



Volume 3  
Pioneer Usages

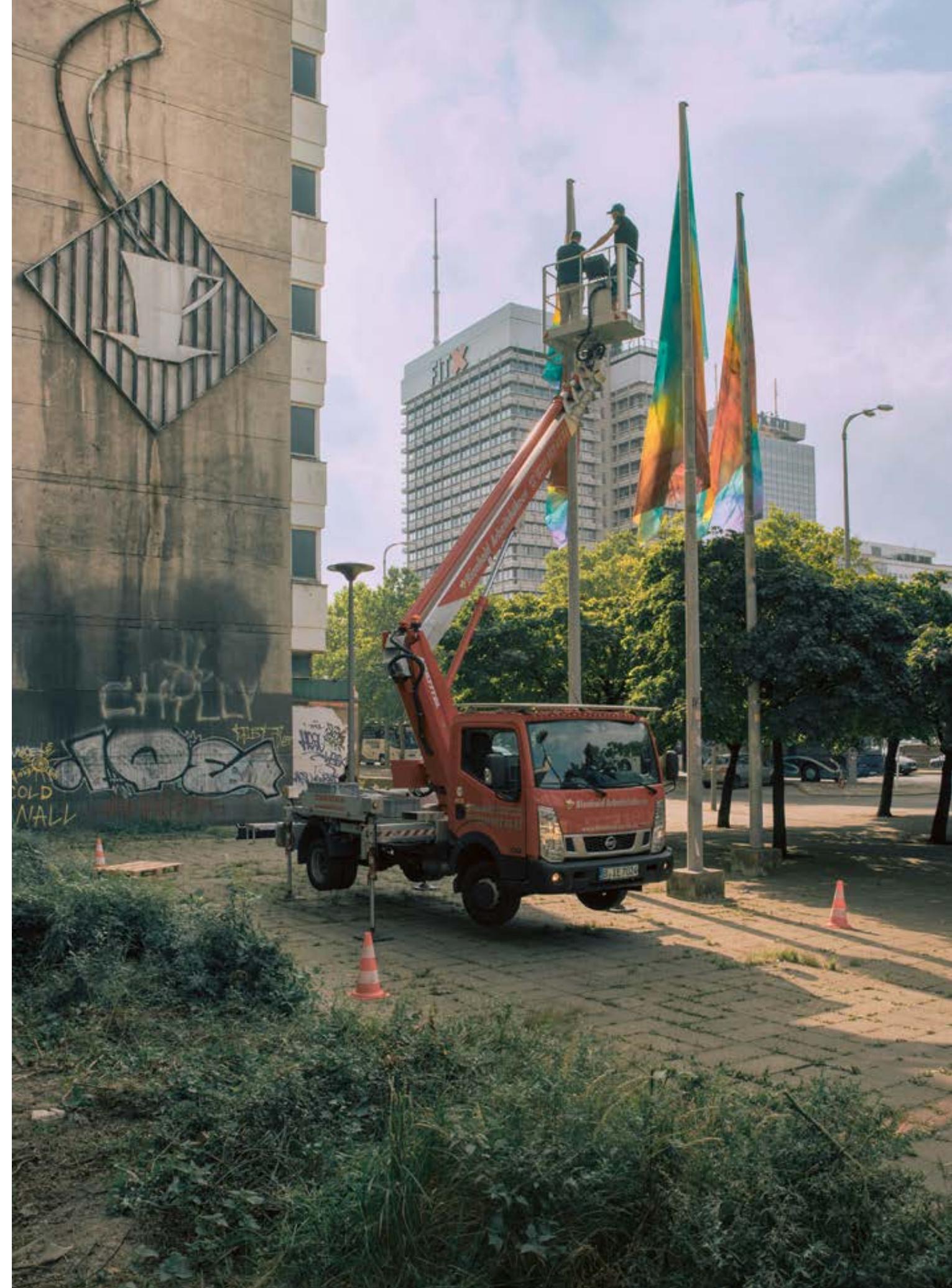
Model Project  
**HAUS**  
der Statistik

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Volume 3

Pioneer Uses

Modellprojekt  
**KAUS**  
der Statistik

***Down with compromise!  
And do you want  
to know how?  
Bring on utopia!***

Bernadette La Hengst / Chor der Statistik



The Musterhaus der Statistik, a former bumper car, was established by ZK/U (Zentrum für Kunst und Urbanistik) and is now used as a venue and neighbourhood meeting place, here with the project *Tango Milonga* in summer 2019.



# Contributing Becomes Participating

The model project Haus der Statistik

After more than ten years of vacancy, the Haus der Statistik site near Alexanderplatz in Berlin-Mitte is being developed as a long-term affordable place to live and work by five partners from the fields of civil society, politics and administration, in a way that is cooperative and oriented towards the common good. The 46,440 square metres of the existing 1970s buildings have been undergoing renovation since 2019 and will be supplemented by 65,000 square metres of new construction in the coming years. This will create affordable housing, a new city hall for the Mitte district, space for the Berlin administration and rooms for art, culture, social affairs and education in the new quarter.

Today's model project Haus der Statistik was preceded by years of dedication and negotiations by the Initiative Haus der Statistik, which culminated in the acquisition of the site by the state of Berlin in 2017 and in the collaboration of the five cooperative partners: Sharing responsibility for the site, the so-called "Koop5" — the *Senatsverwaltung für Stadtentwicklung und Wohnen* (Senate Department for Urban Development and Housing [(SenSW)), the *Bezirkssamt Mitte von Berlin* (Berlin district office of Mitte [BAM]), the state-owned companies *WBM Wohnungsbaugesellschaft Berlin-Mitte mbH* and *BIM Berliner Immobilienmanagement GmbH*, as well as the *ZUSammenKUNFT Berlin eG* (ZKB eG) as the legal representative of the Haus der Statistik initiative—will work on the public interest-oriented development of the model project Haus der Statistik over the next few years.

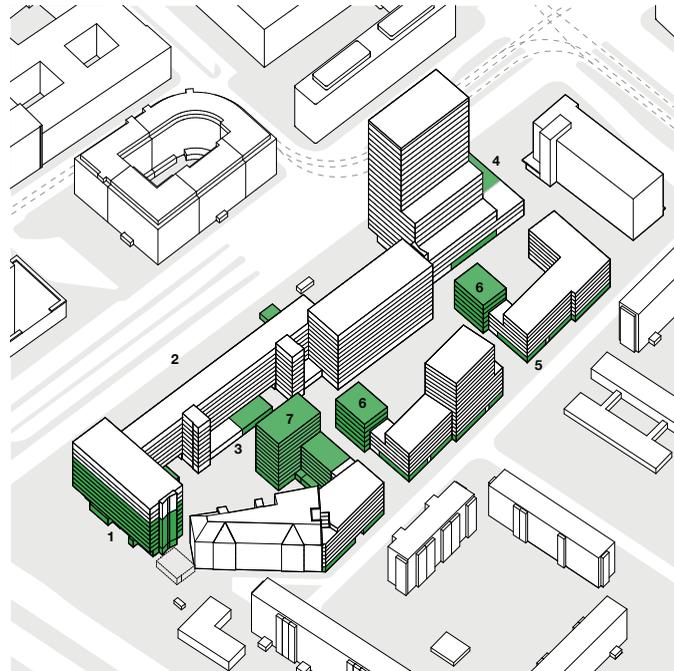
The legal basis for developing the district is a development plan procedure that builds on an integrated workshop process. From September 2018 to February 2019, three planning consortiums developed urbanistic designs, of which the

collaboration of the architectural firm *Teleinter-netcafe* and *Treibhaus Landschaftsarchitekten* emerged as winner.

Since summer 2019, selected ground floor areas of the existing buildings have been allocated to stakeholders in art, culture, education, social affairs and from the neighbourhoods as part of the pioneer utilisation. During the next years of construction and planning, these pioneer usages will processually and prototypically test what is later on to become established in the quarter for the long term. Unlike interim uses, which often enhance places considerably but at a certain point have to make way for new, usually commercial, usages, pioneer usages at the Haus der Statistik aim for more permanence. They also represent the cooperative planning process in practice and actively contribute additional value for urban society, in the way that neighbourhood and city-wide demands are corresponded to on-site at the Haus der Statistik. So with a focus on long-term sustainable district development, flexible operator models and utilisation synergies, for example, can be tested at an early stage of the planning phase. At the same time, initial users are offered the opportunity to establish themselves on-site and, ultimately, it is possible to respond to the acute demand for space in Berlin's city centre. In the context of rising land prices and increasingly scarce affordable residential and commercial space, the model project Haus der Statistik stands for an urban development that enables a concrete counter-design to a market-oriented exploitation logic. As a key component of cooperative neighbourhood development, the pioneer usages thus create space for stakeholders who are especially frequently affected by current displacement mechanisms. Some usages remain temporary; others become permanently anchored in the project.

## Utilisation Programme of the Initiative 2029

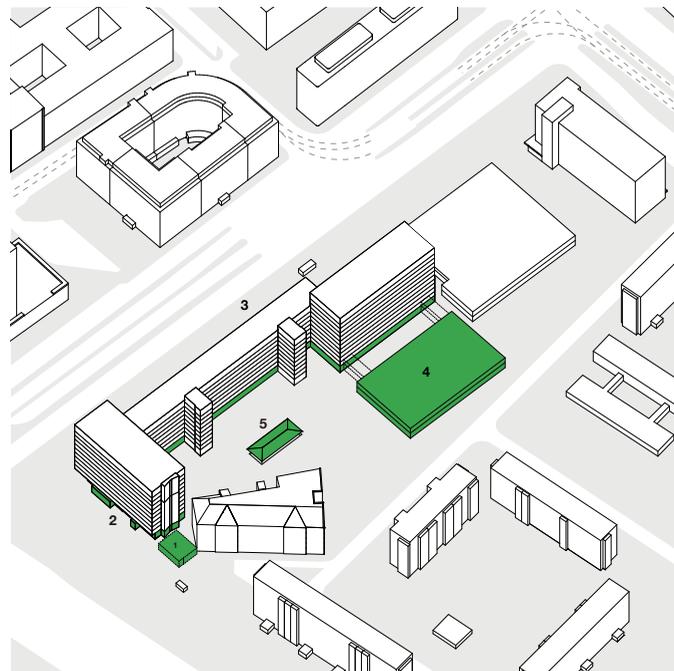
Schematic scenario of the urban design with around 25,000 square metres of space for art, culture, education and social affairs



1 Haus A, 2 Ground floor uses in Haus B–D, 3 Ground floor extensions 4 City hall 5 Ground floor use in housing of WBM 6 Experiment houses 7 Experiment houses with focus on integrative housing

## Pioneer Uses at Haus der Statistik 2021

Ground floor uses with around 6,600 square metres



1 Werkstatt Haus der Statistik, 2 Haus A, 3 Haus B–D, 4 Haus der Materialisierung, 5 Autoscooter (Musterhaus der Statistik)

Each pioneer usage occurs within the larger context of the district development and is coordinated with the ongoing construction planning. Initially, the pioneer uses will be established in three phases: Activation (2019), Build-Up (2020) and Consolidation (2021–2024). Since 2019, the ZKB eG coordinates the pioneer uses as the lead partner within the Koop5.

