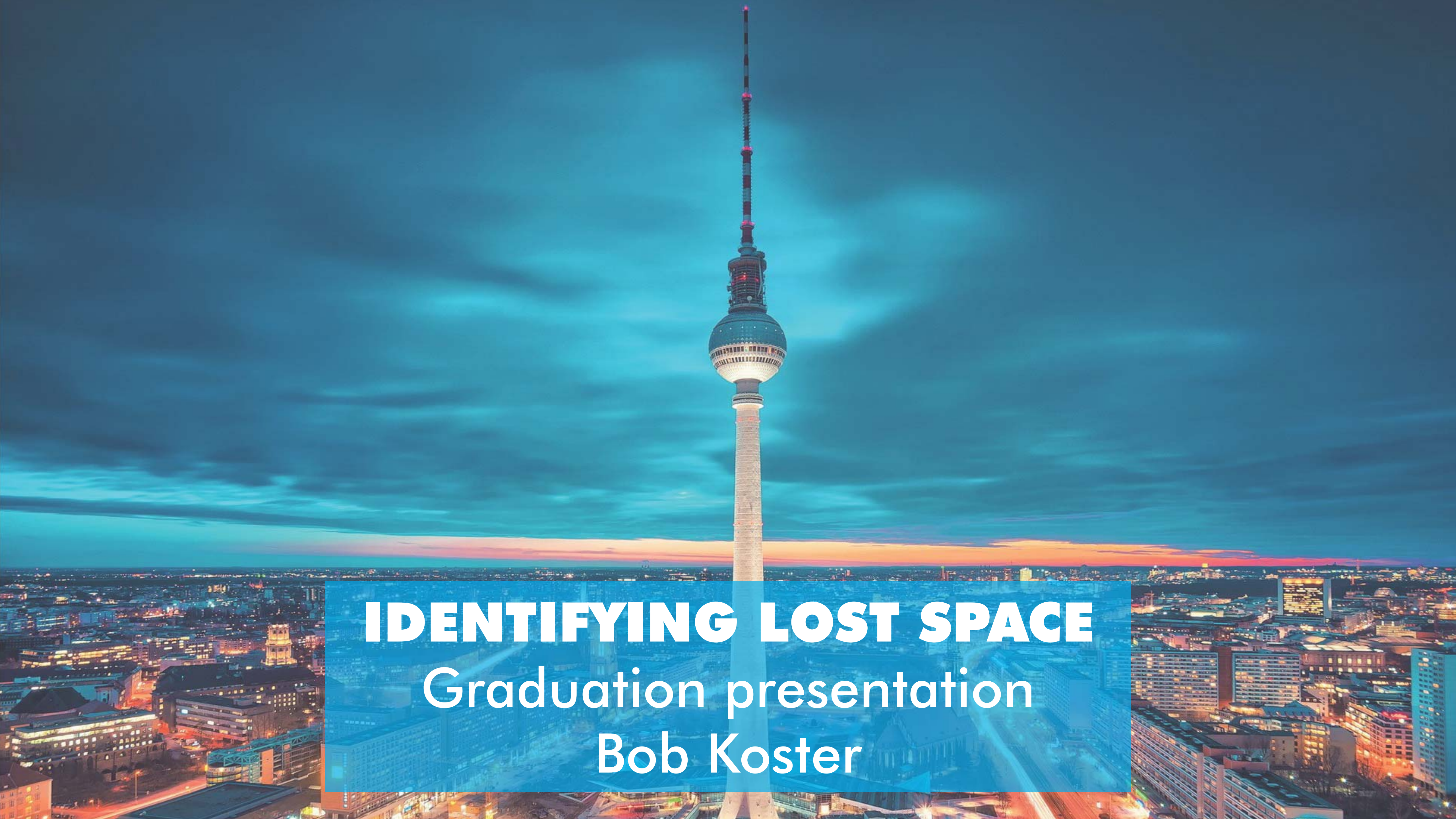




IDENTIFYING LOST SPACE

Graduation presentation

Bob Koster

Overview

- Introduction: Problem statement
- Literature framework
- Lost space case studies
- Mapping lost space
- Conclusions and reflection

Identifying lost space

Bob Koster

1502972

Studio:

Regional Governance,
Planning and Design

Mentor team:

Verena Balz
Egbert Stolk



INTRODUCTION: PROBLEM STATEMENT

Facination



Národní 138/10, Prague, Czech Republic



U.S. Steel Plant, South Side Chicago, Illinois, USA

Case study #1: Alexanderplatz



Former Iraqi ambasey, Berlin, Germany

Finding lost space by R. Trancik

“Lost spaces, **underused** and **deteriorating**, provide exceptional **opportunities** to reshape an urban centre, so that it attracts people back downtown and counteracts sprawl and suburbanization.” (Trancik, 1986, p. 2)



What has changed since *finding lost space* was published?



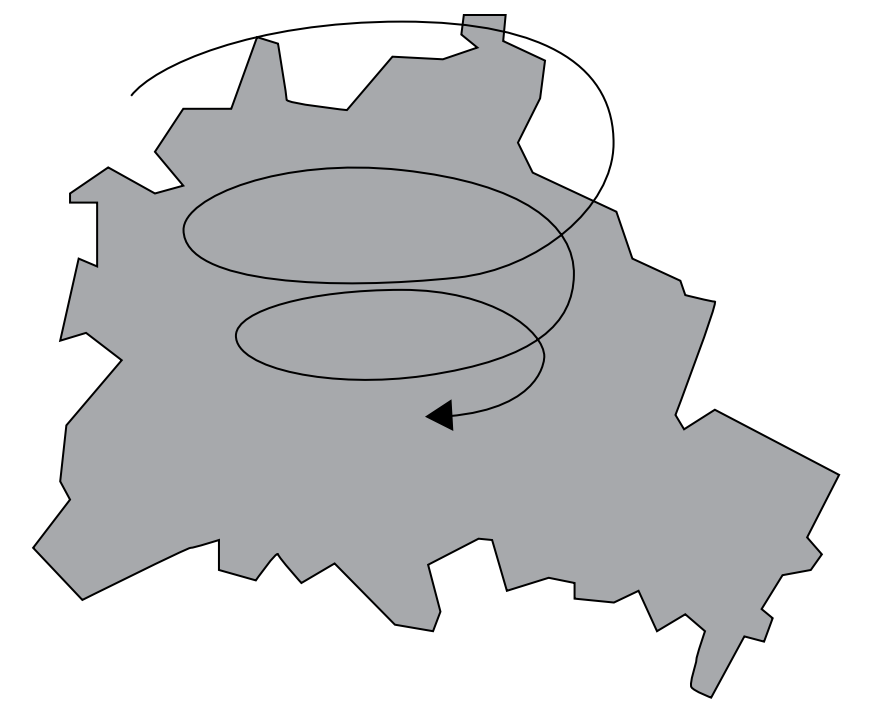
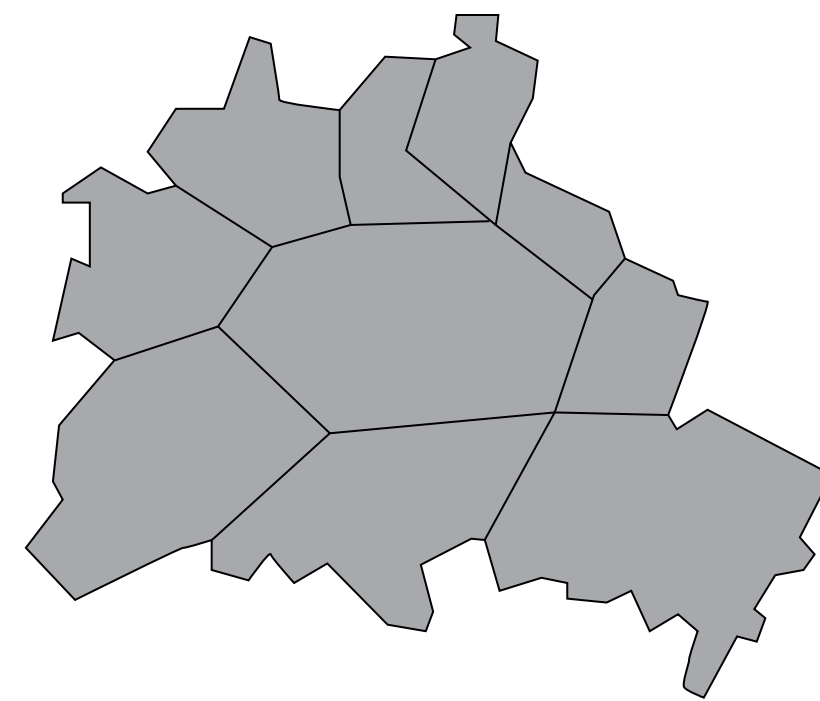
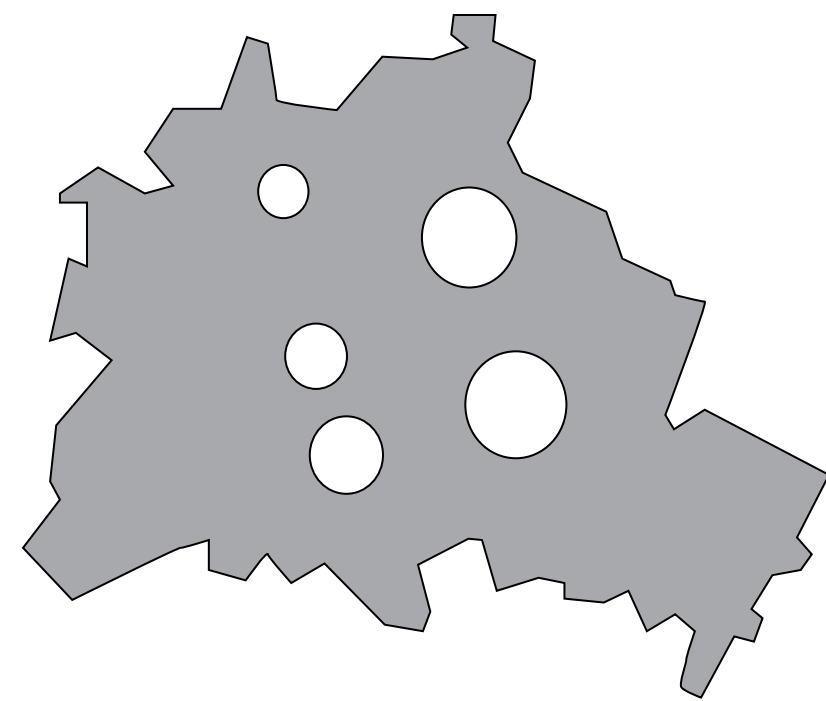
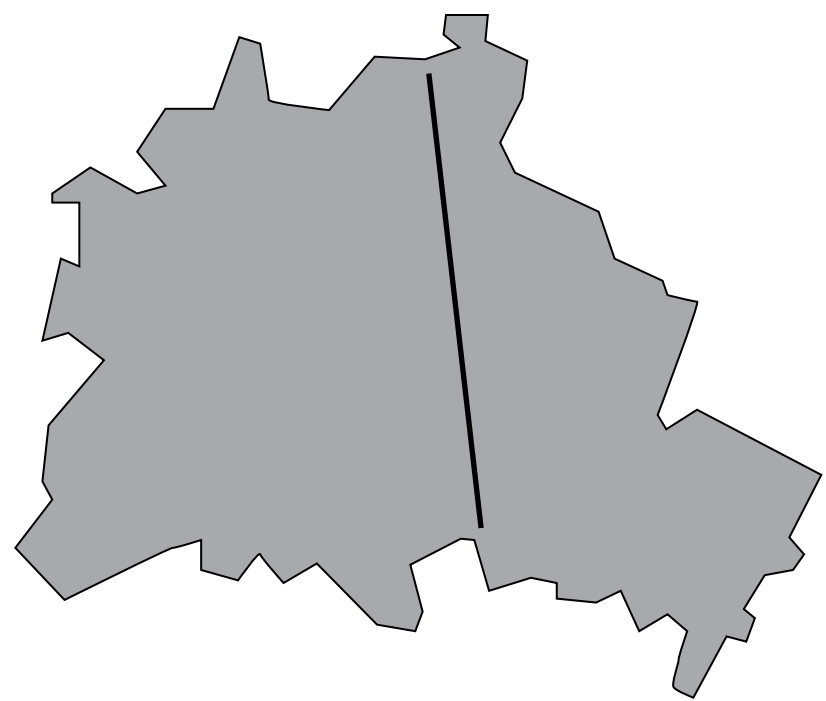
1989

2000

now

Problem statement

Changes in **political norms** and associated **planning approaches** have substantially **contributed** to the **emergence** of **lost spaces** in cities: areas that suffer from being **under-used** and **isolated**.



Research questions

What types of lost spaces can be identified in an urban context and what actions are important in order to tackle the problems of lost space?

1. What different perspectives on lost space are there and which ideologies are behind these perspectives?
2. What characteristics are part of the problem of lost space and how are these characteristics connected to the different perspectives?
3. How can, with the use of the perspectives and characteristics, lost spaces be identified in the urban context?

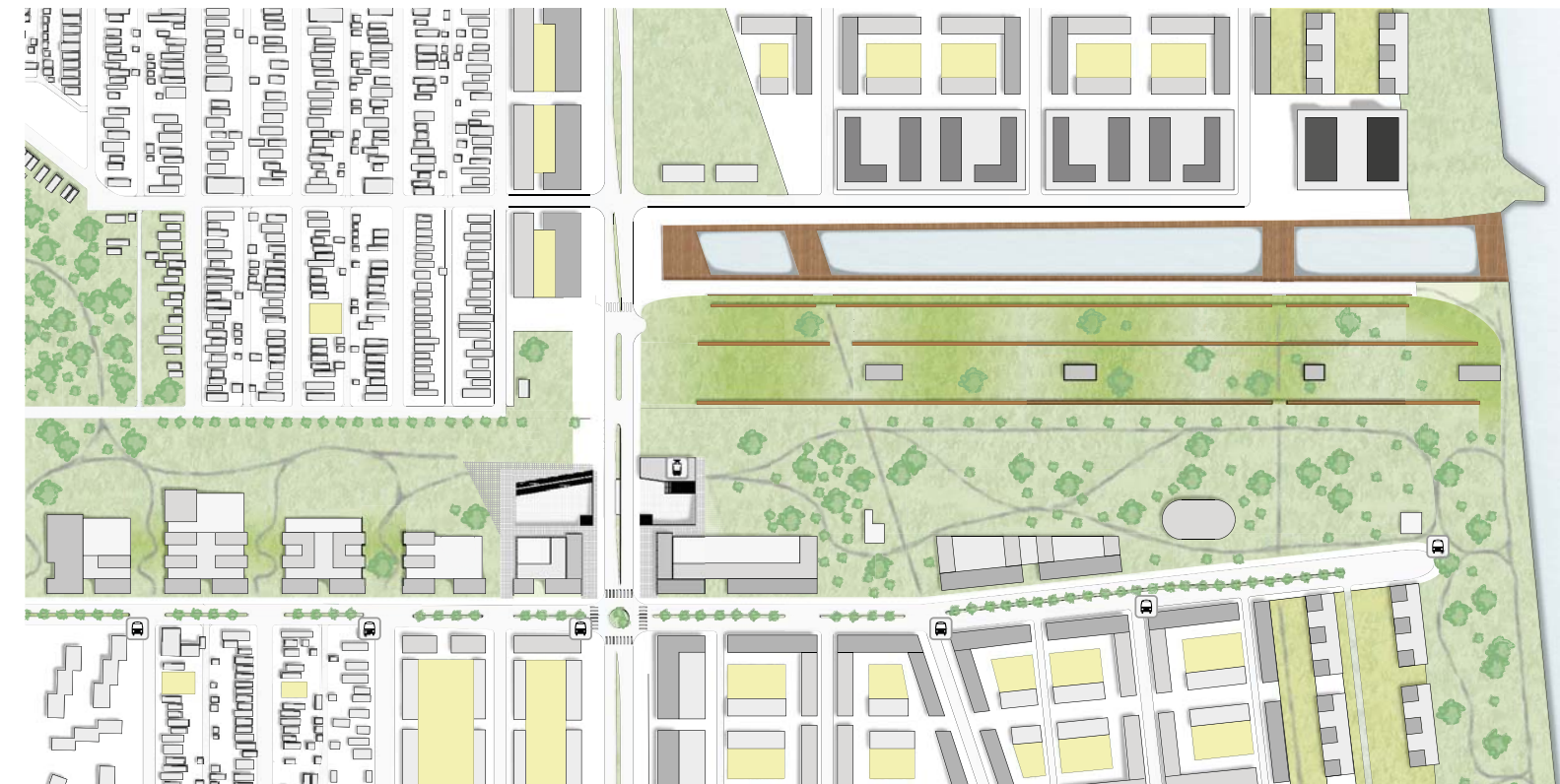
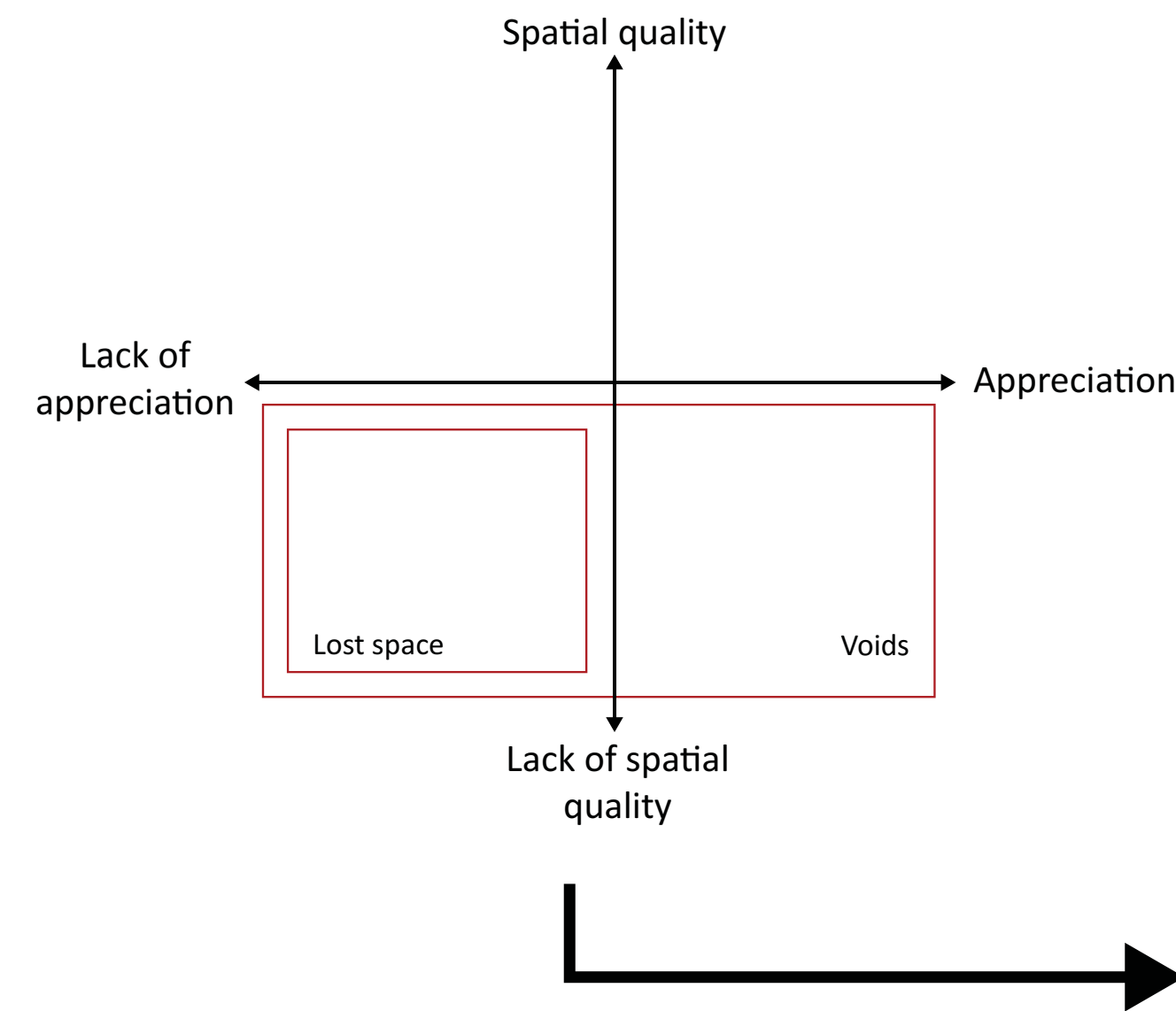
Orders of design: first order



Orders of design: second order



Orders of design: Third order order

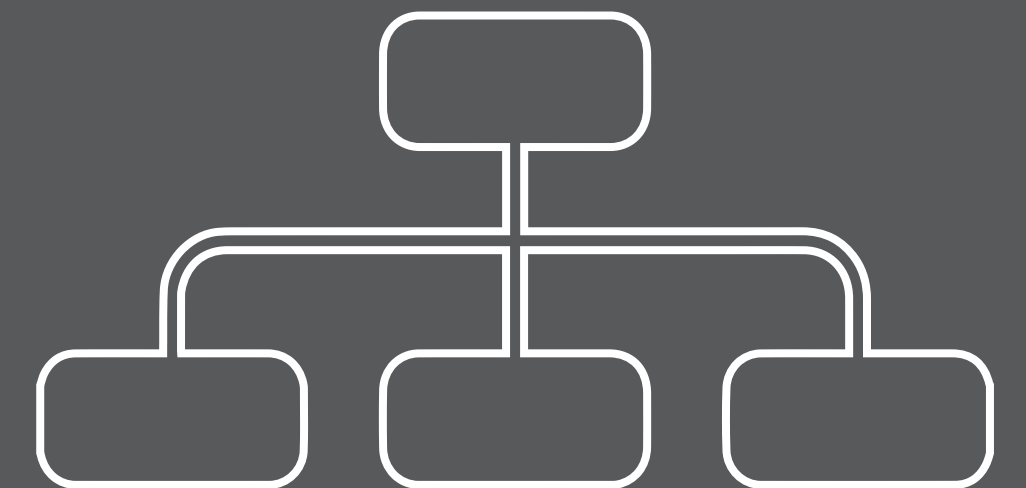
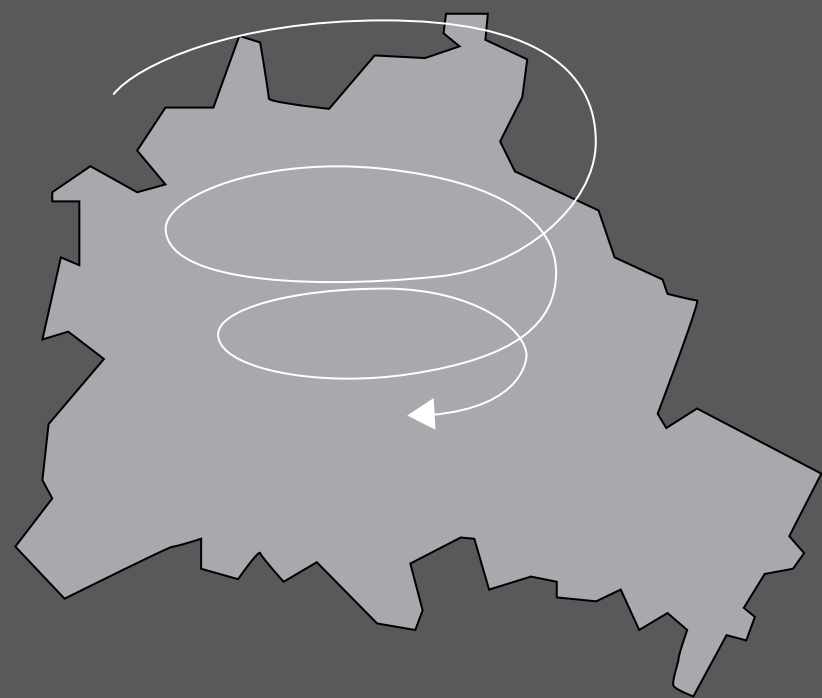


Relevance

Negative spiral influencing the urban tissue, known as lost space

Not searching for a definitive answer but for patterns that create voids

Creation of a framework on how to investigate and work with lost spaces



A photograph of a large, white, geodesic dome structure situated on a rooftop. The dome is covered in a network of thin metal poles and has several black graffiti tags on its surface. To the left of the dome is a concrete building with a balcony and a doorway, both of which are heavily covered in colorful graffiti. The sky is blue with scattered white clouds. A semi-transparent blue rectangular box is overlaid on the lower portion of the image, containing the text 'LITERATURE FRAMEWORK' in white, bold, sans-serif capital letters.

