



**das eckwerk**

**overview**

**accomPLishments and requirements**



**das eckwerk**

Founders, creative minds, architects and planners – together with the city – collaboratively contrived Das ECKWERK. This document summarises their efforts.

In the proceeding pages, we establish ECKWERK's constructive and economic viability, detailing the project's processes and the requirements in terms of space, form and function.

Pathways

Das Eckwerk developed from an idea to a pursuit and, ultimately, to a platform of novel approaches to and perspectives on architecture, planning and economy. During the conception process, we explored different paths to challenge our ideas, learn from mistakes and discover new possibilities. Now, facing important decisions, we are at a crossroads.

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Dimensions

Das ECKWERK originates out of the Holzmarkt District; each complements and challenges each other. To define and broaden the project's scope and capacities, we contemplated and grappled with norms, directives and the perimeters of space needed to ensure a balance of interaction among users, neighbours and the city. Fruitful collaboration among all stakeholders led to solutions that exceeded expectations.

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Guiding Principles

Das ECKWERK is not just a building; it is a space that will serve all of its users. This makes our guiding principles and concepts, built upon transparent requirements and an inclusive decision-making process, vitally important. Uniquely honed spatial categories allow for greater opportunities beyond established realms.

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Building and Function

Das ECKWERK only works as part of the Holzmarkt District. Each of its principal elements combines form and functionality. The preliminary design demonstrates the project's technical feasibility.

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Crossroads

In regard to the construction material and an approach to technical building equipment, we have found viable alternatives. To successfully implement our vision, we do not see ourselves as the project's owner, but as an enterprise and a partner.

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The idea and vision of Das ECKWERK motivated our team and its numerous partners to embark on a journey that pushed us to accomplish more than we thought possible. Das ECKWERK grew as an experiment - now, we are going further.

# PATHWAYS





## Status quo

As part of the Holzmarkt District, Das ECKWERK became a synonym for rethinking the ways we build, use and act sustainably.

✓  
arranged and  
secured the plot

✓  
altered legally binding  
local development plan

✓  
demonstrated  
constructive feasibility

✓  
cultivated fertile ground  
for innovation

✓  
integrated sustainability  
into planning process

✓  
acquired partners  
and investors

✓  
developed land-use and  
programmatic concepts

✓  
conceptualised district-wide  
management scheme

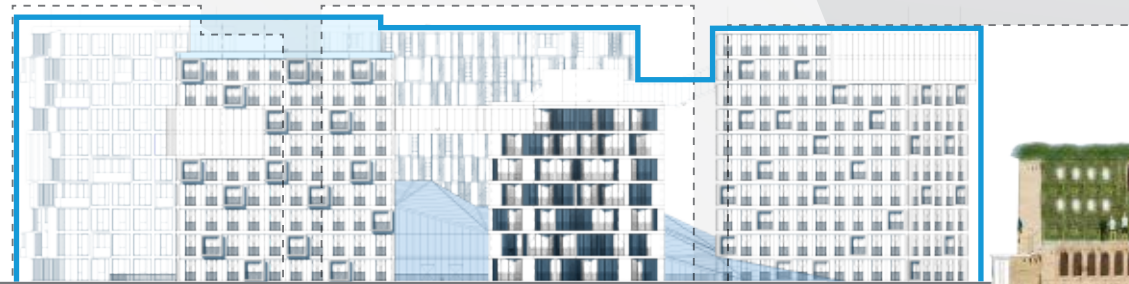
✓  
promoted open source  
knowledge transfer

✓  
contractually agreed on  
long-term ownership structure

✓  
established economic  
viability

✓  
arranged financing  
model

Das ECKWERK



Massing of prior  
local development  
plan (ger: *B-Plan*)  
V-76

Holzmarkt Village

Guest House



Communication

We gain strength from transparency. We learn as we go, share our findings and exchange newly acquired knowledge.



Holzmarkt concept note #1 and #2



ECKWERK concept note



ECKWERK architectural brochure



MIPIM Cannes award



University of Applied Sciences  
Potsdam studio report



guide to the preliminary  
design (rev. ed. 2016)

2015/16

- All concept notes and design documentations are freely accessible online.
- We understand public participation and the consultation of public-interest bodies (ger: *Träger öffentlicher Belange*) as more than simply a required procedural step. Consulting future users and community members is key to our process and we regularly invite stakeholders and interested parties to discuss topics related to the development.
- As a result of a discussion about noise abatement, affected parties, including Deutsche Bahn (German Railways), formed an interest group to jointly work towards effective noise mitigation.

## We have the necessary structure, organisation and partners for entrepreneurial activity.



### Fellowship and creativity

The Holzmarkt 25 eG (registered cooperative society) devises and develops the district as a whole. The Holzmarkt 25 cooperative brings together initiators, investors and patrons, who make decisions independent from their respective capital share. Holzmarkt 25 is both founder and majority shareholder in the heritable building rights societies, including the ECKWERK Entwicklungs GmbH (EEG).

### Management and finance

The Genossenschaft für urbane Kreativität (cooperative for urban creativity) develops and facilitates organisational structures and realises investments. It oversees economic activities, coordinates funding and strengthens capacity and expertise. The cooperative is a member of Holzmarkt 25 eG and shareholder of the EEG. Thus far, the project's planning process has been financed through this cooperative.



### Security and purchase option

Berletas, a subsidiary of Gewobag and a shareholder of the EEG, participates in rethinking the boundaries between working and living, the technical possibilities of building and building equipment and novel ways of planning and calculating economic viability. In the long-term, Berletas holds the option to acquire remaining shares and fully integrate Das ECKWERK into its portfolio on a cost-covering basis. Regardless, Gewobag in its role as a municipal building society, expressed willingness to co-finance the project.



**das eckwerk**

### Developer, partner and building

Upon the conclusion of the leasehold contract (ger: *Erbbaurecht*), the ECKWERK Entwicklungs GmbH (ECKWERK project development company with limited liability) took responsibility of the project's legal, financial and planning-related development. Together with the Holzmarkt cooperatives, who are its main shareholders, the EEG developed the land-use and programmatic concepts. Further, the EEG arranged the partnership with Gewobag and commissioned the architects.

During the development process, the EEG will function as the project developer. Capacities and expertise will be heightened through the involvement of additional partners on an equity basis. Das ECKWERK will be handed over to a vision-aligned asset holder upon project completion. The EEG will then become a partner to Holzmarkt's service cooperatives.

### Energy, collective and investment

The Holzmarkt created the necessary prerequisites to think and supply energy synergistically across the entire district. An independent service cooperative for energy takes on the role as project developer for all energy-related assets and facilities. It brings together a range of partners interested in creating a business model that leverages innovation.



- EEG's articles of association allow for equity and entrepreneurial participation of building partners.
- The Holzmarkt cooperatives understand themselves not as project developer but as responsible for cultivating and maintaining fellowship in and functioning of the district.



Das ECKWERK

Our building is more than just a space.

Das ECKWERK is a reflection of our ambition to spark new discussions about living, working, and community. We initially confronted seemingly unsolvable social, ecological and eco-

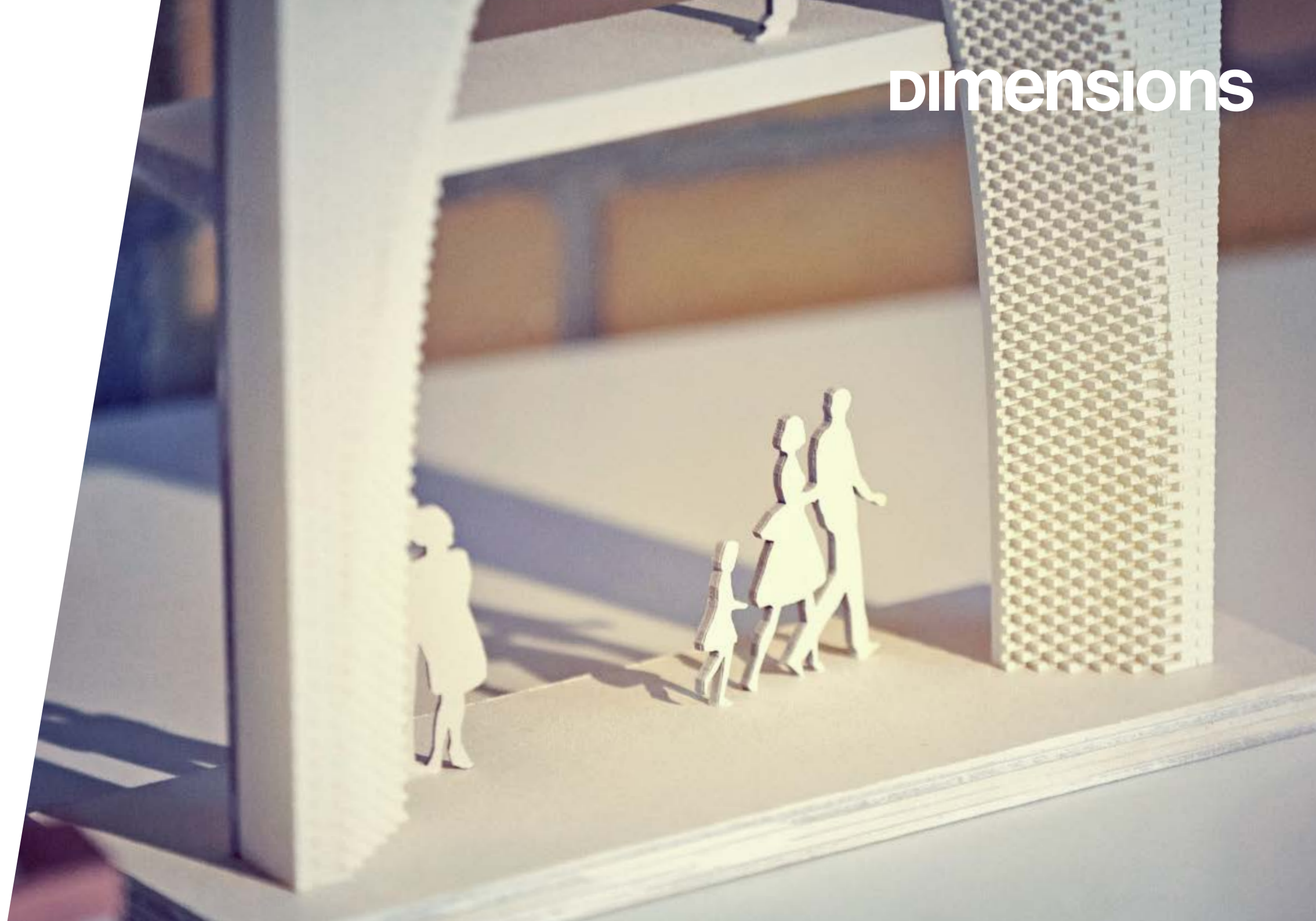
nomic questions, but during our process conjured creative solutions. Das ECKWERK is meant to inspire, to motivate and to bring together. Limited space, unlimited exchange.