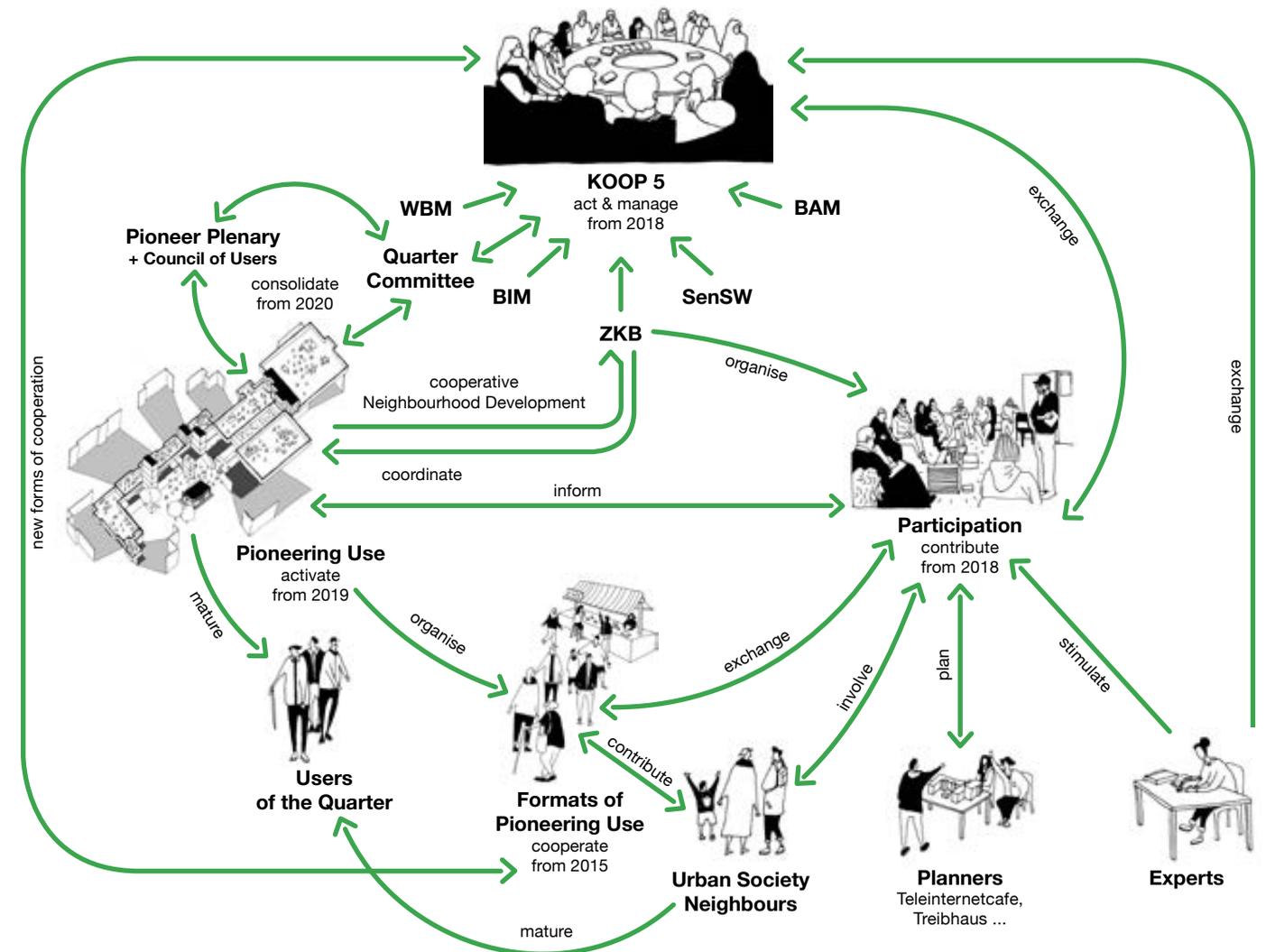
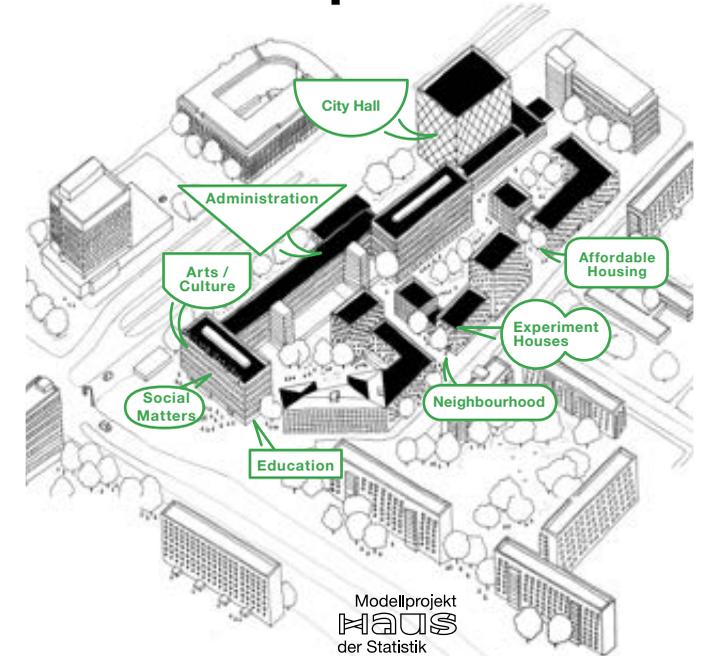
## Cooperative district development

With the development of prototypical structures that are potentially transferable to other locations, the pioneer uses contribute significantly to the project's model character. Competition for space, social upheaval and climatic challenges—a city's ongoing development always requires negotiating various interests. That applies to Berlin as well. Nevertheless, large building projects like the Haus der Statistik offer the potential to compensate for existing neighbourhood deficiencies. In developing the Haus der Statistik district, for example, social meeting places and cultural offerings currently lacking in the neighbourhood can be established. Through pioneer usages, these offers are already being tested step by step before the district is completed. What are the actual demands? How can the WBM's 300 new affordable housing units be linked to the existing residential environment? By gradually activating the district over a more extended period, these new places and rules of togetherness can be shaped collaboratively.

As a learning process, the pioneer uses continuously interlink project development, the broad participation of urban society as well as the users' perspectives. They thus form a key component of cooperative district development, in the context of which both long-term use clusters, transparent organisational and allocation structures, and publicly effective formats are established and continuously developed.

# Actor Network of the Neighbourhood Development

The *Koop5* will take joint responsibility for creating space for art, culture, social affairs and education, affordable housing, a new town hall for the Berlin-Mitte district and administrative uses in the existing buildings. In the coming years, the Haus der Statistik site will be expanded by around 65,000 square metres of new construction. The broad participation of the urban community has been a firm pillar of the project since its start. Closely interlinked with the pioneer uses, it forms the basis for a lively quarter. Thanks to the active pioneer users on site, possible usages can already be tested as prototypes during the planning and construction phase.





# A Construction Site on a Construction Site

## Restoration of the buildings

The three phases of pioneer use—activation, build-up and consolidation—began in summer 2019 with Haus A's (House A's) opening as part of the exhibition *Model Project Haus der Statistik* by the Koop5. Since then, in addition to the Werkstatt (workshop) (Haus F), selected ground floor areas of the individual Houses A, B, C, D and E have successively been put into operation by pioneer users. In the beginning, the special conditions on-site presented some challenges for the Koop5 and the users. Due to years of vacancy and vandalism by third parties, the buildings were in poor condition in terms of drainage, electrics and interior fittings and required extensive repair work. In addition, the gutting and renovation phase of the upper floors of the existing buildings by the BIM began at the same time—this means that the entire Haus der Statistik site was already a large official construction site in summer 2019, with all necessary precautionary and safety measures. The simultaneous commissioning by the pioneer usages required a suitably high level of coordination and reconciliation within the Koop5, as well as a willingness for cooperation and trust.

## Minimum fit-out standard meets individual design

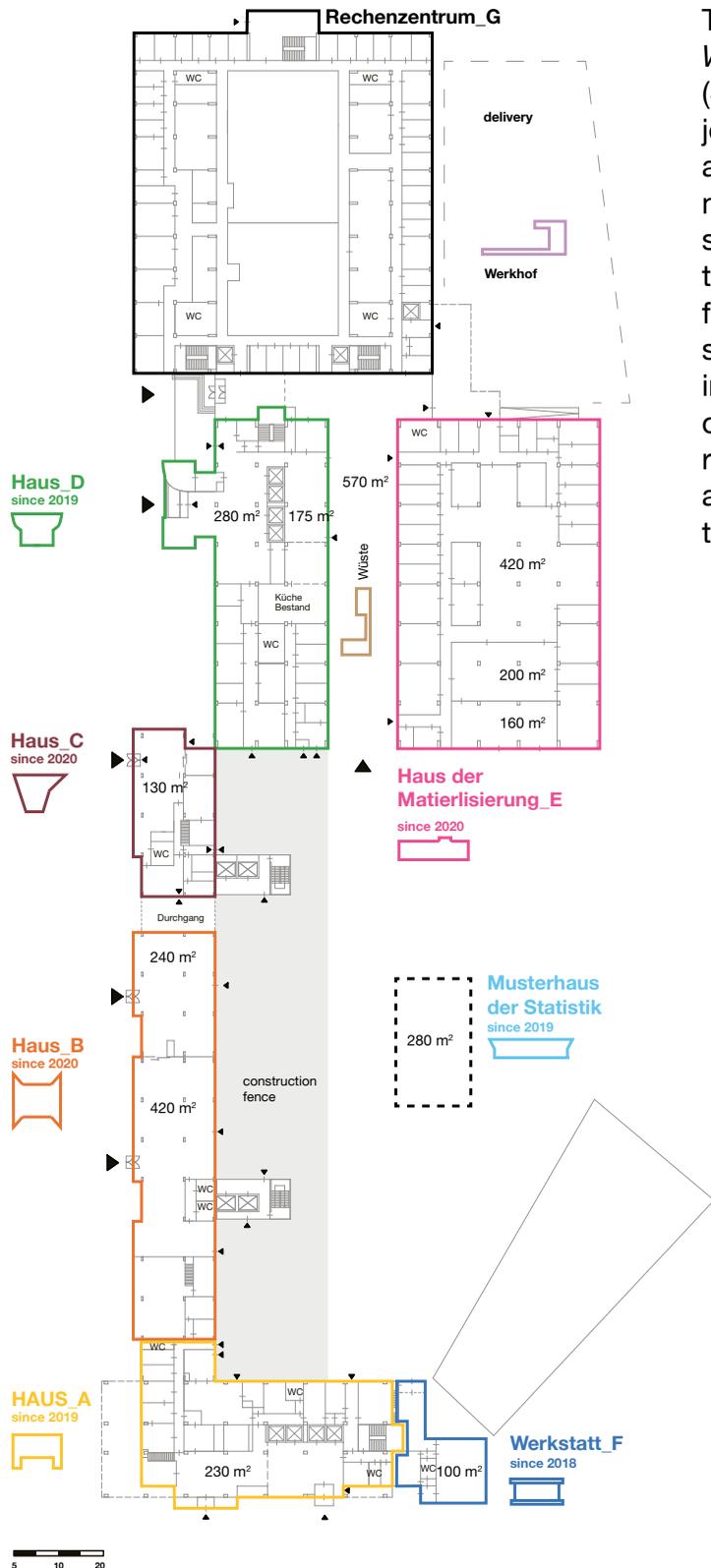
For the individual fit-out and renovation measures of the pioneer uses, the ZKB eG and the BIM entered into an agreement on utilisation for the free use of selected ground floor areas. The ZKB eG was responsible to the BIM for obtaining the necessary building permits and fire protection assessments. The investment costs that had to be raised for the five building sections A, B, C, D and E essentially comprise fire protection and security, building services and media access, as well as interior construction. For fire protection, emergency lightning with escape

route signage, fire extinguishers and interconnected smoke alarms, and sealed ceiling openings were installed, among other things. For safety, some doors had to be replaced and made operable and lockable. Also, broken window panes had to be replaced. For the interior fittings, sanitary areas (including accessible toilets) were repaired or newly installed in all parts of the building, new electrical systems were fitted, painting work and floor repairs were carried out, and free access to the internet was installed. Since the ground floors are only equipped with the bare essentials for the relatively short period of pioneer usage, there is, for example, no permanently installed heating in the building sections. Beyond this minimal fit-out standard, the pioneer users themselves are responsible for the renovation and layout of their rooms according to their individual needs and capabilities. This approach aims at a high degree of self-efficacy and empowerment of the users. In this way, the commissioning of the spaces is capacitated in the spirit of user-driven urban development. At the same time, a gradual designing of the spaces is ensured to be in coordination with other users as well as with the entire construction- and planning process of the district development controlled by the Koop5.

