

Berlin TXL – Schumacher Quartier

Project description

Berlin is growing and needs affordable housing. For this reason, a new, smart residential district is being built on the grounds of the former Tegel airport: Schumacher Quartier closes the historic gap in the western sector of Kurt-Schumacher-Platz.

Schumacher Quartier will offer more than 5,000 homes for more than 10,000 people, complete with schools, daycare centres, sports and shopping facilities and plenty of green space. In the neighbouring districts of Cité Pasteur and TXL Nord, an additional 4,000 housing units are planned.

As a sustainable and socially diverse neighbourhood, Schumacher Quartier plays a key role in Berlin's urban and housing strategy. In a charter, all partners involved have agreed on seven guidelines for the development of Schumacher Quartier:

- Urban living spaces
- Housing for all
- Urban green space and public areas
- Open educational landscape
- Climate-friendly and water-sensitive urban development
- Environmentally friendly transportation guaranteed
- Communication, participation and transparency

An innovation park for urban technologies, Urban Tech Republic, is being developed on a 202-hectare area in the immediate vicinity of Schumacher Quartier. There is also a 190-hectare landscape and nature conservation park: Tegeler Stadtheide.

The total Berlin TXL area (residential area, innovation park and landscape park) covers a total surface area of approx. 5 km² – the equivalent of 700 football pitches.

Berlin TXL – Schumacher Quartier project area

- 46 ha project area (of which 29 ha on the former airport grounds)
- Over 5,000 residential units for more than 10,000 residents
- Floor area ratio (FAR): 2.5 with individual high points
- Location: between Kurt-Schumacher-Platz (east), airport tunnel (west), Sternstrasse housing development (north), Kurt-Schumacher-Damm (south)
- Neighbouring districts: Cité Pasteur 18 ha, TXL Nord 30 ha with potential for a total of 4,000 residential units



Planned usage

- The new “Berlin mix” offers space for residential, retail, service and non-disruptive business activity.
- Residential units of different types are being built:
 - 50% multi-storey residential construction (mainly rental apartments) by state-owned housing construction companies – Degewo and Gesobau.
 - 40% various residential types, built by cooperatives and private construction groups
 - 10% student housing
- Share of subsidised rents: approx. 35-40%
- 6 daycare centres, 2 schools and sports and youth facilities

Schumacher Quartier as a smart city

- **Model project:** Schumacher Quartier is the project of reference in Berlin for climate-adapted and water-sensitive urban development. [more](#)
- **Transportation plan:** Schumacher Quartier will be a car-free neighbourhood with its own bicycle lanes and bicycle highways. District garages on the outskirts will serve as transportation hubs with provision for public transportation, bike- and car-sharing, and e-mobility. The neighbourhood will also be connected to the regional network for cycling and public transportation. [more](#)
- **Energy plan:** A unique low-exergy thermal network will supply Berlin TXL with sustainable heating and cooling. It will enable a digital energy marketplace for thermal energy with prosumers who both consume and produce energy. [more](#)
- **FUTR HUB:** As a powerful IT platform, FUTR HUB lays the foundation for Berlin TXL’s connected infrastructure. It will integrate urban data for smart environmental monitoring, traffic, energy and rainwater management as well as intelligent control systems for technical infrastructure and will support facility management processes at the site. [more](#)
- **Sustainable construction:** The aim is to achieve certification in accordance with the criteria of DGNB (German Sustainable Building Council) and utilize a fixed quota of timber in every building. [more](#)
- **Biodiversity as a planning principle:** Animal-Aided Design makes Berlin TXL a habitat and refuge for a variety of animal species. [more](#)

Open space concept

- Schumacher Quartier and the immediate vicinity will comprise around 30 hectares of public green spaces, playgrounds, and public squares, for example a district park for the residents.
- The 190-hectare Tegeler Stadtheide to the west of Schumacher Quartier will merge with the existing natural area beyond the former airport grounds, affording residents of Berlin a large new recreational area. Grün Berlin GmbH is responsible for its development.
- The transition between Urban Tech Republic and Schumacher Quartier to the east is marked by a landscape park.

Participatory planning process

- 2008: Public discussion on the future of Tegel airport grounds gets the green light
- 2009 to 2012: The idea for the innovation park is developed during a workshop – proposals are drafted by six international teams comprising architects, city planners, and landscape designers, which are further developed with the Berlin administration and Berlin public interest groups.
- 2011: Berlin Parliament approves the objectives of the zoning plan and landscape programme.
- 2013: The master plan is adopted by the Berlin Senate.
- Starting from 2016: In response to Berlin’s rising demand for housing, planning begins for the Schumacher Quartier on the Berlin TXL site.
- 2017: The urban planning outline is further developed in collaboration with experts at state and regional level at four SQ Labs. This serves as the basis for further planning for the residential district.
- 2016/17: An integrated urban development concept (ISEK) is being developed with a significant level of citizen participation. Over 80 measures are launched to link Schumacher Quartier with the existing urban spaces and supplement the social and green infrastructure.
- 2018: The development plans for parts of Urban Tech Republic and for Schumacher Quartier are publicly presented.
- 2019: Decision is taken on the landscape planning competition for the district and landscape parks.
- By 2020: Interested members of the public have been invited to participate constructively in a total of ten public site conferences since the start of planning.
- Starting from 2023: The Berlin TXL Infocenter launches a new platform for information and dialogue on the redevelopment of the former airport, including an interactive exhibition, changing thematic displays, and a variety of public and expert events. Implementation timeline.



- 2021: Acquisition of the grounds by Tegel Projekt GmbH and start of preparations for the construction site
- Starting from 2026: Start of building construction work
- Starting from 2028: First tenants move in
- Completion of the district is by the mid-2030s

Site development by Tegel Projekt GmbH

The state of Berlin has commissioned Tegel Projekt GmbH with the development and management of Berlin TXL – Urban Tech Republic and Schumacher Quartier. The state-owned company, with around 100 employees, is responsible for planning buildings, infrastructure (technical, energy and transport), overseeing construction and logistics, marketing the plots, and engaging the public throughout the project.

Further information

- Berlin TXL: <http://www.berlintxl.de/en/>
- Schumacher Quartier: www.schumacher-quartier.de/en/

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