Das ECKWERK originates out of the Holzmarkt District; both complement and challenge each other. To define and broaden the project's scope and capacities, we contemplated and grappled with norms, directives and the perimeters of space needed to ensure a balance of interaction among users, neighbours and the city. Fruitful collaboration among all stakeholders led to solutions that exceeded expectations.

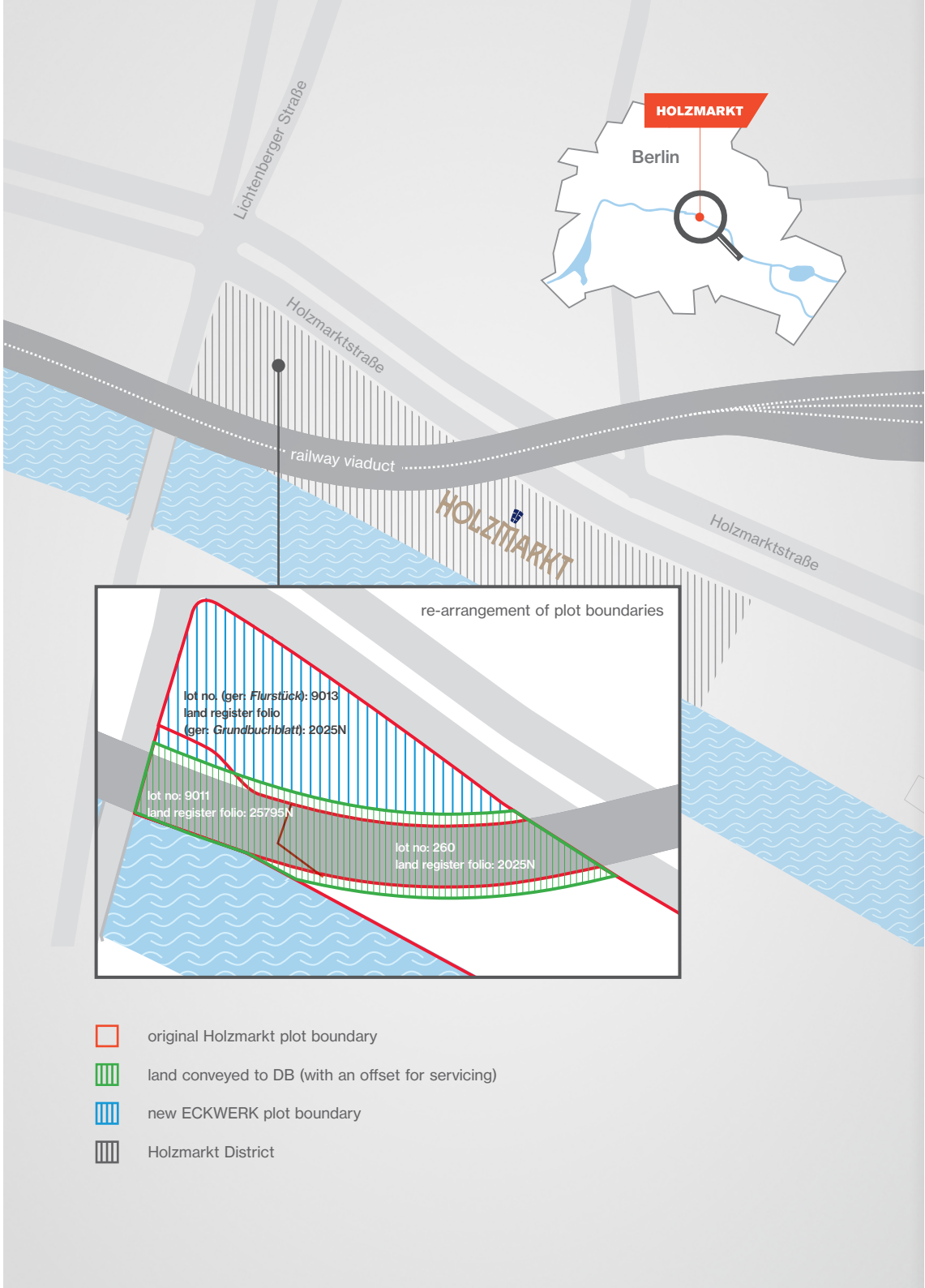
# Dimensions



Plot of land

We arranged and cleared both the larger Holzmarkt and the ECKWERK plots.

- 1. Acquired plot of land in bidding process
  - ✓ plot is subdivided into economic sub areas
- 2. Negotiated leasehold (ger: *Erbbaurecht*) contract
  - ✓ 30 years term with an option to prolong for an additional 2x20 years
- 3. Conveyed the land of the railway viaduct to DB (German Railways)
  - ✓ legal dispute between DB, district authorities and land owner settled
  - ✓ rights to utilize DB land through easement secured
  - ✓ ECKWERK plot free from encumbrances of DB
- 4. Secured public wayleave
  - ✓ continuation of waterside promenade across DB and ECKWERK plots
- 5. Entry of leasehold (ger: *Erbbaurecht*) into land register



- 5,800 m<sup>2</sup> developable ECKWERK plot clear of constraints
- DB (German Railways) and municipality in agreement
- secured leasehold
- recovered land costs (ger: *Erbpacht*) through temporary use
- fulfilled legal prerequisites for building permit



Local planning law

Holzmarkt’s urban concept allows for a local development plan, which abstains from maximising rental value.

1. Current local development plan

- ✓ Das ECKWERK follows the current local development plan (ger: *B-Plan*) V-76, which specifies the permissible building programme, coverage and height.
- ✓ The interpretation of the permissible programme has been discussed and agreed upon with district authorities.

2. Approval process

- ✓ We aspire to reduce the originally planned floor in parts of the plot and to avoid high-rise construction
- ✓ The Holzmarkt Village forgoes part of their building right.
- ✓ The process to alter existing local development plan is used to expand conventional norms for a liveable environment (ger: *Schutzgüter*) to better serve inhabitants, neighbours and city.

3. Status quo

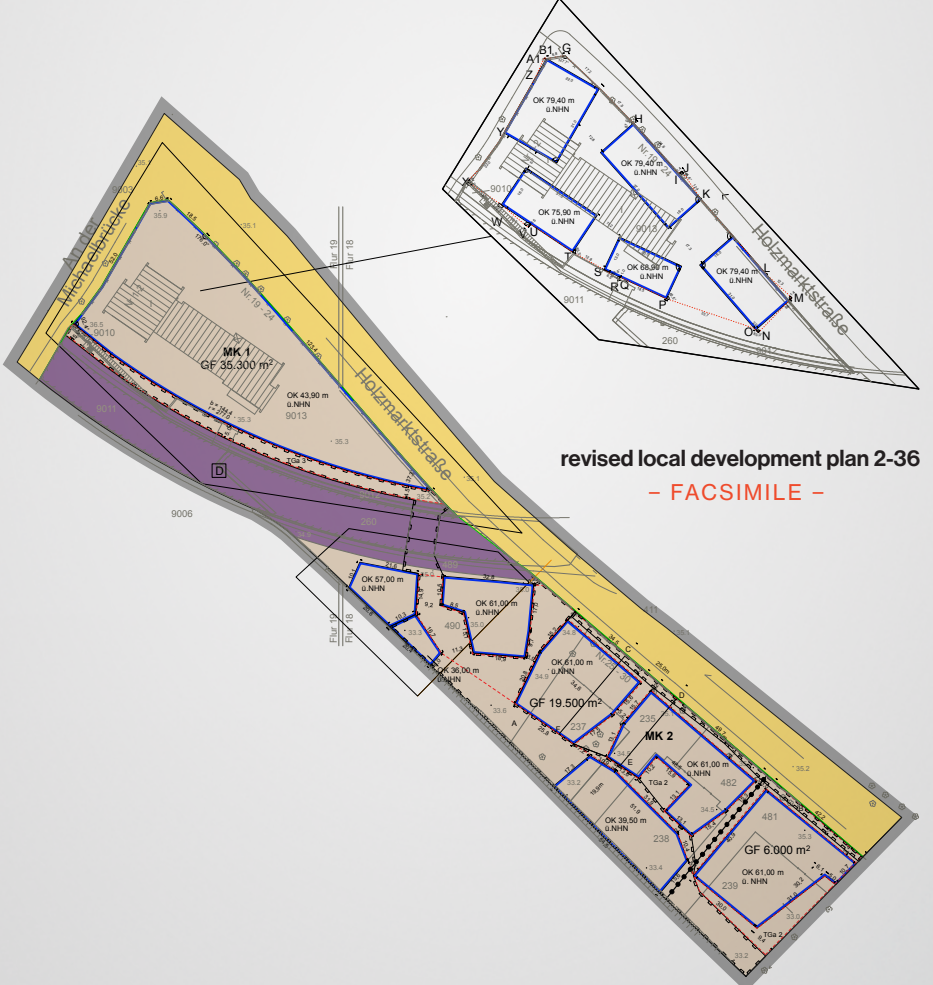
- ✓ We completed consultations with all required public-interest bodies (ger: *Träger öffentlicher Belange*).
- ✓ Das ECKWERK as it is conceptualised meets the requirements of both the current and the altered local development plan.



