

We will inform you as soon as there is any new information – the next update is expected in the second half of 2026. If you have any questions in the meantime, please do not hesitate to contact us:

**Changing residence/
Barrier-free living**



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Information events



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**Overall construction
planning**



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Translated version

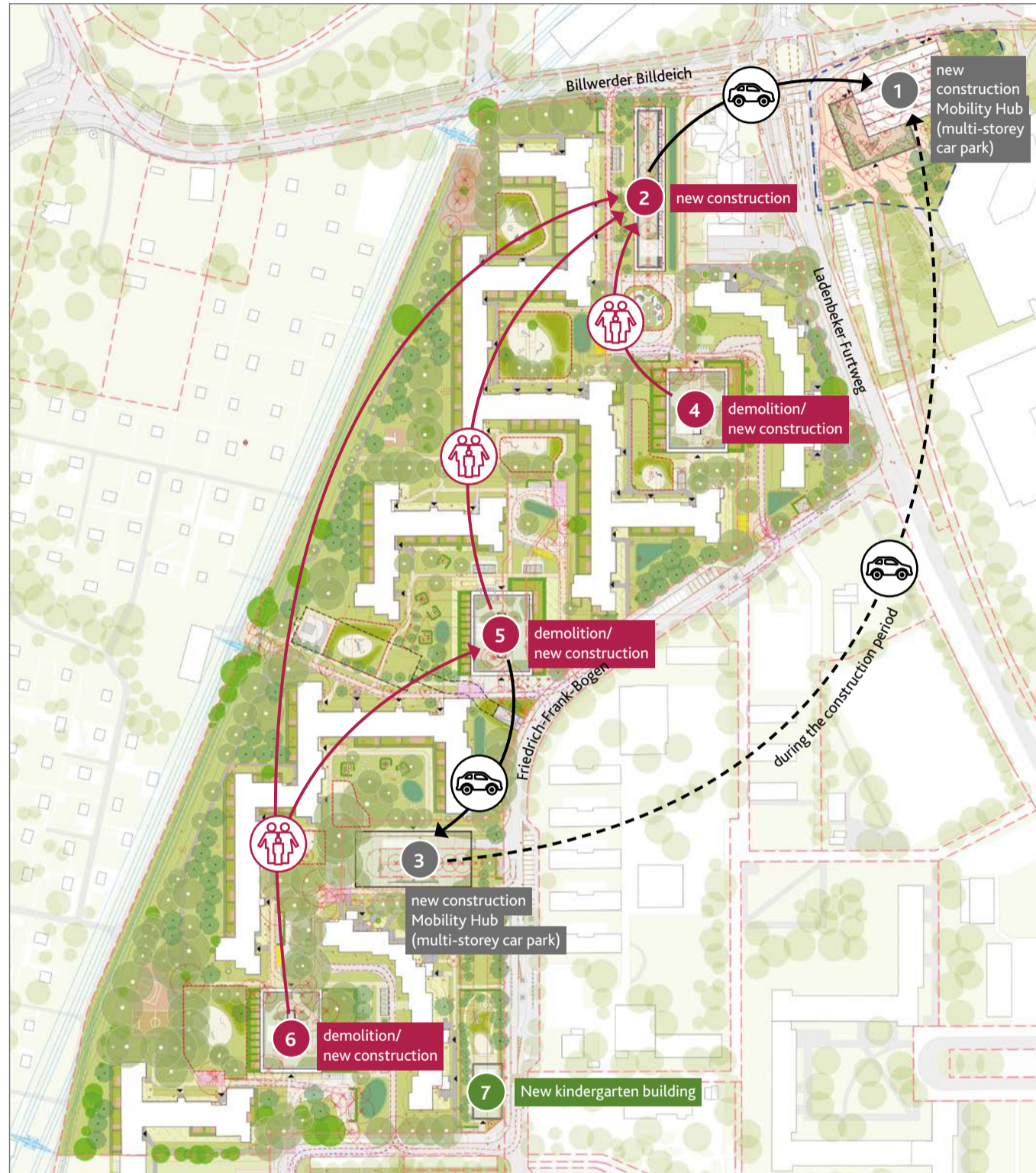
Эта публикация также доступна на русском языке (.pdf):



Step by step

This is how the construction phases for residential and parking facilities are planned

To ensure that everything runs smoothly, new construction and demolition in the neighbourhood must be perfectly coordinated. After all, residential buildings or parking areas may only be removed once replacements are already in place. This ensures that all members can remain in Bergedorf-West throughout the process. The graphic shows the planned sequence of measures:



<p>2026 planning phase</p> <p>2027 1 new Mobility Hub North building</p> <p>2028–mid 2029 2 new building Karlshof</p> <p>2028–early 2029 3 new Mobility Hub South building</p>	<p>mid 2029–end of 2030 4 demolition/new building Karlshof 9</p> <p>mid 2029–early 2031 5 demolition/new building Friedrich-Frank-Bogen 16</p> <p>end of 2029–mid 2031 6 demolition/new building Friedrich-Frank-Bogen 50</p>	<p>early 2029–end of 2030 7 realisation of kindergarten</p> <p>legend: ● living ● mobility ● infrastructure as of 09.01.2026</p>
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Imprint

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BERGEDORF-WEST

Aktuell

Our plans for the future

Following the decisions in the three neighbourhood development competitions, the next steps are now on the agenda.



