For two years of intensive research the EU-funded Urban Catalyst project ended with an international conference in Berlin. The research project has investigated the potential of temporary uses as a motor of urban change. Co-ordinated by Studio Urban Catalyst at the Technical University of Berlin, a network of 12 partners from five European metropolises – Helsinki, Amsterdam, Berlin, Enna and Naples – has developed models of action and strategic planning tools, integrating the tentials of temporary uses into a long lasting urban development and forming an unique archi-which is now available to architects, planners, municipalities, developers, property owners and mporary users.

Formerly, a project like Urban Catalysts, would have been considered by the investment-establishment as a hobby of some socially engaged planners of the leftist-scene. Today, it becomes more apparent, that a sustainable and successful development of urban life, cannot be done without a thorough consideration for contextual aspects, both on the level of the physical struc-re, as well as on the level of existing activities. It even has become apparent that the stimulation of non-official activities can have a catalytical or complementary effect on the development of an urban quality. Especially traditional development methods in urban wastelands encounter their problems, e.g.: construction-costs are relatively high monocultural mass investments are hindered by protests and political delicacy planning processes and regulations are unclear and becoming longer and longer insecurity in marketing and programming make fixed developments risky public subventions fall out

in many places their is low or even shrinking investment-pressure

These factors created the niches for temporary uses to develop themselves, squatters, theatre opera, car demolishers – more and less romantic users. In a society based on economic growth is used to be considered as negative. But some developments have proven that it can be turned to something positive. Urban Catalyst revealed that urban wastelands developed in the right manner are the only places, where the idea of a sustainable urbanity can survive. The city center is given over to shopping and entertainment, the periphery is too far away, too boring and too ss dense.

Urban Catalyst is not about a dogmatic preservation of the status quo but rather about the initiation of sensible transformation and at the same time a continuous monitoring and controlling of uality. Today, in a globally stagnating economy, conditions are ironically turning favourable for Urban Catalyst strategies. The accent is shifting from dealing with an inevitable problem in periods of affluence towards a structural and pivoting component of the development strategy. Members of the Urban Catalysts Research project feel that they are only at the beginning of a st working fields. In many aspects the project has only arrived at the contents tabel of things do, in other parts it has carefully started the step into real tools of implementation. What is ear is that a new kind of urban design praxis is generated. New types of actors, both on the vesting as on the designing side are generating. Urban designers – or, let's rather talk about banists – become, again, the spider in a web of stakeholding management. Taking risk them-

Kees Christiaanse
## Content

<table>
<thead>
<tr>
<th>Author</th>
<th>Title</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>BasPrinsen</td>
<td>Photographic Essay</td>
<td>2</td>
</tr>
<tr>
<td>Kees Christiaanse</td>
<td>Preface</td>
<td>18</td>
</tr>
</tbody>
</table>

### Part I. INTRODUCTION

<table>
<thead>
<tr>
<th>Author</th>
<th>Title</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Urban Catalyst</td>
<td>Crisis of Planning</td>
<td>24</td>
</tr>
<tr>
<td>Nexus</td>
<td>The European Context</td>
<td>27</td>
</tr>
<tr>
<td>Haydn Architects</td>
<td>Spot Check Vacancy</td>
<td>30</td>
</tr>
</tbody>
</table>

### Part II. UNPLANNED URBANISM

<table>
<thead>
<tr>
<th>Author</th>
<th>Title</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amsterdam</td>
<td>From Squatter to Cultural Entrepreneur</td>
<td>37</td>
</tr>
<tr>
<td>Stealth Group</td>
<td>Decade of Transformation of Amsterdam Squatting Networks</td>
<td>38</td>
</tr>
<tr>
<td>Stealth Group</td>
<td>Case Study: NDSM</td>
<td>44</td>
</tr>
<tr>
<td>Berlin</td>
<td>Vacancies and Temporary Uses in the Historical Context</td>
<td>49</td>
</tr>
<tr>
<td>Studio Urban Catalyst</td>
<td>Case Study: Hdl</td>
<td>52</td>
</tr>
<tr>
<td>Studio Urban Catalyst</td>
<td>Case Study: RAW</td>
<td>58</td>
</tr>
<tr>
<td>Studio Urban Catalyst</td>
<td>Case Study: Tempodrom</td>
<td>64</td>
</tr>
<tr>
<td>Studio Urban Catalyst</td>
<td>Case Study: Boxion</td>
<td>68</td>
</tr>
<tr>
<td>Helsinki</td>
<td>Does an Overheated Estate Market Allow for Temporary Use?</td>
<td>72</td>
</tr>
<tr>
<td>Helka-Lisa Hentilä</td>
<td>Case Study: Makasiniit</td>
<td>76</td>
</tr>
<tr>
<td>Helka-Lisa Hentilä</td>
<td>Case Study: Cable Factory</td>
<td>78</td>
</tr>
<tr>
<td>Naples</td>
<td>Permanent Temporariness</td>
<td>82</td>
</tr>
<tr>
<td>Galotta&amp;Tischer, CPA</td>
<td>Case Study: Miseno</td>
<td>84</td>
</tr>
<tr>
<td>Vienna</td>
<td>Historical Background</td>
<td>92</td>
</tr>
<tr>
<td>Kohoutek/ Kamleithner/ Homeier–Mendes</td>
<td>Case Study: Cable and Wire Factory</td>
<td>93</td>
</tr>
<tr>
<td>Haydn Architects</td>
<td>Case Study: Soho in Ottakring</td>
<td>102</td>
</tr>
<tr>
<td>Haydn Architects</td>
<td>Case Study: MuseumsQuartier</td>
<td>106</td>
</tr>
<tr>
<td>Rudolf Kohoutek, Haydn Architects</td>
<td>Case Study: Cable and Wire Factory</td>
<td>113</td>
</tr>
<tr>
<td>Studio Urban Catalyst</td>
<td>Case Study: Burning Man</td>
<td>116</td>
</tr>
<tr>
<td>Studio Urban Catalyst</td>
<td>Case Study: Soho in Ottakring</td>
<td>120</td>
</tr>
<tr>
<td>Studio Urban Catalyst</td>
<td>Case Study: Rote Fabrik</td>
<td>122</td>
</tr>
<tr>
<td>Studio Urban Catalyst</td>
<td>Case Study: ABC No Rio</td>
<td>124</td>
</tr>
<tr>
<td>Conclusion</td>
<td>Patterns of the Unplanned</td>
<td>128</td>
</tr>
<tr>
<td>Studio Urban Catalyst</td>
<td>Case Study: MuseumsQuartier</td>
<td>129</td>
</tr>
</tbody>
</table>

### Part III. POTENTIALS OF THE INFORMAL

<table>
<thead>
<tr>
<th>Author</th>
<th>Title</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Philipp Oswalt</td>
<td>Stimulating the City</td>
<td>138</td>
</tr>
<tr>
<td>Peter Arlt</td>
<td>What City Planners Can Learn from Interim Users</td>
<td>141</td>
</tr>
<tr>
<td>Klaus Overmeyer</td>
<td>Urban Catalyst – About Researching and Stalking</td>
<td>147</td>
</tr>
<tr>
<td>Roobeck/ Mandersloot/ van der Bijl</td>
<td>Towards Organic Urban Development</td>
<td>150</td>
</tr>
</tbody>
</table>
Part VI. CULTIVATING TEMPORARY USE

Studio Urban Catalyst Models of Action 182

Amsterdam 190
Stealth Group Platform for Temporary Use 191

Related Tools
Kinetic North BV DURF (Courage Unlimited)
The Fund for Breeding Places
Competition for Cultural Entrepreneurs
Democratic Dialogue

Roobeck/ Mandersloot/ van der Bijl De Oude Huynens 196

Berlin 200
Studio Urban Catalyst Palast der Republik – Architects as Agents 201

Related Tools
Physical Adaptions

Studio Urban Catalyst/ ASTOC/ Cet-O Revaler Viereck 208

Related Tools
Garanties/ Liabilities under Condition

Studio Urban Catalyst Cargo Camp 213

Part V. IMPULSE FOR THE FUTURE

Studio Urban Catalyst Manifesto 252

Appendix 257
Introduction
The temporary use clusters are characterised by distinguished use profiles. A cluster is sustained by complex internal networks, which generate synergy effects. Initial temporary programs often temporarily use are mostly organised in networks and use clusters. A closer look at derelict sites such as the Ostbahnhof in Berlin shows that in the absence of commercial development, the area has developed into a breeding ground for new forms of art, music, and pop culture, as well as for start-up companies, leisure, night life, trading. The uncertainty and openness attract and inspire. Informal economies become reception and integration thresholds into society for new arrivals and penniless immigrants, other temporary users took refuge from established lifestyles and enjoyed the openness and freedom offered by the claimed spaces. The virtually cost-free access to these spaces gives financially weak players the opportunity to grow in a protected but unsubsidised environment and become active participants in the shaping of their city. Found spaces and materials are recycled with a minimum of investment and physical intervention — ‘Urbanism light’. Such vitality is missing or endangered in the case of Helsinki, where the demolition of the Magazinlit, a hub for various sub-cultural activities founded in the 1980s is being planned which will make way for new commercial development. Alternative spaces are barely to be found in the context of a lack of vacant space and overpriced rents.

What is temporary use?

What are temporary uses? How do they emerge and how do they operate?

Temporary uses are generally not considered to be part of normal cycles of urban development. If a building or area becomes vacant, it is expected to be re-planned, build over and used as soon as possible. Temporary uses are often associated with crisis, a lack of vision and chaos. But, despite all preconceptions, examples like the vital scene of Berlin’s nomadic clubs or temporary events proves that temporary uses can become an extremely successful, inclusive and innovative part of contemporary urban culture.

Knowledge about the origins and the mechanisms of temporary use have so far not been available. For this reason, the first step of investigation conducted by the research project Urban Catalyst was an in-depth study of existing clusters of temporary use in Berlin, Helsinki, Amsterdam, Vienna and Naples. The detailed case studies of apparently spontaneous and unplanned uses revealed patterns and mechanisms. Temporary use do not emerge accidentally but are guided by different factors and rules. Temporary users are urban players that act deliberately and follow certain visions. The research team has come to the following conclusions:

a) citizens become temporary users in order to follow different aims
Temporary users are motivated by the aim to claim vacant spaces as breeding grounds for new forms of art, music, and pop culture, as well as for start-up companies, leisure, night life, trading. The uncertainty and openness attract and inspire. Informal economies become reception and integration thresholds into society for new arrivals and penniless immigrants, other temporary users took refuge from established lifestyles and enjoyed the openness and freedom offered by the claimed spaces. The virtually cost-free access to these spaces gives financially weak players the opportunity to grow in a protected but unsubsidised environment and become active participants in the shaping of their city. Found spaces and materials are recycled with a minimum of investment and physical intervention — ‘Urbanism light’. Such vitality is missing or endangered in the case of Helsinki, where the demolition of the Magazinlit, a hub for various sub-cultural activities founded in the 1980s is being planned which will make way for new commercial development. Alternative spaces are barely to be found in the context of a lack of vacant space and overpriced rents.

b) specific vacant sites attract specific temporary uses
While choosing certain sites or buildings, temporary users follow precise spatial criteria such as retreat, exposure or niche.

Knowledge about the origins and the mechanisms of temporary use have so far not been available. For this reason, the first step of investigation conducted by the research project Urban Catalyst was an in-depth study of existing clusters of temporary use in Berlin, Helsinki, Amsterdam, Vienna and Naples. The detailed case studies of apparently spontaneous and unplanned uses revealed patterns and mechanisms. Temporary use do not emerge accidentally but are guided by different factors and rules. Temporary users are urban players that act deliberately and follow certain visions. The research team has come to the following conclusions:

a) citizens become temporary users in order to follow different aims
Temporary users are motivated by the aim to claim vacant spaces as breeding grounds for new forms of art, music, and pop culture, as well as for start-up companies, leisure, night life, trading. The uncertainty and openness attract and inspire. Informal economies become reception and integration thresholds into society for new arrivals and penniless immigrants, other temporary users took refuge from established lifestyles and enjoyed the openness and freedom offered by the claimed spaces. The virtually cost-free access to these spaces gives financially weak players the opportunity to grow in a protected but unsubsidised environment and become active participants in the shaping of their city. Found spaces and materials are recycled with a minimum of investment and physical intervention — ‘Urbanism light’. Such vitality is missing or endangered in the case of Helsinki, where the demolition of the Magazinlit, a hub for various sub-cultural activities founded in the 1980s is being planned which will make way for new commercial development. Alternative spaces are barely to be found in the context of a lack of vacant space and overpriced rents.

b) specific vacant sites attract specific temporary uses
While choosing certain sites or buildings, temporary users follow precise spatial criteria such as retreat, exposure or niche.

c) temporary uses flourish with a minimum of investment
Temporary uses can recycle and appropriate existing structures and spaces with minimal interventions — ‘urbanism light’.

d) temporary uses are mostly organised in networks and use clusters
The temporary use clusters are characterised by distinguished use profiles. A cluster is sustained by complex internal networks, which generate synergy effects. Initial temporary programs often...
tract similar uses to the same or a nearby site.

temporary uses are initiated through agents
many cases, temporary uses only become possible through the determined action of key
ents, who bridge the gap between the different milieus of the users, the site owner and munici-
pal authorities and therefore create a protective umbrella which allows for the flourishing of
temporary use. The agents are mostly unpaid individuals without institutional associations, follo-
ng an idealistic agenda. While sometimes these agents are themselves actively involved in a
temporary use milieu, they also appear as highly motivated ‘submarines’ within the municipal
ureaucracies.

temporary uses are a laboratory for new cultures and economies
mporary uses can create a unique environment of experiment, where ideas can mature in time,
ading to the foundation of may start-up companies.

ban residual areas as niches for temporary use
he research project Urban Catalyst has focused on temporary use in urban residual areas. The
ases are characterised by a period of no formal use (time gap), which follows the end of a pre-
use period. In all cases, traditional development methods fail to absorb the potential of the
es, due to the following factors:
    construction-costs are relatively high (e.g. industrial pollution)
    mono-cultural mass investments are hindered (protest, political delicacy, etc.)
    planning processes and regulations are unclear and lengthy
    insecurity in marketing and programming make fixed developments risky
    public subventions fall out
    in many places their is low or even shrinking investment-pressure
    e quantity and duration of this time gap varies considerably in accordance with the larger eco-
omic and social context of the particular site.

The European Context

Urban context
Urban development processes in Europe produces time gaps, in which former uses come to an
end, whereas the future use has not yet started. In all European cities examined in the project
these spaces function as breeding-grounds for temporary uses. Thus, this spatial vacuum is a fu-
damental and necessary urban context in order to allow for temporary uses in cities. It is quite
similar in all countries under study, although the reasons for these time gaps vary considerably as
described in chapter 2.

Economic context
The economic context is strongly linked to the urban situation mentioned above. For example the
density and the pace of turnover in a city depend as much on the local market situation as well
as it effects new investments. The economies of temporary uses share a lot of similarities. None of
them is exclusively and primarily focussing on monetary assets. This should not be mistaken, as if
temporary uses were independent from the market or even “economy-free” enterprises. Even
though temporary uses start off in niches, they are still connected to the economic sphere – for
instance in that they have better chances to evolve in urban areas with lower economic pressure.
However, the non-monetary and sometimes deliberatively “anti-monetary” character of tempo-
rary uses rather suggests, that these uses put forward alternative economies. These are especially
economies based on barter, on social capital, and on recycling of existing value. Such forms of
value production can often be translated into monetary value. This has been analyzed in further
detail during the project especially in regards to social capital. Many of the temporary uses mix
these economies and try to establish a self-containing enterprise, which sooner or later should be
able to move out of the temporary niche. Examples for this would be arts and design galleries
that start off in recycled abandoned buildings, but develop a professional standing, which allows
them to stay in the market even when the residual space gets developed. Obviously, to reach this
level of self-containment is a difficult undertaking. Therefore governmental subsidies play a quite
important role to get the uses going. The uses differ a lot in the extent they get subsidized by
public bodies. On the level of public support the national contexts differ immensely over the five
cities at study. The subsidy depends directly on the economic situation of the city. Thus, in boom-
ing economies, as we can see in Amsterdam, temporary uses get immensely supported by the
local government. In stagnating cities and in “High-Dept-Cities”, like Berlin, there is almost no
financial support for temporary uses. This dependency on the general economic situation of the
city has contradictory effects on the temporary uses. The stagnating low-pressure economy, as in
Berlin and Naples, open up more spatial niches for temporary uses and alternative enterprises.
But there is hardly any public financial support for these undertakings. In contrary, growing eco-
nomies produce higher prices of real estate and make it much harder to establish alternative
uses. Once such temporary uses get started though, it is easier to get public funding and put the
temporary uses on a more stable phase.
The practical operation of the participating cities, meaningful projects obviously fail not necessarily due to legal problems. Financial and economic problems are in the foreground. According to the experiences of the partner cities in the research project the main obstacles are seen as conflicts between temporary uses and future development in town planning as well as the lack of social acceptance of such uses. Among the legal problems the assessments of the project partners differ greatly in reference to problems of the civil law. But in general the problems in this legal field are not prior. In the field of public planning and building law the appraisals concentrate on the problems of sub-standards as well as the lack of possibilities to tolerate or legalize. Sub-standards on fallows or areas with reduced use prevent or make legalization more difficult. The differences among the cities of the research project cannot necessarily be generalized as national differences. Within a country, differences in the regional contexts as well as the size of the city can create a larger difference than between similar cities of different countries. However, certain conditions, which are favourable for temporary uses have been identified and its implementation would certainly be valuable for urban development across various regional contexts.

Cultural context

The common ground of the cultural context among the five cities – and also for most other European cities – is the new connection of established and new cultural economies. The new focus on the innovative strength of cities goes along with the rise of so-called “cultural industries”. According to some economists this sector will become one of the most important industries in cities. Central for the transformation of the cultures of cities is the shift from cultural consumption to cultural production. This transformation will to a large extent depend on the opportunities city gives to innovative and creative citizens. Cultural production refers to the production of odds, which have a higher symbolic meaning than functional value. These so-called “symbolic odds” play an important role in the creation of life styles and trends. Cultural production in particular is a networked production. Further, it is in many ways a risky business. When one has a hit, one can earn an enormous amount of money or recognition, but one never knows if and when such an occasion arises. As an implication one has to develop a constant flow of new projects. This situation gives chances to young and talented, creative professionals. The availability of low-cost spaces on a temporary basis is essential to this kind of creative entrepreneurship. Your initiative might become a long-lasting success, but you can also be “in and out” nearly overnight. This risk brings along several social problems, because these uses at times create a group of overworked and underpaid creative talents. The differences in the cultural context of temporary uses lie in the various historical backgrounds of the cities. Certain cities can be described as having a “culture of the temporary”. Berlin is an example for that. Many historical ruptures and changes have always allowed temporary niches to evolve. Since many of the temporary uses evolve from alternative movements and from sub-culture, cities with a strong history in that, like Berlin and Amsterdam, tend to create a lot of temporary uses. Italy does not have this strong transformative movement, but a long history of informality. Activities that are not strongly regulated and formalized are not unknown there, thus temporary uses are easier accepted. This is much more difficult in cities like Helsinki and Vienna, which do not have a culture of the temporary. It is interesting to see that the economic and cultural context do not go in line but in opposite directions when it comes to temporary uses of urban wastelands. Poor cities in our study had a longer cultural background for temporary uses.