LITERATURE FRAMEWORK

What is Lost space?

“Lost spaces, the inescapable entropic counterpart to evolution and urbanization, far from marking failure, testifies to previous success and the design challenge for its continuance.”
(Berger, 2006, p. 214)

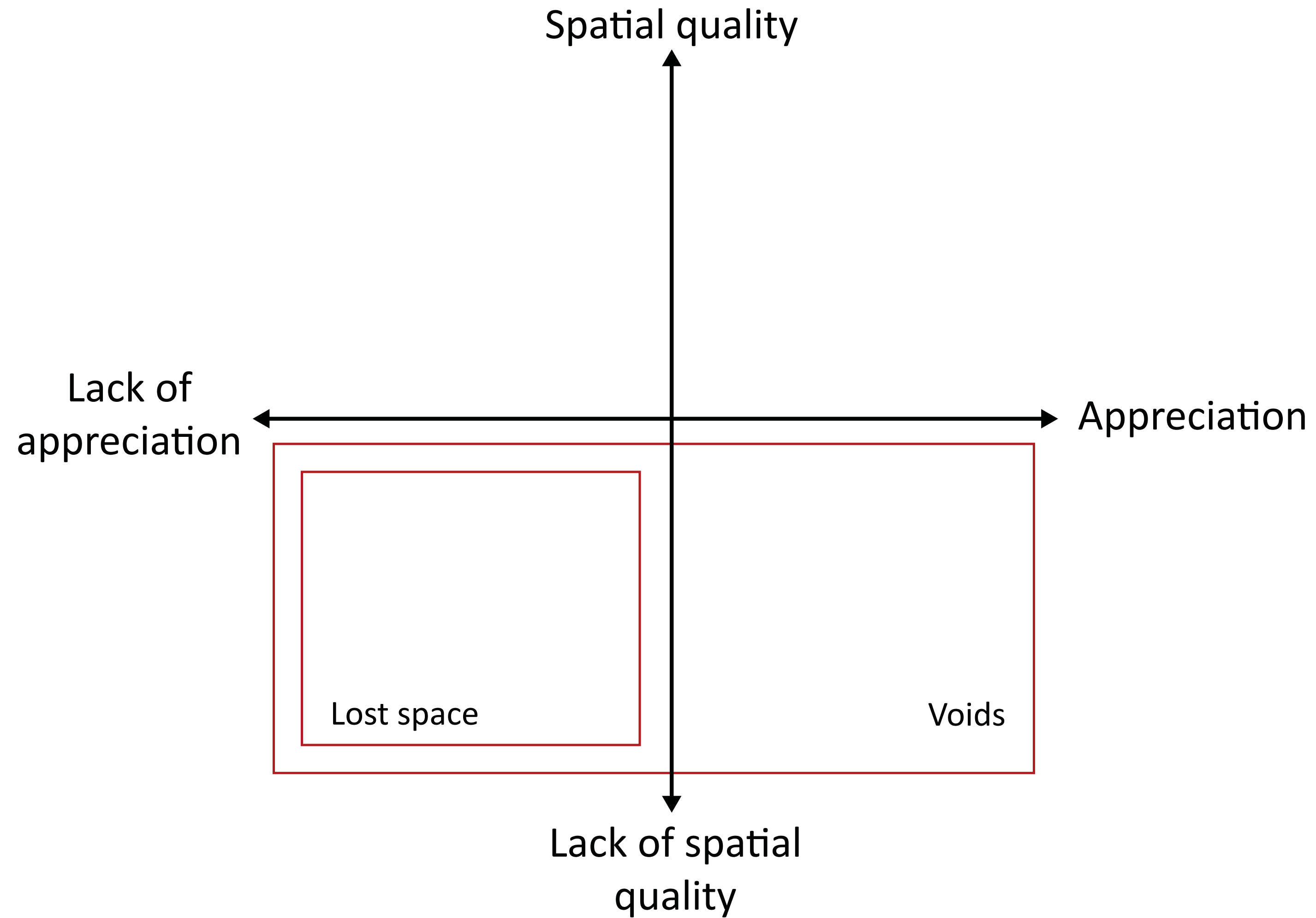


Public Goods

Public goods are goods which “can be enjoyed **simultaneously** by **more** than one **person**.” (Klosterman, 1985, pp. 7–8)



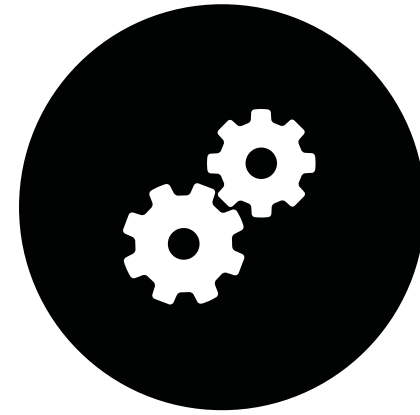
Two sides of lost space



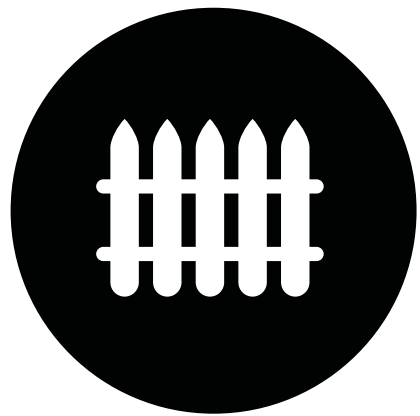
Lack of spatial quality

Theory of Good city form

Public goods

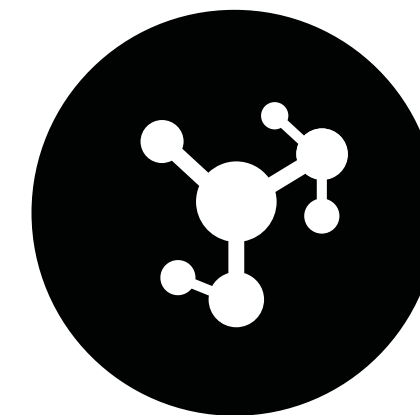


Function

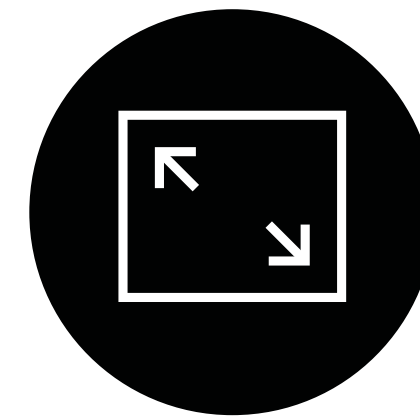


Accessibility

Lost space



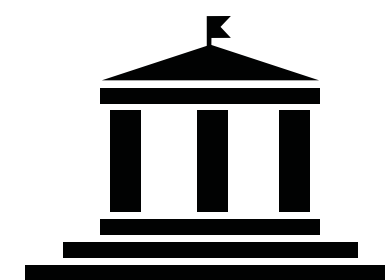
Connectivity



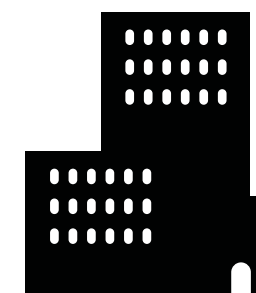
Size

Welfare state

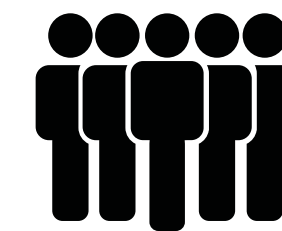
The welfare state is a **political concept** to organize the **government** of a country as a **key-actor** in order to protect the **social well-being** of its citizens. “**Equal distribution of wealth** is one of the main foci” of the welfare concept.
(Esping-Andersen, 1996, p. 1)



Design



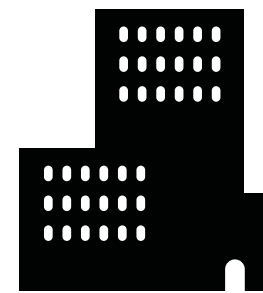
Construction



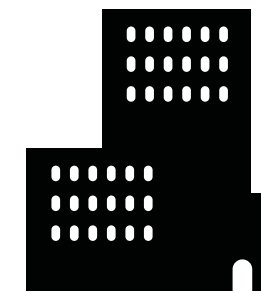
User

Neo-Liberalism

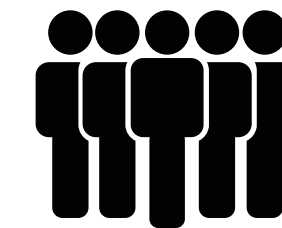
An **economic** and **political ideology** by which the economy can advance through the “**maximization of entrepreneurial freedoms** within an institutional framework.”
(Harvey, 2007, p. 147)



Design



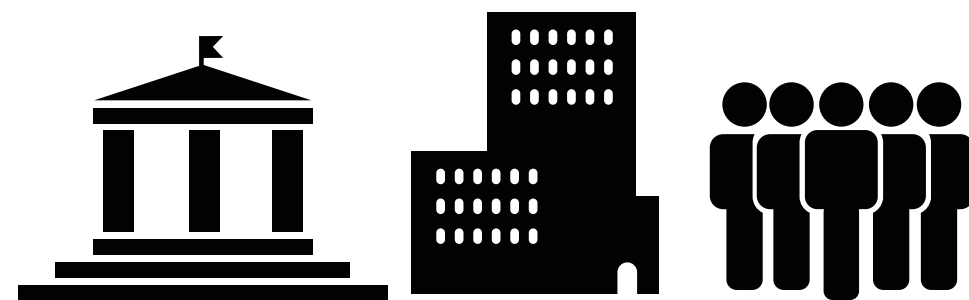
Construction



User

Governance

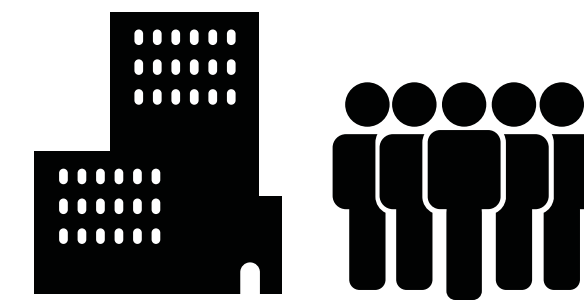
Governance is the “change in the meaning of government, referring to a new **process of governing**, or a changed condition of ordered **rule**, or the new **method** by which **society** is **governed**.”
(Rhodes, 1996, pp. 652–653)



Design



Construction



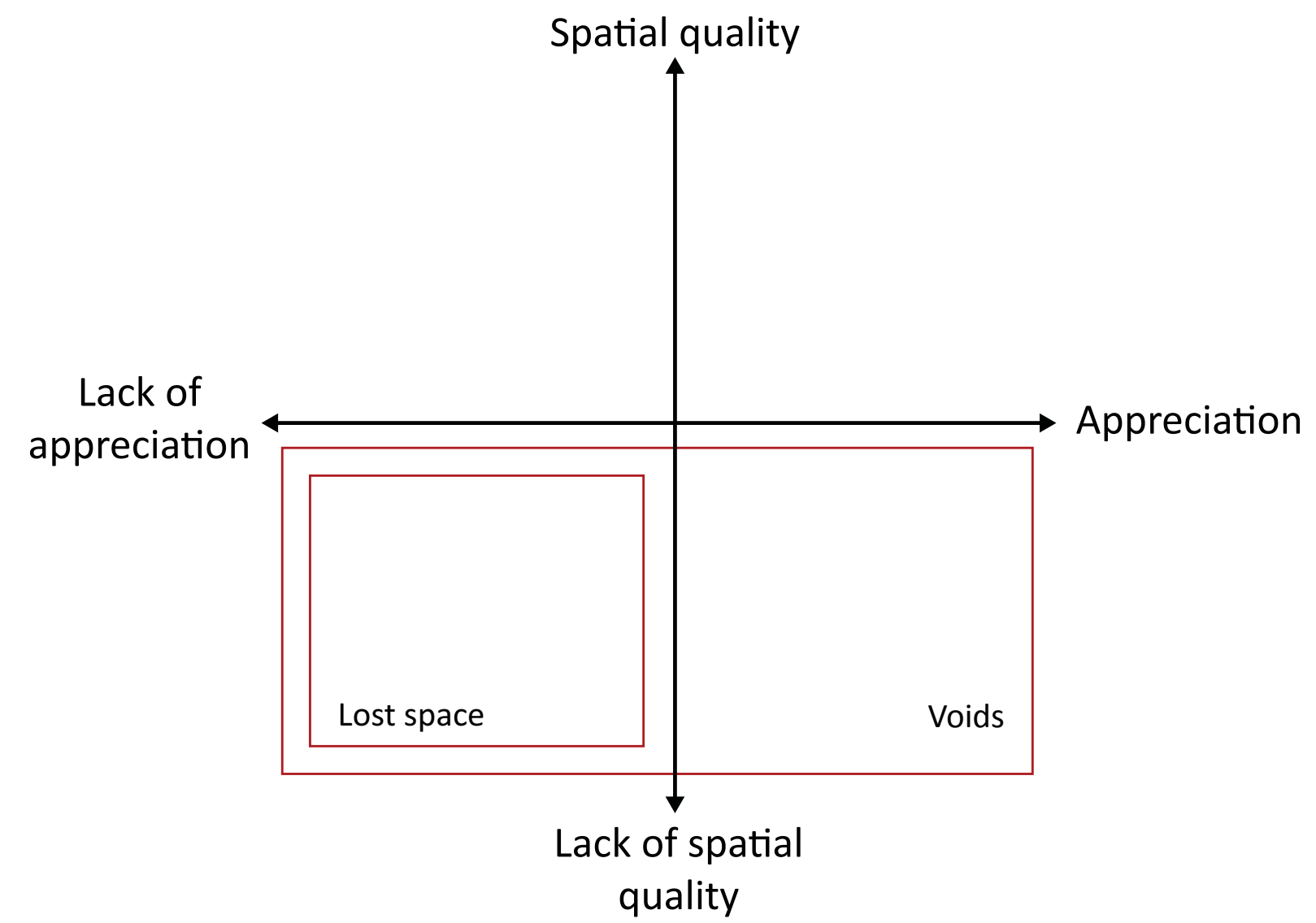
User

Conclusions

Literature (source)	Characteristics of voids	Information to be measured	Method
Lost Space (1) an increased dependence on the automobile (Trancik) (2) the attitude of architects of the modern movement toward open space (Trancik) (3) zoning and land-use policies of the urban-renewal period that divided the city (Trancik) (4) an unwillingness on the part of contemporary institutions - public and private- to assume responsibility for the public urban environment (Trancik) (5) abandonment of industrial, military, or transportation sites in the inner core of the city. (Trancik) "the inescapable entropic counterpart to evolution and urbanization" (Berger) "conclusion of an economic or social cycle, following on from a breakage in the modes of use" (Vigano)	Dominance by infrastructure development Radical changes in planning Changes in zoning and land-use policy Lack of responsibility for public area Loss of function Lack of (political) responsibility for public area Loss of function	Connectivity Accessibility Development plans Development plans Media attention Function Development plans Function	Mapping of the Erschließungsstandard (public transport) Mapping of the entrances and the type of entrances of the lost space Analyse the amount and type of changes in plans: FNP (zoning), B-plan (land use) Analyse type of changes in plans: FNP (zoning), B-plan (land use) Count the amount of publiciation, when these publications appeared and the general attitude towards the lost space in: local news papers; international movies Extract official function information from the FNP (zoning) and compare the official function with the actual function Research the existence or non-existence of the B-plan (land use) Extract official function information from the FNP (zoning) and compare the official function with the actual function
Public Goods "can be enjoyed simultaneously by more than one person.", are difficult to assign a well -defined property rights to." (Klosterman) when something's "status changes its surroundings will be influenced" (Klosterman) An economic theory of club goods (James Buchanan) "something which concerns us all" (Klosterman)	Degree of public use/function Spill over effect Perception of space neighbourhood associations	Function, Accessibility Land value compared to its surrounding Ownership, Accessibility Participation programs	Research: Entrance fee; Opening hours Research value in the Bodenrichtwert in comparison to its surroundings Research: Entrance fee; Opening hours Count the amount of participation programs in relation to the inhabitants
Neo-liberalism Market behavior privitazation	market opinion Public or private ownership	Land value compared to the city average Ownership	Research value in the Bodenrichtwert in comparison to development of the city Research ownership in local media
Governance "the new method by which society is governed" (Rhodes) "ensemble of social embedded, socially regularized, and strategically selective institutions, organizations, social forces and activities" (Jessop)	neighbourhood associations neighbourhood associations	Participation programs Participation programs	Amount of participation programs focused on the function of the lost space Amount of participation programs focused on the function of the lost space

