



**Krampnitz**

**Potsdams  
neuer Norden**

# Living and working in Potsdam's cultural landscape

In Krampnitz, an attractive neighbourhood for around 10,000 people is being created between city and nature



Landeshauptstadt  
Potsdam



**ENTWICKLUNGSTRÄGER**  
Krampnitz – ProPotsdam





# Dear reader,



Potsdam is rapidly growing. Thanks to its high quality of life, dynamic economy and unique combination of culture, history and expansive nature, Brandenburg's capital has long been one of Germany's most attractive cities. With its population expected to rise from 185,000 to 215,000 by 2040, Potsdam is proactively investing in its future by creating new living space for its future residents.

Kramnitz, the city's largest neighbourhood development project, is being built on a unique 140-hectare site nestled between the Märkisch landscape of lakes, forest and heathland. In transforming the former barracks site into a lively neighbourhood for 10,000 people, the city's own development agency is creating 4,900 homes, 3,000 jobs, three schools, seven day-care centres and comprehensive social infrastructure.

Sustainability lies at Kramnitz's core. With an on-site, climate-friendly energy supply and an innovative mobility concept, in which cycling and walking take precedence over travel by car, Kramnitz embodies a forward-looking, innovative approach to urban development. The extension of the tramline 96 will also provide the new neighbourhood with a high-frequency link to the city centre, integrating it into the overall urban fabric.

There is no question that Kramnitz is taking shape. The construction of numerous roads and core infrastructure on site mark the exciting growth of the new neighbourhood, as does the construction of the primary school, which will be completed in time for the arrival of Kramnitz's first residents in 2025.

**Mike Schubert**

Lord Mayor of Potsdam, Brandenburg's Capital



# Potsdam's new north. The masterplan

The development of the former barracks site in Krampnitz into an attractive neighbourhood follows an innovative masterplan that integrates urbanity and landscape.

Over the course of the next two decades, new homes for approximately 10,000 people and commercial spaces for up to 3,000 jobs will be created on a 140-hectare site between Döberitzer Heide, Fahrlander See and Krampnitzsee. The masterplan for Krampnitz, which resulted from a planning competition in 2018, envisions a sustainable and resource-efficient, mixed-use urban development project, that seamlessly combines residential and commercial uses with the bordering Königswald nature reserves, Döberitzer Heide and Sacrower See. It achieves this urban-nature integration through cleverly selected and finely differentiated neighbourhood structures. The transportation and supply structures in Krampnitz follow the concept of climate-friendly urban expansion. While the connection to the centre of Potsdam and Berlin-Spandau focuses on reliable public transport solutions and an extended cycling network, pedestrian and cycling paths are prioritized within the neighbourhood. The connection to the highway network provides quick access to ICE train stations in Berlin-Mitte and Berlin-Spandau, as well as the BER airport.

Krampnitzsee



# Potsdam's new north. The project in detail

Embedded in the lake and heathland landscape, Krampnitz is contributing to Potsdam's sustainable and innovative urban expansion.

The development area covers the former site of the 'Army Riding, Driving and Cavalry School', which, like the garden city settlement in the southern part of the neighbourhood known as the 'Bergviertel', was constructed in the 1930s based on designs by architect Robert Kisch. The site was used by the Soviet army from 1945 onwards and was subsequently expanded. After their withdrawal in 1991, the area remained unused until 2013.

The development of the site begins with the preservation and development of the historically significant buildings on site. These are accompanied by denser perimeter block structures, which face the Nordpark and are marked by taller buildings that act as orientation and urban accent points. Less dense building structures are planned on the edges of the neighbourhood, creating a more open layout towards the adjoining nature reserves.

- Completion period 2024–2029  
Inhabitants approx. 5,000
- Completion period 2030–2038  
Inhabitants approx. 10,000
- Existing buildings



## Project partners

Following the Potsdam city council's decision in 2013 to transform Krampnitz into a lively neighbourhood, the municipal Entwicklungsträger Potsdam GmbH was tasked with the development of the abandoned barracks site. The development agency aims to meet the much-needed demand for housing, by creating new housing in a socially and ecologically sustainable manner.