Legal context

The legal context is very homogeneous for the five cities of the research project. The comparative study, which looked at the legal framework and regulations as instruments for temporary uses in the development of urban residual areas in European cities, describes a broad lack in the existence of legal regulating. Transitory uses are not yet part of intensive legal regulations or debate. Within the area of planning rights in a closer sense, i.e. within the legally binding detailed land use plans, the topic of temporal limitation and transitory uses has not yet been worked out in reference to its instruments. The sector of building permissions presents itself to be more differentiated. Here partly regulations for temporal limitations exist. All participating partner cities identified needs for new legislation within the planning and construction law. It seems desirable to admit temporary uses in land use plans and building permissions as well as the improvement, spectively the using instructions for the present instruments of law. The only exception here is Innerland, where absolutely no problem can be seen as transitory and illegal uses practically do not exist. This assessment, however, needs to be put into the context of the entire problem of temporary use. The discussion with all project partners has resulted in findings that legal questions at least have a very limited importance for how to deal with transitory and intermediate uses.
Spot Check
Vacancy
A Documentation of Residual Spaces in Vienna

Former storage building
III. Bezirk, opposite to Aspangstraße Nr. 55–57, ca. 400 m
Owner: Private Consortium, Agent: Herr Mag. Bauer (ÖBB)

8th Floor at the APA – multi-storey building
XIX. Bezirk, Gunoldstrasse 14, ca. 400 m2,
Owner: UNIQA Versicherung Agent: Herr Gert Kuntner,
UNIQA Immobilien-Service GmbH

Former cattle market hall St. Marx
I. Bezirk, Karl-Farksasse/Helmut-Qualtingeregg, Owner: Firms in municipal ownership
formation:
ttp://www.wien.gv.at/stadt
twicklung/erdberger_mais zon_stm.htm

8th Floor at the APA – multi-storey building
XIX. Bezirk, Gunoldstrasse 14, ca. 400 m2,
Owner: UNIQA Versicherung Agent: Herr Gert Kuntner,
UNIQA Immobilien-Service GmbH

Former mail distribution center
XV. Bezirk, Gasgasse 2–6, Owner: Post AG, Agent: Dr. Schmidtmayr, Post und Telekom Immobiliengesellschaft mbH

Prepared subway Mariahilfer Straße
enze VI., VII. and XV. zirk, below crossing ürtel/Mariahilfer Straße,
Rooms a ca. 15 m x 80 m 7 m
wner: Wiener Linien, ent: Herr Siegl (Hoch- nd Tiefbauabteilung der ener Linien)
Former wholesaler

VII. Bezirk, Zieglergasse 19 / Lindengasse, more than 3000m2, vacant since 1997, Owner/Agent: Herr Erik Weiss

Former storage warehouse of Austrian Federal Railways

X. Bezirk, Hintere Südbahnstraße 1, Owner: Österreichischen Bundesbahnen, Agentt: Herr Bachmann (ÖBB)

Former main public library

VIII. Bezirk, Skodagasse 20, partly used, Owner: Stadt Wien, Agentt: Dr. Wolfgang Lischka, Abteilungsleiter MA 13
Former open air pool for Children

X. Bezirk, Arthaberplatz,
Owner: Stadt Wien, Agent: Jutta Kleedorfer, MA 18

Former factory

III. Bezirk, Arsenalstraße
No further Information available.

Premise for refugee assistance

XIII. Bezirk, Hörndlwald, so called Josef-Afritsch-Heim,
Owner: Stadt Wien, Agent: Herr Stieb, Volkshilfe Wien

ap between buildings

V. Bezirk, chshausserstrasse 31-33,
struction of building in pt.-Okt. 2002,
wner: CA Immobilien lagen AG, Agent: bietsbetreuung orchengrund

hloß Neugebäude

Bezirk, Kaiser-
ersdorfer-Straße
wner: Stadt Wien, formation:
tp://193.171.60.17/neugeba de/

ap between buildings

. Bezirk, Neubaugürtel 41-
Gablenzgasse
wner: Richard Lugner, ent: Frau Rebl
Unplanned Urbanism
One of the first things to decide before squatting is what type of space you or your group is looking for. A small apartment suitable for one person or a large building to provide a group of people with living and working space?... Cycle around the area(s) of your choice a few times and write down all the addresses of places you suspect are not in use. Patrol these addresses at different times. Check if the lights come on at night. Ring the doorbell and wait to see if someone answers it. Check the letterbox. Stick a matchstick in the door. This will fall down if the door is opened, and this is a good way to check if there are people going in and out or not. You can also picket the place, but if you want to do it properly, this can be very time-consuming and may also arouse suspicion.*0

A short history of the squatter
(Lat.: squatterus vulgaris holandis)
The intriguing fact why the squatting movement has obtained so much foothold in Holland, roots in the particular combination of the ruling social democrats’ believe in a modernistic designable society after WW2 and the level of saturation this resulted in after some decades of successful implementation of these beliefs. A counter movement was born, questioning the new life standards and – the meaning of life. The avant-garde was formed by the so-called Provos*1, who had new ideas about the functioning society and the city, and had a strong desire to take life’s destination in their own hands. Provos, apart from creating a movement of supporters (squatters), also created an interesting movement of influential opponents (Koolhaas, for instance).

“The combination of an acute scarcity of houses and the mentioned shift of culture [a trend to take hold on ones’ life own destination] shaped the conditions for a new form of activism: squatting. The scarcity in housing legitimated the act of squatting. An important factor in the origination of squatting was the improved accessibility of high education, which for the first time in history attracted large groups of young people to come to the city and look for housing space.” *2

The start however was not easy at all. Squatted buildings were often cleaned-out after a short time. The change came in 1970, when a few court decisions more or less legalized squatting in reaction to the housing scarcity. After a while, the movement managed to create an infrastructure to provide assistance ranging from consultancy-hours up to resistance squats.

The eighties turned the tide again, as the juridical possibilities for owners of premises to start up a clearing procedure opened up dramatically and many squatted premises came under threat of clearing. In reaction, a real squatting movement started to form itself, able to exercise respectable political influence. This also resulted in the a division between ‘political’ squatters and those who...
ere mainly interested in an affordable living space – which ultimately led to sharp conflicts
litting up the movement in the middle of the eighties. Recent urban renewal rounds in for
stance Amsterdam brought another blow to the movement. Premises were cleared out in favor
‘high standard’ project development – industrial lofts apparently had become fashionable.
ow, to some extent, the squatting movement finds itself ironically enough in a government-
protected reserve, not to the satisfaction of all representatives of the movement.
transformation of the squatting network
uring a few decades the squatting network evolved from pressure group fighting for affordable
ousing and an alternative lifestyle, to a ‘respected’ component of Amsterdam cultural life.

response to emptying of their buildings, during the 1980’s and early 1990’s, when Amsterdam
arted a new round of urban renewal, the squatting network was forced to get a much higher
vel of organization – and a good PR machine. In many ways, the network is responsible for the
’s alternative culture and is gradually recognized as such by the mainstream city and cultural
stitutions.

e II Industrial Buildings Guild
e II Industrial Buildings Guild is a network consisting of 18 dockland premises on the southern
ks of the IJ in Amsterdam. It was founded to represent the common interests of the users,
ich squatted these buildings one by one since 1978 – artists and craftspeople who had been
rced to leave areas of urban renewal in order to seek cheap working spaces elsewhere. Its foun-
tion was an immediate reaction to the AWF (Amsterdam Waterfront Finance group) which initi-
ed an ambitious plan for re-development of the IJ-Embankments. ‘The users of the self-mana-
d buildings along the IJ decided to set up an Alternative Waterfront: the IJ industrial Buildings
uld. Amongst the 24 guild members are well known buildings and locations as the Silo,
eshuis Amerika, Ruigoord and Het Veem.’
rough self-management (in Dutch called zelfbeheer) they developed with minimal financial
enses working and living possibilities in these buildings. The Guild tries to consolidate (legali-
 the position of these buildings and the culture they represent.
he Guild’s buildings have achieved nothing short of an economic miracle over the last 15 years.
hen they first moved in, many of the original users had been unemployed for many years. 80%
the users of these premises have eventually become financially independent within a period of
e to ten years. The buildings’ economic success has also had a positive influence both on their
ect environment and further afield. This particularly applies to premises located in districts
ndergoing development. These buildings also stimulate cultural production and enterprise.
meanwhile The Guild has become a ‘tool’ to define and propagate its growing range of ideas. It
ctions as a point of contact and as a litigating legal body. It has entered the political arena, it
icipates in advisory councils, initiates research, organizes publications and congresses and
tributes to the development of urban theory.’ (source: www.woonwerkpanden.nl) In 1996 the
ild decided to publish a book about their visions for re-use of warehouse buildings in North-
est Europe and particularly in Amsterdam. The book, ‘The Turning Tide’, has been published in
97. The Fund for Breeding Places by the City of Amsterdam *3 As a result of the urban renewal
licy and the new housing areas in a/o the Oostenlijk Havengebied (Eastern Harbour District) and

Breeding places of creativity are offering space to activities in the field of the plastic arts, archi-
tecture, theatre arts, design, film and all imaginable disciplines. Often, they also have a role in
plementing the service level of a city neighborhood. These services are often characterized by
arge, high spaces with a low rent level, and therefore can give possibilities to those groups who
re not in the possibility to achieve a position in the real estate market for business spaces.

In a reaction to the mentioned developments, the users of housing/working-premises in
sterdam wrote a letter to the City Council. This letter resulted in December 1998 in a decree in
ch the City Council made an appeal to the Mayor and his College of Alderman to give proposals
or alternative locations for payable housing/working–premises, and on the base of this, to come
to a fast realization of them. In response to this decree of the City Council, the Breeding Places
ject has started.

Aim of the Breeding Places project is ‘to accomplish the realization of small scale infrastructure for
(mainly) non-commercial cultural entrepreneurs – among which mainly (semi) professional
ists – and to achieve conditions for a sustainable form of this infrastructure in the city’.

Cultural entrepreneurship
“From the stack of statements, pamphlets and appeals to the city council on the threatened and
cleared-out ‘sanctuaries’, (dutch ‘vrijplaatsen’) a couple of sentences have been picked which
gave a hold for a policy: one concentrated on services for ateliers and starting companies.
Politically, this sounds good. From the cultural quarter, it was pointed out that there was an
omorous lack of atelier spaces and that Amsterdam gets less attractive to ‘emerging talent’. The
habitants and users of cleaned-out premises, from now on, were appointed ‘artists’, from the
government’s perspective.

to turn the tide, in December 1998 the start was made with the ‘breeding places’ policy. (…) In a
reaction to it, each start-up entrepreneur, cultural institution or group of artists seems to be cal-
ing itself a ‘breeding place’ or ‘sanctuary’.

This ultimately demonstrates the contradiction, which exists between the thinking of the govern-
ment and a large part of the inhabitants and users of sanctuaries. The existence of sanctuaries
ot of significance because they will provide the establishment with new ideas, forms and
ights.” *4

0__www.squat.net
1_ Provos (”provokers”) an eccentric group of artists, hooligans and visionary anarchists dedicated to trans-
form the sleepy Dutch city into an explosive Magical Centre. The Provos – non-violent, anti-authoritarian, agit-
propagandists as well as ecologists before their time – anticipated Europe’s just-around-the-corner youth pro-
test movements by replacing Karl Marx by Groucho Marx. (…) Masters of civil disobedience and media
manipulation, and experts in transforming art from decoration into an expression of independence, the Provos
We were quite astonished that a – lets say tough and experimental – group like Kinetic North will sit down around the table with a governmental institution, talk, shake hands, and then sign a contract for millions of euros... So how does this work in reality and why does it work? Is it because of a special Dutch tradition in which negotiation is always the most important and unlikely coalitions can happen?**

The urban redevelopment of the former industrial terrains on the North Banks of the IJ River is a rapturous process set in-between a city government and a large number of economic, political, cultural interest groups. During this redevelopment process, some of the defining notions of city planning, such as public interest, the role of government, the position of an architect, as well as the role of law, of money and of (sub)culture have been bent, twisted and redefined. Surprisingly, this context gave actuality to the idea of temporary use on a large scale. Against a background of diminishment of the strict distinctions between the formal and informal sector and amidst alternative groups meeting half way with institutions, temporary users have become allies in the local-government development strategies.

Several of the determining forces that created this climate find their roots back in the mid 1980’s. This was the point from which

---

Unite the spark of social change that turned Amsterdam in one of the most humane and livable cities on the planet.” (source: Matteo Guarnaccia in Abitare 417, 2002, page 264)

source: Laat 1000 vrijplaatsen bloeien

taken from: Laat 1000 vrijplaatsen bloeien

taken from: www.woonwerkpanden.nl

*We were quite astonished that a – lets say tough and experimental – group like Kinetic North will sit down around the table with a governmental institution, talk, shake hands, and then sign a contract for millions of euros... So how does this work in reality and why does it work? Is it because of a special Dutch tradition in which negotiation is always the most important and unlikely coalitions can happen?**
the cultural climate the central city of Amsterdam was changing sharply, with the commercialization of large areas of the inner city. The City of Amsterdam had started ambitious plans for the redevelopment of the riverbanks of the IJ River that targeted industrial wharf areas for gentrification. This had large repercussions: since the 60s, squatters have been at the core of alternative culture of Amsterdam and of its cultural identity, both locally and internationally. The decline of the position of squatters and the loss of the buildings in the central Amsterdam has brought their consolidation and open actions towards society and government. After 12 squats on the IJ have been marked for eviction in the mid 1990s, as a reaction a ‘Guild of Industrial Buildings on the IJ River’ was formed to take the role of active public campaigner and negotiator for the squatting culture. Amsterdam was publicly proclaimed ‘endangered by boredom’ and the government was asked if they planned to do anything about it.

Just across the IJ River in a rough part of Amsterdam, in Amsterdam North, another process of transformation was taking place in parallel. The local government of Amsterdam North was prompted to make redevelopment plans. Surely, they were eager to follow the central city’s lead in urban renewal along the IJ River, but the situation at the Northern banks was quite different: the closing of the large shipyards in 1985 had caused an enormous unemployment, particularly among unskilled workers. One third of around 30 hectares of industrial space became vacant. Large empty wharfs and launching slipways, cranes and other utilities, testified of the area’s general demise.

For a period of 10 years to follow, the local government attempted and failed to introduce new use into this area. Due to a political deadlock, the whole stretch of more than 5 kilometers of the north IJ banks remained a dedicated industrial zone, and therefore was left without the possibility for an ‘urban’ redevelopment. Meanwhile, the decay of the area prolonged while the scarce small–industry renters were unable to maintain the large facilities.

By 1999, the Municipality of Amsterdam North was prepared to apply rather unconventional strategies to shift the trend of decline. In December of that year, it launched a public competition to find a cultural programming of a 20,000 m2 former ship wharf called NDSM. The idea was to ‘go around the deadlock’ by bringing in users on a temporary basis until the permanent decisions are reached. The temporary users would ‘bring the people in’ and catalyze a new image for the area. The competition winner was a large collective of artists, craftsmen and cultural entrepreneurs called Kinetic North, originating from the squatting scene. Particularly, the Kinetic North initiative started off from the squatter’s pressure group, the ‘Guild of Industrial Buildings on the IJ River’, that was loosing premises on the south side of the IJ. The successful competition entry of Kinetic North aimed at obtaining the former NDSM wharf for low–profit art, culture and crafts production; inciting a community that develops NDSM wharf towards an experimental, multi–disciplinary cultural environment, and creating a cultural hotspot of international importance.

In this way, the Municipality opened up for an experiment towards a more flexible use of its own premises that would attract urban activities into the derelict harbor area and thus bring much needed (cultural and social) vitality. The alliance of the governmental institution and an alternative cultural group has shown that the distinction between the two traditionally contrasting categories became obsolete.
Shortly after, another boost was given to the NDSM terrain development potential. As an exceptional case for the whole stretch of the North Bank, its regulations for sound pollution (sound contours) were revised to permit a mixed-use development, including residential, on this 350x400 meters large piece. The NDSM terrain, called also the 'IJ Square' for its huge wharf overlooking the river down the magnificent slipway, became a hot-spot for further political, social and economic experimentation.

In this way, Kinetic North found itself positioned amidst the ambitious high-density, high profit development plans. The Municipality of Amsterdam North had made an interesting attempt at developing the NDSM terrain while financing Kinetic North at the same time. A public-private partnership, Courage LTD, was conceived as a development & maintenance company of the NDSM terrain that included the municipality, several housing corporations and market parties, and Kinetic North. Due to larger political and economic circumstances in the city, this attempt wasn’t successful however.

Finally, settling Kinetic North was possible with the help of a substantial governmental subsidy, a sort of a debt long due. Making up for the disturbing effects of economic gentrification and cultural flattening that peaked in early 1990s, the City of Amsterdam has developed a fund to support breeding places for the most endangered experimental art and culture groups. In 2000, a generous portion (6.8 million euro) of this fund has been employed to facilitate Kinetic North as its largest, groundbreaking project. The fund has been allocated for the renovation of the wharf, and construction of the working and performing spaces to be used for a period of 10 years.

The story of Kinetic North demonstrates how an unexpected alliance is functioning in reality. As a massive and yet (being) realized temporary use project, Kinetic North has shown ways to stimulate creativity from below, in the core of cultural, economic and social plans for the area. A step into a virgin land in which ‘blocks’ as far from each other as alternative culture, public interest and commercial force, have started to form a hybrid.
Berlin’s urban development can be characterized by the permanent failure of urban planning schemes. The continual collapse of political systems left plans unfinished and created vacancies, which became important as generators for the subsequent era.

From the 1860’s to the 1910’s industrialisation made Berlin a boom-town. Population multiplied by six times, from half a million in the 1850’s, to 3 Million in 1905 and almost 4,5 Million at its peak in 1942. Nazi-regime, Holocaust, World War 2 and its consequences stopped the period of rapid growth and marked the sudden transition to population decline as a consequence of the weakening of the economy. Throughout the following decades many areas and buildings were abandoned.

1. bombing: From 1940 to 1945 Berlin was heavily bombed. At the end of WW II 70% of Berlin’s central districts were destroyed, leaving 80.000 buildings ruined and 1,5 Mill people homeless. After the cleaning of the debris, vast inner city areas as well as countless small sites remained vacant. Due to the weak economy and other factors some of these sites remain vacant until the present day.

2. division: In 1948, the division of Berlin into an Eastern (Russian occupied) and Western (Allied occupied) half was formalised. Both parts of the city were governed by two entirely different regimes. The 1961 construction of the Berlin wall was a consequence of this process. Over several decades the wall developed into a major urban void, running through the centre of the city. The emergence of a substitute city centre for Western Berlin (Kurfuerstendamm) transformed the adjacent territories into inner city peripheries which were economically unattractive and remained undeveloped. Due to disruption and fragmentation of the former railway network, enormous areas of railway-infrastructure fell out of use (e.g. Gleisdreieck, Postdamer/Anhalter Bahnhof, Goerlitzer Bahnhof, Lehrter Bahnhof) deepening the fragmentation of the city fabric. Division led to a suffering of economy in both city halves: West Berlin was an island, geographically cut off from Western Germany and the Allies. Only through huge subsidisation and grants provided by the Federal government of Western Germany the economy could survive at all. Eastern Berlin was the administrativewaterhead of the ailing East German socialist economy. In the context of general de-economisation, no compensation for the industrial decline could be found.

3. infrastructure planning: Planing of highways as well as major urban ‘renews’ caused additional abandonment of urban territories, especially in Western Berlin. A post-war plan to convert Berlin to a car-friendly city resulted in the cleaning of large corridors for new infrastructure, although most of this infrastructure was never actually built. Speculative housing projects from the late 19th century were bulldozed and replaced by large social housing projects. This politically motivated strategy created large vacancies within the old building stock as a consequence of speculative tactics by the owners.
The following types of vacant spaces exists in inner city Berlin:

a) gaps within built fabric often due to the bombing of Berlin.
b) vast areas of former infrastructural and industrial use, most of them include purpose built structures, many of them listed. The ground is often contaminated from the former industrial use.
c) left-over areas of recent developments such as Wasserstadt Oberhavel or Rummelsburger Bucht due to lack of demand.
d) vacant shops on ground floor levels within residential housing blocks due to the emergence of inner city shopping centres. Vacant retail spaces exist in all parts of the city to varying degrees, although they are particularly concentrated within the eastern districts.
e) Vacancies within rental housing stock appears due to processes of massive sub-urbanisation. Recently, these vacancies concentrate more in the prefab areas 'Plattenbaugebiete' in the northeastern part of Berlin.
f) Vacancies and disuse of social infrastructures such as Kindergartens and local schools appeared because of a significant drop of the birth-rate in the early 1990's and the migration of families to Berlin's periphery.
g) Vacancies in the office market emerge due to an overproduction of new office spaces in the last decade.

Temporary uses
1. Due to the vast amounts of disused buildings and vacant land in Berlin after 1945, a large diversity and quantity of temporary uses could develop. Their character and type changed over the decades with the changing social and economic context.

Immediately after the war, temporary uses where established to serve the basic needs of citizens, such as
- gardens to grow food on vacant plots as well as the Tiergarten (park in Berlin's centre). This activity also included the raising of animals for food production.
- temporary (improved and illegal) housing in allotment gardens (Schrebergärten), which already started during the times of heavy bombing in 1943/44.
- New types of leisure activities appropriating the unusual urban landscape of a ruined city, e.g. bathing in water-filled bomb-craters etc.

