

Nudging Permanence
Berlin's Regulations meet Temporary Use

by

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In partial Fulfillment of the Requirements for the Degrees of

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Abstract

Across Berlin's history, the street- as image, as space, as imaginary, as activity – has been, and continues to be, continuously appropriated and contested by stakeholders across the city - residents, owners, shopkeepers, tourists and others. Top-down politicians and public entities have long been grappling with how to position themselves (and their own desires) within this tension, using tools such as regulations and publicly funded projects as a form of developing an “appropriate” Straßensbild (street-image) to produce a desirable and cosmopolitan Stadtbild (city-image). As retail regulations constrain retail to interiors and developers favor larger longer-term retail contracts over smaller short-term “stunts”, I have begun to trace a shifting and unresolved paradigm. Permanence privileged over temporality. Certainty over uncertainty. Recent regulatory changes do not fall short of mentioning how current flying trade (fleamarkets, food trucks, etc.) “undermine” existing retail offerings.

This project questions the typical process of gentrification under the ideological norms of “highest and best use” and takes up a large area of land in Friedrichshain currently slated for re-development to re-imagine temporary mentalities. This project is seen as a template for similar such projects, and in the spirit of temporary uses (transient, sedentary, and inhabited), most of the tactics – building included – can be adapted and moved across the city. By formalizing their existence, the thesis traces the legal and economic framework that many resident-driven retail, exchange and re-use initiatives use to navigate to exist in the city. Ultimately, this thesis remains unfinished, but its aims remain two-fold: to investigate temporary uses in relation to their regulatory and formal tactics and to re-enforce existing temporary practices through a supporting imaginary. It hopes to shift the fantasy of tectonic retail in this existing development, and in doing so, asks the question: can we nudge the imaginary of permanence?

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6 Fig. 01. Rendering of Lower-Level Entrance View



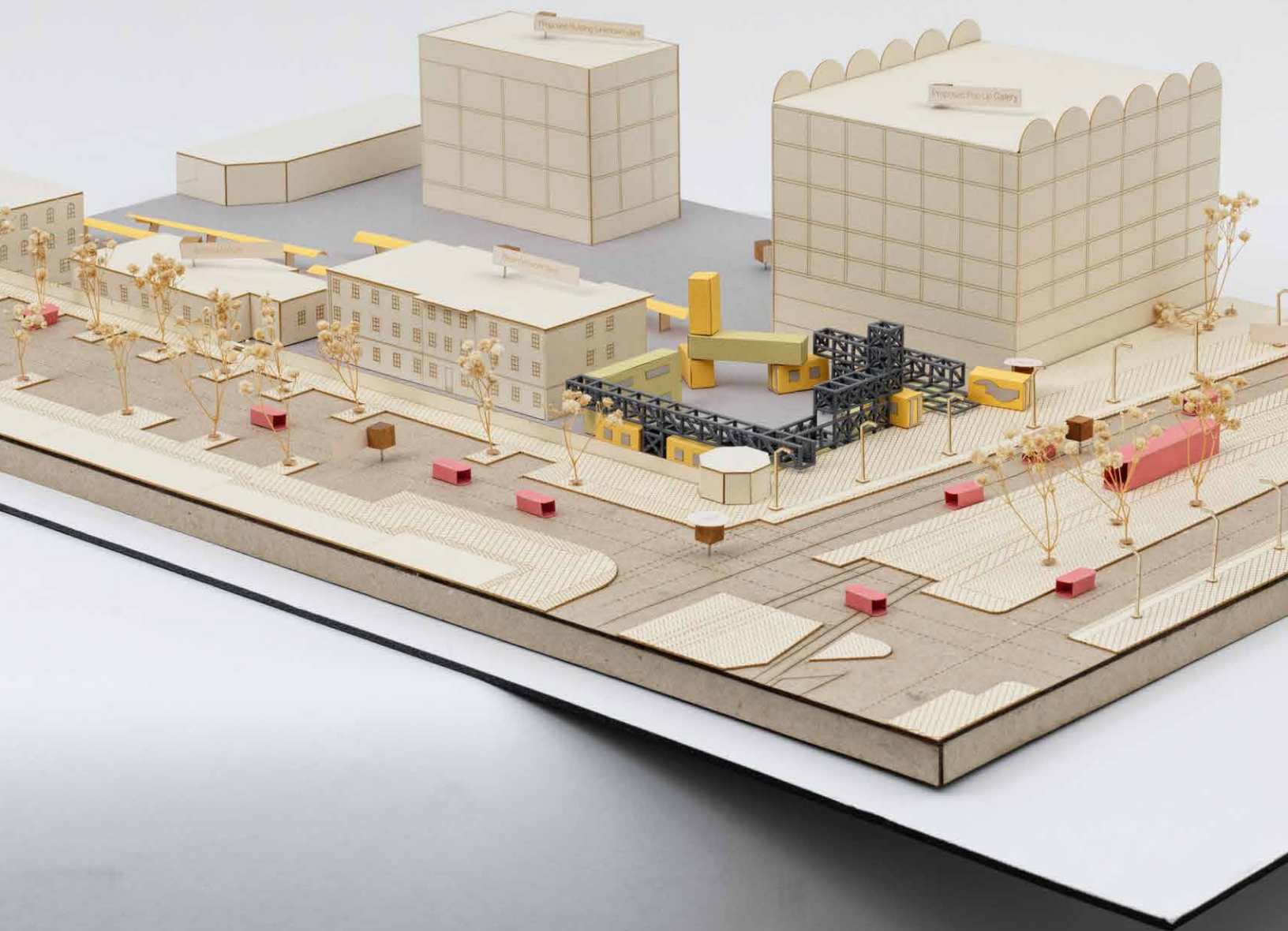
nudging

permanence



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10 Fig. 02. Photograph of 1:200 Final Site Model

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Introduction

Introduction

At the time of writing, a recently published 2022 annual report indicates that while inflation and soaring energy prices have slowed property price growth in Germany, Berlin's property market has remained strong and increased at 4.80% in 2022.⁰¹ While this is less than the decade-average of 10% y-o-y property price increase in the last decade, many experts continue to firmly predict that demand will continue to push property prices for the remaining decade. After all, Berlin government has forecasted that Berlin's population is expected to exceed four million residents by 2040.⁰²

01 "Berlin Real Estate Report 2023" Guthmann Real Estate Report, 2022, <https://guthmann.estate/en/market-report/berlin/>.

02 Berlin Stadtverwaltung. *Berlin continues to grow: almost 4 million inhabitants by 2040.* 2022, <https://www.berlin.de/en/news/7786647-5559700-berlin-population-growth-almost-4-million.en.html>

03 Haydn, and Temel. *Temporary Urban Spaces: Concepts for the Use of City Spaces.* Birkhauser, 2006.

04 Berlin Stadtverwaltung "Initiative Re-Use Berlin." <https://www.berlin.de/sen/uvk/umwelt/kreislaufwirtschaft/projekte/re-use-berlin/initiative/>.

While the housing crisis continues to be a vital and important topic for Berlin, for this thesis, I focus on temporary unfranchised retail and re-use initiatives in the German capital as my focus. Specifically, I take on the problematic that it is particularly in times of increased, rising property prices and development that it is essential to recognize and solidify the value of temporary use contracts. To clarify – by temporary use, I take on Robert Temel and Florian Haydn's definition of temporality as not a literal duration of time but extending further. This includes temporary uses not only limited to brief periods but also conditions at various points in time (eg. fleamarkets or food trucks but also temporary workshop spaces that become permanent). These uses include uses that aim to connect strong and weak actors within the city to "create social knowledge and offer opportunities."⁰³ I am interested in exploring how providing the opportunity to rent within shorter time frames in CBD areas might be an asset to diversifying the social and economic contracts available across Berlin, and re-enforce re-use initiatives. Operating at lower per item sales, second-hand products necessitate lower rental contracts to encourage re-use. This is an agenda to help reduce the existing annual waste of 372kg/resident and move towards a zero-waste city as supported by the current administration.⁰⁴ How could re-analyzing specific vending uses help formalize this practice and encourage re-use initiatives in the long run? How can interviews and existing informal uses shape long-term planning?

Without a straightforward valuation and planning strategy, many developers have acknowledged the importance of temporary use for

unfranchised retail but fail to provide an equitable and long-term strategy. Longer-term retail contracts that can be easily integrated into a traditional pro forma are often favored over shorter-term, often perceived "riskier" contracts.⁰⁵ As architects, temporary use can be hard to recognize; downloading tiled zip files captures only existing and established structures in the city. To situate temporary uses within this market condition in Berlin, the thesis is divided into two parts: *Reading Temporalities* and *Nudging Permanence*.

The first part, *Reading Temporalities*, is a historical and theoretical literature review that situates the current conditions of temporary uses in Berlin within 1) a historical context, 2) their negotiation with large-scale developments, 3) re-use frameworks today, and 4) outlines the methodological strategies for Part 2. The second part, *Nudging Permanence*, consists of a research-design dialectic: it outlines three main acts – the sedentary, the transient, and the inhabited – that link a category of temporary use to a corresponding design feature. Design and research move in tandem: one requires the other. Together, the aim is not to merely justify an "informed" design, but to view research as a discursive practice itself.

By name – sedentary, transient, and inhabited – correspond to a personal categorization of temporary exchange uses in Berlin. Research-wise, the aim is to connect existing temporary use frameworks to each other and highlight differences in size, temporality and how these battle across public and private land. As you will see, there is a lot of analysis of existing temporary uses in Part 2 that could be perceived as redundant. I recognize a weakness of categorization as a mere theoretical construct, and I would like to take this moment to express my limited time and resources as a weakness in this thesis. Of course, these categories are a small part of a wider array of uses that we might consider temporary.

Nonetheless, I hope the categorization helps solidify different approaches of temporary use as more than just an umbrella term that has been dubbed hard to grasp and hard to understand or plan for. As a masters student,

05 Oswalt, Philipp, et al. *Urban Catalyst: Mit Zwischennutzungen Stadt Entwickeln*. DOM Publ., 2014.

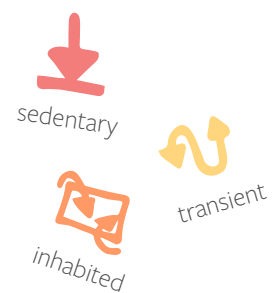


Fig. 03. Icons For Temporary Use Categories

it has always been important for me to analyze real, lived conditions over theoretical ideas or “novel” or “technological” constructs. For me, mapping, linking, and analyzing existing temporary uses to urban conditions and their operational tactics is vital to understanding the existing eco-system in Berlin and bringing this into an academic discussion.



Fig. 04. Location of Site

To establish a design and real estate component, I extend research by putting forth my own imaginary: not a permanent building, but a proposal that operates in between the un-developed and developed imaginaries of RAW-Gelände in Friedrichshain, Berlin. Today, the scheme is one of the upcoming significant developments in the neighborhood of Friedrichshain. Herein, the real estate developer Kurth Immobilien bought a 51.5 hectare plot in 2015. In the spirit of existing re-use frameworks and marketplaces, this thesis uses this opportunity to question the role of permanence so tectonically proposed by the current scheme. The proposal puts forth a scheme of roughly 325m² indoor space (and extended outdoor space) through a scaffolding structure that leverages a temporary structure to be deployed today, to last through all phases of construction, and finally to be re-deployed to a new construction site. This takes the system of vending practices to establish a framework for planning and design for vending and lending practices in CBD areas. As such, the corresponding design references existing temporary uses to outline a total of six rental contracts – free, weekly, monthly, semi-annually, annually, and shared. By separating the spaces into smaller, distinguished offerings, the aim is to divert the traditional pro forma of permanent retail offerings, catering to larger-scale commercial tenants, to re-enforce the non-permanence and active agency so critical to this site.

Lying neither as a toolkit nor a site, this submission aims to investigate how formal strategies could blur the boundary between public and private and nudge the dichotomy of unbuilt/built (or undeveloped/re-developed) to extend to in-between phases of development and offer further social contracts in privately provided public space. It asks the question, can we stretch out the “in-between” phase to produce new architectures and spaces of engagement?

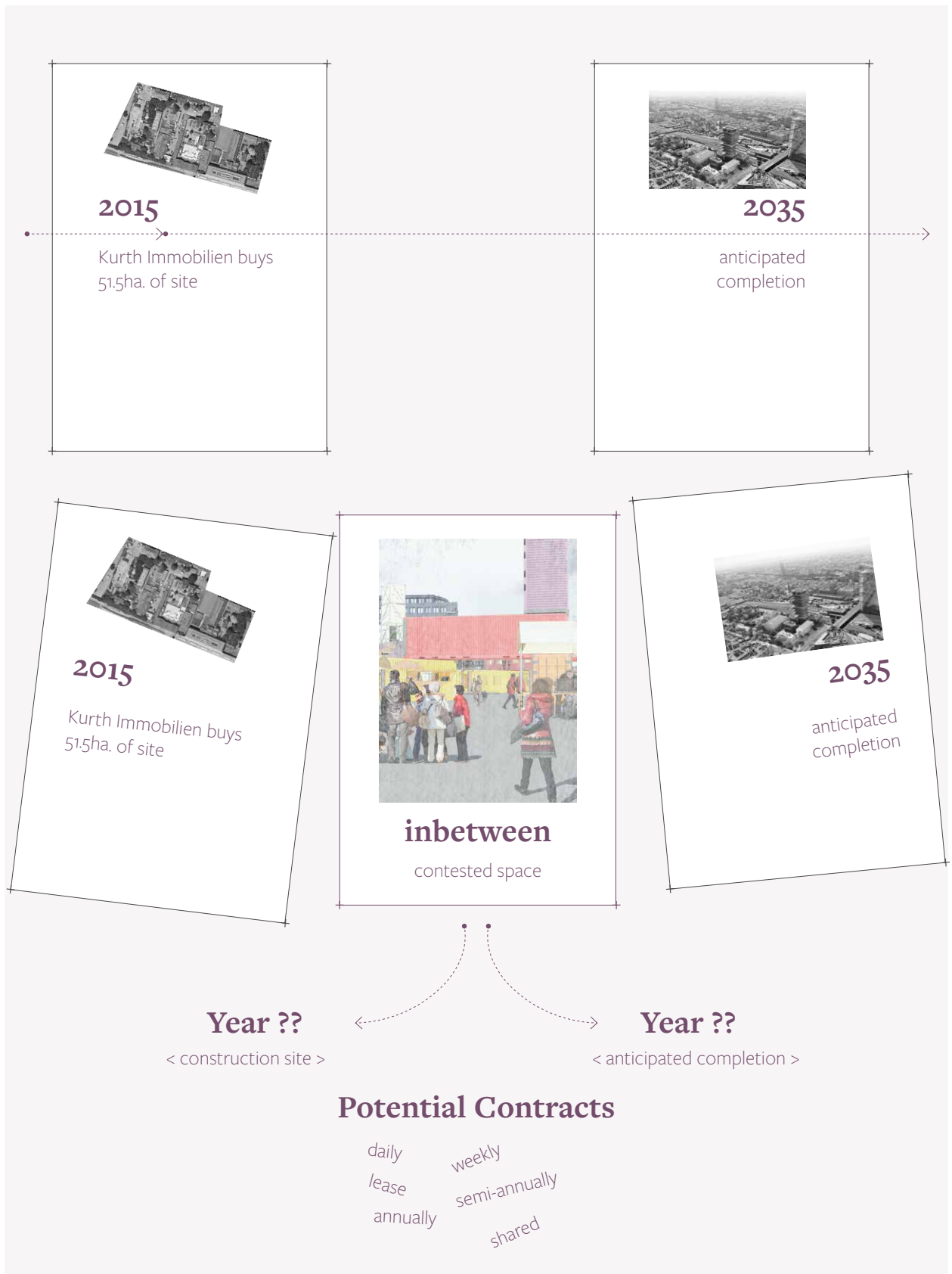
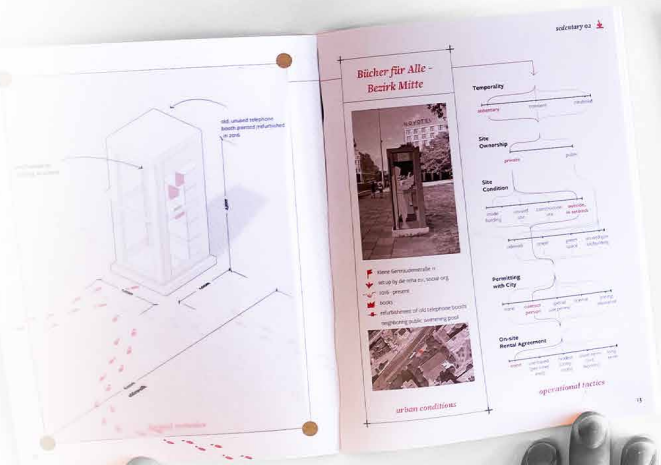


Fig. 05. Sequence Diagram, Images: Google Earth, Holz Kobler Architekten Existing Rendering, and Rendered View 15



16 Photograph of Fina Books

Part 01

Reading Temporalities

History & Context

01 Eg. See “tactics” in *The Practice of Everyday Life* by Michel de Certeau, *Post-It City* by Giovanni La Varra, *The Informal Economy* by Saskia Sassen, “optional activities” in *Life Between Buildings* by Jan Gehl, *Temporary Uses in Urban Catalyst* by Oswald Philipp et al.

02 Oswald Philipp et al. *Urban Catalyst*. DOM Publishers. 2013.

03 Loberg, Molly. *The Struggle for the Streets of Berlin: Politics, Consumption, and Urban Space, 1914–1945*. Cambridge University Press, 2018.

Temporary use, under various names and guises – “tactics,” “optional activities,” “informal practices,” “everyday urbanism,” “post-it cities,” “transgressive spaces,” and “ephemeral use” – is an existing and established phenomenon that has received re-occurring attention within the architectural discipline.⁰¹ Temporary uses are often actively hailed as do-it-yourself occurrences that exist outside the regulatory framework.⁰² In what scholars have dubbed as an anarchist and “leftist” fashion, temporary uses can be perceived as self-emerging processes, producing new social arrangements and opportunities for users to exist in otherwise unfavorable conditions. Various spaces, uses, users, and conditions emerge in an “unstructured” fashion. Today, in the context of the COVID-19 pandemic, there has been a resurgence of public use towards ephemeral and transitional use. Parking spaces become opportunities for extended commercial activity or child’s play. In RAW-Gelände, the final site location for the design, temporary uses have recently received a similar shift: from previously nighttime activities to daytime activities such as food trucks and flea markets.

However, use is never neutral, and the ongoing regulatory terms of establishing an appropriate *Straßenbild* (translated: street-image) and *Stadtbild* (city-image) fundamentally connects the aesthetic register of public space possibilities to regulatory, social, economic and political imaginaries. Across Berlin’s history, the street as an image offers a lens through which to understand the dynamics of temporary use across private and public property lines. As elaborated in Loberg’s book *The Struggle for the Streets of Berlin 1914–45*, the competition for street space is particularly contested in periods of instability (please read this book for a focus on WWI & WWII).⁰³

By looking at archival material, Loberg poignantly tracks the participation of aesthetic registers in moderating the street. One such example is an archival newspaper clipping from 1917. Herein, the street in Berlin becomes a subjective pulse of an acceptable global image, as the image of street hawkers was deemed to signify “a side-effect of the collapse, [it] shows us with frightening clarity how far we have fallen. ... Already the English

papers write that Germany has become undignified in its 'defeat.' This is the impression the street makes abroad."⁰³ Caught on the street and along the sidewalks, temporary uses are implicated by the perception of the street. Many of the kiosks were nicknamed "Inflationshäuschen" (Inflation Houses), in reference to rapidly increasing prices and rents at the time.⁰⁴

Beyond global perception, temporary uses are also affected by the perception of health, aesthetics and hygiene. In the late 1800s, the city of Berlin supported the construction of large-scale market halls (Markthallen) as an attempt to improve hygiene and efficiency of food distribution across the city.⁰⁵ Through this architectural and real estate investment, the city forced street vendors through increased regulations to move into the market halls. Construction was commissioned under city planner Hermann Blankenstein, design was led by architect August Lindemann, and by 1886, the first four market halls were completed (I-IV.) Berlin's first communal, large-scale market space appeared in 1886 at Alexanderplatz.⁰⁶ The 11,600m² provided storage spaces, a distribution center, and a direct connection to the station. Although vendors faced higher prices, the permission to sell six days a week was meant to offset the higher commission costs.⁰⁷

Over time, the trend of supermarkets that began in the 1950s in Germany created larger chains and larger retail offerings. Today, there are only four remaining active Markethalls (VI, IX, X, XI), one of which is occupied by the supermarket chain Rewe. Looking at Berlin's history of street regulations and unfranchised retail incentives emphasizes how temporary uses are often subjugated to broader urban regulations, economic conditions and cultural perceptions of public use.

The fall of the Berlin Wall provided a radical shift and a moment of re-questioning the urban processes across formerly East and West Berlin. In the early 1990s, various tourist organizations and city planning organizations shifted the city to position Berlin on the global stage of international



Fig. 07. 1933 Berlin, Source: <https://www.vintage-photographs-of.com/2015/04/30-amazing-vintage-photographs-of-berlin-1933/>

⁰⁴ Ibid.

⁰⁵ Spiekermann, Uwe. Basis Der Konsumgesellschaft: Entstehung Und Entwicklung Des Modernen Kleinhandels in Deutschland 1850-1914. Beck, 1999.

⁰⁶ Ballestrem, Matthias. „Max: Die Typen: Markt und Markthallen.“ Technische Universität Berlin, https://www.fgl.tu-berlin.de/download/TYPEN_MAX_TUBerlinFGBallestrem.pdf

⁰⁷ Ibid.

08 Oswald, Philipp. Berlin: City without Form. Dom Publishers, 2000.

09 Ha, Kerstin. "Handel(n) Und Wandel(n)." Technische Universität Berlin, 2014, pp. 1–294.

10 Ibid.

11 Loberg, Molly. The Struggle for the Streets of Berlin: Politics, Consumption, and Urban Space, 1914–1945. Cambridge University Press, 2018.

12 "Tastemakers" as used in Costonis, John J. Icons and Aliens: Law, Aesthetics, and Environmental Change. University of Illinois Press, 1989.

12 "Einzelhandelstruktur Und Verkaufsflächen in Der Hauptstadtregion Berlin-Brandenburg 2015/2016." Gemeinsame Landesabteilung Land Brandenburg Berlin, 2016, Accessed Oct. 2022.

13 "Mehr Umsatz Im Einzelhandel, Gastgewerbeumsatz Mehr Als Verdoppelt." Amt Für Statistik, Statistik Berlin Brandenburg, 29 Aug. 2022, <https://www.statistik-berlin-brandenburg.de/184-2022>.

recognition and tourist attractions.⁰⁸ In the early 2000s, many books and architectural scholars used photographic documentation to formalize the pervasion of temporary use in formerly occupied spaces in Berlin (see Urban Catalyst, City Without Form et al.). During this time however, Berlin's governmental body tightened its administrative regulations to further limit the proliferation of street trade through the Negativkatalog (negative catalogue).⁰⁹ Herein, street vending regulations were tightened to protect areas of "cultural" and "historical" significance, leading to a series of prohibited zones and areas across Berlin-Mitte.¹⁰ In the context of providing a "unified" image, informality was abandoned in favor of becoming a European "metropolis." Just as Loberg describes for the period 1914–1945, here, the legal aesthetics once again became a "symbol of the identity of a cultural system."¹¹ The tastemakers of these activities become the government and residents, as they can protest or accept certain activities on the street.¹²

Today, it is currently challenging to understand the role of temporary uses in retail, as most reports do not account for this (See Einzelhandelstruktur Berlin/Brandenburg).¹³ However, in the permanent retail market space, the neighborhood of Friedrichshain in the eastern part of the city marked a relatively low retail offering in comparison to the rest of the city, with only 0.88m² per resident as opposed to 1.22 m² per resident at the Berlin level in 2015. More recently, retail (sales stands and markets, mail order and internet trade, auctions via the internet, direct sales from stock) is growing, from only 21.3% in 2019 to 28.2% of all retail revenue in 2021.¹³ While temporary uses (markets and sale stands) are lump-summed into the online internet trade segment, the continued popularity and tourist attraction of the local Box-Hagenerplatz and RAW-Gelände fleamarket for the neighborhood planning district of Boxhagenerplatz poses an opportunity to support these uses more thoroughly.

Hannah Arendt, as mentioned by Gerald Frug in *The City as a Legal Concept*, defines freedom as not something to "protect," but instead distinctively involves "a positive activity designed to create one's way of life."¹⁴

In the realm of urban life, this necessitates freedom “as active participation in public decision-making and the meaning of happiness as public happiness, the sharing of public power.”¹⁵ By looking at the evolution of unfranchised retail to the growth of supermarket chains today, this section hopes to (incompletely) convey how specific regulatory, economic, and social initiatives shift the battle of public street across time. Along the way, temporary uses continue to be regulated according to different standards and methods all the way to today (see Part 2: Acts 1-3 for today’s processes.)

14 Hannah Arendt as quoted in Frug, Gerald E. *The City as a Legal Concept*. Harvard Law Review Association, 1980.

15 Ibid.

Today’s Tension: Urban Conditions

We might imagine that public space denotes the perceived neutrality of the word use. However, as private developers actively participate in the production of public space, I would argue that the civil law term usufruct (*usus-fructus*) is, in fact, more useful. Usufruct is defined as the “temporary enjoyment of another’s property without the depletion of resources.”¹⁶ The relationship between public use and property within privately-provided public space is hence conditional to 1) the financial ability to do so and 2) the owner’s permission. In the face of increasingly privately-provided public spaces, scholars such as Sarah Schindler have argued that perhaps zoning could help enhance “public law norms by extending them to realms where they typically do not play a significant role.”¹⁷

16 “Usufruct.” Oxford English Dictionary, <https://www.oed.com/view/Entry/220702>.

17 Schindler, Sarah B. “The Publicisation of Public Space.” *Iowa Law Review*, 2018, pp. 1093–1153.

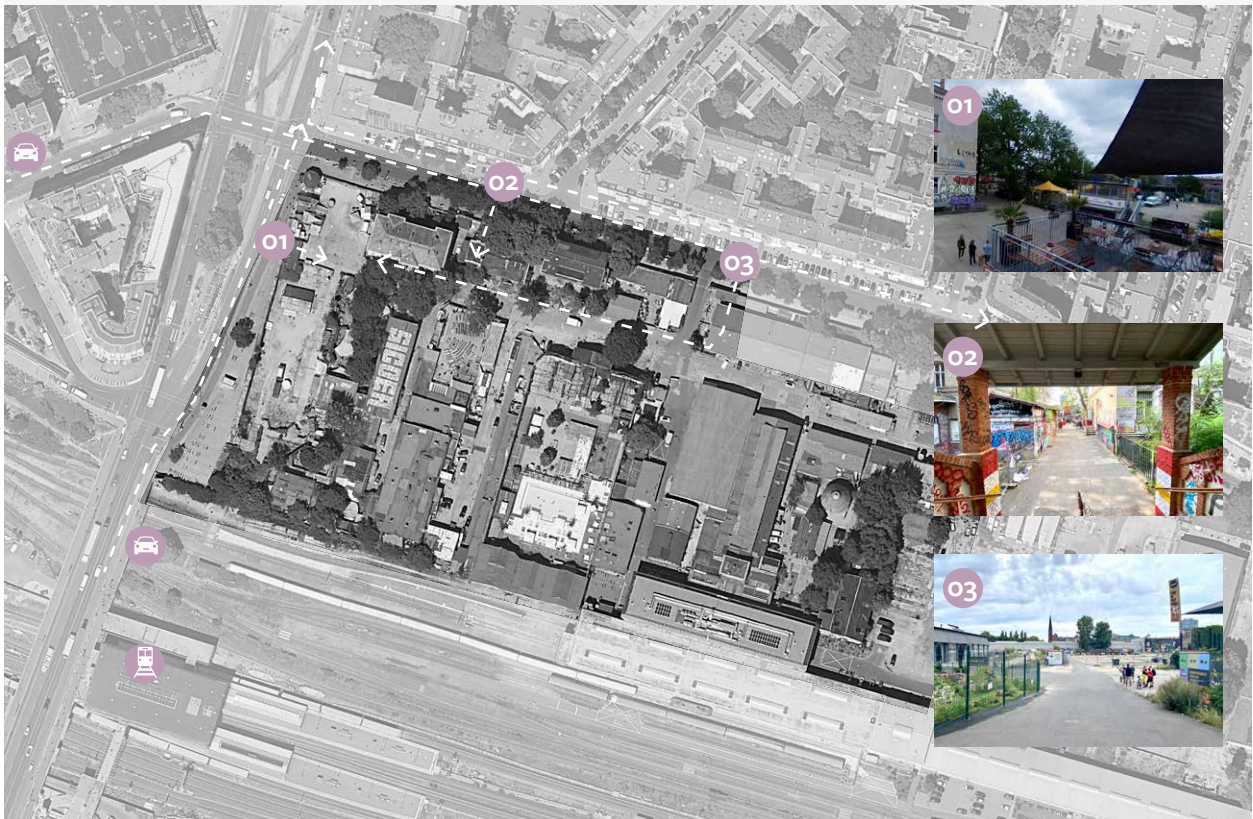
Understood through this lens, the design participates in the tension by occupying a space within Kurth Immobilien’s acquired site RAW-Gelände. It becomes a game of both making this an attractive proposition for the developer to provide the service and a win-win for the city. As described in the introduction, RAW-Gelände is a 51.5 ha. lot most recently bought in 2015 by the real estate developer Kurth Immobilien. The following page describes the site conditions, which has a 3m level difference at the western and northern edges. There are two primary access stairs to get down at these locations, while further down there is a ramp through which cars can enter.



Site with current uses (Source: Personal Photograph)



Rendering (Source: Holz Kobler Architekten)



Site conditions with main access points and mobility (Source: Google Earth and Personal Photography)

RAW-Gelände today is in a moment of pre-construction that continues to benefit from a specific reputation as a site of informal exchange. Within this fleamarket and food truck model, there are shorter-term, lower-cost rental opportunities for residents and others to participate in the market (€30-60/day for food trucks, and €30/day for fleamarket with €25/day for renting stand).¹⁸ This is partly due to its legality, third-party management, and extended reputation for tourists and residents alike.

18 Jean-Baptiste. Personal interview. 08 August 2022.

These contracts vastly contrast some of the most recent developments in the area such as EDGE East Berlin, Mercedes Benz Arena, and Upside Berlin. As shown by the publicly available floor plates of Upside Berlin, most retail spaces continue to follow the design of single contracts for spaces over 100m².¹⁹ Together, these three buildings present the tendency here to continue to provide large, long-term retail contracts over publicly accessible shorter-term retail contracts. As such, there is an opportunity to do something differently: to provide shorter-term, smaller floor-plate contracts within this area.

19 “Upside.” ImmobilienScout24, <https://www.immobilienscout24.de/neubau/ziegert-gmbh/upside/96204.html>.

Taking on existing successful temporary activities today, the design ultimately re-imagines the condition of temporary contracts as an active part of the development process to come, and others in the future. Ananya Roy poignantly remarks the ethical dilemma when “planners and architects claim that they have no responsibility for the field of power in which they operate.”²⁰ As Roy argues, the “doubleness” to these professions is a sign that there is no innocence in planning and architecture.²¹ I, as a masters student, am equally no innocent participant. I acknowledge my interest in reconciling the tension between highest-and-best use and lower-revenue generating contracts. This proposal is my personal attempt to ask how developers might understand and actively embrace temporary contracts for in-between phases of development, and as such, offer an opportunity to align un-developed sites with broader community interests that generate lower revenues.

20 Roy, Ananya. “Praxis in the Time of Empire.” *Planning Theory*, vol. 5, no. 1, 2006, pp. 7-29, <https://doi.org/10.1177/1473095206061019.org/10.1177/1473095206061019>.

21 Ibid.

Re-Use Frameworks



Fig. 09. Example of supported re-use initiative, Source: <https://www.berlin.de/sen/uvk/umwelt/kreislaufwirtschaft/projekte/re-use-berlin/initiative/>

22 “Initiative Re-Use Berlin.” Berlin.de Startseite, 10 Oct. 2022, <https://www.berlin.de/sen/uvk/umwelt/kreislaufwirtschaft/projekte/re-use-berlin/initiative/>.

23 Ibid.

24 “Reuse, Repair, Recycle: Bund Berlin E.V.” ReMap, <https://www.remap-berlin.de/>.

25 “Thredup 2022 Resale Report.” GlobalData Thredup. <https://www.thredup.com/resale/static/2022-resaleReport-retailer-84d8156c4f5855bdca144016597dof9c.pdf>

26 “Abfallentsorgung in Berlin Und Brandenburg.” Amt Für Statistik, 2018, <https://www.statistik-berlin-brandenburg.de/q-ii-1-2j>.