Energie und Wasser Potsdam GmbH, Potsdam's power and water supplier, is responsible for the neighbourhood's energy supply and has created a tailored plan for Krampnitz that combines established and innovative technologies. Meanwhile, the city's public transport network, ViP Verkehrsbetrieb Potsdam GmbH, will ensure easy and reliable access to local public transport through the extension of the tramline 96 and an extended bus service.

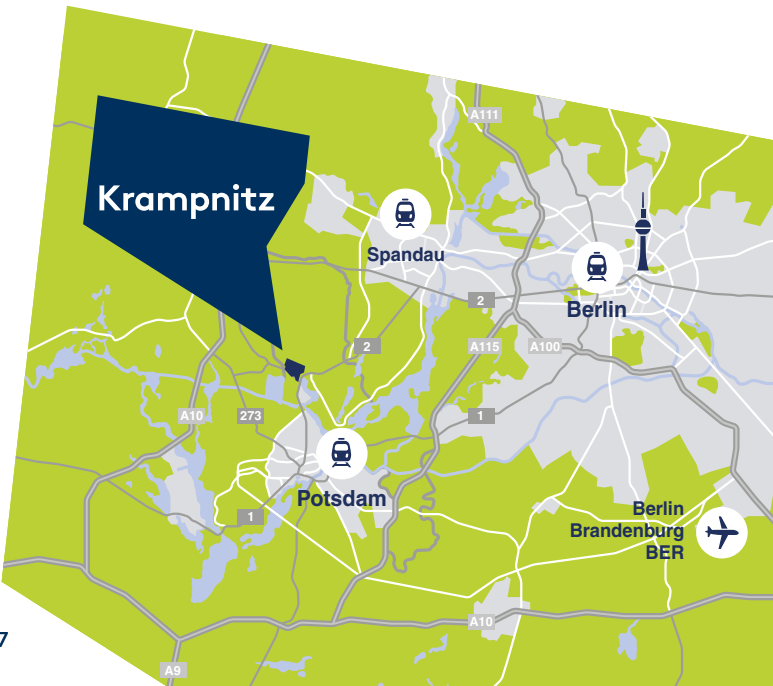
A subsidiary of Deutsche Wohnen SE, which is an experienced partner in residential construction, has commissioned BUWOG with the development of 1,000 residential units in Krampnitz through the comprehensive refurbishment of historically-listed buildings and new builds.

## Location

Despite its quiet location on the north-western edge of Potsdam, Krampnitz is well connected via existing transport routes. With the planned completion of the tram extension in 2029, there will be a direct and reliable connection to the centre of Potsdam. Until the completion of this tram extension, the connection to the existing tram network will be ensured via efficient bus services to the current terminus station at Campus Jungfersee. Several regional trains to Berlin and Potsdam also run from the nearby Marquardt station.

Krampnitz has excellent transport links, with easy access to the A110 and A2 motorways, as well as the B2 federal road.

- Potsdam main station: **7,5 km**
- Marquardt train station: **5 km**  
(with connection to Berlin)
- Berlin-Spandau train station: **13 km**
- Berlin main station: **22 km**
- BER airport: **32 km**



# Urban planning and architecture.

## History with perspectives

**Krampnitz derives its character from the blend of modern architecture with historic landmarks.**

The site boasts a rich history dating back to its first development, with a total of 82 historically-listed buildings. These buildings bear witness to the site's fascinating history and include simple, functional buildings as well as architectural manifestations of military dominance. Successfully and respectfully embedding these structures in a modern urban context requires a deep understanding of the site and its history.

The old building stock consists of two structurally independent sections built in the 1930s. The historic clinker brick courtyards were part of the barracks complex of the Army Riding, Driving and Cavalry School, while the 'Krampnitz Estate', today's 'Bergviertel', was built as a conventional housing estate for the civilian employees of the military base. The planned second construction phase was never realized.

The Klinkerhöfe and the Bergviertel together form an integral part of the redevelopment of Krampnitz. Suitable for residential use, but also for commercial, cultural or social purposes, the historic substance of these buildings is proving to be a valuable resource for sustainable urban development.

### The Bergviertel

The Bergviertel neighbourhood, situated in the southern part of the development area, was originally planned as a garden city and has been well-preserved in its original architectural form. The semi-detached houses were constructed for civilian employees of the military base. The nuanced settlement structure found in the Bergviertel reflects the social structures of the time.