Proposed massing  
(according to local development plan V-76)



ECKWERK massing  
(revised local development plan 2-36)



Land use plan (ger: *FN*): area with downtown character

- Official municipal land use plan designates the plot as “*Kerngebiet*,” characterised by high levels of built-up land, high FAR and predominance of commercial and office functions.

Total plot size: 18,672 m²

- a shared plan area with MK1 and MK2 (ger: *Baufelder*) as developable sub areas

Floor area: 35,300 m²

- ECKWERK’s maximum floor area (by law permissible square meters of floor area above ground)

FAR: 6.0

- ECKWERK’s floor-area ratio

Possible uses

- our planning standards go beyond “*Kerngebiet*” minimum requirements
- demonstration of adequate conditions for healthy residential and office uses upon completion
- temporary and project-related residential use with collectively used services
- privacy ensured despite communal living concept

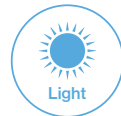
Approval process

- We are currently assessing the most suitable way of acquiring building permission considering ECKWERK’s innovative character in terms of construction and programme.



## Liveable environment (ger: *Schutzgüter*)

Healthy conditions for living and working are normative requirements. Additionally, we instill high standards for both the social and inhabitable environment.



### Lighting and illumination

The building configuration optimises illumination by sunlight.



### Minimum air flow

Sufficient ventilation is insured despite building at minimum distances. Where necessary, ventilation is mechanical or achieved through insulated air vents.



### Sound (noise pollution)

Besides addressing nuisances caused by noise with adequate sound proofing, we are also dedicated to ensure that the building deflects noise to the benefit of our neighbours.



### Minimum distances (ger: *Sozialabstand*)

Establishing a feeling of vibrancy and community is important for sustaining creative environments. Despite the dense building configuration, we follow all minimum distance requirements.



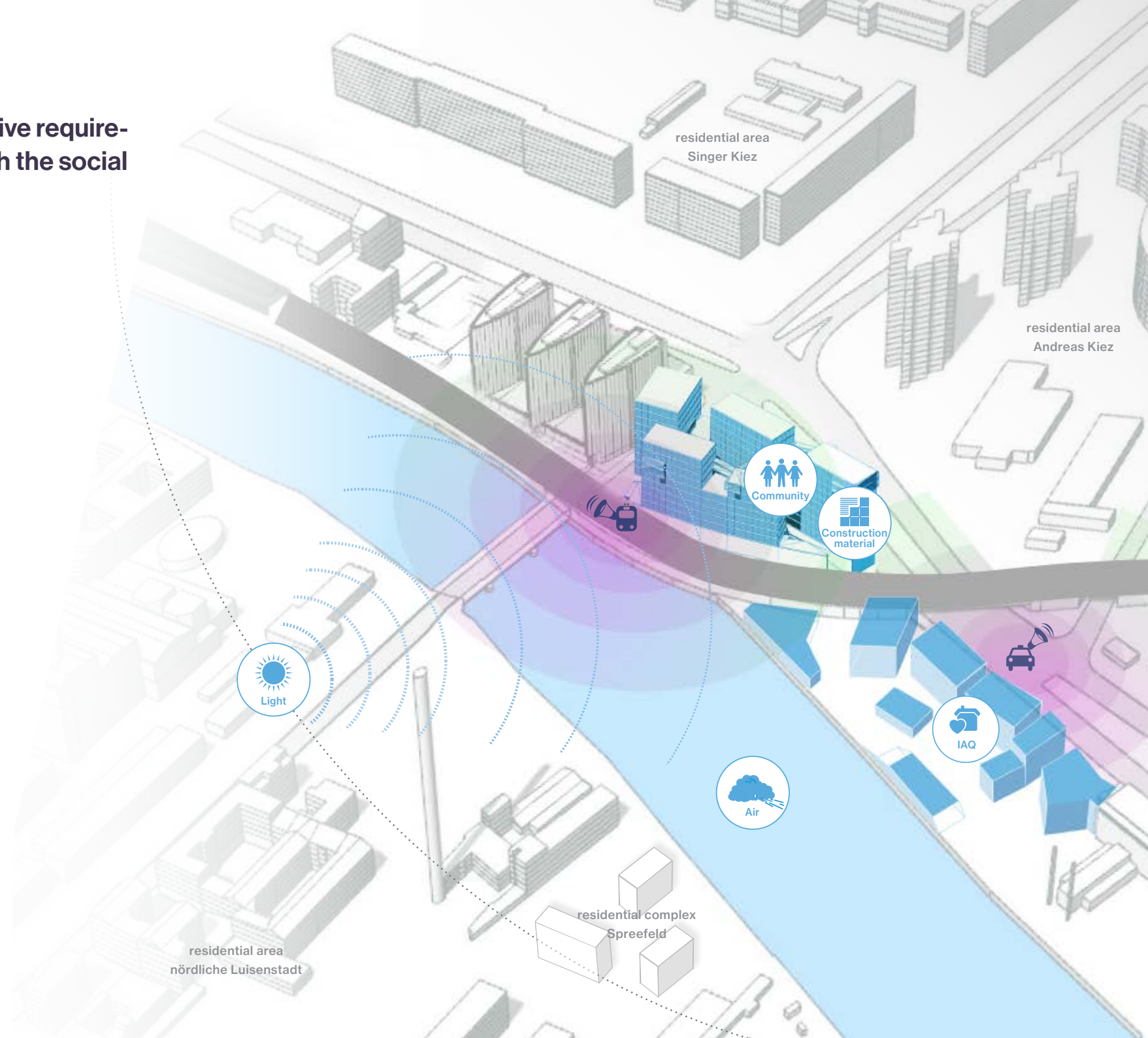
### Indoor air quality (IAQ)

We see a connection between indoor comfortableness and energy conscious solutions, and ensure a balanced proportion of window area, façade construction and materiality.



### Construction material

The selection of the construction material depends on its environmental efficiency, cost effectiveness and its contribution to the IAQ.



### Effective protection

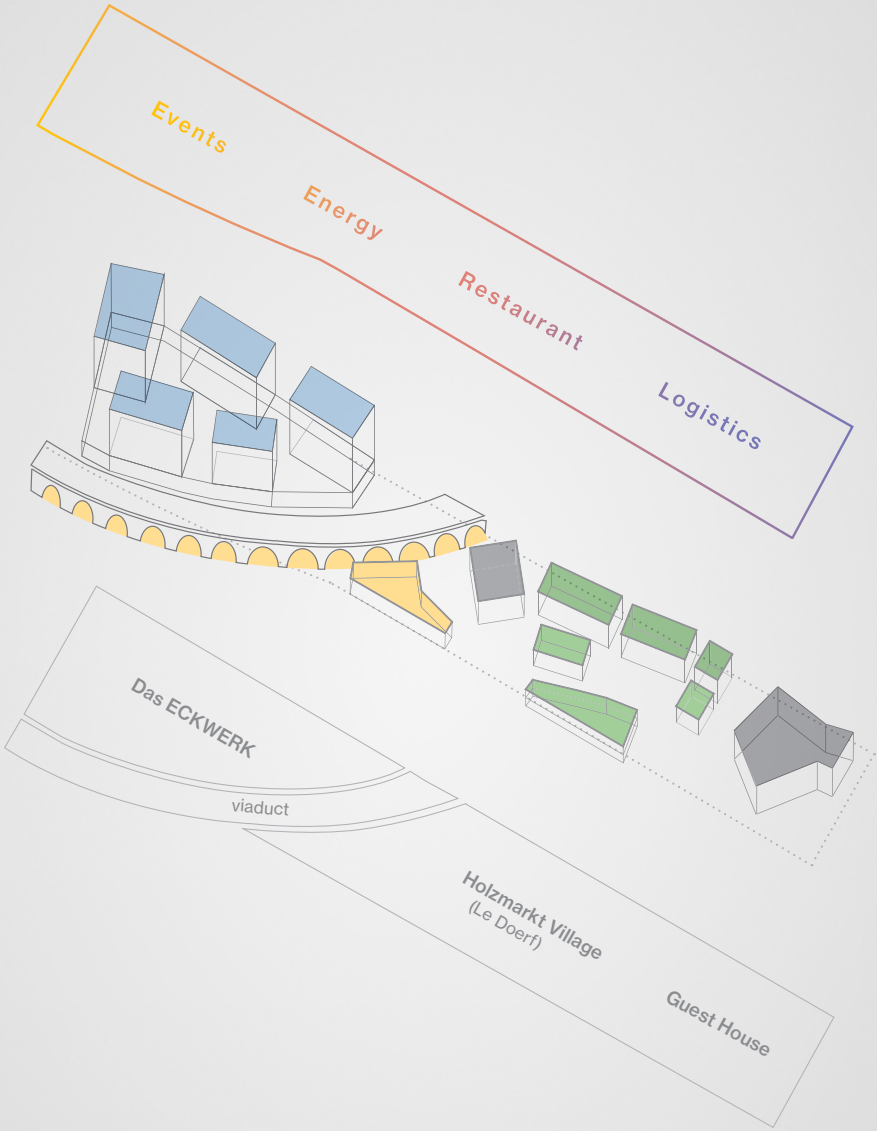
- Optimized building configuration considering and balancing all factors impacting the livability of the environment, both internally and externally.
- The development of the area has positive effects on the wider neighbourhood.