## Pioneer uses are self-supporting

The Koop5 initiated the planning and coordination of the pioneer usages under the leadership of the ZKB eG with start-up funding, but always bore in mind the initially agreed goal, that the pioneer uses have to be self-supporting. Since the end of 2019, many costs for investment measures and on-going operations have been financed by the pioneer users themselves. However, the Koop5 will within the context of the joint financing agreements continue to bear part of the operating and ancillary costs as well as for services for cooperative district development and future planning costs.

## Schematic Ground Floor Plan of the Pioneer Uses



It is possible to finance a large part of the investment measures through rental income and structural investments of temporary pioneer usages in the context of larger exhibitions and events (e.g. the initially mentioned Koop5 exhibition *Modellprojekt Haus der Statistik*, the Maxim-Gorki-Theater, the NOVOFLOT opera and *Berlin Art Week*) as well as art and educational projects (STATISTA, Making Futures, S27). For their projects, these established or funded institutions and projects use the bigger event locations with more than a hundred square metres of floor space. The smaller spaces are given to longer-term pioneer users as project and work spaces for a fee of around 3 euros per square metre, so that here too the operation is self-supporting. Through the interplay of short-term, one-off investments and ongoing user fees, a wide range of actors of varying scopes are able to activate rooms in the Haus der Statistik within the context of pioneer uses.

# Initiating Pioneer Usages

What are the essential aspects?

With the Koop5's decision to have the first pioneer users move into selected ground floor areas starting mid-2019, many questions soon arose concerning the design of this experimental process. Who would choose the future users? What formats and decision-making structures are needed for such an allocation process? And what guidelines can initially unknown users use to grow into a pioneering community in the mid- and long-term? Furthermore, topics of practical nature were also at the forefront. For example, the ZKB eG must continuously ensure the coordination of the many pioneer users and that the collateral construction process remains undisturbed.

## Kick-off and Open Call

A first step in the joint implementation of the pioneer uses was the workshop *Initialnutzungen* ("initial usages"), which took place in the context of the integrated workshop procedure in autumn 2018 in the Werkstatt at the Haus der Statistik. Accompanied by the ZKB eG on a guided tour, participants were able to visit and explore the existing buildings. Together, they searched for vestiges, found notable objects, worked out the site's qualities and collected initial ideas for spontaneous usages. Another milestone in the realisation of the pioneer usages was the *Vernetzungsratschlag* #9 ("networking meeting") in January 2019, where the first open call for pioneer usages was announced. Here, participants could express their interest in a pioneer usage in the clusters of art, culture, education, neighbourhood and social affairs in a joint discussion and by filling out a submission form. Initial approaches for a possible structure of the pioneer usages were also developed with the approximately 100 participants in three work groups on the topics

award criteria, organisational structure and orientation towards the common good.

## The Committee: testing transparent allocation

To keep the subsequent allocation process transparent and fair, the Pioneer-Gremium ("pioneer committee") was established in April 2019. In the spirit of the model project *Haus der Statistik*'s cooperative principles and the planned mix of usages in the future district, the committee consists of representatives from the Koop5, civil society and various Berlin institutions. The latter take on the role of external experts in the fields of art, culture, education, neighbourhood and social affairs. The self-imposed task and goal of the committee is to accompany the process of allocation the pioneer usages with regard to content and to develop criteria for the allocation. Furthermore their mission is to help shape the continuous programming and activation of the curated ground floor spaces as well as of the open spaces in the ongoing planning process. The ZKB eG, which takes over the curation, moderation, and organisation of the pioneer usages on-site for the Koop5, supports the committee's advisory function. Initially, the ZKB eG played a central role in the committee, which was altered to include the voices of the pioneer users.

## The Plenary: demonstrating self-managed initiative

The plenary is the pioneer usages' self-governing body. From the start of the first pioneer uses, in mid-2019 until the COVID-19 pandemic, the plenary met about once a month to dedicate itself to the pioneer community's development and maintenance. Its moderation, preparation and documentation are also carried out by the ZKB eG; however, the focus of the reciprocal exchange is on the proactive introduction of topics and the co-creation of new ideas or partnerships by the

**HAUS DER STATISTIK | PIONEER USAGES**

**PERSONAL DESCRIPTION & TYPE OF USE**

Name:  eMail:  Date:

Institution:

Period of Use:  Area of Use:

Duration of Use:  once  sometimes  permanent

Regularity of Use:  sporadic  periodical  daily

Our field:  arts / culture  social affairs  education  neighbourhood

Brief description of our project:

Our added value for the quarter / HdS :

Funding:

**ROOMS**

Type of required space (office/workshop/stock/delivery point...):

1.)

2.)

3.)

4.)

This space could be shared with other users

**EQUIPMENT**

Current expansion status:

- heating (probably just in some areas)
- water + WC

That's enough for us:

Of what we could take care of/ what we could change:

We can not do our project without:

**ACTIVITIES AT HDS**

workshop and orchestra

discussions, conversations, music

room volume or less

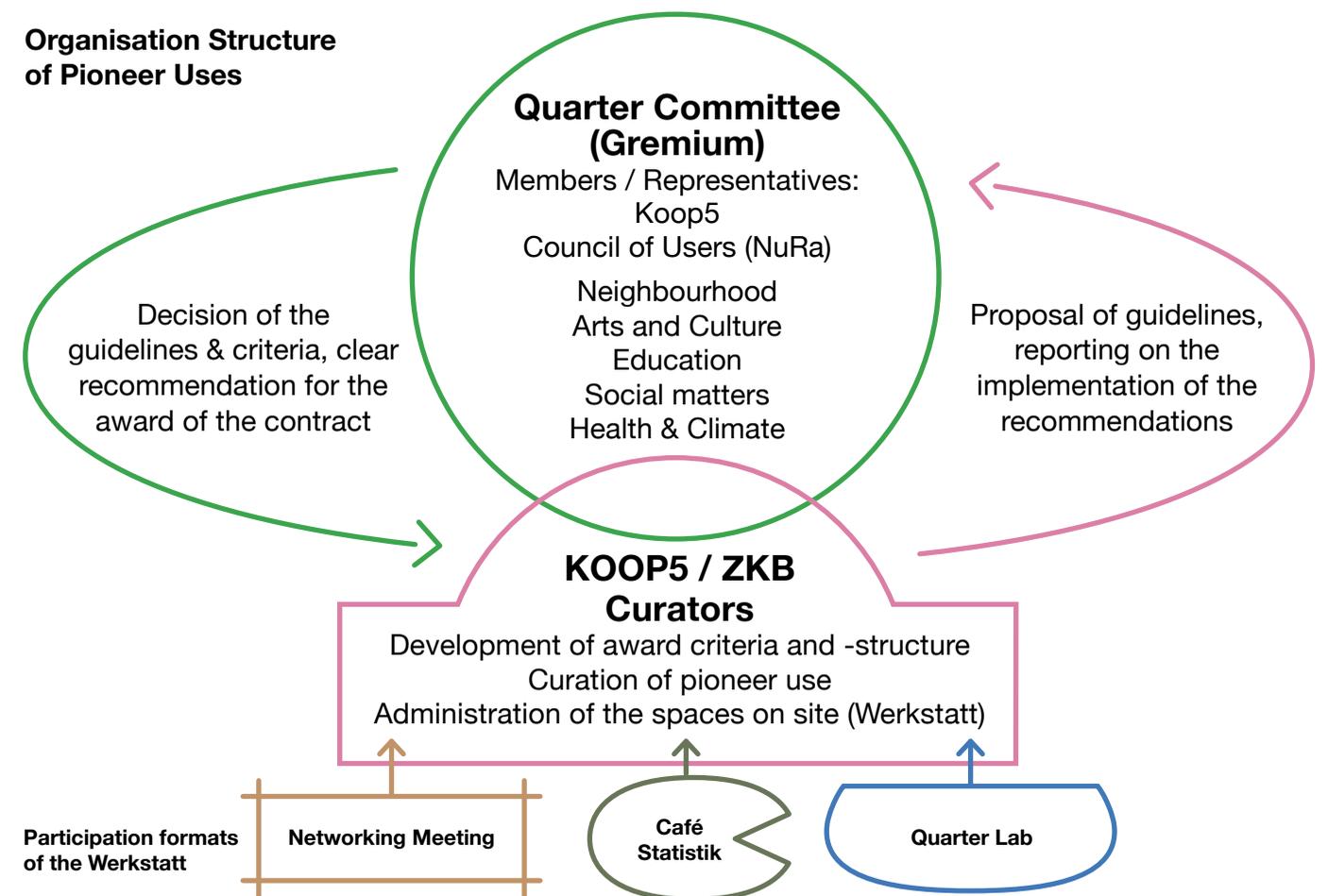
active hours

volume level

things we could share

capacities we could share

**Organisation Structure of Pioneer Uses**



users themselves. The processual and experimental character of the pioneer usages is continuously reflected by the plenary – thus wishes, challenges and goals of the pioneer usages can be worked on together in a low-threshold and yet sustainable way. In 2021, the Rat der Nutzenden

(“council of users”) was formed out of the plenary as an open platform for discussing and reworking topics. Elected pairs of representatives from the NuRa also represent the interests of the users in the quarter committee.

# The Guiding Principles of Pioneer Utilisation

A mission statement was developed as a basis for the selection of suitable usages and to ensure lasting diversity in the user community. It supports the allocation and provides future

and established users with a common base of values in the context of the whole Haus der Statistik project. This mission statement is based on the following core values:

## Additional Value → → Pioneer usages generate sustainable value to the district

Pioneer usages generate long-term additional value for the area and the surrounding

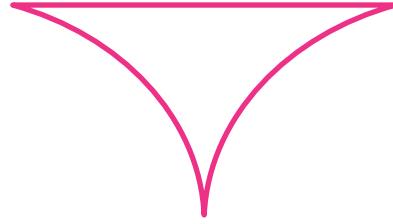
neighbourhood contexts. Regardless of their duration and scope, they leave behind

material or ideational traces that are used further or perpetuated by other projects.

## Common Good Orientation → → Pioneer uses are based on solidarity, community and participation

Pioneer usages correspond to the vision of a communal neighbourhood in which all members' different needs and interests are respected. The towards the common good oriented nature

of the project is characterised by cooperative development, synergies of use between the participants and an awareness for diversity and participation.



## Diversity → → Pioneer uses represent a diverse mix of uses

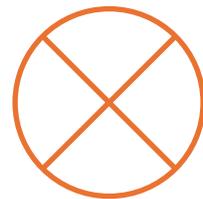
Pioneer usages are characterised by a mixed programme and by participants from the sectors neighbourhood, art, culture, education and social

affairs. They reflect the utilisation program of the Haus der Statistik initiative and the needs of urban society.

## Established & Newcomers → → Pioneer uses represent a diversity of users

Pioneer users reflect the programmatic diversity and differ in their expertise, financial strength, legal form, and visib-

ility, to enable a broad spectrum of participants and a mutual learning progress.



## Cooperation → → Pioneer uses work together in cooperative and collaborative ways

Pioneer users cooperate with other users and create synergies. Materials, resources or specific expertise in an

area can be shared, exchanged or communal. Community experiences are reflected and integrated into the learning process.



