

## Guided Tour of the Historical City Centre – Alter Markt, Landtag and Alte Fahrt

Group tours can be booked individually on request. Price: 115 €/group (max. 15 participants), duration: 1.5 hours. Booking and information: Group service of PMSG Potsdam Marketing and Service GmbH, Babelsberger Strasse 26, 14473 Potsdam, Phone: +49 331 27558 50 Email: gruppen@potsdamtourismus.de, www.potsdamtourismus.de

## Experiencing the City's History, Treasures from the Collection, Satirical Sculptures

At Potsdam Museum, the exhibition "Potsdam. Eine Stadt macht Geschichte" ("Potsdam. A City Makes History") recounts the more than 1000 years of Potsdam's history, admission is free. Special exhibitions: In the first half of the year, you can immerse yourself in the world of Rainer Spert's inimitable and ambiguous sculptures. At the same time, we are showing favourite works from our collection, which citizens have selected and thus became curators of an exhibition! At the end of the year, we honour the Potsdam painter Peter Rohn with a retrospective. Admission to special exhibitions: 5€, red, 3€ Potsdam Museum – Forum für Kunst und Geschichte, Am Alten Markt 9, 14467 Potsdam, Opening hours: Tue–Sun 12am–6pm, Phone +49 331 289 68 68, www.potsdam-museum.de & www.facebook.com/PotsdamMuseum

## Panoramic View from St. Nicolas Church

From the colonnaded roof of St. Nicolas Church, you can see the Landtag, Museum Barberini, and Alter Markt and take in one of the most spectacular views of the capital city of Potsdam. The classicist church was built according to the plans of Karl Friedrich Schinkel and is a monument of national importance. Opening hours: Seasonal, for more information go to www.nikolai-potsdam.de. Admission to tower: 5€ Phone +49 331 270 86 02, Email: info@nikolai-potsdam.de

## International Art and Potsdam's History

At Museum Barberini, you can marvel not only at international art exhibitions but also enjoy guided tours about the history of the place. During a walk through the city, audio tours on the Barberini app invite you to discover the Italian and French influences in Potsdam. Museum Barberini, Humboldtstrasse 5-6, 14467 Potsdam, Opening hours: Mon and Wed–Sun 10am–7pm, every first Thursday of the month 10am–9pm, Admission: 16€ (Mon, Wed–Fri), 18€ (Sat–Sun), 10€ (red.), free admission for children and teens under 18 years, Phone: +49 331 236014 499, www.museum-barberini.com

## Potsdam Model at Kutschstall

With a diameter of about 4 meters, the interactive city model shows the Prussian city of Potsdam in 1912. It can be visited at "Kutschstall", a historic building which was once used for royal carriages and horses. From spring 2022 on, to be seen at Haus der Brandenburg-Preussischen Geschichte, Am Neuen Markt 9, 14467 Potsdam, Opening hours: Tue–Wed 11am–6pm, Thu 11am–8pm, Fri–Sun and public holidays 11am–6pm, Mon closed, Phone: +49 331 620 85 50, www.hbpg.de



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"Standing Wrestlers", former colonnade between Royal Stables and City Palace (SPSG)  
Cover photo: Potsdam's city centre, construction site of Block III, Fr.-Ebert-Str. 09/2021 (AST)



Future Block V, existing buildings 08/2020

## Block V

In May 2021, Potsdam's city council ended the moratorium on the residential building "Staudenhofwohnhaus" (Am Alten Markt 10) that had existed until then. The council's decision was based on an analysis of variants regarding the economic viability of redevelopment versus demolition and a new building. This paves the way for the redevelopment of a mixed-use residential and commercial quarter in Block V. Construction will be carried out by ProPotsdam GmbH, the previous owner of "Staudenhofwohnhaus".

The building structure, use and design of the new development are based on the specifications of the Leitbautenkonzept for Potsdam' city centre. The building at the southwestern corner of the block facing Alter Markt will be built with the historic façade of the predecessor building (a so-called "landmark façade"). The model for the historic building was a design by the Italian architect Palladio for the "Palazzo Giulio Capra" in Vicenza, which, however, was never built.