27 Michaelis, Nils. “In Berlin Wachsen Die Sperrmüllberge.” Berliner Abendblatt, February 25 2021.

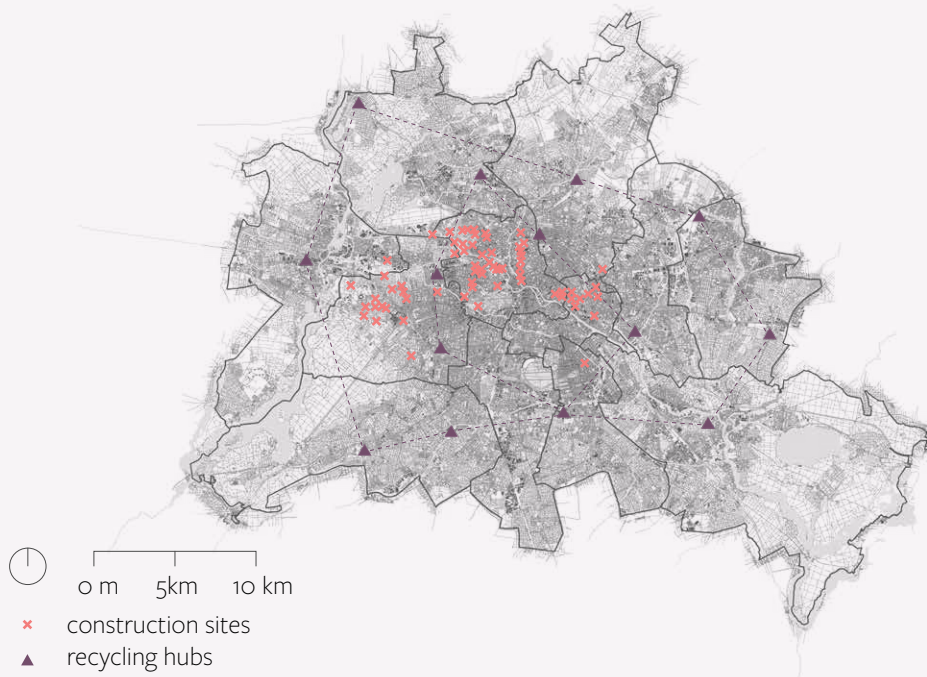
A second important aspect of this thesis is existing re-use initiatives in Berlin. The growing fraction of franchised retailers and rising retail prices make it challenging to incorporate zero-waste initiatives in the city. Temporary uses thus offer an opportunity to exist parallel to rising retail rents and gentrification pressures. As opposed to long-term rental contracts, the value-add for cities is to use temporary uses and initiatives to encourage circular marketplaces in highly dense urban areas.

In 2018, Berlin launched its “Re-Use” Berlin initiative, which is a zero-waste initiative that hopes to encourage re-use across households in Berlin.²² One of the main objectives of the national program *Value Instead of Throwing- it Away (Wertschätzen statt wegwerfen)* is to decouple “economic well-being from waste generation and related burdens to the environment.”²³ It has supported a series of initiatives, from Karstadt’s B-Wa(h)renhaus to smaller pop-up stores across the city (see Act 3 for more information). Spatially, Re-Map Berlin is one of the largest, city-sponsored platforms within this initiative that maps existing opportunities to share products across residents within Berlin.²⁴ Various second-hand shops, warehouses, and third-party sellers are incorporated into this network to promote a more cohesive awareness of second-hand marketplaces in Berlin. On a European scale, the second-hand apparel market is expected to grow two times faster than the global apparel market in the next decade, indicating that investments in these areas could benefit from increased demand-side growth.²⁵

However, as it stands today, the disposal of bulky items is still a significant issue in Berlin. Each inhabitant in the German capital produces roughly 370 kilograms of waste per year; within this, each resident produces an expected 31kg of bulky items each year, the equivalent of throwing away roughly 3-4 dining chairs every year.²⁶ Many of these are disposed of illegally. Within the district of Friedrichshain and Mitte, there were almost 40,000 illegal dumping notices across the city.²⁷



Every Year, Berlin residents throw away 31kg of bulky items total: 372kg. Personal Visualisation, Data: Statistischer Bericht, Abfallentsorgung Berlin 2018



Location of recycling hubs and construction sites in Berlin. Personal Visualization, Data: BSR Recyclinghöfe

Fig. 10. Analyzing, Waste, and Construction Sites in Berlin 25

28 “Übersicht Recyclinghöfe Und Schadstoffannahmestellen in Berlin.” BSR, <https://www.bsr.de/recyclinghoefe-20503.php?currRCLocation=c11ado83-cb97-464d-896b-obd25a6ba3c2&view=map>.

29 European Environment Agency. Overview of National Waste Prevention Programmes in Europe. Germany, 2021.

To combat this issue, Berliner Stadt Reinigung (BSR) has established 13 recycling hubs across the city where oversized bulky items or materials can be recycled.²⁸ However, by existing largely at the city’s periphery, these hubs face a locational disadvantage: access. As such, other measures are also being included to promote re-use: the national government, within its national waste prevention program that runs from 2021-2027 is also assessing the following options to encourage re-use: a reduced VAT rate for repair activities and second-hand products, increasing information transparency for opportunities and benefits of reuse, tax deductibles for re-use donations, electronic products to improve re-use, and working with the federal state to analyze how waste fees could help finance reuse and waste prevention opportunities.²⁹ At the time of writing, the outcome of these studies has yet to be published.

In a spatial context, I identify construction sites as a potential further point of re-use activities. By extending within the city center, these sites and time periods face a moment where 1) highest rents may not be required, and 2) many offer locational advantages within the city center (see map of active constructive sites above). A potential policy proposal would be to adopt temporary use contracts as an active planning strategy and to encourage developers to connect re-use initiatives to inactive construction sites within Berlin’s city center.

Methodology

Moving from history and context to approach, the following section outlines the basic research approach for this thesis. To re-iterate, the approach in this thesis is a personal shift in my own lens in understanding urban objects not simply as existing possibilities- but caught up in a web dictated by regulations, rental agreements, site conditions, owners, neighbors, and others. Methodologically, the research follows a three-part framework.

1) *Fieldwork*

The main methods of fieldwork included walking, interviews, photography, and spatial documentation. The thesis involved a two-week trip to Berlin, with 40+ interviews conducted during this time. Herein, interviews ranged from a few minutes to spanning several days, four of which are attached in the appendix. Initially, the trip began by understanding temporary use through users themselves and exploring where they are located. As such, photography and spatial documentation (iPhone photos, sketching, making a list of locations of temporary uses on Google Maps) was a crucial part of this investigation. Of course, one weakness is that this is based on a lot of personal experience. However, by focusing on a compact area (Mitte and Friedrichshain), the goal was to gain a sense of given area across various days and complement this with further online research.

2) *Analysis*

In total, fieldwork was supplemented with research and over 100 temporalities were collected through fieldwork, observations, online documentation and interviews. To analyze these uses, a framework was established to investigate these uses in relation to their tectonics, urban conditions, and operational tactics. The tree diagram “operational tactics”, as shown on the following pages, represents a succinct visualization method to encapsulate temporary qualities beyond appearance or location.

After reviewing several temporary uses, it became helpful to categorize these uses into three main categories. These correspond to the three acts: *Act 1: The Sedentary* (those wishing to remaining in one place), *Act 2: The Transient* (passing without continuing), and *Act 3: The Inhabited* (to reside/dwell in). These are roughly divided by size (sedentary as smallest and inhabited as largest) and form of rental contract (ranging from none to long-term), as explained in Part 02.



Field photos of temporary uses in Berlin– including bookboxes, fleamarkets, food trucks, temporary market stands, ad hoc selling displays, larger interior spaces, and giveboxes

28 Fig. 11. Fieldwork Photographs (Source: Personal Photography)

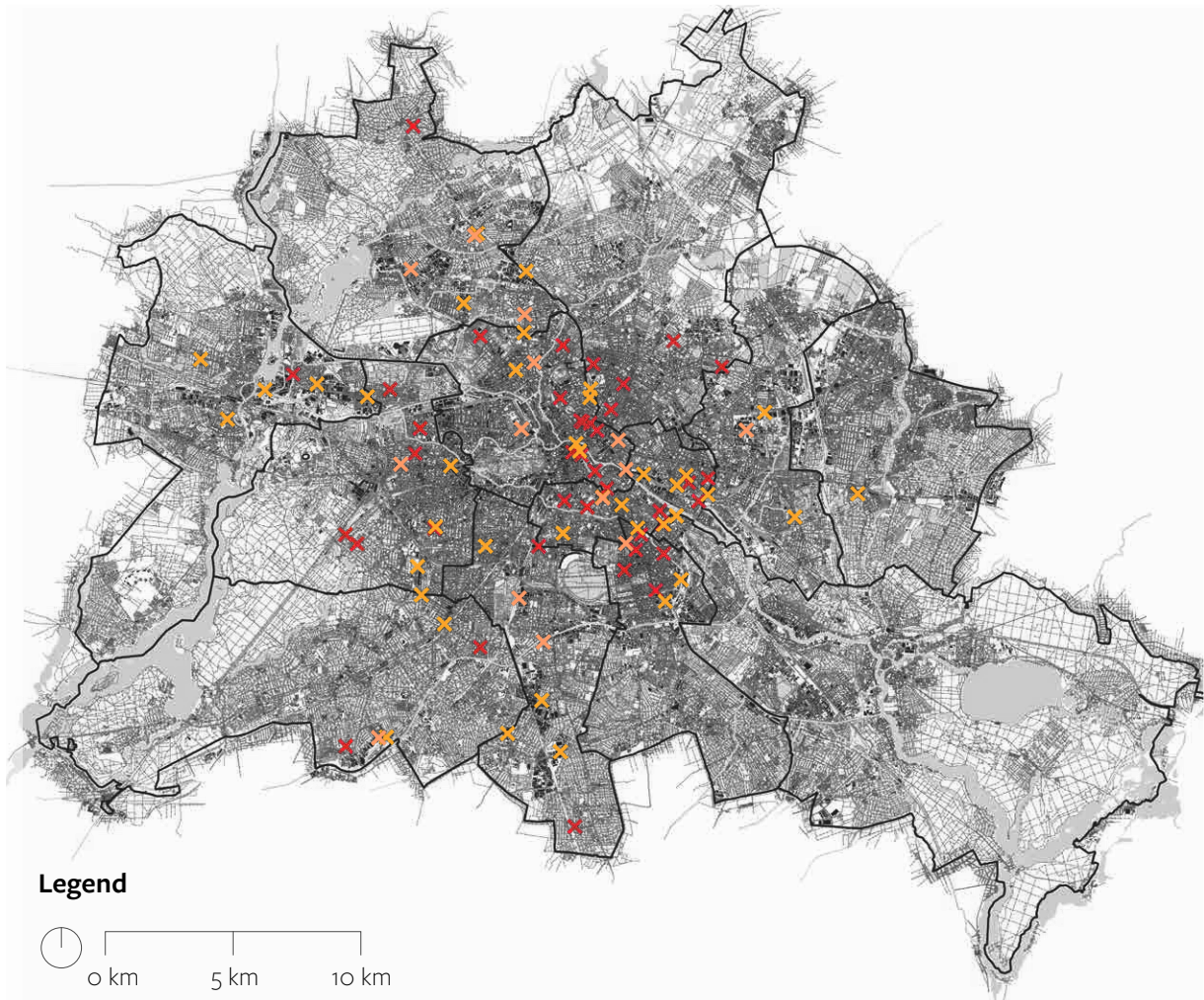


Fig. 12. Mapping of Different Temporary Uses in Berlin (108 total) 29



30 Fig. 13. Initial Drawings Exploring Existing Regulations to Temporary Uses

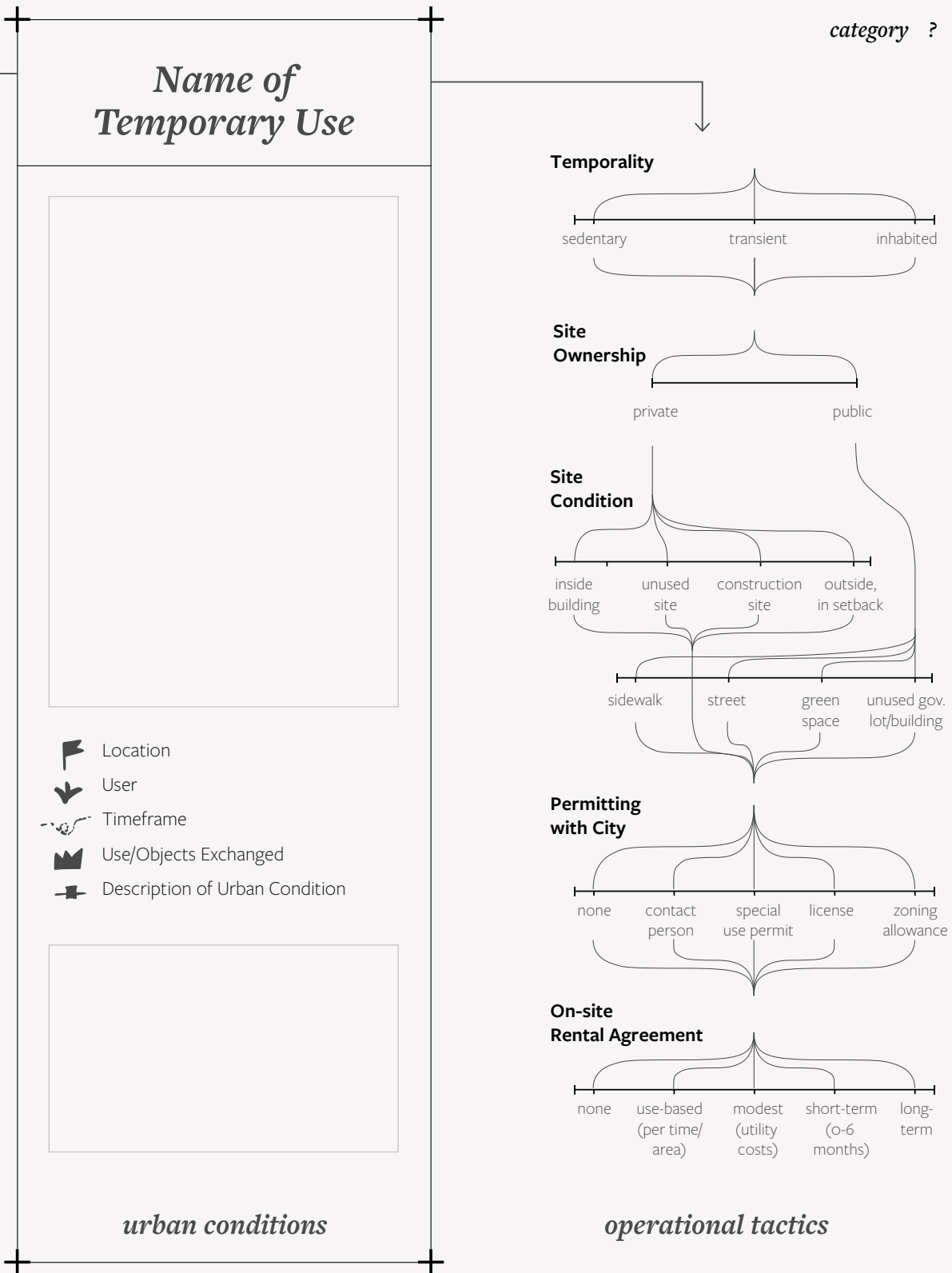


Fig. 14. Established Analysis Framework for Temporary Uses 31

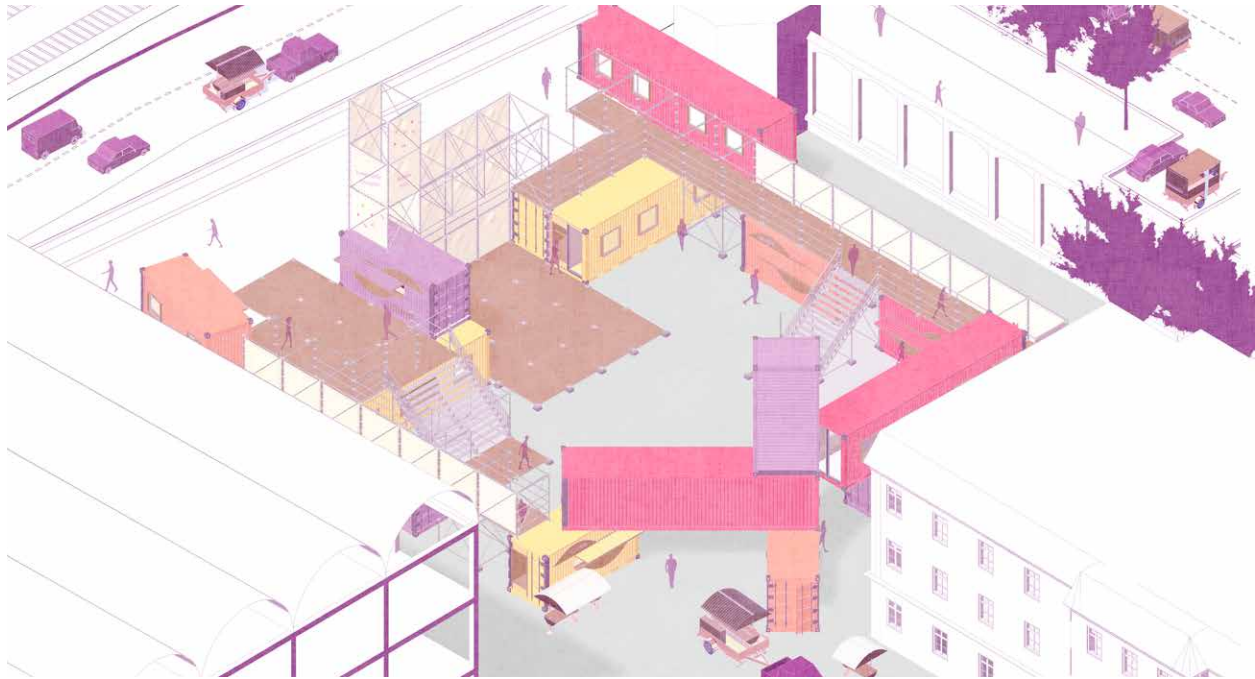


Fig. 15. Rendering of Final Proposal at RAW-Gelände

3) Proposal

Following analysis, design and pricing strategies began by outlining different rental contracts and imagining further design possibilities through these lenses. The final rental contracts– six in total as shown on the following page– were assembled based on data provided during interviews and online information. There is no platform currently assessing the pricing strategies for temporary uses; as such, this is an estimation based on personal research and predicted costs (see Appendix 01). Design-wise, the kiosk and food truck came first, and the others followed. I chose to focus on the site RAW-Gelände as the first iteration of these uses. However, as shown by the located and dislocated nature of the design, the goal is really to establish a design that could be adapted and moved to fit other conditions across the city.

Through this approach, I believe there is potential to use targeted case-study research to extend our understanding of temporary uses into a more formalized and cohesive framework. The work still needs to be completed in the coming years, but I hope it can serve as a starting point for inspiration. The following section outlines each act (category of temporary use) with corresponding rental contracts and designs. *Act 3: The Inhabited* also includes an overview of the site-specific strategy as a whole.



Fig. 16. Photograph of Contracts Overview 33



34 Fig. 17. Interior View of Site Deployment

Part 02

Nudging Permanence



“Remaining in one place” (contrasted to ambulatory), from French *sédentaire* (16c), directly from Latin *sedentarius* “sitting, remaining in one place,” from *sedentem* (nominative *sedens*), present participle of *sedere* “to sit; occupy an official seat, preside; sit still, remain; be fixed or settled.”¹

1 “Sedentary (Adj).” Online Etymology Dictionary, 2014, <https://www.etymonline.com/search?q=sedentary>

sedentary temporalities

- Preference for seated, fixed positionality
- Not opted for quick mobility
- Often starts as provisional/unpermitted experiment may become more permanent

Part 2: Act 1

The Sedentary

Act 1: The Sedentary

01 “Produktsharing.” Berlin.de, <https://www.berlin.de/special/sharing/4766850-4762435-produktsharing.html>.

02 Ibid.

03 Givebox. Facebook. Accessed August 22 2022. <https://www.facebook.com/Givebox>

04 Stresing, Laura. “Givebox-Projekt: Schenken Ist Das Neue Shoppen.” Der Tagesspiegel, 4 Sept. 2011, <https://www.tagesspiegel.de/berlin/geschenkt-givebox-projekt-schenken-ist-das-neue-shoppen/4571686.html>.

Green Spaces Act
Grünanlagen-gesetz

|
Special Use Permit
Sondernutzungserlaubnis

|
Contact Person
Kontaktperson

The first Givebox was established in August, 2011 at Steinstraße 37, in Berlin Mitte.⁰¹ Its subtle design presented a low-cost 24/7 public access covered small “walk-in closet” whose design ambition was to find second lives for objects, clothing, and other material practices. In its conception as a “Free Kiosk” concept, the Givebox sought to fight what the founders deemed to be a “Throwaway society” (Wegwerfgesellschaft).⁰² The mission was to minimize resource use, strengthen community ties, help others, and create a new understanding of over-consumption and possession. For the givebox, proximity to the street was essential.

Individuals gathered on Facebook to promote and enlarge the project, gaining up to 11,000 followers.⁰³ By September 2011, there were four Giveboxes around Berlin, constructed by local residents. Over time, many individuals sought to implement their own boxes in the community, and the Giveboxes evolved primarily as an unpermitted activity. As “guerrilla tactics,” almost all of these operate on a self-determined, no-revenue generating basis. The founders published an online “Guide for Construction” with a material budget manual for others to follow.

While the process of Giveboxes began as an ad-hoc construction process, local municipalities quickly intervened. In November 2011, anonymous resident complaints led to government opposition against one of the Giveboxes in Kreuzberg. Given its location in a public space, the local municipality used its jurisdiction under the *Green Spaces Act* (*Grünanlagen-gesetz*) to label its use as an administrative offence.⁰⁴ The Givebox could not simply “exist” in public space. For it to be permitted and allowed, it would need to apply for a special use permit (*Sondernutzungserlaubnis*), ensure proper hygiene and low risk, and list a contact person responsible for the box. The local municipality recognized it as a “great idea, but sadly poorly implemented” and ordered the box to be removed within one week.

Since their initial boom in 2011, Giveboxes have continued with contact individuals, albeit at a diminished operating capacity. Today there is an active Google Maps list of fifteen “active” Giveboxes across Berlin. However, following field research, it is clear that not all Giveboxes labeled as “active” are, in fact, in use (see following page). Certainly, the increased risk of vandalism, and wear and tear, are listed as challenges to this tactic’s implementation. As a small-scale, fully public intervention, such an initiative raises several learning lessons in relation to small-scale retail, re-use, and its long-term accessibility in Berlin. How might viewing sedentary uses as non-revenue generating exchange spaces entangle imaginaries for post-consumption retail?

Benefits

- Capacity for self-determination within a neighborhood and opportunity for self-hood
- Participatory nature through which the Giveboxes were created may help actively encourage re-use through behavioral participation

Challenges

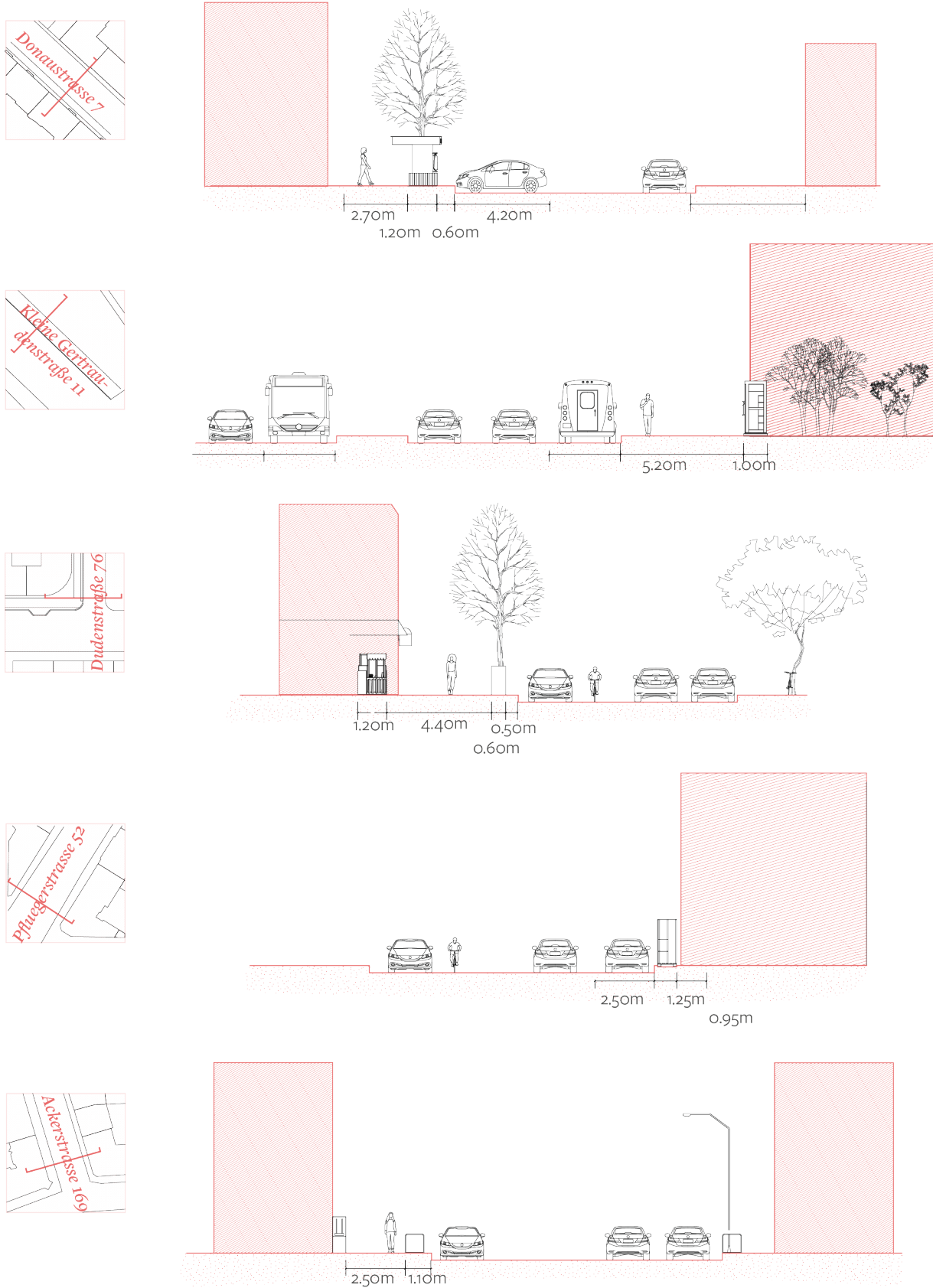
- Mis-use and vandalism, particularly in relation to neighborhood disputes and potential for “nuisance”
- Small-scale makes large-scale impact of re-use unlikely
- “Free” giving culture not established in today’s consumption culture

Design

The system continues the story of the Givebox by providing a contract of a free space of 1-2m² embedded within the standard shipping container dimension of the broader system. From an economic standpoint, this imaginary highlights “non-revenue additive” spaces as the first of six rental agreements that can be planned into larger spaces. The skin becomes a space wherein individuals can come in and leave objects. Locating along street lines in the neighborhood might help with turning bulky waste into re-use opportunities.



Fig. 18. First Givebox
(Source: Facebook)



40 Fig. 19. Preliminary Analysis of Giveboxes/Bookboxes Location across Berlin

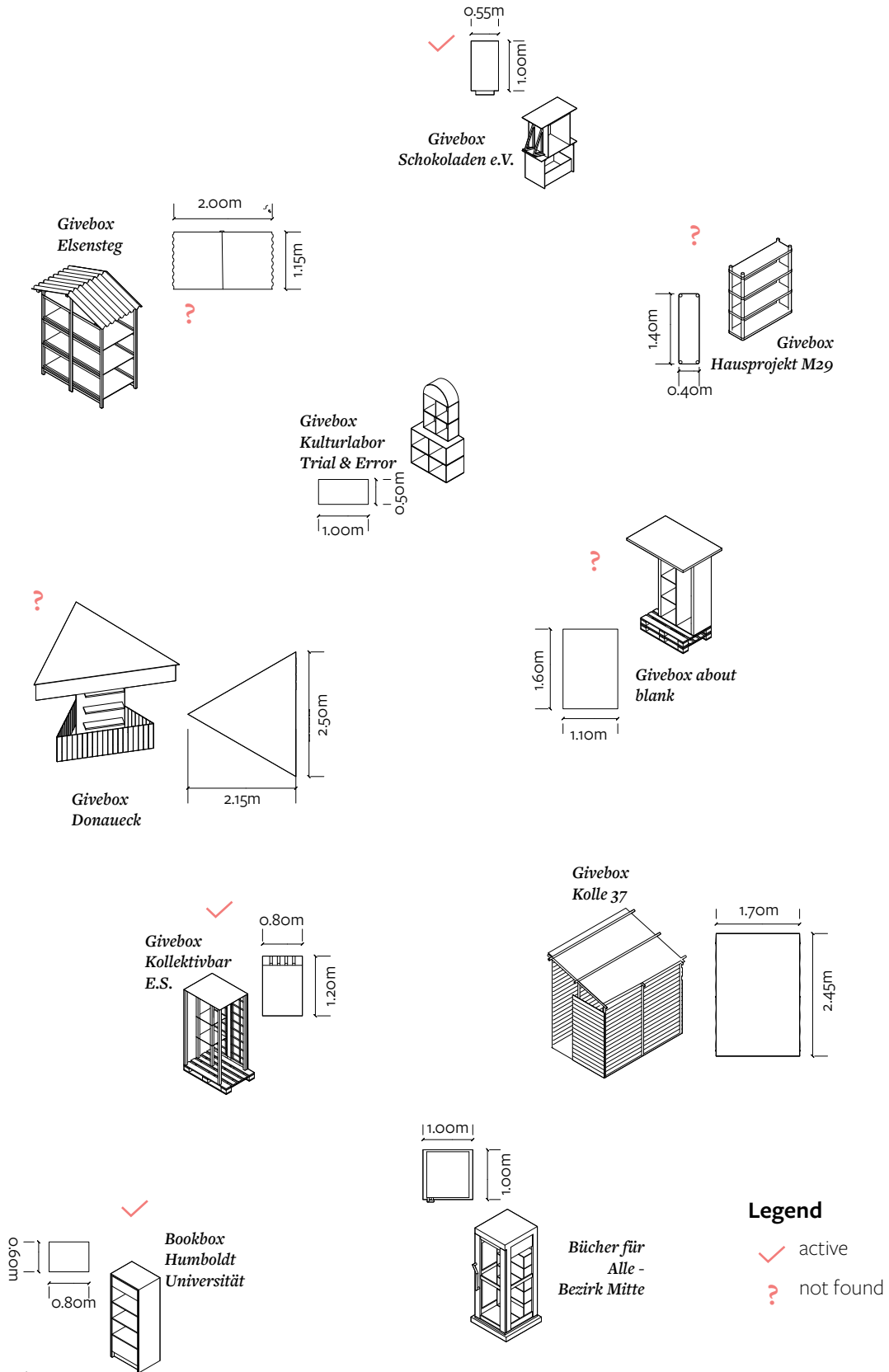


Fig. 20. Dimensioning of Sedentary Uses 41



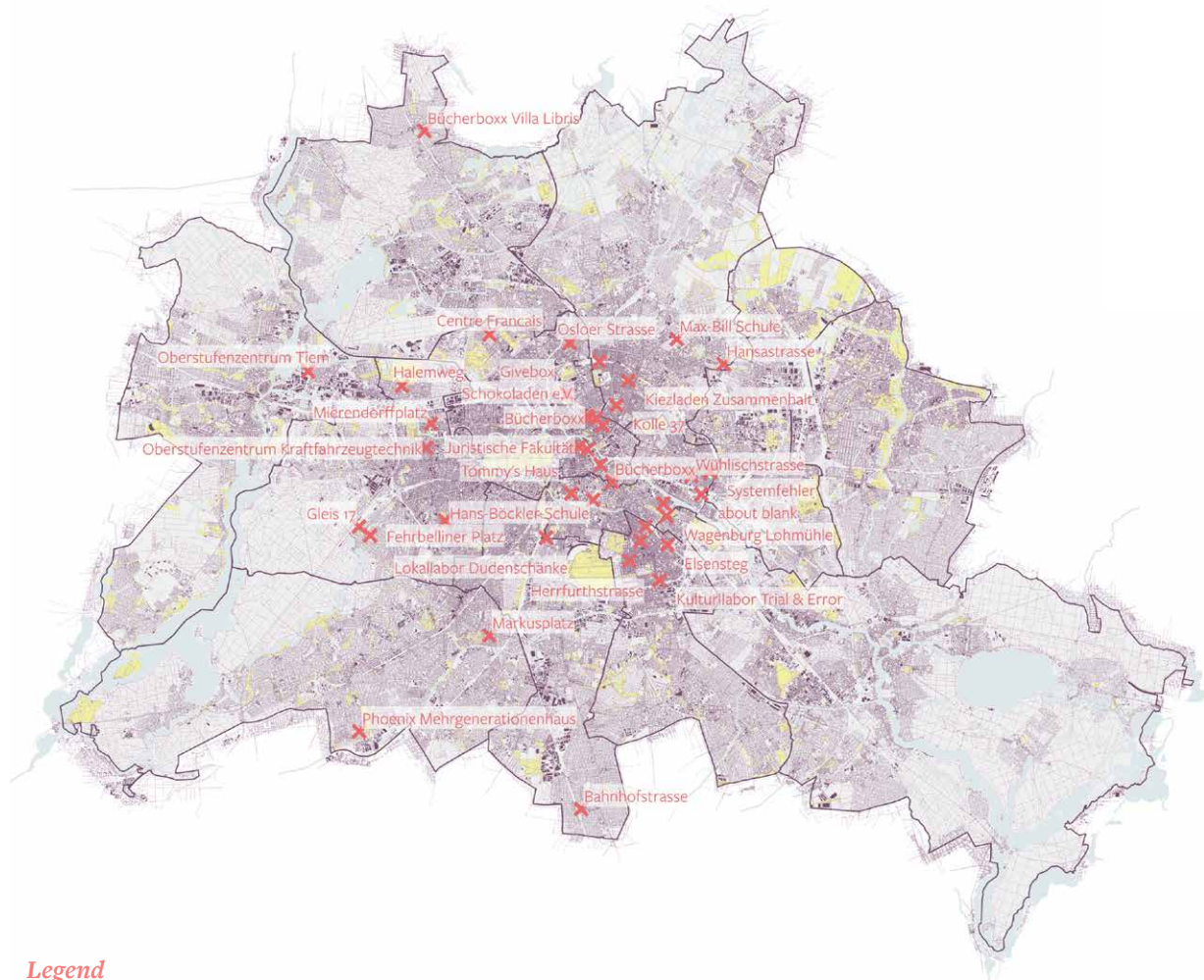
42 Fig. 21. Sedentary Fieldwork 01 Images: @givebox_berlin and Personal Photography