Holzmarkt District

Holzmarkt and Das ECKWERK depend on and complement each other. The Holzmarkt takes the first step.

Das ECKWERK is an off-shoot of the Holzmarkt, inextricably linked to both district character and management concept. The Holzmarkt conceived, tested and established the district-wide, thematically organised service cooperatives. It is this proximity, spatially and in character, that allows synergies to materialize. Energy supply, for example, is conceptualised to

serve the needs of Das ECKWERK and the Holzmarkt District, both in terms of demand and aspiration to deploy the cutting-edge of energy-saving technologies. The Holzmarkt benefits from its strength to mobilise resources and partners to program ECKWERK's provision and event spaces as well as to maximise occupancy rates of service spaces.



Holzmarkt District: status quo

- in use
- feasibility proven
- under construction (to be completed in 2016)
- planning phase
- service cooperatives



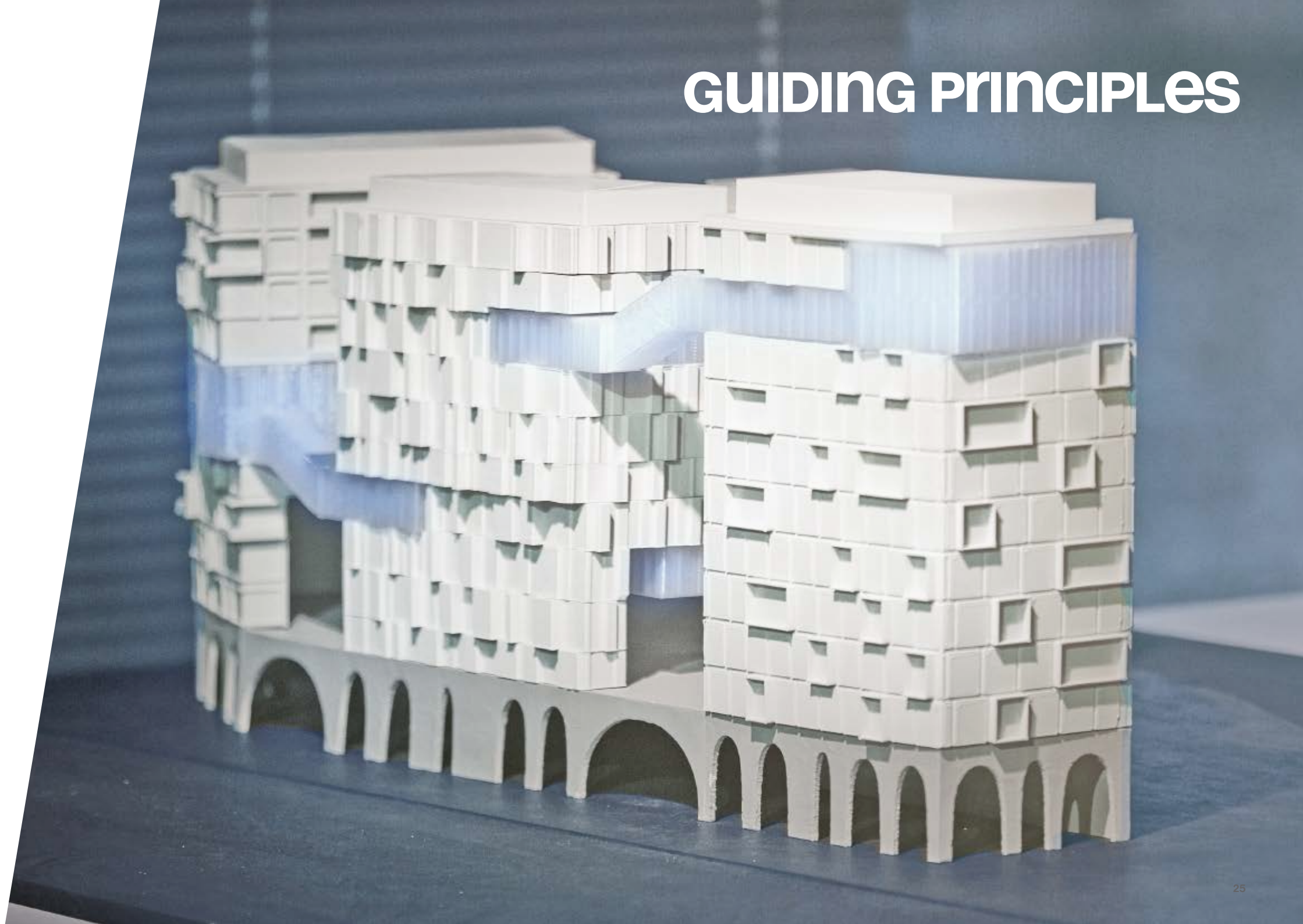
Service cooperatives up and running

- Logistics  
Holzmarkt Quartier Versorgungs GmbH
- Events  
MEOW Messen und Events am Holzmarkt GmbH
- Restaurant  
Katerschmaus GmbH



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# GUIDING PRINCIPLES

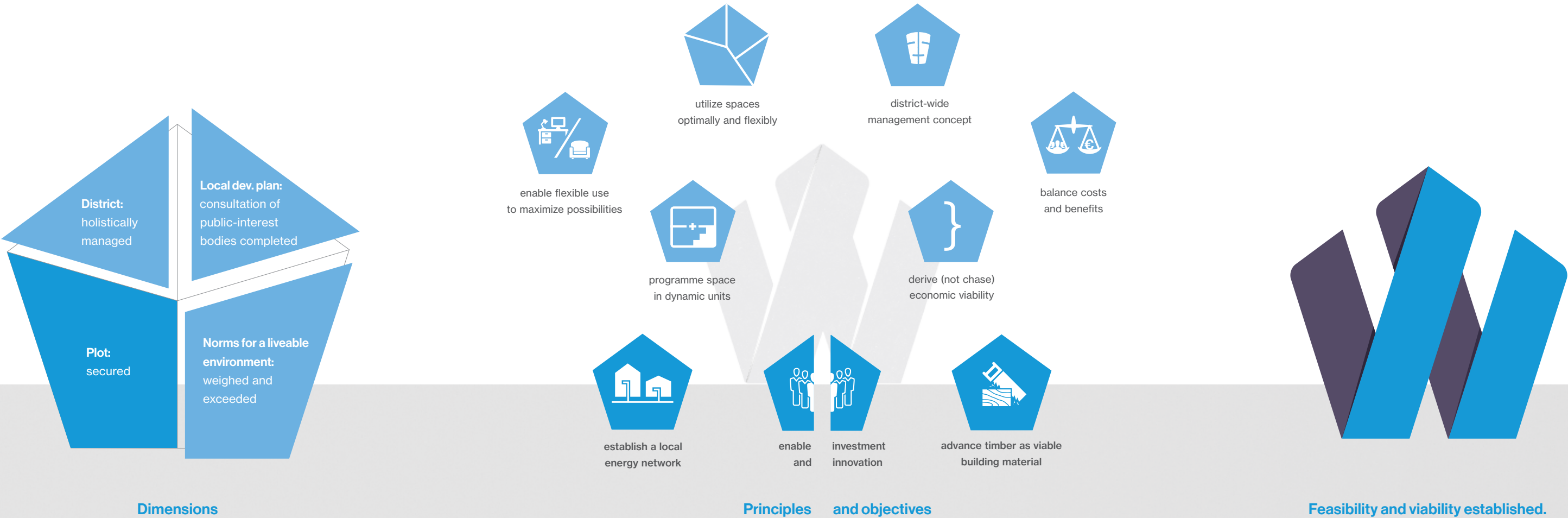




Process

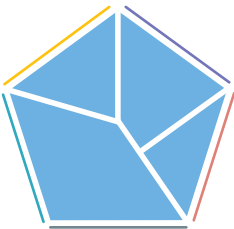
While law, planning and management are separate fields, they often overlap. Our aspiration is to find the greatest common denominator.

The cornerstones of the planning process are firmly based on a number of prerequisites, which can only be thought of and realised in the larger Holzmarkt context. This includes both the securing of land and the modification of the legally-binding local development plan. Further, the district and its service cooperatives are essential to guarantee occupancy and successful programming of certain spaces. We engaged with norms and rules for liveable environments (ger: *Schutzgüter*) and developed a set of guiding coordinates, which helped us to steer the process. The technical feasibility and economic viability is now established.



Spaces

In contrast to conventional classifications, we define spaces by their possible uses.



