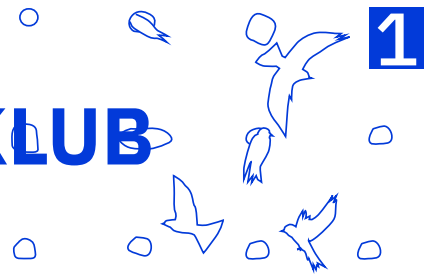


# BERLIN

# KAROW KREUZ KLUB

a new perspective  
on urban living & ownership



Hello, and thank you for signing up for a trial membership to our club. You are probably wondering - what's it all about?

Our club started in the Karower Kreuz area of Berlin. The club is built around the idea of cohabitation in its different forms. Our mission is to show you a new way of living and to help you realizing the potential of surrounding territories.

To unlock all the benefits of the club, just follow our simple rules:

## Rule N1. We are NOT the protagonists.

Once a network of enclosed, dense and mixed-use medieval townships, the Karower Kreuz area as we found it, beared notable traces of urbanization and urban visions of past centuries.

Industrialization and rail brought the first scars to the site - with a barrier dividing neighbourhoods. Next, came the planned utopia of the garden cities, which resulted in a mono-functional suburb sprawl and the introduction of motorized highways. This created the biggest obstacle for people and nature. Physical, and even visual connections between Französisch Buchholz, Blankenburg, Karow and other neighbourhoods got lost. Environmental conditions worsened, and noise and soil pollution, pared with an increase of air temperature and the loss of biodiversity, became the biggest challenges for the area.

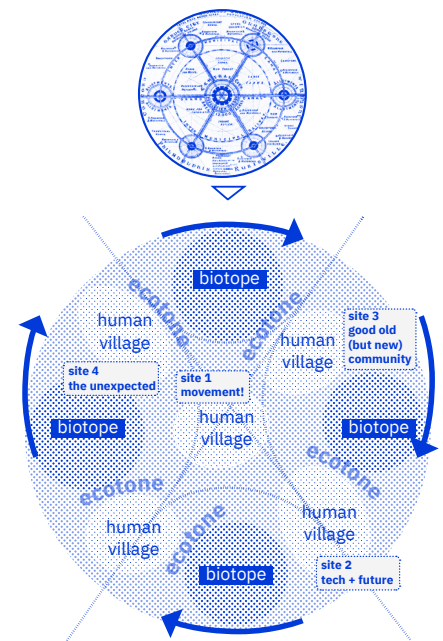
**On the example of Karower Kreuz, our club proposes to rethink the idea of 'garden cities'. It's time to shift from the idea of nature being present solely in the backyards of our cities to nature being the main actor.**

**Nature is the main actor. Our cities are its mere subscribers - and humans are part of it!**

In order to establish a harmonious coexistence of natural ecosystems and human settlements, we re-imagined the area as a loop of biotope-ecotone-human settlement sequences. Our goal is to connect the significant biotopes in the area: Karower Teiche, Malchower Aue and the Panke Riverbank to increase biodiversity and cope with the changing climate. By creating ecological corridors and minimizing the infrastructure barriers, our club enables the free&safe movement of animal- and plant species, with particular attention to the key and target species identified by the city of Berlin for Pankow and for our site in particular. This new ecosystem aims to fill the wide existing gap between the place of production and the place of consumption.

## Rule N2. To make the cohabitation in the club a win-win, we need to change our understanding of ownership.

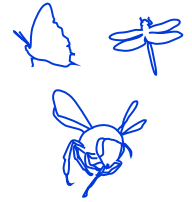
Once shifted to the nature-based point of view, it becomes apparent that uncontrolled development is no longer desirable. It surges the exigency to find a proper way to meet the clashing needs of nature and, at the same time accommodate the increasing population in our cities. Occupying the least land possible while providing the required housing numbers and improving the connectivity of the area becomes an apparent target. To achieve it our club proposes to pair the urban densification with new models of ownership.



From garden city to a subscription city

# KAROW KREUZ KLUB

a new perspective  
on urban living & ownership



For years, the real estate mindset has been: white fence, 30 year mortgage, kids, and jobs. And while the “classic” residential home ownership is currently prevalent in the area, today’s life and challenges impose new models of thinking:

If owning an entire home is extremely unaffordable, why not we accept to own a piece of one? If we are anyway paying a monthly long-rent, why can’t those rent payments earn us fractional pieces of our house? What if slices of other people’s homes could be owned as an asset - with controlled measures of who is entitled to buy them - sold and exchanged with the ease of one click on a dedicated platform?