Fig. 22. Sedentary Fieldwork 02, Images: @givebox_berlin and Personal Photography 43

<i>Name</i>	<i>Type</i>	<i>Address</i>	<i>Zip Code</i>	<i>City</i>	<i>Location</i>	<i>Active</i>	<i>Source</i>
<i>Familien und Nachbarschaftszentrum Wrangelkiez</i>	Givebox	Kiezanker 36		Berlin	Neighborhood Center	Y	Instagram
<i>Kiezladen Zusammenhalt</i>	Givebox	Dunckerstrasse 14	10437	Berlin	Shop	Y	Instagram
<i>Kolle 37</i>	Givebox	Kollwitzstrasse 35	10405	Berlin	Park	Y	Instagram
<i>Wagenburg Lohmühle</i>	Givebox	Lohmuehlenstrasse 17	12435	Berlin	Campingplatz	Y	Instagram
<i>Hausprojekt M29</i>	Givebox	Malmoeer Strasse 29	10439	Berlin	Residential Co-op	Y	Instagram
<i>about blank</i>	Givebox	Markgrafendamm 24c	10245	Berlin	Public Street	Y	Instagram
<i>Kollektivbar ES</i>	Givebox	Pflügerstrasse 52	12047	Berlin	Public Street	Y	Instagram
<i>Lokallabor Dudenschänke</i>	Givebox	Dudenstrasse 76	10965	Berlin	Sidewalk	Y	Instagram
<i>Quartiersmanagement Donaustraße</i>	Givebox	Donaustraße 7	12043	Berlin	Neighborhood Center	Y	Instagram
<i>Schokoladen e.V.</i>	Givebox	Ackerstrasse 169	10115	Berlin	Shop	Y	Instagram
<i>Tommy's Haus</i>	Givebox	Wilhelmstrasse 9	10963	Berlin	Residential Co-op	Y	Instagram
<i>Kulturllabor Trial & Error</i>	Givebox	Braunschweiger Strasse 80	12055	Berlin	Shop	Y	Instagram
<i>Elsensteg</i>	Givebox	Elsensteg	12059	Berlin	Public Street	Y	Instagram
<i>Herrfurthstrasse</i>	Givebox	Herrfurthstrasse 6	12049	Berlin	Public Street	Y	Instagram
<i>Linie206</i>	Givebox	Linienstrasse 206	10119	Berlin	Public Street	Y	Fieldwork
<i>First Givebox</i>	Givebox	Steinstrasse 37	10119	Berlin	Public Street	N	Facebook
<i>Givebox</i>	Givebox	Ackerstrasse 117	13355	Berlin	Public Street	Y	Fieldwork
<i>Systemfehler</i>	Givebox	Jessnerstrasse 41	10247	Berlin	Shop	Y	Fieldwork
<i>Gleis 17</i>	Bücherboxx	Am Bahnhof Grunewald	14193	Berlin		Y	Bücherboxx
<i>Europäische Triobox</i>	Bücherboxx	Bismarckallee 46	14193	Berlin	European Academy	Y	Bücherboxx
<i>Centre Francais</i>	Bücherboxx	Muellerstrasse 75	13349	Berlin	Public Park	Y	Bücherboxx
<i>Markusplatz</i>	Bücherboxx	Markusplatz	12167	Berlin	Public Park	Y	Bücherboxx
<i>Mierendorffplatz</i>	Bücherboxx	Mierendorffplatz	10589	Berlin	Public Park	Y	Bücherboxx
<i>Fehrbelliner Platz</i>	Bücherboxx	Fehrbelliner Platz	10707	Berlin	Public Park	Y	Bücherboxx
<i>Hansastrasse</i>	Bücherboxx	Hansastrasse 88	13088	Berlin	Residential Area	Y	Bücherboxx
<i>Hans-Böckler- Schule</i>	Bücherboxx	Lobeckstrasse 76	10969	Berlin	School	Y	Bücherboxx
<i>Oberstufenzentrum Kraftfahrzeugtechnik</i>	Bücherboxx	Gierkeplatz 1	10585	Berlin	School	Y	Bücherboxx
<i>Bahnhofstrasse</i>	Bücherboxx	Bahnhofstrasse 28	12305	Berlin	Public Street	Y	Bücherboxx
<i>Oberstufenzentrum Tiem</i>	Bücherboxx	Goldbeckweg 8		Berlin	School	Y	Bücherboxx
<i>Max-Bill Schule</i>	Bücherboxx	Gustav-Adolf- Strasse 66	13086	Berlin	School	Y	Bücherboxx
<i>Halemweg</i>	Bücherboxx	Halemweg	13627	Berlin	Public Street	Y	Bücherboxx
PHOENIX MEHRGENERATIO NENHAUS	Bücherboxx	Teltower Damm 228	14167	Berlin	Residential Area	Y	Bücherboxx
OSLOER STR.	Bücherboxx	Osloer Strasse 12	13359	Berlin	Public Street	Y	Bücherboxx
Eberswalde	Bücherboxx	Potsdamer Allee 41	16227	Berlin	Public Street	Y	Bücherboxx

44 Fig. 23. Excel Tabulation of Sedentary Uses in Berlin

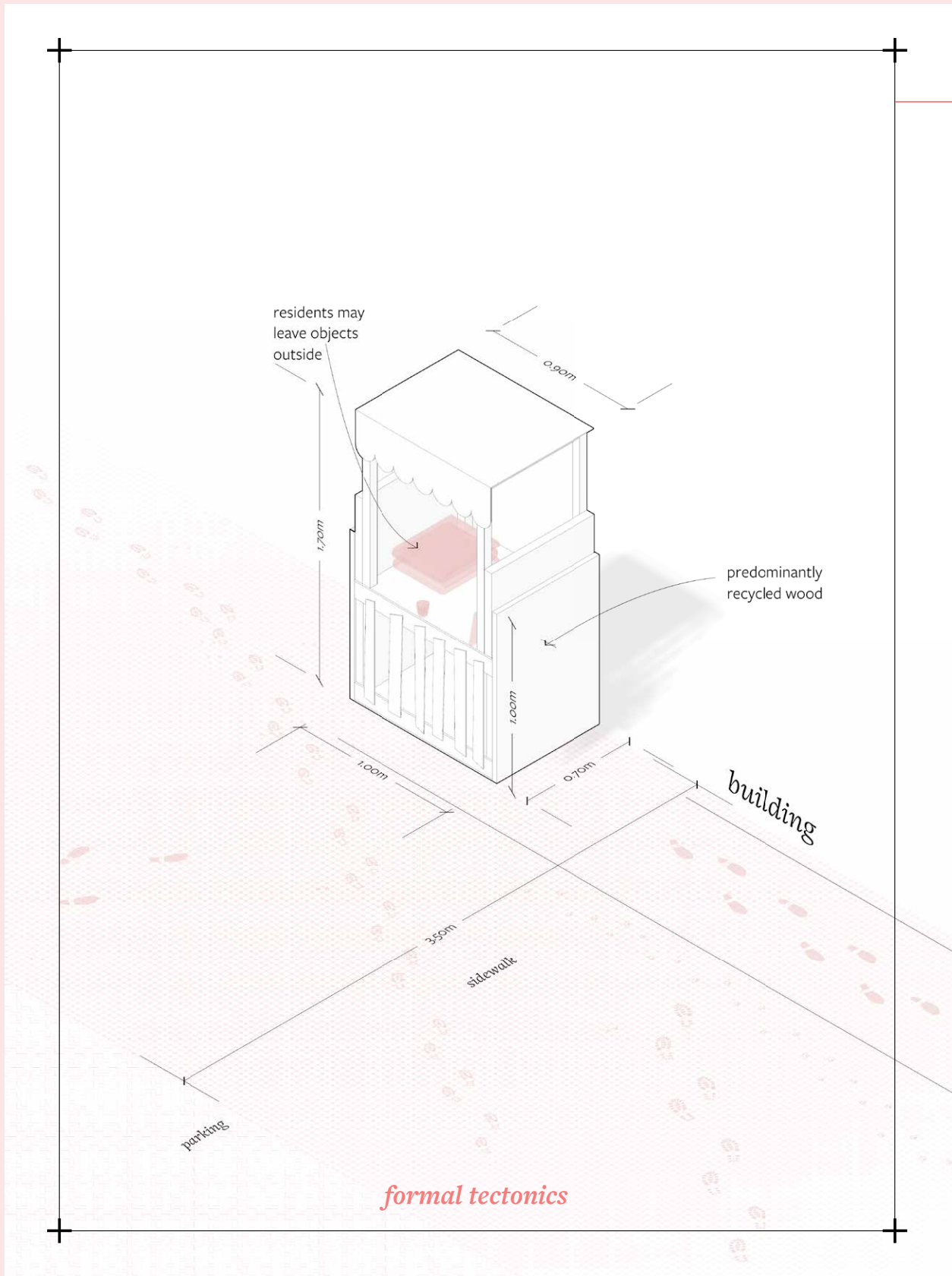


Legend

- x sedentary
- district boundary
- waterway
- water
- railways
- buildings
- roads
- green areas








Fig. 24. Spatial Mapping of Sedentary Uses 45



46 Fig. 25. Sedentary 01 Formal Tectonics

Lokallabor Dudenschänke

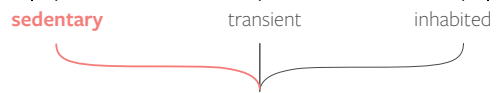


-  Dudenstraße 76, 10965
-  Lokallabor members ??
-  est. 2020 - present
-  clothes, miscellaneous objects
-  Located outside of a Lokallabor, an "open Kiez living room"



urban conditions

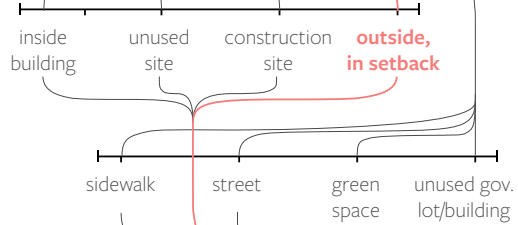
Temporality



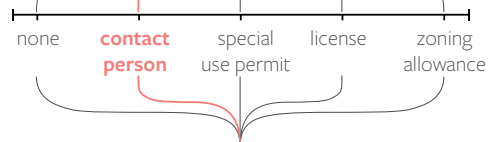
Site Ownership



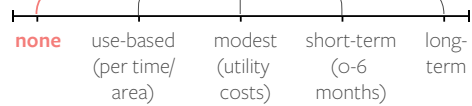
Site Condition



Permitting with City

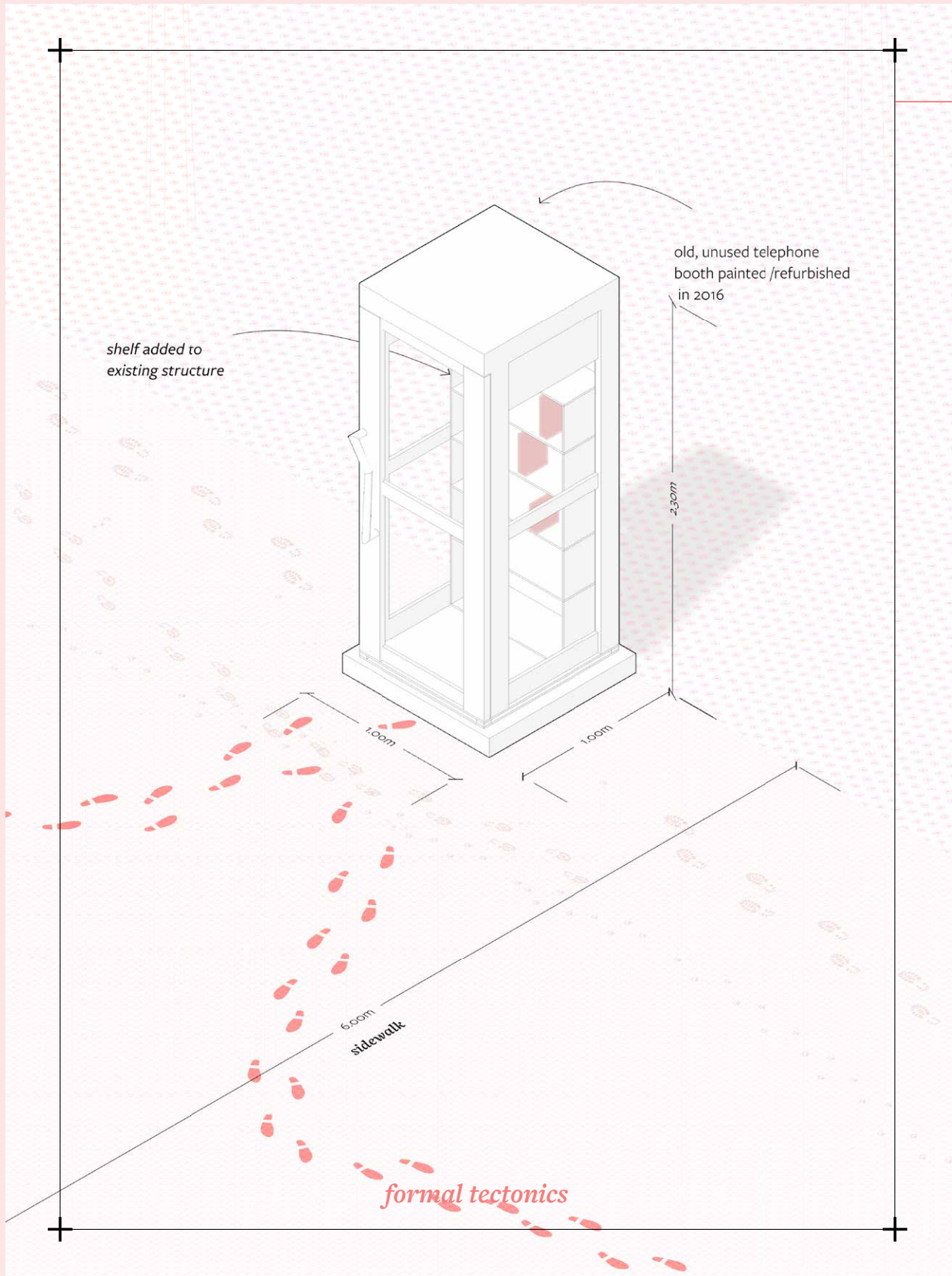


On-site Rental Agreement



operational tactics






Fig. 26. Sedentary 01 Analysis, Images: @givebox_berlin, Google Earth 47



48 Fig. 27. Sedentary 02 Formal Tectonics

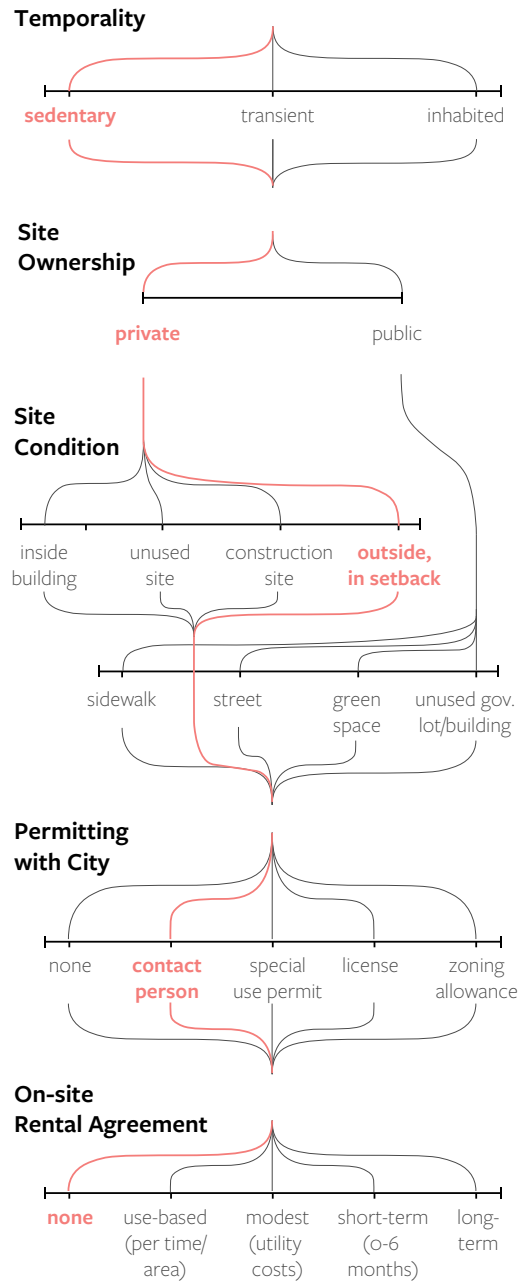
Bücher für Alle - Bezirk Mitte



-  Kleine Gertraudenstraße 11
-  set up by die reha e.v., social org.
-  2016 - present
-  books
-  refurbishment of old telephone booth neighboring public swimming pool

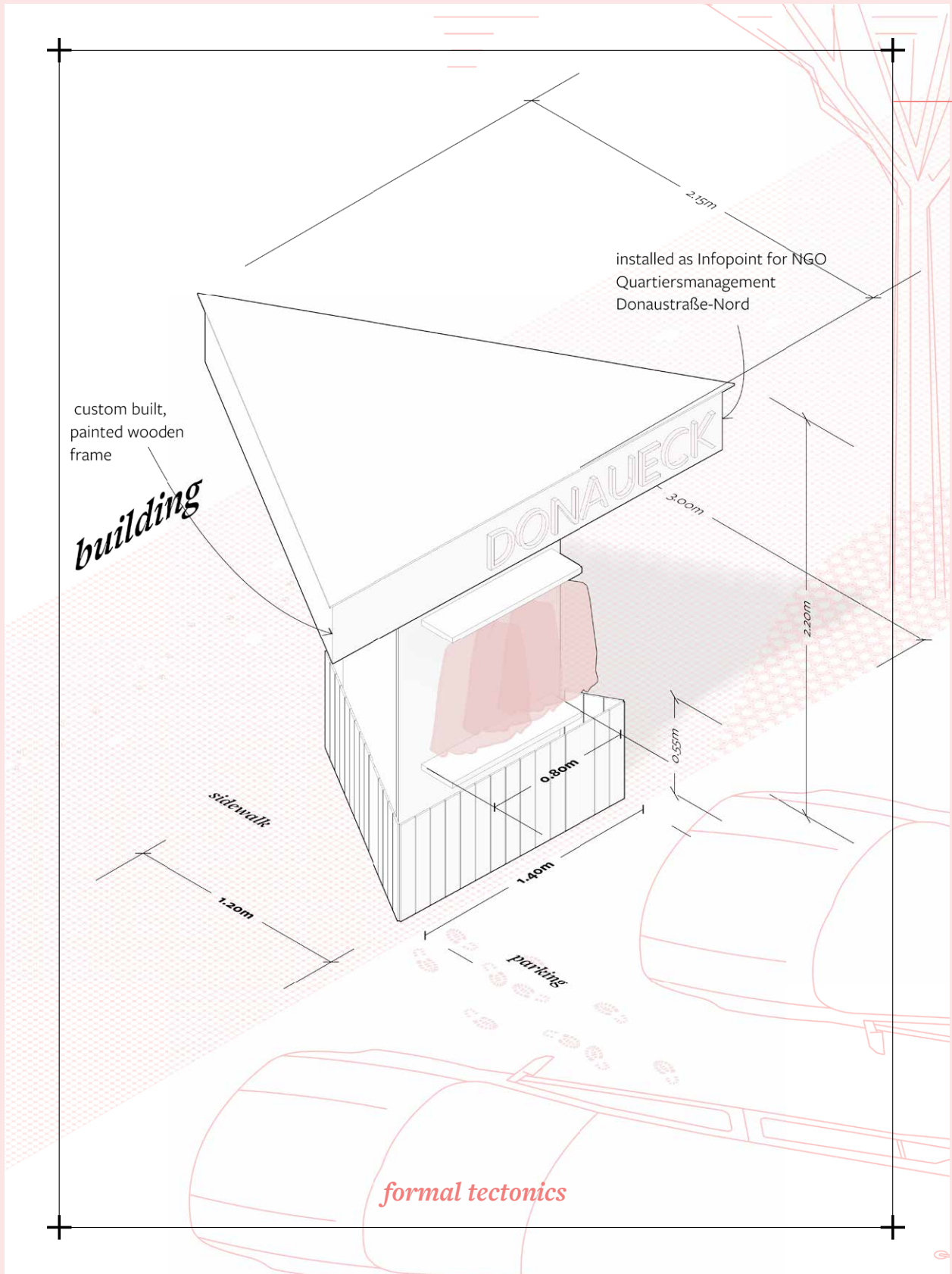


urban conditions



operational tactics






Fig. 28. Sedentary o2 Analysis Images: Personal Photography, Google Earth 49



50 Fig. 29. Sedentary 03 Formal Tectonics

Quartiersmanagement Donauueck



-  Donaustrasse 7, 12043
-  Quartiersmanagement Donaustraße
-  ?? - present
-  information brochures, clothes, etc.
-  operates as an info-point within larger non-profit development process



urban conditions

Temporality

sedentary transient inhabited

Site Ownership

private public

Site Condition

inside building unused site construction site outside, in setback

sidewalk street green space unused gov. lot/building

Permitting with City

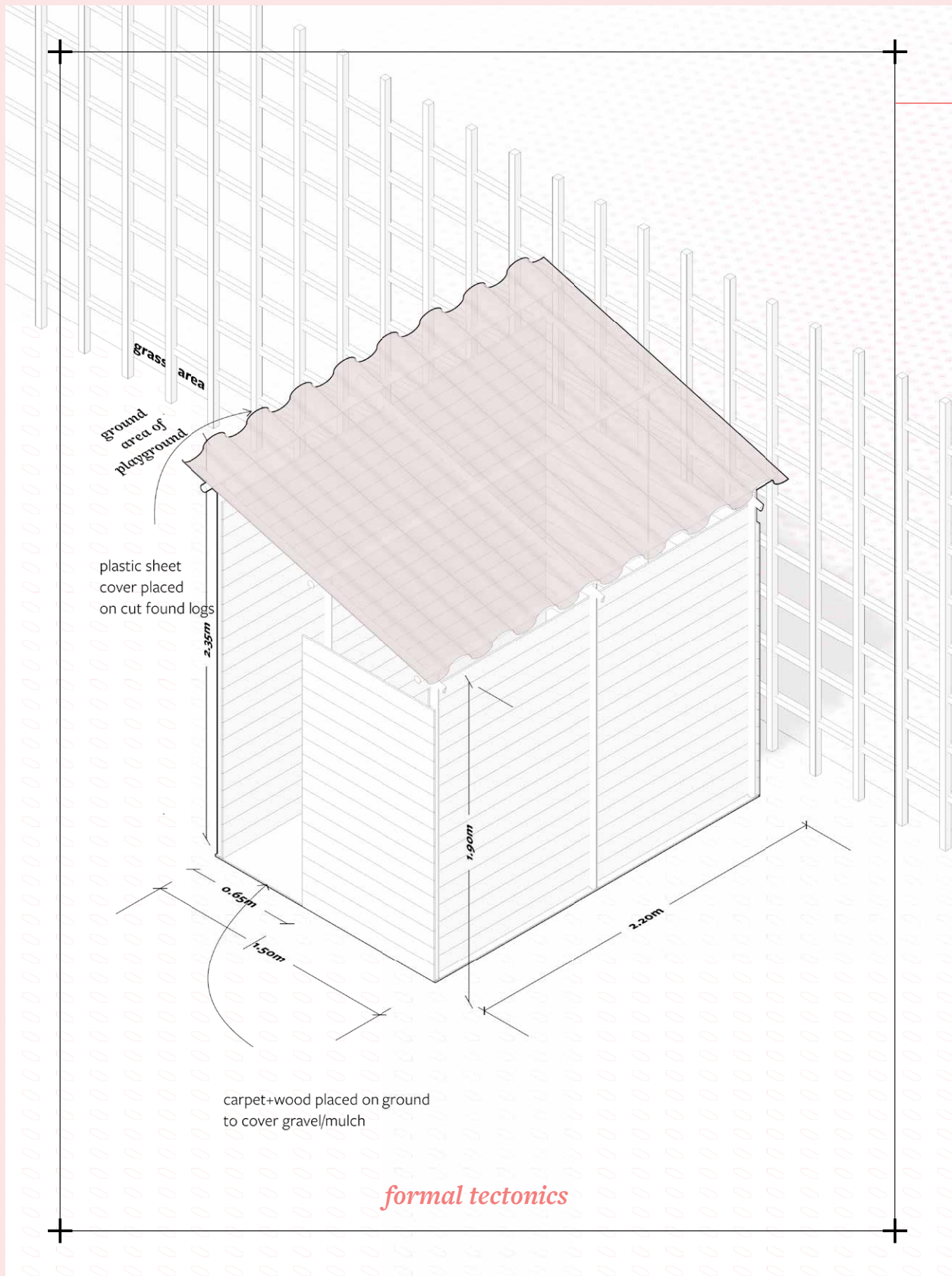
none contact person special use permit license zoning allowance

On-site Rental Agreement

none use-based (per time/area) modest (utility costs) short-term (0-6 months) long-term

operational tactics






Fig. 30. Sedentary 03 Analysis, Images: @givebox_berlin, Google Earth 51



52 Fig. 31. Sedentary 04 Formal Tectonics

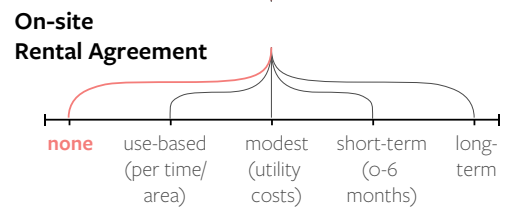
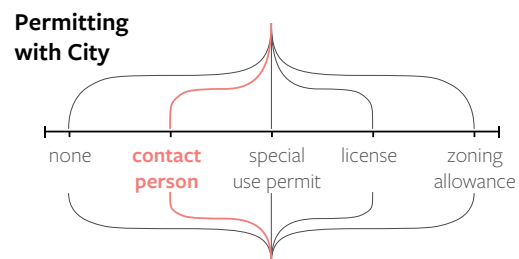
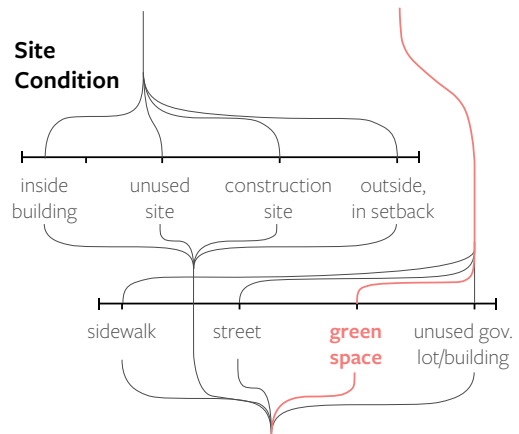
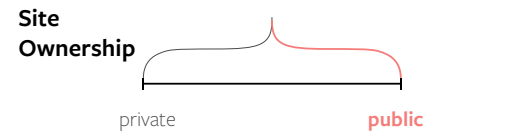
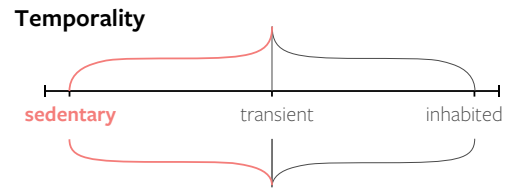
Kolle 37 Givebox



-  Kollwitzstrasse 35, 10405
-  Kolle 37 collective
-  ?? - present
-  miscellaneous objects, shoes
-  located within Kolle 37, a collective park for "making"

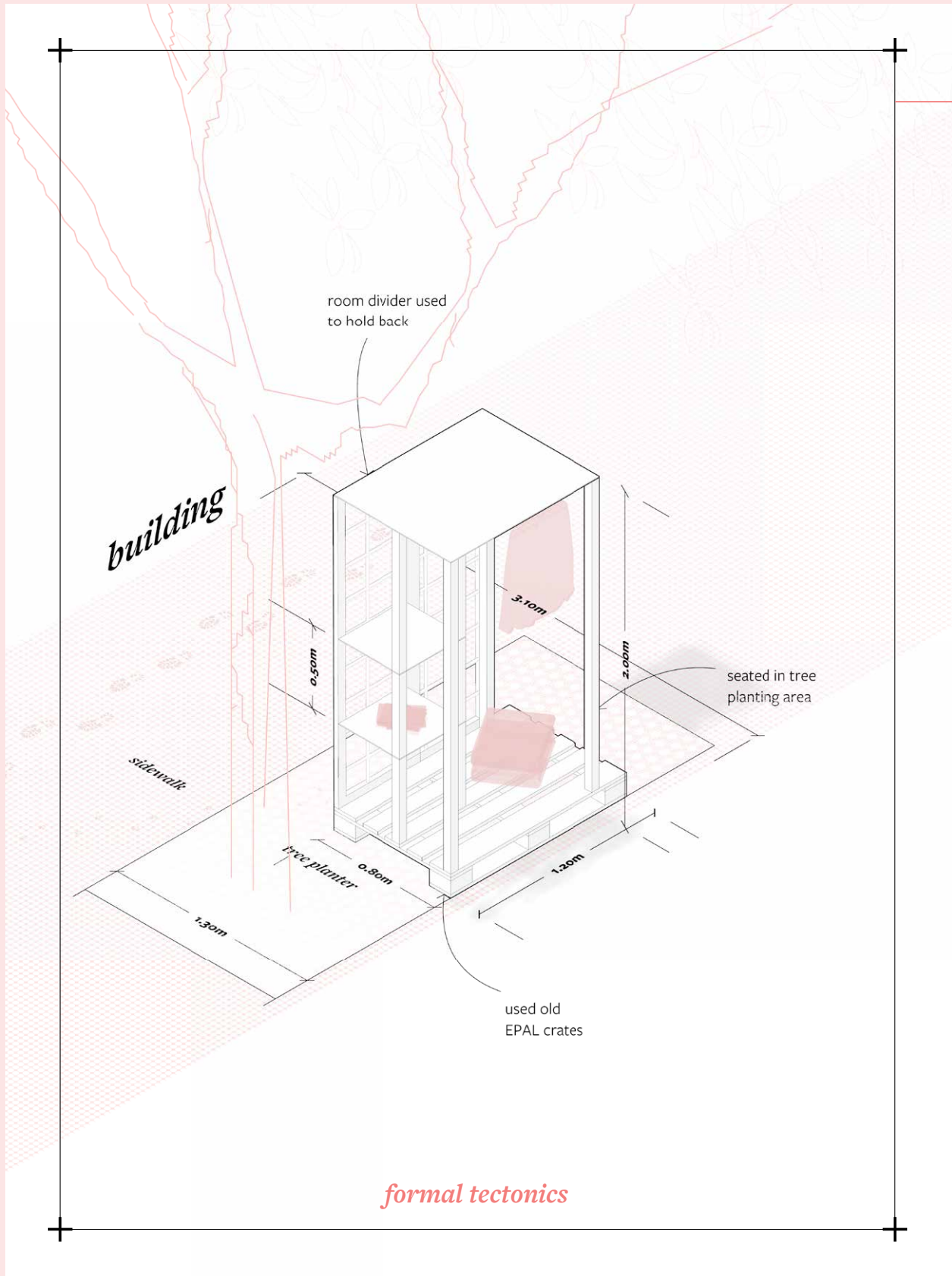


urban conditions



operational tactics






Fig. 32. Sedentary 04 Analysis, Images: @givebox_berlin, Google Earth 53



54 Fig 33. Sedentary 05 Formal Tectonics

Kollektivbar ES

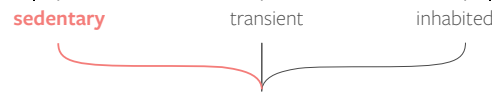


-  Pflügerstrasse 52, 12047
-  verein Eigensinn e.V.
-  ?? - present
-  miscellaneous objects
-  located in tree planter outside Kollektivbar



urban conditions

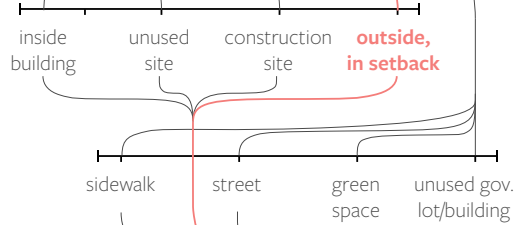
Temporality



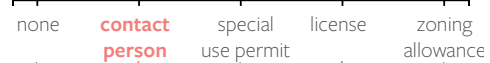
Site Ownership



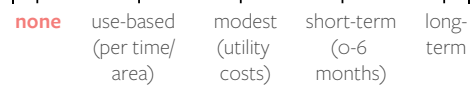
Site Condition



Permitting with City



On-site Rental Agreement



operational tactics

Fig. 34. Sedentary 05 Analysis, Images: @givebox_berlin, Google Earth 55

Contract 01

Givebox

Contract Type	Free
Size	1-2m ²
€/day	NA
Rent/use	NA
Contract Length	Permanent Feature
Outfitting option	Embedded in skin container
How many?	6

Contract Outline

residents

?