## Networking → → Pioneer uses apply to an ideal- or spatial context.

Pioneer usages spatially and programmatically connect the district with the surrounding neighbourhood. Furthermore, the individual focal points of

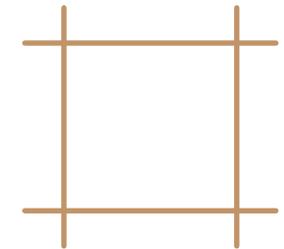
pioneer usages also relate to socially relevant debates or the international context of cooperative urban development.



## Experiment → → Pioneer uses try out new approaches

Pioneer usages have an experimental character. The programme, constellations of participants and tools of the pioneer usages are individually

designed and find space for prototypes and the testing of creative forms of joint urban production at the Haus der Statistik.



## Responsibility → → Pioneer usages are self-supporting

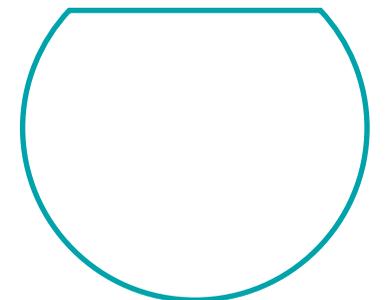
Pioneer usages operate autonomously and are independent partners in the overall project. The values of the district and the community, as well as the

content-related and financial responsibility for individual projects are the basis for cooperative collaboration.

## Demands And Urgency → → Pioneer uses are oriented towards the needs of urban society

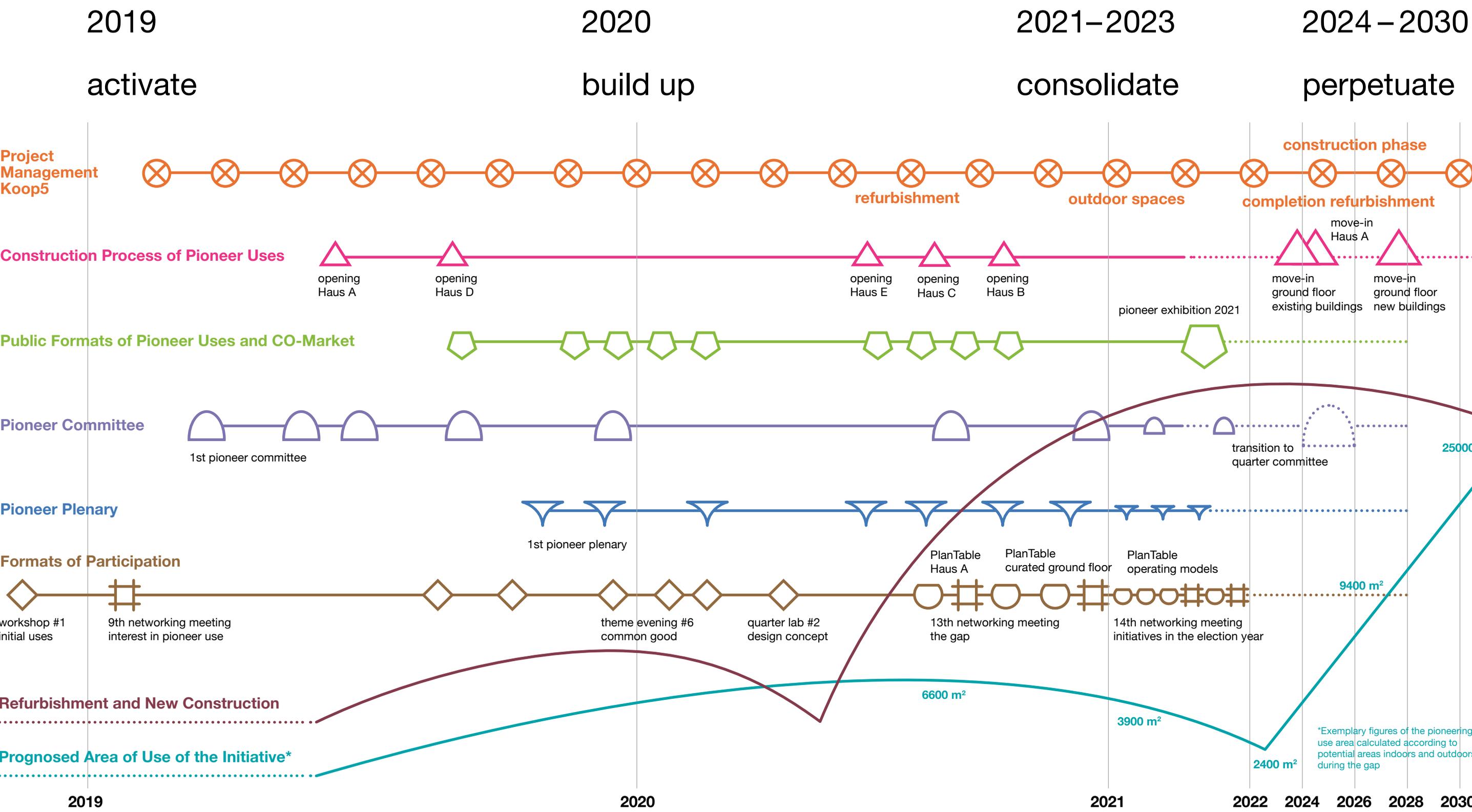
Pioneer usages reflect the social and cultural demands of the city. Criteria for allocation are displacement or the threat of displacement, but also space-specific requirements.

Space, fitments, room height, location within the district, daylight or other characteristics can be the basis for an allocation oriented towards the concrete needs of the usages.





# Elements of Cooperative Neighbourhood Development



# Koop5 and Pioneer Usages

**Kim Gundlach (ZKB eG):** The pioneer usages are an element of cooperative neighbourhood development initiated by the ZKB eG. What role do they play for the other collaborative partners in the planning process? What fears, what positive expectations arose? How has the view on pioneer usages changed in the process?

**Patrick Tuschhoff (BIM):** BIM, as the state owner of these buildings, among others, definitely at the outset had concerns about all the things that could happen. The existing buildings had been vacant and unmanaged for ten years, so there was a certain hazard risk on site. It's not common for occupancies to take place before redevelopment. So, with this approach we were in uncharted waters, and with the pioneer occupancies a paradigm shift occurred. There were already concerns about the transfer of use to the ZKB eG, because, as a landlord, one always bears half of the responsibility—concerning possible pollutants, liability issues or the legal obligation to hazard prevention. In addition, we as BIM are a commercial enterprise that weighs benefits against risks. At the outset of the pioneering occupancies, the question was: In light of the risks involved, what could be the benefits for BIM?

**Jonas Machleidt (SenSW):** Since the pioneer occupancies take place at such an early stage of project development, it is of concern to all of us that security is guaranteed. As the Senate Department for Urban Development and Housing, we regarded as the unique feature of the pioneer occupancies the fact that they are not interim usages, that disappear afterwards, but a

process, that is integrated from the very beginning. From the planning to the construction to the utilisation phase, pioneer occupancies should be considered in parallel and ensure the neighbourhood's revitalisation early on. We are particularly interested in the process of user-driven development. The current task is to clarify how usages can be sustained beyond the construction phase. Here, too, usage must remain safe for everyone and there should be no compromises on schedule on the construction site. At the moment, the spatial uses on site are concentrated on the interior space. During the construction phase, for instance, I see an opportunity for the pioneers to incrementally operate in the urban space surrounding the site and become even more visible to city and public. They could subsequently radiate to other underused areas in the immediate vicinity.

**Nina Peters (ZKB eG):** Our expectations were also exceeded regarding the financing, the renovation and all the organisational work that was carried out in such a short time by everyone involved, and that so many different projects were implemented in the process. In the meantime, even more units have come into operation than we had initially planned, and there is a wide variety of usages despite the modest construction standard. The hope, that the model project would become more tangible through the pioneer occupancies, has been fulfilled. Voices, that otherwise are not heard in urban development projects, are given a chance to speak. For us, this is what joint urban production is all about. Another question regarding the pioneer occupancies is what can be learned from them and what

can be brought into project development. How can the project's pioneer usages remain active until the later areas of the initiative are completed?

**Anja Menge (WBM):** As a municipal housing company and portfolio holder in Mitte, WBM has a clear political mandate: to create affordable housing in the city, as well as spaces that complement and accompany this housing. It is of importance to us for this to be sustainable. Therefore, for us, one of the significant challenges in such developments is to understand what the prevailing demands are at the location and what usages make sense in the long term. Pioneer usages can help us take this long-term prospect on the neighbourhood. They can complement our knowledge of the existing deficits and needs in the neighbourhood with more far-reaching insights. Social and economic sustainability plays an important role here. After all, the aim is to create a socially stable neighbourhood, which will function in the long term. The crucial question here is: How can experiences and associated findings from the process of pioneer occupancies be incorporated into the concrete implementation, construction and subsequent management? Harmonising the different timelines of the individual project components with each other will continue to be a challenge. We are faced with the coordination of the spatial requirements in the later stages and the transfer of the process, that we have now started, into the upcoming planning phases, without neglecting the many other demands.

**Thomas Rutschke (BAM):** The concept of cooperation plays an essential role in this project. Pio-

neer usages are intended to test this cooperative approach within the project and at the same time reflect it externally. One must bear in mind that many of the model projects enjoy certain framework conditions that are not possible elsewhere. So pioneer occupancies at Haus der Statistik raise certain expectations regarding how such usages can also be integrated into other projects. Therefore, in my opinion, it is important to reflect as early as possible in the process, to what extent pioneer occupancies can be transferable or implemented under other framework conditions. We definitely see the additional value for urban society through pioneer occupancies, so it makes sense to already be talking more about scalability and transferability now.



**What were important factors necessary to collectively implement the pioneer occupancies at the Haus der Statistik?**

**Patrick Tuschhoff (BIM):** In retrospect, we can say that the persistence of the ZKB eG was very helpful in implementing pioneer occupancies. The ZKB eG initiated the idea and also came up with concrete proposals for solutions. In addition, there was a political will to test this as a model for other locations. This support helped to open certain doors, but also in obtaining appointments and permits.

**Thomas Rutschke (BAM):** It's also vital that all stakeholders endorse the project and the parameters are clearly defined. The pioneering usages have a learning character, so it's possible to adapt many things during the process. But to maintain the ongoing support of all cooperation partners, clear parameters were needed.

**Anja Menge (WBM):** I would agree with that, Thomas. A key challenge in cooperation is finding the right degree of clear

definitions and objectives while maintaining openness in terms of flexibility and the learning process. During pioneer usages, adjustments were made time and again, partly because in advance we had no clear idea of the issues or problems that would arise.

**Nina Peters (ZKB eG):** It was important that everyone was in favour of them from the beginning, so that there was a common will towards implementation. It was also important that the pioneer occupancies were not an isolated process. Our role is to maintain the transfer of knowledge in both directions. On the one hand, communicating the context of the model project to users, and on the other hand, actively conveying the findings from the usages to the project management of Koop5. In this way, we achieve understanding and facilitate the learning process for all cooperation partners, not only the ZKB eG.

**Jonas Machleidt (SenSW):** The ZKB eG being such a driving force was essential, but one must also see that this commitment fell on fertile ground. BIM and WBM, in particular, got involved in a process that they otherwise would not have. Koop5's cooperation agreements also helped with that.



**Implementing the pioneer occupancies required bringing together a wide variety of construction processes in a complex neighbourhood development. What can those involved take away from this experimental process?**

**Patrick Tuschhoff (BIM):** I think for us it was, above all, an internal mind shift to get involved in this experiment as BIM. Because not only I, as a permanent member of Koop5, and my supervisor had to be convinced by the process, but also the other departments. These include, for example, the leasing

department and the property management. First of all, internal intermediation work had to be done regarding what the Koop5 is and how we work—so that everyone could pull together and open up to the process.

**Nina Peters (ZKB eG):** The pioneer occupancies are like a construction site on a construction site. So agreements, that all parties adhere to, are essential. Even the construction company here on site had some reservations at the beginning. Now everyone is on a first-name basis and it's nice to see the mutual appreciation between the trades, the pioneer users and the visitors.