2. In opposition to West Berlin's official policy of 'slum-clearance', which sought after demolition of c19 housing blocks, the squatting movement appeared in the seventies, with strong links to the new left movement, that...

prefabrication: Since the 1960's East German building industry focused on the production of w, prefabricated building types. Almost no effort was made to modernise and renovate the existing building stock. As a consequence, many inner city buildings were abandoned, deteriorated due to lack of maintenance, or were demolished.

system change: The collapse of the political and economic system of the East German state in 89 resulted in enormous new vacancies in the Eastern part of the city, such as:
- the closure of former state related institutions, e.g. Volkskammer, Staatsratsgebäude, embassies etc.
- the collapse of industries (e.g. Oberschneweide)
- the unresolved ownership conditions of real estate due to expropriation (sometimes several years since the Nazi era), death or abandonment (many owners had moved to the West)
- Military functions (barracks and others) were abandoned in both parts of the city with the end of the cold war. After 1989 the heavily guarded death strip along the former border was dismantled and left a strip of disused land.

unification: After 1989, Berlin became the capital of unified Germany, followed by the moving of most significant government institutions from West Germany's provisional capital of Bonn.

however, the desired boosting effect on the general economic development failed to materialise due to the decline of the artificially bloated construction industry created further unemployment. Ten years after unification Berlin is still one of the poorest countries in Germany, with a clining job market and continuous loss of population. Major areas and buildings in the inner city remain vacant due to the following reasons:
- The vast amount of space that fell out of use before and after 1989 cannot be absorbed by the real estate market. The adopted test site at Ostbahnhof exemplifies this as well as other areas such as the former Stadion der Weltjugend or the area around Lehrter Bahnhof, the future main railway station of the city Large areas of former industrial and infrastructural use such as herschneweide remain equally vacant. The planned closure of Berlin's two inner city airports and Tempelhof within the next decade will offer further large inner city areas for development.

Vacancies in Berlin's housing stock increased due to a shift of population of households to newly built, single family houses in the periphery of Berlin and (mostly) beyond (since 1989 about 0.000 people moved to new suburban settlements). New arrivals (such as government officials) undes not compensate for this migration and overall population dropped by 93.000 inhabitants thin the city limits since 1989. Recently, the vacancies in the housing sector grew, especially in e prefab housing estates at the outskirts of East Berlin. Migration and a significant drop of the rth rate in the eastern part of Berlin (especially between 1989 and 1994) led to the closure of any schools and Kindergartens.

Over-optimistic planning during the building boom of the early Nineties: The expected economic growth failed to arrive resulting in a high percentage of vacant space within new commercial development. Other developments had to be scaled down. These vacancies might be absorbed by the market in the coming decades, but the process is much slower than expected. Vast vacancies II remain on a mid-term time scale. In 2000, the vacancy rate for office spaces was 9, 4 %. Most of the confusion over property ownership has been resolved by now and ownership issues no longer pose a major obstacle to development.
This Case study aims on examining a temporary tenancy initiated by the district authority Berlin Mitte. It is of special interest since the HdL case represents a rather formal approach to temporary activities and gained from the situation and were able to transport their benefits beyond the end of tenancy.

**Background**

The Haus des Lehrers (HdL), one of East Berlin’s first high-rise structures, situated on the northeastern side of Alexanderplatz, can be categorised as a highly prominent landmark of East German modernism. After the German Reunification the building, still owned by the city, was subject to several switches of use before in August 1999 it was left vacant. For a short following time the structure was discussed to serve as embassy and CDU headquarter until the district authority decided to allow temporary use for private individuals and started to rent out on the base of limited leases apart from August 1999. Potential tenants were sought among artists or art-related professions, since the idea was to establish a forum for young creative professionals.

The post 1989 era is marked by a decline in political interest but produced an increase in cultural production with the appearance of new subcultures, which where quickly absorbed by mainstream culture. The roots of these developments date back to times before October 1989 and are closely linked to the subcultures of the former West Berlin.

The main programs were ephemeral party or rave locations (one night events) as well as street parades (Love Parade and others)

night clubs (in the beginning mostly connected to the Techno movement)

bars, lounges

art galleries, artist’s studios

leisure activities like golf, volleyball and others

at the same time the current subculture generates new enterprises and start-up companies, hich profit from the cheap space combined with the specific lifestyle of the scene. The early nineties saw a brief revival of the squatter movement (130 houses squatted in late 1989/ early 90) bearing striking similarities to the movement in the seventies.
3. Identity-giving Level: At some point, especially during the final effort to extend the tenancy, the synergetic network reached a point, where it was identity-giving, since the community as a whole got exposed to a continuous press campaign and to confrontation with both the landlord and the potential purchaser. The network not only had to function internally, but as well to find means and interfaces of external representation. A struggle for survival and the ongoing search for compromises alternative locations to move to depended on a collective image. The label ‘HdL’ was born.

Synergetic institutions
HdL’s synergetic network was based on several internal institutions.

1. Physical Institutions
The physical nature of its structure makes the HdL stimulate network-like behaviour. The organisation of space can be compared to a vertical city. The circulation concept involves semi-public zones that encourage random encounters. Tenants used internal open spaces as well as circulation spaces for art installations, exhibitions. During the network process some rooms within the building established public character. A canteen, situated on the 3rd floor, assured the tenants catering, additionally an internal café on a non-profit basis, only open for one hour per day. Behind the storey-high mosaic panel on the 4th and 5th floor dark spaces host video- and light installations and occasionally served as party space. Part of the 13th floor that had used to keep the ventilation system mutated into a frequented exhibition space. The foyer, the most frequented space of the structure and widely admired because of its stylist 60s design, soon achieved the status of a space for continuous encounter.

Synergy
Looking back one main characteristic of the HdL consisted in the synergetic network structure that evolved among its tenants.

Synergetic levels
It seems that the HdL community, grown so quickly within only a few months, experienced a great amount of interaction which led to a multiplication of output both on a social and on a professional level. This synergetic network structure with its direct effects is of special interest to us because first, it was never explicitly planned but just occurred and second, it seems to be linked to the moment of temporariness. Looking at the process of network evolution we can categorise three levels of synergy:

1. Social level: Right after having moved in, tenants started to get to know people and to build up friendships. Social synergy here describes the behaviour of ‘being nice’. At HdL tenants from the very beginning on shared information, helped each other with computer problems, borrowed books, consulted, advised and sold coffee on a non-profit base. Although it did not have a direct economical output, the result was a very quickly established feeling of community as well as an independence from any help from external institutions.

2. Professional level: Based on new friendships and continuous social interaction tenants at HdL started to establish forms of activity-related interaction with direct economical output, professional synergy. They set up joint ventures, shared and procured customers, co-operated, provided jobs among themselves and established a permanent exchange of information. Additionally they opened their working spheres both spatially and metaphorically and allowed each other to gain insight into their work. Inspiration was regarded as very important factor, ‘whoever wanted could pass a permanent interdisciplinary internship’. The result was a prospering microeconomy as well as a kick of innovation.

Umbrella
As soon as the district authority Mitte had decided to accept new tenants, HdL’s popularity raised enormously. The process of renting out was surveyed by two agents of the district authority, Mrs. Kube and Mrs. Ende, who made the final selection of tenants and safeguarded the diversity of uses. To apply for tenancy candidates had to hand in a written statement of purpose, had to come for an interview and finally make an appointment with the janitor to inspect the rooms. Within two months all rooms were rented out.
2. Happenings
‘Mein lieber Dienstag’ a party-happening that took place on Tuesday nights both was regularly frequented by tenants and experienced great popularity within the Berlin avant-garde. It served as a forum for films, discussions and exhibitions. Especially towards the end, when the spirit to fight for maintenance of the tenancy bloomed, tenants met every Wednesday on Mittwochssitzung to discuss strategies and to plan further action.

3. People/Agents
On the background of their new prospering network with all further perspectives into an evolving professional exchange, tenants started to define the wish for a longer stay. To express their objectives they initiated a huge, ongoing press campaign that aimed on illustrating their unique situation. Besides the press campaign they worked on bringing as much public into the building as possible. Lounges, events, parties and the notorious ‘Tag der offenen Tür’ were initiated. These interventions indeed raised the fame, but on the other hand caused trouble with the landlord, who, for the reasons of security, basically did not allow any public events at all inside the structure. The ‘fight for existence’ ended in a ‘hot phase’, an about ten–day–lasting period right before the final deadline on June 30, 2001, where pressure was maximized and activists appeared in the newspapers about every day.

End of tenancy
The tenancy agreements, from the very beginning on, were limited. First for a single year, they were extended four times for three, for six, for four and for two months before the final deadline for move–out was set on June 30, 2001.

Move
Since the HDL with its network-structure and its community was considered by tenants as ‘the ideal working environment’, most of characteristics were aimed on maintaining ‘HDL-likeness’. The motivation to move together, to displace the community and its internal structures as a whole was very strong among the tenants. The general criteria for a move were:
1. transplantation of the community as a whole if possible
2. hdl-likeness for the internal organisation/structure of building
5. comparable great (central) location
6. bigger in size and technically better equipped (e.g. taps)
7. longer leases

For several months the community sighted 16 different potential objects to move to together. Up to 30 people showed up for appointments and represented themselves as community. Together, they elaborated new concepts for use, for new possible tenancy agreements, made plans for distribution of space and tape measured the rooms. The majority of people the indeed decided to move into two most promising properties, Haus des Reisens and Neues Deutschland, the community did not decompose. Compared to HDL, the Neues Deutschland has some structural differences but seems to be a promising possibility for the transplantation of the network. ‘. As well, the landlord is a private investor and thus not dependent on public household, like the district authority. The landlord seems to be interested in the community and leases are promised to be longer than at HDL.

Finally 15 tenants moved to HdR, and 25 to ND. Once moved out, the split community began to reconfigure the network on a new level. The idea was, since the move had geographically spread the over city, to find new means of communication. To some
extend old institutions, like regular meetings, were adopted, on the other hand new channels were introduced, as are intranet and video conference. The two main bases, ND and HdR were technically equipped with antennas and hardware to allow continous interaction on air.

Besides, the community was growing again in ND, space was plentiful since the community had rented a whole floor. Whereas during the first month only a third of the available office space was rented out, after four months the space had been filled up. The new members, mostly young start-ups just like the HdL community, were attracted by the existing network structure and the open, communicative working climate. By October 2001 the ND community had doubled its original size, the transferred network was about to develop formerly unknown dimensions.

With the closure of the site ownership is transferred from the German Railways DB AG to the Vivico - an associate firm specialised in property management and development. All water and electricity supplies are disconnected, equipment and machinery is removed or piled up. The future of the site remains uncertain with priorities of development given to more central Berlin sites. In a statement the Vivico speculates upon a period of at least 10 years of abandonment. Three buildings along Revaler Strasse are given listed building status in a controversial decision by the Bezirk Friedrichshain.

Stage 01 – Key agents
In summer 1998 a period uncertainty and passivity comes to a sudden end. An unusual, and perhaps accidental constellation of (a) pioneers (individuals) providing vision and ideas, (b) a trusting and supportive local government member as well as (c) a sceptical but compromising property owner collaborated in an informal climate which established contacts easily across hierarchies. The informal and non-committal group of key agents is formalised in a pragmatic decision that helps to gain recognition, credibility and trust while providing an essential framework to take on legal obligations. Together this informal partnership of agents and local government can persuade the site owner of the advantages of the presence of pioneer activities on the site. The owner agrees to an unusual yet legal framework for temporary use on the site, limited for the next three years: In a contract over the temporary use of the site the municipality acts as an official tenant for 6000 m². The newly formed RAW temple e.V. is subcontractor to the Bezirk and agrees to provide a symbolic rent to cover water and electricity. After several month of operating from a private flat across the street...
from the RAW the group can finally move onto the site, together with approximately 20 project partners that were attracted by a word-of-mouth campaign.

Stage 02 – Umbrella
In the following two years the site is transformed into an overspill zone. Once the site boundaries fell, a tidal wave of numerous activities and initiatives, mainly form Kreuzberg and Friedrichshain, as well as individuals floods the site, claiming various spaces within and outside of the buildings of the 6000 m² strip. The list of project partners swells to approximately seventy. The society RAW temple e.V. is still a formal construct without clear responsibilities and defined influence over the project partners: ‘We offer free space to interested people, and it is up to them what will happen here’ (Bibiena Houwer). The running of local affairs continues to be heavily dependant on the individual enthusiasm and charisma of the ‘key agents’, but no influence or directorship over the content and direction of the activities is exercised. The key agents attract further temporary users, provide the necessary shelter and protected niches from outside and ensures local co-existence and conflict management.

Stage 03 – Stagnation
The next stage is marked by withdrawal of the ‘key agents’ leaving behind a dense mixture of activities without clear profile. The RAW-Temple e.V. is exposed as an artificial construct unable to act as unifying force and umbrella for the diverse user groups. The withdrawal creates a vacuum that is sharply felt by all project partners. As a consequence internal and external problems begin to occur as symptoms of a much more significant crisis of identity and vision. Both types of conflict pose an existential threat to further consolidation as essential precondition to long-term survival. The site appears to be ‘out of control’.

Stage 04 – Shield
In response to the new ‘external’ difficulties a feeling of being threatened by an external conspiracy spreads. Rather than reconsider internal difficulties and provide a new vision for the temporary initiative the local users become increasingly hostile to the outside. This in turn further alienates the city and owner of the site. The RAW-Temple e.V. appears fundamentalist and uncompromising.

With Vivico GmbH announcing plans to develop the site commercially contract for temporary use is officially cancelled prematurely from 24. Juli 2001 due to ‘break of contract’ such as problems with fire safety, and illegal occupation of open space. Although all activities remain on site for now, the future for many users including that of the Temple e.V remains very unclear.

This very real threat has stirred up activists and a larger circle of local supporters for the RAW-Temple e.V. as the only platform to organise and voice criticism towards the feared development and demand inclusion in the forthcoming negotiations between the developer and the Bezirk Friedrichshain. As a consequence a process of professionalisation has started to revive the Temple e.V. as functioning and effective organisation, mainly aiming at the ‘defence’ of the interests of local temporary users. For the first time the (internally) reconstituted society is lead by a full time and paid Geschäftsführer (managing director): together with the reinstalled Vorstand (council) Edward Harry attempts to reunite the diverging interests. In response to a drastic change of external and internal conditions the RAW-Temple e.V. transforms from a loose construct to become a shield defending the interests of its own members as well as other users on the site. The adopted measures include:
- installation of managing director
- formation of professionalised and effective Vorstand
- publicity campaign, press conferences
- legal appeal against cancellation of temporary tenancy contract (Zwischennutzungsvertrag)

Stage 05 – Service Provider
As events accelerate the RAW-Temple e.V. has realised that much more drastic changes may be necessary to survive as a player within the forthcoming years. The Perspektivpapier RAW (30/ 08/ 01) sketches out a new agenda which has since been developed and further specified. This includes amongst other things:
- critical optimism: The most distinct change is the new, critical but optimistic undertone which seems to constitute an attempt to
embrace the expected changes rather than defend already established ‘rights’. Instead the Raw considers a future for Bezirk, Investor and local users as a ‘win–win situation’ of mutual advantage.

- the RAW-Temple e.V. intends to become a permanent user of the site (as opposed to temporary user)
- service provider: In an attempt to remodel its conceived image towards the developer Vivico and the Bezirk, the Temple e.V. now stresses its intention to act as ‘service provider’ for culture, social housing or alternative work that could be a useful partner to Bezirk and developer
- Genossenschaft (co-operative): A new organisation would be formed as a basis for future, market oriented activities.

This re-orientation and new vision of the transformation of the RAW-Temple e.V. into a Genossenschaft permanent user and service provider in a newly developed site would have drastic consequences on the existing temporary user mix. While for some users (group A, B, C) a continuing presence on the site might appear attractive, others (group C, D) will not be able to adapt and commercialise. Main consequences with deep impact on the social pattern of relationships will include:
- commercialisation/ professionalisation: RAW temple co-operative will become professional management
- ‘permanentisation’: standard rental contracts (as opposed to loose spoken agreements) as well as market oriented rents will change user profile and instigate trend towards more stable, permanent uses
- commodification of skills, events, production etc. and the transformation of loose network of social relationships into economic relations
- selection: change of user mix is to be expected, some users could participate in and profit from the more professional management that could be expected – others will not be able to withstand new situation

Conclusion
The transition from a personality–based organisation in which a ‘society’ was little more than a vehicle to provide shelter and temporary stability towards a co-operative has not been planned. The ‘mutation’ instead occurred in stages, responding and adapting to changing circumstances (outside influence) as well as internal dynamics. What started as a temporary network is now in a process of consolidation into a stable organisational structure. It is, however, unclear as to whether the organisation will survive the transition into a semi market oriented Genossenschaft on the same site, dissolve or migrate to a different yet vacant area (such as the neighbouring Güterbahnhof).

In addition links between organisational structure and the spatial conditions on the site will be investigated. As discussed in chapter 2 (spatial reasons) the given physical and spatial conditions was crucial to attract temporary activity right form the start. However, it could be argued that each of the following evolutionary phases of the internal organisational network (discussed in chapter 4) had a more or less direct influence on layout, boundaries and physical interventions on the site, or, in reverse, was a response to changes to either of the three categories. The changing spatial manifestation could be summarised and described as a series of changing formations.

**Tempodrom**

Since its foundation in 1980 as a platform for alternative culture the Tempodrom has always been on the move. It is an example for a temporary nomad that finally establishes itself through a permanent location. With a flexible infrastructure it colonised over the past twenty years different urban wastelands and developed to a cultural institution of public interest. The Tempodrom offers a platform for entertainment activities like theater, concerts, variety, circus, parties and events. It provides all infrastructure needed as well as gastronomical and technical services for its clients and customers. Since the music and actuation forms vary and the entrance prices are quite low the Tempodrom attracts
people of all lifestyles and ages. The diversity of the program attracts a large number of clients and costumers and guarantees a constant demand.

Initiation
In 1980 the former nurse Irene Moessinger inherits some millions of german marks. With the inherited money she buys a circus tent and some trailers as mobile service units and founds in May 1980 the Tempodrom with some friends. At that time Moessinger is active part of the alternative movement of the Berlin scene. Her idea is to build a cultural platform for a variety of event forms, like circus, theater, variété and concerts. Through her contacts she invites different artists to actuate in the Tempodrom. The site at Potsdamer Platz was colonised with minimal means using a circus tent for 2500 persons as a shelter, earth transformations as a tribune, woodplanks as seats and trailers for service. From the beginning on the diversity of the program attracted people of all lifestyles and ages. The Tempodrom filled a programatical niche within the cultural landscape of Berlin and thought about expansion for a more flexible organisation of the events.

Improvement
In 1984 the founders decide to buy a second tent for 500 people and to move to a site in Tiergarten. The new tent was to attract a broader audience with actuations of young unknown artists. To obtain financial aid from public organisations the Tempodrom was obliged to organise 1/3 of own events and establishes the festival "Heimattänge" in 1988 which evolved to the most popular festival for world music in Europe. The fact that the entrance was free displays the social aims of the Tempodrom founders. In Tiergarten it develops to a cultural institution of big public interest with a variety of different event forms. Stars like Bob Dylan, Johnny Cash or Lou Reed come to the Tempodrom. Because of the projected construction of the Bundeskanzleramt (german cancellors office) on that site it is forced to search another location. In collaboration with local authorities it was decided in 1995 to built a permanent event hall with additional program next to former Anhalter Bahnhof and to search a small location for the construction time. In 1998 a site for two years was found next to Ostbahnhof. For the construction of the new Tempodrom a budget plan was set up, which was funded mostly by public sources. Because of the bigger need of organisation two new enterprises were founded: the foundation new Tempodrom, which controlled the finacilation of the new Tempodrom, and the Tempodrom am Ostbahnhof AG, which administrated the temporary location at Ostbahnhof.