- Integrated space**

living and working in integrated and combinable units
- Provision space**

premium commercial space catering to district and city
- Service space**

energy and other services supplying both Das ECKWERK and the district
- Event space**

spaces of temporary use and flexible programming
- Circulation and utility space**

non-productive, building-related technical and circulation spaces

ECKWERK’s spatial categories

Integrated space	Provision space	Service space	Event space	Circulation and utility space
15,800 m²	7,200 m²	2,900 m²	6,400 m²	1,400 m²
			300 m²	5,000 m²
	2,400 m²			2,300 m²
15,800 m²	9,600 m²	2,900 m²	6,700 m²	8,700 m²
35,000 m²				
80 %				20 %
43,700 m²				

DIN classifications

Usable floor area	Circulation area	Mechanical area
33,700 m²		
	5,300 m²	
		4,700 m²
33,700 m²	5,300 m²	4,700 m²
<b>33,700 m²</b>		
77 %	23 %	
43,700 m²		



Area and flexible use maximised

- optimised floor plans within and between units

Management and programming

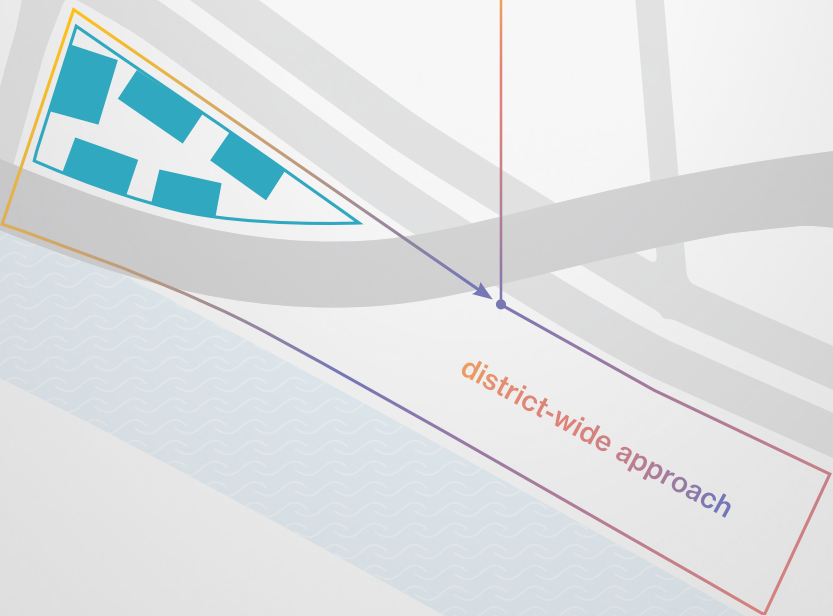
We offer space for business and living without selling out. District-spanning service co-ops manage, programme and tend to all shared spaces.



Das ECKWERK thrives through concerted activities and as part of the district. Spaces for working and living are rented as package, always linked to a project, fixed term and not on an individual basis. Event spaces are multifunctional and flexible in use. Service areas host

ECKWERK and district-related facilities. Commercial activities cater to inhabitants and the city alike. Every category contributes within the limits of its capacity to sustain costs and functionality.

Management concept  
incl. distribution of space and allocation of use

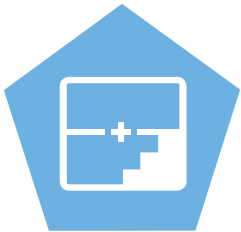


! Coordination through Holzmarkt cooperatives



Units

We conceive space in units. The possibilities of use are only limited by fire safety regulations.

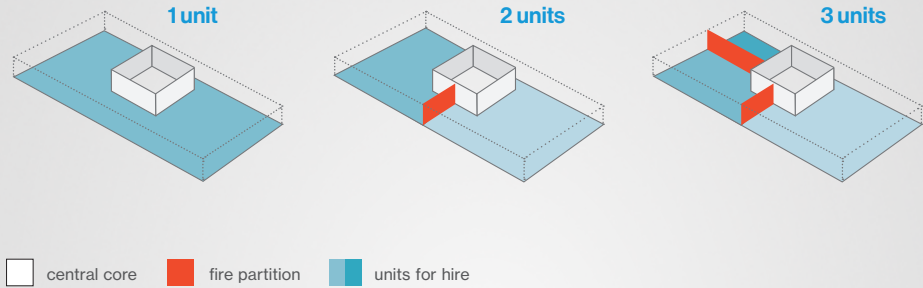


The floor plans are circumscribed by the building configuration, which, in turn, is the result of optimizing and balancing external influences and legal norms for liveable environments (ger: *Schutzgüter*). We strive for maximal flexibility in the usage of space. Thus, units are only par-

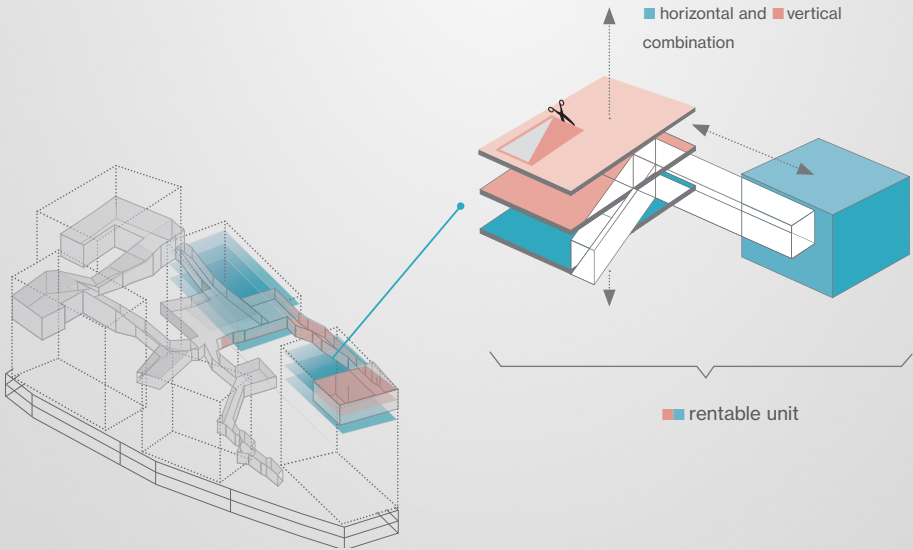
titioned to satisfy fire regulations. We do not allocate functions to specific spaces but demonstrate their feasibility within them – constructively, legally, logistically and socially. Units can be programmed and combined depending on location, size and demand.

Partitioning floor plans into units

The number of units per tower floor differs depending on respective locations, floor size and possible connections to the mountain path. In contrast, the partitioning of units in the plinth is a result of a number of dependencies such as building structure and flexible use.



Combining units



- Spaces are, as much as possible, multifunctional in use.
- Units can be combined into packages according to project needs.

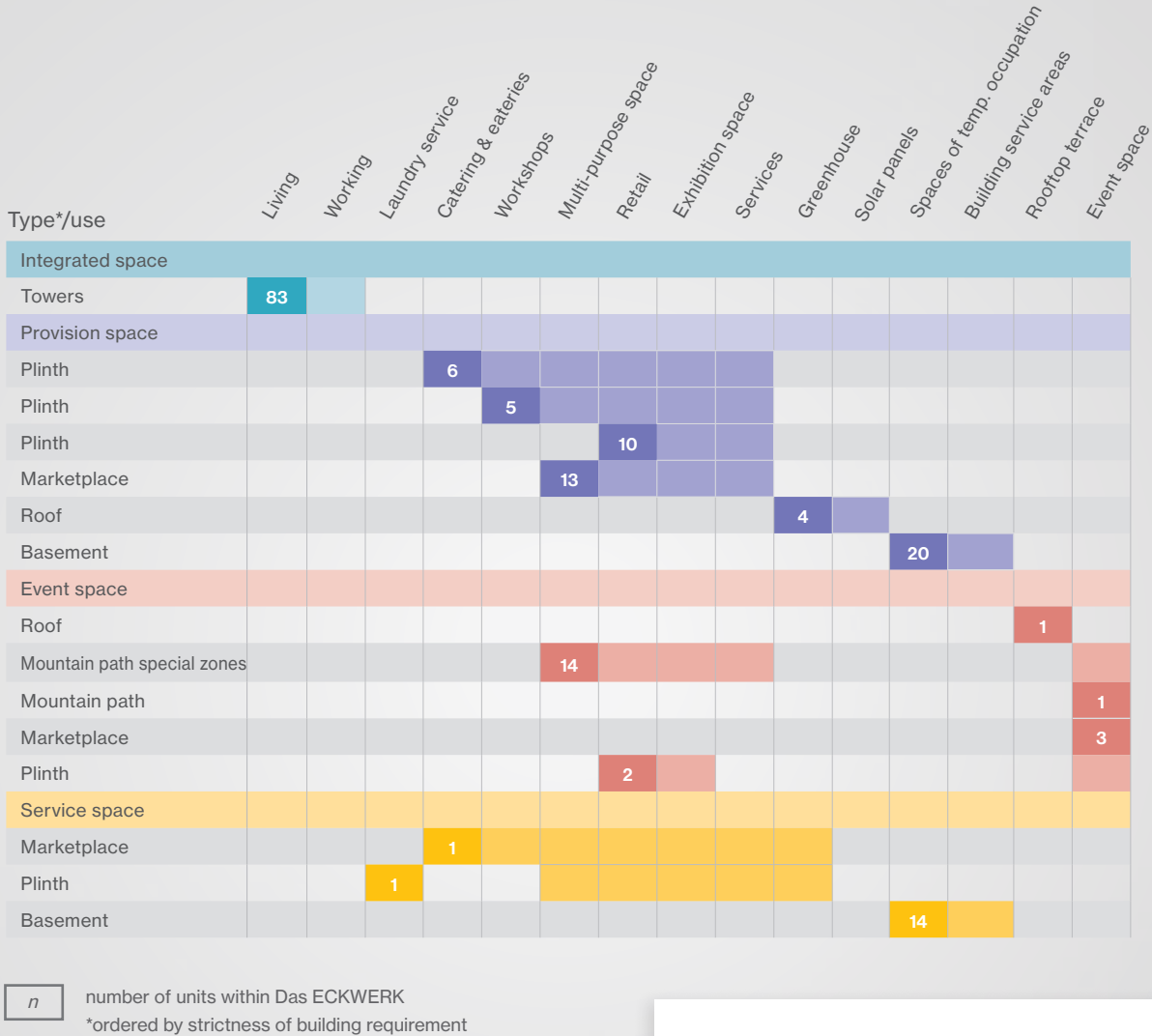
Possibilities

Maximizing the potential functions of units creates a pool of possibilities.  
We facilitate interaction and avoid unused spaces.



