

Press Release

Officers' mess comes back to city

Deutsche Wohnen transfers areas in Krampnitz to the development agency Entwicklungsträger Potsdam

Berlin/Potsdam, 23 February 2021. On the basis of the master plan for the development of a new residential district in Krampnitz, which was passed by the city council of Potsdam in April 2019, the state capital of Potsdam, Deutsche Wohnen SE and the city's development agency Entwicklungsträger Potsdam have agreed on the return of some parts of the overall area to the development agency. This means that the municipality of Potsdam will regain control of new-build plots and also land with existing buildings in the eastern part of Krampnitz – including the former officers' mess – with an overall area of approximately 50,000 m².

This return of land is the outcome of close consultations between the city administration, the development agency and Deutsche Wohnen. These consultations, which were held on the basis of the final master plan, dealt not only with land issues but also with the need for further adjustments to the plan with regard to, for example, the schedule for the first-time use of flats or the location of areas for commercial use. Compared with previous plans, the agreed master plan for Krampnitz envisages a higher building density than was originally planned for. As a result, it will be possible to build more residential and commercial units – on the land acquired by Deutsche Wohnen as well. With this return of land to the development agency, Deutsche Wohnen is responding to the greater building density made possible by the new development concept. Overall, the company will now be able to create – depending on the actual size of the flats – up to 1,800 residential units in Krampnitz.

As Bernd Rubelt, cabinet member of the state capital of Potsdam with responsibility for urban development, construction, economic affairs and the environment, explains, "Our work together in developing the master plan and applying it to land issues means that key areas of land in the eastern part of this district are now once again at the disposal of the city. I am delighted that our creative freedom regarding the development of Krampnitz has now grown with the addition of these important areas of land and buildings."



And, in the words of Henrik Thomsen, Chief Development Officer of Deutsche Wohnen SE, “Together with our partners, we would like to develop a vibrant, modern and close-knit neighbourhood in Krampnitz; in short, a new district for the city of Potsdam. By returning these areas of land, we want to prepare the way for ensuring that distinctive premises in this residential district like the officers’ mess will in future be available for semi-public uses – for example in the field of culture – and will, as a result, benefit the entire neighbourhood.”

Bert Nicke, managing director of Entwicklungsträger Potsdam GmbH, adds, “The project partners in Krampnitz agreed that the development of a new residential district should not be determined by the boundaries between different plots of land. For this reason, we have been able to deal very constructively and creatively during the past two and a half years with various questions concerning the master plan by working together with Deutsche Wohnen and the responsible authorities in the state capital of Potsdam. We are pleased that, following our work together in a spirit of partnership, we have been able to develop a very successful urban planning concept for Krampnitz that includes not only areas for new builds but also existing buildings like the former officers’ mess. Moreover, we are already giving thought to how – depending on whatever rules apply due to the pandemic – we can bring the mess to life this year with art and culture.”

In Krampnitz, at the border between Berlin and Potsdam, it is planned to create an innovative, urban residential district for approximately 10,000 people over the next 20 years. In addition to urgently needed housing for broad sections of the population, of which around 25 per cent will come with rent and occupancy restrictions, numerous commercial spaces as well as social infrastructure amenities will be created. In the development plans for the former barracks site, which is approximately 140 hectares in size, the focus is on forward-looking solutions from the areas of urban development, energy supply and mobility.

Deutsche Wohnen

Deutsche Wohnen is one of the leading publicly listed residential property companies in Europe. The business focus of the company is on managing its own portfolio of residential properties in dynamic metropolitan regions and conurbations in Germany. Deutsche Wohnen sees itself as having both a social responsibility and a duty to maintain and newly develop good-quality and affordable housing in vibrant residential neighbourhoods. As at 30 September 2020, the portfolio comprised a total of around 165,700 units, of which 162,700 are residential and 3,000 commercial. Deutsche Wohnen SE is listed in the Deutsche Börse’s DAX and is also included in the leading indices EPRA/NAREIT, STOXX Europe 600, GPR 250 and DAX 50 ESG.