Stopover
In April 1999 a new temporary location, the site of the former Postbahnhof, is found for two years with the help of the Senat of Berlin. The involvement of the Senat of Berlin as a mediator shows the attained popularity of the Tempodrom. The site which belongs to the Deutsche Post AG was too small to maintain the big flow of clients and it was decided to run a minimized program with a part of the trailers and the small tent. The smaller size and closed form of the red brick backyard generated a familiar atmosphere which complemented the program by more small-sized event forms like Techno-Parties and concerts of young mostly unknown bands. For special events within the city (like the Loveparade) cooperations with other temporary users like Maria or NonTox were organised. The contract was a typical Zwischennutzungsvertrag (contract over the temporary use of the site) and was limited for two years. If the new location would be successful it was thought to maintain it also after the completion of the new Tempodrom, for events which needed an urban atmosphere. But after a quarrel with the landlords this idea was given up. During 2001 the famous Yaam, another temporary user who was without location in that year, held its chill-outs (music, food and basketball) on Sundays inside the Tempodrom, which contributed to the popularity of the new site. Specific reasons for the temporary occupation of the Tempodrom site include:

Spatial sound buffer
The adapted space must fit to the existing mobile infrastructure (trailors, tents etc.) of the Tempodrom. Because of the program the location must allow an increase of volume. The position of the location and its spatial pattern must serve as a sound buffer and avoid the disturbance of other programs.
Low rent
Instable financial conditions always forced the Tempodrom to use cheap sites of residual character, which had been in a state of decay.

Infrastructural connections
The neighbourhood to Ostbahnhof and good connections to the public transport system provide a good access for customers.

Established nightlife zone
The Tempodrom takes advantage of the already established image of the site as an underground nightlife zone.

Through the constitution of the site the Tempodrom was obliged to change its program into small forms of actuation. Its mobile infrastructure is very light and can be easily plugged in the used space. The typical Berlin-like backyard generates an urban and familiar atmosphere.

It uses the backyard and some parts of the building. The plug ins are alimented by cables and tubes leading to the main electricity and water sources.

Plug-ins are:
• tents as whereabouts for performances and consumption
• bars made of woodplanks
• trailors for gastronomy, cashier, storage, toilets
• benches and sofas

Consolidation
In 1995 the private foundation new Tempodrom sets a finaciation plan for the construction of the new Tempodrom. It foresees a budget of 22,3 millions Euro, which is funded by 98% of public sources. The construction began at the end of 1998 and has been finished at the end of 2001. Through miscalculations the finaciation plan failed and in October 2001 an additional budget of 6,6 millions Euro have been financed again by public sources. As a consequence the Senate decided to change its role from mediator to co-ordinator of the project and forced Irene Moessinger to leave the foundation. In case of no success she is also obliged to leave the new Tempodrom. Since december 2001 the tempodrom is run as a high-tech, multi functional event hall which complements the former diversity of the program by new event forms like firm presentations, congresses and fairs. It will be operates during the whole year and hosts two arenas of different size, which are technically state of the art. For firm events mobile panels can be projected with different brandings.
Boxion
Supporting Start-Up Enterprises in Berlin Friedrichshain

Boxion, a municipality-funded project in the Friedrichshain neighborhood of former East Berlin, facilitates the placement of start-up arts enterprises in vacant shops for the period of one year, with affordable subsidized rents. In response to resident complaints about the high rate of retail vacancies, the Neighborhood Management Team held an ideas competition which resulted in the Boxion project. The municipality contracts a private agency to run the project, negotiate with landlords and select artists.

Development (History)
The Boxhagener Platz Neighborhood Management Team, in former East Berlin, is one of 17 Neighborhood Management Teams of Berlin, neighborhood-specific development programs created in 1999 by the Ministry of Urban Development. In preparing a plan of action for the neighborhood, individual residents and groups surveyed expressed concern over the vacancy rate of shops, and the accompanying economic and public safety issues that they indicate. In October 2000, the Neighborhood Management Team held an ideas competition, open to the local public, for the concept and management of interim use of vacant shops. A jury of representatives from Neighborhood Management, the district’s cultural committee and the University of Applied Sciences located in the area, chose the Boxion concept of Spielfeld – Agency for Cultural Consultations.

a) Description of Location, Site and Building
The Boxhagener Platz neighborhood is part of the larger Friedrichshain district, in former East Berlin, a few kilometers away from the new center of the city, easily accessible by public transport. The neighborhood suffers from a rate of vacancy of shops of more than 20% as well as disused public infrastructure (mainly schools), caused by deindustrialization after the Reunification, structural change in retail and craft trade, unclear ownership titles, outmigration and a falling birth rate. In the past few years, the neighborhood has also begun to experience revitalization and gentrification, with building renovation and a lively restaurant and bar scene following and attracting an influx of young people to the area.

b) Description of users and use
Each year, the Spielfeld agency chooses shopkeepers from a pool of more than 40 applicants in the fields of fashion and industrial design, arts, photography, communications, and music. The storefronts each serve multiple functions of gallery space for exhibitions and events, retail shop, workshop and office. Many of the shopkeepers are themselves neighborhood residents, although it is not a requirement of the program.

The Boxion shopkeepers network amongst themselves and with other enterprises in the district organize publicity events, including bi-monthly public tours of the shops and a summer arts and culture festival which draws more than 2,000 visitors to the neighborhood.

c) Description of spatial and time patterns of use
The ten storefronts are clustered in groups near or along two streets in the district, and each storefront is about 30-70 meters square. The storefronts are generally previously built out, with minimal infrastructural investments required from the users. Although the project and subsidized rental agreements officially last for one year, four of the twelve shopkeepers in 2001 took over the leases for the storefronts, and four others relocated within the area.

d) Benefits and conflicts for the different parties involved
Artists (users)
- subsidized rents, very affordable space
- support of network of local artists and municipality

Private Landlords
- foot traffic and publicity for property
- physical condition of property is maintained if not improved
- +/- income from rents during period of temporary occupancy, though often below market rate

Municipality (Neighborhood Management)
- contracts responsibility for project management to private agency, which reduces the municipality’s responsibility and overhead costs of overseeing the project

e) Effect for the neighborhood/ overall city
Boxion effectively supports start-up enterprises and strives to promote the establishment of businesses in the arts industry to create jobs in the area and to reduce store vacancies in the longer
term. Yet the goal of neighborhood regeneration may conflict with this support of the arts, similar to the correlation between the arts and processes of gentrification in other areas. Other criticisms of the project include its unsustainability beyond government funding and the dubious relevance of the shops to the needs of local residents. Nevertheless, the Boxion project has created a successful mechanism to convert empty shops into economic incubators.
Does an Overheated Estate Market Allow for Temporary Use?

Usually gaps for temporary uses open up in a context where the estate market is weak and there is no demand for new exploitations, like in Berlin. What happens in a situation where the estate market and demand of new premises is overheated? Is there any chance for temporary uses to occur? This text discusses the temporary uses scene in Helsinki where the vacancy rate has been extremely low during the last five years. It describes the crucial role of estate owners as initiators of temporary use in this situation, as well as discusses their motivations for allowing temporary uses. The text is based on the analysis on the temporary uses in Helsinki that was made as part of the Urban Catalyst project in 2001. The analysis included interviews of various stakeholders in the processes of temporary uses, including the representatives of major estate owners.

The Helsinki scene: Rapid growth and urban renewal
The growth of the information technology business has made Helsinki (0,55 million inhabitants) the fastest growing metropolitan area within the European Union during last couple of years. The population growth both in form of newcomers and inborn inhabitants has caused lack of housing and pressure for the whole Helsinki region to plan and build new housing areas. There have also in recent years been extremely few vacant commercial and office lots and premises in the Helsinki city centre or even in the metropolitan region (1,2 million inhabitants).

In the Helsinki metropolitan area the vacancy rate for business premises (office space, retail space and production & storage space) dropped in 2001 from 1.7% to 1.4% in spite of numerous new constructions. In year 2002 the vacancy rate reached the level that is considered to be normal (5%). As a comparison could be mentioned that when in 2001 the prime office vacancy rate in the central business district area was in Helsinki below 1%, it was in Berlin 8%, in Vienna 3,5% and in Amsterdam below 2 %. So for the tenants in Helsinki it has been a hard task to find any kind of premises. For those searching for temporary spaces it has been even a more difficult task since the estate owners have preferred longer contracts when ever possible.

The demand from the market has caused dramatic explosion of the land prices as well a pressure to realize new exploitations quickly. The demand has focused especially on the centrally located former harbour and industrial areas of which many have been or are planned to be renewed for housing and office purposes. From the estate owners perspective the high land prices have meant that it is profitable to move the old functions away from the central location and to let the area to be rezoned. When ever possible, the new constructions have started immediately after the former industrial uses have ended, and there has not been a time gap between the former permanent uses and the new ones.
ere are though some exceptions: in couple of the old industrial areas clusters of temporary uses uld be identified. It could be stated that the reason for these exceptions are delays in the plan-
ing process. When planning becomes slow due to contamination research, conflicts or political anges, it is more profitable for the estate owner to wait till the property’s land use has been zoned for something more valuable (like housing, commercial or offices) than to sell the estate 
an industrial area. Some estate owners choose to keep the premises vacant, but some of them art to rent temporarily.

e estate owners’ perspective towards temporary uses 
this overheated situation the estate owners have the key role as initiator of temporary uses. 
e interviewed estate owners see temporary renting possible only when it is profitable. 
mporary rent incomes should cover at least the cost of guarding and maintaining of an emptyuilding, the manpower used in making the rental contracts and “taking care of the worries of morary users”, like one of the interviewed put it.

e aim of all the interviewed owners was to run “normal renting business with long term con-
tracts”. Temporary renting was seen in Helsinki as a secondary solution mainly in order to main-
in a vacant or half-vacant estate and to get some rent incomes. An important pre-condition ere the low maintenance and repair costs of the estate i.e. the owners did not want to make 
y extra repair investments for a short-term use. If the building would need costly repairs or the nt income would be very low or irregular, the estate owners keep rather the buildings empty.

e estate owners’ pointed also out, that there is a demand of smaller premises (under 100 sq. eters) they can’t really match. The old industrial estates with large floor areas and spans are cording to them almost impossible to rebuild for smaller offices with so low costs temporary ers would be willing to pay. Renting locales for temporary basis needs relatively lot of staff to ep the renting business running, to secure that the rents are paid and to maintain the estate. be profitable, the properties of an estate owner should be large enough to cover the costs of mploying staff for the temporary renting business. For small estate owners it might be far too stly to run such a business. If the owner owns other estates as well the manpower operating th temporary renting can be allocated also to maintenance and management of other estates.

interesting point of view was opened in the answers related to sub-contracting. It means that company rents a large space and further rents it to companies often networking with it. Sub-
ntracting was considered to be an easy and secure solution from the estate owners’ point of ew. It seems that various sub-contracting models could provide useful tools in making the tem-
orary renting business attractive for the owners.

the Helsinki estate market situation the estate owners can select the tenants among many plicants. This leads to a controlled use of the estates. The identified temporary uses in Helsinki d all a formal relationship with the owner (a contract). The premises were also used in accon-
nce of the use mentioned in the contract. Sub-contracting was also controlled. The tenants lected were able to pay regular rent. Majority of them were small legal enterprises and so the econception of temporary users consisting of citizens associations and private persons was ong. For example the various events and activities in Makasiinit revealed to be results of event oducers’ businesses (they in turn being contractors or sub-contractors in the sites). Number of occupancies and other illegal informal uses of vacant buildings have been extremely limited in the history of Helsinki.

A general impression was that if it would not be possible to rezone and to reuse the estate for new primary uses, both the owners and the tenants would like to have more permanent con-
tracts. This is also very evident looking the length of the contracts in the Helsinki case: the longest “temporary” contracts had lasted almost ten years.
This example aims on describing the background and activities of a citizens’ protest movement that aroused from a land use planning process threatening the popular temporary activities in the Makasiinit building. The building is situated in the chore of Helsinki, directly opposite the Finish parliament building.

Development
The site of Makasiinit is part of the Töölönlahti Bay area where the planning process has been "a hundred year long battle" first in order to solve the question of needs for expansion of the railway yard and lately to develop an expansion of the Helsinki city centre. The Makasiinit building was abandoned in 1987 since it’s logistical location and technical standard were outdated for the railway use. The owner of the estate started to rent the premises in 1987 for various small enterprises including event producers and arrangers. Since that numerous events involving heterogeneous audiences and users have taken place there: theatre, circus, private parties, individuals and organizations, concerts of all kinds of music, temporary sauna, movies, art exhibitions and festivals, flee markets and carnivals. According to a recent plan decision (2002) the Makasiinit building will be replaced by a new Music Hall. The property owner is committed to realization of the plan.

Location, site and building
The Makasiinit building is located in the centre of Helsinki, facing the present Finish parliament building on one site, while reaching out into presently undeveloped former railway land of Töölönlahti Bay on the other. If one draws a circle with a 1 km radius using the Makasiinit as hub the area covered includes the whole Helsinki CBD as well as Töölönlahti Bay with open areas, parks and water areas. The Makasiinit building with two wings and a courtyard in between was constructed in 1898–99 to serve as a goods magazine. As building material were used red brick and elegant pre-fabricated roof structures (Peiner Walzwerk 1897). The indoor area of the building is appr.4700 m². The outdoor courtyard is appr.10000 m². The premises with two large indoor halls and the partly roofed courtyard have proved to provide an excellent frame for organizing different events.

Uses
The current temporary users could be grouped into two categories: activities related to ecological commerce (ecological shop, bicycle workshops) and activities related to art & urban events (café, restaurant, flee market, event spaces, photo studios). Despite the small number of tenants the activity level and number of visitors is high: majority of the premises are used for events aimed for a wide public. Due to a lack of heating & insulation, the large halls host only a limited number of events in the winter.

Citizens protest
It became evident in the end of 1990’s that the City Planning Department will follow the land use guidelines set in the local master plan (1991) when making the detailed plan for the area. In effect, this plan threatens to demolish the Makasiinit building in order to make way for new development. A small group of young professionals started to protest. The environment of southern Töölönlahti Bay, including Makasiinit, was improved as part of Helsinki being a European City of Culture in 2000. The City of Helsinki also supported cultural events in Makasiinit as part of the City of Culture program. These actions increased the popularity of
the Makasiinit, and the protest grew to a citizens’ movement in the end of year 2000. The primary location of the building opposite the Finish parliament building increased public interest on a national scale and highlighted the concerns of the protest movement to trigger a debate on the identity of the capitals city centre.

The achievements were:
- Protest list with 41 000 names, delivered to City Board in February 2002
- Media publicity in newspapers, radio and TV
- Large number of debates and seminars
- Demonstration “Human Wall” with 7000-8000 people forming a chain around the building, in 2000
- Poster “Makasiini-manifesti”, in 2001
- Video and photo & slide show of the events during the past years, 2002
- Adaptive reuse design of the Makasiinit in 2000 by a group of young architects
- Alternative land use plan proposals by eminent architects (2001-2002)
- Numerous contacts to local politicians

Outcome
The protest movement failed to save the Makaziinit building as a site for sub-cultural use but was successful in symbolic terms by triggering a national debate on urban planning and the role of sub-cultures in Finish cities.

What went wrong?
The protest movement failed to secure the building for the following reasons: The majority of the tenants were not involved to the citizens’ protest. The movement was also split into two: eminent architects (wanting to preserve the building structure and to reuse it for “higher” purposes) and young professionals (wanting to develop the current use for urban events) did not join their efforts until the very last moment. The protest started also relatively late in comparison of the length of the planning process, and the “soft” argumentation could not match the economic calculations the authorities presented.

Initiation
The city of Helsinki negotiated already in 1987 with Oy Nokia Ab of purchasing the estate. The city planned to pull down part of the building and to reuse rest of it for public services. When part of the cable production was moved away in 1989 Oy Nokia Ab started to rent the vacant premises (20 000 m2) on short-term lease. At the time the rental level in Helsinki was high. Especially artists could not afford to rent studios. Since the cable factory could provide vacant space at a reasonable cost soon a tremendous artist invasion was evident. Oy Nokia Ab had already agreed with City of Helsinki of selling the premise so they did not want to make any repairs. The artists made the necessary repairs. In charge of the renting arrangements was a private consultant office that did not have any idea of buildings norms so obligatory building permits for the alterations were never sought.

Alternative Plans
The tenants formed a “Pro Cable Society” which commissioned two architects working in the factory to make an alternative plan.
facilities and a restaurant and a café. The Sea Cable Hall and five other halls are rented for events, exhibitions, theatre and dance performances, concerts, congresses etc. There is a waiting list for artists’ studio spaces. Since the estate is huge there are still some spaces that will be rented out after some repairs in the future.

of the reuse. The alternative plan was published in 1990 and it caused a broad debate. As a result the City Council decided in 1991 to accept the alternative plan. The ownership of the property changed in 1992 and the City of Helsinki owned Cable Factory Real Estate Company was founded. Acceptance of the alternative plan was catalyzed by the economic depression of early 1990’s that made the original plans impossible to realize.

The First Users
In May 1991 the temporary users worked in the fields of visual arts, film, video, photography or painting. The society consisted of individual artists and artists’ collectives (300 persons), artisans, small business and various associations.

Rent Conflict
The city wanted to continue the contracts of the temporary users. The rental levels varied a lot and city’s trial to harmonize the rents led to criticism. Also the necessary repairs had an increasing effect on the modest rental level. To assist in this situation the City of Helsinki Centre of Cultural Affairs subsided the rents of young artists.

Dynamic Development Strategy
The future potential users were listed to ensure the dynamic development of the society. The aim was to keep the space production-oriented and to minimize the office use in order to get the factory to live 24 hours a day.

Current Situation
Today the Cable Factory is the leading cultural arena in the Helsinki region with artists, artisan workshops, galleries, radio & TV studios, museums and dance theatres, educational and sports
Compared to the other study-cases, Naples one has got some peculiarities which make the meaning of temporary uses and their role of urban catalysts more slippery and more complex. Nevertheless, neither it is so strange a case in Italy, nor it seems so far from what is happening elsewhere in Europe about urban landscape.

Urban sprawl extending urban limits and subverting traditional urban hierarchies here covers a stratified historically and naturalistically valuable landscape. In the mean time, it has to face with a complex and in many ways uncomfortable context. As parts of Naples metropolitan area, Bacoli municipality and Miseno place are involved in its suburbanization and migration dynamics. Indeed, Miseno is part of the recent residential suburbs of north and west of Naples areas, and it belongs to the new regional park of Campi Flegrei, which plays the role of leisure area within this metropolitan dimension.

As parts of Naples metropolitan area, Bacoli municipality and Miseno place are involved in its process of suburbanization and in the migrations that under different forms affect its territory. Here landscape beauties and cultural heritage are both a resource and a reason for decay: they attract seasonal, occasional and commuting tourists who implement the tertiary sector, the most of local people work in, but who require more and more facilities and infrastructures. The different, individual answers to this massive demand and to present quick transformations all together produce deep changing in the landscape. In spite of a very strict law, which protects landscape values, they are often non-authorised actions. Adaptability and personal initiative are cultural features of this place, which on one hand consent brand new solutions and non-orthodox cohabitations, and on the other hand obstruct the correct management of the territory. In the past, Miseno was a holiday resort with rich, cultured, Neapolitan tourism, but at the end of 60's the administrative and territorial inefficiencies began to change it. The territorial changes brought the Campi Flegrei area nearer to the city of Naples and to a chaotic development, that transformed that area into a urban suburb. The weak landscape system, a real cultural heritage, went into crisis.

The whole area, that had been for centuries an agricultural land, was completely transformed by earthquake, bradyseism and unauthorized buildings and the abandoned, poorly exploited, illegally built areas are the evident result of this complex story. In this context, working on non-built areas, which are the most subjected to temporary occupation, could help governing the growth of the territory and regulating the temporary activities making them compatible resources. Methodologically, adopting a flexible approach and adapting the concepts of “temporariness”, “vacant-residual areas”, “urban catalysts” to our case has been a first necessary step. Temporary use of the ground is in our case linked to the seasonality of most of the activities and is featured by repetition. Here activities repeat and constantly alternate in time, so that time is a key for understanding them and their setting in the site: temporariness is a “permanent temporariness” and vacant areas are often full. Spontaneous modifications and self-made architecture change...
Miseno is a multiple landscape: this place is made both of natural, historical and archaeological values and of an economy that needs to be developed finding its roots in local traditions, but having to face the much larger reality of the metropolitan area it belongs to. The subjects and the spaces have to be mutually related within a system that guarantees giving value to each different contribution and satisfying each different need. Multiplicity as a reading-key can help to recognize discontinuity as a recurrent modality of construction and as a condition where to find new kinds of relations and new opportunities of intervention for contemporary landscape. Miseno is an example of complex and uncertain context, where illegal settlement, uncontrolled urban growth, military use and a wide range of temporary uses coexist with relevant cultural, archaeological, landscape heritages.