A two-stage competition is to be held to design the neighbourhood in a sustainable manner.

In November, the jury, consisting of member representatives and experts, selected the winning designs for the three areas of the competition. These were a residential building, a mobility hub and outdoor facilities at the transition to Oberbillwerder.



Mit diesem Link erreichen Sie die Infos des Bezirks hat zum Wettbewerb.

All proposals were presented in the summer and exhibited for all members in the foyer of our administration building.

Following the jury's decisions, numerous details now need to be agreed upon. The next step is a preliminary building permit procedure. However, there is still a long way to go before the current plans can be put into practice. By the end of 2026, it will be decided

whether our construction projects are actually financially feasible.

On the following pages, you can find out which of our members' wishes have been taken into account in the plans, why the new neighbouring district is bringing about changes and how long the entire development will take. On page 3, we have also compiled answers to some important questions.

Do you have any questions?

In this neighbourhood newsletter, we have compiled a wealth of information about the plans for Bergedorf-West and construction in the Hamburg metropolitan area. We look forward to discussing this with you!

Informations

We will continue to keep you informed about all developments in the neighbourhood:

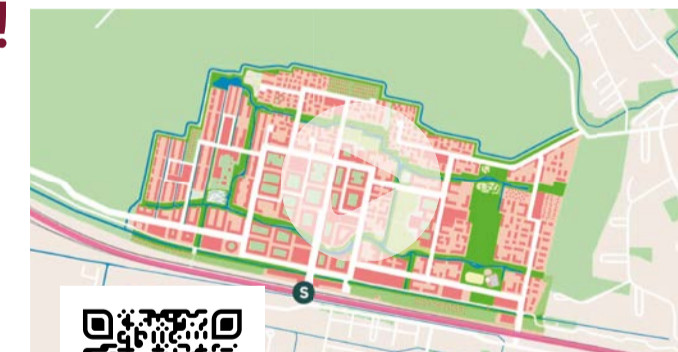
You will receive important information that directly affects you in **personal letters**. The neighbourhood newsletter 'Bergedorf-West aktuell' is sent to all members in the district when there is news to report. Information about our plans will also be posted in the new **neighbourhood display cases**. These can be found in front of the Karlshof 9 meeting point and at Friedrich-Frank-Bogen 48.

As at the beginning of February, we are planning further **information events** in the future. We will announce the dates in good time.

Number 105 is coming!

Something new is happening right next to Bergedorf-West: after many years of planning, work will begin in 2026 on the development of Oberbillwerder, Hamburg's 105th district. Up to 7,000 apartments are to be built in the area. In addition, there will be space for work, education, culture and leisure.

The first residents are expected to be able to move into their flats in Oberbillwerder from 2031.



www.youtube.com/watch?v=a_hmpAAGjJA

Who knows such things?



Whether it's **preliminary building permit** or **land use plans**: When it comes to construction in Hamburg, there are many technical terms. Our clever construction expert explains what they mean on the following pages.

Gunda Lück-Hackmann represented the members in stage 1 of the process on the jury together with Hartmut Growa. Cornelia Steinmetz and Jürgen Burmester were also present.



Parking reimagined
Why cars will need their own houses in the future.
page 2

"No one person alone will decide the future of Bergedorf-West; instead, cooperatives, residents, the Bergedorf district administration and Hamburg authorities will all have a say."



Marko Lohmann, CEO

Best wishes

The results of our 2021 satisfaction survey show what is important to our members when it comes to living in old age:

1. Barrier-free living
2. Low-barrier living
3. Intergenerational living
4. Care services (subject to a fee)
5. Service offerings (subject to a fee)

Numbers, please!

There are **897 flats** in the Bergedorf-Bille district. In future, there will be **1,070**.

There are currently **379 parking spaces** in Bergedorf-West. There are currently plans for **500 parking spaces** in the new mobility hubs. A further 42 parking spaces will remain. From around 2030, there will be a total of **542 parking spaces**, 163 more than before. In addition, there will be **12 short-term parking spaces** that cannot be rented, which will continue to allow deliveries and loading and unloading in front of the residential buildings.

Briefly explained



The term **'mobility hub'** originated in North America and the United Kingdom, where it has been in use since the 2000s. Cities such as Toronto, Los Angeles and London use it in connection with transport concepts.

There are many different types of mobility hubs. However, they always involve bundling transport and service offerings.

Better living in the neighbourhood

What's on the wish list for Bergedorf-West.