Conclusions

Lost space diagram

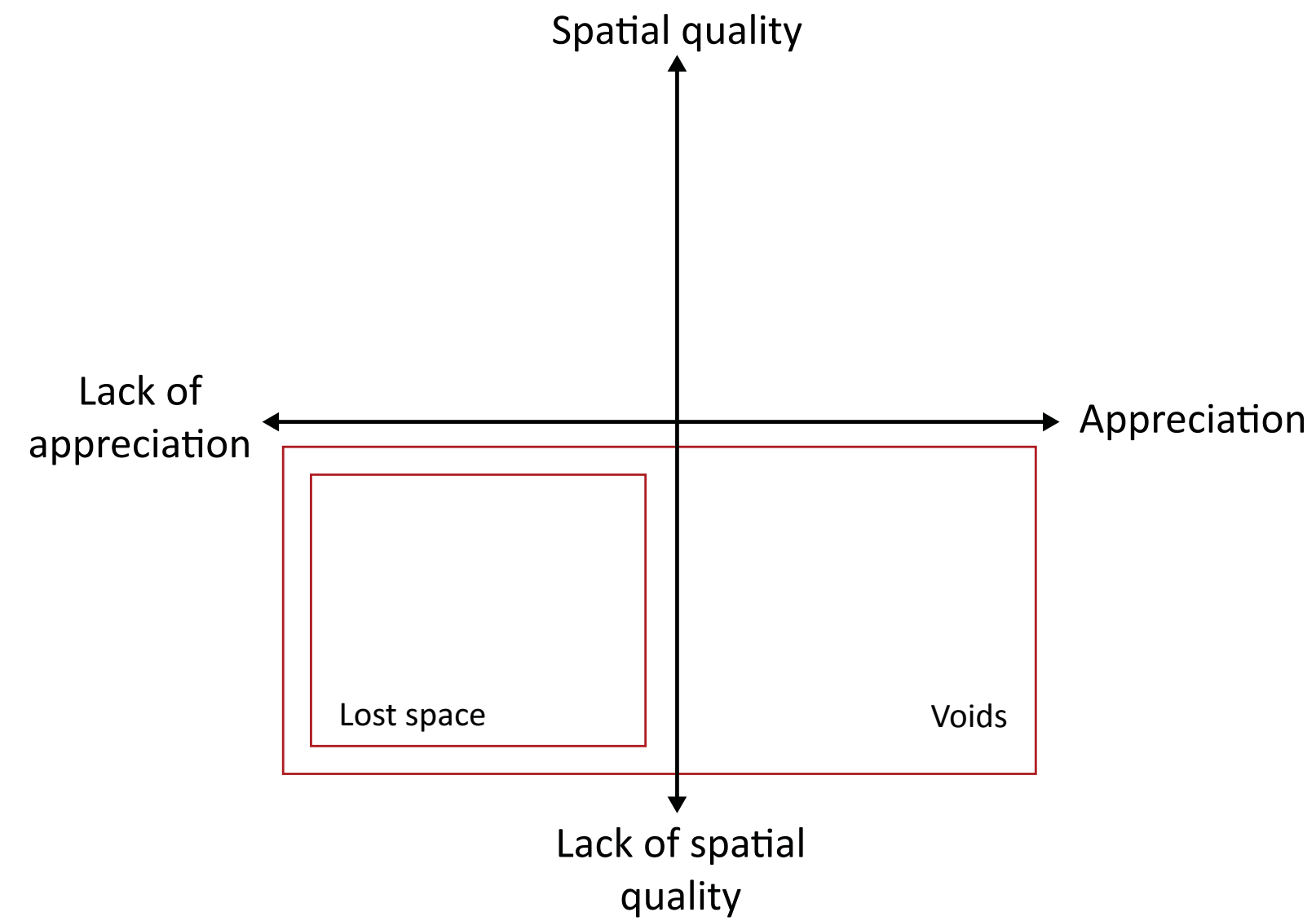


Conclusions

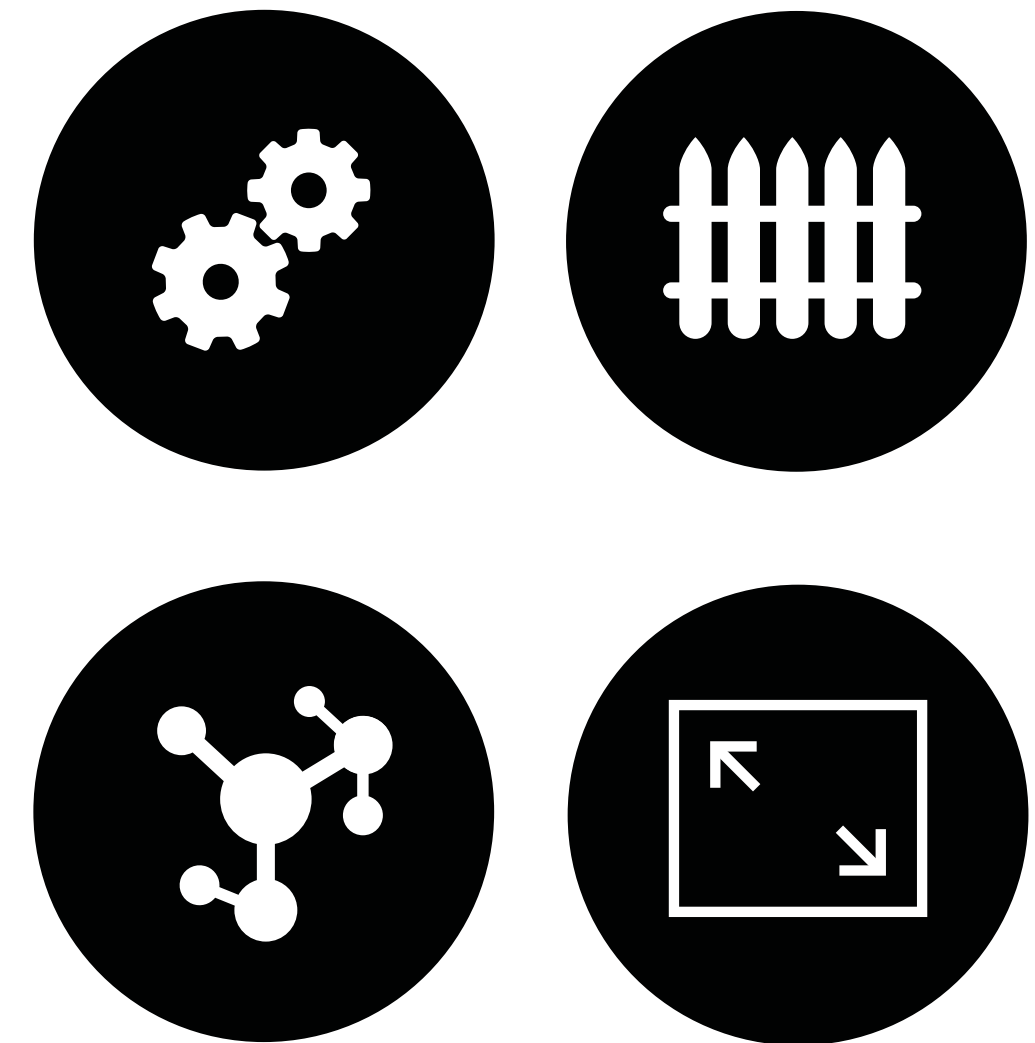
Perspectives



Lost space diagram



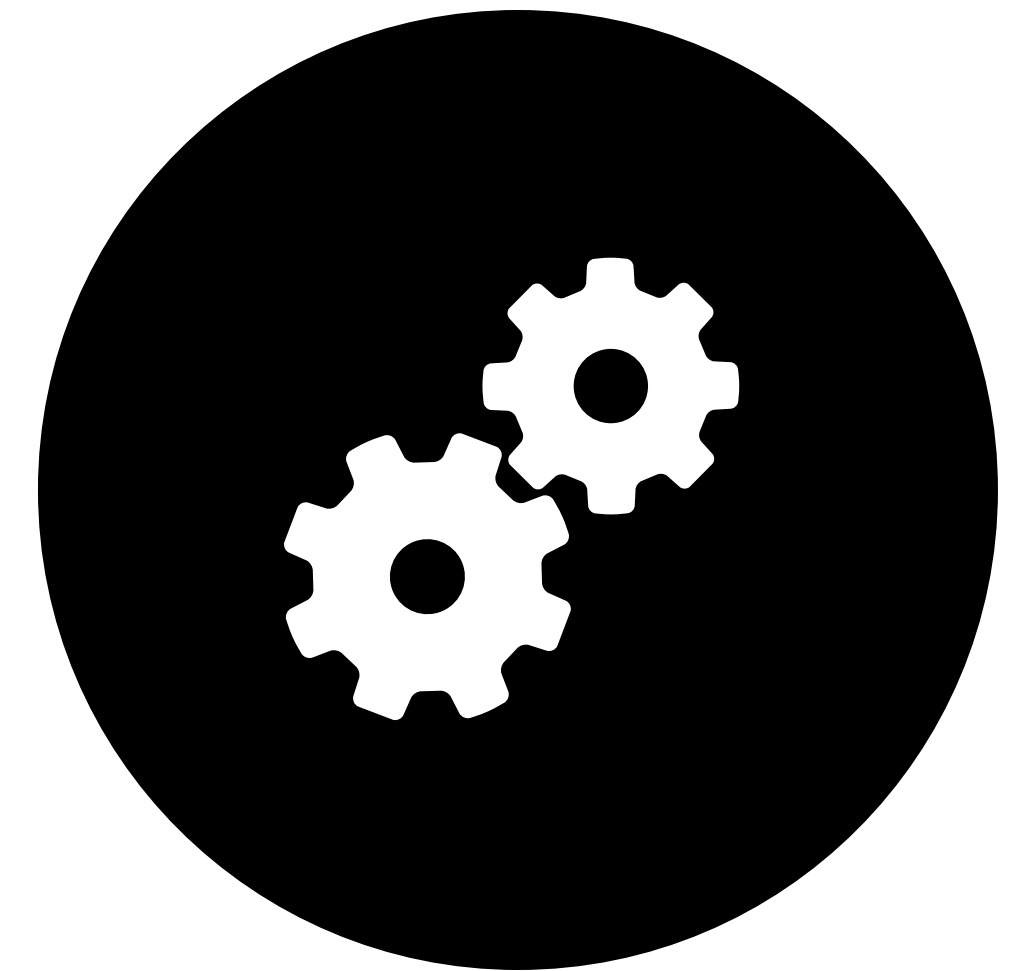
Spatial characteristics



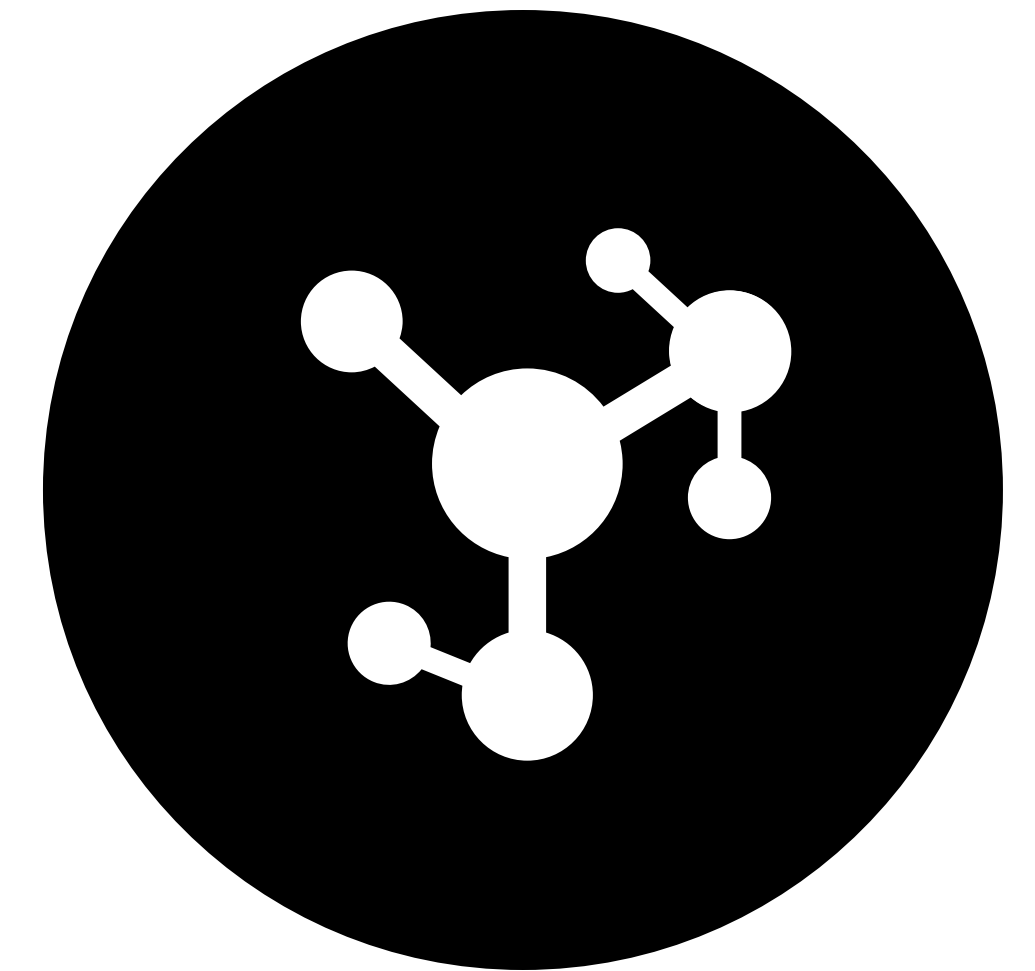


RESEARCH METHODS

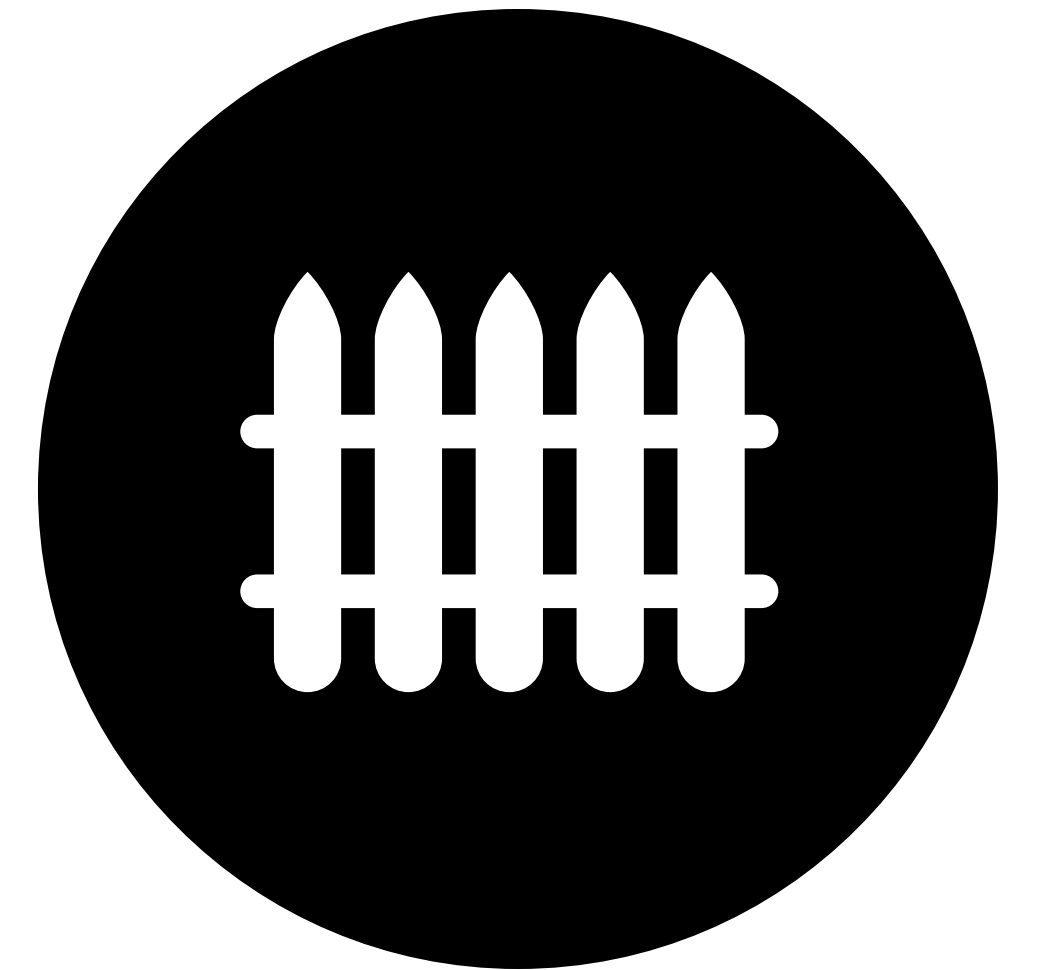
Spatial characteristic: function



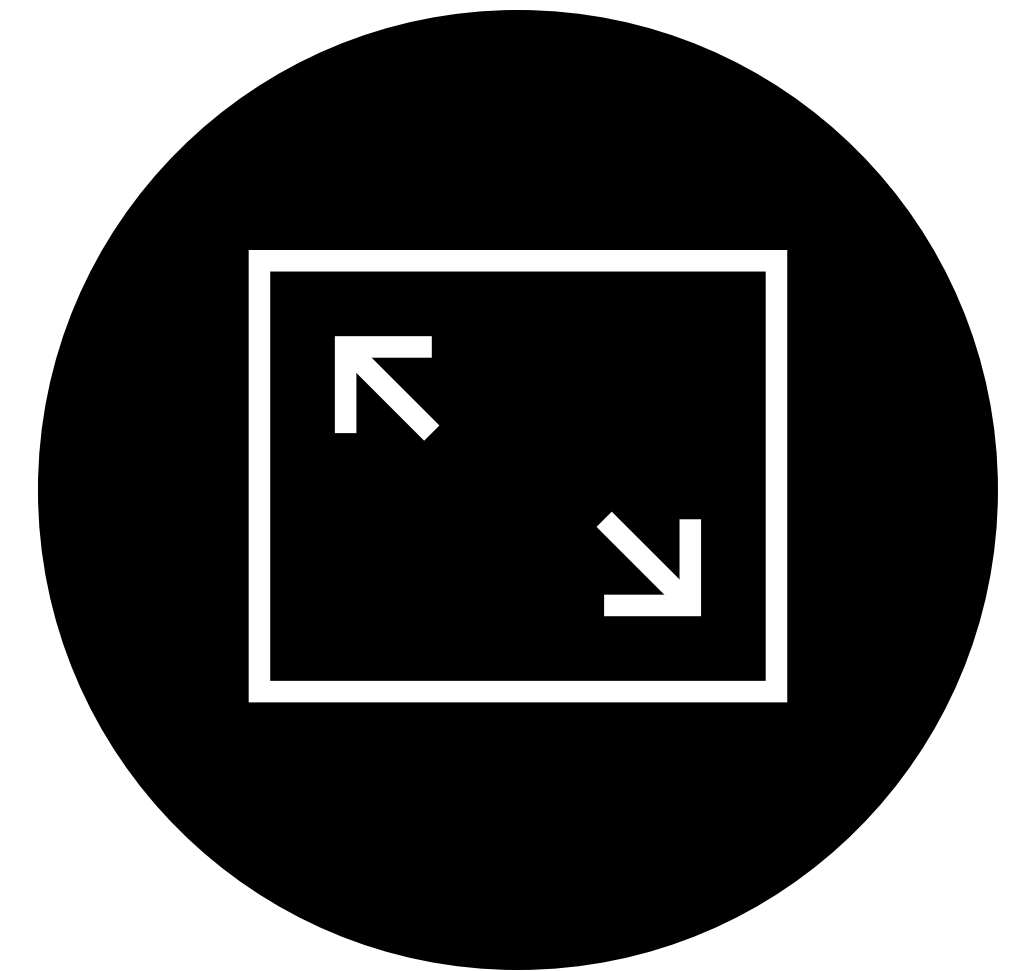
Spatial characteristic: connectivity



Spatial characteristic: accessibility



Size



Social appreciation

Berliner Morgenpost 9. Feb. 2015
Berlin 7° | 3°

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Suche tempelhofer feld **Suchen**

Zeitraum [Gesamt](#) vom [tt.mm.jjjj](#) bis [tt.mm.jjjj](#) [Erweiterte Suche](#)

907 Ergebnisse im Archiv für **"tempelhofer feld"**

Ressort: [Alle](#) Sortierung: [Aktualität](#)

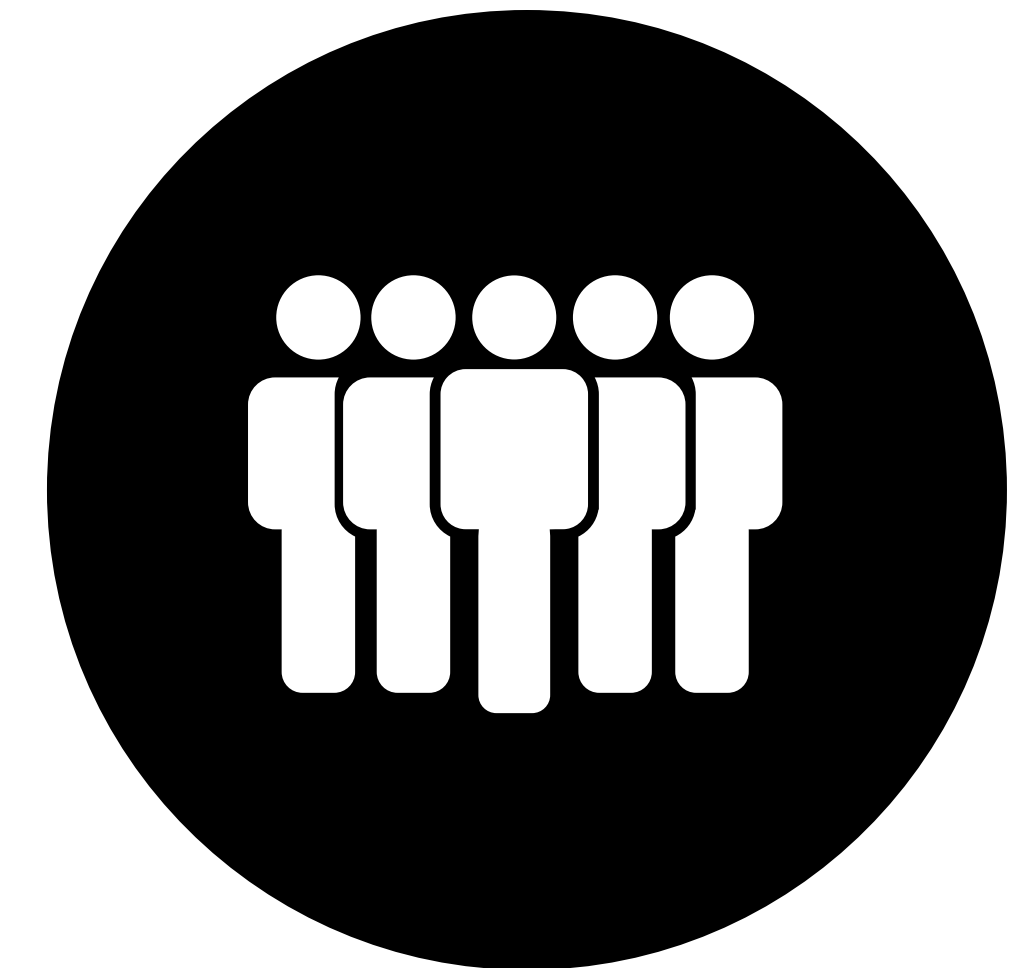
Seite: [1](#) [2](#) [3](#) [4](#) [5](#) ... [91](#) [Weiter](#)