In this reality, where the abuse and the illegal are dominant and in the confusion of temporary and seasonal change, as well as informal and illegal practices, planning future development needs an innovative approach. The introduction of specific strategies and tools of control has to help to exploit the potentials of existing spaces for multiple and shared scenarios, able to translate the chaotic appearance of the site into a programme of actions. By considering the social-economic context of Miseno, comprehensively there is a great incidence of manufacture, commerce and services. This incidence has been growing more and more in the last years, simultaneously with a decrease of agriculture and industry. Tourism is one of the most significant activities. Tourist facilities are spread out all over the area, in form of both temporary and permanent architectures (reception,
bathing establishments, free time structures, etc.). The real estate market is very lively, more than in the past. Generally, buyers are people (especially young families) moving from Naples to Flegrean area to live and/or to invest some money (both houses and lands). Rent market is more articulated and is characterized by rents for the whole year or just for summer/winter time (from June to October and from October to June), with different prices. Tourists, seaside users, owners of bar and restaurants, but also boats and cars are some of the main actors of this territory modification and tourism, bathing, sports, cultural activities and entertainment are some of the main activities. They cover this territory with flashy, provisional, architectures and signs which are its elements of degradation and sometimes its reason of fascination. Less visible activities sign this territory too, less visible but still permanent transformation modify it. The multiple subjects and the multiple vocations of this territory find in these spaces the opportunity for a relationship (negotiation, support, alliance, opposition, confrontation, formal, informal) and in the temporariness of their presence and of the transformations they produce the rules for optimising their resources for their sustainability. Multiple landscape, multiple subjects, multiple vocations, multiple transformations devices are the components of a multiple programme to implement, considering three test-areas that are expression of the main place categories: “beach”, “lake”, and “city”.

A future vision of Miseno as a whole leads to specific objectives for the single three specific areas: guaranteeing a full accessibility and right use in the beach area, regaining a sustainable naturalisation around the lake, and restoring the urban quality in the city.

As regard to the second category, “the lake”, this area of Miseno was neglected by the public administration in 70’s and 80’s, because they were waiting for the construction of the tourist port. In the meanwhile the lake was used as a sewer by Bacoli. Due to the dramatic situation of the brackish water of the backwater it was impossible to speak about fishing. Besides, the surrounding areas have been parcelled out and let out at very low costs. After the work of local administration for the sewerage system, the unauthorized sewers don’t flow any more into the lake. Then, the ownership of the Campania Ichthyic Centre (CIC) passed to the local administration of Bacoli, that has prepared a preliminary plan to reorganize and improve the value of that area. Indeed, the CIC owns both Miseno and Fusaro lake areas, and it is reviewing the
contracts for the permission to settle activities there. Adding some precise conditions to the contract itself, specifying compatible activities or changing the time terms in favour of short ones are some critical components for a new kind of development for this place. A temporary use of the lake also means permeability of soil, naturalisation of shores, return of productive activities, reversibility of transformations, quality of water.

As regard to the third category, “the city”, it is referred to the urban context of Bacoli, where the abuse is a common element related to more than 2,500 houses. The main purpose is restoring the urban quality, experimenting new regulations in order to fight the different kinds of abuse. We can consider the presence of two dominant types of illegal housing: a “necessary abusiveness” and a “speculative abusiveness”. The first is linked to the house need as residence at a reasonable economic offer inside to the urban price market; the second is more difficult to codify and is diffused on the territory in a quite homogeneous way and, in many cases, is linked to the illegal economy. Restoring the urban quality means to consider the importance of morphological quality of urban spaces, the flexibility of rules and the return of compatible activities. The city is the place where this experiment could be better done, being illegally built in a large part. For the three selected sites it has been possible to define a strategic planning model, useful to implement a suitable approach. From the analysis of the site and from the identification of its potentials it was defined a framework useful to identify: - the priorities of development for temporary uses; - the elaboration of the decision-making process; - a training process for the local community; - the existing capacities as starring point for the implementation of new actions; - the results in terms of new local employment opportunities and new economic activities.

The specific characteristics of the sites help to define three different approaches:

1) The Beach: Learning to do/Capacity building, that means construction of synergies, and starts from the identification of the key actors involved and the rules for a constructive co-operation at different levels in order to implement a temporary uses cycle, that considers the possibility to use the beach in different periods of the year and for different activities. From the analysis of the potentials it is clear that the beach and the sea are two reference elements for the economic and social dynamic of the Miseno area. The purpose is to overcome the seasonal use and to define a strategic use of the places, integrating emerging activities and different stakeholders. The strategic model is represented by the development of the capacity-building, that should aim at empowering all interested parties, particularly local authorities and the private sector, considering the possibility to integrate the third sector work. In this way it is possible to develop the community capacity, identify and assess their institution-building priorities and strengthen their management capacity. The capacity-building is a tool to improve the awareness of the potentials of the local community and is useful for “learning to do”: it is directed towards supporting decentralization and the participatory urban management process.

2) The Lake: Doing/Enabling, that means the identification of a framework for direct action tools. The model operates in the specific site of the lake area, with the interaction of different stakeholders. The selected model can involve an enabler (as the same C.I.C.) that can help to define strategic changes in order to organize the interaction among temporary users and legal, funding and operating systems, considering the possibility of new
private sector bodies, the associations and the third sector. The process of empowering has as instrument the training of facilitators, able to prepare and implement the strategy, that includes: decentralization, integrated action of the public sector, participation of the civil society, co-operation among private and public agents. Indeed, values, uses and spaces are the categories of the local potentials and suggest the area strength and weakness. The space shape comes from two different not well related processes, each one with its own modality and time. While the regional and the municipal administrations work on long-term plans, people use the space: they find for as long as they need it modifying it as to answer to their own demand. If this is a problem on one side, it leads to potentials on the other: low connoted spaces and many vacant spaces among the public ones, as far as the form of the territory is concerned, and innovative solution for unedited problems as for the architectural scale. Improving the offer and the facilities seems to be necessary so to higher the target of the tourism and the quality, more than the number, of the users. Attracting investors from here and from elsewhere, building capacity and awareness on one side and leading a right marketing policy on the other, seems to be a way to differentiate the activities and to multiply the resources. But building the right mentality is the most urgent goal. Without it it’s not possible to achieve the others. Sharing a common vision is the real premise for bottom–starting operations where the private interests is not in conflict with the public one.

forms of contracts, facilities, etc. The CIC can be seen as an enabler of the local actions, able to promote a new system of rules linked with new temporary uses. The main purpose is the research of a balance, because the lack of appropriate regulations and the existence of a great number of restrictive constraints linked to the presence of environmental and archaeological resources are two elements of the deregulation. In this context, the temporary uses are the instruments to initiate a development, to prepare specific programmes and planning processes in a long–term vision. The enabling strategy is considered as a suitable model, that identifies the possibility of an integrated approach in order to promote an open, equitable and mutually beneficial economic environment, where it is possible to encourage direct and local investments.

3) The City: Regulating/Governing/De–Regulating Empowering, that means above all “seeing the possibilities”. Indeed, the urban "decision" framework is based on the concept of empowerment of all stakeholders to actively engage in making their cities and communities liveable. The concept of empowerment is based on the understanding that most human investments, activities and choices, all of which influence the achievement of development goals and the extent of environmental impacts. The emphases on empowerment policies has received support from the growing recognition that democratic and participatory government structure are not only important goals of development but also play an integral role in the achievement of such development. Citizens have to understand the need for considering the human, social and financial elements of making decisions as based on consideration of short and long–term outcomes for the betterment of the local community. In a long term vision it is possible to identify some processes useful for the development and promotion of technical skills and associated development support skills at the different levels, involving the local community, the
Historical Background

Economic and Urban Spatial Conditions in Vienna

Vienna has a single historical centre as central point and towards its borders almost regularly and concentrically decreasing densities and value. According to these geometrical reasons it has few wastelands close to the town centre. Because of the traditional relative weakness of the “large industry” since the 19th century, but also the lack of newer large companies of European and/or international rank, the “de-industrialization” of Vienna apparently has developed more gently than in other cities. Paradoxically also the missing pressure on growth in Vienna (with a short exception from 1989 to 1994 with a high annual increases in population) since 1914, has not been leading to larger empty industrial brown fields, trade areas or to the development of slums in residential areas of Vienna. For areas like these temporary uses for intermediate exploitation would be interesting with regard to the real estate point of view.

The largest inner urban brown fields in Vienna are the railway areas, which as a consequence of the historical weakness of large inner urban industrial areas don’t have the extensions of the areas in Berlin, and were until now for temporary uses in the sense of Urban Catalyst completely inaccessible, the more as they shall be exploited now in the ongoing process of outsourcing and privatisation. The same is true for closed-down military areas where temporary users have no chance. The railway areas close to the centre as well move step by step towards an utilisation, which is related with the starting privatisation of the Austrian Federal Railway (ÖBB). The vacant area of the Northern Railway Station (halfway between Donaustadt and the city centre) could not be mobilised although the negotiations already last a decade; only the peripheral zones in the meanwhile are built on. There is a high degree of contamination and usable buildings are missing, thus the area is not easy suitable for temporary uses. But some inner urban brown fields have been used very quickly: currently even the Urban Planning Department is surprised, how fast after the closing of a series of medium-sized industrial facilities, the property owners initiated a new utilisation (commercial tenancy, demolition and a new office building and/or apartments).

With exception of a certain rupture through the Danube, the concentric-circular structure of Vienna has not caused any inner–urban migrations, only a creeping exodus from the city that has’t left larger under–used, devaluated quarters as classical zones for temporary uses and following gentrification on a big scale. Thus the restriction of ownership in case of under–use, vacancy etc. wasn’t a topic of legal regulations, as elsewhere the legally binding obligation to tolerate “illegal uses” in vacant buildings. Today the dense use and the relative order of most of the inner–city areas, starts in the smallest cellar and ground zone–shops and reaches the very large development areas, like the former slaughterhouse, the old power production areas, dairies and bank zones of the Danube. The larger harbour installations themselves are at the outskirts of the city, not situated at prominent locations and are limited in their expansion by the nearby forests.

A Rigid Political–Administrative Planning Culture

Vienna is characterised through a specific political–administrative planning trying to provide everything, dense public and civil uses and the control of all parts of the city, which includes a cer–
in social security but as well a detailed spatial control and “order”. The Viennese clarity with w tolerance for “alternative uses” and/or development of slums and the concerns of the city thers, led to the control of all areas, buildings and premises – and thus to a relatively low rate criminality or vandalism, but as well to a lack of empty premises, areas and buildings available r private, disordered and “creative” appropriation. In Vienna traditionally communal housing as a central instrument as well – until recently – of the urban development policy, which led to successive utilisation of the inner urban brown fields, without giving temporary uses and new oups of users the possibility to establish. The communal housing of the “Red Vienna” between 22 and 1932 (with 60.000 communal apartments) and the communal and non-profit housing tates since the 2nd World War have weakened the traditional social-spatial patterns of the city the Gründerzeit period, but as well the recent social spatial polarisations and thus prevented e cyclic dereliction and upgrading and the resulting vacancies.

evertheless what happened in Vienna in the 70ies, overlaps in general with tendencies and acti- es of other metropolitan areas: a number of “occupations” of areas and buildings for “youth lture” and “scene uses led in Vienna either to immediate eviction and clearance (with subse- uent reconstructions as soon as possible: e.g. Arena, Gassergasse, Phorushalle) or to the estab- hment of recognised and subsidised places of cultural interest: Amerlinghaus, WUK, Arena II. e supplies and demands for such vacant and/or under-used areas for appropriation is in Vienna ntil now more or less balanced: if there was no private demand for vacant areas (after shut- wns of industries etc.), the city helped (and still helps) with public-funded housing estates d/or with the construction of social, administrative infrastructure or educational facilities (even n one of the most expensive construction sites of Vienna, the area of the Donaucity which was reseen and prepared for the EXPO 95). Because of this moderate urban spatial processes of ansformation – linked with an investment strategy of the commune which is supported by social rtnership – Vienna could since ever/until now afford the luxury of fearing all kinds of vacancies, own fields and slums.

e Viennese local politics and town planning were in the tradition of “Red Vienna” of the inter– par period substantially housing– and housing infrastructure policy. Since the 70ies these policies ere complemented by the “Viennese model of gentle urban renewal”, which likewise was stron– y focusing on the housing improvement and house renewal (as well as on the “residential envi– nment” with its residential streets, new park grounds etc.). This model was rarely relating to mmercial renewal, inner urban centres of competence and innovative trade centres. If it is true, at extensive derelict urban areas in numerous metropolises were the “playground” for the velopment of new cultures, innovative economies, creative networks and “scenes”, it could be ated that Vienna has a deficit in this respect, but of course it isn’t possible to present the ncence of slums, underdevelopment, large vacancies as a lack. It should be analysed and discus– d to what extent location disadvantages and thus losses in growth have been caused by the ck of run-down and cheaply available sites for young creative, artists, designers, graphic artists, chitects, young entrepreneurs/start-ups in information, communication, media and new tech– nologies and still arise today. Or differently: What can a city like Vienna do, if such development eas and “breathing” areas, which are flexible and available fast and cheap, are not disposable eom the political and administrative side of city development Vienna doesn’t need the legalisa– on of informal, illegal temporary uses, but rather larger “playgrounds” for young, entrepreneuri– and/or alternative “scenes” with low income.

Supply and Demand for Trade and Office Areas in Vienna
The Viennese market for offices and buildings – can be characterized contrary to other capital cities through slower cycles (8 to 10 years) and relatively stable net yields of 5%. In other cities the amplitudes of exploitation, production and temporary stagnation of empty areas, are substan– tially shorter and higher. The highest Viennese rents of about EUR 22, −/m2 correspond for instance to the upper average of Munich, not to compare with other central locations in Frankfurt, Paris or London, where the prices are much higher. Decisive for the entire Viennese situation in the real estate sector is not only the Viennese property market with its relatively low prices in comparison to other metropolises. An obstacle for the settlement and establishment of new companies with international capital is the still open linkage of Vienna to the European high– speed railway net. Here the danger exists that Vienna will sooner or later is situated aside the large East–West and North–south connections. A certain boom of larger office projects started in the last ten years, whereas the market participants precisely observe each other to avoid vacan– cies. Current vacancies of office and trade areas are situated mainly inside of the Gürtel, prin– cipally in buildings, which were built before 1992 and can be adapted only with disproportionately effort for the nowadays–required technical standard. Until now certainly less investigated are the developments and consequences of removals of commercial enterprises and the related vacancies and/or utilisation dynamics (in the area of productive business, retail or business related servi– ces).

Open Demand on Temporary Uses by New Agents
The crux for Vienna is for surely the question of social and individual needs on new forms of tem– porary uses and the missing experience in Vienna contrary to other metropolises – and thus as well the lacking social acceptance. As long as the real estate tax is not too high and no planning instruments are applicable against empty sites, owners have not much interest in temporary uses, which could limit them in short term sales or investment decisions. Owners of free real estates try in general directly to achieve mid– to long–term renting, a conversion and upgrading. In Vienna one can trust that temporary uses are quite “civilised”: the cases where premises were used for temporary uses without the agreement of the owner are rather exceptional in contrast to big metropolises. Occasional conflicts between temporary users and owners and/or planning objecti– ves were terminated in Vienna quite drastically by eviction and demolition. Which had without any doubts the desired effect on further similar operations. Particular distrust still exists from the owner’s side against culturally temporary uses – especially since the historical “Arena”, the occupation of the slaughterhouse St. Marx which at the same time was used for performances of the Vienna Festival, in 1976, which can as a Viennese “chiffre” – represent the problems concern– ing temporary uses. The situation for young entrepreneurs in new markets is still open: there are not enough large and varied “niches” in Vienna, as there are not so many small markets in com– parison to Paris, London or Berlin. While outstanding own productions in some fields of the crea– tive sector exist in Vienna (electronic music, graphic, consultation, media–design or architecture), the development in many other fields is restricted (fashion, furniture, industrial design, music industry or services related to production). The spatial and urbanistic consequence for Vienna was until now, that due to a weak economic dynamic there didn’t exist any real pressure or obliga– tion, to develop in a bottom up approach (with young “wild”, energetic parties and investors), which means self–organized development of new locations outside the centre. The international 3– or 4–fields–economy in succession of the use of urban areas (buildings) is – at least in the cul– tural area – in Vienna more developed in the form of a “2–Step”: The creative initial phase of
In 1997 the Cable and Wire Factory in the 12th district of Vienna was closed down. Now a new quarter is developing on its area of 6.3 ha, for which a call for ideas named “City 2000” was organised. A cooperative planning process was chosen where temporary uses should enable sustainable planning and development related to the actual needs. The project is – as a pilot project – quite important for the Urban Planning Department. The association “IG Kabelwerk” was founded to organise and coordinate the individual temporary uses.

Historical Background
The factory of the Cable & Wire plc. (KDAG) was built in 1903. It was one of the largest of this kind, with about 700 employees, which all lost their jobs, when the factory was closed in 1997. Eight housing companies bought the area, on demand of the Urban Planning Vienna the difficult way of a participative oriented planning process was chosen and the population was involved in various workshops and advisory bodies. The development of the area can be considered as a pilot project in cooperative planning. Initially, independent from the Urban Planning Departments, the City of Vienna, the project developers and some invited cultural parties agreed on temporary uses in existing empty halls. In 2002 after nearly three years of cultural uses and the existence of a new land designation plan, the project developers have incorporated a
of the TV reality show "Taxi Orange" or the until now biggest European LAN (Local Area Network) party. Some medium size events were for example theatre performances, presentations of companies, a film festival and exhibitions of student works. According to the financial concept rents were only requested from commercial event operators, which were appropriate to usual market prices. On the other hand the association supported financially private initiatives from the non-profit area. Altogether different social groups of participating parties and visitors shall be addressed, not only from the closer environment. Thus the Cable and Wire Factory shall get a name as a location and evoke interest. By the choice of very large partners, for instance the ORF (Austrian Radio and Television) for the Taxi Orange–events, broad publicity was achieved, thus the location marketing was successful in this case. The association itself was the driving force for about 30% of the events in regard to programme, provision of money and other resources. In principal, it was differentiated between commercial and non–profit events, primarily the usual rent had to be paid, for latter only the operating costs. After a majority of the halls was demolished, the current operation (2003) functions are extremely limited. In prospect is the adaptation of the last remaining hall and/or the revival of larger event activities in the future hall. The further course of the cultural activities is still unclear: the district is strongly in favour for the continuation of culture in this future city quarter.

Temporary Uses
Besides the IG Kabelwerk there were and/or are two further temporary users, which had specific contracts with the owners: the alternative school "w@iz" and the „Faust Vienna 2000 Performance GmbH“. The fact of a different contractual situation and thus different positions of user vis-à-vis owners often lead to ambiguities and conflicts. This showed that temporary uses need
specific contractual coordination, particularly in relation to the invested costs and the resulting risk.

W@LZ Wiener Lernzentrum (Viennese Learning Centre)
The idea of this alternative school project was developed independently of the Cable and Wire Factory. The area had already been offered to IG Kabelwerk, but was still not used. Here as well it was agreed on a Prekariertum, only the operating costs have to be paid. The relationship between school and IG Kabelwerk was not free of conflicts and competition around areas and commitment, which is difficult to judge from outside. However the school is substantial for the location, as it is always present. Lately the school was the only contact point in the Cable Factory for uninformed visitors because of its spatial position and because the rooms are not only sporadically used, but within a fixed timeframe. Shortly as well the office of the building developers is situated at the location. The school will most probably not return to the Cable Factory after the reconstruction of the building has finished.