?



?

@givebox_berlin

?

Potential Stakeholders



givebox can rotate to open/close

Fig 36. Drawing of Giveboxes 57



“Passing without continuing,” late 14c., from Old French *transitoire* “ephemeral, transitory” (12c.), from Late Latin *transitorius* “passing, transient,” in classical Latin “allowing passage through,” from *transitus*, past participle of *transire* “go or cross over” (see *transient*).”¹

¹ “Transitory (Adj).” Online Etymology Dictionary, 2014, <https://www.etymonline.com/word/transitory>.

transient temporalities

- Short in duration (limited in time)
- Has superior mobility
- May have re-occurring prevalence
 - relies on quick assemblage/disassemblage

The Transient

Act 2: The Transient

This investigation defines transient uses through the lens of ephemerality, constraining these uses to those limited in duration, such as fleamarkets and foodtrucks.

01 Berlin Satdtverwaltung. Sondernutzungen im Bezirk Mitte. 2015. https://www.berlin.de/ba-mitte/politik-und-verwaltung/aemter/strassen-und-gruenflaechenamt/strassenverwaltung/festlegungen_sondernutzungen_stand_mai_2020.pdf



Fig. 37. 1928 Berlin, Source: <https://www.vintage.es/2015/04/30-amazing-vintage-photographs-of.html>

02 As quoted by Loberg, M. Original: Ernst Carl Bauer, “Das politische Gesicht der Strasse,” *Das Plakat*, March 1919, 164–166.

03 Ha, Kerstin. “Handl(n) Und Wandel(n).” Technische Universität Berlin, 2014, pp. 1–294.

Historically, transient commercial activities in Berlin were widespread in the early 19th/20th centuries. This trickles down to today: “Belly shops” (Bauchläden) and “Flying Street Trade” (Fliegender Straßenhandel) continue to be regulated under today’s codes although much less prevalent in reality.⁰¹ As described in Part 1, in the early 1920s, existing free trade was viewed at odds with an acceptable global image, as street hawkers’ “deemed to (show) us with frightening clarity how far we have fallen. Already the English papers write that Germany has become undignified in its’ defeat. This is the impression the street makes abroad.”⁰² To support mobile retail, the city of Berlin built fourteen large-scale market halls (Markthallen) to improve hygiene and efficiency of food distribution. Street hawkers were forced to sell inside. Over time, the rise of larger supermarkets shifted the model towards large-scale distribution and retail.

Due to extensive regulations, transient use participants continue in a diminished capacity today. If selling food, vendors must register for a fixed location through an itinerant trade permit, respectfully sell “traditional” goods as defined by the city, go through a health permit, and notify regulators when changing location. In 1998, Berlin further tightened its street trade regulations through a “Negativkatalog“ (negative catalogue).⁰³ This has severely limited where vendors can park in the city, despite EU regulations encouraging lower barriers. Once again, informality was abandoned in favor of a “unified” image.

At only €30–€60/day, various interviews revealed a benefit of this typology: a low-risk opportunity to supplement income and reap a higher portion of revenue than third-party retailers. Jean-Baptiste uses fleamarkets to sell his honey without supermarket certification, while Houssan uses his foodtruck Waffée to supplement his job. Equally, fleamarkets allow residents to sell clothes that may otherwise become waste. However, challenges include

the active management that transient uses require and the conflict with existing urban retail. What are the opportunities to further legitimize these marketplaces in the context of today's urban challenges in Berlin?

Benefits

- Lower barrier to entry and increased flexibility of participation
- Provides second-hand marketplace for objects that may have otherwise been thrown away
- Fleamarkets as part of Berlin “culture”

Challenges

- Conflict with existing urban retail, perceived as “threat” to permanent retail
- Relies on quick assembly/dis-assembly, may lead to urban wear & tear
- Less long-term guarantee of retail space if not regulated consistently

Design

This system continues this future to celebrate this site's transience by recognizing three systems - the kiosk, the food truck, and the food container. The kiosk operates on a weekly contract and temporary outfitting to be deployed on the weekends. In terms of design, a standard scaffolding dimension with CNC cut attached plywood for weekly use. The scheme proposes 130 kiosks, which will be stored during the weekdays and deployed on Sundays. The food truck utilizes a leased model and imagines a play on a typical food truck attached to a car. It follows the standard dimension of an Anhänger (3.50mL * 2.30mW) and may be parked in a standard parking spot. The food container is inspired to monumentalize existing short-term food contracts on the site. It uses a standard 20ft HC container (6.1m L x 2.5m W * 2.90mH) as a base outfitted with electricity connecting to the existing, neighboring Beamtenwohnhaus. While the containers remain static, the site operates as a permanent anchor point for trucks and kiosks to be outfitted/ repaired/re-charged and moved around the city.





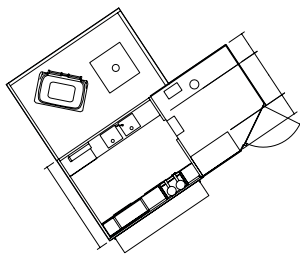
Honey Producer

“I refuse to sell to supermarkets because I believe the processing they make you do to products like honey is a crime. The regulations for fleamarkets are much lower, which is why many artisanal producers choose to sell in these places. This way, I can still retain control of all the production and reap the benefits from the whole supply chain.” - (redacted for privacy)

Food Truck

“For us, the trailer represents a lower risk as it is much smaller than the required space needed to rent an entire shop. Also, you can move the trailer around, adding flexibility.” - (redacted for privacy)

Images: Personal Photography and Illustration of food truck



62 Fig. 38. Interviews with various Food Producers/Vendors (Image: Personal Photography)

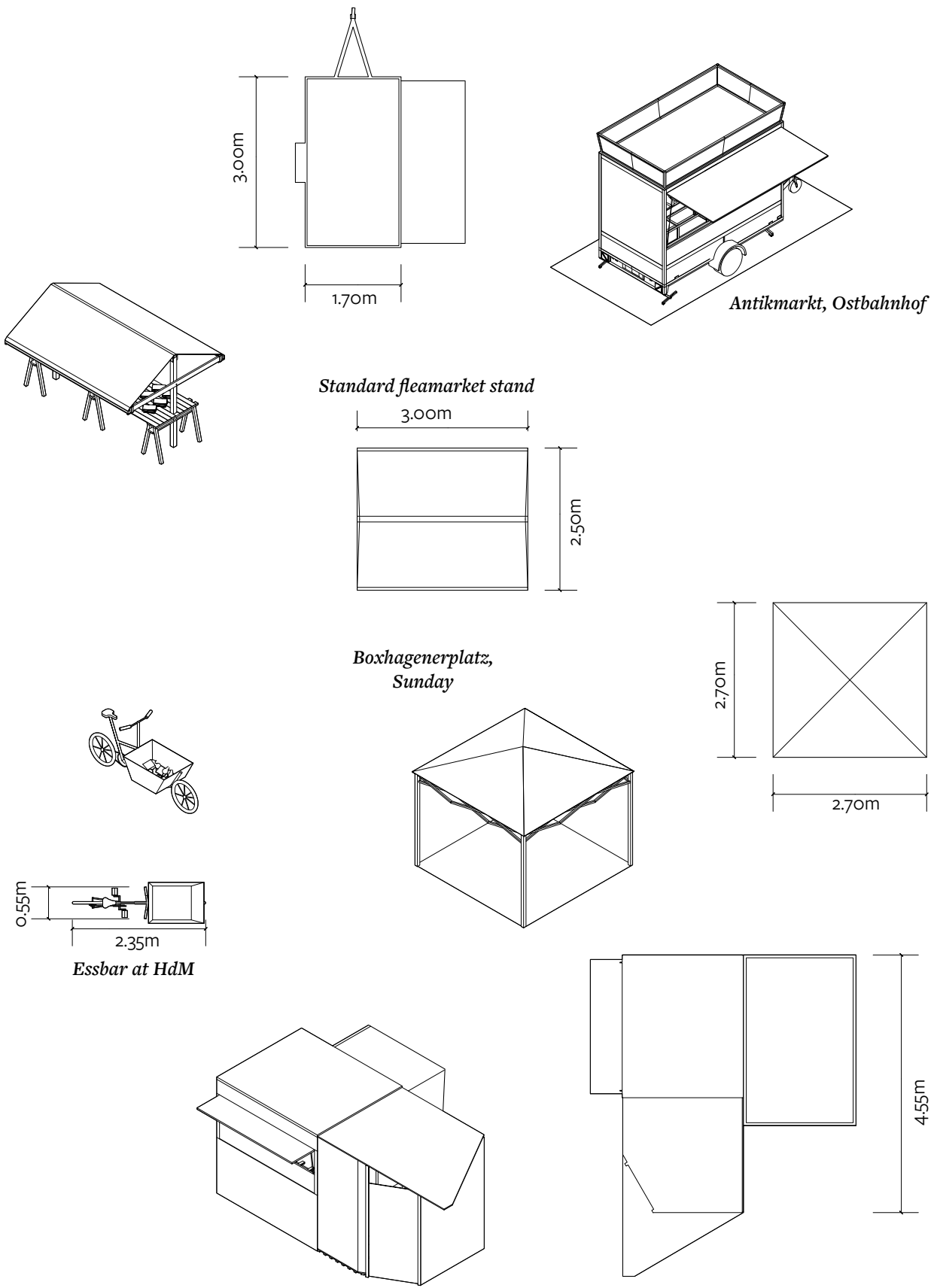


Fig. 39. Dimensioning of Transient Uses 63



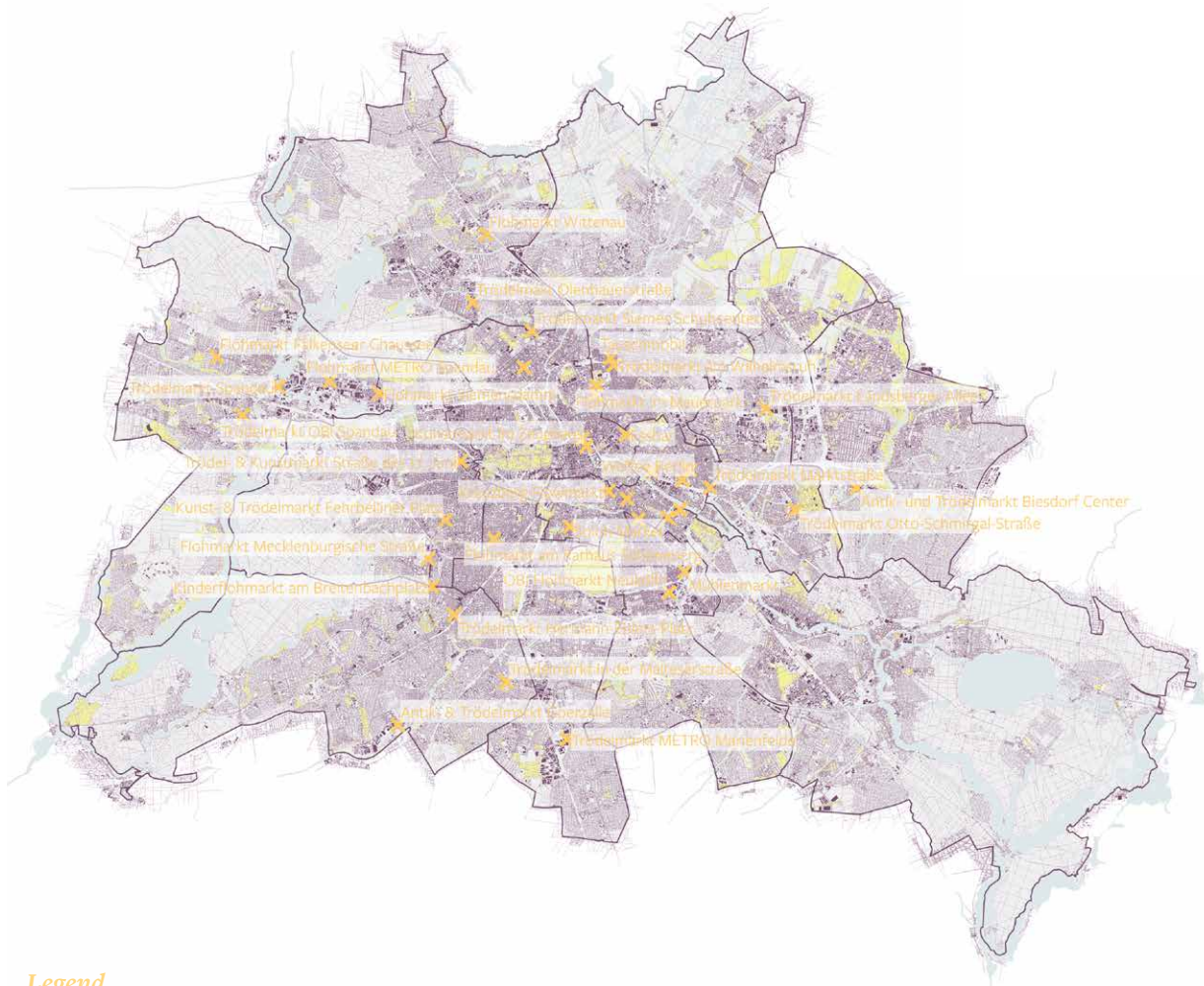
64 Fig. 40. Transient Fieldwork, Images: Personal Photography



Fig. 41. Transient Fieldwork 02, Images: Personal Photography 65

Name	Type	Address	City	Day Open	Time Open	Time Closed
Trödelmarkt Marktstraße	Fleamarket	Marktstraße 32	Berlin	Sunday	6	16
Flohmarkt am Leopoldplatz	Fleamarket	Leopoldplatz 1	Berlin	Saturday	9	15
Flohmarkt Siemensdamm	Fleamarket	Siemensdamm 45	Berlin	Sunday	8	16
Flohmarkt METRO Spandau	Fleamarket	Nonnendammallee 135	Berlin	Sunday	7	16
Trödelmarkt Spandau	Fleamarket	Am Juliusturm 55	Berlin	Saturday, Sunday	8	16
Trödelmarkt OBI Spandau	Fleamarket	Wilhelmstraße 8	Berlin	Sunday	8	15
Flohmarkt Falkenseer Chaussee	Fleamarket	Falkenseer Chaussee 239	Berlin	Sunday	8	15.5
Trödel- & Kunstmarkt Straße des 17. Juni	Fleamarket	Straße des 17. Juni 105	Berlin	Saturday, Sunday	10	17
Kunst- & Trödelmarkt Fehrbelliner Platz	Fleamarket	Fehrbelliner Platz 1	Berlin	Saturday, Sunday	10	16
Flohmarkt Mecklenburgische Straße	Fleamarket	Mecklenburgische Straße 32	Berlin	Sunday	8	16
Flohmarkt am Rathaus Schöneberg	Fleamarket	John-F.Kennedy-Platz 1	Berlin	Saturday, Sunday	8	16
Trödelmarkt Hermann-Ehlers-Platz	Fleamarket	Hermann-Ehlers-Platz 1	Berlin	Sunday	8	16
Trödelmarkt METRO Marienfelde	Fleamarket	Buckower Chaussee 25	Berlin	Sunday	7	16
Antik- & Trödelmarkt Goerzalle	Fleamarket	Goerzallee 189	Berlin	Sunday	6	16
Flohmarkt Marienfelde	Fleamarket	Großbeerenstraße 133	Berlin	Sunday	9	15
Kreuzberg Flowmarkt	Fleamarket	Prinzenstraße 35	Berlin	Sunday	10	18
Trödelmarkt Marheinekeplatz	Fleamarket	Bergmannstraße 106	Berlin	Saturday, Sunday	10	16
Nowkoelln Flowmarkt	Fleamarket	Maybachufer 31	Berlin	Sunday	10	17.5

66 Fig. 42. Excel Tabulation of Transient Uses in Berlin (Incompletely Shown Here due to Size Restrictions)



Legend

- x transient
- district boundary
- waterway
- water
- railways
- buildings
- roads
- green areas

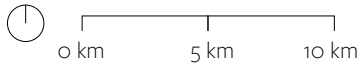
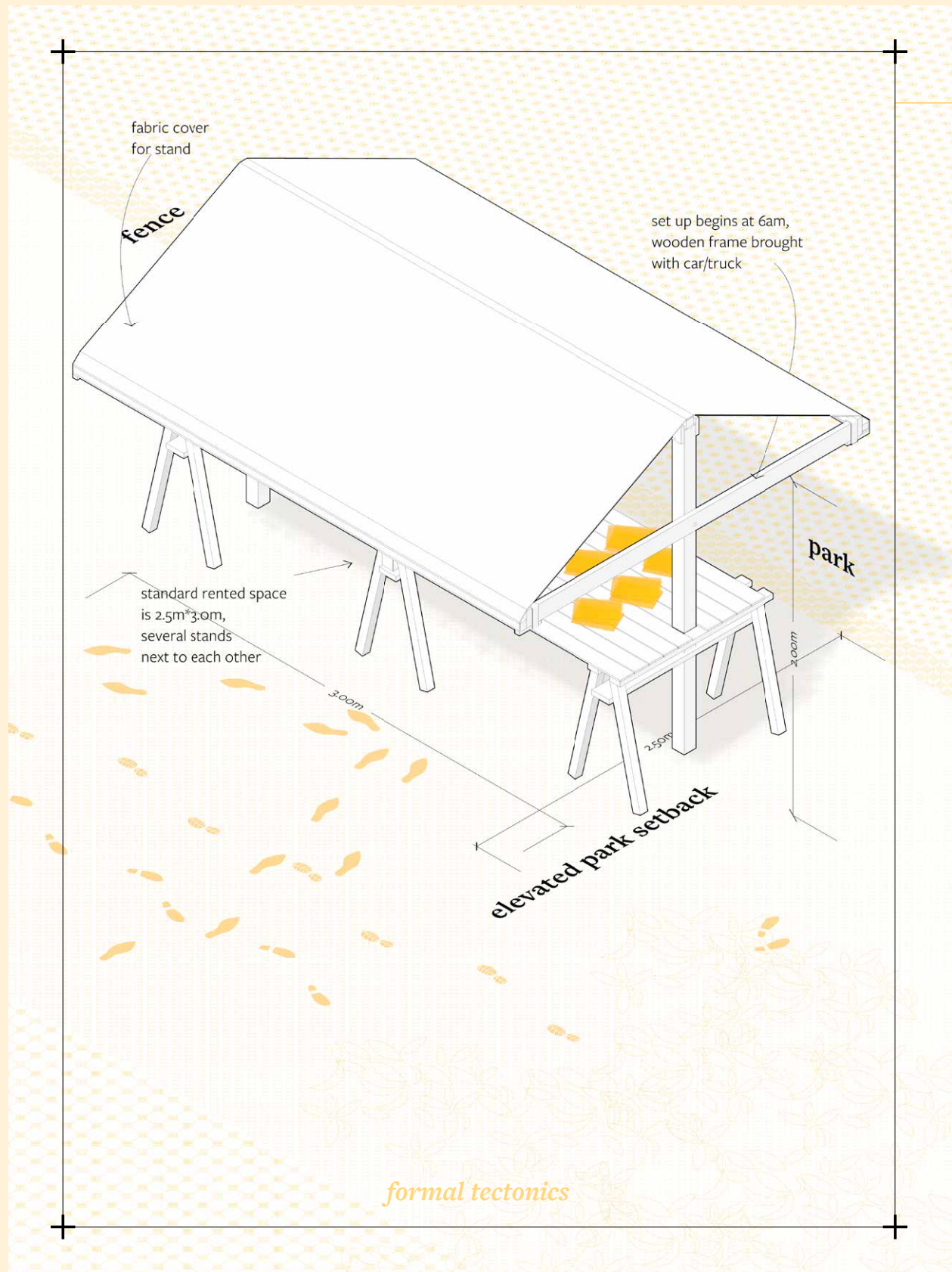


Fig. 43. Spatial Mapping of Transient Uses 67

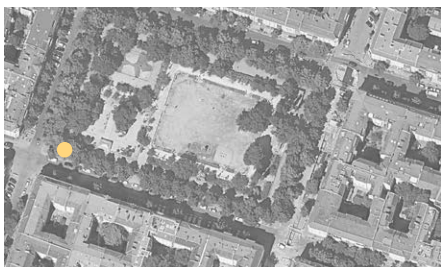


68 Fig. 44. Transient 01 Formal Tectonics

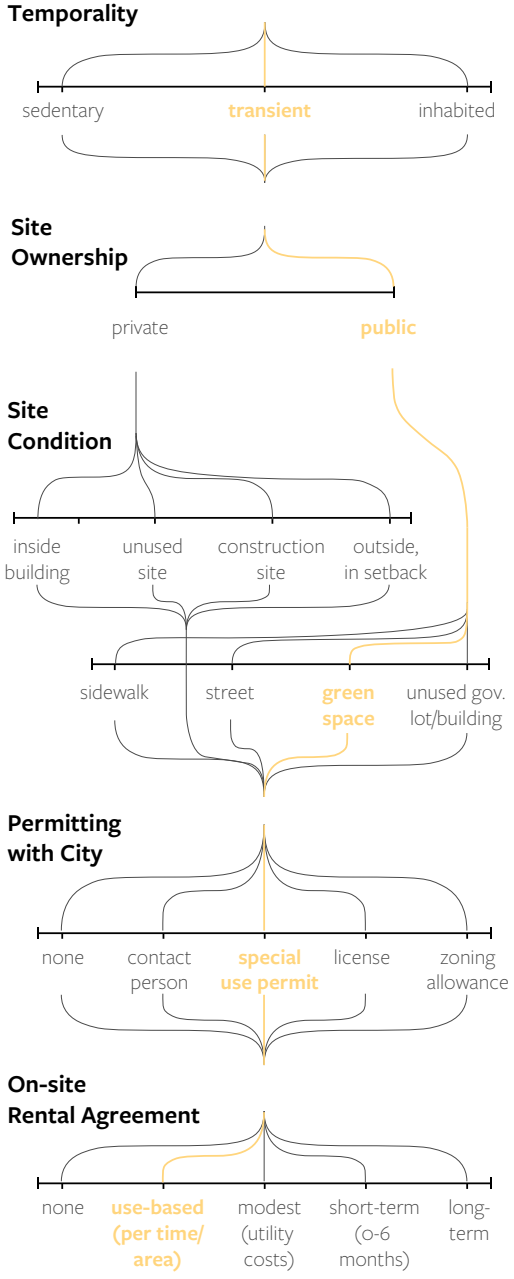
Rented Stand Box-Hagenerplatz



- 🚩 Box-Hagenerplatz, 10245
- 👉 independent vendor w/ rented stand
- 🌀 ?? - present, Saturdays & Sundays
- 👑 food Saturdays, second-hand Sundays
- 📍 located in public square in Friedrichshain with special use permit

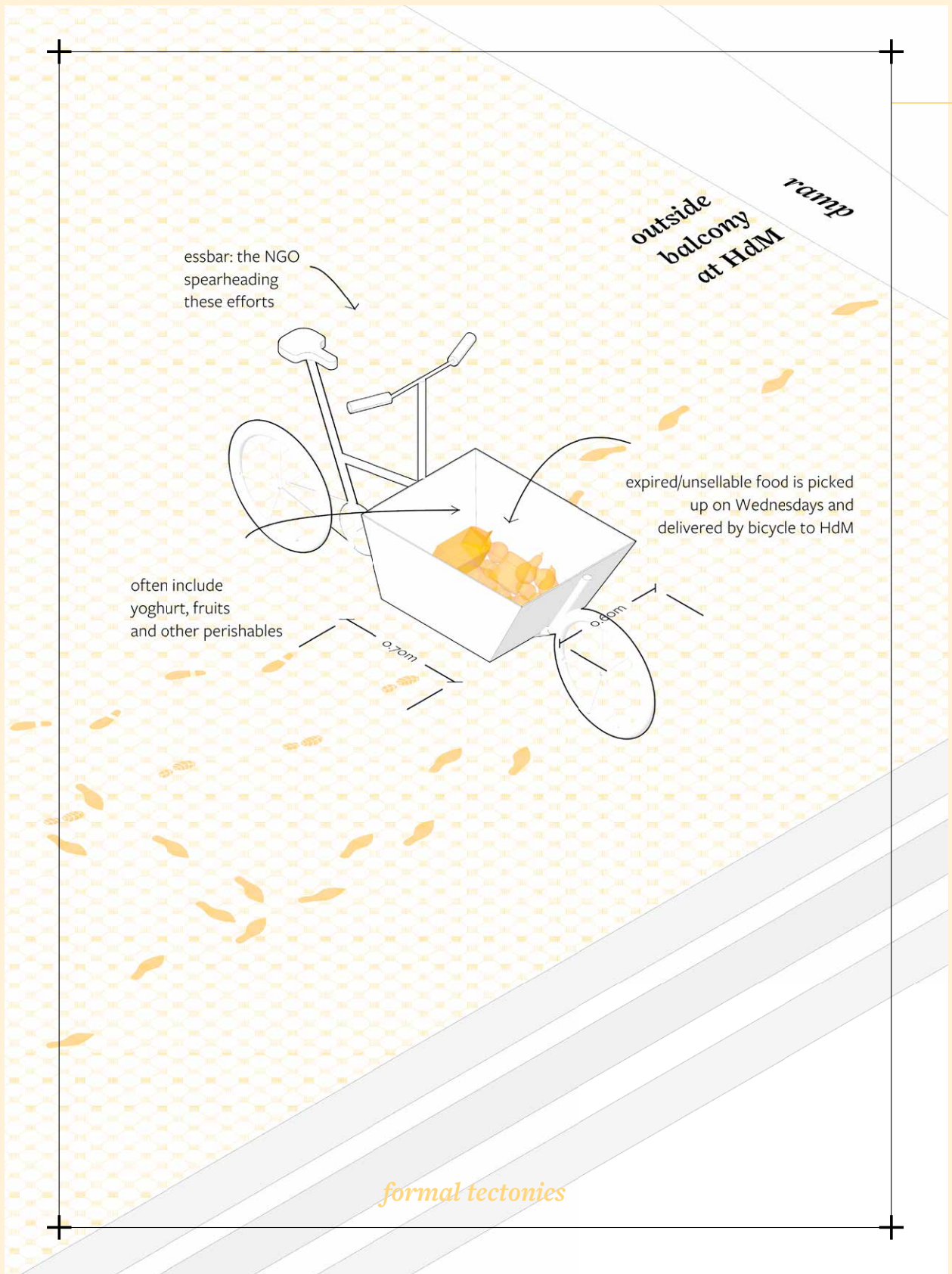


urban conditions



operational tactics

Fig. 45. Transient 01 Analysis, Images: Personal Photography, Google Earth 69



70 Fig. 46. Transient 02 Formal Tectonics

Essbar Foodsharing Café

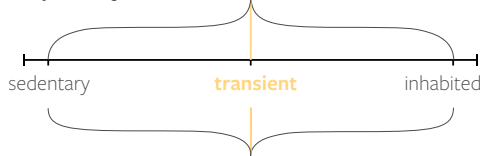


- 🚩 Berolinastraße, 10178
- 👉 5 essbar founders
- 🕒 2021-present, every Wednesday
- 👑 Discarded grocery items
- 📦 Distributed to Haus der Materialisierung, near Alexanderplatz



urban conditions

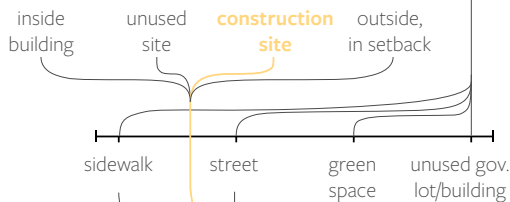
Temporality



Site Ownership

private public

Site Condition



sidewalk street green space unused gov. lot/building

Permitting with City

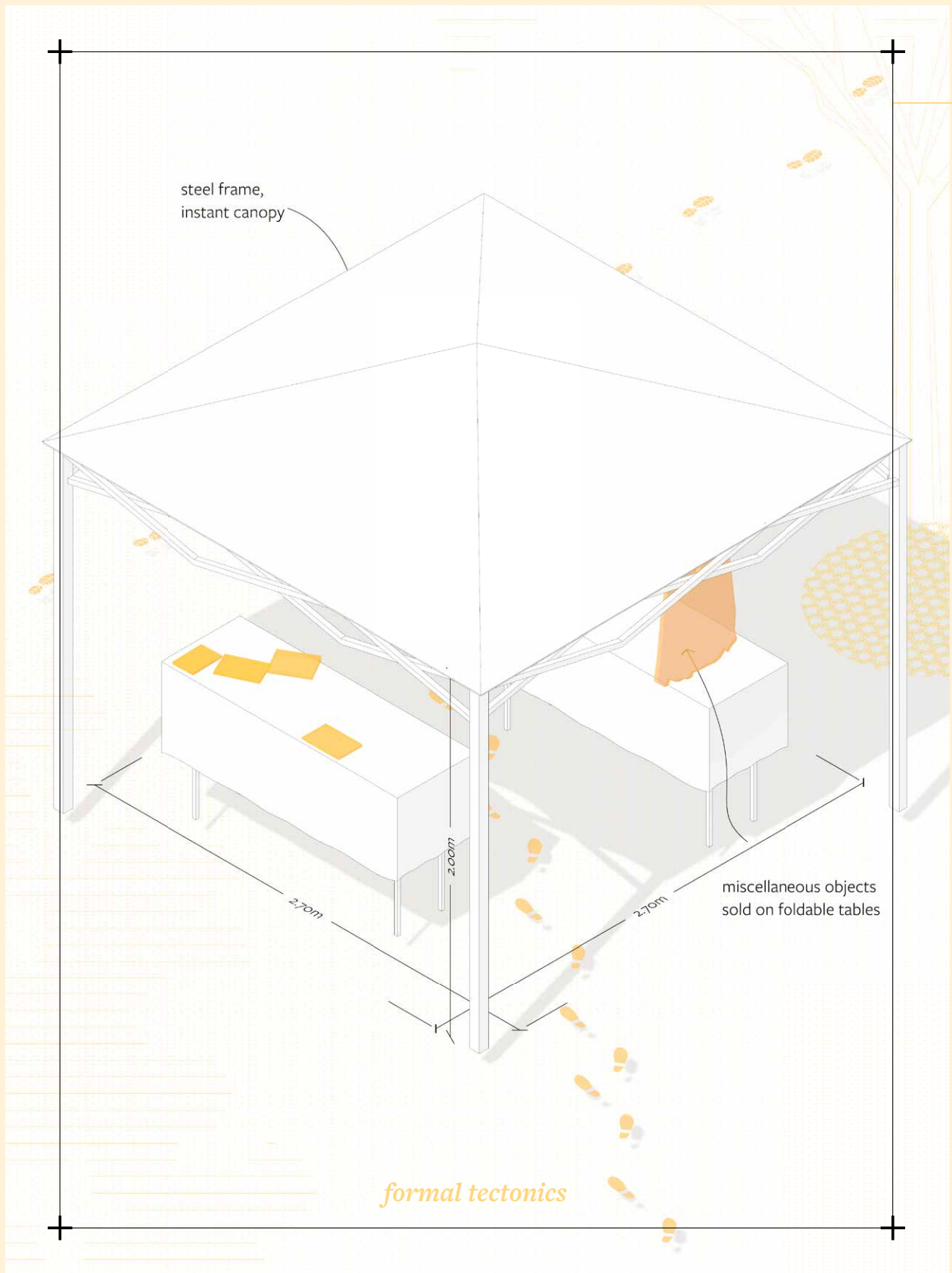
none contact person special use permit license zoning allowance