Das ECKWERK does not entertain individual offices, workshops or apartments. Rather, functions overlap, complement each other and promote encounter and exchange.

Circulation space, traditionally seen as non-assignable area, doubles as event space when needed. We cultivate synergistic and flexible co-working and communal living.



- Multiple and flexible uses are both intentional and viable.
- Interior fittings and fixtures of units done according to the requirements of strictest possible use.

Floor plans

Together we are greater than alone. With future inhabitants, we have redefined the relationship between private and communal living.

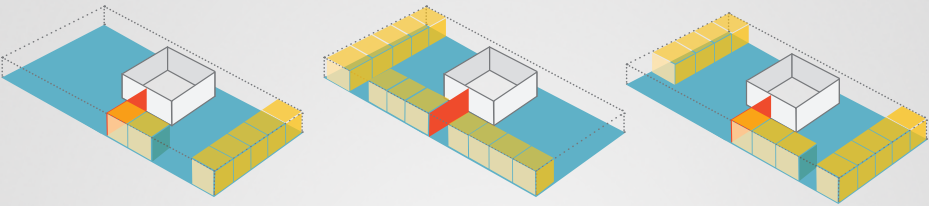


The perspective of the future inhabitant is imperative for conceptualizing and designing floor plans. Together with the University of Applied Sciences Potsdam, we studied new approaches to proportion individual and communal spaces, privacy and sharing in apartments.



Adjustable combination of living and working

Optimized individual rooms give sufficient privacy while generous communal and work spaces allow for synergies and exchanges.

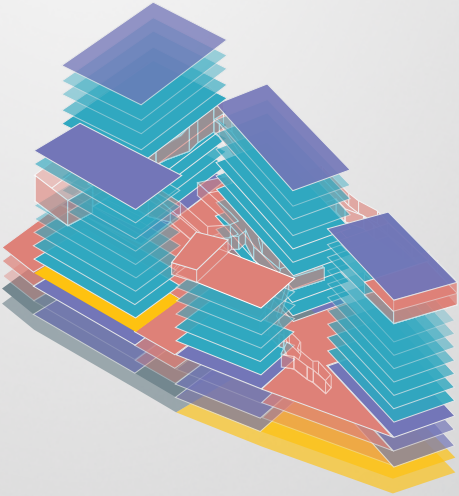


central core fire partition living and working private room

Location of spatial categories

Placement and arrangement of possible uses taking external parameters, incl. norms for liveable environments (ger: *Schutzgüter*) into consideration.

integrated space provision space event space service space

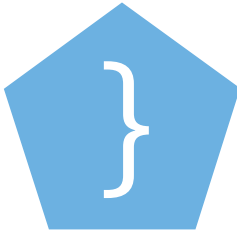
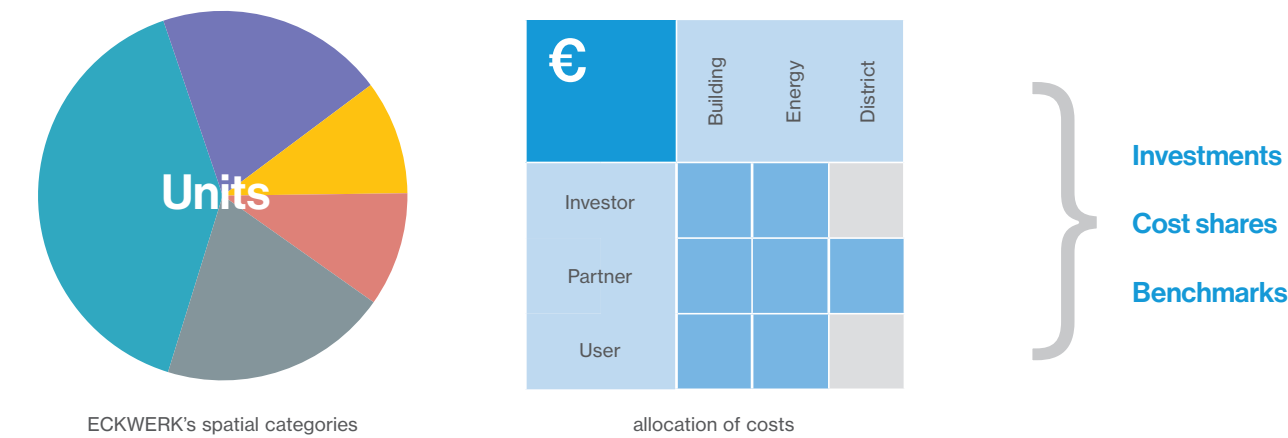


- We think of working and living as integrated, flexibly overlapping and fixed-term.
- Das ECKWERK does not provide individual apartments, but privacy.



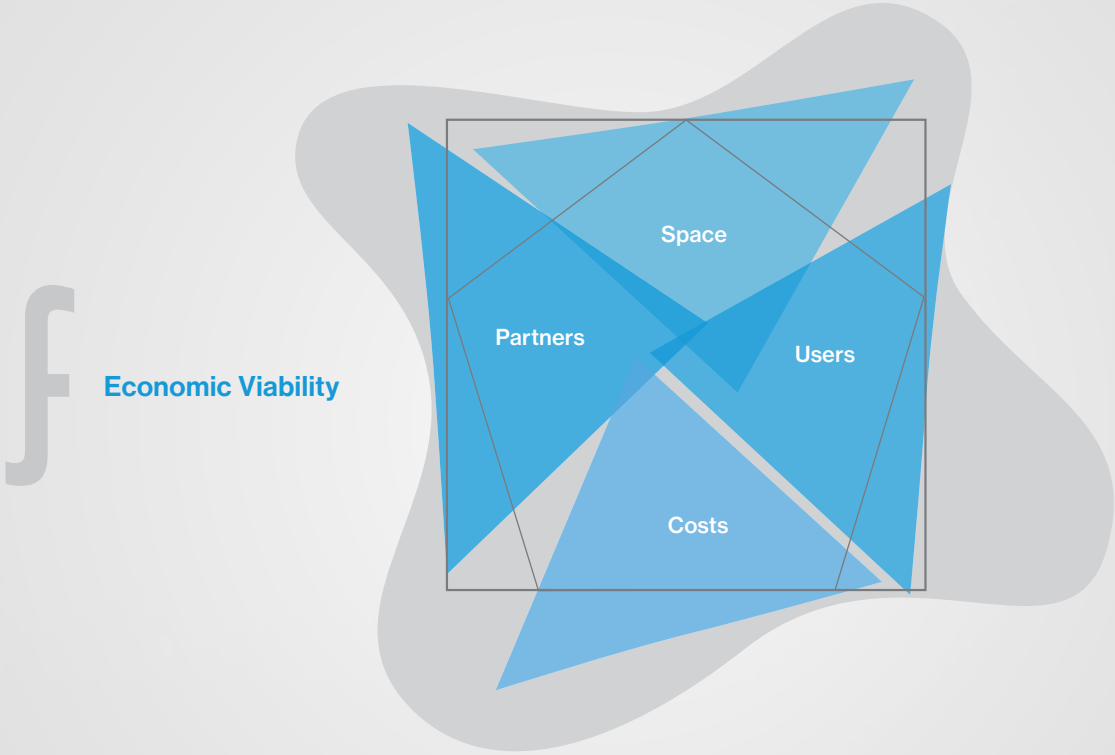
Formula

Each spatial category has associated costs and revenues. These relationships form the basis for inferring the economic viability.



Due to its prime location and in-demand offerings, the economic viability of Das ECKWERK is overwhelmingly evident. However, our ambition is not to maximise profit, but to enable a maximum degree of creative freedom. The formula allows us to shift attention away from areas and averages and toward spaces and

possibilities. Our (social) contracts facilitate cooperation and the sharing of costs and responsibilities. The only constant is Gewobag's option to acquire the remaining shares of Das ECKWERK at RFO (ready-for-occupancy) state at an agreed-upon strike price per square meter of usable area.



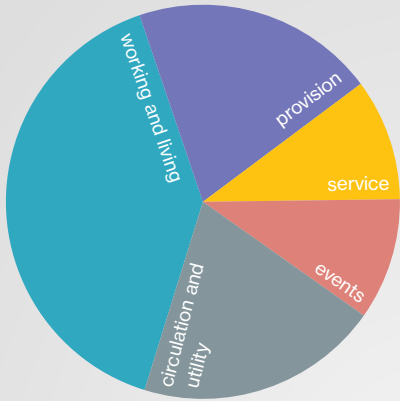
Economic viability

We maximise possibilities of use, not profit. Each spatial category uniquely contributes to covering the costs.



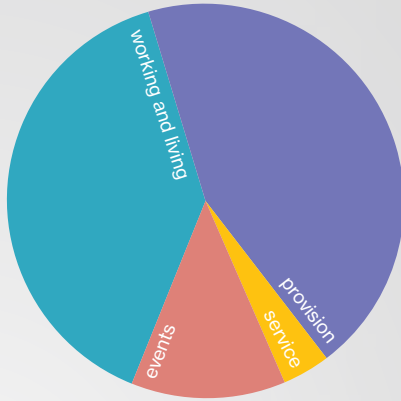
Das ECKWERK pays for itself. Cost calculations take into account both hard and soft costs, such as costs for building and land as well as costs for debt service and administration. The resulting sum is the benchmark for the sum of possible revenues each spatial cat-

egory might incur. Billing takes into account not only the area occupied by the user, but also the right to use all service and provision spaces. Income will both be reinvested into the building and taken into account when determining necessary revenues.



