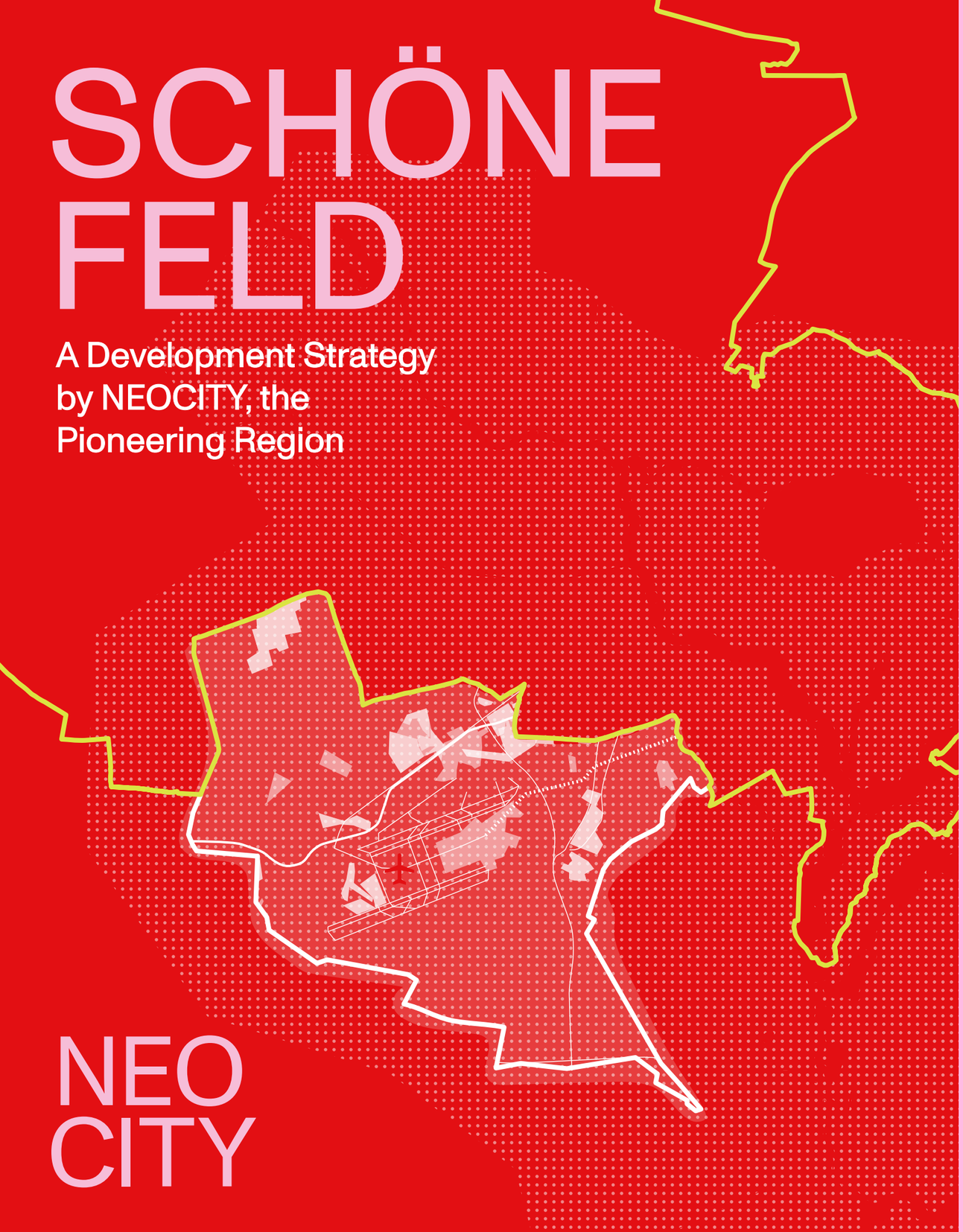
SCHÖNE FELD

A Development Strategy by NEOCITY, the Pioneering Region



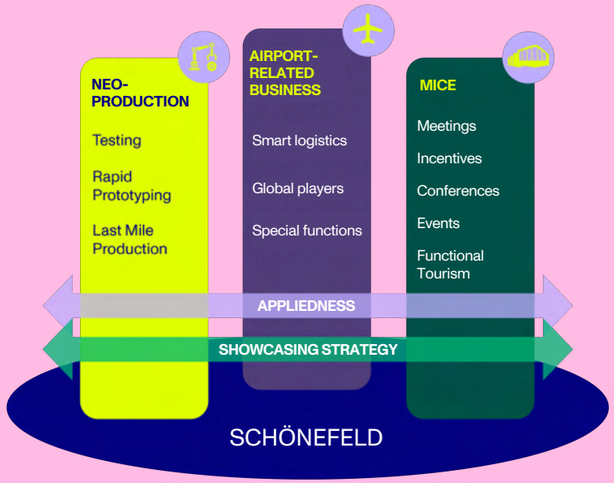
FUTURE CITY

Nexus and key player in the emerging DAHMESTADT

Schönefeld is part of a proposed ‘DAHMESTADT’. This emerging urban landscape is dynamic, with Schönefeld at the forefront of rapid urbanisation. SXF acts as a Stepping Stone in a chain of innovation hubs stretching from Berlin TXL via Wildau to Lusatia.

BER Airport is not Schönefeld’s sole defining feature. Nor is Schönefeld simply a Berlin suburb: it is an independent player with its own strategy for housing, everyday life and experiences, business, industry and value creation.

In many ways, Schönefeld is a prototype for the city of the future. Its significance already exceeds what its size and population suggest. This significance must now take functional and physical form. In future, Schönefeld will repeatedly take on new and potentially more important roles in production, services, education and health, as well as novel, specialised functions beyond the everyday. Schönefeld is a FUTURE CITY.





NEOKIEZE AND THEIR NUCLEI

Housing in the north, a Special Zone in the south, and in between a new centre around the main station

1 GRADE-QUARTER
2 PARK CITY
3 NEUE MITTE
4-6 SXF DISTRICT
7 GRAND PARK
8-9 TECH PORT
10 WASSMANNSDORF VILLAGE
11 LIFESTYLE-PLAZA
12 SUPERBOX-PLAZA
13 SMART URBAN SUPPLY HUB