Our members know what is missing in the neighbourhood or what could be improved. As a cooperative, we don't have control over everything, but we can influence a lot. In Bergedorf-West, too, it should be possible to live in the neighbourhood for as long as possible. We have taken into account the desire for more communal areas and infrastructure, as well as for housing options for the elderly or people in need of care. Almost half of our flats are occupied by single people. Many of them would like to see more cohesion and community facilities – also to combat loneliness.

A new building will provide space for barrier-free flats, a neighbourhood meeting place and a shared living community for people with dementia. But first, space must be created in the neighbourhood, for example by converting existing parking spaces into living space.

Construction will be carried out in accordance with the Hamburg standard. Our neighbourhood in Bergedorf-West will thus become one of the pilot projects for new construction in our city.

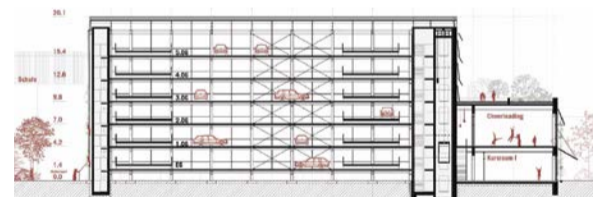
Parking reimagined

Today, our cars are usually parked at the side of the road or in areas that could also be used for residential purposes. This is set to change soon. The city of Hamburg wants to reduce car traffic. The new Oberbillwerder district is therefore already being planned without roadside parking spaces. Mobility hubs, i.e. buildings in which vehicles are stored, are intended to provide space for all cars there. Nevertheless, people looking for parking spaces could switch to Bergedorf-West.

We want to be prepared for this situation. That is why we also need mobility hubs in Bergedorf-West that can accommodate all cars: those belonging to residents as well as those belonging to visitors. Such hubs offer many parking spaces on a small footprint. The ground floor can also be used for communal areas and commercial purposes. Hubs therefore offer many more possibilities in the same space than a ground-level car park in the neighbourhood.



The entire project has been supported since the initial planning stages by interested members of the neighbourhood and the urban development company steg (RISE).



Your questions, our answers

Should buildings in Bergedorf-West be demolished?

According to current plans, three buildings will be demolished, but not before spring 2029. The residents affected have already been informed and will receive further information as soon as the plans become more concrete. Everyone will be notified at least one year before demolition begins.

Can everyone stay in the neighbourhood?

Yes! Houses will only be demolished once new flats have been built in Karlshof. However, anyone who would like to move house now can contact us immediately.

How can we remain united as a neighbourhood community?

Residents affected by demolition are given preferential treatment when allocating flats. We make every effort to accommodate all requests for joint removals.

When will we know exactly how things will proceed?

A preliminary building permit procedure is currently underway, and we are clarifying whether it is possible to build according to the current plans in a way that is affordable. The decision on implementation is then expected to be made at the turn of the year.

Will there be enough parking spaces for everyone?

Yes. According to our plans, the parking spaces in the mobility hubs will be sufficient for all our members' cars and their guests, and will also cover the parking needs of the vocational schools.

Will parking spaces remain free of charge in future?

No. Parking at the Mobility Hub will be subject to a fee. The exact amount will only be determined once all the details of the construction plan and the construction costs are known. We will inform you as soon as we are able to calculate the prices.

What will happen to the existing parking spaces?

Larger areas with currently rented parking spaces can be used for houses and outdoor facilities. The previous free spaces at the roadside are making way for more cycle paths and footpaths as well as more green spaces.

Many questions remain unanswered. Why is there already member information available?

We presented our competition for Bergedorf-West to the urban development committee in order to garner support. These are public events that are also attended by the press. That is why our plans have already been written about, even though nothing has been decided yet. However, we want to provide information about the current state of affairs and avoid speculation.

The Hamburg-Standard

Hamburg wants to break new ground to make construction cheaper, easier and faster. To this end, the Ministry of Urban Development and Housing has developed the Hamburg Standard in collaboration with experts from the construction industry, administration and politics. The aim is to significantly reduce construction costs for residential buildings,

for example through adapted building standards, more affordable construction methods and simplified planning and approval processes.

In this video, our CEO Marko Lohmann explains the Hamburg Standard.

Briefly explained



Barrier-free means that something is designed in such a way that there are as few obstacles as possible for people with disabilities. Barrier-free, on the other hand, means that all people – including those with disabilities or limited mobility – can access or use something without assistance.

Preliminary building permit procedure

An early review to clarify whether a building project or parts of it are permitted in principle. This provides planning security, but is not yet a building permit.

Redensification

Building within existing urban areas without using new land. For example, by adding storeys or additional buildings on plots of land.

Neighbourhood development

The planned further development of a residential area. This involves not only the houses, but also the surrounding area and how people live together.

Urban development committee

This committee of the Bergedorf district assembly discusses the structural development of the districts and prepares resolutions.



www.bergedorf-bille.de/genossenschaft/quartiermitwirkung#c9253

Timeline Bergedorf-West



PREVIOUS PLANNING