**What new administrative and political instruments would be needed to make it easier to integrate process-based, activating and user-supported neighbourhood development through pioneer usages into urban development projects elsewhere from the start?**

**Thomas Rutschke (BAM):** From my perspective, it would be necessary to make the application- and approval processes more flexible, not only for pioneer usage. This starts with the legal framework, which should be streamlined in terms of procedures and requirements. The processes are often too lengthy for usages that are actually low-threshold and user-supported and not always intended for a long-term perspective. It should be easier and less complicated to realise. This should also apply to other smaller projects that may not have the strong political support that we have here. By the time we have learned from such model projects that they add value to urban society, there should no longer be a need for lone fighters when it comes to these kinds of projects. This applies to the city makers as well as to politics and administration.

**Jonas Machleidt (SenSW):**

For us, this question is like the ultimate question of the project, and that's why we can't yet answer it conclusively. You have to embrace this process for itself and experience its model character at the operational level. I think then it will become exponentially easier to apply what we have learned here to other projects. Small successes always help—there have already been some very successful events carried out through the pioneer usages, which are also based on the constant support on location. When we realise that activities like the pioneer usages make it possible to find custom-fit solutions, to develop sustainable neighbourhoods that fit in well with their surroundings; then the first step has been made, and both planners and pioneer users can serve as multipliers.



**In the Haus der Statistik model project, the pioneer usages stand for user-centredness, a process-oriented approach, experimentation and cooperation, and thus also manifest principles of the entire project—orientation towards the common good, diversity of uses, and solidarity. What significance do pioneer uses have in the context of urban development in Berlin as a whole?**

**Jonas Machleidt (SenSW):**

I think, considering development within city-range would virtually seize it to narrowly. We've travelled internationally with the project, for instance in Seoul/Republic of Korea, and for the summer we're preparing an exhibition in the European Parliament. Before the Corona virus, we often visited the project with international delegations. The project now has an international standing that should not be underestimated. What the project ultimately represents is a paradigm shift in Berlin's urban development policy. Both dimensions come together within the Haus der

Statistik model project: the move away from investor-driven urban development and the highly held Berlin values of creativity and culture. Bringing together multiple perspectives and mixing usages will become increasingly important in light of the competition for space in Berlin's city centre. Other projects, such as the Rathausblock at the Dragoner Areal or sections of Friedrichshain-West, also deal with this. And I think that in the future, not only the administration or state-owned companies will have to deal with these issues, but increasingly also private investors and developers. Within the Haus der Statistik model project, we can already today develop instruments for implementing these types of complex projects in the future.

**Anja Menge (WBM):**

I think the model project also offers a great opportunity in that we have a unique constellation of project participants. This allows us to try out procedures and approaches. It will be interesting to transfer the experiences from this project to other constellations in project development and to develop political instruments for that.

**Nina Peters (ZKB eG):**

In our experience the project is frequently mentioned as a positive example in the city by other projects or initiatives, that are just getting started, or at events, that focus on urban development oriented towards the common good. The pioneer usages contribute to the project's presence and appeal: People see that something is happening on-site and that the project has left the stage of concept. Spaces have been created; contribution has turned into concrete participation. A piece of the city is being produced together. The more than 400 requests for pioneer use received so far as well as the numerous requests for lectures are motivation to continue along this course.



**How do the Koop5 partners incorporate the usages currently taking place into the planning of their respective project elements?**

**Nina Peters (ZKB eG):**

On behalf of the Senate Department for Urban Development and Housing, we are currently compiling planning requirements for the areas that will later be used for art, culture, social and educational purposes. This includes, for example, the Bedarfsprogramme ("requirements programmes") for Haus A and the curated first floors in the new and existing buildings. In the spirit of cooperative neighbourhood development, during the planning process, we reflect on what we can take away from the pioneer usages in the long term. What room sizes, what kind of community spaces or what organisational structures are required? In various formats of participation, such as the PlanTische (PlanTable), we actively involve the pioneer users. We show the current work progress and discuss open questions. This transparency during the process is also of importance to the users.

**Thomas Rutschke (BAM):**

Concerning the urban development and the B-Plan ("development plan"), there has already been intensive participation by the interested general public and the pioneer users active on site. A lively exchange took place, especially in the Quartierslabore ("quarter labs"). Formats of participation are continually adapted. Thus the question arises, to what extent the pioneer users can play an even more significant role in future participation formats.

**Anja Menge (WBM):**

The most critical point in the planning of demands is the further processing of findings from the pioneer usages into the overall planning process. In the end, an utilisation concept should be developed, which will be step by step integrated

into the construction and planning phase. Exciting questions include how the findings can be used in general and how they can be incorporated constructively into the process. There is also a certain demand for a quality standard, or rather I see that as a task to be set one collectively. Ultimately, this should also be Koop5's expectation of the process—to use the findings from the pioneering phase to develop a neighbourhood of lasting quality.



**From the perspective of a future landlord: What role do pioneer usages already play for the integration into the existing neighbourhood and for the development of a complex neighbourhood with a residential component?**

**Anja Menge (WBM):**

We do already have extensive residential holdings at the location. This means that we have always focused on the long-term effects of development and on the fostering of a stable neighbourhood. Here we have an excellent opportunity to consider the neighbouring communities, their needs and deficits, and to integrate them into the current neighbourhood development. The people who already live here are the best equipped to say what they need. This is a necessary, complementary level to the pioneer usages in the Haus der Statistik.

**Jonas Machleidt (SenSW):**

I would like to add one more point: An important component of pioneer usages is that you can't construct them completely. The potential lies in the networks. The requirements programme that are being established, certainly have a degree of abstraction, which is also important, because we are not planning for one particular pioneer user. We plan on a meta-level, with the findings from the pioneer usages. What kind of usages are needed at this location? What can we include in the

later utilisation phase? The network and the neighbourhood that is being built now will benefit the district in the utilisation phase.



**The final question: What's been your favorite experience with pioneer usages at Haus der Statistik?**

**Jonas Machleidt (SenSW):**

Yes, that's something we should include! In addition to the permanent presence of pioneer users and the subsequent actions and networks, the various temporary events should be mentioned as well. The summer school by Making Futures was certainly very stimulating. The KO-Markt ("CO-Market") events are an excellent example of how a successful format emerged from the pioneer usages' initial implementation. From my perspective, it is also important to mention how flexible the pioneer usages proved to be in dealing with the COVID-19 pandemic. Lastly, I hope that the most enjoyable experiences related to the pioneer usages are yet to come. After all, we still have a lot to do.

**Nina Peters (ZKB eG):**

For me, one of the defining moments was when many activities could take place in the exterior spaces in late summer, despite the Corona pandemic. There were various activities by pioneer users everywhere—line dancing in the Musterhaus der Statistik, gardening in the Werkhof, films were screened, there were lectures and even an open air screen-printing workshop. It was a really lively place.—This is what I could imagine the neighbourhood to be like later on!

**Patrick Tuschhoff (BIM):**

For me personally, I remember that it was through the pioneers that the site slowly came to life, which was particularly evident during the Berlin Art Week opening and the CO-Markt. The pioneers make the enormous developmental potential of the area visible.

**Thomas Rutschke (BAM):**

My favourite experience with the pioneer usages was seeing how, after initial scepticism, residents of the existing neighbourhood became interested in the pioneer usages, and how now a mutual opening takes place.

**Anja Menge (WBM):**

For me, my literal first impression has remained strong in my memory: With the *Making Futures Summer School* as one of the first pioneer users, became apparent how much potential this location has. Surprisingly, the existing buildings, which had been inaccessible for decades, welcomed us with an inviting gesture and a colourful hustle and bustle. It became clear how a few temporary installations inside and outside the building and the deliberate opening of the façade to the vegetated inner courtyard could result in a welcoming feeling and space for the community. This is how I could very well imagine the future for a lively district of Haus der Statistik.



Time for community: The pioneer users and members of the ZKB eg team after the pioneer plenary in late summer 2020



# Healthy Future: Nutrition and the Environment



Food brings people together: From the very beginning, the topics of nutrition, gastronomy and community have played an essential role at the Haus der Statistik. From cooking together in the Werkstatt to the much-discussed concept of the Kiezkantine (district canteen) in the drafts of the urban development workshop process. Through the daily practice of the pioneer users on-site, this critical examination of questions about food, the environment, production and supply systems also impacts current planning. For example, participants from this cluster pointed out the need for decentralised, bicycle-based logistics within the district during the development of the mobility concept. The establishment of sustainable gastronomic offerings and a solidarity supermarket is closely coordinated with the realisation of housing construction by the WBM and the demand for gastronomic offerings by the people who will work in the district in the future.

The pioneer users bring with them a wide range of experience and expertise from earlier project work and were able to establish infrastructure for the preparation and processing of food at the Haus der Statistik as well as conduct regular workshop- and educational formats: the Baking Futures group built a clay oven for making bread, and a makeshift kitchen was set up in Haus D as part of the *Making Futures Summer School*, which, for example, has since been used for educational cooking workshops by the association RESTLOS GLÜCKLICH e.V. and the WO KOMMT DEIN ESSEN HER? project. The communal garden project *Sonnenbeet* makes the topic tangible in the outdoor space: In the former outdoor workshop, there are colourful raised beds, a mushroom farm and an aquaponics system that tests the combination of fish farming and the cultivation of crop plants.

Old techniques are also being rediscovered at the Haus der Statistik: For example, the Kalte Butter collective is working with fermentation to preserve food or make sourdough bread, Miso (a Japanese spice paste) and lemonade. The products can for instance be tasted at the CO-Market, during the pioneer usages' open house in exchange for a donation. Agents from the food-sharing online platform, also regularly distrib-

ute rescued food at the Haus der Statistik, the cooperative association Sterngartenodyssee uses spaces for its solidarity-based agriculture and regional farmers regularly offer their organic products during events at the Haus der Statistik.

LebensMittelPunkt MITTE (LMP) was formed from the merger of many of these pioneering usages. Under one idealistic umbrella, the various groups work together to establish a long-term location at the Haus der Statistik for a sustainable and fair supply of food for the district and the surrounding neighbourhood. The focus of the LMP is on collaborative work and networking between production, logistics, processing, sales and supply, as well as the aspiration to organise this in a climate-friendly and community-oriented way right from the start.

## Pioneers

**SunSeeker e.V.**  
**Kollektiv Kalte Butter**  
**SoliOli**  
**RESTLOS GLÜCKLICH e.V.**  
**WO KOMMT DEIN ESSEN HER?**  
**Hof-Walden**  
**Foodsharing e.V.**  
**Baking Futures**  
**DirektKonsum**  
**Sterngartenodyssee**  
**LebensMittelPunkt MITTE**



... and cook together with fresh ingredients at the Gesellschaftsküche (community kitchen) in Haus D.



“Together we eat better” is the motto of the Berlin *Zusammen isst man besser* project for cooking together, carried out by the RESTLOS GLÜCKLICH e. V.



CO-Market 2020: The project of the Foodsharing e.V. regularly distributes saved food and groceries from Haus der Statistik.



At the Haus der Statistik, one can learn to ferment with the collective Kalte Butter...

“As one of the first pioneer users, in the first two months of the SunSeeker e.V. community garden we had no direct access to water — that’s challenging, with a daily 35 °C and young plants in the beds ...”

“... so for the first two months we pushed 800 litres of water on a longboard from the Werkstatt (workshop) to the Werkhof every week—until we were then able to install a water connection directly in the Werkhof.” (SunSeeker e.V.)



But even the dry spell could be creatively circumvented—since 2019, the raised beds have been a permanent feature of the Werkhof.



Since 2019, the SunSeeker e.V. team has been taking care of the raised beds with a lot of dedication and also gives practical and delicious workshops!