Formel-E-Rennen in Berlin wegen Moskau-ePrix vorverlegt

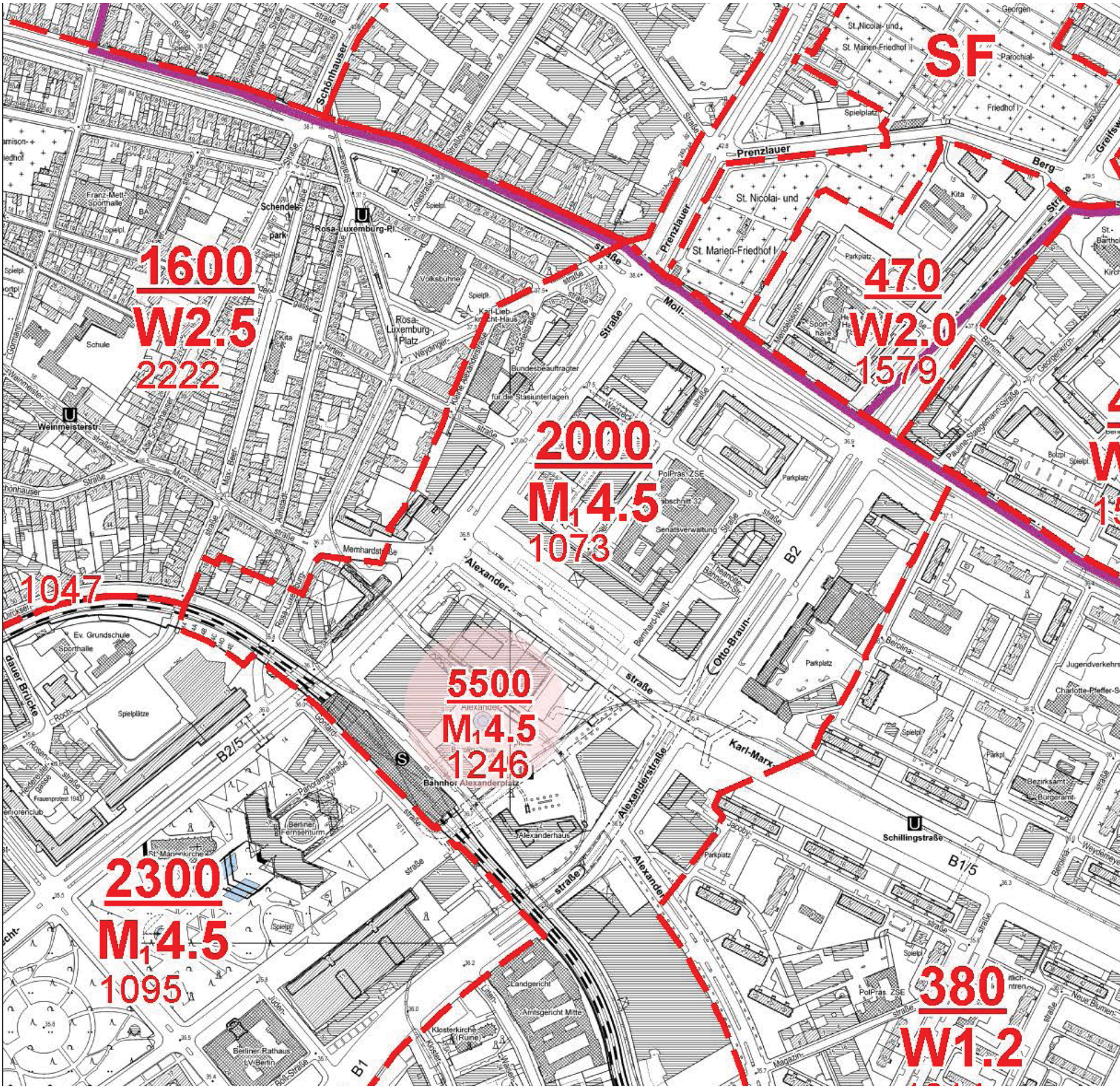
Newsticker | 03.02.2015 11:38 Uhr

... Der ePrix auf dem **Tempelhofer Feld** wird nun am 23. Mai stattfinden. Grund dafür ist die Aufnahme von Moskau in den Kalender der ersten vollelektrischen Rennserie. Der ePrix auf einem Stadtkurs angrenzend an den Kreml ist für den 6. Juni ...

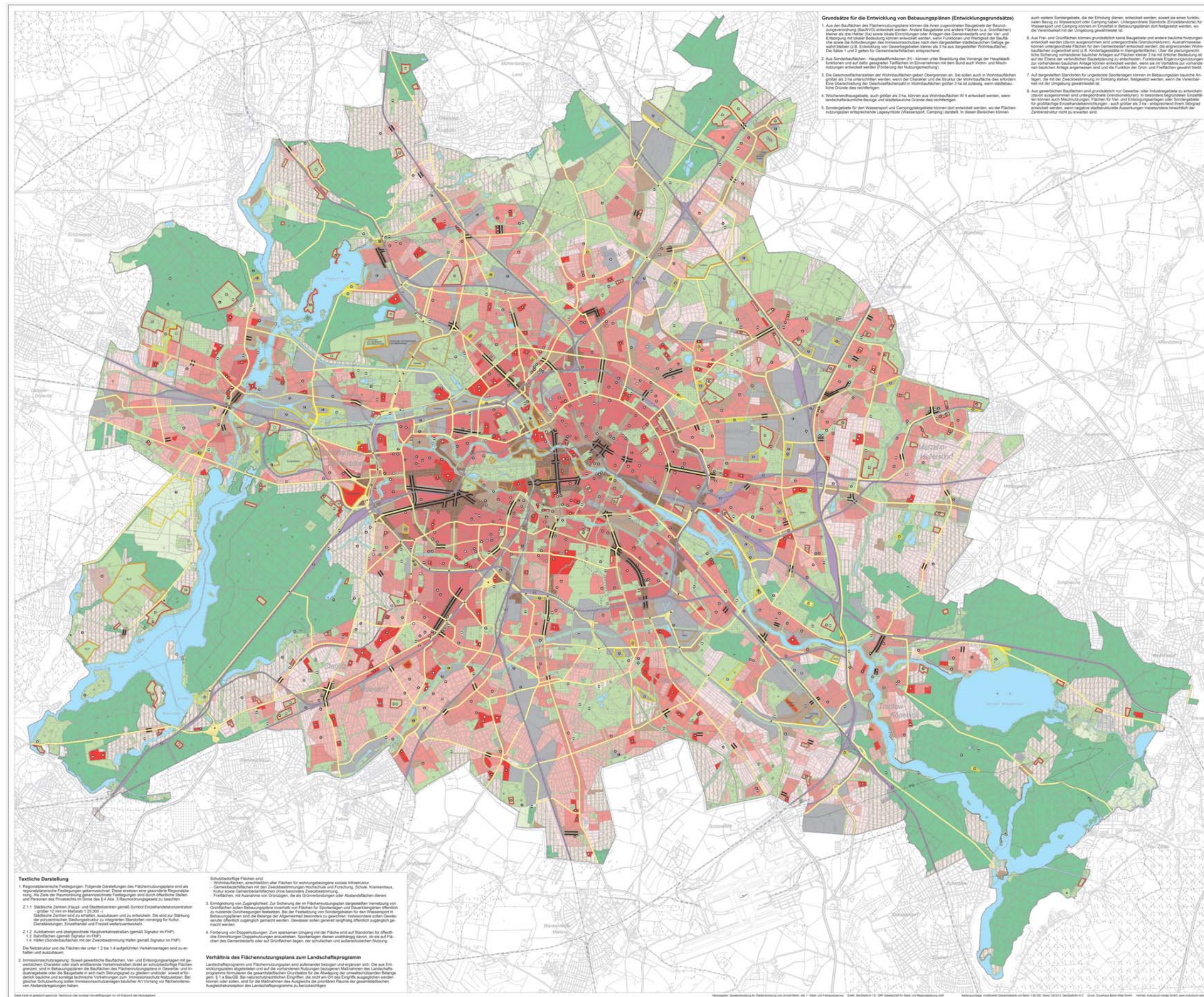
www.morgenpost.de/newsticker/.../Formel-E-Rennen-in-Berlin-wegen-Moskau-ePrix-vorverlegt.html



Economic appreciation



Planning appreciation





CASE STUDIES

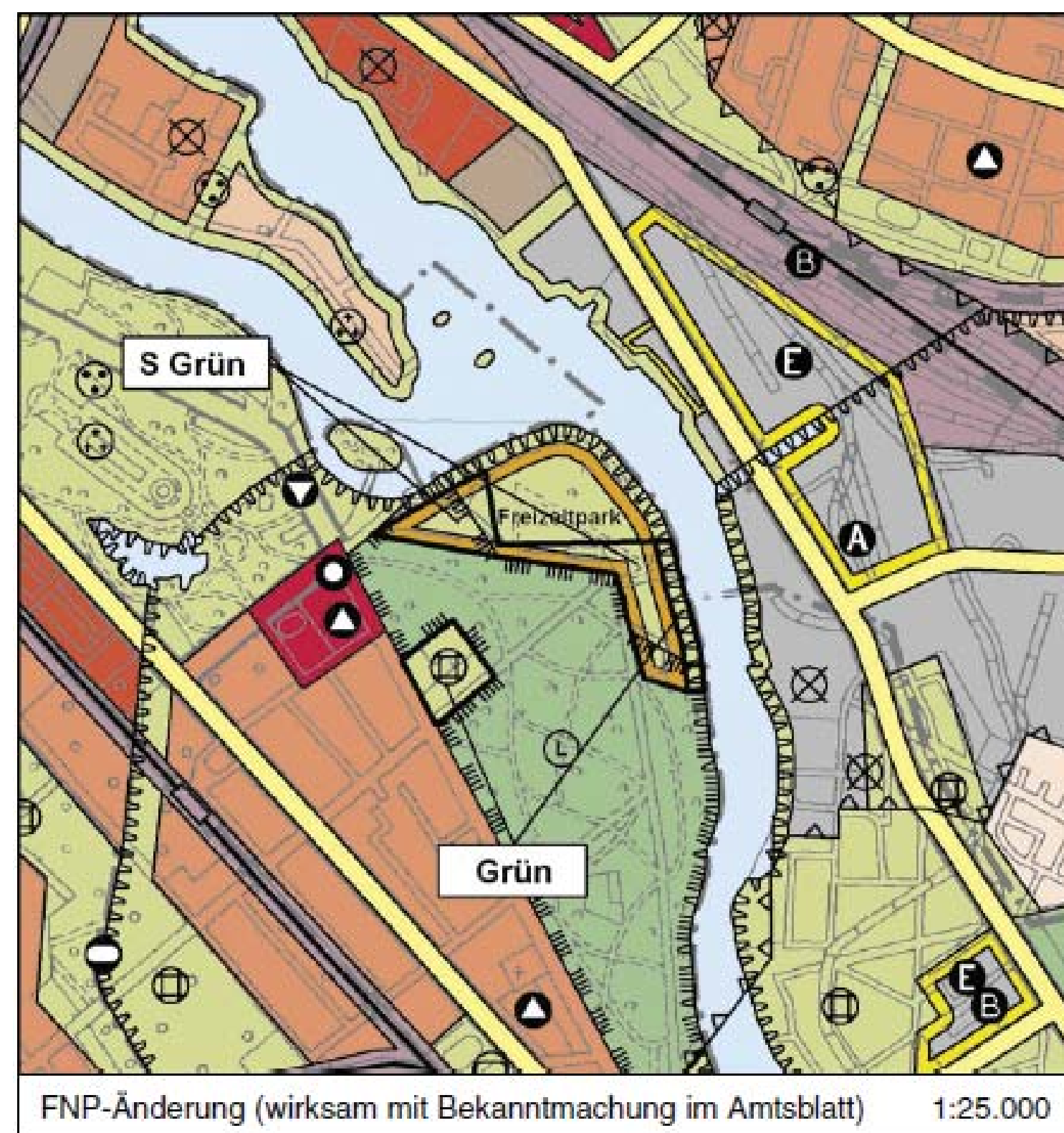


SPREEPARK

Case study 1: Spreepark

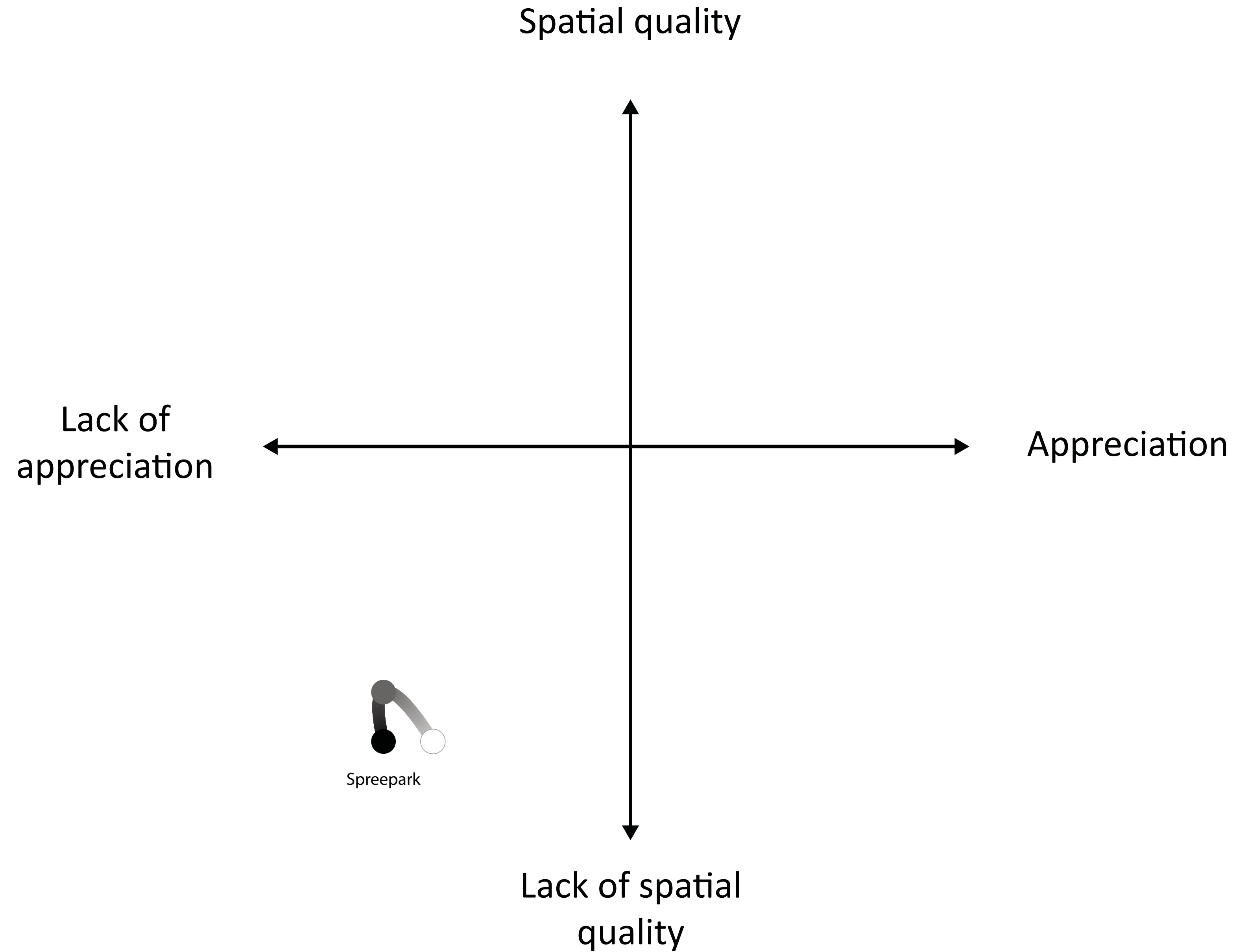


Spreepark conclusion



Characteristics	Actual value
Function	Without function
Connectivity:	
The distance to Brandenburger Tor	10.8 km
Public transportation: 38 min	17,1 km/h
Car: 23 min	28,2 km/h
Accessibility	Closed off
Size	29,5 hectares
Social appreciation	29 articles
Economical appreciation	180 €/m ²
Political appreciation	1 development proposal

Spreepark conclusion





TEMPELHOFER FELD

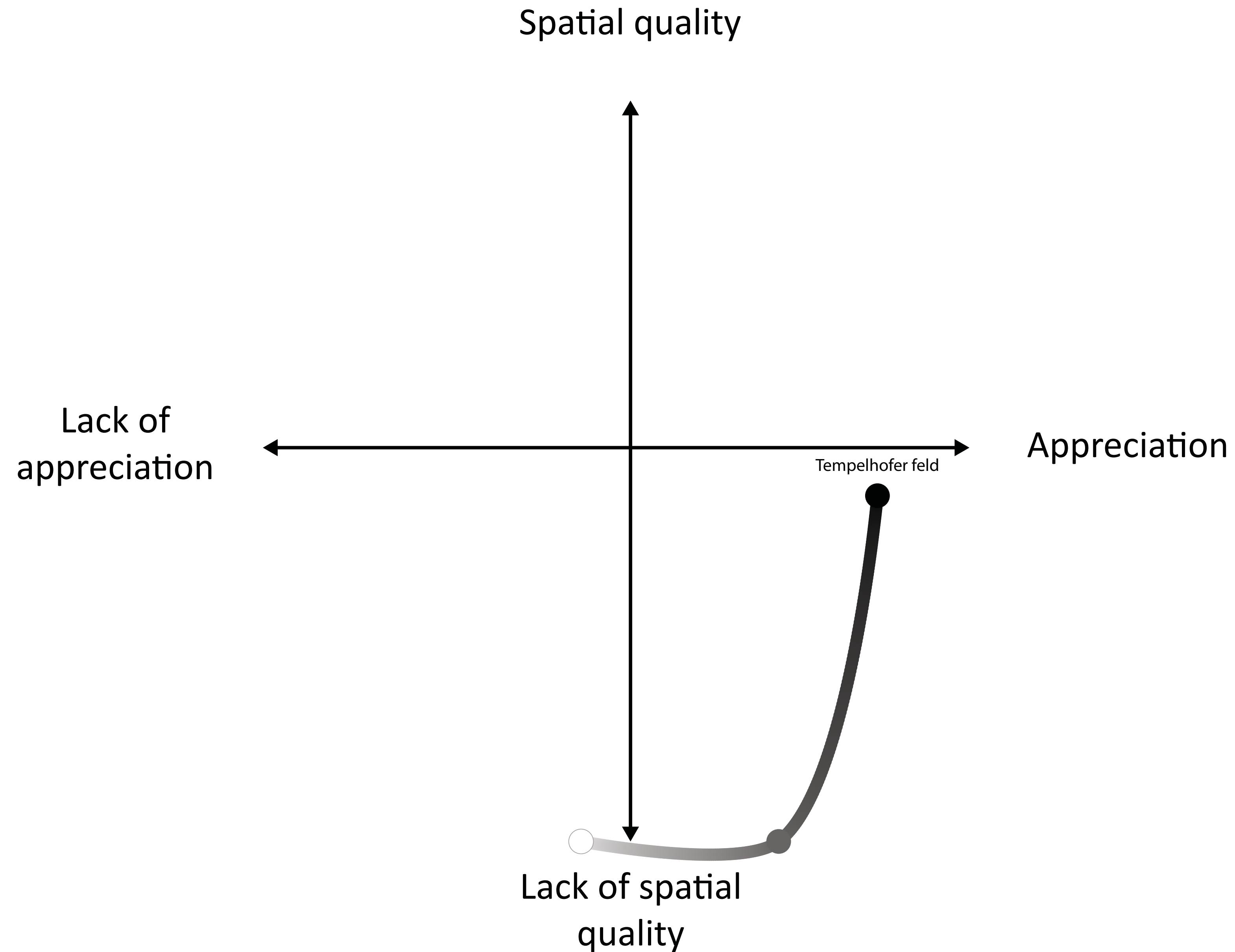
Case study 2: Tempelhofer Feld



Tempelhofer Feld conclusions

Characteristics	Old value	New value
Function	Without function	City park
Connectivity:		
The distance to Brandenburger Tor	5,7 km	5,7 km
Public transportation: 20 min	17,1 km/h	17,1 km/h
Car: 15 min	22,8 km/h	22,8 km/h
Accessibility	Closed off	Open during the day
Size	386 hectares	386 hectares
Social appreciation	410 articles	465 articles
Economical appreciation	277 €/m ²	407 €/m ²
Political appreciation	Multiple plans and	Multiple plans and

