



Berlin TXL – The Urban Tech Republic

Project description

The former Tegel Airport is making room for Berlin to grow. Emerging here is an industrial and research park for urban technologies: “Berlin TXL – the Urban Tech Republic”. Berlin is reclaiming a piece of the city and creating spaces for industry, business, and science. And it will be located just 15 minutes from the seat of government of Europe’s most important industrialized nation.

The innovation park aims to keep this 21st century booming metropolis going. This will be the place where urban technologies are researched, developed, produced, tested, and exported. This will be the place where science and research meet industry and businesses, and where start-ups meet investors. And they are all working together on the solutions for the cities of tomorrow.

The curated site will contain six urban tech core themes:

- 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

In the immediate vicinity of the Urban Tech Republic a smart residential district – Schumacher Quartier – will be developed with more than 5,000 homes for more than 10,000 people. And an additional 4,000 homes are being planned in the neighboring districts of Cité Pasteur and TXL Nord.

The total area of Berlin TXL (including districts and landscape park) covers a total surface area of 5 km² (1,236 acres) - which is about five percent of the metropolitan area of Paris.

Berlin TXL Project Area – The Urban Tech Republic

202 ha total area comprising:

- 147 ha construction area
- 27 ha landscape zone and green spaces
- 28 ha traffic area

Utilization concept

- curated innovation park and urban technologies community
- ecosystem comprising science, research, start-ups, and established companies



- areas for all phases of company development: Start-up center and technology centers (Terminals B and D) business and industrial sites between 3,000 and 200,000 m²
- trade fair and conference halls, testing grounds, overnight accommodation, and food services
- first anchor tenants:
 - Berliner Hochschule für Technik University of Applied Sciences with 2,500 students in urban technology fields (Central Terminal)
 - Berlin Fire and Rescue Service Academy with training operations (hangar)

Areas for industry, trade and science

- 39 ha campus
- 70 ha business belt
- 82 ha industrial park (Berlin's largest contiguous inner-city industrial site)

Potential

- workforce: up to 20,000
- students: up to 5,000 (of which 2,500 at Berliner Hochschule für Technik)
- 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 the gross value added in Berlin in total with 18,000 jobs in Berlin TXL)
- tax effects in Berlin State (through development of Berlin TXL): 160 million euros p. a.

The Urban Tech Republic as Smart City and Real-World Laboratory

- Energy plan: A low-energy network, which is unique in the world for its size, supplies Berlin TXL with sustainable heating and cooling. The result is a digitalized marketplace for thermal energy with prosumers who both consume and produce energy.
- FUTR Hub: A networked digital infrastructure will be built in Berlin TXL with the FUTR Hub high-performance IT platform. Urban data will be integrated into the FUTR Hub for smart environmental monitoring, traffic, and energy and rainwater management, as well as intelligent control systems for technical infrastructure, and the processes for facility management at the site will be mapped.
- Transportation plan: The Urban Tech Republic becomes a compact district and district of short distances with a clearway road for public transport and transportation hubs with options for bike- and carsharing as well as e-mobility. In addition, the innovation park will be connected to the superordinate network for cycling and public transport.
- Testing grounds: In the Urban Tech Republic, there is room for testing, for instance a test circuit for innovative transportation.
- Sustainable construction: In addition to holding certifications for several existing buildings, the Campus in the heart of the innovation park has since 2016 held a Platinum Certificate from the German Sustainable Building Council (DGNB) as the world's first pre-certified commercial district. Furthermore, with the project Bauhütte 4.0, Wood to City, a new innovation cluster will be constructed with the objective of scaling climate-friendly timber construction to an industrial level, and to achieve significant cost advantages in the medium term over conventional construction.

- Biodiversity as a planning principle: Animal-Aided Design means that Berlin TXL becomes a habitat and refuge for a wide variety of animal species.

Open space concept

- Close to 200 hectares of the “Tegeler Stadtheide” landscape west of the Schumacher Quartier will become part of the already existing local recreation area on the other side of the former airport grounds, giving residents of Berlin a large, new recreational space in close proximity to nature. Grün Berlin GmbH is the company responsible for its development.
- A landscape park forms the transition between the Urban Tech Republic and the adjacent Schumacher Quartier district on the east.

Participatory planning process

- 2008: Green light given for public discussion on the future of the Tegel airport grounds.
- 2009 to 2012: The idea for the Innovation Park is born during a workshop – proposals are drafted by six international teams comprising architects, city planners, and landscape designers, which are then further developed together with experts, administration, and stakeholders from Berlin’s general public.
- 9th June 2011: The Berlin Parliament approves the goals of the zoning plan and the landscape program.
- 2013: The master plan is adopted by the Berlin State Senate with binding effect.
- From 2016: The increasing demand for housing space in Berlin gives rise to further development of Schumacher Quartier.
- 2017: The outline for urban planning is further developed in four SQ Labs together with experts at state and regional level into a framework that is the basis of further planning for the residential district.
- 2018: The development plans for parts of the Urban Tech Republic and Schumacher Quartier are presented in public in November.
- 2019: Decision is taken on the landscape planning competition for the district and landscape park.
- 2020: An information center is being set up on site following the closure of the airport.
- Interested members of the public can participate constructively in public site conferences from the beginning of the plans.

Timeline implementation

- August 2021: Acquisition of the grounds by Tegel Projekt GmbH
- December 2021: agreement upon the development plan for the central Campus area
- Beginning 2022: Installation of site logistics, construction roads and start of civil engineering works; leases for interim uses in the existing buildings in tandem with restoration and reconstruction; allocation of land
- Beginning 2027: Completion of major part of restoration work; accommodation of the Berliner Hochschule für Technik in Terminal A, of the Foundation and Technology Center in Terminal B, and of the Berlin Fire Department and Rescue Services Academy in the hangars
- Development of the overall project in four construction phases up to around 2040



Site development by Tegel Projekt GmbH

The State of Berlin has commissioned Tegel Projekt GmbH with the development and management of Berlin TXL – the Urban Tech Republic, and of Schumacher Quartier. The state-owned business employs 76 people. Their tasks include planning for the construction of buildings and for the technical, transport and energy infrastructure, construction and site management, as well as space marketing and communicating with the general public about the project.

Further information:

Tegel Projekt GmbH: www.tegelprojekt.de

Berlin TXL – The Urban Tech Republic: www.berlintxl.de

Berlin TXL – Schumacher Quartier: www.schumacher-quartier.de

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