How can we rethink the supply of regional and healthy food in cities? LebensmittelPunkt MITTE is working on this at the Haus der Statistik.



Experimental gardening in the interspace of Haus D and the Haus der Materialisierung, the so called “Wüste” (“desert”) at the Haus der Statistik: used pieces of pipe are given a new life as plant pots.



With the Baking Futures collective, sourdough bread was baked in a self-built clay oven during the *Making Futures Summer School* ...



Café Bamako cooked West African food at the CO-Market in September 2020...



... also, local producers from the surrounding area regularly offer their regional products.

# Sustainability Management: Material and Cycle



Ideas of a post-growth society have been around since the 1970s. Instead of producing and selling more and more goods, the focus here is on reusing, re-purposing and sharing within local supply cycles, thus reducing the consumption of raw materials and resources, and promoting the well-being of all. Linked to this are numerous social questions relevant to the development of a new city block: How much do I need to be happy? What can be shared by several people? How much needs to be produced and bought new and what can be recycled and reused?

Many pioneer users at the Haus der Statistik critically examine the prevailing consumer society and show alternative approaches in their projects: They focus on the origin and handling of various materials such as textiles, building materials, household appliances or furniture; but also on empowering people to repair objects themselves instead of throwing them away. The so-called Haus der Materialisierung (House of Materialisation) was established in summer 2019. In the low-rise building on Berolina Straße, which formerly housed the Haus der Statistik's computing centre, work is in progress to establish a multidisciplinary urban centre for circular economy. The shared vision is to establish structures for a public interest oriented and ecological use of materials and resources and to transfer them to the district for the long term. The Haus der Materialisierung is an association of various initiatives that sought to formalise the project at an early stage as a self-organised user collective and to obtain financial support for its development and research. Many local re-use initiatives cooperate in the Haus der Materialisierung, such as Kunst-Stoffe e.V., MURKS? NEIN DANKE! e.V., S27 – Kunst und Bildung, Baufachfrau Berlin e.V., the MITKUNSTZENTRALE, Cosum, FahrArt, the *Textilhafen* of the Berliner Stadtmission, the KOSTÜMKOLLEKTIV e.V. and many more. The ZKB eG, the Material Mafia, the Technische Universität Berlin (Technical University of Berlin) as well as Circular City – Zirkuläre Stadt e.V. are funded by the Deutsche Bundesstiftung Umwelt (German Federal Foundation for Environment) for their work on the Haus der Materialisierung as part of the three-year research project “Reallabor Circular Economy in an Urban Context : Compe-

tence development and environmental communication at the Haus der Materialisierung Berlin”. The Deutsche Postcode Lotterie (postcode lottery) and the foundation anstiftung also funded the construction.

The urban community benefits from the work being done in the Haus der Materialisierung through the many workshops and educational offers as well as through the open the workrooms that are already in operation on-site: In addition to well-sorted material warehouses that make residual materials from industry, trade fairs, exhibitions and the creative sector available for reuse, there is a bicycle, metal- and a wood workshop as well as rooms for textile processing, and even a goldsmith's shop. The workshop spaces are managed and organised collectively, and the large communal warehouse is located in the centre of the house.

## Pioneers

(Selection of momentary active pioneer pioneer usages)

### **Cosum**

**MURKS? NEIN DANKE! e.V.**

**FahrArt Berlin**

**Material Mafia**

**Kunst-Stoffe e.V.**

**KOSTÜMKOLLEKTIV e.V.**

**Textilhafen**

**(Komm & Sieh gGmbH)**

**der Berliner Stadtmission**

**Baufachfrau Berlin e.V.**

**Technische Universität Berlin**

**Circular City – Zirkuläre Stadt e.V.**

**mrtz Forschungswerkstatt**

**SELBSTGebaute Musik**

**Chainless\_d**

**Larsito**

**Extinction Rebellion Bau AG**

**ZK/U**

**Merijaan**

**Meltmeister**

The Haus der Materialisierung is a real-life laboratory for a future-oriented and sustainable economy, e.g. with the sale of used furniture by the Berliner Stadtmission.

“There have been full bags in front of the house for days. As Ute and I look inside, we find lots of lining fabrics. What we don’t need in the textile workshop, we redistribute, and the Material Mafia next door gets fine purple leather.” (KOSTÜMKOLLEKTIV e.V.)



In the textile workshop at the Haus der Materialisierung you can learn a lot about fabrics and their processing and production. (in the picture: Mona Kuschel)



Sewing masks with the Berliner Stadtmission's *Textilhafen* during the first wave of the pandemic in 2020.



Max and Benner from the FahrArt open bicycle workshop and art studio.

“The restoration of rooms for the construction of the Haus der Materialisierung was very challenging due to the poor condition of the building. Since we’ve been present on site, many people have come who are interested in the opportunities that are being created there. This motivates us even more to make the Haus der Materialisierung a living place where circular economy can be experienced.” (Kunst-Stoffe e.V.)



From bicycle repair to gold work—the metal workshops in Haus der Materialisierung.



What happens at Haus der Materialisierung is also of interest to the public—the Haus der Materialisierung was officially opened in September 2020.



Since 2020, the wood workshop at Haus der Materialisierung is being developed by Baufachfrau Berlin e.V., Material Mafia and MITKUNSTZENTRALE.



At the Materialmarkt, zero-waste DIY store for reusable materials by Kunst-Stoffe e.V. at the Haus der Materialisierung, not only DIY enthusiasts will make a find.



The open *Cosum-Box* for things to share or give away at the Haus der Materialisierung.



What can we learn from sustainable economic structures in bee colonies? *Beecoin* art project, 2019



Practical work and experiments take place in the workshops of Ort-schafft-Material in the Werkhof at the Haus der Materialisierung...



...while due to the pandemic the community gathered around the Haus der Materialisierung had to organise their regular meetings digitally.



Cosum.de, the online platform for sustainable lending and giving, has been with us since the start of the Haus der Materialisierung, 2019.

# City Venue: Culture and Stage



The Haus der Statistik as a venue for the city—since the artistic protest action of the Allianz bedrohter Berliner Atelierhäuser (“alliance of endangered Berlin studio houses” [AbBA]) in 2015, the large building complex at Alexanderplatz has served civil society as a projection screen for visions of future cohabitation and a place for artistic practice in the centre of Berlin. On a large banner hung on the street-side façade of Haus A, the AbBA protest action proclaimed: “*Spaces for art, culture, and social issues are being created here for Berlin*”. Since then, much has happened and many spaces at the Haus der Statistik have been transformed into urban stages and places of cultural action by artists, theatre professionals, large cultural institutions or the urban society itself.

In doing so, the cooperative principle of the Koop5 has been continued and consolidated through the activation of the spaces: Thanks to constructive collaboration and joint design, since 2019, infrastructures for events and performances have been developed in the ground floor areas of the existing buildings as well as in the outdoor spaces. In summer 2019, for example, during the *STATISTA* art project, the Musterhaus der Statistik was established as an urban stage. To this day, the former bumper car arena serves numerous dance, music, and neighbourhood events as a simple but effective architecture for use and appropriation.

Thanks to the pioneering users’ outstanding commitment, several rooms in Haus A and Haus B have been transformed into theatre and cinema halls, whose elaborate interior design invites visitors into an unimagined world beyond the daily routine of the construction site. The Chor der Statistik (“statistics choir”), convened by raumlabor berlin, under the direction of choir-master Bernadette La Hengst, invites people to sing and perform utopian songs together about Berlin’s future. Here, too, the potential of the uncomplicated appropriation of a place by urban society is revealed—an urban society, that can performatively bring its own social and political issues from the neighbourhood and the surrounding areas into district development.

As well within the context of the pioneer uses, the Bühnen der Statistik (“stages of statistics”)—a community of actors from the field of theatre and performance art, has been founded. Among others, the Dramatische Republik, the NIE THEATER and the theatre makers Andreas Tiedemann, Daniel Wittkopp and Anna Weißenfels are represented. Aimed at a city-wide public, their plays, in which current topics from society, art and politics are staged and addressed, the Bühnen der Statistik make a critical counterpoint to the Alexanderplatz’s mainly consumerist offerings.

## Pioneers

***STATISTA and  
Musterhaus der Statistik  
Chor der Statistik  
Bühnen der Statistik  
Dramatische Republik  
NIE THEATER  
Daniel Wittkopp  
Anna Weißenfels  
Andreas Tiedemann  
Ini Dill and die elektroschuhe  
bi’bak and Sinema Transtopia  
Netzwerk freier Berliner  
Projekträume und -initiativen***

“We are loud and we are many!”—The Chor der Statistik brings people together. Here during Berlin Art Week, 2019



The production *Mark macht Theater* by the NIE THEATER, 2020.



The Chor der Statistik with the unconditional chorus director Bernadette La Hengst.



The Bühnen der Statistik opened their programme in the late summer of 2020 with the self-organised festival *Public Solutions 2020*.



A room in Haus A transformed by Bühnen der Statistik with piano, bar, wood panelling and velvet wallpaper.

“The Bühnen der Statistik perform inside and outside the Haus der Statistik. They are provisional and thus a contradiction. Under the motto of the season, *Public Solutions 2020*, the Bühnen der Statistik have become service providers for the public, or a public service provider ...”



The play *COSMO* by Anna Weißenfels and Daniel Wittkopp premiered in the Wüste with orchestral accompaniment.



Artists Ini Dill and Paul M. Boche in the play *Der Koffer* (the suitcase) by the Polish playwright Małgorzata Sikorska-Miszczuk, presented by the Dramatic Republic, 2020

“... Theatre traditionally deals with the time span from conflict to resolution. The Bühnen der Statistik step up to provide quick and uncomplicated solutions to conflicts which can be resolved, to highlight those which do not have an easy answer.”  
(Bühnen der Statistik)



In summer 2019, during the *STATISTA* art project, the Musterhaus der Statistik was transformed into an urban stage by ZK/U in cooperation with OpenBerlin e.V. To this day, the former bumper car arena serves many dance-, neighbourhood- or discussion events as an effective architecture for usage and appropriation.



Since 2020, the association bi'bak e.V. has used Haus B for the intercultural cinema project *Sinema Transtopia*.



In 2020, the theatre makers at the Haus der Statistik founded the association Bühnen der Statistik to realise collective theatre productions.



In May 2020, the play *Die Sprachmaschine* by Victoria Szpunberg lights up the display window in Haus A.

# Diversity in the District: Participation and Intersectionality

“Solidarisch. Nachhaltig. Weltoffen.” (“Solidary. Sustainable. Cosmopolitan.”)—these are the promising words from the subtitle of the coalition agreement of the Berliner Landesregierung (Berlin state government) from 2016, in which the Haus der Statistik is listed as a project with model character. These values are brought to life in the cooperative district development of the Koop5 and are firmly anchored in the pioneer usages’ mission statement. The first Haus der Statistik usage concept already set the topics refugee experience, common good, and neighbourhoods based on solidarity, as focal points.

The Haus der Statistik seeks to be a place that offers space to diverse and marginalised groups from the neighbourhood as well as from the city context as a whole. Depending on the context, this can be a shelter, a low-threshold space for the realisation of one’s own projects or community space for networking among- and with each other. Together with all pioneer users, the ZKB eG ensures that the Haus der Statistik is an anti-racist, discrimination-free and, as far as possible, inclusive and barrier-free space. In continuation of the work of the Haus der Statistik initiative in the *Stresemannstraße 95* model project (→ → Volume 1 *The Model Project: Initiative and Vision*), the focus at the beginning of the pioneer uses was also on the networking of participants, who work on the topic of refugee experience.