Our club brought the idea to Pankow, that home ownership can be partial or become a widely available asset. By combining densification efforts with new ownership models, we transform suburban areas into vibrant and accessible communities. This operation promotes environmental preservation and care, affordability and increase of housing options, and it allows more individuals to participate in real estate ownership and investment opportunities. New ways of proprietorship are introduced. Fractional ownership enables shared ownership of additional dwelling units and plug-in units, making the real estate market more accessible. Co-ownership models facilitate collective participation, ownership and management of densified properties, fostering cost-sharing benefits. Rent-to-own arrangements help renters transition to homeownership in densified urban environments. Mixed-use developments incorporate new ownership models, allowing individuals to own both residential units and commercial spaces. Digital fractional ownership platforms enhance accessibility and transferability of dwellings and garden homes as assets.

## Phase 1: Additional Dwelling Units & Plug-In. 1000 new dwelling units

pilot program for neighbourhood densification and diversification, kick-off period: 2024 - 2025

This operation involves implementing ADUs and plug-in units to generate additional income for homeowners, accommodate elderly family members, and establish community-oriented workshops, shops, and civic functions like libraries or small concert halls, enhancing the livability and functionality of the neighbourhood. In its most saturated state, our operation aims to increase population density by 15%, fostering a vibrant and sustainable community in the area.

## Rule N3. In order to stay you need to build - build for nature first.

Next, our club connects people, by transforming the existing settlements into communities with a character. We studied carefully the local context to identify the main features and the potential of the terrain and each human settlement, to define a roadmap for our future actions.

The area around Karower Kreuz rail node (site 1) is all about movement and travel. For our club, this evolves into ideas of transition and exchange of goods, of ideas, of culture of dynamism and transient living, of curiosity and culture. All these notions are reflected in our definition of the railway station as a hybrid social hub.

The area on the South-East of the rail crossing (site 2) is a mix of industrial and productive facilities and large mega-box stores, popping out of the otherwise small-scale private housing quarters. We grip the idea of production and industry and add innovation and future thinking to the pot. Thus, this will become an area of experimentation. We will convert the lonely mega-boxes into innovative models for doing business while also doing good for the community and being a community.

## Phase 2: Revisiting Rail&Industrial Legacy. total 3000 new dwelling units

The new program for densification of department stores + railway station 2.0: main implementation period 2025 - 2030



The club-station is a place of transit and a dynamic hub for the community at the same time. It fosters connectivity, community engagement, and environmental preservation. The station consists of 4 parts: The Canopy, The Hill, The Co-Hub and The Conservatory. The perfect balance between them is achieved by adding the Connecting Ring, which works both as a bridge between all the sides and as a viewing deck.

The Canopy features a mobility hub with seamless access to trains, thanks to the access on multiple levels with convenient facilities for bikes and electric scooters, as well as dedicated parking areas. The station further boasts an array of retail and restaurant facilities, enriching the experience for travelers and locals alike.

The station is part of the green corridor linking the Karower Teiche biotope to Malchower Aue via the Wetland Village and the Hill. Vegetation is incorporated along the tracks wherever possible. Sound barriers, that are built where necessary, are especially designed to provide housing for animals (for example nests for sand martins). Additionally, safe passages for small animals are incorporated to cross the rail tracks, ensuring their safety and promoting ecological balance.

The Co-hub is an exciting addition that features co-living spaces built from recycled train wagons. Co-working space and a trendy bar are completing this. The other highlight of Station 2.0 is the Conservatory with its small concert and rehearsal hall. Its construction features a facade made of recycled rail tracks. The hub gave a new unexpected twist to the area and made it a new destination for Berliners all yet to discover.

Along with the new mobility hub, our club further introduced the densification of existing cycling routes and new connections between the North-South and East-West parts of Karower Kreuz. The existing low-rise housing quarters underwent an optimization: one-way loops were introduced to moderate the velocities and reclaim space for sidewalks (that currently are often missing). This action added a touch of care and new urbanity to the existing suburbs.

In parallel, a new program of department store densification is being implemented. One-storey buildings like department stores, supermarkets, and warehouses are densified by adding more floors or mezzanines. Relocating ground parking to rooftops frees up space for alternative uses such as playgrounds, gardens and parks, maximizing land efficiency. Moreover, housing is added on top of these parking levels to transform the mono-use blocks into vibrant mixed-use hybrids.