Faust Vienna 2000
The Faust production, which was originally a performance of Faust for the EXPO in Hannover, was a prestigious project of the Cable Factory. The “Faust Vienna 2000 performance GmbH” had absolute priority in comparison to the other temporary users. The used area was extended for “Faust. The contract started in July 2000 and ended in December 2001, the renting and operating costs were monthly about 91.000 Euro. As return favour the area was supplied with the needed technical infrastructure and 40% of the insurance costs of the area were taken over. Contrary to the other temporary uses the adaptation expenditure was much more: a smaller hall was built as an extension of the large hall and next to it a tent was erected. The most expensive intervention was to lift the roof of the main hall. The effect of the Faust performance as location marketing can hardly be assessed: the measures for advertisement were enormous, the name “Kabelwerk” was disseminated in various media. A very specific audience was reached, which has not much relevance for the future local development. It was a high-end event in an island situation. However, it was a pilot case and helped to implement and legitimise further temporary uses.

Consequences for the surrounding area
Altogether the concept of the cultural temporary use worked quite well. The Cable Factory is now a “brand” in Vienna; the quarter has a new image, which goes beyond the previous images of a living and industrial quarter. The Cable Factory – but as well the other projects described – clearly shows, that temporary uses have a value, when they are related to locations and events, which are not repeatable and are exceptional cases in urban life. Thus the explicit goal was achieved, namely to start a local cultural life, whose further development will depend on the actual realisation of the project. The establishment of cultural uses is foreseen, but the question if the remaining buildings of the Cable Factory can be used or the emphasis will be on a new building is still not clear. The same is valid for the operation of such an institution, from which it will depend if the strategy, which aims at an integration of the environment, will be continued. The Cable Factory is a test case for innovative planning and development strategies with regard to cooperative planning processes and temporary uses. Certainly it is a counter model to the planning and construction of large settlements at the periphery without any participative processes. Of course at the moment it is still not possible to make a final conclusion about sustainable effects of the temporary cultural uses and the development of the quarter.

Economics, Instruments
It remains as well open to what extent, in case of future “employment” of temporary uses for other projects, the synergies between project operators, district, planning and cultural users could have been clearer. Without any doubts an effect was that the devaluation and the vandalism of the vacancy of an urban brown field was avoided. Probably the economy of temporary uses is characterised by a spontaneous and unplanned use of resources, which thus produce in a complex way additional value, which cannot be accounted linearly. The excessive, costly dealing with resources for instance at the Faust production stands for an economy of transgression, of which results are not available through classical economic accountings. A substantial “detour rentability” of temporary uses exists paradoxically in additional expenditures, and new unusual constellations at places, programmes and participating parties, which are quite important for the liveliness and urbanity of especially periphery quarters. Crucial variables thereby are less the public subsidies for culture as the skills to arrange the inevitable process of institutionalisation and commercialisation in a creative way.

Interview partners and literature
Mischek, Michaela and Zadeyan, Stefan as representing the owner association; Buchner, Herbert and Pamer, Volkmar from the Municipal Department 21 B; Sedlak, Kurt and Sperger, Erich from IG
“Soho in Ottakring” is an art festival, lasting for two weeks, which in the meanwhile takes place annually. It is a good example, how an organizational and financial frame for temporary uses could be conditioned (although “Soho in Ottakring” is only a short-time use, which has more the character of an event). Besides that it belongs to the rare cases in Vienna, where such activities started on the “open market”. It has a “bottom up” project management and is not organised by Urban Planning or established cultural institutions. However, its development shows that the integration of the city administration makes the organisation and financing easier, and that it increases “urban-planning effects”. Above all it is also an example of the fact that (local and superior) economy (i.e. also the Vienna Business Agency, etc.) recognised, how important temporary cultural uses can be for the development of locations. “Soho in Ottakring” is therefore also a prototypical example of an institutionalisation process of a temporary use.

Spatial Context
“Soho in Ottakring” uses the area around the Yppenplatz, respectively the Brunnenmarkt in 16th Viennese municipal district Ottakring. The activities and installations take partially place in the public space, in empty as well as in still operating shops in the ground zones. The area is a typical example of a densely built quarter of the Gründerzeit: precise road raster, no sumptuous fronts; a former worker accommodation. The problematic of empty salesrooms as it occurs in this area, is a topic for the entire densely built urban areas of Vienna. The small detail retail trade is more and more endangered – where expensive shops and new chique service providers do not already replace it.

Development of the Project
In May 1999 “Soho in Ottakring” took place for the first time, this year it will happen already for the fifth time. From 1999 to 2002 it expanded gradually and linked itself in the course of time also with other interests. In the meanwhile the festival understands itself as an art project in public space and at the same time as an urban renewal project. The Area Service Office (Gebietsbetreuung) Ottakring is centrally involved. The number of partners and artists, who use the salesrooms, increased steadily; in the last event more than 200 artists were involved on 48 places.

Organisation
The “association for the arrangement and organisation of the cultural and location project ‘Soho in Ottakring’” consists of natural people, who origin from the Area Service Office, the district administration, the chamber of commerce and the artist Ula Schneider. Further cooperation partners are: the association of the merchandisers of the quarter, the Federal Chamber of Labour, the Area Service Office Ottakring, the Ottakringer Brau AG, a brewery, Basis Vienna, ÖKS (Austrian Cultural Service), the IG Fine Arts etc.
They are mainly involved in organizational support, public relations and so on; the financial support is covered by subsidies and sponsoring. The application for participation has to be submitted in written form and a jury formed of artists and cultural scientists, makes a selection. Precondition is an autonomous work in relation to the topic. Cohesion of the separately working participants is established via the web site and the mailing list. Four jours fixes take place in the preparatory phase, which are sort of discussion platforms. They serve as informal exchange of the participants and offer possibilities for information and contacts in relation to the organizers. Lectures are offered as well. The shops are offered free of charge by the owners during four weeks. Support is offered for the contact owner – artist and for the elaboration of the precatory contracts. Generally the artists themselves have to be active and carry the costs for their projects, as well for the technical infrastructure. The budget available is mainly used for the costs of the organisation. At the beginning of the action the amount was very small, in the meanwhile it has increased to about Euro 100,000. The organisers provide cleaning and electricity; if painting is necessary, it has to be organised by the artists themselves. However the premises have to be returned in the condition, in which they were handed over. The interpretation of what was the condition lies probably in the negotiation skills of the respective participant. Because there were often problems in relation to this, contracts with the artists are now concluded for the first time: They have to provide the security of their art piece themselves and have to prevent an endangerment of the visitors by this work. For damage to the premises, for instance caused by water etc., otherwise, a liability of the event exists. Therefore the artists must also provide security during the opening hours. “Desired is a strong presence and willingness for communication with other artists, with the inhabitants of the quarter, with traders as well as with the social

and administrative facilities of the district”. This means that the artists are aware of their role as “urban mediators” and take this role into account as well.

Consequences for the Surrounding Area
The Brunnenviertel is stamped by local ethnic economics. In this quarter a very active area care is working and the changing of the zone around the Gürtel is clearly visible. The attractiveness of this quarter has increased since the measures supported by the EU-programme URBAN and the subsequent project Gürtel Trans Form have been implemented successfully.

Apart from that “Soho in Ottakring” seems to have direct impact, the intended purpose is reached: Since beginning 35 shops are in use again – the self-confidence of the traders was enforced, artists moved there and the image of the quarter has improved, the image as an artist quarter is created. Actually a main part of the premises, which are used again, didn’t fill up with shops or local supply, but with galleries. This is a tendency, which “Soho” supported, but which represents a general future scenario of the street and shop structure of the quarters of the Gründerzeit. The move of architects, artists and other new service providers into the (otherwise empty) salesrooms in the ground floors, is an international trend. The problem of gentrification is not yet acute in Ottakring, but is already in discussion. The area care organised a discussion round with the result that no immediate danger exists. The housing structure is mismatching with the classical gentrifiers and the good protection of tenants in Vienna seems to prevent this tendency – at least for the moment. One problem is the name “Soho in Ottakring”: Both the quarter Soho in New York as well as in London does not stand for revaluation, of which everybody profits, but for substantial process of repression, where the population of the quarters was radically replaced and mainly the owners profited.
Comparable Projects
Not only in the Brunnenviertel but as well in other areas of the Gründerzeit in Vienna business premises in the ground floor zones are empty and wait for future use. For this reason “Soho in Ottakring” found some imitators. Closest to “Soho in Ottakring” is probably so-called “Cultural Sidewalk” in the Gumpendorfer Straße. Contrary to Soho the “elite” of the artists was represented here. Here as well installations in the street and empty shops were supplemented with evening programmes: readings, lectures, discussions, in particular in relation to architecture and urban topics. Since the project exist an intensified accumulation of “creative service providers”, not in the sense of classical galleries, but in various new forms of cultural intermediation, fashion/art, scene hairdressers and so on. Interesting in this context is also that the car seller Denzel who sells expensive cars and is based in the Gumpendorfer Straße has profited quite significant from this recent development. Chic young shops are a far more interesting surrounding for their customers than unattractive empty shops. Denzel was the most important sponsor of the project and also participated in its initiation.

Economics, Instruments
“Soho in Ottakring” seems to confirm the classical economic theory: If everybody pursues its own interest, a positive result develops for all (as if steered by Adam Smith’s invisible hand). The interest of the artists is the exhibition of their art; they got a space free of charge and can distinguish themselves in this meanwhile well-known festival. This symbolic profit is more essential for them than financial profit, which is to be expected in this field only at the end of a long duration of unpaid work. The traders are interested in this event, because it attracts potential customers. Overall the quarter profits, the district has more life, the local economy is strengthened. And the Viennese cultural scene can be happy about a successful festival and enjoy apparently functioning “urbanity”, which already seemed to disappear. Most probably the landowners will profit as well, namely when the land prizes will rise. Still the land prices haven’t risen. However the example Brunnenviertel shows how difficult it is to balance between a revaluation, from which the population benefits, and a beginning gentrification, where at the end will be some losers. It shows as well that institutions are required which interfere and mediate such processes.

Interview Partners and Literature
Brodner, Birgit (Soho in Ottakring, Area Service Office), Renner, Jetti and Schneider, Ula (Soho in Ottakring)

MuseumsQuartier
How to Domesticate Temporary Users

The area of today’s MuseumsQuartier is one of the most prominent Viennese examples of temporary uses. It is also an example of how such uses can be strategically installed, how they can give an image to a site and how difficult it is to maintain their innovative energy, if they are transferred into permanent uses.

The temporary use of the so-called MuseumsQuartier (the former Messepalast) can be roughly divided into three phases: the first covers the time between 1985–1993, during which the Wiener Festwochen organised annual events, which lasted several weeks and included theatre, dance performances and exhibitions. During the year the area was used for trade fairs. In the second phase, between 1993 and 1999/2000, some temporary uses were inaugurated, which occupied some locations continuously throughout the year – institutions such as the architecture centre Vienna, a children’s museum, art spaces such as Basis Vienna, Depot and Public Netbase developed there. At this time, the MuseumsQuartier was already projected, but the start of the construction was delayed. Temporary uses filled this gap and
more place and publicity developed, as there was no space for discussions about art and cultural theory in Vienna: the empty areas in the Messepalast were therefore an interesting possibility. The decision was taken to settle these new institutions in the Messepalast – also with regard to the future cultural uses. The temporary users were part of a long-term development process, which was structured by a relatively clearly defined future scenario. The new critical institutions developed in the time when there was still a Ministry of Art and a lot of public funds were available. Comparable to the Architecture Centre and the Children’s Museum, political decisions supported the institutions. Therefore there were hardly precise legal agreements. The users often acted without exact knowledge of the contents of the precatory loan contracts. The costs for the rooms were low; they only had to pay the operating costs. The installations were financed by means of sponsoring and were as far as possible planned mobile. Only minimal contact existed to the Museum Quarter Development and Operating Co. Ltd. The role of the temporary users can also be seen under the aspect of the preparation of the area, there were and are divided opinions about that: the large institutions claimed more space, which would have limited the space at the expense of the smaller establishments. However it turned out that the coexistence of small and large institutions, of long-term and temporary uses is difficult; as well as the tendency to a permanent use of temporary uses raises problems. The discussions are still not completed yet; the necessity of a conflict management for the temporary uses becomes obvious.

Lomographic Society
In 1992 the Lomographic society moved to a ground floor premise in the Breite Gasse, with the interference of the municipality of Vienna. The house was demolished in 1995 to allow access to the MuseumsQuartier from the 7th district; the association then moved somehow “prepared” the area for the predicted use. Many of the temporary uses are now expected to be permanent. The third phase covers the current “temporary uses” within the umbrella organisation “quartier21”, which is part of the MuseumsQuartier. The list of the most prominent temporary users includes the following institutions:

Architecture Centre (Architekturzentrum) Vienna (Az W)
The Architecture Centre Vienna was created in 1993 by a common initiative of the Republic of Austria and the City of Vienna as a non-profit association. It is the presentation site for international developments in architecture. It occupied two halls and office premises, which were rented by the Vienna Fair Corp to the Urban Planning Vienna. The director of the Az W was involved as an expert in the architectural competition of the MuseumsQuartier. The Az W became a lasting institution of the MuseumsQuartier and extended to further premises in 2001. The former Prekarium became a letting contract. There was a strong political will with regard to the moving in and the contractual conditions of the temporary solution, thus there were no problems concerning the contract and the costs. With regard to its comprehension as a “neutral” architecture institution and in consideration of the existing building substance the Az W kept the character of the temporary: the rooms were carefully renovated, a certain character of a “construction site”, which had considerably influence in the transition period, remained. Anne Lacaton and Jean Philippe Vassal, experienced in the realisation of such tasks, for instance by the Palais deTokyo in Paris, arranged the Café of the Az W. The topic of temporary building methods is picked out as a theme in the architecture centre for several times. In summer 2003 an exhibition about Lacaton & Vassal will be shown.

ZOOM Children’s Museum
The children’s museum was as well already planned with regard to the area. In 1994 it moved in and is now a part of the Museums Quartier. It has gathered some other related places there: wienXtra, which organises and coordinates leisure activities for children and adolescents in close cooperation with the City of Vienna, and a theatre house for children. The temporary solution integrated in the now final result and extended.

Kunstraum Wien, Depot. Art and Discussion, Basis Vienna, Public Netbase to Kunstraum Wien (Artspace Vienna), as well as Depot and Basis Vienna were created by (different) federal curators. While the first federal curators had their work place at home, soon the desire for
into larger accommodations in the MuseumsQuartier itself. In the course of the renovation works it moved to a new address in the further environment. In the new Muqua, it is presented with a shop.

Residenz Theatre
From 1996 to 1999 the Residenz Theatre (named after its predecessor, the Residenz Cinema) was a temporary user in the MuseumsQuartier. The temporary use in the Muqua took place with the support of the cultural committee of the municipality of Vienna. The moving out took place as the one of the other temporary users – also in the course of the renovation works, at a time when no concrete planning for the premises existed. Now the theatre for children shall move in the former Residenz Theatre. The personnel and institutional overlap of the operator of the Residenz Theatre and the association of the Cable Factory shows – as in many other cases – that there is a connection between certain characteristics of locations places, possible temporary uses, which are frequently settled in the cultural area and – as the size of the Viennese cultural scene is limited – certain people. It becomes also clear that informal contacts are needed to establish temporary uses; thus usually social networks provide the necessary background.

Further temporary users were the offices of the magazine springerin, from AICA and a gallery federation, which became part of “Quartier 21”.

“Art on the construction site”
From 1995 on installations were happening in the courts and on outside space in connection with exhibitions and temporary uses or as independent actions: “Art on the construction site”. Also events took place, which opened the construction site to the public: an exhibition, installations, clubbings and a cinema. The Museum Quarter Development and Operating Co. Ltd. carried the project. The series of projects understood itself explicitly as a catalyst for the growing up MuseumsQuartier. In general the initiators supported art in connection with buildings, which also gives impacts for later uses. The self-comprehension of today’s MuseumsQuartier has strongly developed around “quartier21”. The “Quartier21” became a term, which heated up minds and exhausted the potentials already at a preliminary stage. Some young architects equipped the premises with flexible looking installations. However, the space concept has proved to be relatively rigid; it was restricted to the idea of a “street”, which turns the users into exhibition objects. The rooms are now empty most of the time. It can be assumed that an umbrella organisation for temporary uses is problematic insofar as it destroys temporality. Especially in the case of the MuseumQuartier, it can be assessed that the organisation set wrong priorities: the questions of technical infrastructure, spatial organisation, of a common procedure in relation to finances have been solved unsatisfactorily. But the common marketing, which is not beneficial, is operated in detail. However, the insistence on the common logo “quartier21” sets the project in a strange light – for a scene, which in fact only honours variety.
The research project deals with temporary and informal uses of residual/vacant areas. Residual/vacant areas are defined as follows:

a) spaces that have fallen out of use for more than one year (e.g. de-industrialization) with no perspective for a new type of use within the near future
b) urban sites with some essential infrastructure (e.g. access, energy and water supply, sewage etc.)

Residual/vacant areas can be either indoors or outdoors, such as open sites or buildings.

Temporary uses are defined as follows:

a) where people other than the real estate owner perform activities on a site
b) the owner receives no or no relevant financial income for this use of ground or building
c) the use is timely limited
   - by the illegal status of the activity which can end anytime or
   - by a legalized use which can end at any time due to specific contracts different from normal leases in expectation of a different and rather profitable use in future
   - by a lease (contract with owner) or permission (by the state) which is timely limited in expectation of a different and rather profitable (and formal) use in future

Informal uses are defined as uses, which might be intended to be permanent but which

a) do not have a formalized relationship with the owner of the site and are either unknown to him or only tolerated by him, or
b) are illegal but unknown to the state or tolerated despite their illegality

Vacancies

Cities are exposed to a constant cycle of change. In long tidal waves of technological and economical innovation the "system software" of the city is transformed with the consequence the numerous spaces and infrastructures are outdated and in need of replacement. Vacant urban areas are created while others are re-colonized and developed. In analogy to the agricultural notion of the three-field system this process could be considered as an urban three-field economy. (The threefieldsystem means, that a field is cultivated in a sequence of three phase; in the first two phases different types of plants are grown and in the third phase the acre is uncultivated in order to regain its fertility). The extent of vacant spaces and territories varies greatly in different cities. Prospering cities such as Helsinki face only few vacant sites, which are re-absorbed with relative ease and speed. At the same time, vacant spaces exist also in prospering cities on a temporary base, but often not made available for temporary/informal uses. The extent of vacant spaces and territories varies greatly in different cities. Prospering cities such as Helsinki face only few vacant sites, which are re-absorbed with relative ease and speed. At the same time, vacant
acles exist also in prospering cities on a temporary base, but often not made available for tem-

erary/informal users since the estate owners do not consider the temporary uses profitable

ough in comparison to the extra work the temporary tenants cause. Other cities with weak eco-

omies such as Berlin accommodate vast vacant areas with no prospect of development in the

ar future.

asons for vacancies:

vacant spaces are created by

war time destruction

change of political system

change of technologies and mode of productions (e.g. de-industrialization, moderniza-

tion of infrastructure)

increase of land / property values e.g. the original use linked to industry / technical

infrastructure is located to economically

too valuable lot (waterfront, CBD)

intensification of the original use e.g. the original user intensifies of competition rea

sons its use of premises

political decisions of new land use patterns e.g. the municipality wants to make its

urban structure more dense and a political decision is made of changing the zoning of

certain areas being currently in some other permanent type of use

loss of population

miss-planning (either by reserving space for a future construction which never takes

place or by constructing buildings for which their is no demand)

spaces remain vacant because of

ong term planning options

complex or unclear ownership

the planning process (changing the zoning) takes time

long development phases for new projects

missing infrastructures

legal conservation (listed buildings, nature preservation)

soil contamination

e vacant areas establish zones of different character compared to normally used and occupied

ban spaces. Because of the lack of an economic exploitation very different kind of programs,

haviors, events emerge here.

pology of Temporary Users

etential) temporary users exist anywhere. Temporary users regularly have little or no capital, but

e flexible and active and can adapt to given circumstances.

is a specific part of the population, which is a potential temporary user. We could identify fol-

wing types of users:

tart-ups (new businesses, inventors, patent holders etc. with the long term aim of full re-inte-

ration in urban economy)

migrants (persons that are temporarily not integrated in stable social network or employment

uctures)

• system refugees (deliberate, i.e. ideologically motivated withdrawal into alternative universe)

• drop-outs (light criminal offenders, homeless people, illegal immigrants etc.)

• part time activists (having a regular position and income in the society, but wanting to enrich

their live with experiences outside established orders)

All user groups take up a marginal status within the established society. This status can be of per-

eroan or temporary duration, voluntary chosen by the temporary users themselves or forced

upon them.