Tempelhofer Feld conclusions





RANGIERBAHNHOF PANKOW

Case study 2: Tempelhofer Feld

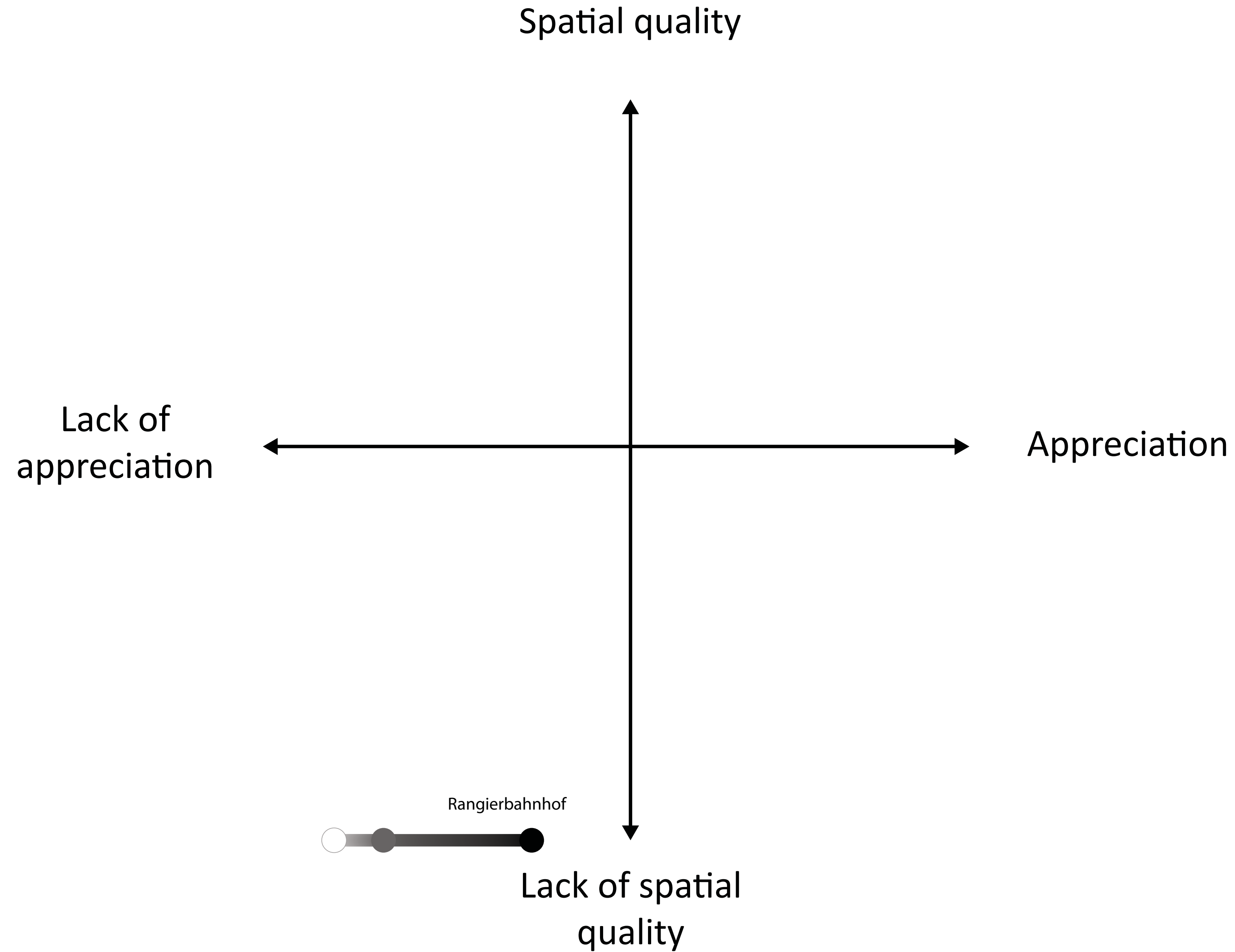


Pankow conclusions

Characteristics	Actual value
Function	Without function
Connectivity:	
The distance to Brandenburger Tor	8,7 km
Public transportation: 27 min	19,3 km/h
Car: 23 min	22,7 km/h
Accessibility	Closed off
Size	33 hectares
Social appreciation	11 articles
Economical appreciation	277 €/m ²
Political appreciation	1 design proposal



Pankow conclusion



Case study results

Characteristic	Case 1: Spreepark	Case 2: Tempelhofer feld (old)	Case 2: Tempelhofer feld (new)	Case 3: Pankow railwayyard
1. Function	Empty (old entertainment park)	Empty (old airport)	City park (old airport)	empty (old trainyard)
2. Accessibility	closed off	closed off	open during daylight	closed off
3. Connectivity (central point)	38 min (9 km)	21 min (7 km)	21 min (7 km)	28 min (11 km)
4. Surroundings	Forrest	regional roads and neighbourhoods	regional roads and neighbourhoods	S-Bahn, Neighbourhoods
5. Size	29,5 ha	220 ha	220 ha	33 ha
1 Public appreciation	29 articles	410 articles	465 articles	11 articles
2 Economic appreciation	180 €/m2	277 €/m2	407 €/m2	277 €/m2
3 Political appreciation	1 FNP adjustment proposal	1 FNP adjustment proposal, design proposal	Designs and FNP adjustment proposals	1 design proposal

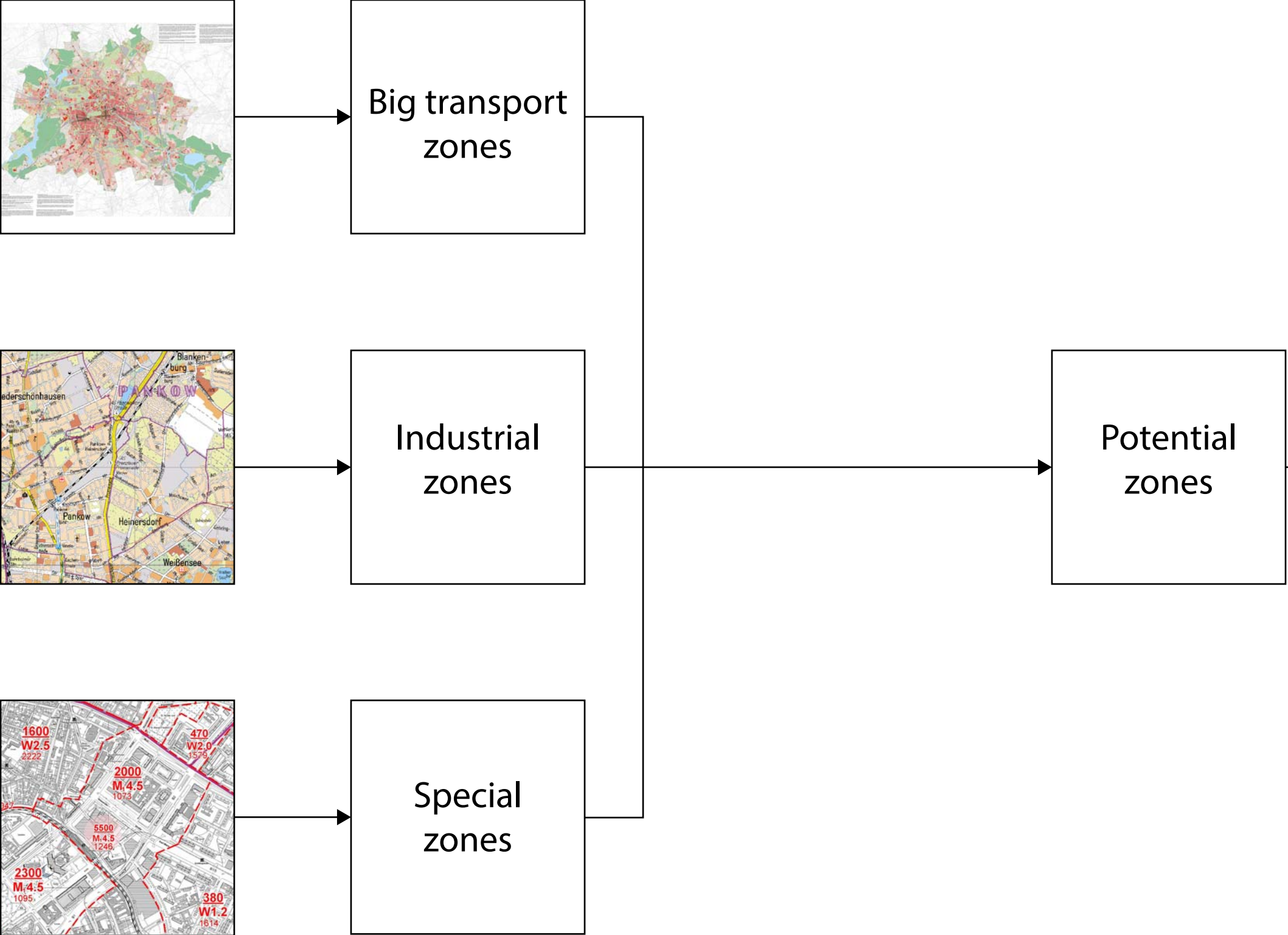
Additional conclusions

Characteristics	Threshold
Function	Functions likely to be lost space
Connectivity:	
The distance to Brandenburger Tor	No threshold
Public transportation: (time)	30 km/h
Car: (time)	24 km/h
Accessibility	(partly) closed off
Size	20 hectares
Social appreciation	48 articles per year
Economical appreciation	Below 280 €/m ²
Political appreciation	At least 1 plan