On-site Rental Agreement

none use-based (per time/area) modest (utility costs) short-term (0-6 months) long-term

operational tactics

Fig. 47. Transient 02 Analysis, Images: Personal Photography, Google Earth 71



72 Fig. 48. Transient 03 Formal Tectonics

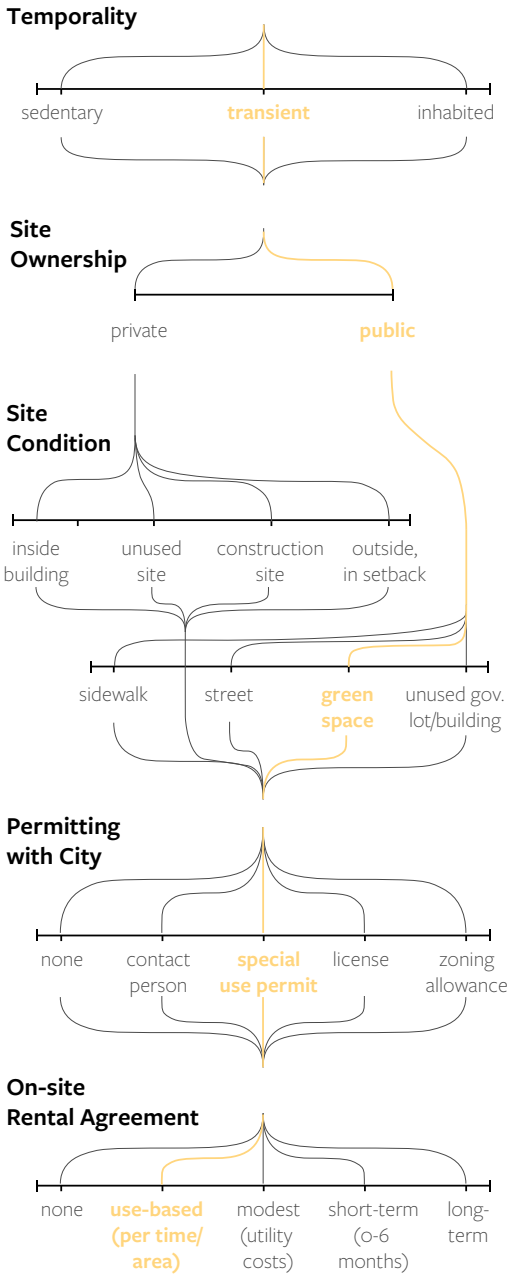
Owned Stand Box-Hagenerplatz



- 🚩 Boxhagenerplatz, 10245
- 👉 independent vendor
- 🌀 ?? - present, Saturdays & Sundays
- 👑 selling miscellaneous objects
- 📍 located in public square in Friedrichshain with special use permit

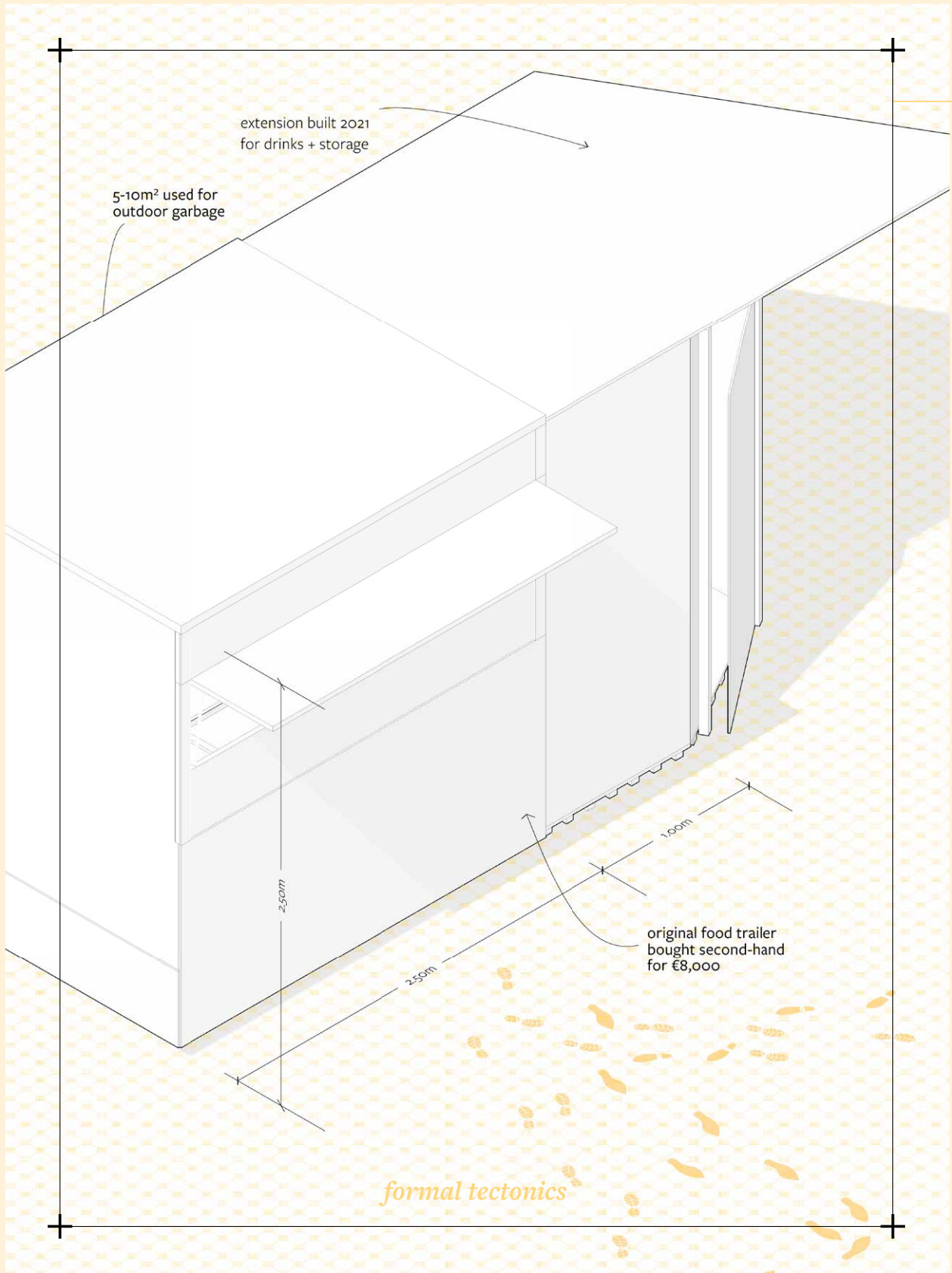


urban conditions



operational tactics

Fig. 49. Transient 03 Analysis, Images: Personal Photography, Google Earth 73



74 Fig 50. Transient 04 Formal Tectonics

Waffel Berlin

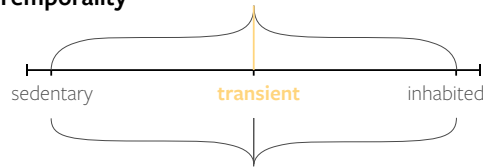


- 🚩 Revalerstraße 99, 10245
- 👉 Houssan
- 🕒 2020-present, 12:00-23:30 everyday
- 👑 Waffles, coffee, crêpes
- 📍 on un-developed private development site RAW-Gelände

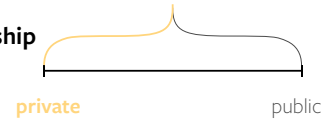


urban conditions

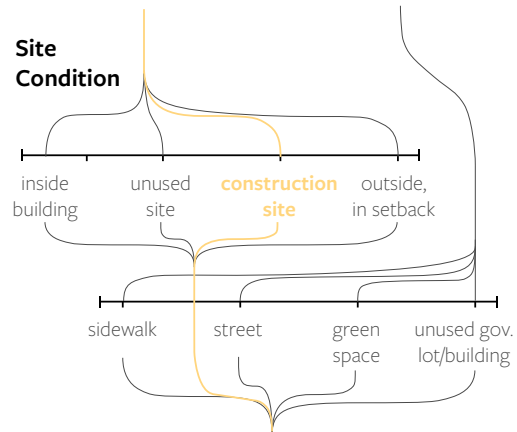
Temporality



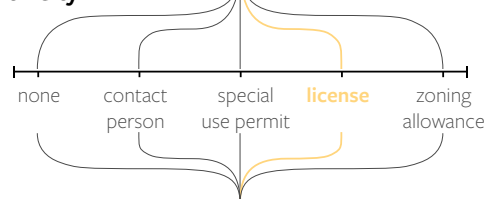
Site Ownership



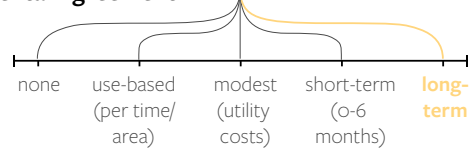
Site Condition



Permitting with City

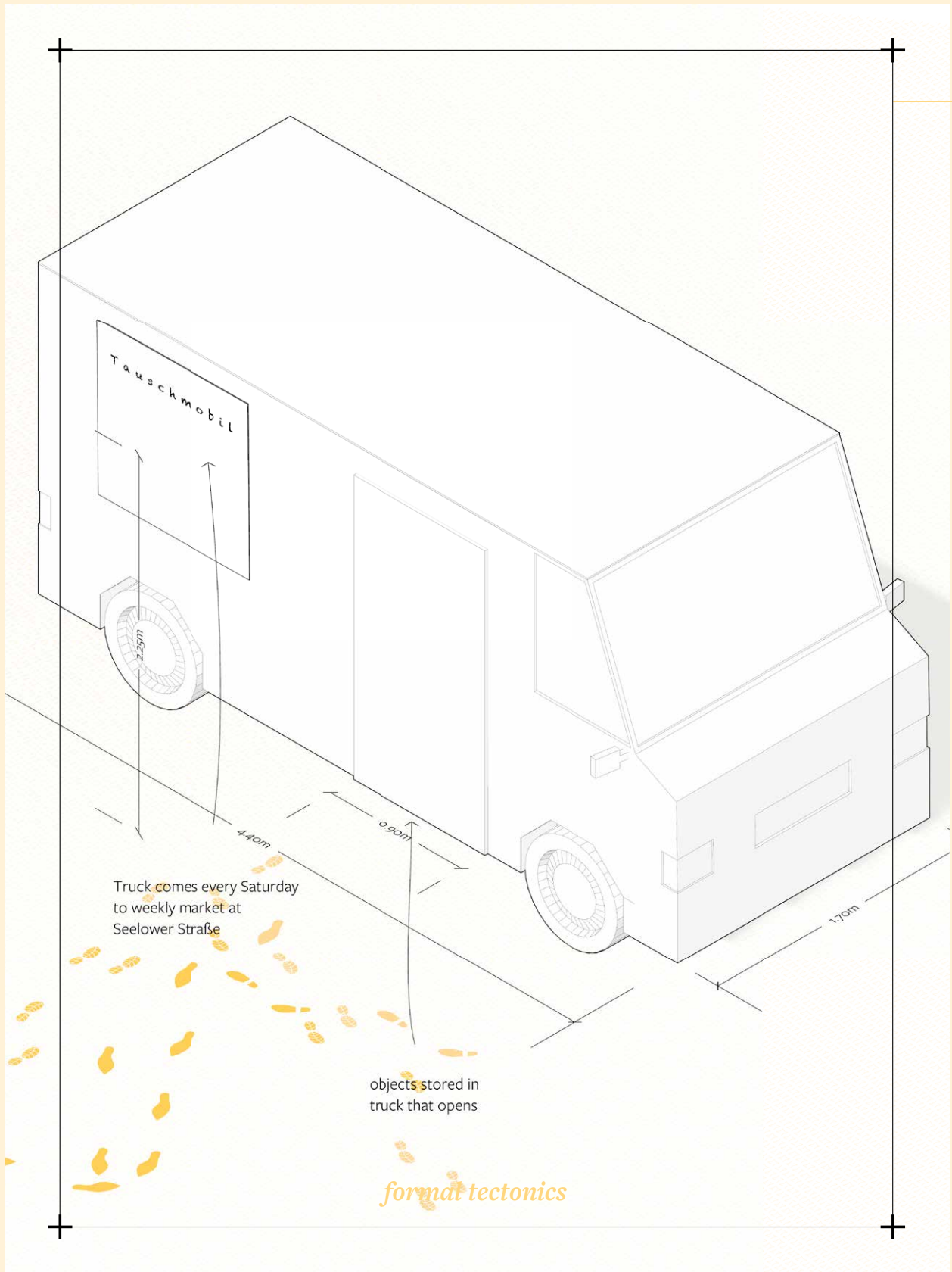


On-site Rental Agreement



operational tactics

Fig. 51. Transient 04 Analysis, Images: Personal Photography, Google Earth 75



76 Fig. 52. Transient 05 Formal Tectonics

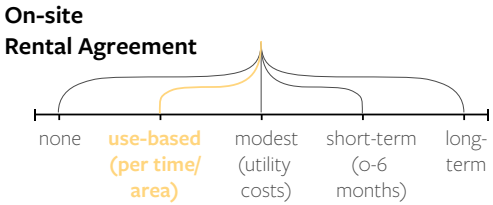
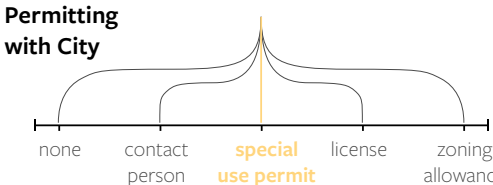
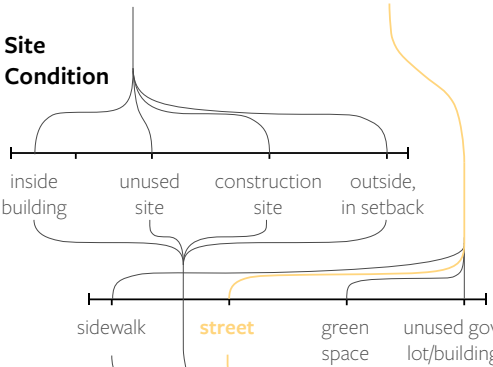
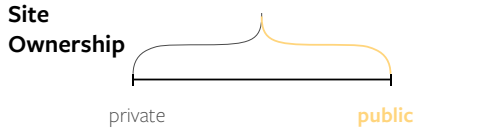
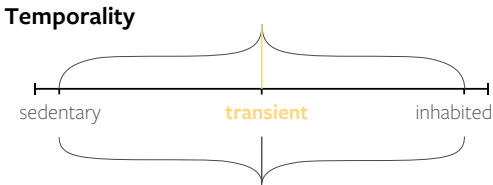
Tauschmobil



- 🚩 Seelowerstraße, 10439
- 👉 Gabi Rimmele
- 🕒 2012 - present, every Saturday
- 👑 clothes, miscellaneous objects
- 📍 located on weekly market in Prenzlauerberg



urban conditions



operational tactics

Fig. 53. Transient 05 Analysis, Images: Re-Map Berlin, Google Earth 77

Contract 02

Kiosk

Contract Type Rental, Sundays

Size 5m²

€/day €50

Rent/use €50

Contract Length Weekly renewal,
March - Dec.

Outfitting option Standard kiosk

How many? Up to 120 kiosks

Contract Outline

producers looking to sell
food without fixed retail ?

?

Kafando

residents looking
to sell clothes/
items in one-off



?

Re-Use Fairy

Potential Stakeholders

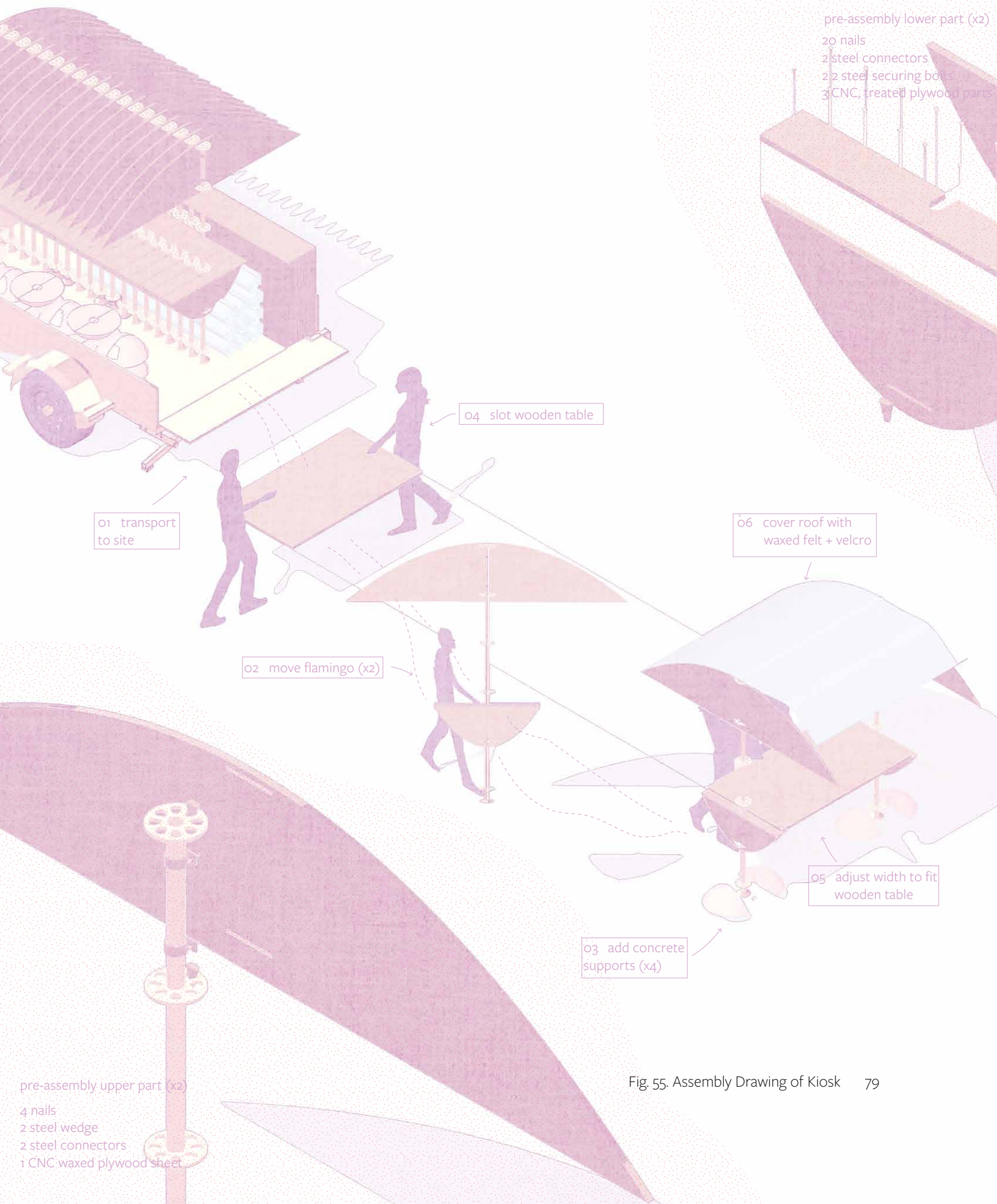


Fig. 55. Assembly Drawing of Kiosk 79

Contract 03

Food Truck

Contract Type	Lease
Size	10m ²
€/day	€60
Rent/month	€600
Contract Length	Annual
Outfitting option	Food option
How many?	2 to start

Contract Outline

?

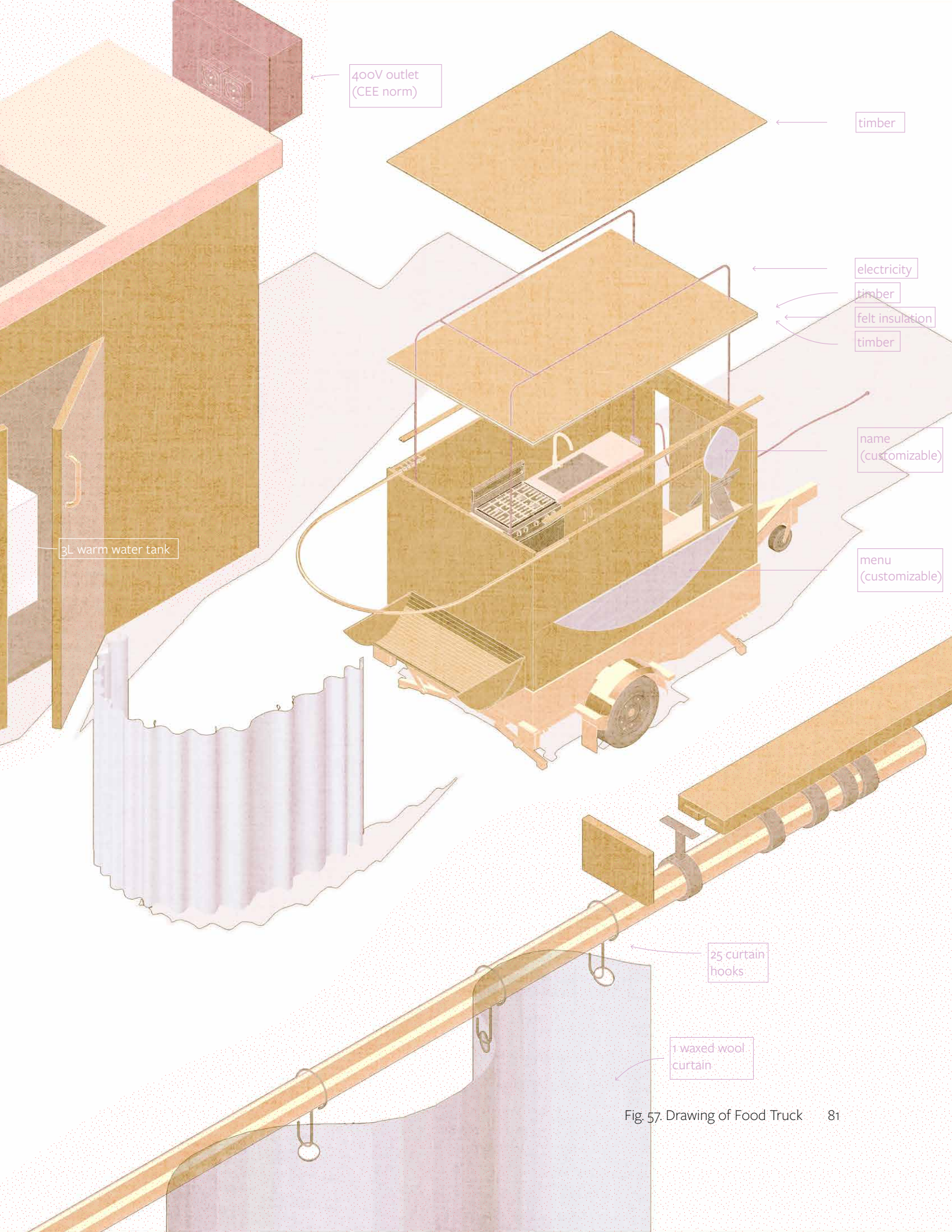
?

?



producers looking to sell
food without fixed retail

Potential Stakeholders



400V outlet
(CEE norm)

timber

electricity

timber

felt insulation

timber

3L warm water tank

name
(customizable)

menu
(customizable)

25 curtain
hooks

1 waxed wool
curtain

Fig. 57. Drawing of Food Truck 81

Contract 04

Food Container

Contract Type	Rental, annual
Size	15m ²
€/m²	€60
Rent/month	€900
Contract Length	6-, 12-, 24- month lease option
Outfitting option	electricity, +food/non-food option
How many?	5

Contract Outline

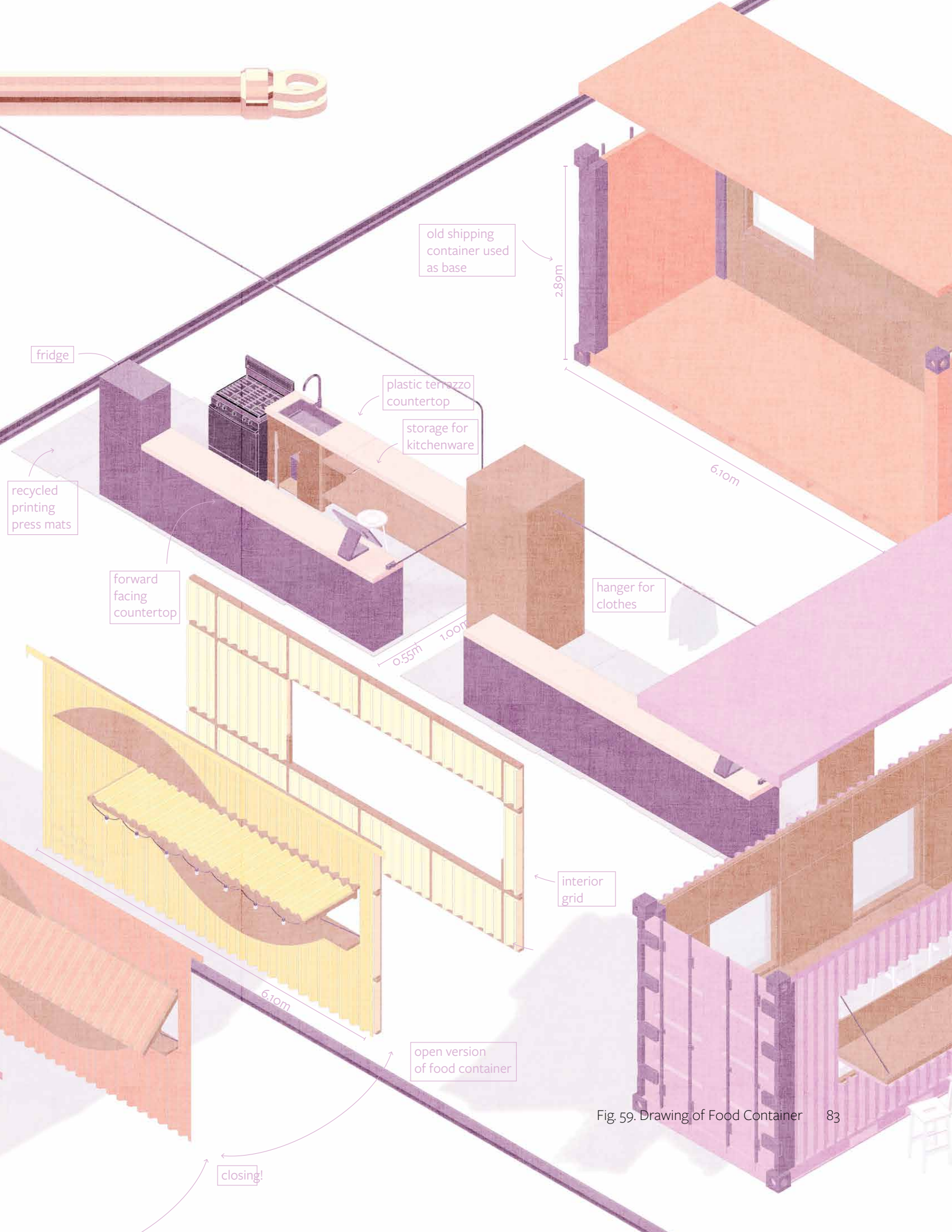


?

?

?

Potential Stakeholders



old shipping container used as base

2.89m

fridge

plastic terrazzo countertop

storage for kitchenware

6.10m

recycled printing press mats

forward facing countertop

hanger for clothes

0.55m 1.00m

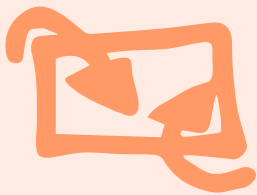
interior grid

6.10m

open version of food container

closing!

Fig 59. Drawing of Food Container



“Late 14c., from Old French enhabiter, enabiter “dwell in, live in, reside” (12c.), from Latin inhabitare “to dwell in,” from in- “in” (from PIE root *en “in”) + habitare “to dwell,” frequentative of habere “to hold, have” (from PIE root *ghabh- “to give or receive”). Formerly also enhabit. Related: Inhabited; inhabiting.”¹

¹ “Inhabited (v).” Online Etymology Dictionary, 2014, https://www.etymonline.com/word/inhabit#etymonline_v_9261

inhabited temporalities

- Larger-scale structures fixed in place
- Often located on private property
- Established rental contracts within restricted period (weekly, monthly, annual)

Part 2: Act 3

The Inhabited

Act 3: The Inhabited

01 Haydn, Florian, and Robert Temel. Temporary Urban Spaces: Concepts for the Use of City Spaces. Birkhäuser, 2006.

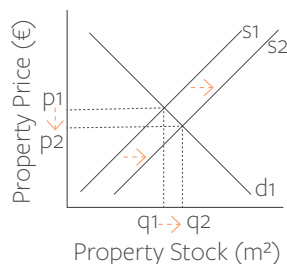


Illustration of Excess-Supply Effect

02 Oswald Philipp et al. Urban Catalyst. DOM Publishers, 2013.

03 Reallabor Zirkuläres Wirtschaften Im Urbanen Raum: Kompetenzaufbau Und Umweltkommunikation Im „Haus Der Materialisierung in Berlin.“ Deutschen Bundesstiftung Umwelt (DBU), 24 Feb. 2022.

04 Ibid.

Inhabited uses are perhaps most counter-intuitive when thinking about temporalities, as these uses require large spaces and do not as intuitively fall under the umbrella of “ephemerality.” These uses help, however, illuminate the many faces of temporality, opening broader qualities to temporality than just being limited in duration.⁰¹ Inhabited uses relate to those that require a visible “interior” and often hack abandoned or under-utilized spaces, thus making it quite challenging to track and a visible weakness of this category’s analysis. For this investigation, inhabited uses relate specifically to re-use practices and workshops across Berlin.

Economically, inhabited uses often rely on the under-utilization of space, such as Alte Gießerei, wherein an abandoned warehouse was transformed into an artist workshop space. Economically, this is produced through an over-supply of stock, leading to excess supply and opening the door for low-revenue generating uses. Scholars such as Philipp Oswald in Urban Catalyst examined the period in the 1990s when Berlin’s re-unification produced opportunities for temporary occupation within areas of former East Berlin, such as Friedrichshain.⁰²

Through this investigation, inhabited uses today appear less so through excess supply, but also via alternative and innovative contract types- such as inhabiting construction areas or providing temporary contracts in large department malls. Haus der Materialisierung is an example of a temporary urban center near Alexanderplatz dedicated to “resourceful, efficient and sustainable community-building” open during the planning and development phase of Haus der Statistik.⁰³ HdM operates within a building slated for demolition in 2023 and provides temporary uses for workshops and other spaces.⁰⁴ Interviews with workshop members such as Nikolai and Paula spoke about a few benefits of these contract types, such as the low-cost testbed for experimentation and communal support. Challenges include visual and formal detectability, as these uses must receive high visibility to ensure being frequented, and potential conflict when development begins. Today, Berlin is witnessing drastic property price increases, with an average of over 10% yearly

property price increases in the last decade. In areas such as Friedrichshain, the likelihood of over-supply is low, as developments such as Mercedes Benz Arena, EDGE East Berlin, and Upside Berlin continue to develop unused land. How can imagining and solidifying different contract types help permeate lower-cost vending opportunities long-term?

Benefits

- Facilitates lower-cost rental contracts that may be negotiated over flexible periods
- Possibility of using land that may otherwise be fenced off/un-used
- Diversify reach of tenants/initiatives

Challenges

- Requires electricity source to operate inhabited uses
- Conflict may arise when constructions starts
- Requires high visibility to ensure customers and impact

Design

The largest of these offerings are the last two rental contracts, larger re-use or repair spaces and shared spaces. The larger re-use spaces are each 30m² (fitting within a standard HC 40 ft shipping container), which will be located on the site's lower level. There will be two in the initial scheme, and they will operate at sub-market rental contracts that renew on an annual basis. The shared spaces include 60m² of indoor utilities and storage space (eg. bathroom, waste disposal and storage for vendors), 60m² of shared dining space (shared amongst the food containers) and 30m² of storage for the kiosks. Additionally, the use of scaffolding and fabric hopes to provide a sense of enclosure for the system as a whole. Symbolically, the form of scaffolding represents a continuously developing city and conjures a fictive legal aesthetic to symbolize a fictional world of temporary use. On the site of RAW-Gelände, the scaffolding becomes an essential method to connect the upper and lower levels; there are two staircases that can be used to access the lower level.