The flats on Fahrländer Straße were originally intended for regular employees and craftsmen, while the better-equipped houses with a view of Krampnitzsee were reserved for civil servants. Revitalizing these buildings presents an excellent opportunity for a careful redensification of the neighbourhood, maintaining a small-scale mix of old and new with a wide variety of housing options to ensure social diversity. The master-plan for the area takes the combination of living and working, multi-generational concepts, and communal forms of living, as well as the needs of families and single households into account.

- Bergviertel
- Klinkerhöfe
- New construction
- Existing buildings







### The Klinkerhöfe

The Klinkerhöfe feature an open architectural context that is typical of military sites. The former barracks and farm buildings form the main components of this area, while the former staff buildings and officers' casino, with their striking architecture, provide a unique urban presence and are a valuable addition to this central location within the neighbourhood.

The former staff quarters' modern reinforced concrete construction makes them highly suitable for conversion into residential buildings. Similarly, the prestigious administrative buildings are ideal for future cultural, commerce and healthcare uses.

### New buildings

Within Krampnitz various neighbourhood areas were defined, which blend urban density and suburban quality of life to create a unique identity. The masterplan offers the opportunity to construct new buildings that complement the historically-listed buildings and cater to a range of lifestyles and household sizes. A diverse range of building types is planned, from multi-storey apartment buildings to terraced houses, allowing for various architectural approaches, including the integration of historic buildings into the urban fabric. Potsdam's new north will have a distinct character due to the design of the houses and their facades, which are carefully crafted with specifically selected materials and colours.





# Public spaces. Come into the open

**The squares, parks and open spaces are as natural and green as the neighbourhood itself.**

Krampnitz's outdoor areas have a unique character thanks to the absence of motorized traffic. Cycling and walking are prioritized, which significantly enhance the quality of life in the neighbourhood. The streets and squares are also designed with this premise in mind, ensuring a safe and enjoyable experience for all pedestrians and cyclists. Relocating stationary traffic to neighbourhood garages will improve the quality and design opportunities for the immediate residential surroundings.

The Nordpark complements the surrounding landscape and is encircled by a ring of avenues

that seamlessly connect all areas of the neighbourhood via a network of tree-lined streets and paths. The ring of avenues also serves to effortlessly ease the transition from the bustling city squares to the peaceful residential areas. The Nordpark, which spans seven hectares, undoubtedly forms the heart of the neighbourhood, while the Randpark acts as a mediator between the neighbourhood and surrounding landscape. The town squares are strategically located to the east and west of the development area, serving as vital urban open spaces where crucial transport links intersect. The surrounding areas provide a diverse range of commercial and cultural offerings, as well as leisure activities, creating a dynamic and vibrant atmosphere.

## Town squares

Krampnitzer Tor, located in the eastern part of the neighbourhood on Krampnitzsee, features a unique character. The historic tower, which is a recognizable landmark, serves as the architectural entrance to the new neighbourhood. With its attractive waterfront location and picturesque architecture, the Krampnitzer Tor is an attractive central space providing residents and visitors with opportunities for water sports, shopping and dining.

A new building, which will be constructed at Hanseplatz, will be available to the community for a variety of activities and community-centred uses. The concentrated functions, such as shopping facilities, day nurseries, a primary school, and sports facilities, are tailored to meet the needs of an urban residential quarter. The lively market square further enhances the vibrancy of the area.

## Nordpark

The design of Krampnitz's open spaces draw inspiration from the Brandenburg countryside, both in terms of planning and atmosphere. The Nordpark will be the green heart of the new district. The park will cater to a wide range of interests. The western section will offer a green space with a beautiful view of the sky and surroundings, providing opportunities for sports, play, and recreation, while the eastern section, which was once a riding arena, has been reclaimed by nature in recent years, reflecting the park's history.

## Randpark

The development area will feature an extensively utilized fringe that serves as a transition zone to the surrounding landscape and nature reserves. The design for this fringe area, known as the Randpark, has self-sufficiency, environmental education and socializing opportunities at its core. It will include various sports and play facilities, as well as alternative uses such as community gardening that meet the wishes of the residents.





# Social infrastructure.

## Education as a home advantage

Krampnitz offers a well-developed education system, including seven decentralized daycare centres, two primary schools, and a secondary school.