At the Haus der Statistik, it was also possible to create spaces for project work by Arab- and North African communities and those, whose work is dedicated to war- and conflict areas in the Middle East. These include the Refugee Academy and the SyrienHilfe e.V. With the Berliner Stadtmission and the social cooperative KARUNA eG, two significant stakeholders in the contexts of street work and homelessness, have found their place at the Haus der Statistik. With the beginning of the COVID-19 pandemic in March 2020, the rooms in Haus A and Haus D, which were no longer available for cultural events due to contact restrictions, could be used for systemically relevant support work: The Berliner Stadtmission set up a solidarity sewing workshop for face masks for particularly vulnerable people, and the KARUNA eG established

the KARUNA YOUTH FORCE in Haus D for the short-term distribution of food and hygiene products to homeless people. Since 2019, the converted shipping container of the JugendAktionsRaum Alexanderplatz (JARA) has also become firmly established as a permanent contact point for street work of the social organisation Moabiter Ratschlag e.V. It was forced to give up its temporary location on Alexanderplatz and found a new place in the Werkhof (“work yard”) at the Haus der Statistik.

## Pioneers

**JugendAktionsRaum  
Alexanderplatz (JARA) of  
Moabiter Ratschlag e.V.**  
**KARUNA eG – Social Cooperative  
with a Sense of Family**  
**Berliner Stadtmission**  
**SyrienHilfe e.V.**  
**Al Sharq Forum**  
**Lernlabor with Café Bamako**  
**Refugee Academy e.V.**  
**Gangway e.V. – Association  
for Street Work**  
**Queer im Quartier**  
**Education LAB**

A new spirit dominates the place – the colourful flags in front of the façade are part of the art installation *Heat Flag* by Raul Walch (2019).



A sewing workshop was set up in Haus A during the early summer of 2020 by the *Textilhafen* from the Berliner Stadtmission to produce free face masks for charitable projects.



The Mitte-City team of the Gangway e.V., an association for street social work, keeps regular exchange with the Haus der Statistik to maintain safe spaces in the city centre.



Venues like Haus A also work well as social infrastructure in times of crisis, as the sewing workshop of the Berliner Stadtmission's *Textilhafen* demonstrated in the early summer of 2020.



The team of the social cooperative KARUNA eG ...



... uses the suddenly vacant event space in Haus D during the first wave of the pandemic.



The KARUNA eG used Haus D to prepare warm meals and distribute hygiene products by cargo bike.



The team of JugendAktionsRaum Alexanderplatz ("youth action space") JARA works with young people who live on the streets or have no fixed residence ...

"With the Haus der Statistik, we, the SyrienHilfe e.V., have found a central location in Berlin. From here we can coordinate our projects for people who have been affected by the long civil war in Syria, Turkey and Lebanon. The use of the Haus der Statistik as an office location, for fundraising, events and exhibitions as well as networking with the other projects in the building is a huge asset for our work. We want to be visible at Allesandersplatz as part of the house and Berlin." (SyrienHilfe e.V.)



For example, during the donation campaigns of the SyrienHilfe e.V., medical supplies, stationery or hygiene products are transported by container from Berlin to Syria.



SyrienHilfe e.V. has been at the Haus der Statistik since 2019 ...



... and found a new home for their container, which had to leave its former location in Berlin-Mitte, in the Werkhof next to the SunSeeker e.V.'s raised garden beds.

# Social Learning: Arts and Education



Learning is an essential prerequisite for humans to be able to continuously adapt to the reality of their lives or to shape it according to their own ideas. At the Haus der Statistik, there are many pioneering usages dedicated to non-formal, interdisciplinary or playful learning methods. The projects often focus on understanding social contexts and making them accessible through artistic or creative formats. The aim is to reflect on one's actions and communication with others.

The Haus der Statistik plays a vital role in this as an on-site learning laboratory, such as at the *Making Futures Summer School* in summer 2019, where over 80 students from all over the world, of different ages and disciplines, for two weeks took part in handicraft-, experimental- and collaborative learning formats related to urban practice and urban development. Likewise, the extracurricular educational institution S27 and the art education programme Ubuntu e.V. combine practical artistic design with theoretical and socio-political content such as understanding democracy, participation, decolonisation, refugee experiences or global economic systems and the climate crisis. In the *PUSH-BACK PRODUCTIONS* project by S27, re-imported garments from the republics of Benin, Kenya and Cameroon became the basis for an artistic examination of the Western textile trade's problematic practices. The association Ubuntu e.V. also offers so-called educational modules in which participants design inclusive and barrier-free furniture for public spaces. Playfully and without fear of failure, participants in the *Flow-Art Upcycling Juggling* workshops from HabibiShip can build their own juggling devices from old or found material and learn to juggle. Participants can also get crafty at the *COLORAMA WORKSHOP* printing studio and publishing house, which offers workshops on Japanese Riso printing methods according to the motto "Anschauen, Lernen, Selber Machen" ("look, learn, do it yourself").

Another form of learning and exchange also takes place in the *MITKUNSTZENTRALE – Werkstatt für Kunst und Klima* ("workshop for art and climate"): As a place for the collective production of knowledge, the *MITKUNSTZENTRALE* is

a social space where participants are expected to actively engage in dialogue through various formats including exhibitions, installations, discussion forums or screenings. There they can share their knowledge, experiences or thoughts on the working focuses art, climate, public space and neighbourhood. Within the model project Haus der Statistik context, whose pillars are based on democracy, solidarity and the common good, these learning- and negotiation spaces of pioneering usages are particularly valuable and take on an essential role in the entire process of cooperative neighbourhood development.

## Pioneers

***Making Futures  
über Urbane Praxis  
S27 – Kunst und Bildung  
Kunstabbildungsprogramm Ubuntu e.V.  
MITKUNSTZENTRALE – Werkstatt  
für Kunst und Klima  
HabibiShip  
COLORAMA WORKSHOP  
Graffiti Lobby Berlin  
Zentrum für Netzkunst  
Ort-schaftt-Material  
Berliner Förderprogramm  
künstlerische Forschung  
CO-RE  
Mensch Raum Land e.V.  
Studio Mono/Mint***



The art education programme Ubuntu e.V. combines theoretical content from political and social sciences with an artistic-practical approach.

“Spaces for open cooperation are created in which all participants can experience and explore how solidarity, empathy, a sense of community and respectful dissent can be actively lived.” (Ubuntu e.V.)



Making Futures Summer School in Haus D, 2019

“At the Haus der Statistik, we quickly entered an artistic exchange with guests and other users— especially about creative and social urban development. Moreover, there was the relevant question: What does a sustainable, resource-conserving approach mean in the context of housing production?” (S27)



The red *Studiolo* is a playable platform and stage for the art and research project MITKUNSTZENTRALE.



S27 has carried out several projects at the Haus der Statistik, including CUCUwohnen, ZACK—Der Umbaumarkt and PUSH-BACK PRODUCTIONS.



COLORAMA WORKSHOP publishing house and riso print shop imparts craft knowledge and skills about designing, illustrating, printing and binding, as well as how to publish and distribute print products.



Material workshop with the project *Ort-schafft-Material* in the Werkhof at the Haus der Materialisierung, 2020



Tschitscherin green to shoebill blue, a street art workshop with Graffiti Lobby Berlin, 2020



The MITKUNSTZENTRALE is a place of encounter, exchange, collectively developed knowledge production and collaboration on artistic objects and ways of working.

“How can net art be described, preserved or exhibited? How can we create a space for net art and net culture without taking over the limiting structures of traditional art institutions?” (Zentrum für Netzkunst)



Art on the net or net art? The Zentrum für Netzkunst preserves, reconstructs and contextualises net art.



Graffiti Lobby Berlin open studio, 2020

# Local Democracy: Neighbourhood and Civil Society



The model project Haus der Statistik thrives on its processual, cooperative and user-supported planning. From the beginning, the inclusion of urban society and the neighbourhoods at Alexanderplatz to develop a shared vision of the future quarter was a key component in the project development. The participation and involvement in the project, which the ZKB eG organises through formats such as the *PlanTische* (“Plan-Table”), the *Café Statistik* or the open *Vernetzungsratschläge* (“networking meetings”), are also reflected in the diverse pioneer uses, in which groups from the immediate neighbourhood context are also given a voice.

There are pioneer usages that primarily address tenants from the neighbourhood, such as the project *Igel der Begegnung*, which aims to organise and promote exchange and networking within and between the communities at the Haus der Statistik. A line-dancing group from the vicinity was able to use the Haus der Statistik’s infrastructure for its dance practice during the pandemic-shadowed summer of 2020. Other groups are dedicated to various subcultures that can build a place for their communities at the Haus der Statistik, such as the *Burner Embassy Berlin*.

In many pioneer uses, the focus is on social engagement— on presenting solutions to social issues through constructive self-organisation and management. For example, *Freifunk Berlin* uses its expertise to work on a freely accessible internet for Berlin’s urban space, and the affiliated group *SearchWing* supports independent sea rescue in the Mediterranean with self-built drones. Other local as well as supra-regional initiatives include the non-profit association *Nachbarschaftsrat KMA II* (“neighbourhood council”), *Freie Radios Berlin Brandenburg* (“free radios of Berlin Brandenburg”) or the *Initiative autofreier Berlin* (“car free Berlin”), who found a place at the Haus der Statistik where they can actively integrate civic processes.

At Alexanderplatz, frequently many realms and realities of life meet, and so every now and then a number of opposed wishes, expectations and demands collide, but the common understanding of the project and its context make it pos-

sible to cooperate. Last but not least, it is the varying concerns and the involvement of diverse groups, which culminate into the multifaceted depiction of the city, for which the Haus der Statistik model project stands for.

## Pioneers

***Nachbarschaftsrat KMA II***  
***Nachbarschaft Line Dance***  
***Igel der Begegnung***  
***Burner Embassy Berlin***  
***Freifunk Berlin***  
***SearchWing***  
***Freies Radio Berlin Brandenburg***  
***Initiativen:***  
***Ende Gelände, Initiative Berlin***  
***Autofrei, Frankfurter Allee 187,***  
***Extinction Rebellion***

“... And it was this moment, that showed how little it takes to breathe quality of sojourn into the inhospitable square.” (Anja Menge [WBM] on the Stadtmatratze [“City Mattress”])



Making a lot out of a little: New places for appropriation as with the *Stadtmatratze* in summer 2020



Since 2020, there has been a radio station at the Haus der Statistik, here with the team from Freies Radio Berlin-Brandenburg.



A group from the neighbourhood, line dancing in the Musterhaus der Statistik, 2020.



The Musterhaus der Statistik is a place for urban community—On site that is soon to become the ground floor of an inclusive high-rise residential building.



With the project *Igel der Begegnung*, people can become active in the neighbourhood and rediscover familiar places.

“We have set ourselves the task of spreading a hierarchy-free communication network, in which everyone can participate, across the entire city. We have realised this by setting up a so-called mesh network. We buy WLAN hardware and distribute it over the roofs of the city. These WLAN nodes then connect to each other independently and exchange information about themselves or their neighbours, thus automatically creating a ‘map’ of communication channels.” (Freifunk Berlin)



Inspired by the *Burning Man* festival from the USA, the Burner Embassy Berlin represents community and open exchange.



Cultural activism with Pastor Leumund in the desert salon, 2020.



The groups Freifunk Berlin and SearchWing advocate for free internet and humanitarian use of technology.



# Networking in Urban Society

In the course of developing the pioneer uses at the Haus der Statistik, it is always necessary to negotiate fundamental questions of participation: How can a community be formed within the pioneer users on the one hand and, on the other, a general urban society be continuously involved in the process of pioneer usages? The possibility of participation in the complex district development is largely dependent on the successful interlinking of the individual components, participants and processes. During the integrated workshop process (→ → Volume 2 *The Integrated Workshop Process*), there were various participation formats to involve the urban community in the still early stage of the planning process. There, the Haus der Statistik workshop staff acted as ambassadors to ensure that information from the various levels was connected. Since the conclusion of the urban planning workshop process, the design by planning consortium Teleinternetcafé—Architektur und Urbanismus and Treibhaus Landschaftsarchitekten Berlin/Hamburg has been transformed into a development plan. In this phase, the focus is on many technical questions and planning details that are less suitable for broad participation due to their complex interdependencies. This makes the pioneering usages all the more crucial in this phase, which make it possible to see and experience the principles on which the development of the entire neighbourhood is based. Whether it is exhibitions, markets, workshops, theatre or cinema performances—from passing by and slowly approaching the project to actually taking part—the offers of the pioneer usages actively invite urban society and the neighbourhood to familiarise themselves with the project, to explore the place, or even to network with each other. Thus, in the vision for the project, the pioneer uses contribute to establishing a common identity for the future neighbourhood early on.