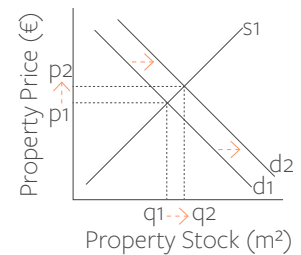


Illustration of Increased Demand Effect



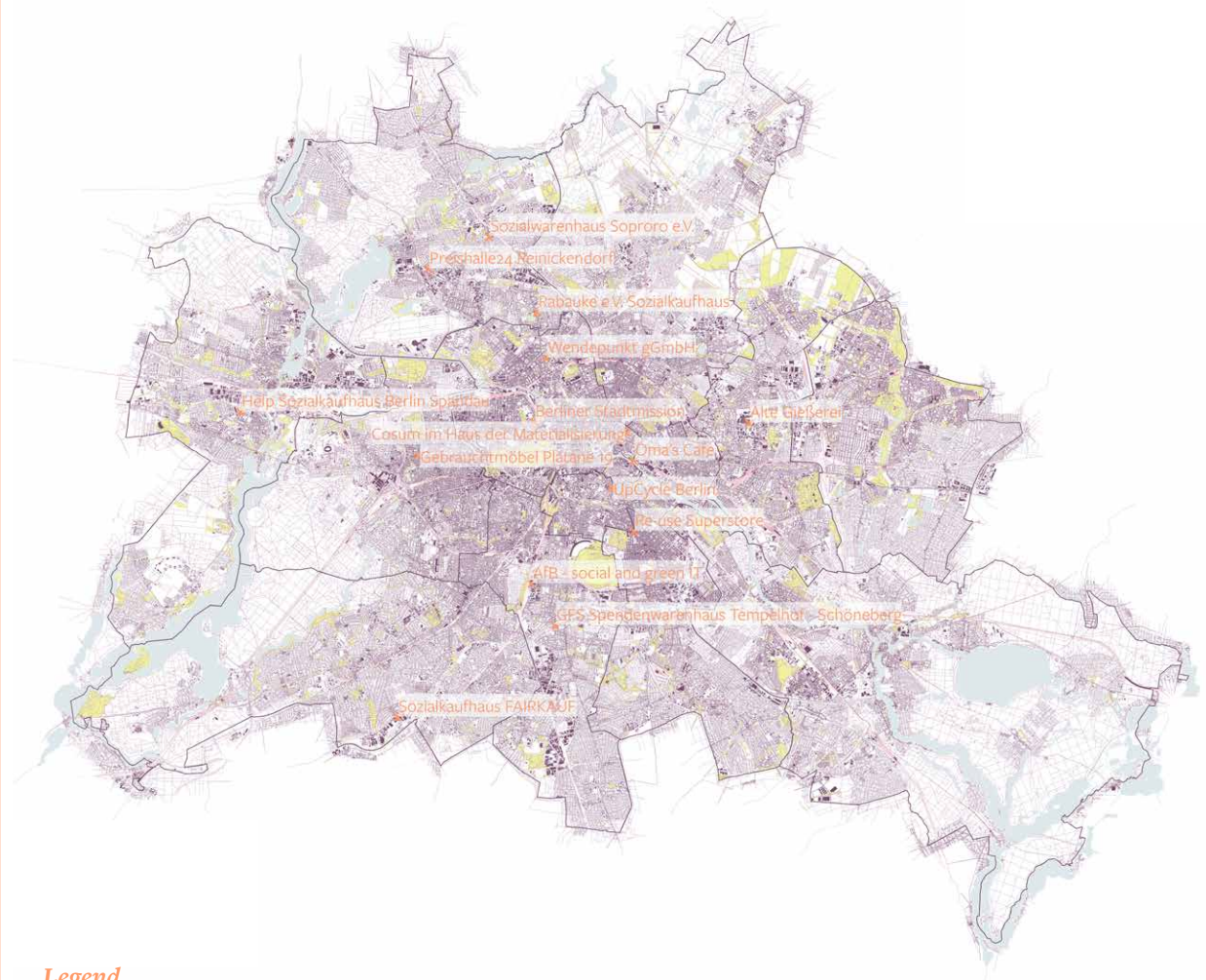
88 Fig. 60. Inhabited 01 Fieldwork, Images: Re-Map Berlin and Personal Photography



Fig. 61. Inhabited Fieldwork 02, Images: Re-Map Berlin and Personal Photography 89

<i>Name</i>	<i>Address</i>	<i>City</i>	<i>Zip Code</i>	<i>Opening Times</i>	<i>Notes</i>
Help Sozialkaufhaus Berlin Spandau	Seeburger Strasse 24	Berlin	13581	Mon. - Friday: 9:30 bis 18:00 , Saturday: 10:00 bis 14:00 Uhr	One of two open spaces in Berlin, which uses the Motto "From the region, for the region" that focuses on offering cheap and affordable people for those who need it.
Gebrauchtmöbel Platane 19	Wundtstrasse 6	Berlin	14059	Mo-Fr 10:00-18:00, Sa 12:00-14:30	You can buy all sorts of second-hand furniture here within opening hours. To donate, there are specific opening times
Preishalle24 Reinickendorf	Jacobsenweg 41	Berlin	13509	Mo-Fr: 08:00-18:00h, Sa: 10:00-15:00h (call via phone before)	Cheap second-hand furniture offered in Berlin, focused on furniture for work-from-home and office furniture
Sozialwarenhaus Soprora e.V.	Roedernallee 88 - 90	Berlin	13437	Mo-Fr: 10:0 -18:00h, Sa: 10:00-14:00h	Over 400m2 of all sorts of different objects. Offering ranges from furniture to clothing (casual and evening where), as well as antiques.
Rabauke e.V. Sozialkaufhaus	Hausotterstrasse 3	Berlin	13407	Mo-Fr 12-18, Sa 10-14	
Wendepunkt gGmbH	Gottschedstrasse 4	Berlin	13357	NA	Focused on donations related to children and babies. Wendepunkt offers a focus on childhood pedagogy and projects.
Berliner Stadtmission	Lehrter Strasse 68	Berlin	10557	Mo-Fr: 8:00-18:00h	Large space and headquarters for NGO Berliner Stadtmission, offering space for conferences and used fabric and other offerings
Sozialkaufhaus FAIRKAUF	Am Stichkanal 2-4	Berlin	14167	Di, Do, Fr: 9:0-16:00h, Mi: 12:00-18:00h, jeden 1. und 3. Sa im Monat: 10:00-14:00h	Sozialkaufhaus is located in two-storey space with over 900m2. It offers used furniture, electric appliances, books, dishware, among other things.
AfB - social and green IT	Bessemerstrasse 2	Berlin	12103	Mo-Fr: 10:00-18:00h, Sa: 10:00-14:00h	AfB is focused on re-using electrical appliances and phone-related repairs
GFS Spendenwarenhaus Tempelhof-Schöneberg	Ullsteinstrasse 176	Berlin	12105	Mo-Fr: 08:15-13:45h	Operates a vegetable garden and "saves" otherwise discarded supermarket items. It is operated by 3 donation-based NGOs in Berlin.
UpCycle Berlin	Prinzessinnenstrasse 16	Berlin	10969	Mo&Mi-Fr: 11-15h; Di: 11-14h	Recycled wooden planks are re-purposed here into furniture and other miscellaneous objects
Re-use Superstore/B-Wa(h)renhaus	Hermannplatz 5	Berlin	10967	Mo-Sa: 10-19	half a year popup inside established Karstadt
Cosum im Haus der Materialisierung	Karl-Marx-Allee 1	Berlin	10178	Di&Mi: 15-19h	open for two years with various workshops inside (textile, wood, and bike repair workshop), in a building slated for demolition

90 Fig. 62. Excel Tabulation of Inhabited Uses in Berlin (Incompletely Shown Here due to Size Restrictions)

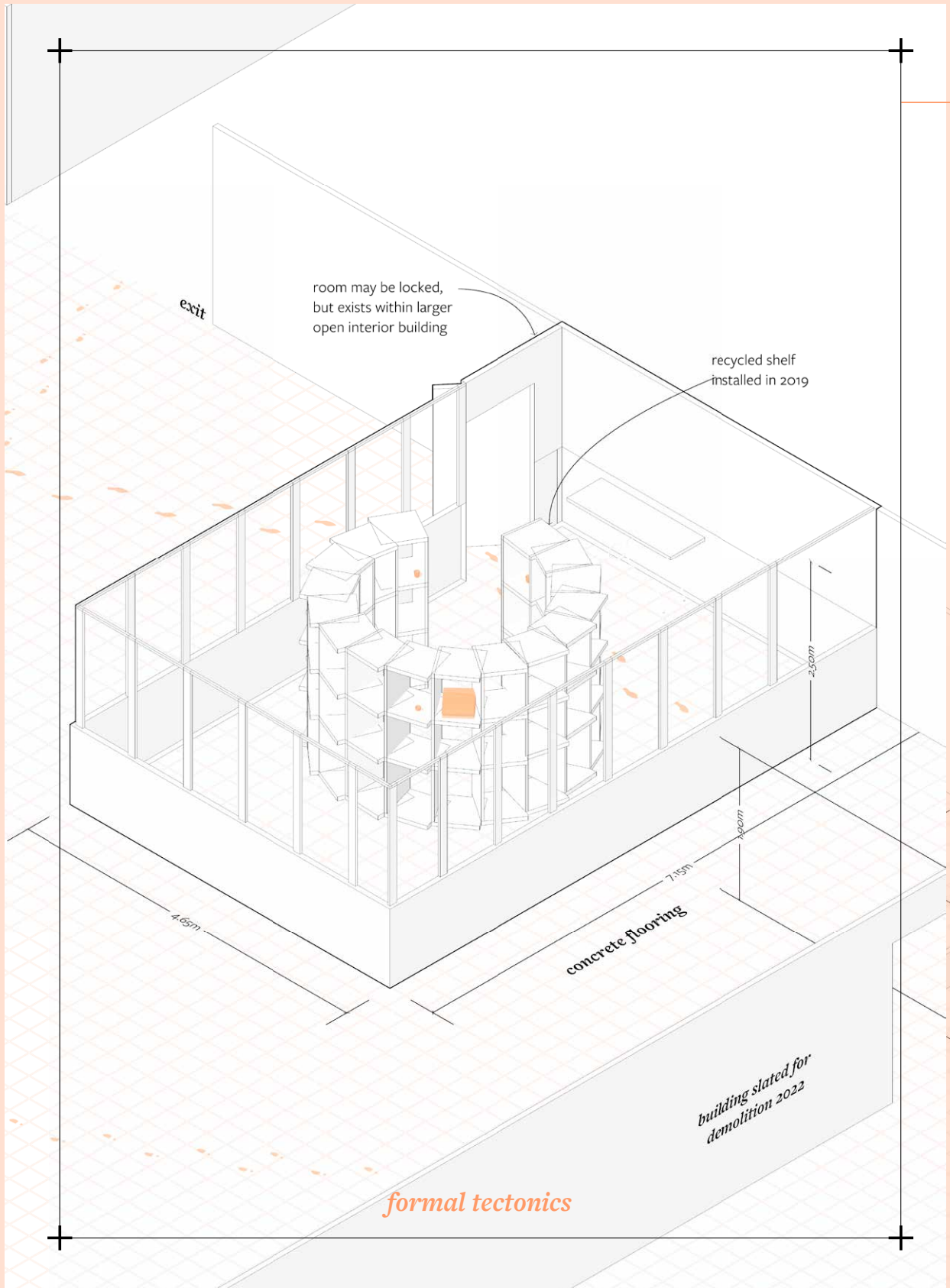


Legend

- x inhabited
- district boundary
- waterway
- water
- railways
- buildings
- roads
- green areas








Fig. 63. Spatial Mapping of Inhabited Uses 91

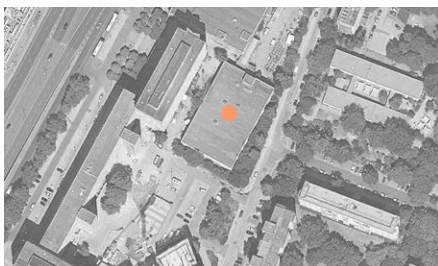


92 Fig. 64. Inhabited 01 Formal Tectonics

Cosum, Haus der Materialisierung

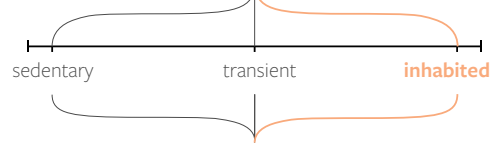


-  Karl-Marx-Allee 1 10178
-  Nikolai at Cosum
-  2020 - present
-  lending objects (appliances, etc.)
-  located inside HdM, building slated for demolition



urban conditions

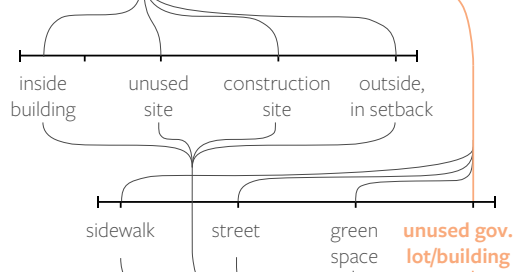
Temporality



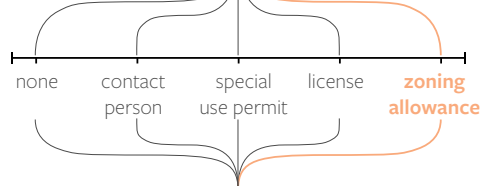
Site Ownership



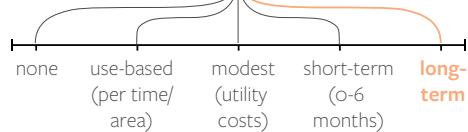
Site Condition



Permitting with City

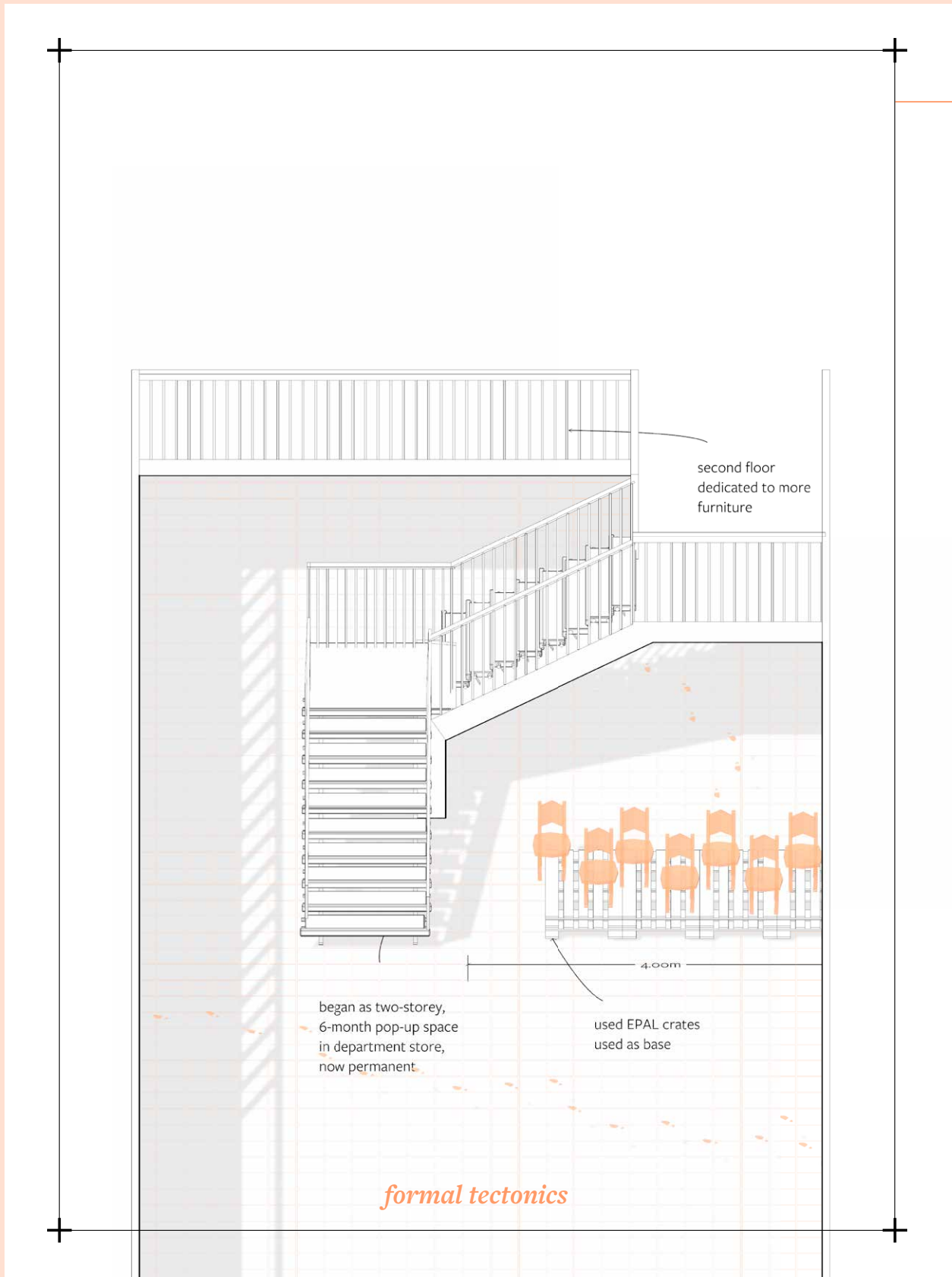


On-site Rental Agreement



operational tactics






Fig. 65. Inhabited 01 Analysis, Images: Personal Photography, Google Earth 93



94 Fig. 66. Inhabited o2 Formal Tectonics

Lokallabor Dudenschänke

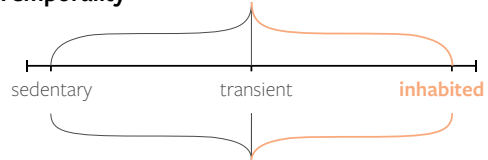


-  Hermannplatz 5, 10967
-  support by Berlin Smart City
-  2020 - present, Monday-Saturday
-  second-hand products
-  located inside Karstadt, German department store chain



urban conditions

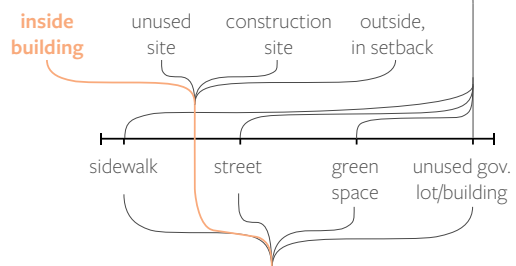
Temporality



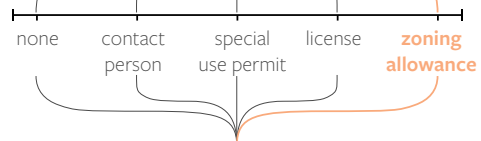
Site Ownership



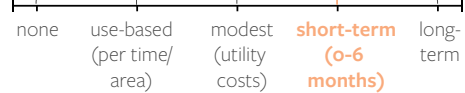
Site Condition



Permitting with City



On-site Rental Agreement



operational tactics






Fig. 67. Inhabited o2 Analysis, Images: Personal Photography, Google Earth 95

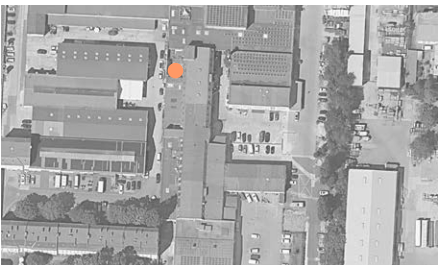


96 Fig. 68. Inhabited 03 Formal Tectonics

Alte Gießerei



-  Herzbergstrasse 123, 10365
-  Alte Gießerei e.V.
-  2016 - present
-  workshops, events, art, culture
-  located in old abandoned factory



urban conditions

Temporality

sedentary transient **inhabited**

Site Ownership

private public

Site Condition

inside building unused site construction site outside, in setback

sidewalk street green space unused gov. lot/building

Permitting with City

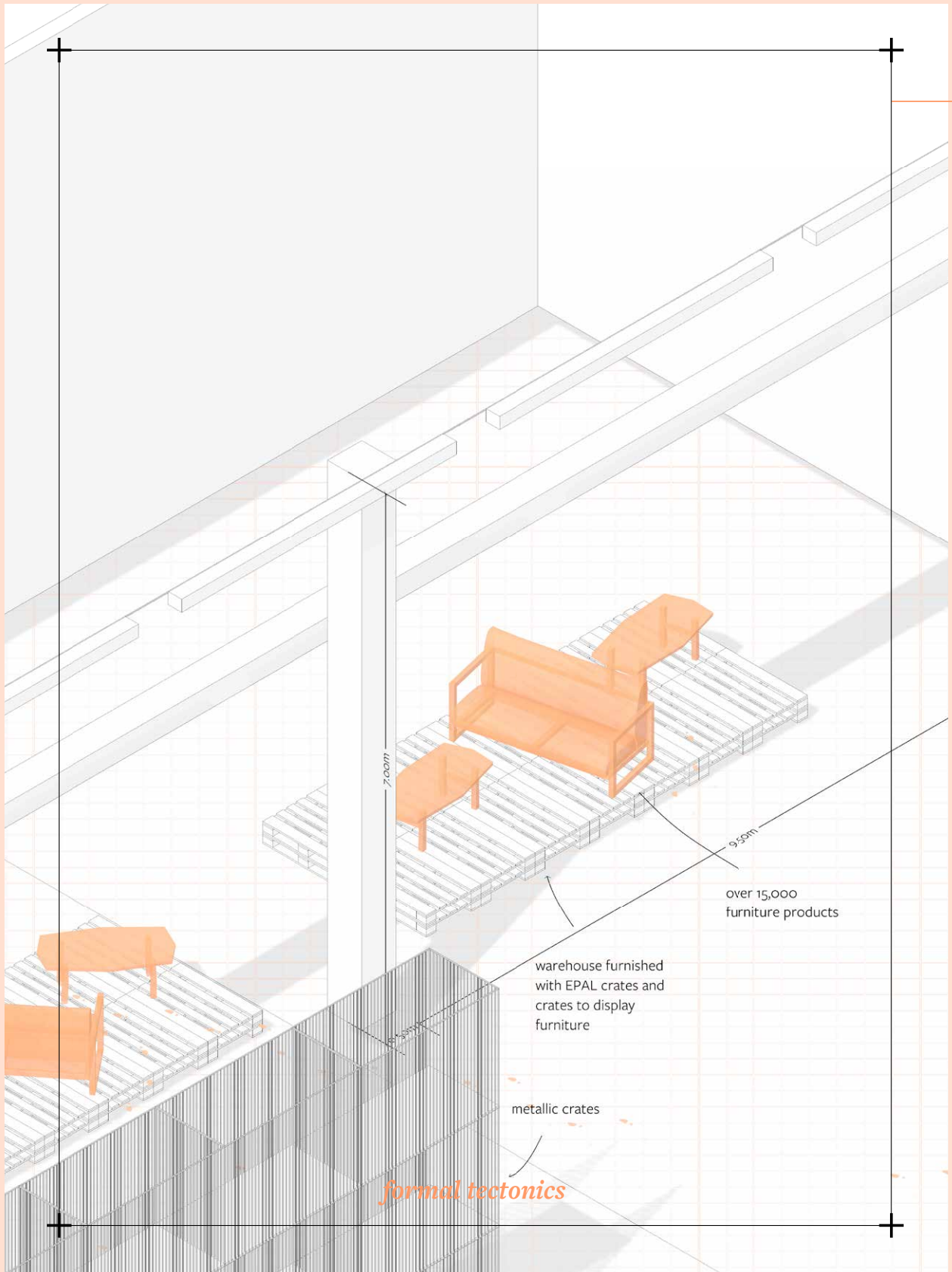
none contact person special use permit license **zoning allowance**

On-site Rental Agreement

none use-based (per time/area) modest (utility costs) short-term (0-6 months) **long-term**

operational tactics






Fig. 69. Inhabited 03 Analysis, Images: Personal Photography, Google Earth 97



98 Fig. 70. Inhabited 04 Formal Tectonics

Nochmall



-  Auguste-Viktoria-Allee 99, 13403
-  operated by Berlin's sanitation dep.
-  2020 - present, Mon. - Sat. 10-18:00
-  over 15,000 products
-  over 2,600m² located in leased space



urban conditions

Temporality

sedentary transient **inhabited**

Site Ownership

private public

Site Condition

inside building **unused site** construction site outside, in setback

sidewalk street green space unused gov. lot/building

Permitting with City

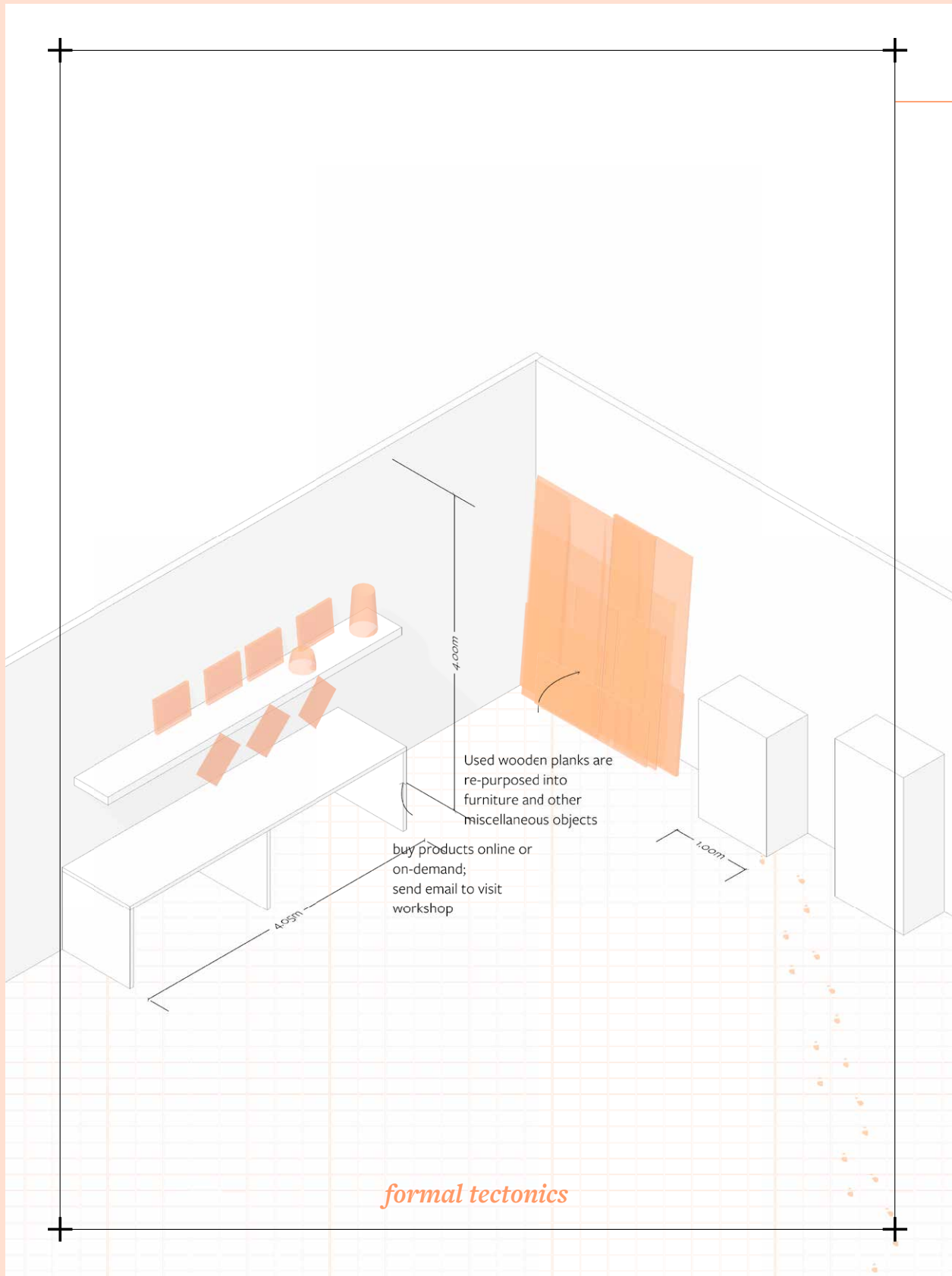
none contact person special use permit license **zoning allowance**

On-site Rental Agreement

none use-based (per time/area) modest (utility costs) short-term (0-6 months) **long-term**

operational tactics






Fig. 71. Inhabited 04 Analysis, Images: Personal Photography, Google Earth 99



100 Fig. 72. Inhabited 05 Formal Tectonics

Upcycle Berlin



-  Prinzessinnenstrasse 16, 10969
-  6 current carpenters
-  11:00 - 14:00/15:00 Mon, Wed-Friday
-  recycle wooden furniture/objects
-  located in leased space



urban conditions

Temporality

sedentary transient **inhabited**

Site Ownership

private public

Site Condition

inside building unused site construction site outside, in setback

sidewalk street green space unused gov. lot/building

Permitting with City

none contact person special use permit license **zoning allowance**

On-site Rental Agreement

none use-based (per time/area) modest (utility costs) short-term (0-6 months) **long-term**

operational tactics

Fig. 73. Inhabited 05 Analysis, Images: Personal Photography, Google Earth 101

Contract 05

Re-Use/Repair Workshop

Contract Type	Rental, annual
Size	30m ²
€/m²	€30
Rent/month	€900
Contract Length	12-, 24- month lease option
Outfitting option	electricity, + standard interior provided
How many?	1

Contract Outline



?



?

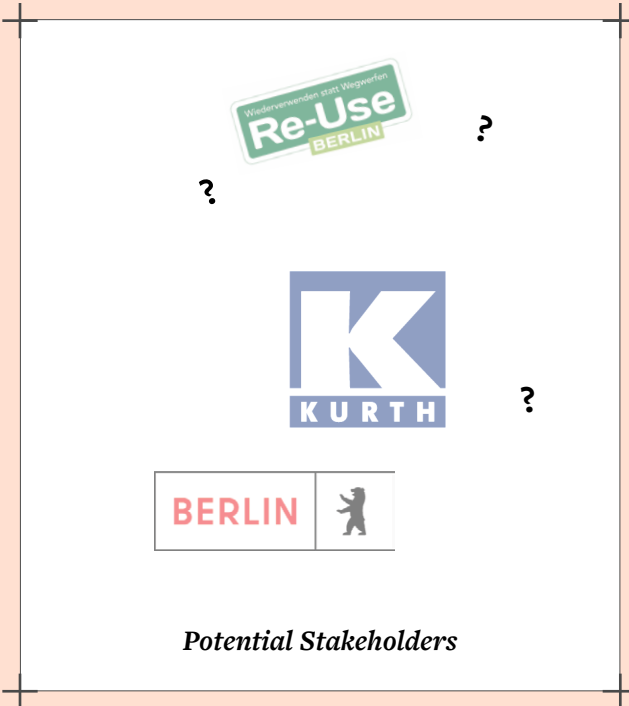
?

Potential Stakeholders

Shared Spaces

Contract Type	Provided by Kurth
Size	180m ²
€/m²	NA
Rent/month	NA
Contract Length	NA
Outfitting option	Utilities + Storage provided within temporary space
How many?	NA

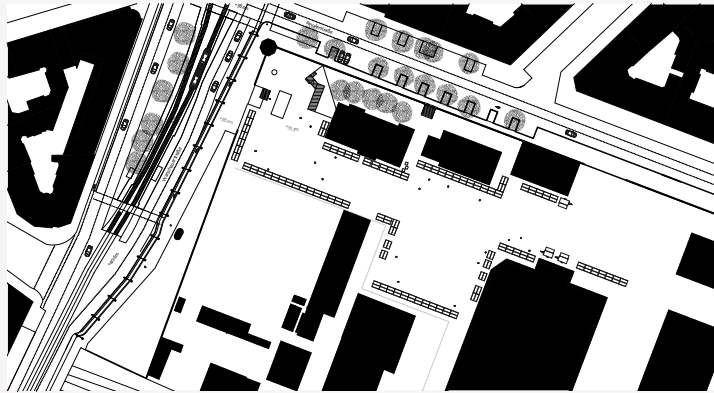
Contract Outline



Potential Stakeholders

Coming back to the larger design implementation, today this site exists pre-development, and the proposed imaginary hopes to encourage such a system to be built for during construction, with a market on the weekends, and to be disassembled in five to ten years and moved to another location. This sequence is shown in the plan on the following page. As the whole system is made of shipping containers, the scaffolding structure can be disassembled, stored within the shipping containers, and mounted onto trucks to be moved to another location. Financially, since this will be owned, built, and operated by the developer, it is up to the developer's discretion to keep the system, move it to the following construction site, or sold to another developer with undeveloped land in Berlin at a given point in time (see Appendix for quantitative overview and cost estimates).

Overall, the goal of this broader system is to conceptualize a design with a series of six rental contracts into a traditional development process. This connection to highlighting different rental contracts across Berlin- free, weekly, monthly, semi-annually, annually, and shared - can continue across the city. As Jerold Kayden writes, "for each modality of public space production, you need to be explicit in thinking about and writing rules that govern the provision as well as oversight of the space to make it possible to realize the objective you have. You can't simply give it to fate, or say, "whatever will happen will happen." It has to be intelligently done from the get-go or you will end up with an ambiguity that skews against robust public use." Hopefully, this proposal hopes to re-direct design to become a force for inclusion in the built environment and to amplify the stewardship of privately provided space for lower-retail contracts and temporary spaces of exchange and re-use.