The future development is mainly intended to provide needs-oriented and, above all, affordable housing. In order to achieve this goal, it is reviewed which flat sizes and layouts are particularly needed. Funds from the Brandenburg's housing promotion scheme will be used to enable affordable rents. There will be room for new stores, cafés and restaurants on the ground floor. In this way, the place "Alter Markt" will continue to be filled with life, both for new residents, retailers, businesspeople as well as for visitors.

Preparing the development plan SAN-P 20 "Am Alten Markt/ Am Kanal" will create the legal basis for the implementation of the now defined redevelopment goals in accordance with zoning and planning law. The development of Block V north of St. Nicolas Church completes the implementation of the landmark building concept and thus the urban redevelopment around Alter Markt.



Excavation pit Block III, Bildungsforum Potsdam (left) and residential building Am Alten Markt 10 (right), future blocks IV and V, 02/2021

## Block IV

Unlike Block III, the future twelve new buildings in Block IV will be built by "only" four contractors. Two of them were selected directly on the basis of a resolution by Potsdam's city councillors. To the west of the Bildungsforum, the municipal housing association ProPotsdam is building new houses with flats that are subject to rent and occupancy control as well as space for supplementary use by the Bildungsforum. To the east, the state of Brandenburg will build a new inner-city student dormitory together with Studentenwerk Potsdam.

In May 2021, two concepts were selected from twelve applications in a selection process for the two southern plots along Erika-Wolf-Strasse (historically Schwertfegerstrasse). These two building contractors also undertake to offer part of the flats that will be built as rent and occupancy-controlled housing for a period of 30 years.

As in Blocks I - III, clear specifications must be met in terms of design. The exact appearance of the houses will be determined in architectural competitions. The first designs will be finalized and presented to the public in the first half of 2022. Construction is expected to start by the end of 2023.



Friedrich-Ebert-Strasse and former university of applied sciences 2008



Construction site of Block III, view from Bildungsforum Potsdam, 10/2021

## Block III

A new city quarter is being established where once was the entrance to the university of applied sciences. The foundation stone for the so-called Block III was laid on 2 September 2021.

After the archaeological excavations were completed, twelve-meter-long bulkheads were first pressed into the ground before successively preparing the excavation pit, which is up to five meters deep. Since the fall of 2021, the buildings have been growing.

The structural work will be completed in 2022 and the Alter Markt square will get back its former western edge. From the end of 2022, work will begin on the façades, which are of particular importance.

During the planning phase and also during the construction works, the quality of construction and materials will be coordinated. This particularly applies to the two southern corner buildings, which are being rebuilt as so-called landmark façades in the design of the historic predecessor buildings (the inn „Plöger'scher Gasthof" and town house Knobelsdorffhaus).

In addition to private developers, the two Potsdam cooperatives "PWG 1956" and "Karl Marx" are building there. According to the current status, a total of almost 100 flats will be built in Block III by six building contractors in 14 buildings. 19 of these flats will be rent and occupancy-controlled with funds from the Brandenburg's housing promotion scheme. Another 62 flats will be offered at 10% below the rent index.

The ground-floor areas of the buildings will feature various stores, a "House of Music" and restaurants to ensure that Potsdam's city centre continues to be an interesting place for Potsdam's citizens and visitors.



Schlosstrasse, construction site of Block II, Friedrich-Ebert-Strasse and construction site of Block III (from left to right) 12/2021

## Block II

In the comparatively small Block II on the western side of Friedrich-Ebert-Strasse, the building with a so-called landmark façade of the predecessor building destroyed in World War II was restored at the end of 2021. The design of the "Achteckenhhaus" (Octagonal House) tells about the history of the formerly very small plots of land between 1771 and 1779. Other examples of this typical "redesign" by King Frederick II. in the baroque period can be seen not far away in Charlottenstrasse. The king's aim was to make the formerly small bourgeois houses appear larger and more splendid to the outside by means of façades covering several plots of land.