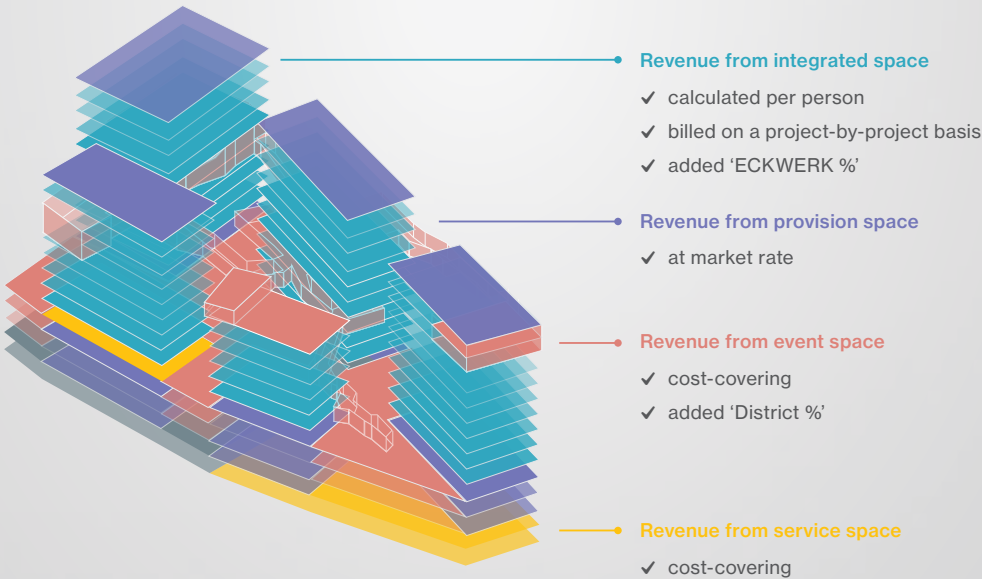
Investments

per spatial category



Revenue

from spatial categories



Cost-covering instead of profit-accumulating

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# BUILDING and FUNCTION





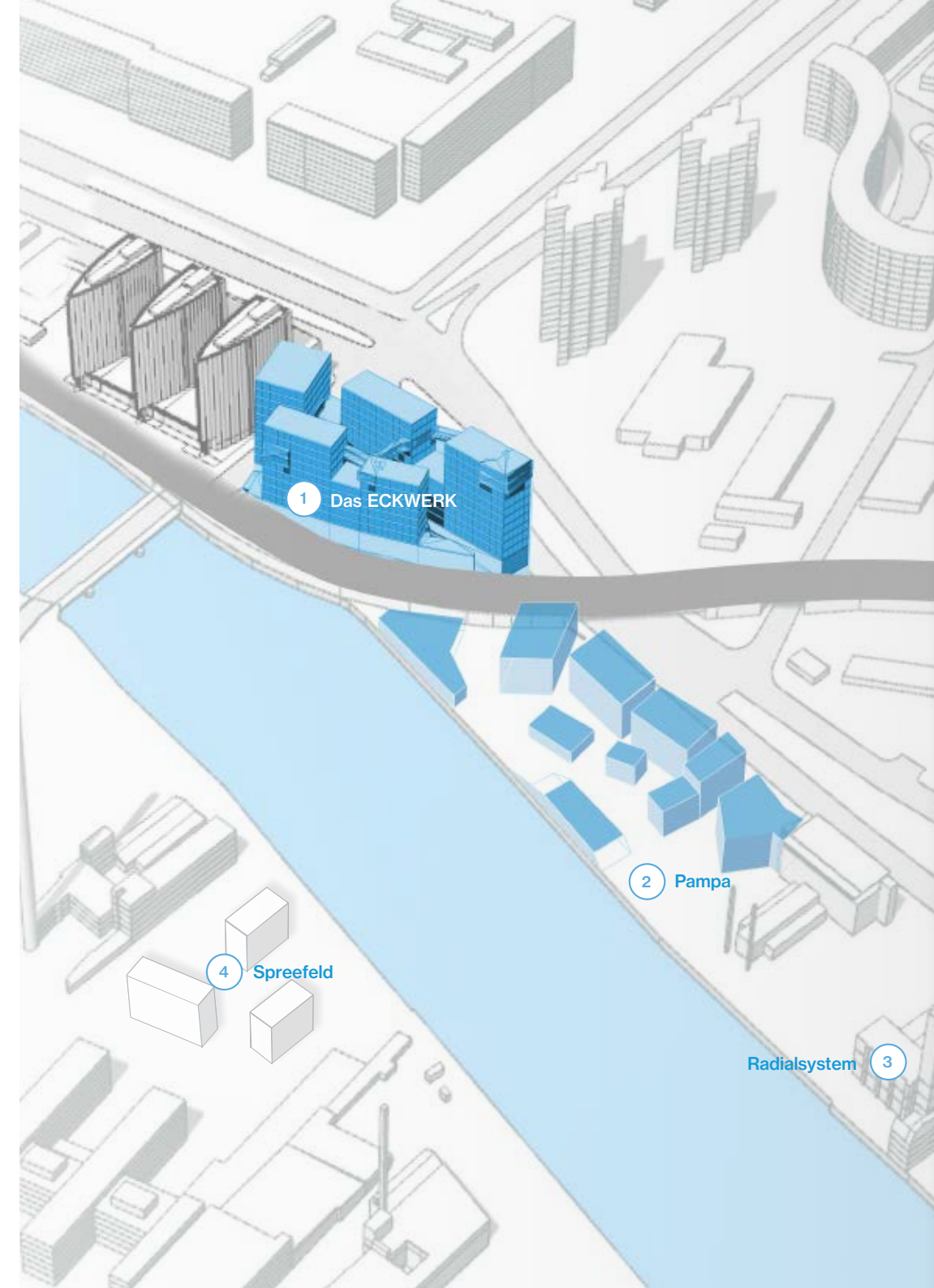
## Urban context

Das ECKWERK bridges and completes the Holzmarkt District. It combines the historical character of its surroundings with its innovative uses.



Das ECKWERK takes inspiration from its urban surroundings. The plinth mirrors the abutting railway viaduct and creates a lively alley in between. The mountain path connects to and elevates the river walk into the third dimension; it creates

spaces of encounter inside and in-between the towers and offers views across both district and city. The roofed market-place forms the urban counterpart to the village-type structures that characterise the rest of the Holzmarkt District.



**We think and plan beyond our boundaries.**

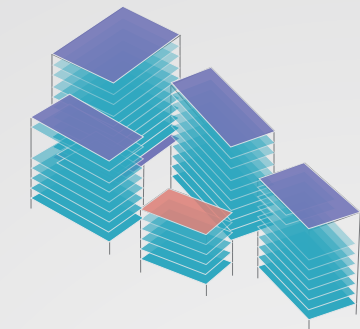
- development of district-wide energy, mobility, delivery and waste management concepts
- attractive walkways pass through the area and connect diverse eateries and event spaces

Building elements

Das ECKWERK is the physical manifestation of our principles. Five elements form a vivid building complex, distinctive and functional to the core.

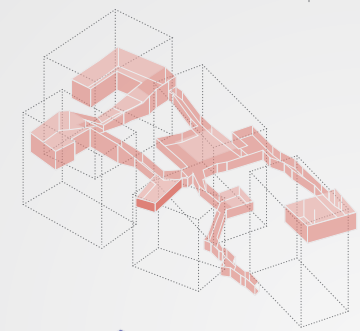
We balance the functional and aesthetic concerns of each building element, which both depend upon and complement each other. Take the plinth and basement as an example: foundation possibilities and additional floor area gain as well as its ripple

effects for the programming of the rest of the building has been taken into account and evaluated. We now rely on the plinth and the basement – and so do the marketplace, the towers and the mountain path.



Towers

83 units / 15,800 m² integrated space  
4 units / 1,600 m² provision space  
1 unit / 200 m² event space



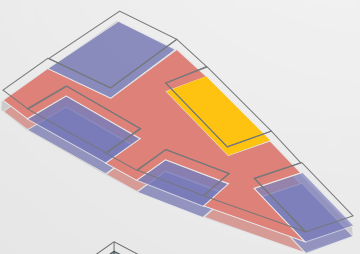
Mountain path

15 units / 2,300 m² event space



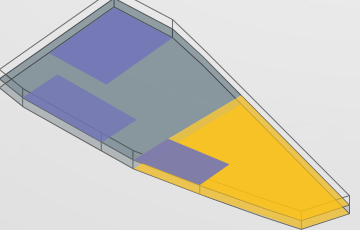
Marketplace

3 units / 1,600 m² event space  
13 units / 1,900 m² provision space  
1 unit / 300 m² service space



Plinth

2 units / 2,600 m² event space  
23 units / 3,900 m² provision space  
1 unit / 150 m² service space



Basement

18 units / 2,200 m² provision space  
14 units / 2,400 m² service space



In regard to the construction material and an approach to technical building equipment, we have found viable alternatives. To successfully implement our vision, we do not see ourselves as the project's owner, but as an enterprise and a partner.

# crossroads



Partnerships and research

To put into practice our understanding of social, ecological and economic sustainability, we collaborate with a wide range of partners, who enable us to think holistically and in an integrated manner.



A sustainable project is not bound by its spatial dimensions. During the process, we have confronted the big questions of our time as well as questioned ourselves. How should we move through the city? To what extent do we want to share our belongings? How

much of the available space do we use communally; how much do we need for privacy? We are prepared to compromise whenever answers reflect mutual understanding and advantage.