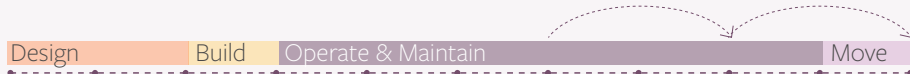
01 Pre-Construction



02 Implementation



03 Post Construction

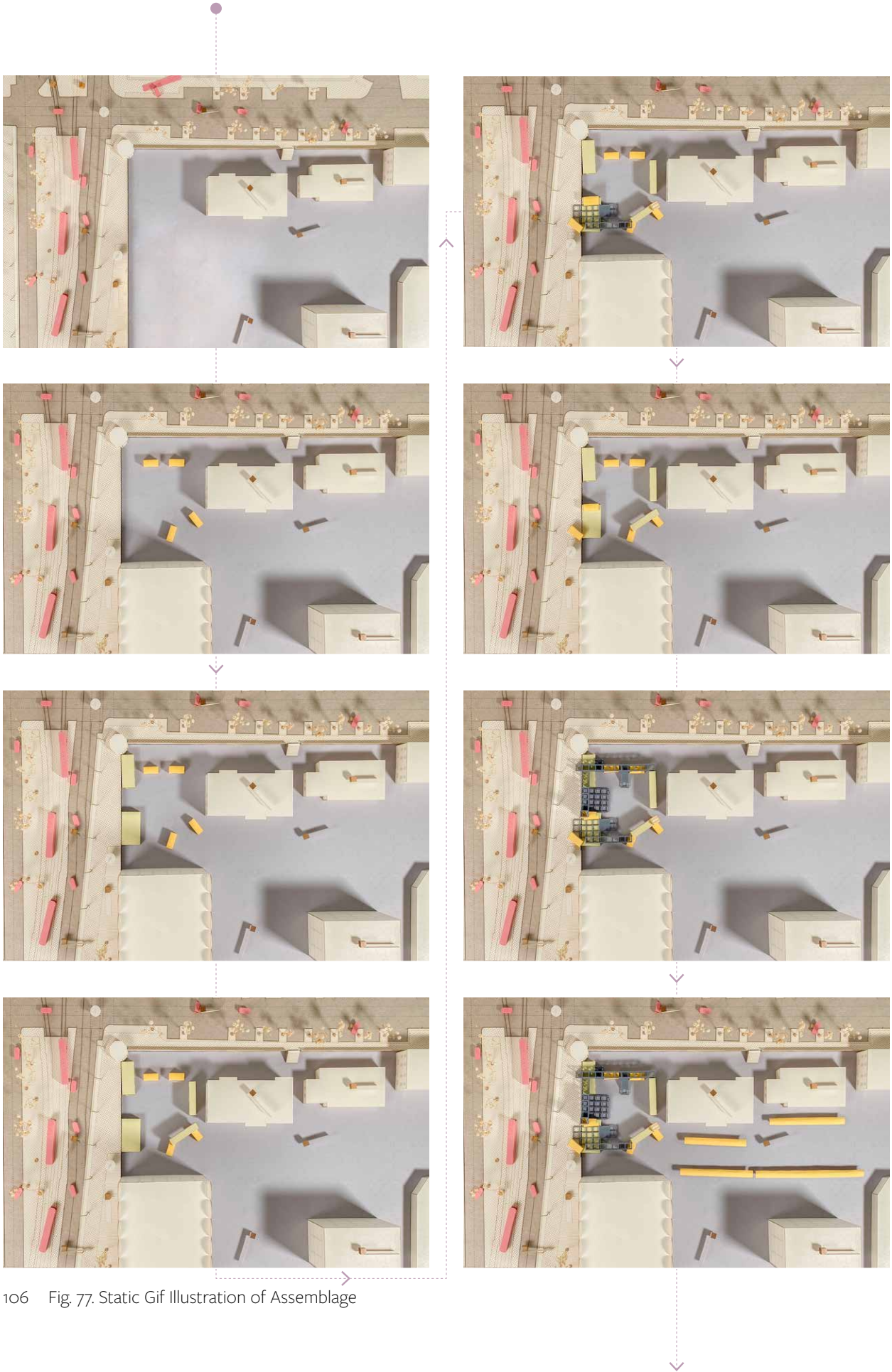


2022
01 Kurth Immobilien
pays for structure +
design

2024
02 Structure is
built + operated

2035
03 Move to next
construction site/keep
temporary pieces

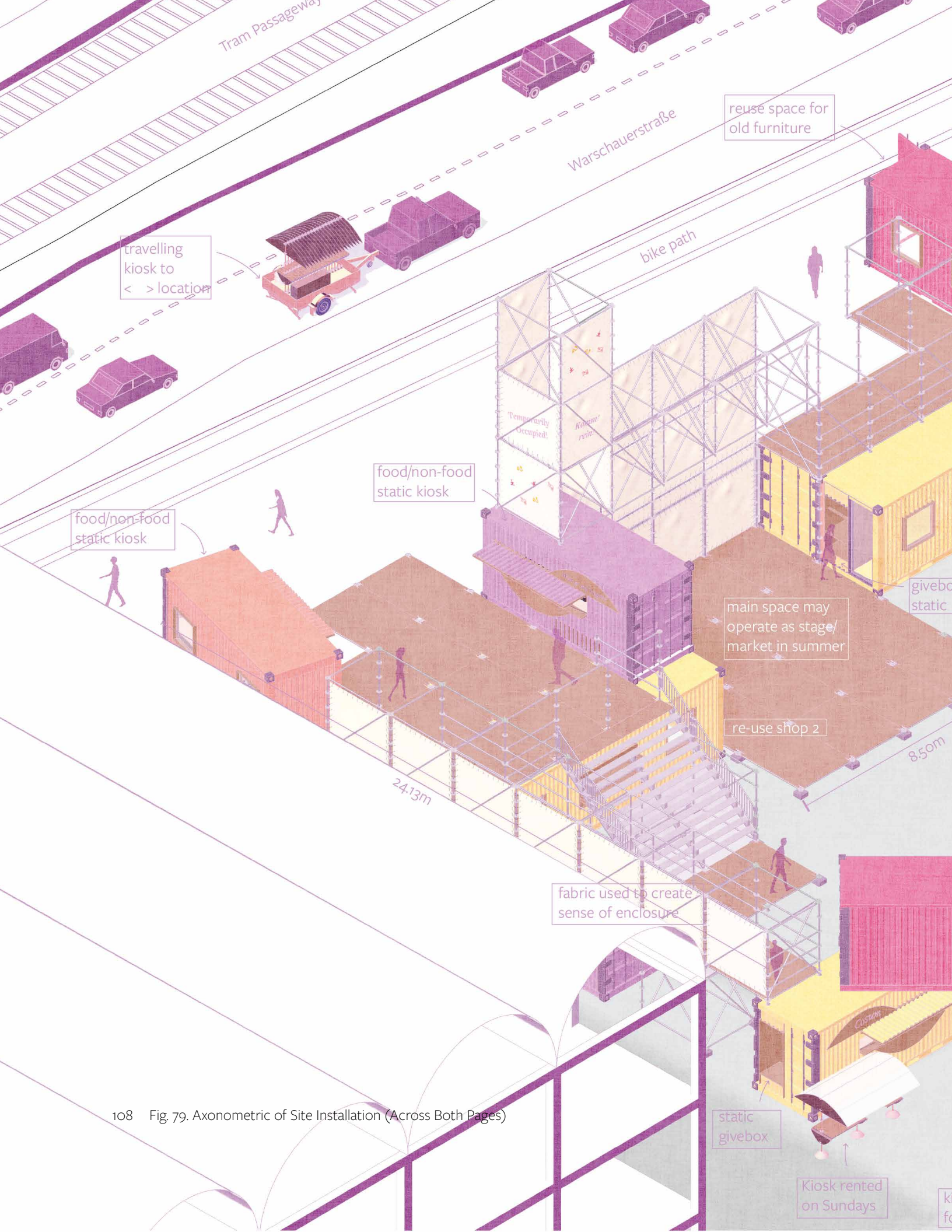
Fig. 76. Phasing Plans 105



106 Fig. 77. Static Gif Illustration of Assemblage



Fig. 78. 1:200 Model Photographs 107



travelling kiosk to < > location

reuse space for old furniture

food/non-food static kiosk

food/non-food static kiosk

main space may operate as stage/market in summer

re-use shop 2

givebox static

fabric used to create sense of enclosure

static givebox

Kiosk rented on Sundays

108 Fig. 79. Axonometric of Site Installation (Across Both Pages)



truck moving to
< > location

upper-level walkway

30.15m

re-use/repair
workshop

entrance to
dining here

food space

electricity is
connected through
operating historic
building

electric cables pass
underneath the
upper walkway

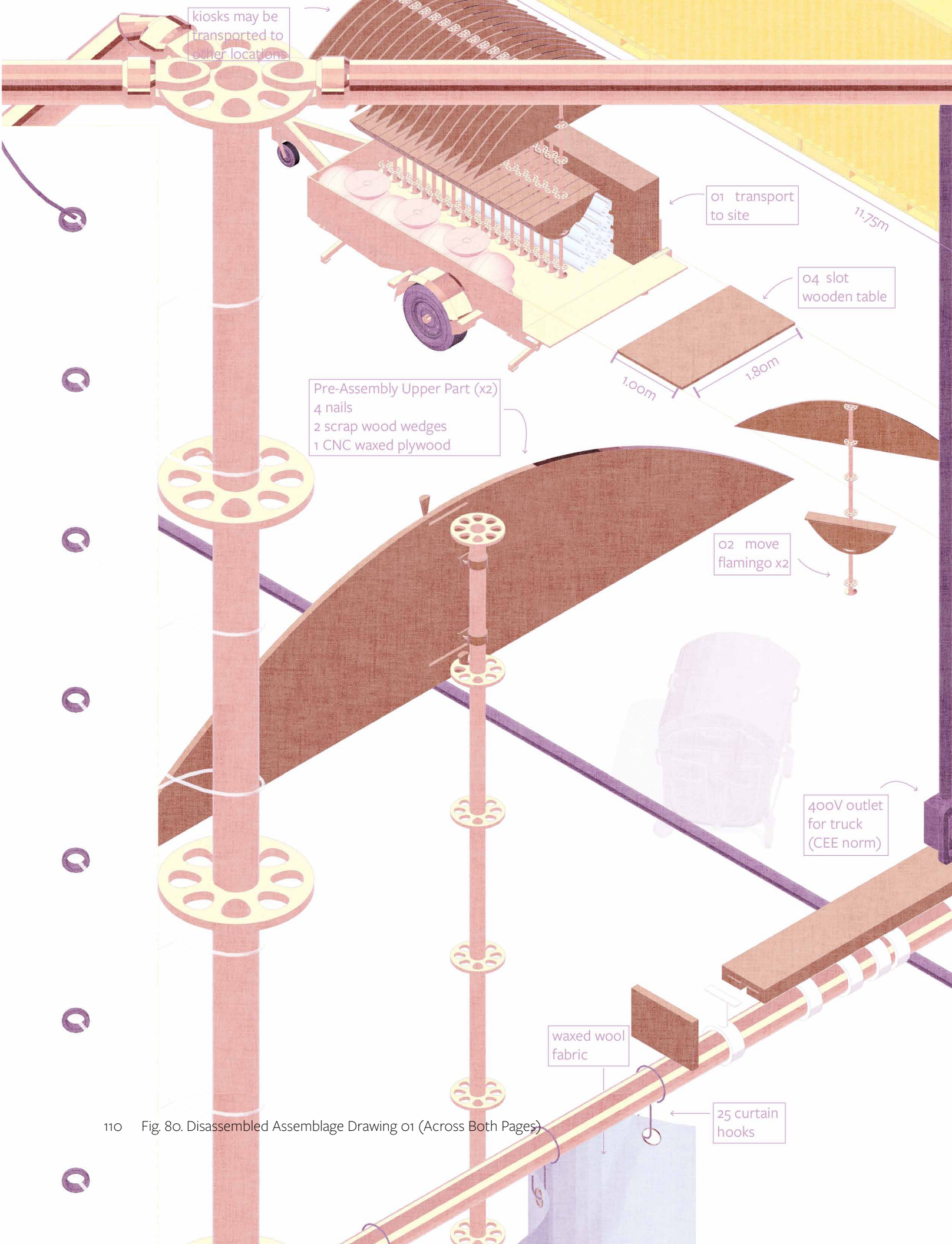
lower dining
entrance

7.90m

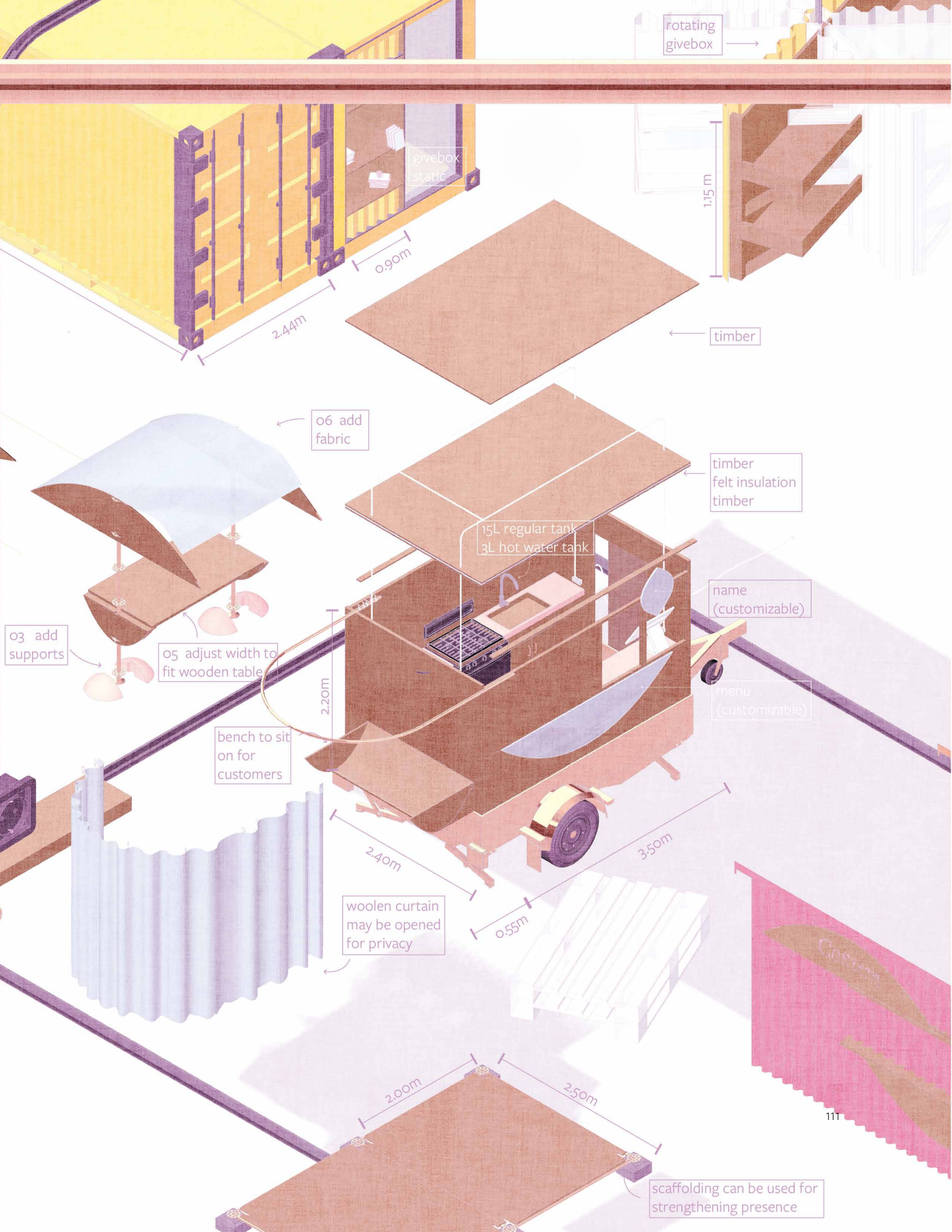
3.00m

storage for kiosks on
non-market days

kiosks can be rented
for other sites



110 Fig. 8o. Disassembled Assemblage Drawing 01 (Across Both Pages)



rotating givebox

givebox static

1.15 m

timber

2.44m

0.90m

o6 add fabric

timber
felt insulation
timber

15L regular tank
3L hot water tank

name
(customizable)

o3 add supports

o5 adjust width to fit wooden table

menu
(customizable)

bench to sit on for customers

2.20m

2.40m

3.50m

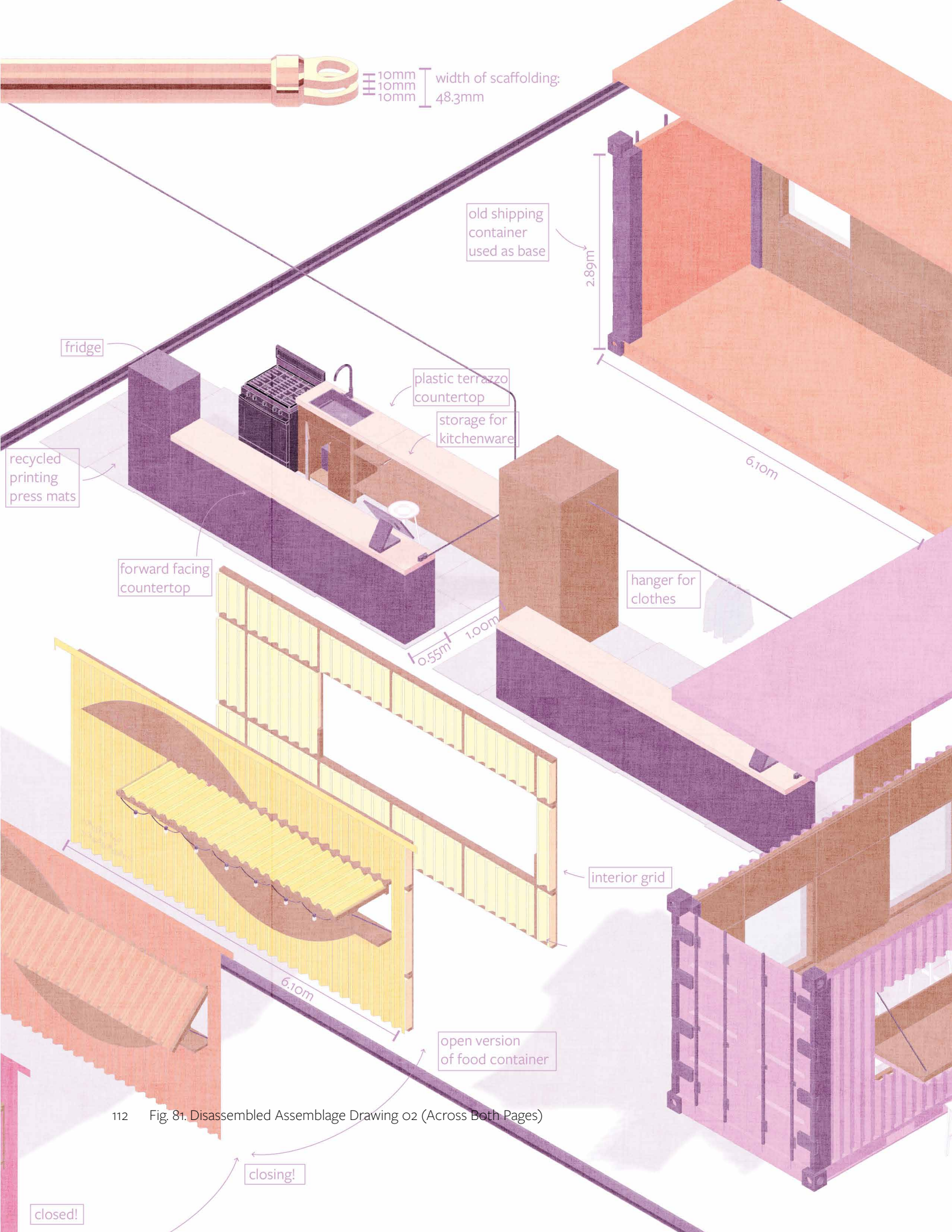
0.55m

woolen curtain may be opened for privacy

2.00m

2.50m

scaffolding can be used for strengthening presence



10mm
10mm
10mm
width of scaffolding:
48.3mm

old shipping
container
used as base

2.89m

fridge

plastic terrazzo
countertop

storage for
kitchenware

6.10m

recycled
printing
press mats

forward facing
countertop

hanger for
clothes

0.55m 1.00m

interior grid

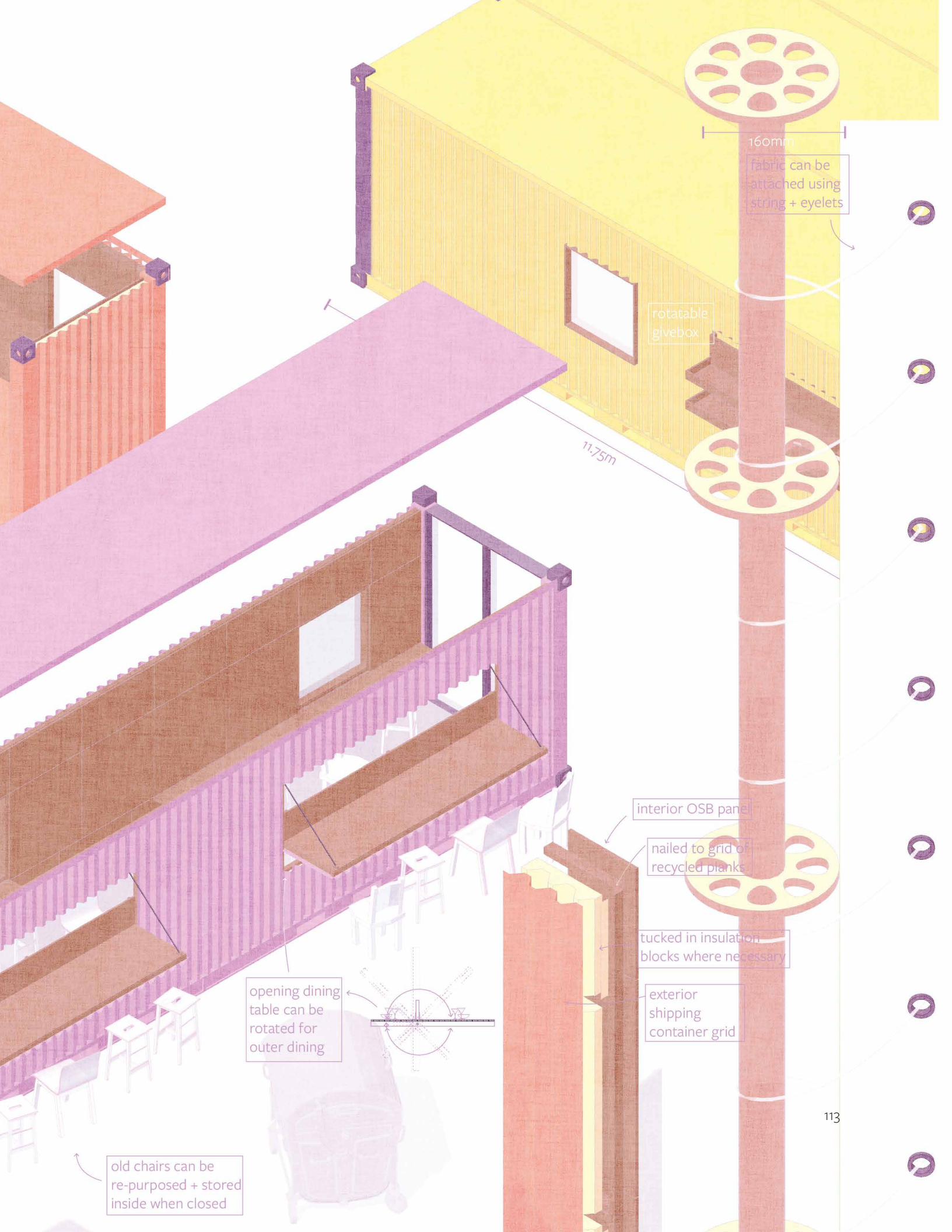
6.10m

open version
of food container

112 Fig. 81. Disassembled Assemblage Drawing 02 (Across Both Pages)

closing!

closed!



160mm
fabric can be attached using string + eyelets

rotatable givebox

11.75m

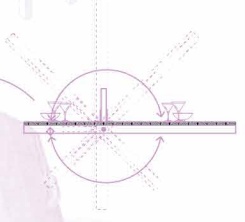
interior OSB pane

nailed to grid of recycled planks

tucked in insulation blocks where necessary

exterior shipping container grid

opening dining table can be rotated for outer dining



old chairs can be re-purposed + stored inside when closed



114 Fig. 82. Rendering of Upper-Level Entrance

Conclusion

Conclusion

“Given the monopolistic nature of property, it is imperative for policymakers to underwrite the right to participate in the market by directly addressing inequality.”⁰¹ - Ananya Roy

01 Roy, Ananya. “Urban Informality: Toward an Epistemology of Planning.” *The Oxford Handbook of Urban Planning*, 2012, pp. 691–705., <https://doi.org/10.1093/oxfordhb/9780195374995.013.0033>.

Regulations, contracts, and design are critical components of extending temporary uses, but one of the largest challenges is that temporary uses are not an approach to urban design that current frameworks easily support. As such, this thesis tackles an architectural research question that hopes to engage the systems involved that produce the built environment in Berlin. This project is essentially an exploration into formalizing this typology within private space, and ultimately exploring what a launchpad of temporary uses might look like in an imagined future. Of course, I fully recognize the time-limited constraint of this thesis and my own subjective bias in this methodology. Far from physical determinism, this is by no means the “best” or “greatest” proposal. It is one that is produced by me, but could take on a variety of forms by others and beyond.

02 Costonis, John J. *Icons and Aliens: Law, Aesthetics, and Environmental Change*. University of Illinois Press, 1989.

John Costonis writes “Aliens menace icons either by obliterating the icon’s message altogether or by contaminating it.”⁰² The goal of this thesis is to contaminate large-scale developments and formalize an icon of temporalities to encourage temporary use in these dense urban developments. It hopes to situate the legality of these practices into a specific aesthetic. As most of the tactics – building included – can be adapted and moved across the city, this scheme encourages a public-private partnership to re-enforce these initiatives across the city long-term. In real estate, we often build a proforma based on an unbuilt/built dichotomy, but this thesis hopes to show there may be room to consider more within the in-between phases of development.

Ultimately, I hope the exploration of these spatial imaginaries may contribute to our understanding of how temporalities and their embeddedness within broader inter-scalar hierarchies are, and could, be inserted more directly into private property – such as construction sites as the one played out in the final design. My passion has always been to understand how to improve

public space in cities; more than use or standards (such as by the seminal work of Jerold Kayden), this research has made me realize that one missing factor in existing literature is how to address accessibility and affordability of use itself. This connects to the “third space” that urban theorists to- the first as the “home,” the second as a the “workplace” and the third as “a location for people within a community to gather and exchange ideas.”⁰⁴

In the face of the increasing provision of privately provided public spaces in large cities such as Berlin, London, and New York, this question about spaces of affordable exchange for re-use is something that relates to cities beyond Berlin. Especially with the conversation of increasingly privatized public spaces and our on-going climate crisis, perhaps protected and diverse temporal rental contracts could help leverage and encourage further uses of space for re-use within other privately-provided public spaces. Who writes the rules of the game and how can we extend the voices in this regulatory, economic, and legal negotiation of our urban fabric? I hope that the theoretical exploration and system presented plants at least a small thought in how we might address this question in the years to come.

03 Kayden, Jerold S.
Privately Owned Public
Space: The New York City
Experience. J. Wiley &
Sons, 2000.

04 Schindler, Sarah B. “The
Publicisation of Public
Space.” *Iowa Law Review*,
2018, pp. 1093–1153.



118 Fig. 83. Photo of Final Review

04 & 05

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Images by author and Fluor. "Tribuna Publica - Flu-or Architectura." FLU, 11 July 2021, <http://flu-or.com/web/tribuna-publica-blog/>.

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126 Fig. 85. Photograph of RAW-Gelände

Appendix

Appendix 01: Financial Proposition

The financial proposition is divided into market research, establishing contracts, and a financial overview. Initially, the first section – market research – is intended to provide a sense of the existing retail market in Berlin, Friedrichshain and scope existing retail offerings to establish current market conditions and opportunities. Part 2 provides an overview of the six established rental contracts of the final proposal with a comparative analysis of similar examples. Finally, the financial overview provides all the appropriate size, expected revenue and costs of the final proposal. The goal is to situate the opportunity for traveling retail and re-use spaces within local market conditions and explore how differentiated contracts could compete and differentiate themselves from existing retail offerings.

Market Research

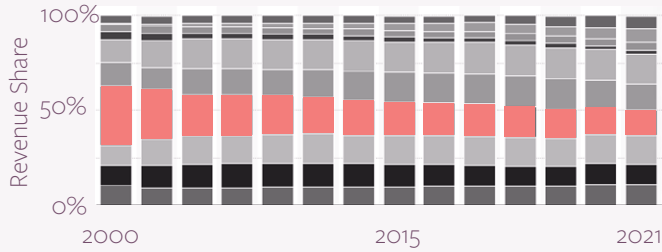
01 “Retail Vermietungsmarkt Marktbericht Q3 2022.” BNP Paribas Real Estate, 2022, <https://www.realestate.bnpparibas.de/marktberichte/retailmarkt-deutschland>. Accessed 18 Nov. 2022.

02 “Laden & Ladenlokale Im Gezeichneten Suchgebiet Zur Miete.” Laden Mieten in Berlin - Ladenlokal, ImmoScout24, Jan. 2023, <https://www.immobilienscout24.de/gewerbe-flaechen/de/berlin/berlin/einzelhandel-mieten/>.

In Berlin, retail offerings vary significantly across locations and neighborhoods. In Q3 2022, the average retail rents reported in frequented shopping streets stood between €55 to €330 per m².⁰¹ Some of the highest rents were recorded around Berlin-Mitte and Charlottenburg, while lower rents were recorded beyond the frequented shopping areas. In terms of size, the Berlin-Brandenburg market continues to offer larger size offerings, with only 11.2% of retail spaces at less than 100m² (in line with Friedrichshain analysis). One possible reason is the falling unfranchised retail and the growing trend of chain stores. At a city-wide level, Berlin continued to benefit from the largest take-up within the German retail market in 2022. This is in line with pre-COVID levels and indicates a stable retail market.

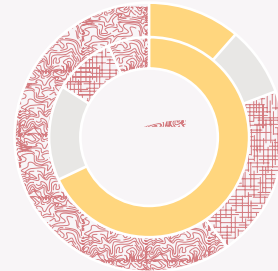
Since rents vary considerably, it was essential to look more closely at the planning neighborhood Boxhagenerplatz to establish grounded asking prices for the final proposal. In doing so, we see similar average sizes but much lower asking price in this area compared to the city as a whole. As is shown in Figure 86, the retail offerings in Friedrichshain have an average size of 113.47 m², average rent of €32.53, per m², and average extra costs (Nebenkosten) of €3.68 per m². These numbers were established through a comparative analysis of existing offerings in December 2023.

Retail Revenues by Distribution Type (Germany, 2000-2021)



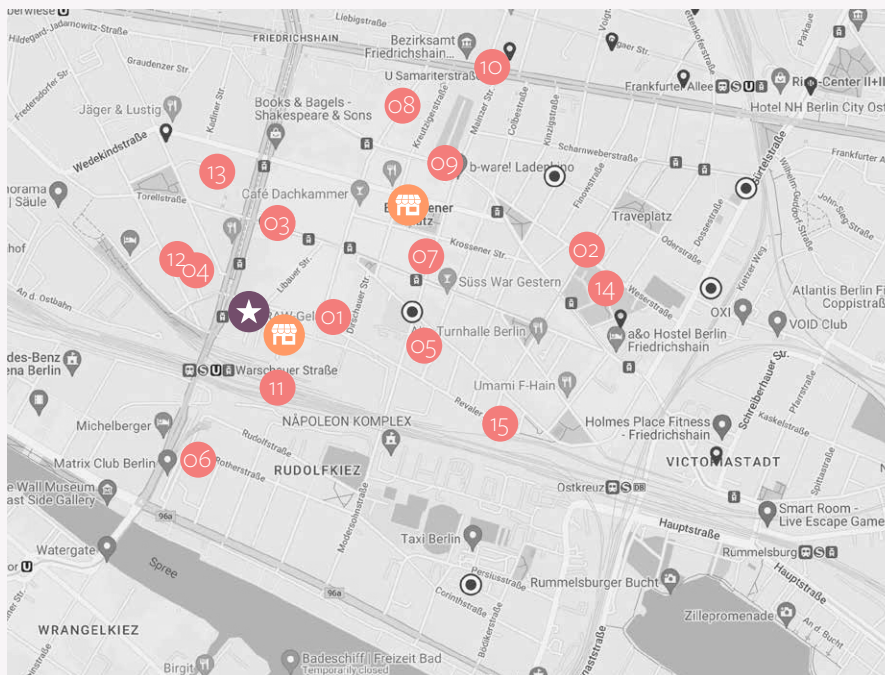
- Supermarkets
- Discounters
- Chain Stores
- Shopping and Warehouses
- Online Retail
- SB Warehouses
- Un-franchised Retail
- Specialized Retail
- Consignors
- Other

Retail Size Berlin-Brandenburg (2016)



- < 100 m²
 - 100 - 300 m²
 - 300-800m²
 - 800+ m²
- Outer Ring: by % of all retail
Inner Ring: by total # of stores

Map of Existing Retail Offerings (Friedrichshain, December 2022)



Legend















- Available Retail (matched w/ excel)
- fleamarkets
- ★ proposal

Average

Size	113.47 m ²
Rent	€32.53 / m ²
Ancillary Costs	€3.68 / m ²

All diagrams produced or adapted by author.

Data Sources: HDE Zahlenspiegel 2022, SenStadt Berlin 2016, Immoscout24

Photo	# on map	Building	Area (m ²)	Rent/m ² (€/m ²)	Rent/month (€)	Extra Costs per month (€)	Extra Costs/m ² (€/m ²)		Quality
		Neugebautes Gewerbe am RAW-Kiez	128	36.00 €	4,608.00 €	410.00 €	3.20 €		high
		BoxiPlatz	40	60.00 €	2,400.00 €	NA			medium
		Simon-Dach Straße: VOLL Gastronomie in TOPLAGE	222	23.42 €	5,200.00 €	450.00 €	2.03 €		medium
		PROVISIONSFRE !! Geräumiges Ladenlokal!	101	31.50 €	3,181.50 €	505.00 €	5.00 €		medium
		IM HERZEN DES FRIEDRICHSHAINER NACHTLIBENS	100	57.00 €	5,700.00 €				medium
		F-Hain: Grünberger Straße: BESTE LAGE	72	40.28 €	2,900.16 €	350.00 €	4.86 €		high
		Einzelhandels-/Gastrofläche Warschauer Straße, Erdgeschoss	97	20.00 €	1,940.00 €	436.50 €	4.50 €		medium
		Moderner Laden - gut sichtbar in bester Lage	137	21.83 €	2,990.71 €	550.00 €	4.01 €		medium
		Dein neuer Laden in Bestlage, der Boxi ist gleich	107	30.00 €	3,210.00 €	375.00 €	3.50 €		medium
		Ladengeschäft EG in zentraler Lage in Friedrichshain	91	23.08 €	2,100.28 €	270.00 €	2.97 €		medium
		Ihre Ladenfläche direkt an der Spree	275	20.00 €	5,500.00 €	1,237.50 €	4.50 €		medium
NA		Ladenlokal in Friedrichshain	102	31.33 €	3,196.00 €				high
		F-Hain: Gubener Straße	65	27.00 €	1,755.00 €	260.00 €	4.00 €		medium
		F-Hain: Boxhagener Straße: 1A LAGE	100	45.00 €	4,500.00 €	300.00 €	3.00 €		high
		Gewerbefläche in Friedrichshain	65	21.57 €	1,402.05 €	170.00 €	2.62 €		medium
Average			113.47	32.53 €	3,372.25 €		3.68 €		

134 Fig. 87. Available Offerings in Friedrichshain (Data found on Immoscout24)

Establishing Contracts

Establishing contracts provides a connection between the final contracts and other precedents, analysis, and similar examples around Berlin and broader Europe. The goal is to illuminate the larger thinking behind the contracts and how others have operated these in the past.