The adjacent building "Haus Einsiedel" (Einsiedel House) celebrated its topping-out ceremony in September 2021. The house is scheduled for completion by the end of 2022. Flats and a branch of the savings bank Mittelbrandenburgische Sparkasse will be built there.

The foundation stone for the new Potsdam Synagogue was laid in Schlosstrasse on 8 November 2021. The decision to build a new synagogue at this location dates back to the early 2000s. The state of Brandenburg is the builder of this complex and currently expects to complete it by the end of 2023.



"Achteckenhhaus" reconstruction Schwertfegerstrasse 9, 12/2021

# Redevelopment Area Potsdam City Centre



## Dear Residents of Potsdam, Dear Visitors and Guests,

The cityscape of Potsdam has changed tremendously during the past three decades. While urban redevelopment and renewal seems to be almost completed in many parts of Potsdam, the dynamics of change continue in its city centre. Foundation stones are laid, cranes are turning, buildings are rising, topping-out ceremonies and inaugurations are celebrated. The goal of reapproaching the historic layout of the city, which was decided by the city council in 1990, is getting closer.

In the redevelopment area Potsdam City Centre, a quarter for living, working and housing is growing. Flats are being built to meet a variety of needs and requirements in terms of size, amenities and rents. In an extensive award process, we have placed great emphasis on creating a vital neighbourhood that reflects Potsdam's population structure. There will be flats for students, rent-controlled flats, but also condominiums and rental flats in the upper price segment. Another special aspect is the participation of Potsdam housing cooperatives. The "Potsdamer Wohnungsbaugenossenschaft 1956" and the housing cooperative "Karl Marx" are building houses for Potsdam's citizens, just as ProPotsdam GmbH.

In 2021, we inaugurated the redesigned Plantage as an inner-city green, play and recreation area. In the immediate vicinity, the work on another major construction project will begin in 2022: the Potsdam Kreativ Quartier. Starting in 2024, space for creative professionals will be created here in the first construction phase "Langer Stall" (Long Stables) – an important impulse for the city's creative and cultural scene.

Compared to the past two years, there will be significantly more construction activity around the square Alter Markt and the Plantage in 2022. You can watch the new houses growing. The synagogue will also become visible this year and finally turn from a much-discussed conceptual idea into structural reality. Let our leaflet inspire you to participate in the growth of Potsdam's city centre.

Sincerely,  
Mike Schubert  
Mayor of Potsdam

## Colonnade Ringerkolonnade at the Square Steubenplatz

Since April 2016, the Ringerkolonnade, which once separated the royal pleasure garden from the bourgeois city with its transparent architecture, has been back at its historic location. After the structure was partially destroyed in 1945, part of the colonnade was largely rebuilt from original parts at the harbour basin in 1970.

The stone-conserving renovation that began in 2015 due to the problematic structural condition of the colonnade was used to bring the rows of columns back to Steubenplatz. The partially new column bases and drums can still be identified today. In recent years, the stored eponymous wrestling sculptures, vases and putti, which were also in need of restoration, have been refurbished. In April 2019, the first vase and putti group returned to the roof of the colonnade. It was fully crowned in the summer of 2021.

Only a few months later, the first wrestling sculptures followed: the „Swordsman“ and the „Slinger“. Only the two pairs of wrestlers of the rebuilt part are missing now to complete the colonnade. The return of the sculptures was possible thanks to a strong civic commitment within the Deutsche Stiftung Denkmalschutz (German Foundation for the Protection of Historic Monuments).

The structure no longer has a separating effect. Time and again, passers-by appreciate the opportunity to enjoy the sun between the columns and in the company of the silent gentlemen made of sandstone and to let urban life pass by.