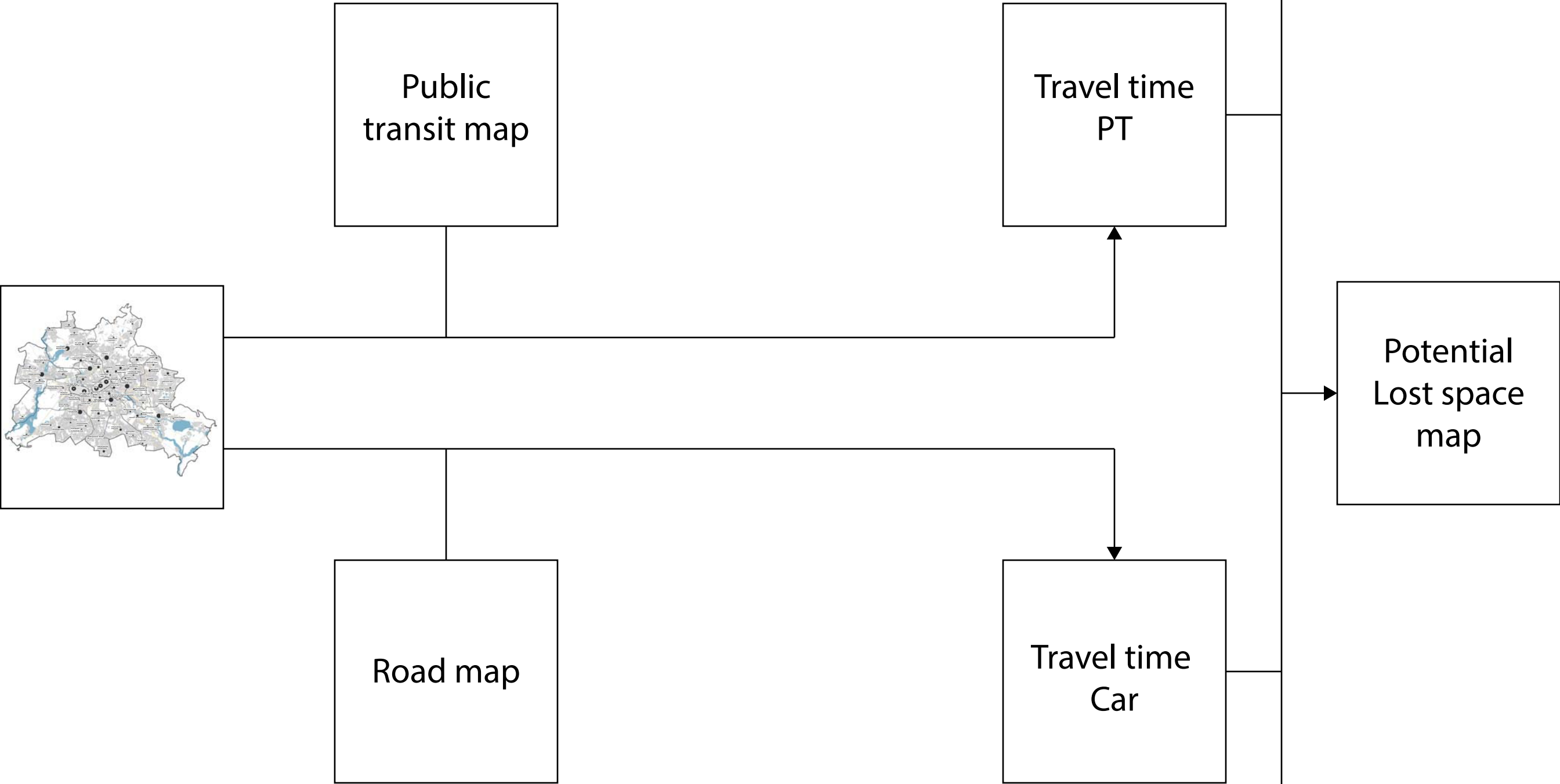


MAPPING PHASE ONE: LOST SPACE MAPPING

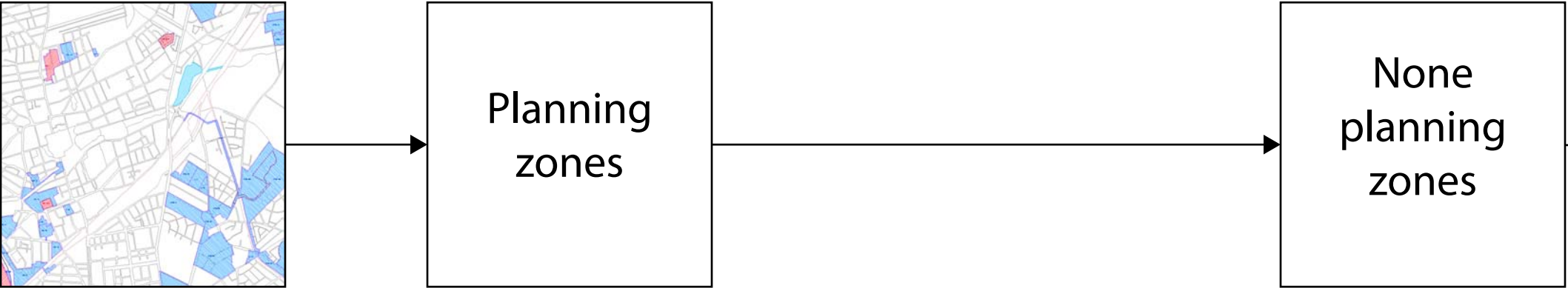
Functions



Connectivity



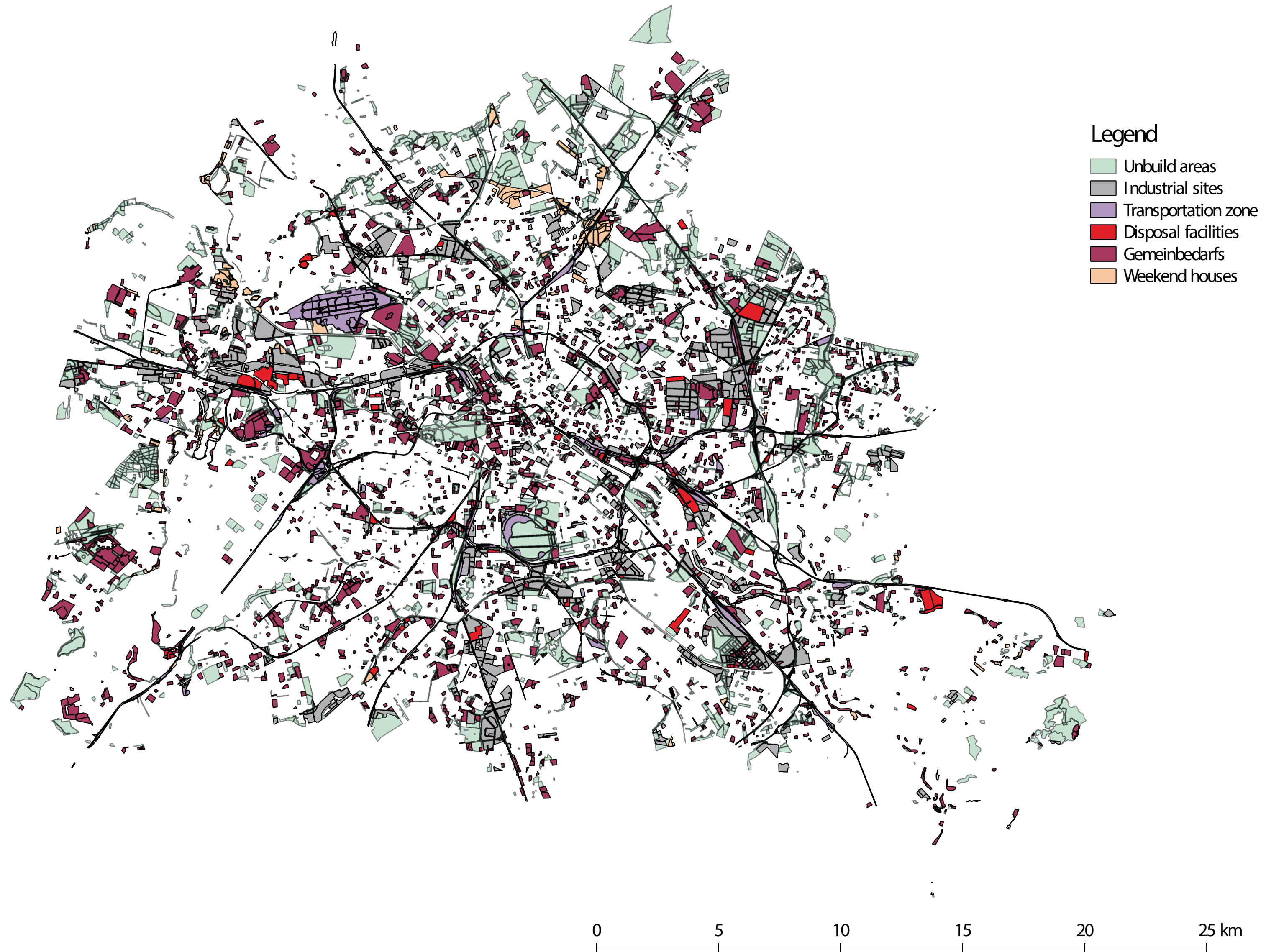
Planning



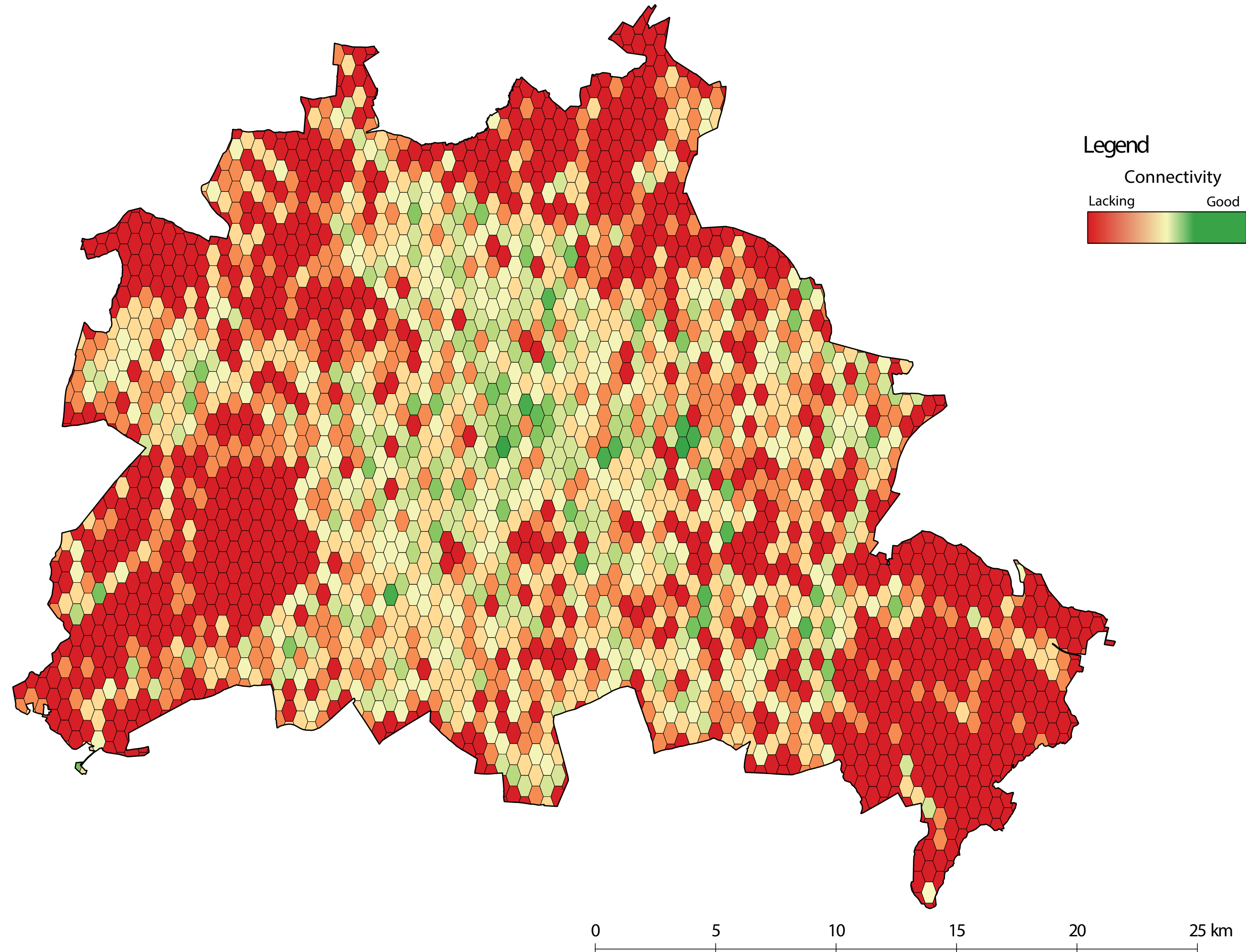
Ground value



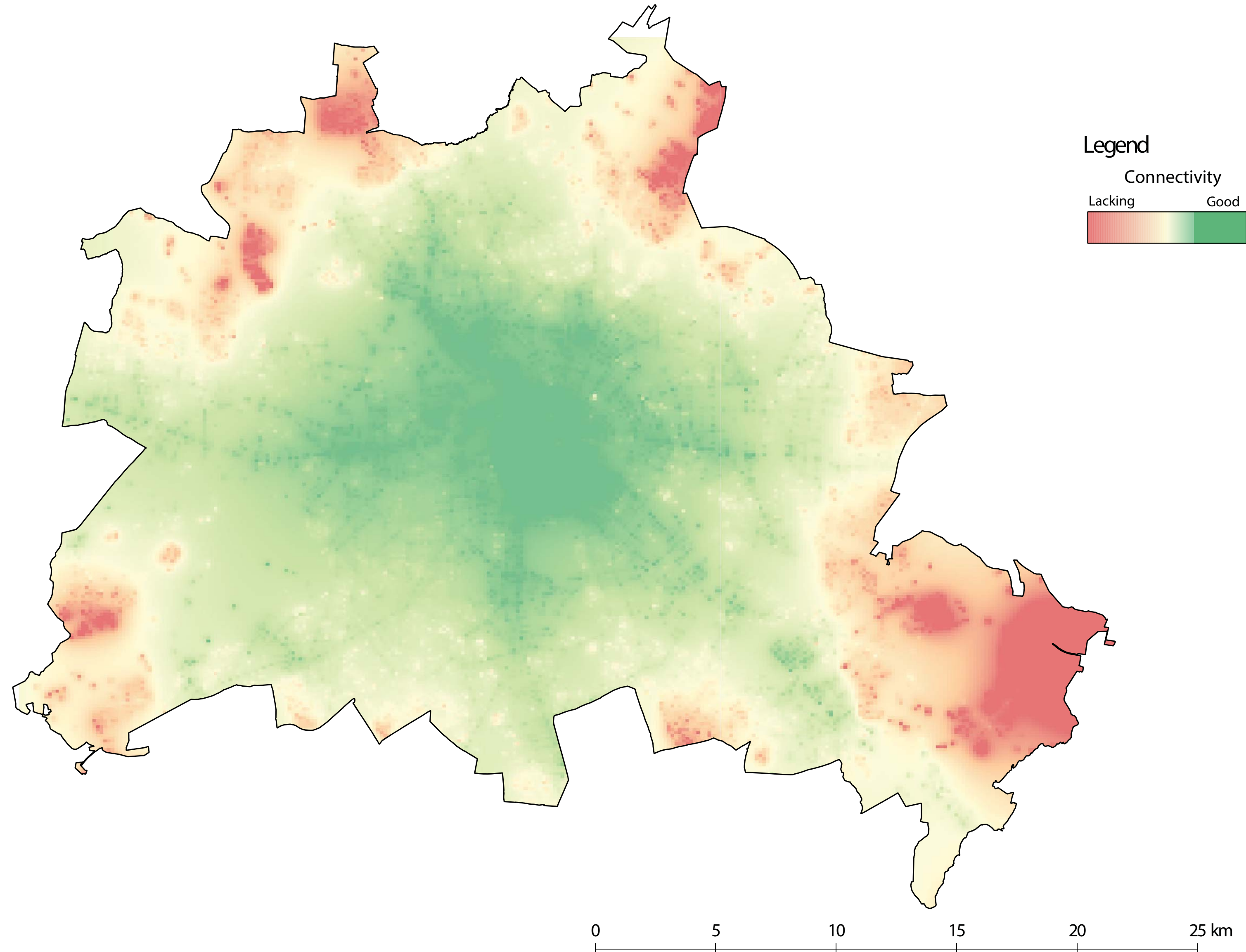
Possible lost space functions



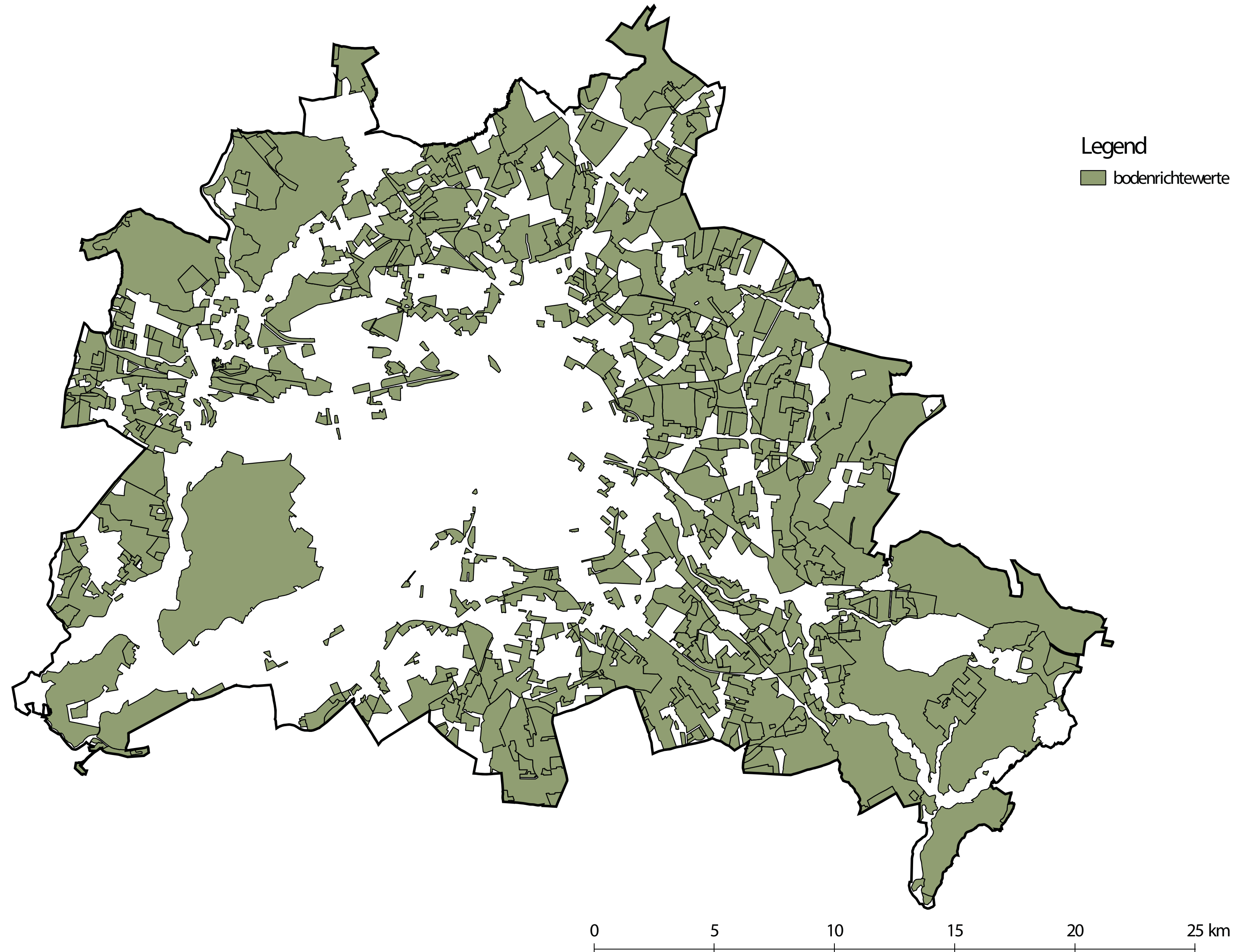
Connectivity by public transportation



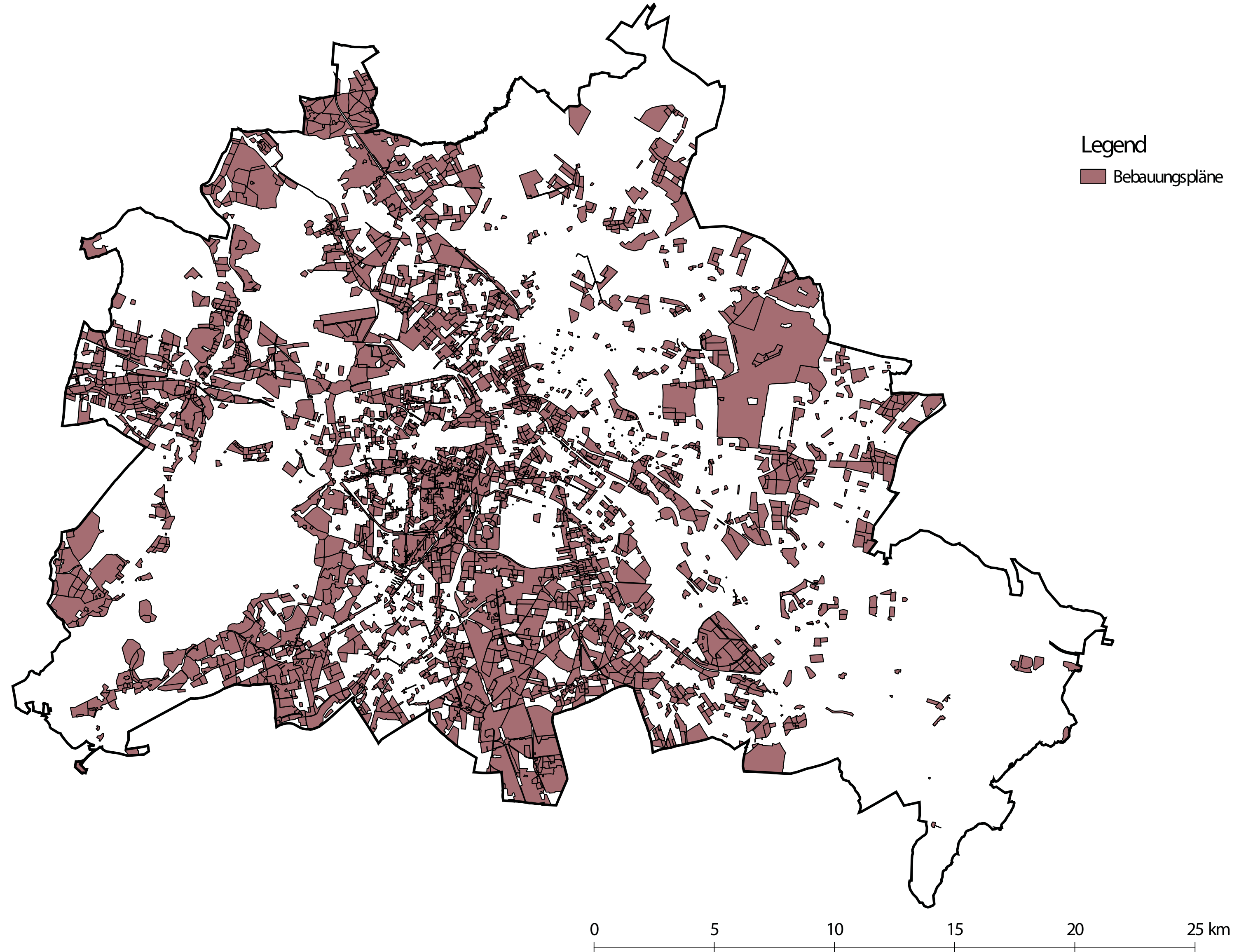
Connectivity by car



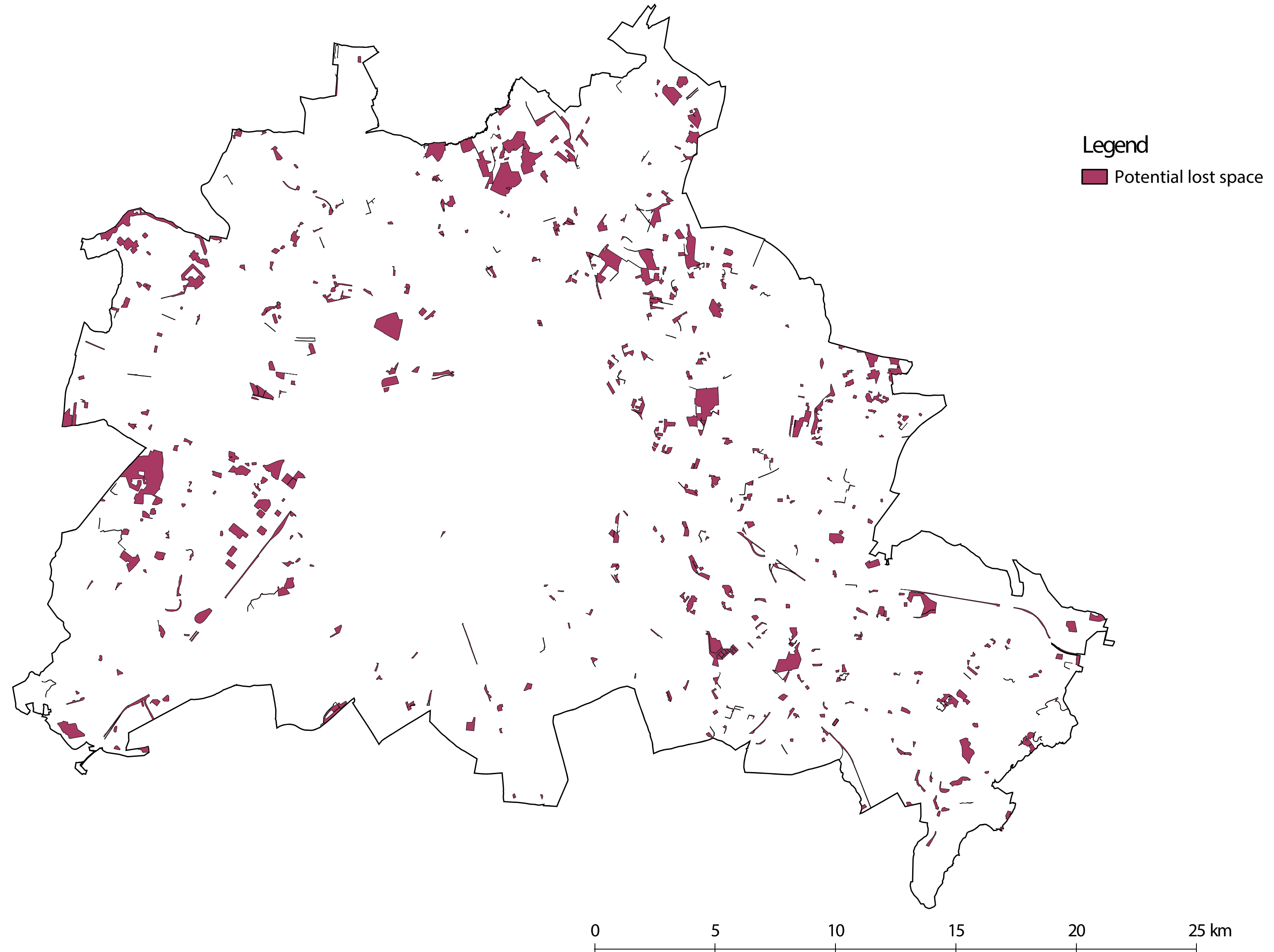
Lack of economic appreciation



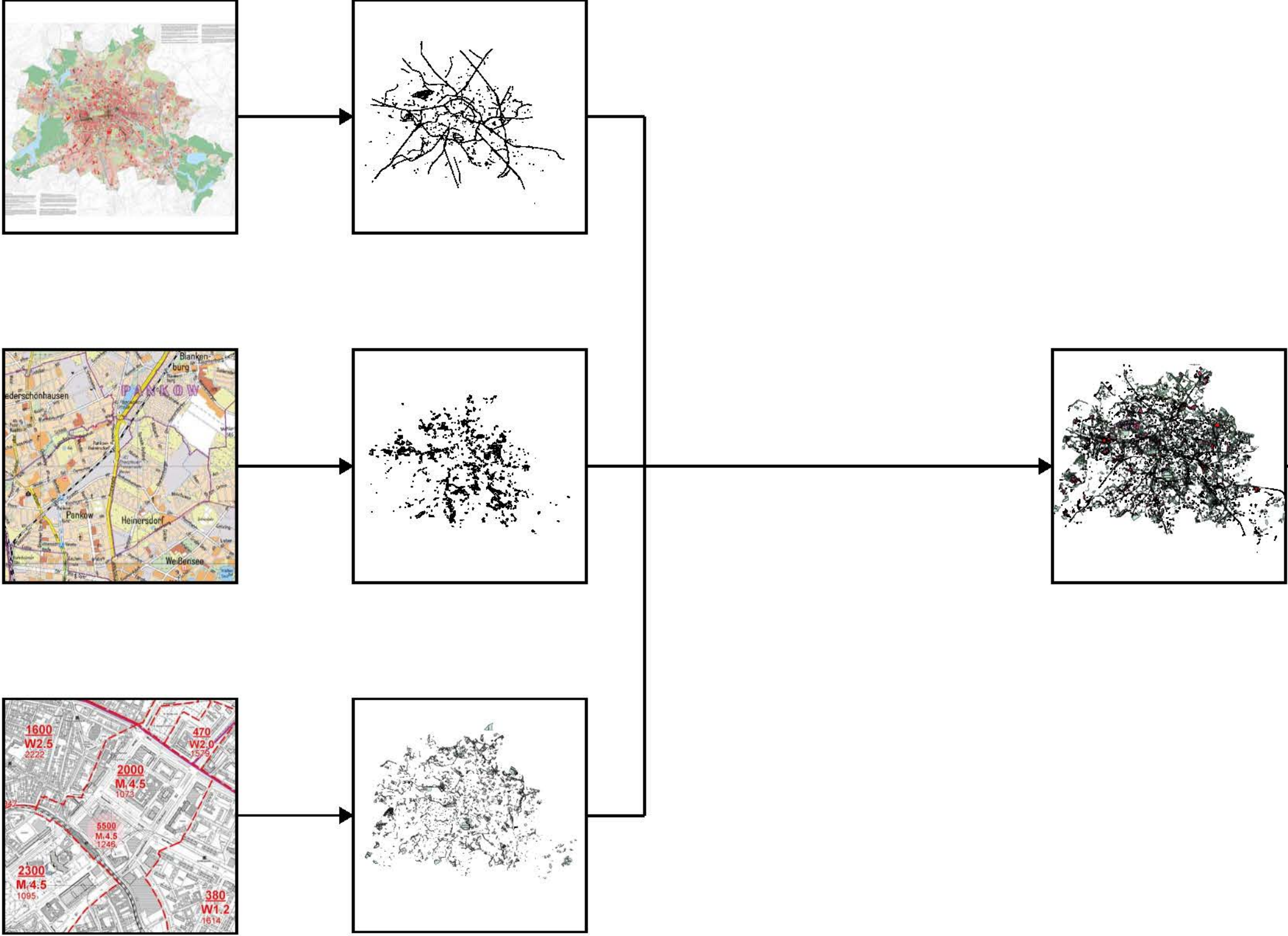
Political appreciation



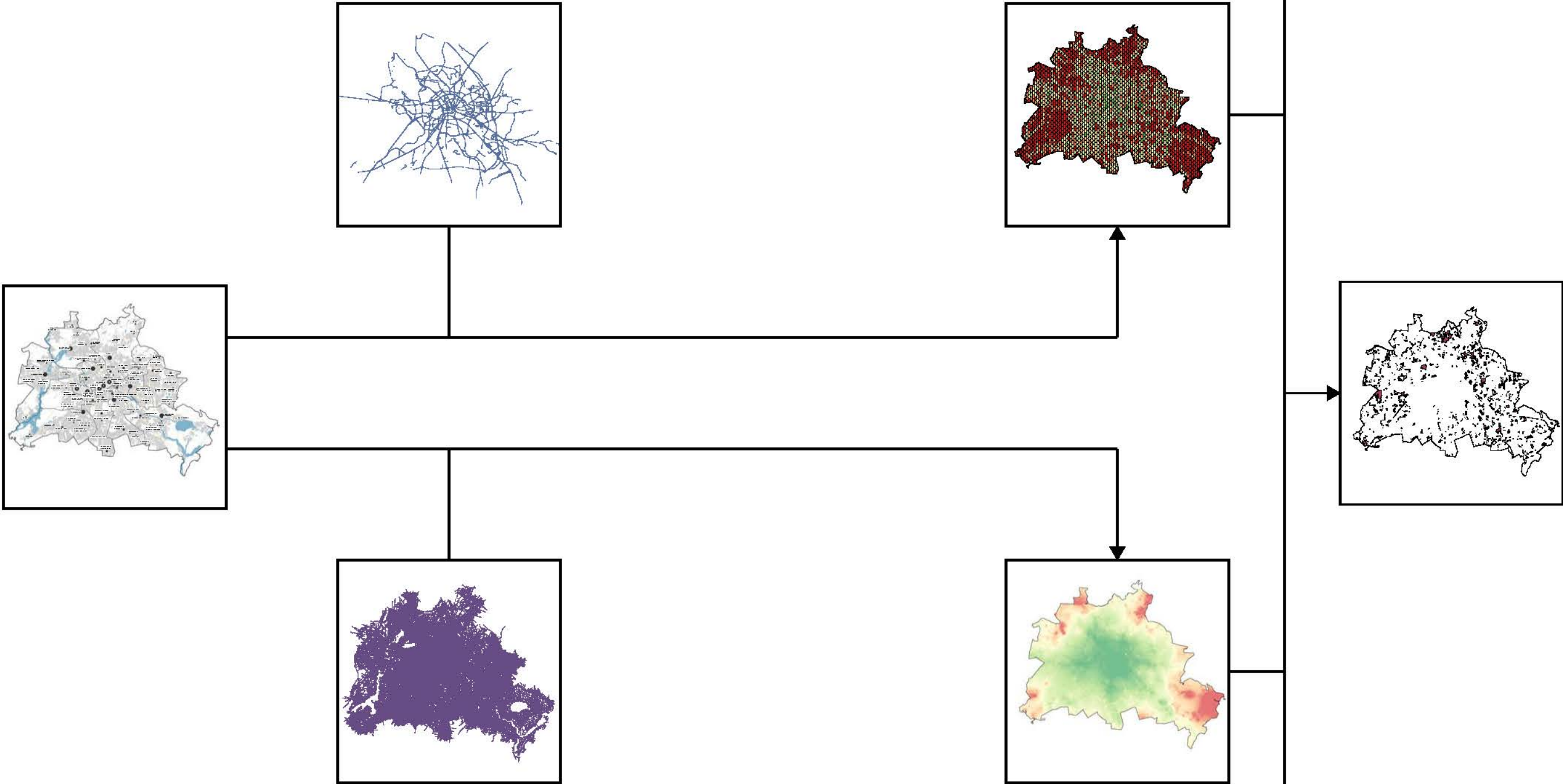
Possible lost space map



Functions



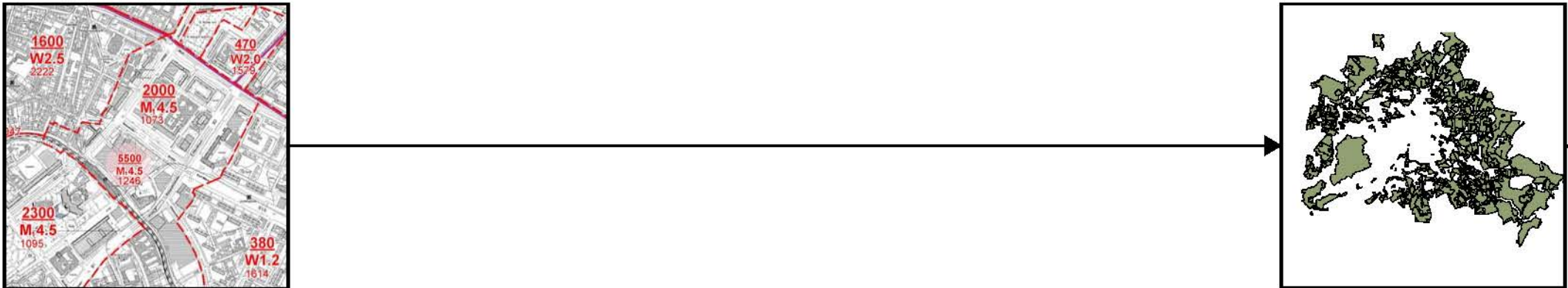
Connectivity

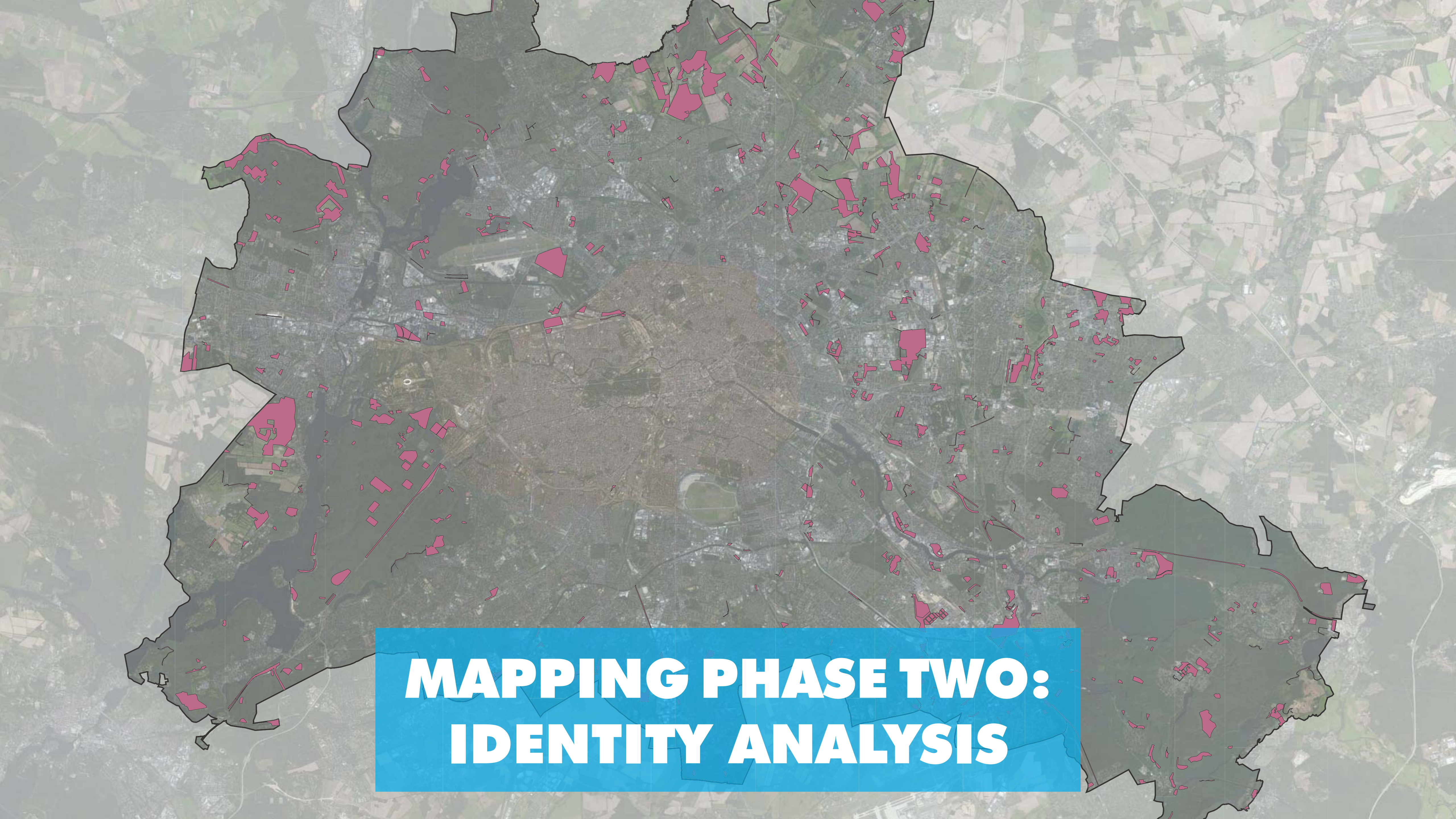


Planning



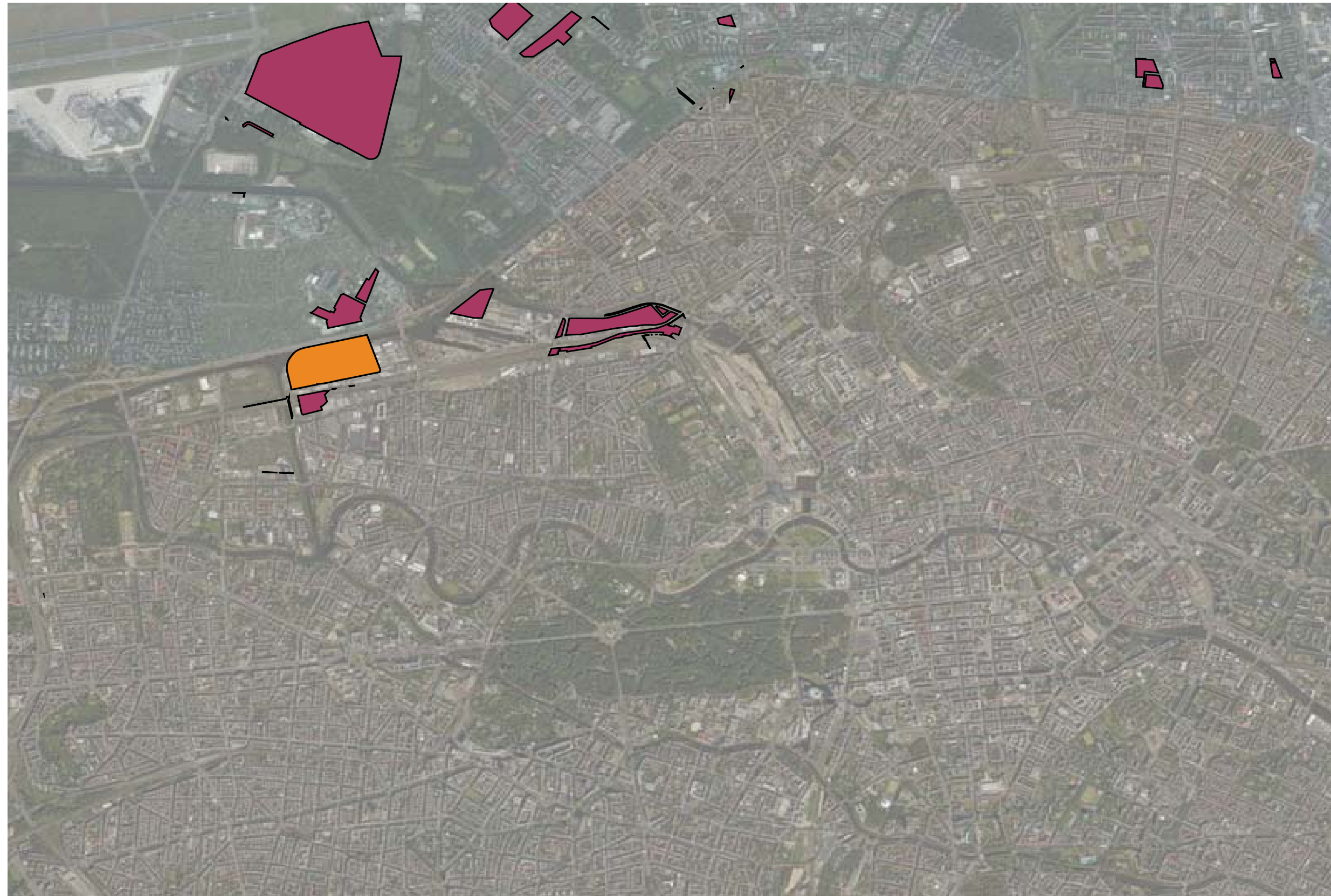
Ground value



An aerial photograph of a suburban area with a semi-transparent grey overlay. The overlay contains numerous pink-colored polygons representing building footprints. A blue rectangular box is positioned in the lower right, containing white text.