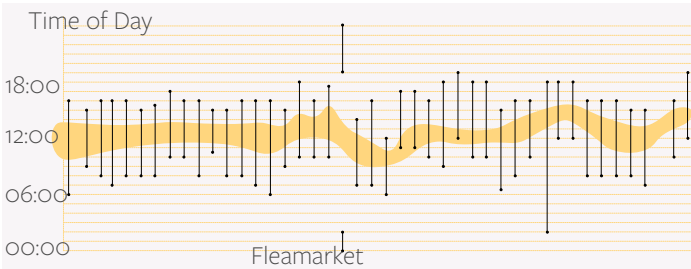
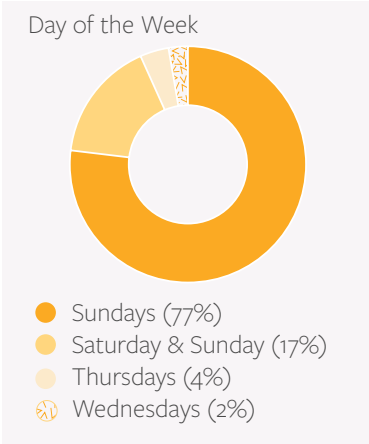
Contract 01: Free (The Givebox)	Analysis / Reasoning / Precedents																																						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Contract Type</td> <td>Free</td> </tr> <tr> <td>Size</td> <td>1-2m²</td> </tr> <tr> <td>€/day</td> <td>NA</td> </tr> <tr> <td>Rent/use</td> <td>NA</td> </tr> <tr> <td>Contract Length</td> <td>Permanent Feature</td> </tr> <tr> <td>Outfitting option</td> <td>Embedded in skin container</td> </tr> <tr> <td>How many?</td> <td>6</td> </tr> </table>	Contract Type	Free	Size	1-2m ²	€/day	NA	Rent/use	NA	Contract Length	Permanent Feature	Outfitting option	Embedded in skin container	How many?	6	<p>Average size based on analysis 1.69m²</p> <p>Average size in proposal 1.5m²</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: right;">Size (m²)</th> </tr> </thead> <tbody> <tr><td>Elsensteg</td><td style="text-align: right;">2.30</td></tr> <tr><td>Schokoladen e.v.</td><td style="text-align: right;">0.55</td></tr> <tr><td>Kulturlabor Trial & Error</td><td style="text-align: right;">0.50</td></tr> <tr><td>Hausprojekt M29</td><td style="text-align: right;">0.56</td></tr> <tr><td>about blank</td><td style="text-align: right;">1.76</td></tr> <tr><td>Kolle 37</td><td style="text-align: right;">4.17</td></tr> <tr><td>Bücher für Alle</td><td style="text-align: right;">1.00</td></tr> <tr><td>Humboldt Universität</td><td style="text-align: right;">0.48</td></tr> <tr><td>Kollektivar E.S.</td><td style="text-align: right;">0.96</td></tr> <tr><td>Donaueck</td><td style="text-align: right;">4.62</td></tr> <tr style="background-color: #f2f2f2;"><td>Average Size (m²)</td><td style="text-align: right;">1.69</td></tr> </tbody> </table> <p>This contract is based on the giveboxes/bookboxes in the sedentary category and includes six spaces within containers that for individuals to leave objects for reuse. It may be paired with NGOs or be resident-led.</p>	Name	Size (m ²)	Elsensteg	2.30	Schokoladen e.v.	0.55	Kulturlabor Trial & Error	0.50	Hausprojekt M29	0.56	about blank	1.76	Kolle 37	4.17	Bücher für Alle	1.00	Humboldt Universität	0.48	Kollektivar E.S.	0.96	Donaueck	4.62	Average Size (m²)	1.69
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Contract 02: Weekly (The Kiosk)																																							
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Contract Type</td> <td>Rental, Sundays</td> </tr> <tr> <td>Size</td> <td>5 m²</td> </tr> <tr> <td>€/day</td> <td>€50</td> </tr> <tr> <td>Rent/use</td> <td>€50</td> </tr> <tr> <td>Contract Length</td> <td>Weekly renewal, March - December</td> </tr> <tr> <td>Outfitting option</td> <td>standard kiosk</td> </tr> <tr> <td>How many?</td> <td>up to 120</td> </tr> </table> <p>This contract is based on similar fleamarket models across the city; in the final proposal, there will be up to 120 kiosks available on a 10-month weekly contract on Sundays at €50/day.</p>	Contract Type	Rental, Sundays	Size	5 m ²	€/day	€50	Rent/use	€50	Contract Length	Weekly renewal, March - December	Outfitting option	standard kiosk	How many?	up to 120	<div style="display: flex; flex-direction: column; align-items: center;">  <p style="text-align: center;">Time of Day</p> <p style="text-align: center;">Fleamarket</p>  <p style="text-align: center;">Day of the Week</p> <ul style="list-style-type: none"> ● Sundays (77%) ● Saturday & Sunday (17%) ● Thursdays (4%) ● Wednesdays (2%) </div> <p>There are over 40 weekly fleamarkets that run 6-12 months per year around Berlin. For this contract, I analyzed the specific times and months of all fleamarkets in Berlin. Costs were based on interviews with vendors (see Jean-Baptiste interview.)</p>																								
Contract Type	Rental, Sundays																																						
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Outfitting option	standard kiosk																																						
How many?	up to 120																																						

Fig. 88. Contract 1 & 2 Analysis 135

Contract 03: Lease (Food Truck)		Analysis / Reasoning / Precedents	
Contract Type	Lease	<p>While data on the German food truck market is sparse, I view leasing food trucks as a viable opportunity for the district of Friedrichshain, as its relatively young population (average 34.5 years old) fits well with the trend that food trucks are more desired by younger generations. A leasing strategy is chosen where specific parts of the truck can be customized within each leasing contract, while the inner-fitout remains fixed. Particularly with the growing trend towards sharing over owning, where 4-in-10 Germans use the sharing economy, a leasing strategy reduces the risk for the vendors in the initial financing stage, and owners can re-coup depreciation of the truck over the long-run through monthly rent of €600. In the US, the food truck market grew by 15% from 2015 to 2020. Many experts indicate this is due to lower prices required and flexibility. Starting with two food trucks could be a method of testing this opportunity in Berlin.</p>	
Size	10m ²		
€/m ²	€60		
Rent/month	€600		
Contract Length	annual		
Outfitting option	Food option		
How many?	2 to start		
<p>This contract is based on other food truck models across Berlin and inspired by a standard lease-deal for cars. Herein, there is a monthly fee paid for rental, extended on annual basis. The model is attached to a car to be moved across Berlin.</p>			
Contract 04: Monthly (Food Container)			
Contract Type	Rental, annual	Friedrichshain	Proposal
Size	15m ²		
€/m ²	€60	Average Size	113.47 m ²
Rent/month	€900	Average Price	€32.53 / m ²
Contract Length	6-, 12-, 24- month lease option	Average price/month	€3,675.90
Outfitting option	electricity, +food/non-food option		
How many?	5		
<p>This contract most strongly competes with existing retail options across the neighborhood. By providing spaces at 15% of existing retail options, the goal is to reduce the risk and barriers to entry for retailers interested in selling products.</p>		<p>As shown in the graphic above, the proposal provides retail that is 15% of average sizes in Friedrichshain and roughly 1/3 of average monthly costs; this is an attempt to use spatial considerations to increase affordability and lower risk. Vendors each rent one 20-ft HC container, located on upper and lower levels and will share dining options and utilities (included in extra costs of €3/m², which is less than the average of €3.6/m² in standard retail options). In a US context, Bow Market in Somerville is a successful example that equally divided its plan into small rentable areas to attract minority-owned businesses.</p>	

136 Fig. 89. Contract 3 & 4 Analysis




Contract 05: Annual (Reuse Spaces)		Analysis / Reasoning / Precedents	
Contract Type	Rental, annual	 	<p>The reuse spaces were heavily inspired by Haus der Materialisierung (HdM), located within 46.4 hectare development project Haus der Statistik (very comparable in size to RAW-Gelände's 51.5ha. area.) Herein, Koop5 (development partnership) opened HdM during construction to provide affordable spaces for reuse. Costs for the final proposal are based on interviews with these tenants (see Appendix 02 Nikolai and Paula).</p>
Size	30m ²		
€/m ²	€15		
Rent/month	€900		
Contract Length	12-, 24- month lease option		
Outfitting option	electricity, + standard interior provided		
How many?	2		
<p>The annual reuse spaces are the most affordable, sub-market offerings in the proposal, providing large spaces at only €15/m². This is viable only by locating during a pre- or during construction location.</p>			
Contract 06: Shared (Utilities/Storage)			<p>Architects: Flu-Or Year: 2021 Type: civic, pop-up Location: La Coruña, Spain Time: 6 months Source: flu-or.com</p> <p>Aside from the interior storage and dining containers, the scaffolding in the final proposal is used to provide enclosure and presence to the smaller rented spaces. This was originally inspired by a Spanish project – Tribuna Publica by Flu-Or Arquitectura. Herein, scaffolding was used to create a civic place of engagement for six months. In a similar project in Prague– Chybik + Kristof's civic pop-up Pavilion for Humanity – the estimated cost for a 3,000m² structure of scaffolding was €120,000 in 2017. Assuming an average 2% inflation rate 2017-2022, this would provide a rate of €45 / m² for scaffolding costs, used for final cost estimates.</p>
Contract Type	Provided by Kurth		
Size	180m ²		
€/day	NA		
Rent/use	NA		
Contract Length	NA		
Outfitting option	Utilities + Storage, and dining		
<p>The shared spaces are a vital complement to the otherwise smaller rental contracts and include indoor dining for vendors (60m²), bathroom, utilities & storage (120m²) and a shared scaffolding structure for enclosure. These are free, but (partially) paid for with monthly ancillary costs (€3/m²) of tenants.</p>			

Fig. 90. Contract 5 & 6 Analysis 137

Financial Overview

This section provides the total size and contracts of the final proposal (Fig 91), the predicted costs (Fig 92), and the projected revenue and present value after 10 years (Fig 93). Construction estimates are based on average retail construction costs per m² in Berlin Q4 2022, half for exterior spaces, and scaffolding costs based on similar projects (Source: <https://www.rlb.com/ccc/> and see Fig 90 for scaffolding cost estimates). In total, the predicted total construction costs are around €750,000 which is significantly less than the €2.5 million present value of expected revenue of a 10-year proposition, indicating that this is a project worth pursuing with the current assumptions and cost predictions.

Overview			Size					Rent					
Tier	Category	Contract Type	Individual Size (m ²)	# of Spaces/Contracts	Container 20ft	Container 40ft	Total m ²	Rent/m ² (€)	Ancillary Costs/m ²	Individual rent/use (1/week)	Rent per week (€)	Total Rent per month (€)	Maximum Rent Year 0 (Kiosks = 10 months/year)
Medium	Re-use Shop	Annual	30	1		1	30	€ 30	€ 3			990.00 €	
Medium	Repair Workshops	Annual	30	1		1	30	€ 15	€ 3			540.00 €	
Small	Food Container	Monthly	15	5	5		75	€ 50	€ 3			3,975.00 €	
XXS	Micro-Givebox	Free	1.00	6			6	free				0.00 €	
Support	Utilities & Storage	Shared	15 or 30	4	2	3	120	free				0.00 €	
Support	Shared Dining for Vendors	Shared	30.00	2		2	60	free				0.00 €	
Total Interior				19	7	7	321					5,505.00 €	66,060.00 €
XS on Sundays	Event Market	Weekly	5	120			600			50	€ 6,000	24,000.00 €	240,000.00 €
Leased Trucks	Food Truck	Lease	10	2			20	€ 60				1,200.00 €	14,400.00 €
Total Exterior							620					25,200.00 €	
Total (ALL)							620					30,705.00 €	320,460.00 €

Fig. 91. Proposal Contract and Size Overview

Construction Costs	
Interior Retail	
Cost per m ² (€/m ²)	995
Total Size (m ²)	321
Estimated Cost	319,395.00 €
Exterior Retail	
€/m ²	500
Total Size (m ²)	620
Estimated Cost	310,000.00 €
Scaffolding	
€/m ²	50
Size (m ²)	2,000
Estimated Cost	100,000
Total Construction Costs	729,395.00 €

Fig. 92. Projected Costs + Division

ASSUMPTIONS			
Vacancy (stable)	4%	OpEx/PGI	2%
CapEx/NOI	1%	total m2	321
Rent Growth/escalation	2.00%	rent / m2	see table 1 for ALL
OCC	8%	Cap rate	4%

Years	0	1	2	3	4
Potential Gross Income	320,460.00 €	326,869.20 €	333,406.58 €	340,074.72 €	346,876.21 €
Vacancy Allowance	32,046.00 €	13,074.77 €	13,336.26 €	13,602.99 €	13,875.05 €
Effective Gross Income	288,414.00 €	313,794.43 €	320,070.32 €	326,471.73 €	333,001.16 €
Operating Expenses	6,409.20 €	6,537.38 €	6,668.13 €	6,801.49 €	6,937.52 €
NOI (net operating income)	282,004.80 €	307,257.05 €	313,402.19 €	319,670.23 €	326,063.64 €
CapEx (capital expenditure)			3,334.07 €	3,400.75 €	3,468.76 €
Net Cash Flow	282,004.80 €	307,257.05 €	310,068.12 €	316,269.49 €	322,594.88 €
	*At year 0, vacancy = 10%				

	5	6	7	8	9	10
	353,813.73 €	360,890.01 €	368,107.81 €	375,469.97 €	382,979.36 €	390,638.95 €
	14,152.55 €	14,435.60 €	14,724.31 €	15,018.80 €	15,319.17 €	15,625.56 €
	339,661.18 €	346,454.41 €	353,383.50 €	360,451.17 €	367,660.19 €	375,013.39 €
	7,076.27 €	7,217.80 €	7,362.16 €	7,509.40 €	7,659.59 €	7,812.78 €
	332,584.91 €	339,236.61 €	346,021.34 €	352,941.77 €	360,000.60 €	367,200.61 €
	3,538.14 €	3,608.90 €	3,681.08 €	3,754.70 €	3,829.79 €	3,906.39 €
	329,046.77 €	335,627.71 €	342,340.26 €	349,187.07 €	356,170.81 €	363,294.23 €

PV @ 10 years : €2,592,448.73

Fig. 93. Projected Revenue

Appendix 02: Interviews

Interview with Nikolai (Inhabited 01 Case Study)

Overview: Nikolai leads a lending platform at HdM

Name: Nikolai Wolfert

Date: 10.08.2022

Location: Haus der Materialisierung

Duration: 40 minutes

Website: <https://cosum.de/>

A: How did you become interested in promoting re-use?

N: I studied Sociology, Economics and Computer Science (Soziologie, Volkswirtschaftslehre und Informatik) at TU Berlin and was interested in developing a project that raises consciousness about our society's over-consumption patterns. I read a lot of philosophy and have always been interested in reducing consumption by re-using as opposed to selling.

A: Could you tell me about Cosum, how it started, its mission, and where you are now?

N: Cosum essentially offers both a digital and physical marketplace (link here) for a free exchange of objects and materials. We started in 2019 with a small shelf-like item designed and built by FachFrau using 100% recycled materials. It is relatively small, only 2m*2m. The goal with this object was for people to come and drop used things for potential re-use or pick up objects they wanted for personal consumption.



Fig. 94. Interior Space

Not long after, we also began renting a space here at Haus der Materialisierung (HdM) that operates similar to the Cosumbox, but with the physical presence of myself (or my colleague.) Herein, we offer the same service of object exchange, albeit at specific opening times, where people can come and borrow different objects. We have various things, from tents to ironing boards, all the way to ladders and toolboxes.

As an entirely cost-free service, our goal is really to challenge current social tendencies of private ownership and individual consumption and foster alternative methods of co-consumption for wider communities.

A: *That is very special and definitely important today. So is there an educational or communicative strategy you use to encourage your mission along with the boxes and spaces?*

N: As you can see, we have various posters all around the space that showcase some of our most essential values – he points to an inverted triangle with the headings refuse, reduce, re-use, repair, recycle, and compost. We also hope to share this method through person-to-person exchanges in the space, which is why it is so important to have someone in the room during opening hours.

A: *I love the posters, and I am intrigued by the communication capabilities of the two services offered by Cosum. Could you speak to the differences between a small, un-supervised box approach for object exchange and that of the supervised physical room? Do you prefer one over the other, and why?*

N: I definitely prefer the in-person space. It just works so much more effectively! In many ways, having the box outside is excellent for its 24/7 nature, but it has also presented many challenges. Many people misuse the box by placing clearly unusable objects/trash in the box or bringing things too big for others to carry home effectively. As “just” a box, it is also hard to truly establish the educational and social impact that we are trying to push.

These issues are naturally more easily resolved in a closed space. The direct opening hours enable more direct engagement with the local community and provide greater oversight and long-term lending of all household objects. As a lending-based operation, its methodology also extends the lifetime of each object further than just from one person to another (as is common in shelves like a Givebox). In its multiple re-uses, an object within our Library of Things has the potential to travel between thousands of individuals and families across Berlin.

A: *Yes, I have spent some time in the past week cataloguing a lot of Giveboxes across Berlin and have been noticing the often derelict, abandoned, and repeatedly vandalized nature of many of these objects. In many ways, a workshop feels better. Still, I have doubts about*



Fig. 95. Original Cosum Box

A: *balancing your no-revenue models and the costs associated with renting space and hiring employees for supervision. Could you say more about managing your “Library of Things” and how you sustain yourself financially?*

N: Financially, we are supported through a grant provided by the Nationale Klimaschutz Initiative (National Climate Protection Initiative), which runs from 2019-2022. We use the budget provided to pay the rent, which is €130/month for a space of 30m².

A: *Are you paid to supervise the space? And is it your full-time job?*

N: Oh no, it is just a side thing, which I do luckily get paid for. I am a passionate gardener, which is my full-time job most days.

A: *Oh lovely, you will have to tell me about that later! And how many customers do you have on average? How many people have borrowed things since you started?*

N: I would see we have had roughly 300 people lending and/or borrowing things in the last two years, and approximately 4-6 visitors/day when we are open who come in and pop by to examine the project.

A: *Oh wow, so as of now, it remains a relatively small operation. Have you thought of how digitalization may be used to reach a broader customer base?*

N: Yes, we launched our online platform recently, which has helped catalogue and communicate the availability of items. Of course, I think it is excellent. However, I do refrain from the click-bait nature that often come with online-digital platforms, as I believe it leads to fast consumption. In reality, our goal is to fight immediate consumption, and slow it down, just as the Slow Food Movement has done in the agricultural sector.

A: *Thank you so much for your insights and time. It is great to see such initiatives pushed, and I hope it continues in the future!*

Interview with Paula (Haus der Materialisierung)

Overview: Paula works at a TU-Berlin sustainability initiative at HdM

Name: Paula Miels

Date: 11.08.2022

Location: Haus der Materialisierung

Duration: 70 minutes

Website: <https://www.tu.berlin/themen/transfer/haus-der-materialisierung>

A: *Hi! Great to finally meet you in-person. Could you start by telling me a bit about yourself?*

P: My name is Paula, and I am a full-time Master's student at the Technische Universität (TU) Berlin, currently completing my studies in Sustainability. I work as a student assistant for Johannes Scholz, who leads TU Berlin's initiative here at Haus der Materialisierung (HdM).

A: *Thank you. Could you speak about how TU Berlin started renting a space at HdM and what you do here today?*

P: TU Berlin initially applied for the space at HdM in 2019, hoping to create a satellite office that tests different material practices. Unlike other lab spaces, this initiative was particularly interested in experimenting with circular material practices and engaging directly with stakeholders to foster cross-industry partnerships along various supply chains. To do this, we applied for external funding from the Deutsches Bündnis für die Umwelt (DBU), which gave us grant money for three years (until November 2022.)

A: *So is your funding completely external to HdM and the whole project at Haus der Statistik?*

P: Yes, exactly. All the pioneers are actually responsible for their own funding here and seek their own revenue streams. With these grants, pioneers like us can pay for rent for the space.

P: *Do you mind me asking how much rent is and who you pay it for?*

I am not sure about the exact amount, but it is a very modest amount from what I've heard; the ZKB (Zusammenkunft Berlin) uses it to cover water and electricity costs. You'll have to ask Johannes for more of the

financial details.

A: *Okay, I will focus more on the operations side then. Could you talk about the workshops that you have completed in your workshop since you started?*

P: Of course. So far, we have held two workshops on two primary materials: large-scale printing mats and aluminium. We started with printing mats as they represent a highly wasteful part of the printing process. Professional printing facilities use these mats only once and immediately throw them away. So our concept was to connect these printing facilities to designers, artists, or others who would be interested in using these materials.

A: *That's fascinating. And how did you go about closing that loop?*

P: We began by organizing a workshop wherein we selectively invited artists interested in using the printing mats. It was a multi-meeting workshop where artists would 1) share their experience working with the material and 2) collectively test new material practices. It was great, as printing mats have great, sturdy material qualities for all sorts of things, such as handbags or chairs.

A: *The photos of some of the final products look great. How did you find these artists? Did you publish an open call, or was it a closed invitation?*

P: In fact, we spent a lot of time researching which artists have previously worked with those (or similar materials) and invited them personally to these events. As such, we hoped to establish strong and lasting connections between the material's initial end users (the printing press) and new re-users (artists).

A: *Do you know how successful the operation was? Do you have any specific statistics?*

P: I am not entirely sure- you would have to ask Johannes for the exact numbers.

A: *Okay, sounds good. What about the second workshop?*

P: The second workshop was about aluminium and was held online due to the COVID-19 pandemic. We invited artists interested in working with aluminium to share their experiences. In this case, some artists still work

with the material to retrofit old mini-vans for new uses. Although it was held online, we still had roughly 15 participants in the workshop. Finally, we are planning one last seminar this fall.

A: *That's great news that you were able to successfully foster new relationships. I noticed your workshop space is slightly too small for these large productions. In an ideal world, would you use the collaborative spaces within HdM to test these materials like aluminium?*

P: The workshop spaces predominantly operate through the Material Mafia, a further NGO that works with recuperating textiles across Berlin. I'm not sure how we would have done it in person, but for these workshops, we sent the material to each artist so they could test it at home.

A: *Great. Moving from the workshops to your relationship with HdM, could you speak about the rental relationship with ZKB? Are you happy? Who keeps your workshops clean?*

P: I think the whole project here at HdM is a true innovation in bringing together so many initiatives interested in sustainability. Here at HdM specifically, we have bi-weekly/monthly meetings with all of the pioneers in the building, where we discuss all upcoming events and ideas for the space. We also all collectively keep the rooms clean. Everyone does their part, cleaning their areas and pitching in wherever needed.

A: *Great. Moving from the workshops to your relationship with HdM, could you speak about the rental relationship with ZKB? Are you happy? Who keeps your workshops clean?*

P: I think the whole project here at HdM is a true innovation in bringing together so many initiatives interested in sustainability. Here at HdM specifically, we have bi-weekly/monthly meetings with all of the pioneers in the building, where we discuss all upcoming events and ideas for the space. We also all collectively keep the rooms clean. Everyone does their part, cleaning their areas and pitching in wherever needed.

A: *Yes, I don't know many initiatives quite like it. Are your initiatives here to stay and your spaces secured?*

P: We don't know if we will continue past our funding expiration in 2022. Personally, I really hope the developers find a way to make HdM a permanent feature, but of course, we are housed in a building slated for demolition in the next 12-24 months.

A: *I do hope they find a way to keep you here. Do you think TU Berlin would stay even with potential rent increases in a new space?*

P: Once again, I am not entirely sure you would have to ask Johannes.

A: *Okay, will do. Last question: has there been any cross-over between your initiative here at HdM and the development process of Haus der Statistik? All of your excellent material innovations make me imagine how beautiful it would be to bring in some of the materials you have been using into the new development- be that in interior furniture of a specific room or area or simply smaller pieces.*

P: Sadly, not very much cross-over at all. We at the TU Berlin have not been involved in Haus der Statistik's current development plan.

A: *Thank you so much for your time.*

Interview with Jean Baptiste (Transient Analysis)

Overview: Jean Baptiste is a local honey producer in the Berlin region

Name: Jean-Baptiste

Date: 13.08.2022

Location: Box-Hagener Platz

Duration: 45 minutes

Website: <https://www.facebook.com/kafando.jeanbaptiste.96>

It is a very calm Saturday morning, with only a few customers roaming the local Boxi-Platz on this cloudy, albeit humid and hot, morning. I see a honey stand of local origin at the corner of Krossener Strasse and Gabriel-Marx Strasse. I approach the producer and ask if he would have some time to talk about his production.

JB: Hi! Yes, of course, I can speak to you as long as there are no other customers.

A: *Great, thank you so much. Could you talk about what you sell and where your production comes from?*

JB: Here, we sell anywhere from five to ten different types of honey production, all stemming from the Berlin periphery. Some honey is cultivated directly within Berlin, while others are produced on the city's fringes. As you can see, we sell a range of products- from honey to honey whiskey and honey candies.

A: *Oh, wonderful! And you do it all yourself?*

JB: Yes, I manage all the apiaries myself, which is where you'll usually find me! There is a whole community of producers operating similarly. I actually rarely sell the products myself, but my only employee is sick this week, so I decided to come here for a change. We also have a shop here in Friedrichshain, where my employee and I will sell our products from.

A: *Oh, it must be so lovely to be on the field! How did you become interested in selling honey?*

JB: Like many other immigrants here, I didn't exactly choose this path. It sort of chose me. I actually studied Communications, Art & Media in Burkina Faso, but the government failed to recognize my original studies upon arriving in Berlin. To find an established job in journalism, they wanted me to repeat all my studies, even a part of my bachelor's! Of course, I didn't have the time nor money for that, so I decided to freelance and find jobs wherever they arrived. I actually started by helping in a few art exhibitions here and there.

A: *Amazing, I actually study architecture, which is why I am doing this project! And who introduced you to the world of apiaries and honey?*

JB: Funny story- my ex-girlfriend, actually. Over ten years ago, she received a phone call from a friend who was looking for someone to help with his honey production. It was 2005, or 2006 I believe? Yes, 2006. So for about ten years, from 2006-2016, I worked with this guy to help him sell his honey. He has one of the largest urban honey production platforms in the city. Imkerei Weserthoff, you can Google it (link here.) After working



Fig. 96. Jean-Baptiste selling his honey at Box-Hagener Platz the day we met (Personal Photograph)

with him, we got into a slight disagreement, and I decided to open my own production, which you can find on our Facebook page (link here).

A: *It's always surprising where the world can take you. And are you happy about your decision to start your own production?*

JB: Yes! So much happier. It feels good to make my own decisions and reach my own choices. Of course, since COVID, reaching the customer base we would like has become slightly more difficult.

A: *Could you discuss how COVID impacted your sales, particularly concerning your shop/flea market revenue stream?*

JB: Before COVID, I would make up to 80% of all of my sales through flea markets, with the remaining 20% in the shop. During COVID, all flea markets were closed, which was a massive blow to our revenue. We sold to customers directly, but it was complicated. Even today, sales remain extremely low- much lower than pre-pandemic levels. We make roughly 30% of sales through flea markets and 70% in our shop. I mean, you even notice it today; before Corona, the markets would be so packed you couldn't even walk around. Today, there are only 5-10 people at any given moment.

A: *Yes, I have been interviewing others who also commented on the decline in flea market visitors. Have you ever thought about selling directly to stores, such as supermarkets?*

JB: I refuse to sell to supermarkets because I believe the processing they make you do is a crime to the honey itself. They want every single pot of honey to be entirely consistent, which requires heating the honey and losing so many of the nuanced flavors and textures along the way. For me, I just can't support it.

A: *Do these regulations not apply in fleamarkets?*

JB: They are much lower, which is why many artisanal producers choose to sell in these places. If I sold in supermarkets, I wouldn't be able to make my own labels anymore. This way, I can still retain control of all the production steps and reap the benefits and revenue from the whole supply chain.

A: *Another reason fleamarkets are so crucial to our food chains is*

providing a platform for producers like you. Do you visit other flea markets?

JB: Yes, we often set up and sell at Nordbahnhof and Kollwitz. Usually, I have my trailer (Anhängen) from which I can sell directly. This helps reduce some of the costs, as I only pay for the parking and not the actual stand rental. Today, however, I didn't have the keys, so I just rented the stand, which was an additional €25.

A: *And how much does it cost to rent the parking spot?*

JB: I can show you the ticket (hands the ticket over). €30.

A: *Great, well, thank you so much for your time!*

Interview with Houssan (Transient 04 Case Study)

Overview: Waffee Berlin is a semi-permanent food stand selling waffles etc.

Name: Houssan

Date: 13.08.2022

Location: RAW-Gelände

Duration: 2.5 hours, spread over two days

Website: <https://waffee-berlin.de/>

On a calm Thursday morning, I walk over to the RAW-Gelände to experience the site on an “off”-market day. The bustling energy and buzzing sound of hundreds of voices are nowhere to be found. For the first time since arriving, I can see from one end of the street to the other. As I walk through the site, I stumble on one of the few open stands at the corner of Revalerstrasse and Warschauerstrasse. I approach a man working at a stand titled Waffee and ask if I could ask a few questions regarding his stand. He kindly agrees and brings me a cappuccino.

A: *I notice you have one of the few semi-permanent stands in this area. Could you talk about how you came about locating here and your overall concept?*



Fig. 97. A picture of Waffee Berlin, located at RAW-Gelände

H: My wife and I decided to buy a second-hand food trailer a few years ago. Up to that point, we were both working other jobs and hoped to supplement our income with another part-time endeavor. We found this food trailer on sale during the pandemic and decided to go for it. Today, we have established a monthly contract to rent space on the site and are here to stay.

A: *How long have you been here already? And how much did you pay for the trailer at the time?*

H: We paid roughly €8,000 for the trailer and have been here since November 2020. That's almost two years now.

A: *Oh wow, right in the midst of the pandemic! Was it always a waffle trailer, or how did you decide on the concept?*

H: Not at all. We changed the original use of the trailer to waffles when we began. Based on other nearby offerings, we decided to concentrate on waffles and crepes as a relatively undeserved niche around F-Hain. There were, of course, a few standard crepe options nearby, but we wanted to offer new ideas, such as bubble waffles with peanut butter or various other fruits and options.

A: *And, are you happy with your choice?*

H: Yes, very much so. Of course, it was not always easy to establish our reputation during the pandemic, but today we have several customers who come by. I think they like the marketing of the experimental waffle options!

A: *And how does this change between fleamarket on- and off- days?*

H: We are open Tuesdays to Sundays from roughly 12-11pm (with Friday and Saturday being slightly longer days). On the weekends, we have many stand operators who come and get their coffee from us (the other side of the market has another vendor.) Of course, there are more people on the weekends, and we are swamped, but over time our recognition has gained us customers during the week too.

A: *Yes, for those on Revalerstrasse it would be almost impossible to know that you guys are here! How do you increase your visibility for those off-days?*

H: We are on Google as a commercial vendor to increase our visibility, given our hidden location. Also, the RAW-Gelände market has been here for 10-12 years now, so people know it and stop by on a weekly basis.

A: *The power of Google! Moving onto a more rental/spatial discussion, do you mind if I ask more questions about the rental agreements? For example, how much do you pay monthly and are you happy with the property managers?*

H: Overall, the management has been okay. We have around 20m² and pay about €1,000/month in the summer and €800/month in the winter. This accounts for the higher electricity costs in the winter since we have heat lamps which we power for the outside area. This is obviously an additional cost.

A: *Wow, that is very expensive. Why did you not decide to rent a shop?*

H: For us, the trailer represents a lower risk as it is much smaller than the required space needed to rent an entire shop. Also, you can move the trailer around, adding flexibility.

A: *It is always interesting to me how important spatial dimensions add to risk and access for new commercial activities around the city. Do you think you can stay here given the new development plans?*

H: For now, the construction phase is scheduled to start with the area behind the fence over there (points to fence roughly 100m away.) This area is to move into re-development in 2026-27, so hopefully, at least for a few more years.

A: *And looking at the trailer's design itself, is there anything you would change? I see you have added a small additional extension to the trailer- would you mind speaking to that?*

H: Yes, a lot if I had the money! So, as I mentioned before, we have roughly 15-20m² of rented area, and as it stands today, 9-11m² is the hidden back area where the garbage is. Of course, this is a super inefficient use of our space! We are trying to figure out how to optimize the space, given the actual trailer has become relatively small for our operations.

A: *Tomorrow, when I come back, we can talk more about the exact spaces and needs. For now, thank you so much!*

Nudging Permanence

By Angela Loescher-Montal