Depending on their relationship to the established/ mainstream society the residual areas have a

different meaning and function to the different groups (all categories can overlap):

A reserve/ niche

user groups: system refugees, dropouts, migrants

time of occupancy: full time

B play ground/ parallel universe

user groups: part time activists

time of occupancy: off hours

C incubator

user groups: start-ups, migrants

time of occupancy: full-time/ part-time

Clusters

In most cases temporary uses do not develop in isolation but as clusters. The clusters can be of

ormal or informal character with hierarchical or non–hierarchical organizational patterns. Clusters

ave a more a less clear profile of possible uses. This mix of activities is created in an almost

conscious way (due to personal values or personal relationships) (It would be interesting to

udy this way of programming in comparison to the conscious design of a program mix for shop-

ing malls. See also Michael E. Porter: “The Competitive Advantage of Nations, 1989)

Examples for clusters of temporary activities:

Berlin: Haus des Lehreres, RAW

Helsinki: Magazini

Vienna: Kabelwerke

Within clusters distinct local economies and non–monetary exchange replace conventional market

economies (skills, physical labor etc). They also might benefit from having common clients (cons-

omers). The grouping of several temporary activities with certain similar qualities creates synergies

among them.

Excursus: key agents

A frequent precondition for the emergence of clusters is the activity of ideologically motivated

ents who set up a basic legal and organizational framework and provide rudimentary infras-

tructures, which eases the access to vacant locations, and the start of temporary activities for
her user groups. Agents are either temporary users themselves, or, part of municipality or owner ‘submarines’.

the agents are on the temporary user side they are unpaid (honorable work) and have often for experience. Their important role is very often to bridge gaps in-between very different cul-
res, between the activists, the municipality and the owners. Their main contribution is in tablishing new connections and networks. They often see their role rather in initiating develop-
ents than in maintaining them.

etworks

most temporary users money and status are of secondary importance and have little meaning starting an activity. Instead, prime resources are social networks. It is an importance source d in the same time an important outcome of temporary activities. They are generated in two ays:

Fusion chamber: Just by being in the same temporary place for a while people start to know each other and work together. The instability of the situation, the need to negotiate with institu-
sions and people outside the place (as municipality, the owner, the public) forces the differentrivists to collaborate. Also the poor condition of spaces and the lack of financial sources forces different activist to help each other. This is enhanced by some kind of common cultural bak-
round, ideological motivation and value system, which emerges with the development of a user of users. The social networks are sustainable and continue to exist long after the common activations in a location have ended.

Bifurcation: Because of the instability of the location and the experimental character of the use activities they are mostly rather dynamic, being permanently reshaped, relocated and updated. is also often means that one original activity bifurcates and results in several new activities in sferent locations. But the connections are still strong and the former collaboration in one pro-
ct is transformed into a social network in-between several projects/ activities.

relationship between users and site

relationship of user towards site. One can distinguish between users who do not have a specific relationship towards the site. They just look for an affordable cation, but do not have a specific interest in the urban context, being autonomous (e.g. start p as Berlin: Unit)
users who are interested mostly in the internal context of the location. They look for location in der to via synergy to increase their competition advantage or to be part of the social network. ey have strong interaction with the other temporary users on site but not to the further urban text

users who choose there location in a strategic position inside the overall city, meaning good cess by public transportation (and car) as well as centrality of the location, e.g. club scene (e.g. agazini Helsinki or Maria/ Ostgut at Berlin–Ostbahnhof, Wien–Kabelwerke)
users who have a strong interaction with the local community (e.g. Berlin–RAW–tempel eV, rlin–Bad ly) and look for locations which are well integrated into the urban fabric of the local munity. This can overlap with type b, as in the case of Kabelwerke Vienna.
ow users do use a site? The users make little or no built changes. They use the spaces mostly as ven and founded. They add new infrastructure if needed (electricity, water, gas, heating ...) and use mobile equipment (‘furniture’) to adapt the spaces to there needs. This is due to small finan-
cial resources and limited or unclear time frame.

Relationship of site in long–term perspective and temporary uses: The effect of temporary uses on the development of a certain location can be different. We can distinguish following typologies:
a) Stand in: Temporary uses do not have any lasting effect on the location, but only use the vacant space for the time available
b) Impulse: Temporary use gives an impulse for the future development of the site by establishing new programs/ new programs cluster at a certain location. Example: Berlin Club WMF followed by London Media Company, Squatting of Kokos Factory in Helsinki
c) Consolidation: Temporary use establishes itself at a location and is transformed to a permanent use. Example: Berlin Club Tresor, Arena as a concert hall/ event location. The consolidation can also take place at a different location (e.g. Berlin–Tempodrom, Kunstwerke, Cable Factory Helsinki)
d) Coexistence: Temporary use continues to exist (in a smaller size) even after establishment of a formal permanent site at the location. Example: Flee market and Yaam Club at Arena Berlin. Also the aim of the planning authorities in Helsinki
e) Parasite: Temporary use is developed in dependence of existing permanent uses and takes advantage of existing potentials and availability of space. Example: Market at Berlin Ostbahnhof
f) Subversion: Temporary use is interrupting an existing permanent use (institution) by squatting as a political action. Even so this occupation is normally of a very limited time period, it effects the squatted institution and results in change of the institution. In the situation of the squatting different uses than normal are established at the location, e.g. housing in an university or facto-
y. Example: Squatting of Factory Alactel in Berlin–Neukölln, Squatting of Universities
g) Pioneer: The temporary use is the first ‘urban’ use of the site, establishing a way of settlement, which might become permanent. Examples: Building of World Expo’s which have intended to be temporary but became permanent
h) Displacement: A permanent institution is displaced for a limited period of time and during this time established in an improvised way as a temporary use. Example: Displacement of railway-
station at Berlin Ostbahnhof in year 2000

Type of programs
Temporary uses can be of any kind – housing, work (as production or services), leisure, consump-
tion, social services. Typical are e.g. youth culture incl. music, clubbing etc.; art world; leisure/ sports; start-up–businesses, inventors etc.; alternative cultures; migrant cultures, social services, flee market or car boot sales.
The residual areas become a Breeding ground, a laboratory or test site for new kind of activities. The most current developments in popular culture, art and new media emerge in these areas.
en so they are run with very low budget they became major sites for the cultural production of eir cities. It is no coincidence that they appear in short tourist guides with the same importance the major museums and cultural institutions if the city. E.g. prospectus in airplanes on Helsinki ention Cable Factory and Magazini as one of the fifteen locations to go, and for Berlin in the me fashion temporary uses as WMF, Maria and Ostgut are mentioned.

ogram to site: Residual spaces became the test site for new activities. One can do experiments th unclear outcome at low financial risk. These experiments can fail and sometime do so. But ey can also become very successful and establish themselves, than the temporary use becomes e starting point for a new type of activities. Residual Zones open up a space of the possibility r uncertainty, where you can fail, where you can be naive, where you can do things you do not ow, where you do not foresee how things might develop.

her Parties
mporary activity on vacant urban sites is made possible by a complex interplay between various tors and agents. Beyond the temporary user groups themselves the following key players are entified that are vital contributors to the success or failure of temporary occupation:

Governments/ Clients
cant urban sites and temporary activities on such sites are visited and used by a wide spectrum city inhabitants. The following client groups are identified.

e Owner
most cases legal site owners do not deliberately nurture temporary activities. Monetary and on-monetary advantages are relatively small in comparison to the larger profit expectations of mmercial development. At the same time, temporary uses do not cause direct disadvantages d site owners are often prepared to tolerate such activities, especially if pushed by municipal ruasion ('stick and carrot policies').

om the perspective of the site owners the following advantages and disadvantages can be iden−ed:
sadvantages:
additional administrative costs
risk of raising expectations towards permanent use (temporary users may want to remain on site)
negligible monetary income
costs caused by basic repairs and alterations necessary for temporary renting
advantages (non−monetary)
raising the image of the site, re−anchor site within public consciousness, create distinct identity
preventing existing building from decay and dilapidation, basic security through pre sence of users
attracting new user groups and potential tenants of commercial development
immunization of neighboring residents to sound emission and traffic
bonus points with local municipality

wo possible models of involvement are likely to be considered:
the site owner is persuaded by local municipality (e.g. RAW, Berlin; Kabelwerke, Vienna)

a.) the site owner is contacted by temporary users and comes with them to an agreement (Unit, Berlin)
b.) the site owner takes initiative by either contacting a specific potential user (e.g. Gallery loop, Berlin– Schlegelstrasse) or by offering the space on the market (e.g. Helsinki test sites)

Municipalities
Municipal organizations hold a key position as ‘enabling bodies’ within the network of players. In most cases this happens not through a official political agenda of the municipality, but by individu−als working inside the municipality as ‘submarines’, who exploit their own decision making capacities in order to help the setting up of temporary activities (e.g. Loretta Waltz, Berlin; Klaus Steiner, Vienna).

The activities of municipal enablers include:
a. setting up clusters of temporary activities
b. setting up contacts and mediate between temporary users and site owners
c. follow and advice in process of establishing temporary activities
d. vouching for temporary users (e.g. act as official tenant of sites)
e. causing vacancies as an unintended side effect by administrative actions (e.g. slow planning process)

Specialist Advisers
a. architects, engineers, planners etc
b. financial advisers
c. lawyers
d. project developers

Current involvement of architects and urban planners within temporary uses
a. commissioned by temporary users as consultants (technical advice, design of local inter ventions often provided voluntarily=unpaid)
b. architects become activists on site as temporary users
c. agents (project management, concept, enabler, initiator)
d. active actors in public debate of the future of the areas
Potentials of the Informal
hen a municipal plot of land needs to be developed, we architects have a clear model before our eyes. There is an owner or investor who commissions a planner to prepare a development concept. Or a local community which has such a design drawn up in order to find investors for it. The idea behind it all is that investments in building work will be the means to redesign and use sites. The main participants are the owner, the investor and the local community. A desired status is designed, and this is then translated into a development plan. Sometimes this procedure does not work well, perhaps because the local property market is going through a weak phase, the local residents object, inherited pollution is discovered or old buildings are declared as monuments. Properties may then remain vacant for several years, testifying to the weaknesses of this procedure.

ut such crises are rarely seen as a reason to think of other methods. This model completely fails today’s crisis in the towns and cities in east Germany: a million apartments and numerous industrial buildings, commercial estates and social facilities are vacant, private investments are negligent and the public sector is bankrupt, so the gap cannot be filled. As a result, hardly any courses of action are available. But the crisis can become an opportunity because it forces us to rethink our previous assumptions and discover new ways.

d here we find that other models already exist in present urban development initiatives. These models are found in the very places where the model described above fails, or where it is delayed for years or even decades. Urban brownfield sites are not only an oasis for rare plant and animal species and a few dropped-out urban ecologists, they are also a breeding ground for a new type of urbanism. And this brings other active participants onto the urban scene.

is brings us to another criticism of the dominant urban development model. Whereas the urban planning of classical modernism, with its social reform ideals, aimed to ensure good living conditions for all levels of society, urban planning in the age of neo-liberalism aims to create a good environment for investment and to stimulate private investments. This approach to planning policy focuses only on the affluent, solvent sectors of society, either as investors or as consumers. A typical form is the public-private partnership in which urban planning is increasingly carried out by the investors themselves. Spatially, it manifests itself in an “island urbanism”: locations which are relevant for investments are planned as “projects”, and the areas in between simply disappear from public awareness. Enclaves arise in which everything is planned down to the last detail, such as influencing people’s buying habits by the use of colours, music or floor coverings. The territories between these enclaves are left out. And with them, the socially weaker and financially less powerful residents are also neglected. The age of global finance and property markets and the transition from social democratic to neo-liberal political models are changing the societies of Europe. This leads to the question of redefining European culture and society. Demanding a revival or restoration of traditional welfare state concepts would be the wrong answer in view of their paternalist character and the lack of public funds.

The answer is not to defend vested rights and old models, but to uphold egalitarian and socially responsible values with innovative concepts. In this quest, help can be found not in the ideas of modern urban development, but by looking at towns and cities and the processes which take place in them without being planned. Berlin is ideally suited for this purpose because in the last 50 years, due to the large number of brownfield sites, it has become an urban laboratory for the study of residual spaces. The areas which defy market economy exploitation and are apparently left without any function are in fact a breeding ground for unexpected activities. Away from traditional social conventions, an enormous range of temporary uses developed including vegetable gardens, leisure and sport facilities, social initiatives and services, alternative, youth and pop culture, the art and music scene, night life, the migrant economy, shops and industry, inventors and business start-ups.

Wasteland became a testing ground for new activities. It opens up spaces where uncertainty is possible and people can be naive. Experiments with an uncertain outcome can be carried out. They can fail – and they sometimes do. Or they can be very successful and establish themselves – and then the temporary use becomes a starting point for a new type of long-term use. Residual spaces are a breeding ground to cultivate new activities: New models and ways of living arise, technical inventions are made (just think of the history of the personal computer), new forms of art, music and pop culture arise and new business ventures are founded. And although they manage almost without any funds, they are central locations for the production of culture in the town or city. What is very apparent in Berlin is also true in other towns and cities. Places such as the “cable factory” or the “Magazin” in Helsinki, the “Kulturpark Ost” in Munich, the “KDÄG complex” or the “Flex” in Vienna – in public life in the city they usually play a similar role to classical cultural institutions, and this is most obvious when you turn the pages of a travel guidebook.

The temporary user has little or no financial resources and is usually outside or on the fringe of the established social system. For some – like migrants and new business founders – temporary activities in residual spaces become a springboard for their career, for others they are a niche and a place of retreat from established life patterns. In both cases, the almost free access to accommodation gives financially weak participants the opportunity to play an active role in shaping the town or city. They recycle the existing rooms and materials and implement their use of the premises with a minimum of physical intervention – this is “urbanism light”.

The capital invested by these users is not money, it is creativity, commitment and social networks. They do not normally develop in isolation, but in clusters. These clusters evolve specific use profiles and identities, and therefore a typical mixed programme. In shopping centres such a profile is generated artificially and centrally by the project management by selecting the tenants, but here they evolve over time as a result of social networks and the personal values of the participants. This leads to the formation of a local economy in which non-monetary exchange relationships
We postulate that the practices of the interim user are tactical, rather than strategic, and that this involves a different way of dealing with and approaching the city. This is also the point where city planning (or city management) can learn from interim users: city planning must develop from a strategic to a tactical discipline.

1. How interim users find their program

The term interim user designates someone who, bridging gaps in the use of real estate, uses spaces at no charge or under very favorable conditions. Specifically, we questioned interim users from Vienna and Berlin who have carried out more or less regular, but temporally limited public cultural events in their city.

The interim user is not defined by his temporary form of usage, but in terms of “his thing”, in terms of what he wants to do and can realize by means of interim use. Temporariness is often regarded as intermediate use, an ephemeral phenomenon without long-term impact. On closer inspection, however, long-term effects can be identified on three levels: they give their locations a new identity and establish new forms of use which usually radiate out into the adjoining district and sometimes even set a process of gentrification in motion. Condly, temporary uses often form a turning point in the biography of the participants at which they find their real perspective for their life and career, which they then continue to pursue, often developing completely new career patterns. Irly, uses are established which continue even after the end of the temporary use, often with a long-term stability, either by changing their location and continuing their development elsewhere such as the “House of the Teachers”, the Tempodrom and the WMF in Berlin, by becoming permanent fixtures in the same location such as works of art or the “UFA-Fabrik”, or by her people copying the concept for use.

This also applies to their influence on the overall culture, such as the alternative culture of the 70s, the punk movement of the 1980s or the Techno scene in the 1990s, all of which arose as a result of the temporary use of residual spaces.

What City Planners Can Learn From Interim Users

We postulate that the practices of the interim user are tactical, rather than strategic, and that this involves a different way of dealing with and approaching the city. This is also the point where city planning (or city management) can learn from interim users: city planning must develop from a strategic to a tactical discipline.

1. How interim users find their program

The term interim user designates someone who, bridging gaps in the use of real estate, uses spaces at no charge or under very favorable conditions. Specifically, we questioned interim users from Vienna and Berlin who have carried out more or less regular, but temporally limited public cultural events in their city.

The interim user is not defined by his temporary form of usage, but in terms of “his thing”, in terms of what he wants to do and can realize by means of interim use. This is the only way to realize something that otherwise could not be attempted, due to lack of capital. Characteristic is that not only does one lack the economic potency oneself, but also that “his thing” lies beyond the pale of creditworthy start-ups. What one wants to do does not originate in the desire to make money with it, but in an ambition in regard to content. The content or the program (initially) admits of no compromises. One hardly considers money (or credit). One is inspired by one’s project. This correlation between person and project makes the whole thing authentic. That one often lacks the appropriate education or experience does not (initially) stand in the way – on the contrary, the belief in the project despite these unfavorable conditions enhances its authentic character. (That many fail for this reason and for financial reasons is the fate of the interim user.) Experience develops in action and grows with each project, so that, while most approach their (first) thing completely without skills, a respectable professionalism is acquired in the course of time.

If the belief in one’s own project gives everything else lower priority, this does not mean that the concept of the content is clear from the beginning. On the contrary: it begins vaguely and emphases first crystallize with one’s own activity (the site, the partners, the situation) and are then further elaborated. What is important is to keep moving, to respond to the surroundings, and to continue to develop. The respective content always relates to the space or site and the collaborators available at the moment. One begins all over again with each change of site. All one takes with one is the acquired know-how, a continuously expanding and more specific network, and one’s “name” – as a kind of trademark.

The interim user is, in many ways, the opposite of the investor. He possesses no capital, he does not think (or define himself) in terms of profit, but in terms of content, and he tries to use or alter the use of existing situations and structures for his own purposes. The investor, by contrast, has a clear plan and creates new situations and structures. His problem is more the staging or use
Digression: tactics versus strategy
Both terms have military origins. Clausewitz characterized tactics as “the science of the use of armed forces in battle” and strategy as “the science of the use of battles to further the aim of the war”.

The foundation of every strategy is one’s own site (army, company, city), which is separate from the surroundings and which is the basis for organizing relations with the external world. This own site is the site of one’s own power and one’s own will. Here no one tells me what to do. From this autonomous site, the strategist can “transform the foreign powers located outside his site into objects that he can observe, measure, control, and thus incorporate in one’s own way of viewing things… it is the mastery of sites by means of sight. …seeing (seeing into the distance) also means foreseeing, i.e., outstripping time by reading space.” One’s own site also enables “an independence in relation to changing conditions… That is a mastery of time by means of the founding of an autonomous site.”

Tactics, by contrast, have no site of their own and thus also no boundary that could separate the other as a visible totality. “Tactics have only the site of the other.” Tactics are thus characterized by the lack of power – they are the art of the weak. The weak must constantly make use of powers that are foreign to him. They must deal with what exists. “They are not in a position to dwell in themselves, i.e., at a distance, in a withdrawn position where they can engage in foresight and collect themselves.” Because tactics have no site, they remain independent of time. They are constantly in motion, always seeking to grasp their advantage in flight, to exploit favorable opportunities, to play with events, to manipulate and alter the functions of strategies. “They are the art of landing blows in the other’s realm.”

Strategy seeks to establish a site and has its strength in (fore)sight; tactics, by contrast, seek to use time and have their strength in acting in the present moment: “without a total overview, blind and keen-sensed as in direct hand-to-hand struggle…”

One can assume that the “typical” interim user has neither power nor money and is dependent on others’ powers. He can achieve what he wants only through skillful cooperation. He must ally himself with the situation… individual battles are subordinated. His goal is solely the current project (battle). Nothing else interests him for now.

Strategy needs to find new sites and partners to begin the next “thing”.

The interim user is a tactician
The following, the hypothesis that the thinking and activity of the interim user is tactical (rather than strategic) will be argued in greater detail.
when it is a matter of realizing one's own dream (of impressing) or one's own profits. The only problem is the reality on site. That's why their favorite construction site is where nothing stands or where everything can be torn down. Then the plan can be implemented one-to-one, and a unified, consciously shaped building or district can be created. This “filet planning” has very little to do with city planning that has the whole city in view, but creates realities that are (more or less) closed in upon themselves and that do not care about the rest of the city.

Let us summarize:
Strategic city planning (1) has a goal for the city, (2) knows when, where, and with what it intervenes, and (3) is the current one of only partially starting such attempts and leaving the rest of the city to itself (or its residents).