The task is to clarify what Schönefeld offers, how it can position itself as a location, and the overall picture that emerges. Before defining the programmes for individual NEOKIEZE and their centres, we must establish the broader spatial structure: distinct zones, each encompassing several NEOKIEZE.

Three types of structural zones can be identified for Schönefeld as “FUTURE CITY”: NEW TOWN, PORTLAND and DESTINATIONS. Additional special areas comprise the AIRPORT CITY and STRATEGIC RESERVES.

NEW TOWN

North of the railway and Route B96a, ‘Schönefeld-Nord’ is becoming NEW TOWN. Its 170 hectares offer the municipality a chance, now rare in Germany, to plan an entire town from scratch. The municipality envisages a modern small town with its own social and cultural infrastructure and public gathering places, balancing different qualities: dense yet small in scale; manageable yet diverse, cosmopolitan and open, at a global transport hub; green, future-ready and guided by the 15-minute-city. As with business and infrastructure, the NEW TOWN will also serve the emerging DAHMESTADT, providing functions that cannot yet be accommodated elsewhere.

PORTLAND (SPECIAL PRODUCTION ZONE)

South of the railway, bounded on one side by the airport fence, a commercial SPECIAL PRODUCTION ZONE is emerging. It can draw on its location at BER Airport and on Berlin’s doorstep, close to the metropolis and its engines of innovation. This is more than ‘Airportland’: the airport is not that dominant. Instead, it connects several hubs and centres of KNOWLEDGE PRODUCTION, including Adlershof, Oberschöneweide, Wildau and Grünheide.

