsche mill complex subsequently continued to be run as a „nationally owned enterprise“. Parts of the site, such as the 7000t silo and the administrative buildings, were used by the Soviet Army until the end of the 1950s. In 1957, the conversion as a concentrated feed mixing plant for the production of industrially manufactured mixed feed was initiated and in 1960, the outdated flour production was finally discontinued. In 1983, a comprehensive modernization, supplementation and repair of the existing facilities was worth more than 18 million East German Marks and was handed over. At the same time, reconstruction and maintenance work began on the two 3500t and 7000t silos.

Treuhand, Märka and cessation of operations after 1993

After the peaceful revolution, the plant was initially continued as „Fürstenberger Mischfutterwerk“ by the Treuhandanstalt from 1990. After the company's own privatization plans failed, Märkische Krafffutter GmbH (Märka) took over the shares from the Treuhandanstalt in 1992. In 1993, first the compound feed production and then the entire operation was discontinued.



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