MAPPING PHASE TWO: IDENTITY ANALYSIS

Lost space map case 1: Berliner Großmarkt

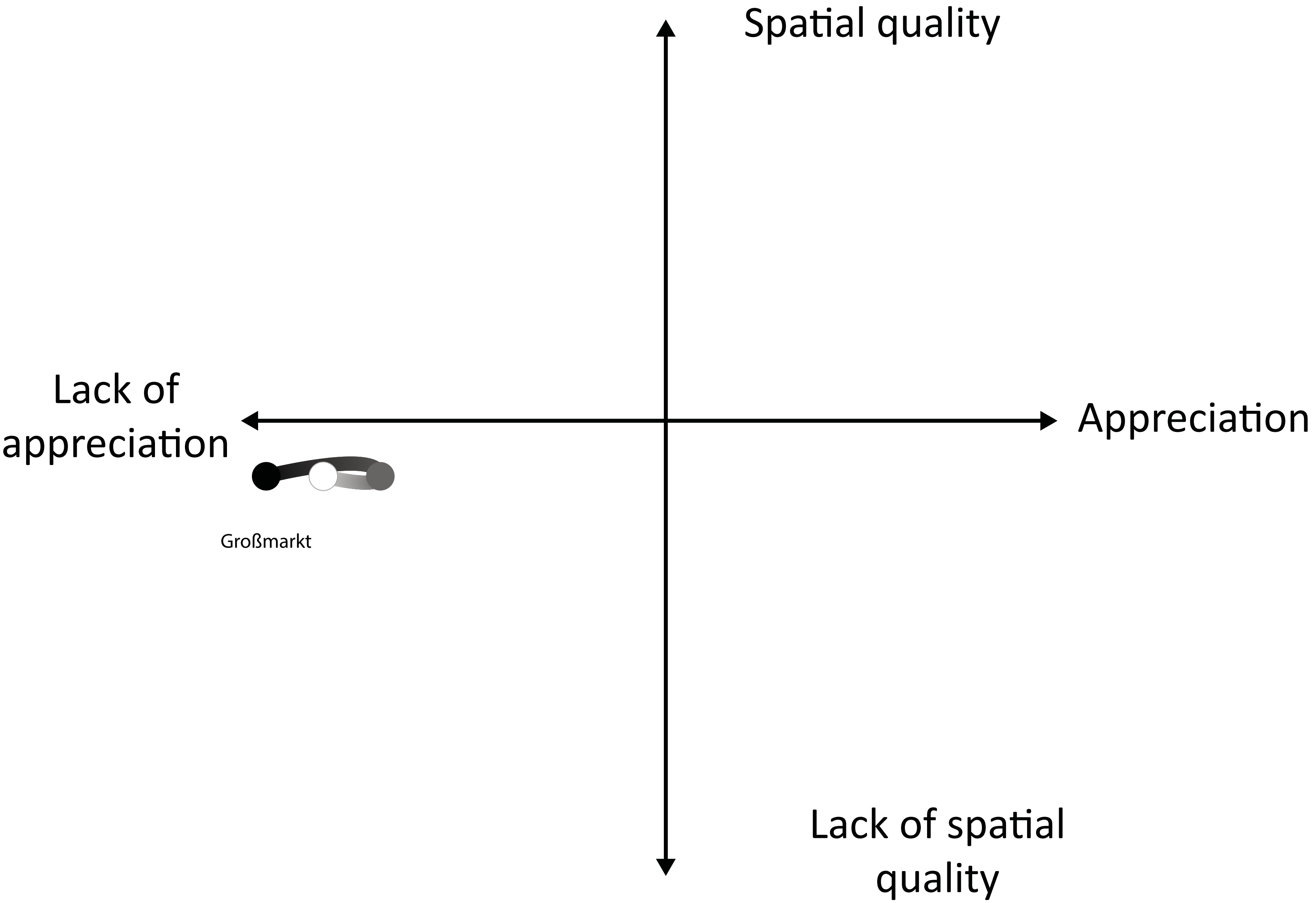


Großmarkt conclusions



Characteristics	Actual value
Function	Industrial site
Connectivity:	
The distance to Brandenburger Tor	6,1 km
Public transportation: 35 min	10,5 km/h
Car: 15 min	24,4 km/h
Accessibility	Limited accessible
Size	13 hectares
Social appreciation	8,8 articles
Economical appreciation	100 €/m ²
Political appreciation	0 development plans

Großmarkt conclusions



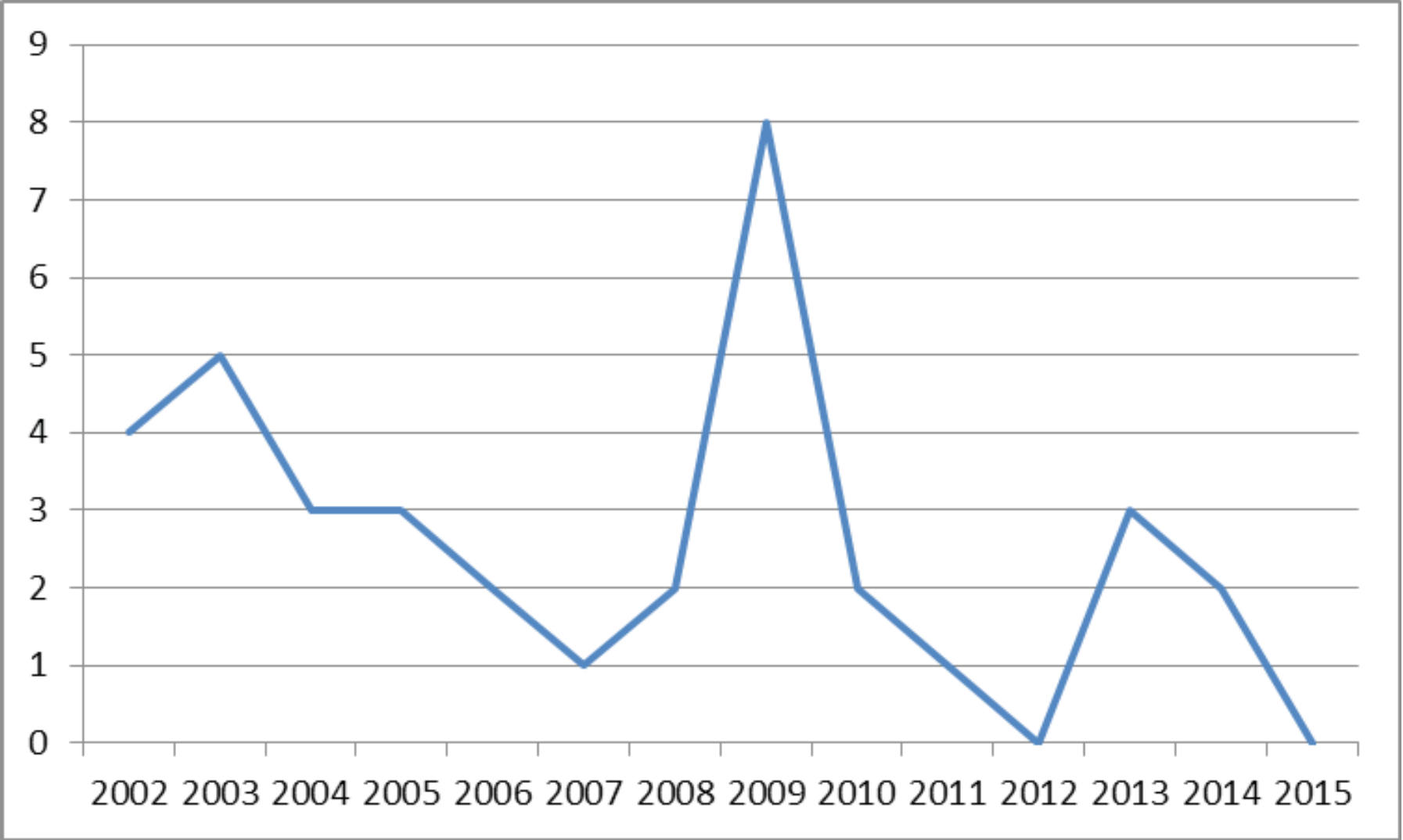
Test case 2: Former airport Johannisthal



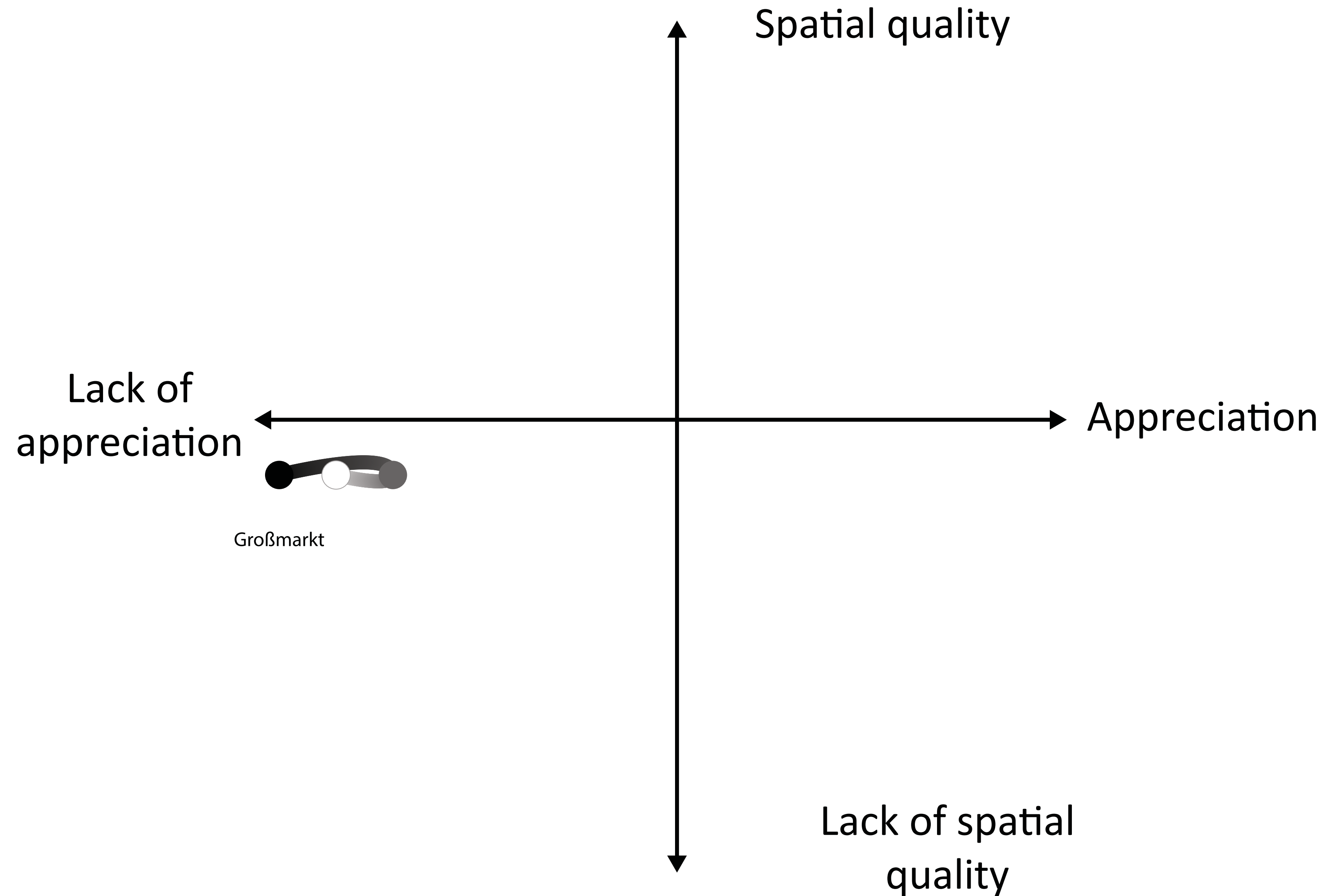
Former airport Johannisthal conclusions

Characteristics	Actual value
Function	Park and empty areas
Connectivity:	
The distance to Brandenburger Tor	22,1 km
Public transportation: 56 min	23,7 km/h
Car: 32 min	57,7 km/h
Accessibility	Open to access accessible
Size	26 hectares
Social appreciation	3,1 articles
Economical appreciation	Average of 120 €/m ²
Political appreciation	0 development plans