Later the model implemented in phases of neighbourhoods and department stores' densification program expands even more to the whole surrounding area.

The areas around Karow Süd (site 3) are identified by us as very livable, serene and human-scale. Here the club introduces the idea of the good old (but new) community. Thanks to the densification of the existing urban fabric and department stores, we can maintain a significant part of the land free from new construction. This approach is spread to the whole area of Karower Kreuz and further.

### **Phase 3: Working on the Edges. total 7000 new dwelling units**

Densification and completion of the edges of built environments with new mixed-use developments actively starts in 2030 - 2035.

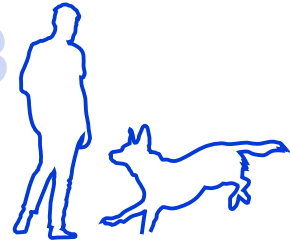
New developments are strategically placed on the existing edges of the urban fabric to fill in the gaps within the urban blocks. New housing helps to create a cohesive and integrated built environment and enhances the connectivity. Placed along infrastructure borders, part of the new housing also acts as a sound barrier for the area.

### **Phase 4: A114. total 9000 new dwelling units and 98% of initial land maintained unbuilt.**

Transforming the biggest barrier for biodiversity and the source of noise into a green orchard-deck, 2035 - 2050  
Finally, our club was ready for the biggest endeavor! The A114 motorway was transformed into an underground tunnel. Orchards that occupied the space along Panke river were repositioned to the orchard deck over the tunnel. The land that became vacant was used for re-naturing Panke river and for the construction of new high-density housing.

## KAROW KREUZ KLUB

a new perspective  
on urban living & ownership

**Rule N4. Staying is caring**

And what about the free land on the west to the rail crossing (site 4)? Well, it is the base of our club! There, we applied all the landscape enhancement tools and new models of living & ownership to show an unexpected way of inhabiting our cities. The open green spaces play a vital role in Berlin's fabric. We took one of these spaces and transformed it into an inhabitable biodiversity hub - some sort of urban club. Club members reside within these hubs, taking an active role in maintaining and activating the terrain. They engage in sustainable shelter construction for both people and animals, experiment with cutting-edge design and landscape preparation techniques, and introduce a new way of living in our cities in harmony with the other living beings.

We developed a series of guidelines - we called them tool-kits - that together with a well designed landscape preparation, coordinated between architect, urban planner, landscape architect, biologists, sociologist and of course - you, the citizen - will allow to prepare and define the route for the new Karow Kreuz Klub. Smart Landscape, Mix of high and low-tech orchards, smart building management, sound barrier bird nest-walls, biomaterials construction, self-constructing and 3D printing technique - those are only a few of the many elements that define this ambitious and yet needed project.

**Rule N5. We DO talk about the club**

Our club is actively engaged in preservation and increase of biodiversity while raising the awareness around these topics. We act through an app, which is a platform that collects data on the area, its landscape and its inhabitants - both humans and animals. The app provides information on animal and plant species habitats, as well as gives a sight of available dwelling options in the area, of events and community workshops.

- 1. Reader Mode:** Access the free and open platform to exchange knowledge and experience about urban biodiversity, contribute information, and share with the community. Use the app to collect information on animals, explore stories of people living in the club, learn about club rules and organization, and access instructions for building animal shelters and activating nature.
- 2. Guest Mode:** Join the rich and heterogeneous community of people involved in the club's activities, aiming to change the city's mentality through knowledge diffusion and personal experiences of living. Engage in activities, events, and discussions centered around urban biodiversity.
- 3. Standard Subscription:** Participate in landscape preparation and activation operations, engage in the design and construction of settlements and shelters, following guidelines and coordinating efforts with architects and volunteers. Help create harmonious cohabitation spaces for humans and animals, respecting the animals' needs and prioritizing their well-being. Get your own dwelling unit in exchange for your contribution.
- 4. Guardian Subscription:** Embrace a higher level of commitment and responsibility by taking on the role of a guardian. As a guardian, you actively care for the animals and their habitats, ensuring their well-being and protection. This subscription includes responsibilities such as monitoring and maintaining shelters, supporting the needs of the animal species in the club, and promoting cohabitation between humans and animals. By being a guardian, you play a crucial role in fostering biodiversity and creating a harmonious ecosystem within the club. On the other hand, you also run the business activities on site in cooperation with other guardians of the club.

**JOIN THE CLUB!**