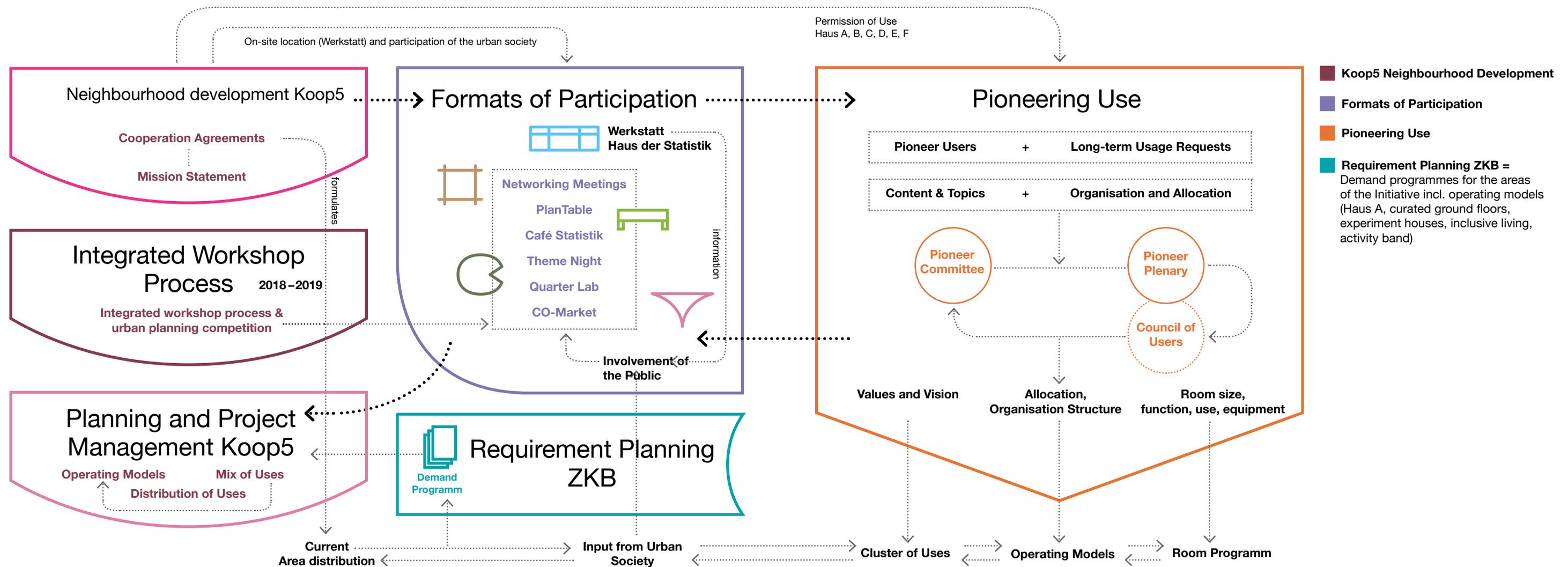
pioneer usages is a regular public event. Coordinated by the ZKB eG, but substantially voluntarily organised by all pioneer users, the CO-Market makes the Haus der Statistik's activities accessible to all interested parties. Right from the start, the public showed great interest in the many different offers: exploring selected areas of the long-closed existing buildings, glimpses "behind the scenes" of the pioneer uses, as well as workshops, discussion rounds and regional food. To continue to serve the greater public interest in the Haus der Statistik planning process, the already established participation format *Café Statistik* was adapted from the integrated workshop process and has since been held as an information event at the CO-Market.

Many other institutions also promoted the interface between the area on-site and urban society with their high-profile events in the context of the pioneer usages—including the *Berlin Art Week* by the Land Berlin (State of Berlin), the Maxim-Gorki-Theatre, the *Making Futures Summer School* by the University of the Arts or the art project *STATISTA* (ZK/U, KW Institute for Contemporary Art), which together with the Musterhaus der Statistik (former autoscooter arena) provided an essential infrastructure for the pioneer utilisation in the outdoor space.

Since November 2019, the *CO-Market* ("Cooperation-Market") as the open house day of the

Let's discover this place! The pioneering uses create a place for urban society, where people can experience the Haus der Statistik thematically, personally, collectively or entirely individually.

# Pioneering Use as a Learning Process



An important goal of the pioneer uses is to transfer the pioneer phase findings to the planning level and secure the declared principles of the project for the long term, such as the consistent mix of usages in the district. The Pioneer Committee regularly reflects on the composition of pioneer usages. If, for example, specific topics or groups of people are underrepresented, countermeasures can be taken when selecting new users.

Reflecting on the lessons learned takes time and, as experience shows, works better from a distance. The efforts on containment of the

COVID-19 pandemic made contact restrictions necessary which caused a temporary pause in the pioneering usages after almost a year in action. This pause was used for a well-founded reflection on the content. The findings were made available to the Koop5 in the form of an interim report and continuously influence the requirement planning by the ZKB eG commissioned by the SenSW.

With the so-called requirement planning, the SenSW found a way to honour the planning work of the civic partner ZKB eG. The requirement planning for the individual components from the

Haus der Statistik's utilisation plan, for which the the ZKB eG is responsible, began in the late summer of 2020. The space- and function plans drawn up for Haus A, the curated ground floors, but also the experimental houses still in planning, are based on the needs and concrete experience values of the pioneer usages on-site. Their process not only provides conclusions on demands for utilisation and focal points, but also on the required room typologies and demands for space, the fit-out standards of the rooms, or possible synergies with other usages.

The experience values and needs of the pioneer usages are supplemented by input from urban society to reflect long term interested user groups' needs and those of the adjacent neighbourhoods. Thus, the pioneer uses are part of the public participation formats and the transparent planning culture of the model project Haus der Statistik. This feedback from the pioneer process into the participation and planning stages creates a solid basis for planning the number, size and location of rooms needed in the district.

# Outlook 2021–2024

## Pioneer usages during the ‘gap’

After the complete gutting of the existing buildings, they will be handed over to a general contractor in mid-2021, who will finish renovating the buildings until the moving in of the administrative usages. This construction company will then turn over the proportional areas in Haus A in shell construction to the future users from the arts, culture, social and educational sectors for self-development.

With this next step in developing the district, the BIM’s temporary transfer of use of the ground floor areas in the existing building ends until they are ready for use again after the refurbishment. Initially, this significantly reduces the area that the pioneer uses can actively occupy. This will for the moment significantly shrink the space actively utilisable by the usages. The 6,600 square metres that have been gradually put into use will initially be reduced by the redevelopment of the building sections from Haus A to Haus D and the clearing of the construction site for the entire areal, beginning with the construction of new flats by WBM on Berolinastraße. This

will mean that the stage areas, the cinema, work and project rooms, the communal kitchen in Haus D and other event locations will be closed.

To meet the demand for a permanent presence of the pioneer usages until later utilisation, alternative areas must be created for the resulting gap. Given the incredible complexity of the project, this represents a significant challenge for the Koop5. Important issues here include construction logistics, organisation, financing, and questions regarding the permission for replacement areas in the outdoor space, for example. After all, the construction phase having to be bridged will last from 2021 to 2024. Only then will the first areas of the initiative be completed and ready for use by stakeholders from art, culture, social affairs and education.

Possible solutions for creating replacement spaces focus primarily on potential open spaces in the outdoor area, which could be used for temporary architecture such as flying constructions or containers, for example. In this way, the Aktivitätenband (“activity band”), an area designed as a sports and leisure-oriented open space along Otto-Braun-Straße in the urban

planning workshop process, could be step by step activated during the existing buildings’ construction phase. Another scenario would be structural interventions, such as the partial demolition of one of the low-rise buildings, on which the construction site of the new district town hall will only later be established. Whether these possibilities are feasible depends on various factors such as permissions as well as technical and logistical feasibility, which must be investigated in advance and coordinated with authorities and project participants.

This means that the pioneer usages could, in coordination with the other project modules’ construction process, temporarily remain at various locations on the site, thus permanently securing the usages on the site. The model project Haus der Statistik’s entire district development could benefit from that: A wide range of utilisation offerings in the outdoor space will cushion the burdens of a major construction site lasting several years, for the urban community and the neighbourhood. Simultaneously, the site will gain value and the urgent need for affordable spaces for art, culture and social activities in Berlin’s inner city will continue to be met. The signal effect for other large-scale projects in the city, as for example the Molkenmarkt, would also be set: A snippet of a lively city is being created here. In parallel to the large construction site, usages could remain active and visible on-site.

Temporary building structures erected in a modular and sustainable way, could also be used again elsewhere and support the city in its continuous transformation.

This brochure represents a snapshot. Approaches to solutions have been outlined, funding applications have been submitted and intensive discussions are being held with the stakeholders and offices involved. Depending on the construction stage, the pioneer users active on-site are therefore looking to the future with uncertainty. Their actions, and the ideas they have been implementing since summer 2019 may have a utopian air for some. But ultimately, this is what urban development is all about: developing new ideas as to how we want to live and work together in the future. By imagining possible future scenarios, we recognise where problems lie in the here and now. The diversity of the pioneering usages at the Haus der Statistik shows what a city can look like when the focus is not on economic exploitation but on community. Especially during the COVID-19 pandemic, it became clear how significant this value is for living together in the city. The community-oriented city is not a utopia—its future has already begun.

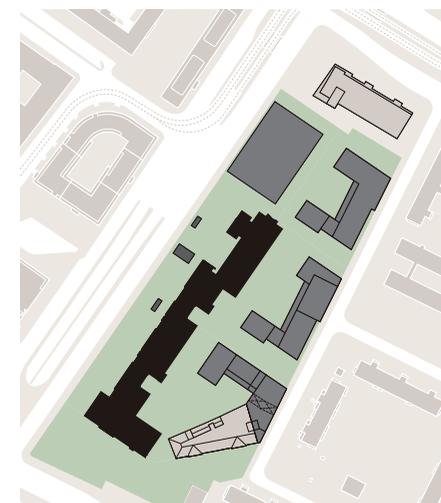
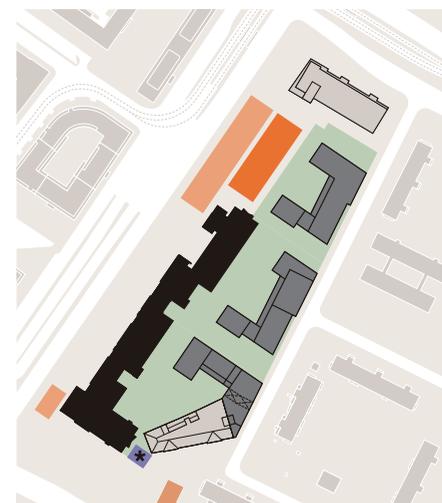
## Development of Pioneer Usages

From mid 2021

From end 2022

2024

2031



- Areas of the initiative for art, culture, education and social affairs
- Potential area for pioneer usages in Haus G (partial demolition)
- Potential areas for pioneer usages during the gap (2021–2024)
- Construction site installment and new construction of outdoor spaces
- Refurbishment of existing buildings plus site installment
- Construction site new building
- ★ Partial demolition of the existing building if necessary



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Model Project  
**HAUS**  
der Statistik

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