Ringerkolonnade with vases, putti and "Swordsman", in the background the construction site of Block III 10/2021

## Construction Schedule

### 2022

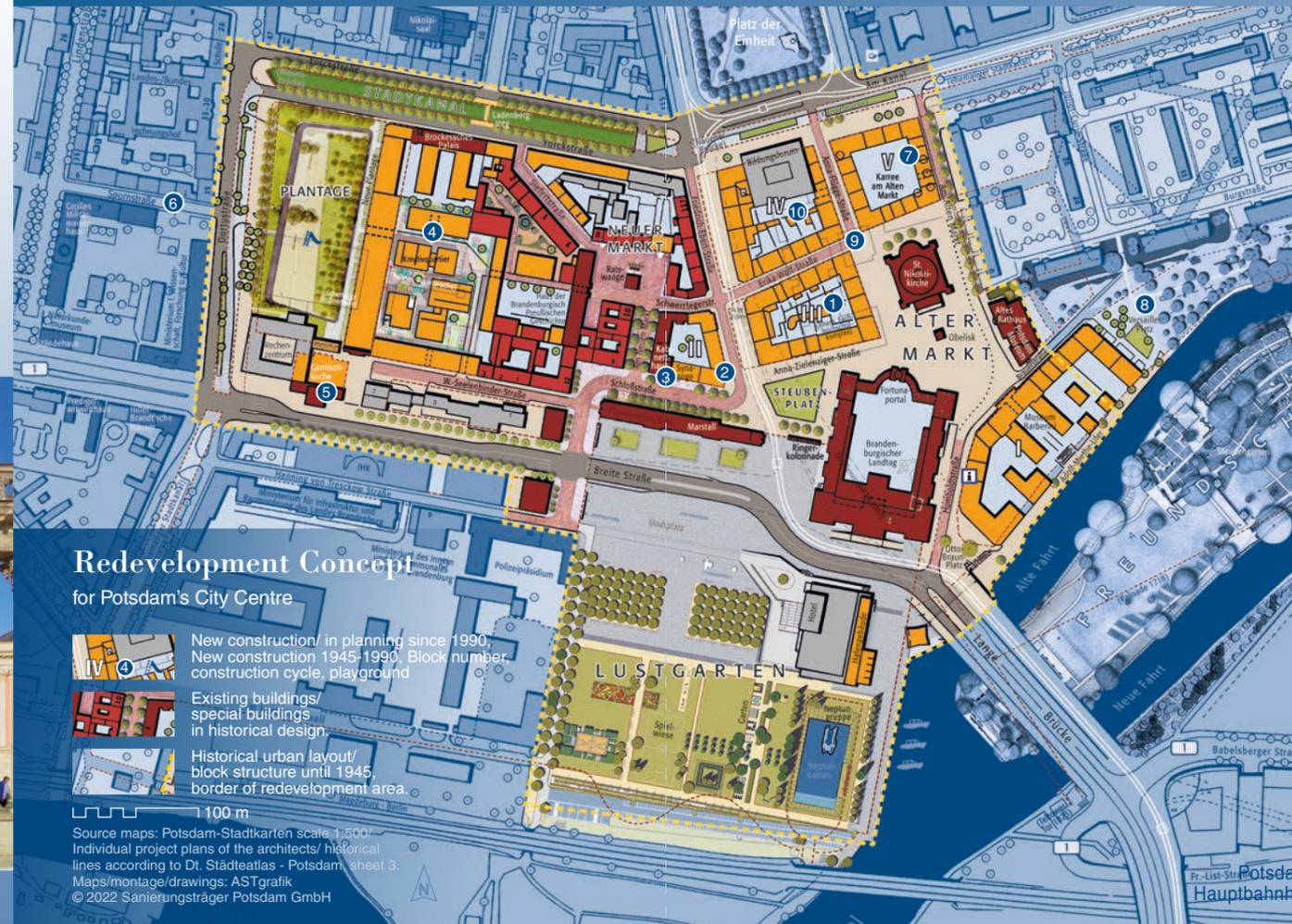
- Redevelopment of Block III ①
- Completion of the new building at the corner of Friedrich-Ebert-Strasse 123 and Schlossstrasse (Haus "Einsiedel") ②
- Construction of the new Synagogue ③
- Building implementation of Kreativ Quartier ④
- Erection of the tower of Garrison Church ⑤
- Reconstruction of Spornstrasse ⑥