PORTLAND comprises three major areas on either side of the church: SXF DISTRICT to the east, and the smart production city of GRAND PARK and TECH PORT to the west.





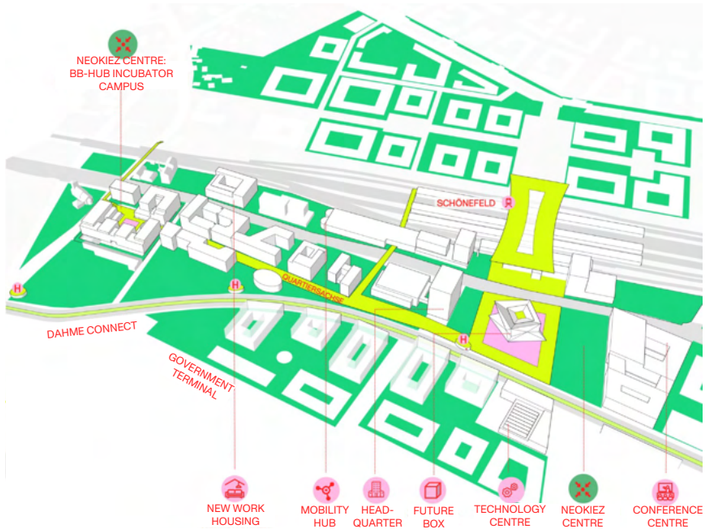
SXF DISTRICT: GATEWAY TO PRODUCTION

SXF DISTRICT is the main gateway to the industrial production sites within PORTLAND.

It takes its name from the old Schönefeld Airport Code (SXF). At its former Terminal 5, airside areas that still possess flight rights offer the opportunity for a second “Urban Tech Republic” with a distinctive USP.

Next to it, FUTURE BOX in the southern station area will be the SPECIAL PRODUCTION ZONE’s showcase and information hub, and the region’s key MICE venue (= Meetings, Incentives, Conferences, Events).

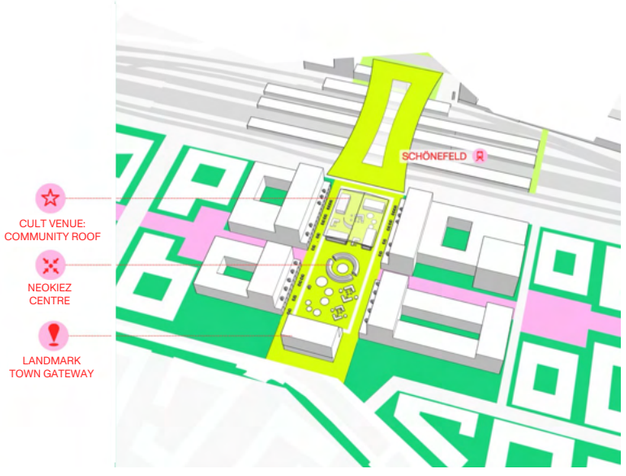
At the western end of the neighbourhood axis, the BB-HUB incubator campus will form a second NEOKIEZ centre at the transition to the GRAND PARK production area.



NEUE MITTE: GATEWAY TO SCHÖNEFELD NEW TOWN AND ITS CBD

Just as the southern station area is a key project for creating a gateway to the SPECIAL PRODUCTION ZONE along Route B96a, the northern station area is crucial to Schönefeld NEW TOWN. While the south side is tailored to the future production city, the north can become a more conventional business quarter, a Central Business District (CBD) of the kind found in many cities.

Establishing the central meeting place for the Schönefeld urban region here will be vital. The station forecourt needs buildings on all sides, with commercial and social uses on ground floors deep enough to support activity on the square.
A distinctive Landmark building with central amenities and services can terminate the long view: an eye-catcher marking the town entrance.