A primary school campus, along with an after-school care centre and daycare centre, is currently under construction adjacent to the Nordpark. The school is set to open its doors at the beginning of the 2025/26 school year. The building complex is being constructed based on the award-winning design by AFF Architekten and Birgit Hammer Landschaftsarchitektur. It comprises a primary school with a capacity for 600 students, a daycare centre for 160 children, an after-school care centre, and a sports hall.

The campus' spacious and open design helps to make it a central place in Krampnitz. Learning will take place not only in classrooms but also on open-air learning terraces, in the school garden, and in areas for sports and play. Alternating between indoor concentrated learning spaces and outdoor activities will enable a dynamic and engaging learning environment.

### Secondary school

Together with Potsdam's Schule am Schloss, the Entwicklungsträger Potsdam GmbH is planning a secondary school in Krampnitz West.

This location with a capacity of 900 places will be a valuable addition to the comprehensive educational programme in Krampnitz. It will boast an integrated youth leisure centre, a multi-sports hall, and outdoor sports facilities, making it a prime destination for meetings, leisure, and recreation.

Kersten Kopp Architekten and capattistaubach urbane landschaften won the competition to construct the new school, which will open at the start of the 2027/2028 school year. With its proposed modular and hybrid construction method, which is based on the concept of circular economy, their design showcases versatility and sustainable construction.

- 7 Day care centres with a total of 880 places
- 2 Primary schools
- 1 Secondary school
- 1 Youth club
- 1 Neighbourhood centre





# Trade and services.

## The city on your doorstep

Potsdam's new north is modelled after European cities, combining housing, commerce, trade, and culture on-site to create a lively and small-scale mix.

The development area's gross floor area designates approximately 20% for commercial use. Commercial offerings, including retail, gastronomy, and leisure facilities, are strategically located in highly frequented areas, such as the town squares in the west and the eastern entrance area. Additionally, uses which are compatible with living, such as offices, medical practices and studios, will be distributed in decentralized locations across the neighbourhood.

The ground floors of buildings along main routes play an important role in the neighbourhood. They will be largely open to semi-public or commercial uses, but may be converted to living spaces if needed. Along the ring of avenues, which forms the neighbourhood's main transport connection, commercial uses over several storeys are possible, in particular in the busier sections to the southwest and north of the Nordpark.

The Hanseplatz, featuring around 4,000 square meters of retail space, will focus on providing a concentration of non-food retail, services, and meeting spaces. Retail, gastronomy, and various services will also be found at the neighbourhood's entrance 'Krampnitzer Tor', albeit to a lesser extent.

In line with the leisure and recreation usage of the terraces along the lakeshore, various boutiques, cafes and small shops will be found in this area.

- Building site with commercial use
- Optional additional commercial use in the building
- Active ground floor uses



Fahrlander See

Krampnitzsee

Total gross floor area:  
**156,000 square metres**  
 Retail space in total:  
**5,000 square metres**  
 Krampnitzer Tor: **1,000 square metres**  
 Hanseplatz: **4,000 square metres**



# Mobility. Transport in new ways

In Krampnitz public transport and modern cycle and walking infrastructure will be the main way to move around the neighbourhood.

To ensure that sustainable mobility, especially public transport, is prioritized from the outset, Krampnitz will be connected to the public transport network of ViP Verkehrsbetrieb Potsdam GmbH. From the start of the development, buses will run at regular intervals from Krampnitzer Tor to Potsdam city centre and Berlin-Spandau. The tramline 96, which is being extended parallel to the construction work, will provide a fast, direct and frequent link between Krampnitz and

Potsdam city centre from 2029 onwards. In the medium term, the tramline will be extended to Fahrland. The aim is that people who move to Krampnitz will not necessarily need their own car. Instead, a decentralized offer of car sharing and carpooling services, a well-developed EV charging infrastructure and an extensive network of footpaths and cycle paths will ensure modern and efficient mobility – to every corner of the neighbourhood.

Thanks to the short distances to work, schools and local amenities, there is no need for a car in Krampnitz. Private cars will be parked in nine neighbourhood garages distributed throughout the area, which will also offer a variety of flexible mobility options such as car sharing, cargo bikes and e-scooters, and serve as logistics hubs. Centralizing parking spaces in this way, will allow for more space for cycling and footpaths.