### from 2023

- New construction of the Kreativ Quartier ④
- Redevelopment of Block III ①
- Deconstruction of the residential building Staudenhofwohnhaus ⑦
- Redesign of the square "Versailler Platz" ⑧
- Start of building construction on Block IV ⑩

### from 2024

- Completion of the first construction stage of the Kreativ Quartier ④
- Completion of new construction on Block III ①
- Final paving of Anna-Flügge-Strasse and Erika-Wolf-Strasse ⑨
- Start of building construction on Block V ⑦



## Redevelopment Concept for Potsdam's City Centre

- New construction / in planning since 1990, New construction 1945-1990, Block number, construction cycle, playground
- Existing buildings / special buildings in historical design
- Historical urban layout / block structure until 1945, border of redevelopment area.

100 m  
Source maps: Potsdam-Stadtkarten scale 1:500/  
Individual project plans of the architects / historical lines according to Dt. Städteatlas - Potsdam, sheet 3.  
Maps/montage/drawings: ASTgrafik  
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Plantage with completed play and sports ground 08/2021 (photo: Brigitta Bungard)

## The Plantage

Joggers are running around the square, tap, tap – a basketball is flying towards the basket, romping children are on the play and sports grounds. This is the Plantage since the summer 2021.

On 19 August 2021, the 2nd construction phase of the Plantage was inaugurated with a large celebration. The area has now been redesigned and can be experienced almost in its historical dimension. It offers all visitors play, sports and exercise opportunities. The circular trail along the Small Plantage invites for a leisurely walk. Both the newly planted trees and the numerous perennial plants show a magnificent play of colours in their leaves and blossoms any time of the year. The stone wall made of concrete blocks, which used to serve merely as a kerbstone for a car park, has also been renovated and integrated into the area of the former computer centre. Thus, this piece of art by Karl-Heinz Adler and Friedrich Kracht is again given more significance.

The redesign clearly upgrades the area as a green inner-city space. It is based on the winning design by hutterreimann landscape architects (Berlin) of the landscape planning competition held in 2016. The design combines the historical features of Peter Joseph Lenné with modern elements adapted to the needs of today's users.

It is expected that the remaining areas of the Plantage can be finally established in 2024 after completion of the Kreativ Quartier.

## Kreativ Quartier in the City Centre

Over the past four years, extensive preparations have been made for the site of the former fire station on Werner-Seelenbinder-Strasse. They included a scenario workshop, a feasibility study, a concept award for the site and a workshop process. As a result, a new quarter for art and culture professionals will be created there.

In the autumn of 2021, the preparatory construction work began with archaeological excavations. The future Kreativ Quartier will be built in three construction phases and is scheduled for completion by 2025. During the initial construction phase, the first studios and offices can already be occupied at the end of 2023.

An open, lively place will be created where the art scene can work creatively and gets more visibility. In the future, about 18,900 m<sup>2</sup> of rentable space will be available for this purpose, of which about 8,600 m<sup>2</sup> will be rent-controlled. The quarter fits into its surroundings with regards urban development.

The buildings along the Plantage will have a large gabled roof in the style of the historic building "Langer Stall" (Long Stables). The new buildings on Werner-Seelenbinder-Strasse are also based on the historic predecessor houses. Gastronomy, retail and studios on the ground floors invigorate the urban space.

Five modern, stand-alone buildings and the central neighbourhood square will be built according to the concept of a "village" inside the block - so to speak, an urban, green and inspiring village for working, living and meeting. The "green" quarter is marked by green roofs and façades, the use of photovoltaics and climate-friendly building materials to implement a high ecological standard. In addition, the quarter is geared to pedestrians and cyclists.

Currently, art and culture professionals temporarily use the building of the former computer centre. The new Kreativ Quartier is also meant to give the cultural and creative industries a permanent home in Potsdam's centre at the Plantage.



First construction stage "Langer Stall" at the Plantage (visualization: Michels Architekturbüro GmbH)