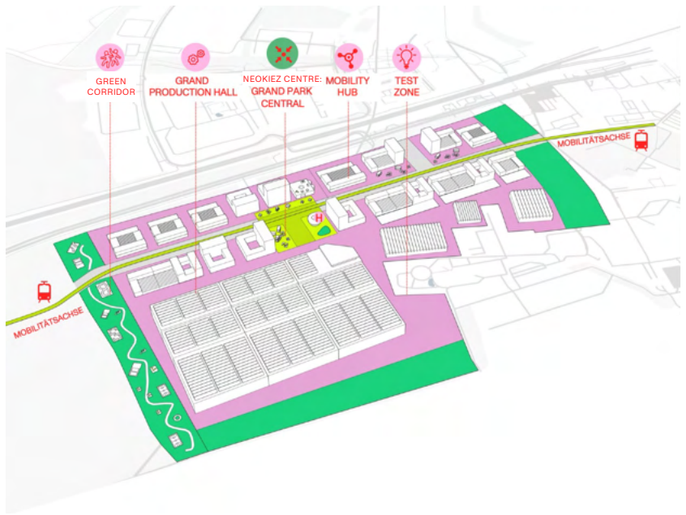


GRAND PARK: ADLERSHOF’S PRODUCTION LINE

GRAND PARK is the SPECIAL PRODUCTION ZONE’s main engine.

In line with Brandenburg’s drive for new, often large-scale production, ‘Northgate’ is to be positioned and developed as a smart production location. It will accommodate both tactical, opportunity-led business arrivals and strategic land reserves for potential major players, as with Tesla.

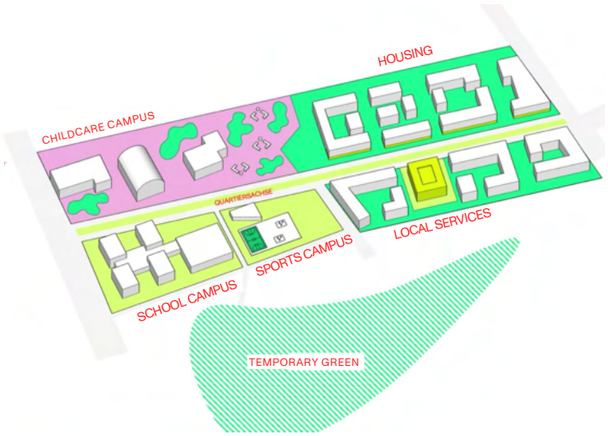
Large industrial sites are rare on Berlin’s outskirts, making this supersize BER location a particular USP for PORTLAND. Meanwhile, temporary planting will keep the site attractive and productive. Smaller manufacturing businesses, commercial premises and labs will emerge alongside Show-Production and display warehouses.



NORDKIEZ / SCHOOL YARD: URBAN NUCLEUS FOR SCHÖNEFELD’S NEW TOWN

Many major urban developments in Germany have suffered from housing and infrastructure being delivered at different times.

Schönefeld NEW TOWN offers the chance to build schools, sports facilities and childcare centres alongside the planned neighbouring residential quarter, creating a functioning part of town from the outset.



10 CATALYSTS FOR FUTURE CITY SCHÖNEFELD

Key projects initiate development, look ahead and lay the foundations for more. They also provide platforms for public-private cooperation.

1 **DAHME CONNECT**
Define DAHMESTADT's mobility corridor, activate it and start building

2 **LAUNCHING THE SPECIAL PRODUCTION ZONE**
Cooperate on a strong joint positioning and marketing strategy for PORTLAND

3 **FUTURE BOX**
The special zone's flagship and open showcase south of Schönefeld station

4 **SXF CONGRESS CENTER**
MICE in SXF District

5 **SXF INCUBATOR (BBHUB)**
Test new ideas, spatial types, uses and technologies, ready to grow in FUTURE CITY Schönefeld

6 **NEUE MITTE MITTE**
The gateway to Schönefeld's NEW TOWN and its central public gathering place