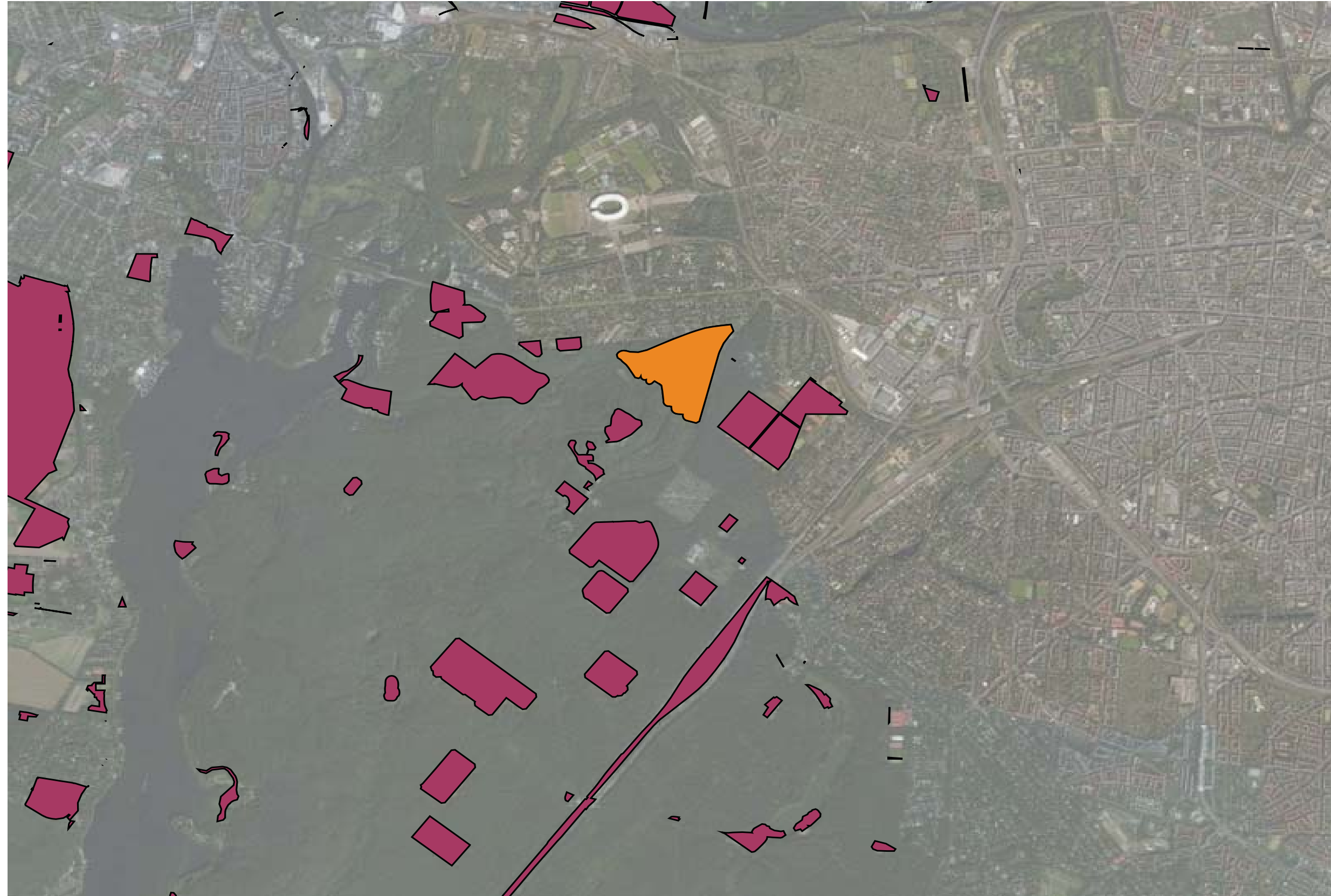
Articles per year for the former Johannisthal airport



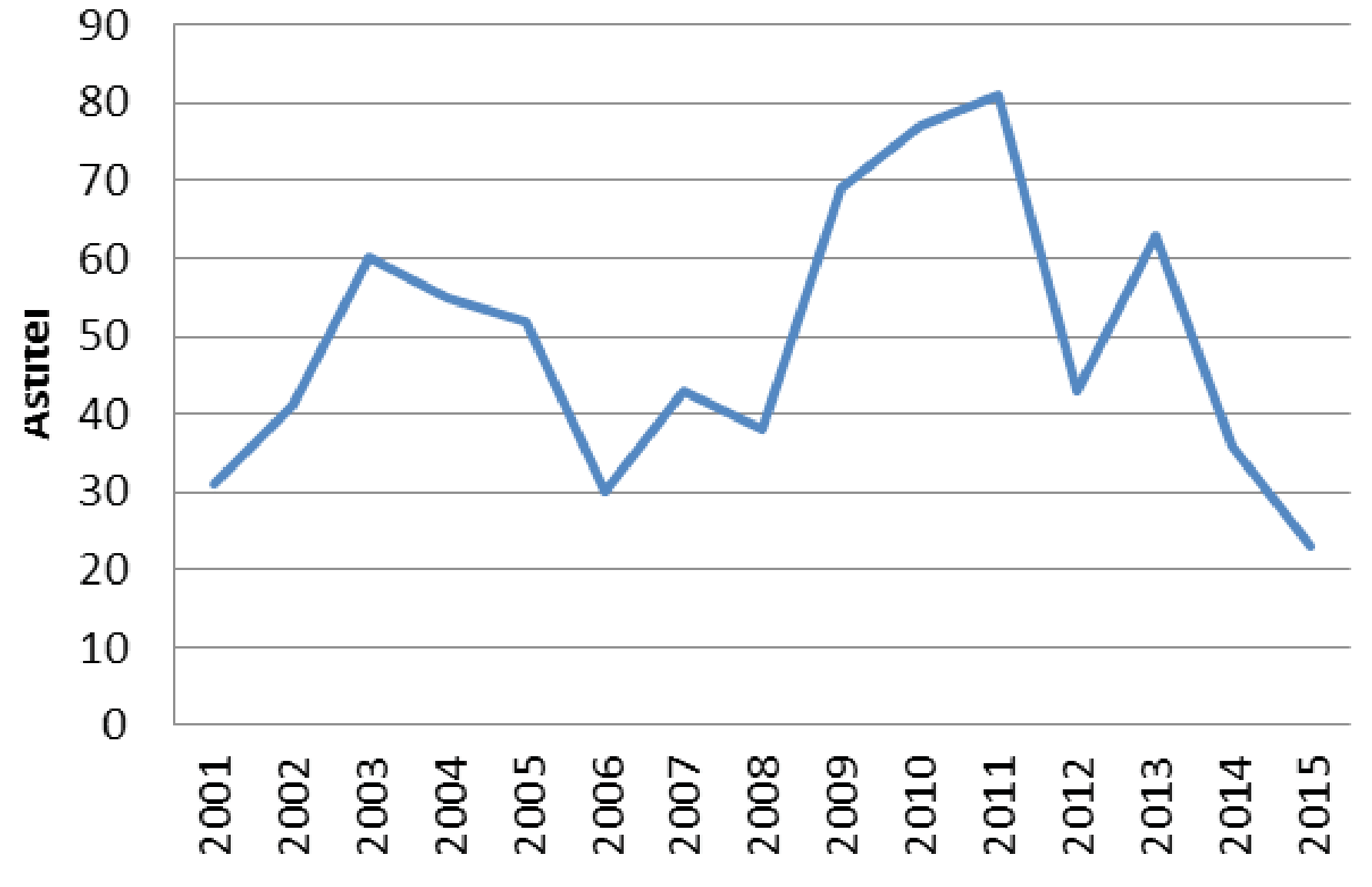
Former airport Johannisthal conclusions



Lost space map case 3: Teufelsberg



Teufelsberg conclusions



Characteristics

Actual value

Function

Special function: safety and order

Connectivity:

The distance to Brandenburger Tor

10,4 km

Public transportation: 56 min

9,71 km/h

Car: 25 min

24,96 km/h

Accessibility

Limited accessible
paying fee when open

Size

3,91 hectares

Social appreciation

54,7 articles

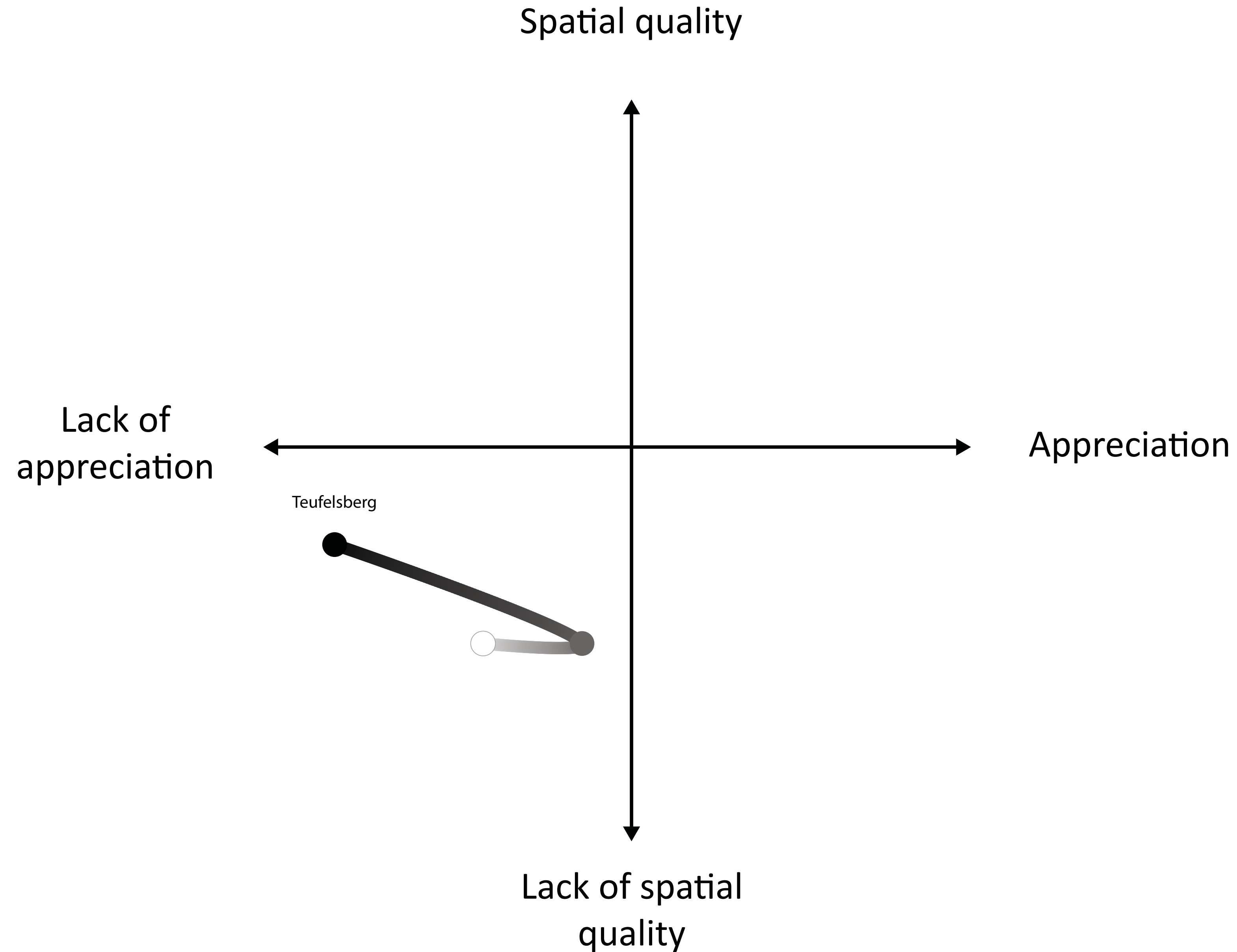
Economical appreciation

0 €/m²

Political appreciation

0 development plans

Teufelsberg conclusions



Conclusions

Identifying possible lost space by mapping the characteristics

Investigating areas that are marked at the map that results the first phase

- Mapping could be more precise but gives good results in its current form
- Mostly found potential lost spaces and very few actual lost spaces
- Need for balance by applying weighting factors to the characteristics



CONCLUSIONS

Conclusions

What types of lost spaces can be identified in an urban context and what actions are important in order to tackle the problems of lost space?

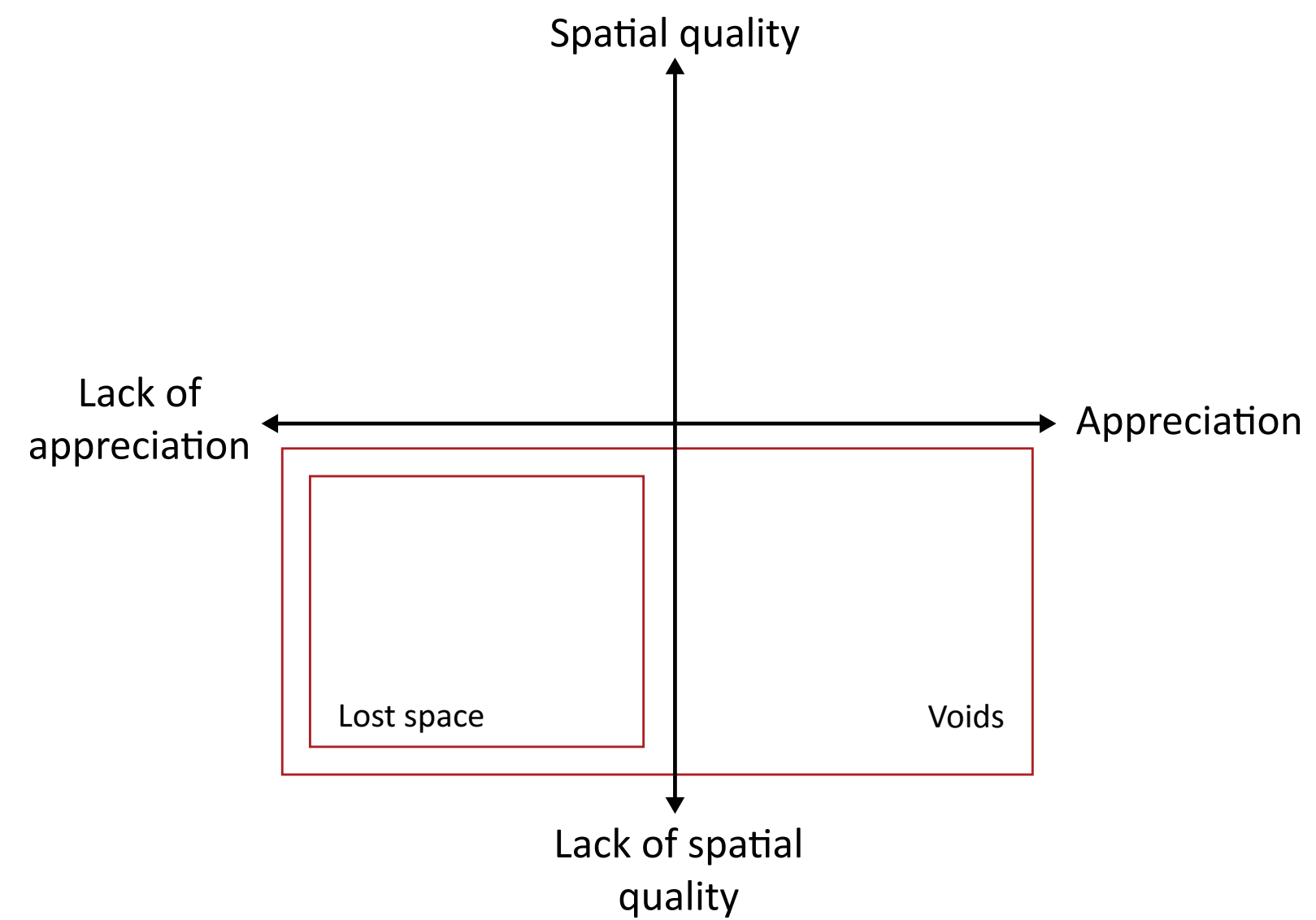
1. What different perspectives on lost space are there and which ideologies are behind these perspectives?
2. What characteristics are part of the problem of lost space and how are these characteristics connected to the different perspectives?
3. How can, with the use of the perspectives and characteristics, lost spaces be identified in the urban context?

Conclusions

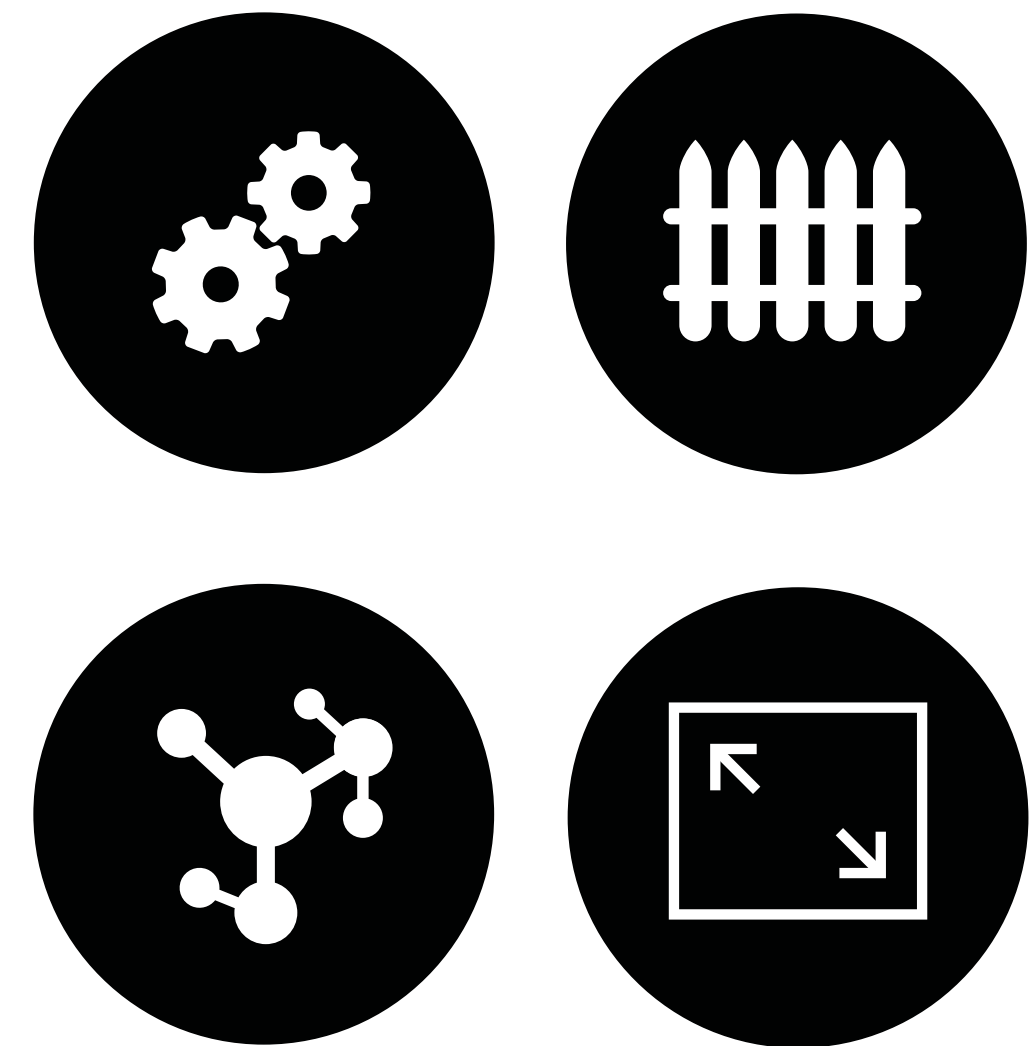
Perspectives



Lost space diagram



Spatial characteristics



Reflection

Personal vision on lost space

Context of Berlin

Limited resources created a “preliminary” result

Recommendations

More research on the following topics:

- Which functions specifically become lost space
- Connectivity analysis from multiple locations
- More information about travel speed in the city
- Indept analysis for the social appreciation
- Also investigate informal planning
- Balance the characteristics



QUESTIONS?