- 4 Tram stops within the neighbourhood
- 9 Neighbourhood garages for private vehicles, **charging infrastructure** for electric vehicles, **sharing and pooling** offers
- 21 Minutes by bike to Nauener Tor in Potsdam
- 25 Minutes by tram to Potsdam main station

-  Tram stop
-  Bus stop
-  Neighbourhood car park
-  Tramline
-  Busline
-  Pedestrian and cycle connection
-  Underlying mobility network





# Green heat for Krampnitz. Sustainable, independent, reliable

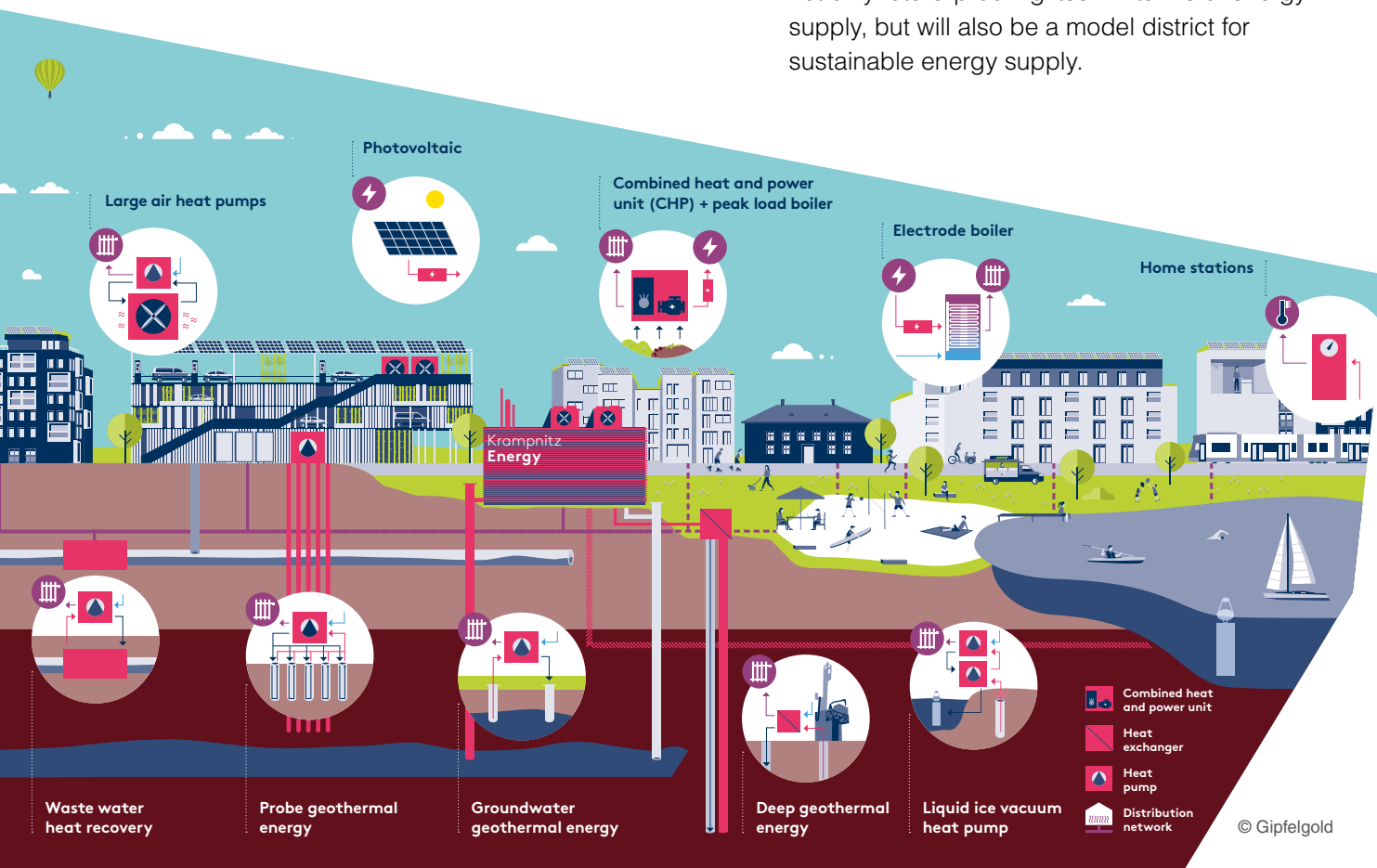
Krampnitz is a pioneer when it comes to heat. Using the latest technologies, ambient heat is converted into heating energy on site – carbon neutral and for the benefit of all.

