

## Berlin TXL – Urban Tech Republic

### Project description

Berlin TXL is making room for Berlin to grow. An industrial and research park for urban technologies is being created here: Urban Tech Republic. This transformation provides Berlin with valuable space for industry, production, and science – just 15 minutes by car from the seat of government in Europe’s leading industrial nation. Urban Tech Republic focuses on what keeps the booming 21st century metropolis alive. This is where urban technologies are researched, developed, produced, tested and exported. It is a place where science and research meet industry and businesses and start-ups meet investors. And everyone is working together on solutions for the cities of tomorrow.

Six core themes of urban technologies have been defined for this curated location:

- Net-zero energy systems and efficient use of energy
- Environmentally friendly transportation
- Clean water
- Recycling
- Use of new materials for applications such as sustainable construction
- Networked control of systems

A smart residential district with over 5,000 homes for more than 10,000 people, Schumacher Quartier, is being built on a 46-hectare site in the immediate vicinity of the Urban Tech Republic. There is also a 190-hectare landscape and nature conservation park, the Tegeler Stadtheide. There are plans for 4,000 apartments in the neighbouring Cité Pasteur and TXL Nord districts.

In total, the entire Berlin TXL area (residential neighbourhoods, innovation park and landscape park) covers an area of approx. 5 km<sup>2</sup> – the equivalent of 700 football pitches.

### Berlin TXL – Urban Tech Republic project area

202 ha total area, of which:

- 147 ha building area
- 27 ha of green and landscaped areas
- 28 ha circulation area



## Planned usage

- Curated innovation park and community for urban technologies
- Ecosystem comprising science, research, start-ups and established companies
- Space for all phases of company development: Start-up centre & technology centres (Terminals B and D), business and industrial sites from 3,000 to 200,000 m<sup>2</sup>
- Trade fair and conference halls, testing grounds, overnight accommodation options and food services
- First anchor tenants:
  - Berlin University of Applied Sciences [Berliner Hochschule für Technik] with 2,500 students in urban technology fields (Terminal A)
  - Berlin Fire and Rescue Service Academy with training operations (hangar)

## Areas for trade, production and science

- 39 ha campus
- 70 ha business belt
- 82 ha industrial park

## Potential

- Workforce: up to 20,000
- Students: up to 5,000 (including 2,500 at Berlin University of Applied Sciences)
- Companies: up to 1,000
- Gross value added in Berlin TXL: 1.6 billion euros p.a. (with 18,000 jobs)
- Gross value added for Berlin: 2.6 billion euros p.a. (impact on gross value added in Berlin as a whole with 18,000 jobs in Berlin TXL)
- Tax effects for the State of Berlin (through the development of Berlin TXL): 160 million euros p.a.

## Urban Tech Republic as a smart city and real-world laboratory

- **Energy plan:** A low-energy network of this size, the only one of its kind in the world, supplies Berlin TXL with sustainable heating and cooling. This results in a digitalised 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 map facility management processes at the site. [more](#)
- **Transportation plan:** Urban Tech Republic will be a compact district with a designated corridor for public transport and transportation hubs with options for bike and car sharing as well as e-mobility. The innovation park will also be connected to Berlin's larger cycling and public transportation networks. [more](#)
- **Testing grounds:** Urban Tech Republic offers space to try things out, for example a test track for innovative mobility solutions.
- **Sustainable construction:** In addition to certifications for several existing buildings, the campus in the heart of the innovation park has held a platinum certificate from the German Sustainable Building Council (DGNB) since 2016. Plans are also in place to use FUTR HUT to create a co-operative space for thinking and experimentation for the building revolution, in which work will be carried out on the development of innovative sustainable construction and materials as well as manufacturing processes. [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

- The 190-hectare Tegeler Stadtheide to the north and west of Urban Tech Republic, merges with the existing natural area on the other side of 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 neighbouring 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. 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 Berlin TXL 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.
- By 2020: Since the beginning of planning, ten public site forums have taken place to ensure broad-based citizen engagement.
- 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: Tegel Projekt GmbH takes over the grounds, the first start-ups move into existing buildings and the first development plan for the central campus area is finalised
- Starting from 2022: Installation of site logistics, start of civil engineering and dismantling works
- Starting from 2025: Allocation of plots of land
- Starting from 2029: Start of operations at Berlin Fire and Rescue Services Academy, Berlin University of Applied Sciences and the Congress and Start-up Centre
- Development of the overall project in four construction phases by approx. 2040

### 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: [www.berlintxl.de/en/](http://www.berlintxl.de/en/)
- Urban Tech Republic: [www.urbantechrepublic.de/en/](http://www.urbantechrepublic.de/en/)

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