# new urban agenda



## Alternatives

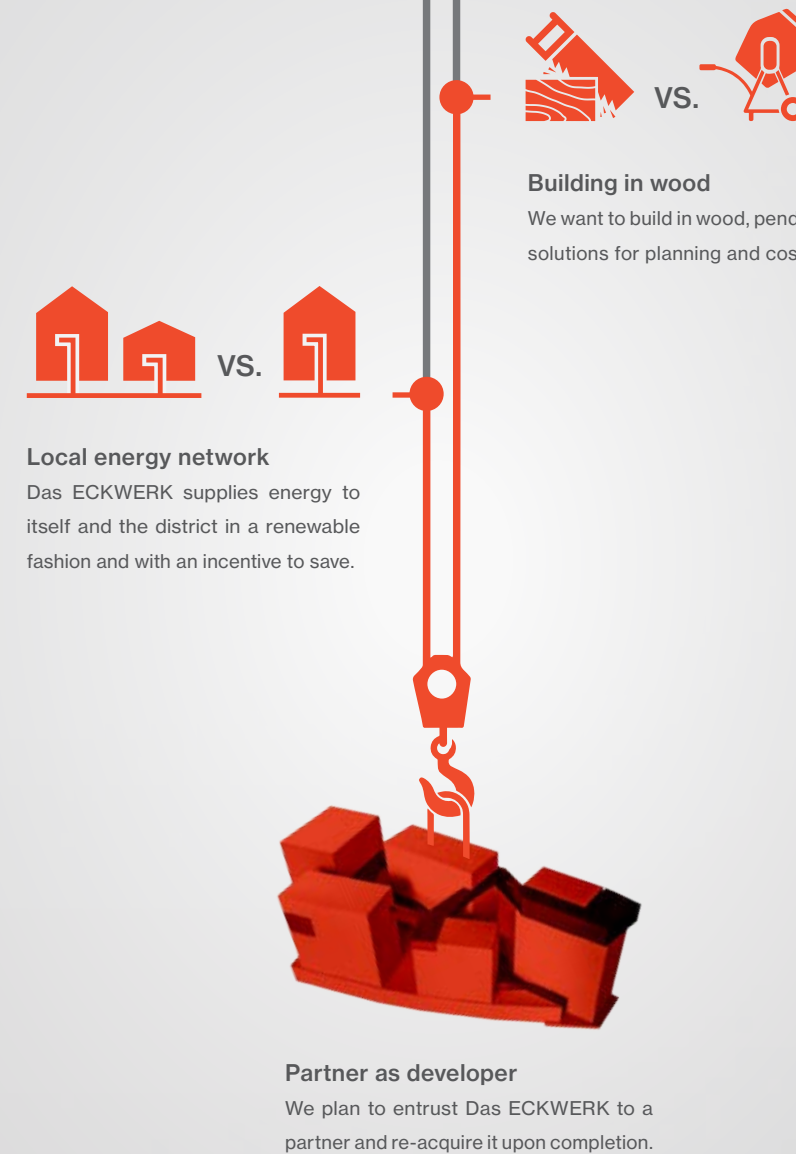
**We are now at a crossroads. We are seeking partners with the capacity, expertise and yearning for innovation.**

### Three ambitions characterise both Das ECKWERK and its planning process:

- ✓ appraise the building elements in relation to timber as viable building material
- ✓ separate innovation lifecycles of technical appliances from building maintenance
- ✓ consider future operating cost savings in today's investment decisions

### An open-ended and unbiased approach permitted new partnerships and insights:

- ✓ A large portion of Das ECKWERK can be built nearly cost-neutrally in timber, including columns, walls and floors.
- ✓ Energy supply can be both mechanically and organisationally detached from the building and investment in innovation pays off.
- ✓ Choosing the right partner and enabling their involvement, not only contractually, but also as integral part of the corporate structure, is crucial.



- Our organisational structure allows for equity sharing.
- The basis of any cooperation are our values, premises and assessments as well as the strengths and capacities of our partners.
- We do not aim for conventional contracting, but rather demand shared responsibility and equity.

## Building in wood

**We have appraised all building elements related to timber. Both constructive and financial feasibility were demonstrated during the process.**



## Contractual basis

- ✓ contractually stipulated the exploration of timber as building material with architects and consultants

## Research

- ✓ conducted international study of processes, suppliers and reference projects
- ✓ cooperated with Technical University of Munich

## Funding

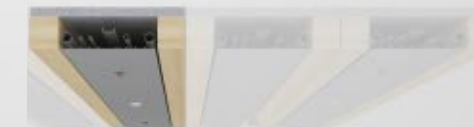
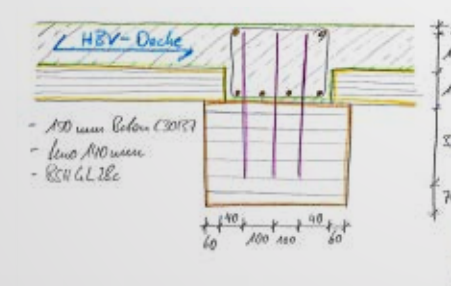
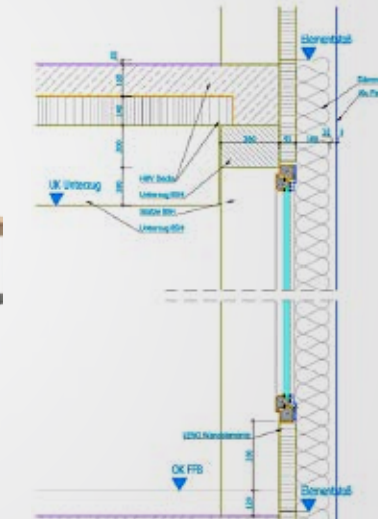
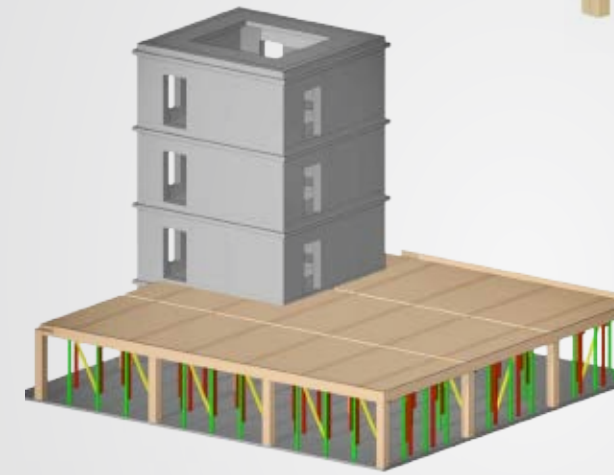
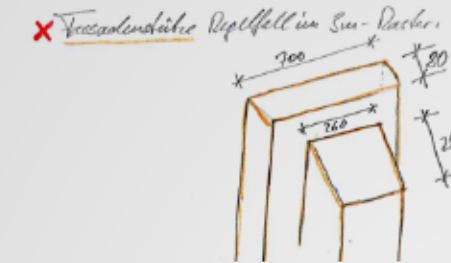
- ✓ secured research grant from DBU (German Federal Environmental Foundation)
- ✓ phase 1 documented and completed, phase 2 funding requested

## Planning

- ✓ identified suitable building elements: structure, floors, exterior walls
- ✓ consulted suppliers
- ✓ assessed dependencies and implications

## Consulting

- ✓ vibration survey
- ✓ reports from fire detection and protection, technical building equipment, structural engineering
- ✓ draft construction details
- ✓ consultation with fire brigade and fire protection engineers



### Timber construction for significant parts of towers possible

- columns, floors and exterior walls are constructively and financially feasible
- positive effects of timber on indoor air quality

## Foundations for timber construction laid

- successful temporary use of land finances longer planning phase
- funding for exemplary and innovative character of project
- equity participation of partner assures cost certainty



Local energy network

At Holzmarkt, energy is generated and shared district-wide.  
Das ECKWERK recognizes technology in its life cycles of innovation.



Objectives

- decoupling of two competing lifecycles: building maintenance and technological innovation
- gearing technical building equipment towards sustainable solutions and district-wide efficiencies
- considering future operating costs in today's business case

Conclusions

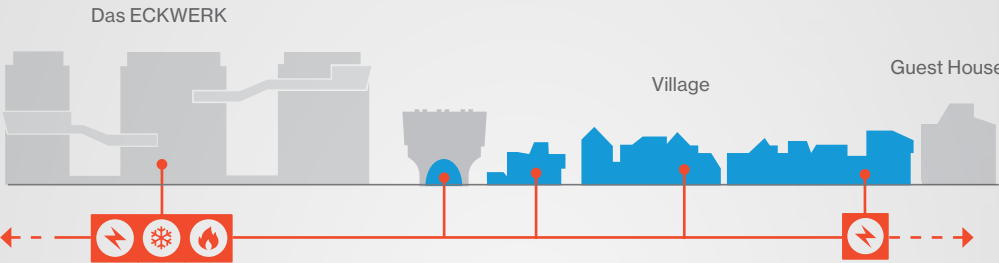
- analyse locally-available capacities
- develop guidelines for architects and consultants
- establish an energy cooperative acting as project developer for technical building equipment
- investigate legal and organisational prerequisites for district-wide energy concepts in terms of development, financing and use

Status quo

- developed preliminary concept of technical building equipment (technically and financially) aimed at building, district and innovation
- defined planning guidelines and decision criteria for technical building equipment
- secured research grant from DBU (German Federal Environmental Foundation)

The energy cooperative has conceptualised the planning and financing of all energy-related technical building equipment. Currently, it successfully supplies energy to the first phase development of the Holzmarkt

District. Das ECKWERK will host significant parts of the district-wide energy production. Necessary fittings and connections are pre-installed across the area.



energy implementation and distribution diagram



- Holzmarkt's energy-related ambitions are accomplishable
- incentivized energy-efficiency of technical equipment
- established organisational structure
- first phase of Holzmarkt development is operative

About this publication

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Further information

[Print \(download from blog.eckwerk.com\)](#)

Concept note, 2014 (German, English)

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