Energie und Wasser Potsdam GmbH (EWP), through its subsidiary Krampnitz Energie GmbH, is the partner for heat and energy supply in Krampnitz. The company's clear objective is to supply Krampnitz with carbon neutral heat. With the implementation of the EnergiekonzeptPLUS, which was presented in July 2023 and reflects the further developments and improvements of the previous energy plan, the heat supply in Krampnitz is clearly approaching the goal of climate neutrality.

The existing and new buildings in Krampnitz will be supplied with heat reliably and efficiently via a modern low-temperature local heating network.

Most of this heat will be generated from environmental energy. A mix of technologies, which draw on local renewable sources will be used with heat pumps and include geothermal, ground-water, lake water, wastewater and ambient air. Some of the electricity required will be produced locally using photovoltaic panels.

The local heating network in Krampnitz, which is supported by the Investitionsbank des Landes Brandenburg (the investment bank of the state of Brandenburg), will meet the requirements of the Gebäudeenergiegesetz (Building Energy Act) from 2025 thanks to its high proportion of renewable energy. This means that Krampnitz is not only future-proofing itself in terms of energy supply, but will also be a model district for sustainable energy supply.



© Gipfelgold

# Happy living. In Krampnitz

**BUWOG**

By renovating part of the historically-listed buildings and constructing new buildings, BUWOG is creating 1,000 new apartments in Krampnitz. This makes it one of the most important local partners.

In 2017, a subsidiary of Deutsche Wohnen SE acquired a large plot of land in Krampnitz in order to construct residential buildings. As part of the takeover of Deutsche Wohnen SE by Vonovia SE, BUWOG has now been commissioned to realize the project as an experienced developer representative. The company will build more than 1,000 new rental and owner-occupied apartments as well as some commercial space in Krampnitz. The new homes will cater for different needs and target groups, with the stock ranging from 1 to 5-bedroom apartments and including barrier-free and accessible apartments. Almost all apartments will also have balconies, terraces or rooftop terraces.

In addition to the renovation and conversion of the historical buildings to meet modern living standards, BUWOG is also constructing new apartments in Krampnitz. They aim to create attractive living spaces and a livable environment – with green courtyards, playgrounds and recreational facilities for all generations.

In line with its mission statement 'happy living', BUWOG strives to create living spaces, which are integrated in sustainable, future-oriented neighbourhoods that will meet the needs of future generations.



20 | 21

© Benjamin Maltry



**Core facts**

approx. **140** hectares  
approx. **10,000** people  
approx. **4,900** residential units  
approx. **3,000** jobs

**Social infrastructure**

- 7** Day care centres  
with a total of 880 places
- 2** Primary schools
- 1** Secondary school
- 1** Youth club
- 1** Neighbourhood centre

**Mobility**

- Connection to the public transport network by bus and tram
- Mobility stations and parking spaces in neighbourhood garages
- Charging infrastructure for electric vehicles
- Sharing and pooling offers

Imprint:

**Publisher**  
Entwicklungsträger Potsdam GmbH,  
Treuhänder der Stadt Potsdam,  
Pappelallee 4, 14469 Potsdam  
Phone: +49 331 6206-0  
www.krampnitz.de  
**Editorial deadline**  
August 2023

**Concept**  
Zebralog GmbH  
www.zebralog.de  
**Design/illustration**  
Gipfelgold  
www.gipfelgold.de

**Text**  
Cornelia Dörries  
www.cdoerries.de  
**Cover photo**  
© Benjamin Maltry

**Translation**  
World Lingua  
and Lea Luzzi



**Entwicklungsträger Potsdam GmbH,**

Treuhänder der Stadt Potsdam,

Pappelallee 4, 14469 Potsdam

Phone: +49 331 6206-0

[www.krampnitz.de](http://www.krampnitz.de)