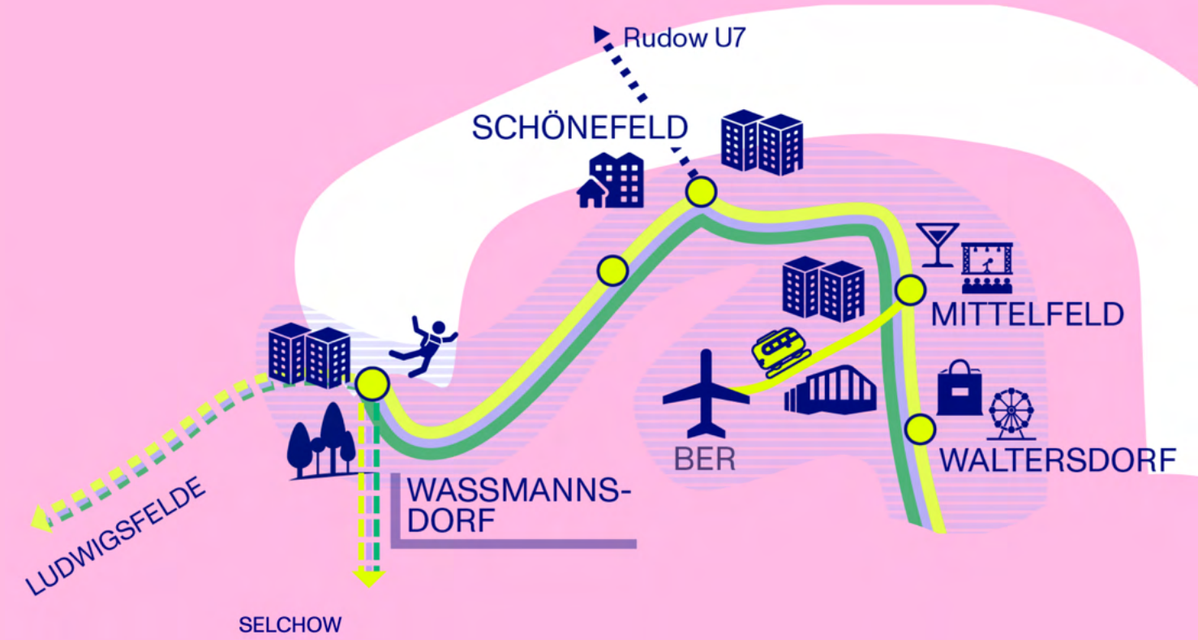
7 **NORDKIEZ / SCHOOL YARD**
Schönefeld NEW TOWN's first neighbourhood

8 **EASTERN TOWN GATEWAY**
Use the gateway's high visibility to create an urban quarter focused on mobility

9 **LIFESTYLE VILLAGE PLAZA**
The centre of LIFESTYLE VILLAGE: sport, health, fun and experiences

10 **COOPERATIVE AIRPORT CITY**
Coordinate positioning and marketing through cooperation among stakeholders

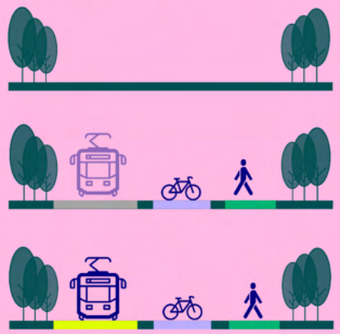
DAHME CONNECT



DAHME CONNECT is a *green mobility corridor* and serves as the region's backbone of urbanisation.
Its most important section for Schönefeld links the SPECIAL PRODUCTION ZONE's nuclei between Waßmannsdorf and Terminal 5.

_ Priority 1: Route feasibility study and alignment decision
_ Priority 2: Build a pilot section
_ Outlook: Plan around future demand
_ Cooperation & delivery: PPP models

DEVELOPMENT MODEL



Phase 1
Plan Jürgen-Schumann-Allee and Waßmannsdorf-Northgate

Phase 2
SXF trial operation; start extension to Waßmannsdorf–Waltersdorf

Phase 3
Open in stages; extend to Selchow

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NEO CITY

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SXF