Tactical city planning, by contrast, continues to hold the entire city in view and is also aware of the lack of money (and power). Nevertheless, city planners have to (re-)learn three things:
1. A basic stance that the guerrilla is superior in terms of mobility and speed. He must be cunning; surprise is his preferred means: “bite and flee”. Beyond that, he can “adapt rapidly to any imaginable situation”, “…exploit the situation, grow into his surroundings, and make the conditions surrounding him his allies.” Because his enemy is superior in arms and numbers, the guerrilla can strike only where the enemy is weak: the worse the conditions are for the enemy, the better they are for the guerrilla. The unsurveyable and night are his accomplices.

2. A program (concept) of one’s own: I have to know what I want and what my conviction, my vision for the city is. In contradiction to a common prejudice, the tacticians do not sway back and forth however the wind (the money) is blowing. The tactician is on the lookout for favorable (i.e. weak) wind and exploits it.
3. Seek partners (allies) on the micro–level: I have to know that I (the community) cannot implement my program (by myself). Major projects and big investors have practiced this for several years, though all too often forgetting their own program in the process (see 2). But – and this must be learned – this public/private partnership should also be practiced in the smallest activities.

But one cannot thereby assume that these activities always have to go to city hall. For this reason, as a city planner, one must leave city hall, keep one’s eyes and ears open, and seek activities and thoughts that can be combined with one’s own program. Not everything will fit perfectly, but the program need not suffer from this; rather, the current needs and ideas of the many small “urban activists” will intensify the program and fill it with life.
What is needed is ad hoc response, always journeying and ready for anything.

Let us summarize:
Tactical city planning (1) has a goal for the city, (2) seeks already active allies, and (3) supports and supplements their activities, whenever and wherever they appear. The art of city planning consists in the attempt to harmonize one’s own goal (vision, program, idea…) with and to enhance (selected) inevitable unforeseeable events. Existing reality is a rich source of possibilities and an ally, especially there where power and capital are no longer watching. That is what city planners can learn from the interim users.
Today, finding a job as a young architect in Berlin can be likened to an endless play of hide and seek. After completing the university degree there are hardly any chances to enter the classical career path of a building architect as established offices dramatically reduce their staff in order to adapt to the rather bleak economic situation. Yet, the city’s universities continue to produce hundreds of eager graduates each year, ready and expectant to take a share in constructing a ‘booming future’. When many unsuccessful job applications eventually precipitate a more sober contemplation of future prospects, many face the choice between two alternatives: one can either choose to be a nomad, leaving Berlin and following work and job opportunities wherever they can be found. The second option is to stay behind, enjoying the low living costs in the city and to develop one’s own survival techniques carving out professional niches that inevitably remove oneself from the more classical practice of architecture.

Our investigation of vacant spaces and temporary uses within the context of the urban catalyst research project begun three years ago, motivated by, at the time, much more practical concerns. Our point of departure was the seeming discrepancy between excessive planning (producing innumerable schemes, most of which remained unrealised) and the high degree of open and disused spaces that were discovered as breeding grounds by a vital spectrum of temporary users. Berlin’s economically stagnating context renders urban development as a phenomenon less defined by the accumulation of new form and mass but increasingly by informal appropriations and unplanned processes. For architects and planners this often leads to a crisis of identity and, at times, paralysis.

Could we develop strategies and tools to bridge the gap between planning and unplanned programs as a way to remobilise and re-energise the city? The in-depth analysis phase of the Urban Catalyst research project brought us close to the existing practices and techniques of temporary use. For us, these finds were clues that could be conceptualised into models of action and strategic tools, that had also consequences on the practice of architects as urban professionals – a shift away from a classical focus: Architects should accept that it is no longer imperative but almost futile, to insist on controlling the final form of the city. Instead, we must ask ourselves what catalysts are needed to stimulate and kick-start urban development. How can we exploit more effectively existing resources? How can activities and programmes be initiated, which actors have to be involved and which instruments are needed so that municipalities, property owners or planners can adopt a more pro-active role? For architects, and graduates of architecture in particular this implies:

1. Self-initiative

Instead of investing exclusively into competitions and the hope of winning and building a major
w project, many architectural students already begin to search for alternative professional sce-
narios as ‘architects of the street’. They begin to ‘plough their own field’ by getting involved in
cultural initiatives or the organisation of clubs and workshops. The use of design and com-
unication skills, or organisational talents often opens the door to small projects that, over time,
velop a dynamics of their own. The spectrum of activities can include the installation of a gar-

t hose in order to ensure water supply for a disused shed, as well as the negotiation of a pro-

erty owner over rent and low-key improvement measures.

6. Connecting and enabling

It is foreseeable that the share of planning tasks will further decrease within the spectrum of
activities of future architects. Instead, other capacities, such as the ability to initiate projects and
to accompany a process in a strategic capacity will gain value and legitimacy. The meaningful
interconnection of diverse strands of action that have so far developed in parallel is at the core of
this complex challenge. Apart from planning skills, this involves other tasks such as the modera-
tion of integrative platform and processes that connect diverse actors, as well as negotiations and
consultations between municipalities, property owners and users. The spectrum covered by the
architect/urban professional can also include giving legal advise, to communicate to and mediate
between the project and the public, to lobby political decision makers, or to develop financing
models. Does the architect therefore mutate into a generalist – an agent? Of course, the additive
accumulation of specialist knowledge cannot be at the heart of this new profession, but a con-
necting capacity: While engaging in and connecting different professions and interests, the archi-
tect becomes an enabler, a catalyst for an urban development from below.

7. Resilience

Confronted with the alternative of a change of profession or an adaptation to a new context,
many architects will decide for the former. Undoubtedly, architecture without clients demands
courage and endurance, a high level of self-initiative, ability to improvise and the readiness to
work on extremely tight budgets. Few rules and guidelines will lessen the level of personal risk-
taking necessary, nor are there many formal codes that can guarantee a regular income. In con-
trast to the security offered to a traditional employee, however, the young bricoleur gains a mul-
titude of experiences and develops abilities and skills, that will possibly be more durable than
many more conventional competencies.

using available resources

the context of a stagnating economic context many projects can only be realised through the
mobilization of many and diverse existing resources. Here, the transformation of the existing is
more important than new construction. This does not mean the imposition of the strict aesthetic
criteria implied in listed building regulations. Necessary changes and interventions are instead
motivated by much more practical concerns – tactics of appropriation in order to facilitate an
en-ended process of change.

Minimal interventions – maximum dynamics

ow can existing structures be appropriated with a minimum degree of investment? Many pro-
jects are never realised, because of a lack of courage of property owners, to deal with security and
regulations in more flexible ways. If these hurdles are overcome, the spatial potentials of
isting buildings can be activated with ease and little expense. In many cases, small-scale
pgrading of elements such as doors and windows, or simple spatial dividers can make a space
usable. This does not mean an end to architecture. Minimal interventions can be designed and
arranged with ingenuity and sensitivity. In a dialogue between the aesthetics of the existing and
the pragmatism of ready-made insertions, new formal and material languages can emerge.

Networks

The traditional architect mostly co-operates in a context that involves a limited pool of professio-

nal partners, such as the client, the project manager, specialist planners, tenants, and the plan-
ing authorities. With the absence of a client, however, this pool naturally evaporates and archi-

	s have to construct new types of relationships in order to sustain an active role. An essential

source is provided by existing networks such as local initiatives, societies or informal clusters of

ared interests. Although such networks cannot replace traditional clients, they can supply the
tical mass of multi-operational sets of activities and programmes that, if stirred and connected,

be condensed into a project.

Tactics versus strategies

Contrast to a strategist, the tactician does not follow a long-term plan, but reacts to immediate
allenges like a guerrilla fighter. This metaphor can be applied to the current situation of many
chitects who, on the one hand, are whole-heartedly committed to the idea planning, on the
her hand, they can no longer rely on a steady stream of commissions that can be managed in

cordance to professional guidelines (such as the German HOAI regulations). Architects that initi-
i projects together with other protagonists have to incorporate uncertainty and unpredictability
to the planning process. This position is not unlike that of temporary users who direct their
tions according to more short-term considerations and maintain a high degree of flexibility in
der to adapt to changing contexts. If, for example, a promised grant or other support fails to
aterialise, other sponsors have to be found or insufficient funds have to be covered through the
volvement of new partners.


Towards Organic Urban Development
Do Traditional Urban Planning Processes Fit with Modern City Desires?

Thus, the question can be posed how future planning processes can be designed to accommodate a more spontaneous urban development and a better adjustment to changing needs. This article states that an example can be taken from informal and temporary users. By making small amendments to buildings or areas, new needs can be met. Assigning new functions enlarges the economic and social life span of urban areas. A recycling of this kind can act as a catalyst for surrounding areas.

In this way, this article is a plea for organic urban development. Organic urban development means shaping spatial use in the city in a way that allows buildings and areas to take on different functions over time. Living space can be turned into working space and vice versa. Organic development creates vivid areas with an interesting mix of functions.

The concept of organic urban development is not new. It is based on the way in which development has taken place over the years. In the Amsterdam context one can think of the different uses that are accommodated in the central area of Amsterdam: the Grachtengordel (the inner city with its canals). Over the years, warehouses have been transformed into prestigious houses and later into offices and recently alternating with residential houses. What is new is that this process is now deliberately facilitated and catered for by the local government. Hence a lively city that adjusts to the needs of its citizens over time evolves.

It may be clear that this new vision on city planning has great consequences for actors in the field. Naturally, adaptable buildings require new design by architects. Yet, in this article the emphasis is on the implications of organic planning for planning processes. A plan for organic development of an area is different from a traditional plan. It demands a radical different approach on the process in which the city plans are being made. There are also large implications for the arrangements for maintenance and further development. Finally, these changes also require adaptations to the roles of the actors that are involved.

Implications of organic planning for planning procedures Currently, most planning procedures start out with a plan, sometimes with a number of alternatives. In a number of cases, this plan consists of a number of parts that are to be followed in a certain order. This order is usually determined by the wishes of the planners. However, there are also cases where the plan is not followed exactly as planned. In such cases, the plan is changed during the process. This makes the process more flexible and allows for changes to be made in the plan. The plan is thus a guide for the planning process, but it is not the only factor that determines the outcome of the process. Many other factors, such as the wishes of the people who are affected by the plan, also have an influence on the outcome of the process.

As a result, the area is now subject to an expensive large scale redevelopment that requires demolition of a large part of the buildings.

thirdly, the unpredictability of user behaviour starts to show the limitations of traditional planning methods. Since these planning processes usually take a long time from initialisation to completion, it is hard to predict how users will react to the created environment at the end of the annus process as market conditions might have changed as well as ‘consumer’ preferences.

en with a large demand for living spaces, the newly built houses in the Amsterdam area ofburg are difficult to sell as a result of an economic downturn that was not predicted during the annus process. Another example is the Amsterdam area called the Bijlmermeer. This large development process of the 1960’s was built according to a strict vision that fitted with that era.

any unforeseen developments that happened since could not be accommodated for in the JRMermeer. As a result, the area is now subject to an expensive large scale redevelopment that requires demolition of a large part of the buildings.

ese developments give occasion to a new vision on urban development. A vision based on the wn as a living organism. An organism that grows and is continuously adapting to changing mands of its inhabitants and users. Belief in the controllability of society is waning. Yet, belief the controllability of the city does not seem to have lost any power since the construction of e Bijlmermeer. Neighbourhoods are still being designed on the table to be either working or ing areas. This rigid planning ignores the developments that limit the city in her dynamics and e inhabitants in their activities.

Towards Organic Urban Development

Do Traditional Urban Planning Processes Fit with Modern City Desires?
Accepting new roles and implementing new concepts requires a very important characteristic to be present with all stakeholders: daring to take a step. Existing legal certainties and ways of controlling will disappear. In its place will be a more open way of planning. Daring, trust in the future and trust in other stakeholders are required to make this work.

Conclusion: Organic urban development offers an alternative

Current planning methods for urban development lead to certain problems and frictions in the development and use of urban space in modern rapidly evolving cities. Organic urban development offers an alternative. By taking temporality of use as a starting point, needs and demands can be better accommodated using a strong vision for the development of an area. It requires a new way of city planning, a new way of decision-making and a new way of management and development. Stakeholders in urban development need to take up changing roles. It requires courage of all participants to make this happen.

Management and development in organic city planning

Organic city planning also has consequences for the way in which buildings and areas are managed and further development of the area. Starting point is the assumption that mutual interests that are based on the earlier mentioned concept bind all stakeholders. In this way, when working on the elaboration of the global zoning plan, they are forced to cooperate and look for a shared view.

Example of an organisation in which this would be possible is the concept of BV DURF (Courage unlimited). This concept has been generated during the interactive process of North Lonkt!, where a plan for an organic development of the NSM-site has been created. The concept comprises a public-private development company where stakeholders (landowners, developers, investors and users) become shareholders. This gives them a shared responsibility for the development of the concept according to directives that were agreed upon in the interactive process. The shared interest can be found in the growth of value of the site under organic development. The concept of BV DURF has ultimately not been implemented. Bringing many parties together in one organisation requires good arrangements for financial relations, responsibilities and decision-making structures. These arrangements can only be created on the foundations of trust and mutual respect.

Changing roles with organic city planning

These changes in process and organisation present actors in the field of urban development with new roles. Some new roles need to be created and the balance of power may shift. We believe that new processes will help to create value for all stakeholders, provided that they accept their new roles, and with that new rights and duties. This is required for users (who will be given more responsibility and will have to be able to consider mutual interests apart from their private interests), political decision makers (who will leave decision-making open to other parties) and investors (who should recognise the non-financial investments of other actors).

The most important starting point is that no longer the physical design is the core of the process, but rather the interaction with the social environment of the area. The planning process becomes an interactive process where all stakeholders can participate and where concepts are created that create surplus value for all those involved. Many, sometimes conflicting interests must be united. It requires that fruitful relations and trust are build. Working together on an ambitious vision is a good means to this end.

Urban planning attention can shift back and forth between concept and possible tailored plans for development. This ensures that the concept is well thought through, while concrete problems and obstacles for implementation can be recognised and solved in time. This instant switching also offers the possibility to connect the interactive planning process to the processes of political decision-making. At every switch in the process, administrators and representatives can assess the progress according to the conditions that they have set and according to boundaries for the interactive process. Experience learns that the relation between the formal political processes and the interactive process are of critical importance for the success of the interactive process.

Management and development in organic city planning

Organic city planning also has consequences for the way in which buildings and areas are managed. When different uses, from living to light industrial, are taking place within short distance, it is important to handle hinder in a creative and balanced way. Most often, exiting legislation does not allow for the required creativity. Zoning plans, environmental regulations and norms on noise are seldom compatible with dynamic use of space and a mix of functions.

One way to allow for more creativity is to involve users of an area in the decision making process management and further development of the area. Starting point is the assumption that mutual interests that are based on the earlier mentioned concept bind all stakeholders. In this way, when working on the elaboration of the global zoning plan, they are forced to cooperate and look for a shared view.

An example of an organisation in which this would be possible is the concept of BV DURF (Courage unlimited). This concept has been generated during the interactive process of North Lonkt!, where a plan for an organic development of the NSM-site has been created. The concept comprises a public-private development company where stakeholders (landowners, developers, investors and users) become shareholders. This gives them a shared responsibility for the development of the concept according to directives that were agreed upon in the interactive process. The shared interest can be found in the growth of value of the site under organic development. The concept of BV DURF has ultimately not been implemented. Bringing many parties together in one organisation requires good arrangements for financial relations, responsibilities and decision-making structures. These arrangements can only be created on the foundations of trust and mutual respect.

Changing roles with organic city planning

These changes in process and organisation present actors in the field of urban development with new roles. Some new roles need to be created and the balance of power may shift. We believe that new processes will help to create value for all stakeholders, provided that they accept their new roles, and with that new rights and duties. This is required for users (who will be given more responsibility and will have to be able to consider mutual interests apart from their private interests), political decision makers (who will leave decision-making open to other parties) and investors (who should recognise the non-financial investments of other actors).
awareness that the true kind of capital that cities flourish on is social and cultural capital, in other words: human capital. In the last decade the debate about cities was dominated by the concept of the network society, based on flows of information. The places to be were defined as those places best connected to the informational network. Nowadays we recognize that not information is the crucial factor, but knowledge. And different from information, knowledge is still very much connected to personal abilities and skills and the way these are organized and facilitated. The question what makes organizations innovative and creative is now posed for cities: not only what it is exactly that makes a city a creative city, but particularly how a city can be transformed into a creative city. What is the importance of culture, policy, city planning and architecture in this transformation? The importance of these questions that challenge cities Europe wide underline the significance of the urban catalyst project. The innovative strength of cities depends on the differentiation of the local productive environment. As such this differentiation is the result of the availability of many types of entrepreneurs and employees in the knowledge sector and the creative industries, in the proximity of producers and consumers and the multitude of contacts, either spontaneous or organized (Hemel 2002). Differentiation, proximity and multitude of contacts are all qualities of a phenomenon usually called urbanity. Innovational capacity is in this way directly related to the level of urbanity of a city.

Cultural production

This focus on the innovative strength of cities comes together with the rise of so-called cultural industries. According to some economists this sector will become one of the most important industries in cities (…, Hesmondhalgh 2002). The importance of the rise of cultural industries for the economy and the culture of cities is not the result of the amount of DVD’s and computer games it produces (on the contrary one would say), nor of the amount of public it attracts to the city, but in the opportunity it gives to innovative and creative people. Central in the transformation of the culture of cities, or better: cultures of cities (Zukin 1995), is the shift from cultural consumption to cultural production (Klooosterman 2002). Cultural production is more then the core cultural industry of the media. Cultural production contains the production of all goods of which the symbolic meaning is far higher than the functional value. These so-called symbolic goods play an important role in the creation of life styles, the representation of and reflection on a way of life and in a certain way also in the expression of ethnicity.

Cultural production in particular is a networked production (Hesmondhalgh 2002). Even large cultural enterprises are dependant from talented experts, which often are organized in small offices and networks with friends and colleagues. Cultural industries are not, as the term falsely suggests, industrial in the sense of prediction and routine. Cultural industries are in many ways a risky business. When one has a hit, one can earn an enormous amount of money, but one never knows if and when such an occasion arises. As an implication one has to develop a constant flow of new projects. This situation gives chances to young and talented, creative professionals. However, what counts in general also counts for these young creative experts. For them also it is a risky business. They never know if and when they will have success and whether this is long-lasting. Possibilities for temporary use of space are essential to this kind of creative entrepreneurship. That is also the reason for the uncertainty of how temporary temporary uses exactly prove to be. Your initiative might become a long-lasting success, but you can also be in and out nearly overnight. What to every individual may seem opportunities and niches, appears from a more objective perspective a large pool of overworked and underpaid creative talents. Still most people...
ay for a longer period in this growing pool of creative workers. Simply because they are them-
ves very much involved in creating and innovating, paid, underpaid or even unpaid.

Freezones and temporary use

Freezones, in the sense of affordable space, play a crucial role in facilitating and organizing cultu-
producers, which have for the moment more ideas and creative expertise than money. That is
the importance of the urban catalyst project for a urban development strategy aimed at creative
ies. One of the most important conditions for the development of a more knowledge based and
novative city, is to attract creative and innovative people. Amsterdam in the 17th century, Paris
the 19th century and Berlin in the early 20th century form historical proof of this proposition.
e creative city is by definition a city of immigrants. The creative city profits from people opera-
ating at the margins, outsiders to the established order. The don’t expect a warm welcome, but the
so don’t want to be excluded from opportunities (Hemel 2002). Attracting new talents depends
on simply on the availability of workspace, but on the conditions of a whole – creative and
novative – way of life. The innovative city is not the sum total of individual artists doing their
ing. It is the outcome of creative experts working together in networks, meeting each other in
intermediate spaces, like galeries, festivals, discussion forums and - last but not least - in certain
fé’s, restaurants and clubs. The creative city needs stimulation of creativity and innovation in
ey urban domain (Landry & Bianchini 1995, Landry 2000). The different locations in the urban
talyst projects give several examples of these propositions. For example:
the creative and innovative way leisure and beach culture are organized in Napels, for example;
the idea’s for an experimental re-use of the Palast der Republik in Berlin;
the symbiosis of cultural production, performing arts and cultural festivals in Amsterdam Noord;
the search for new uses for left-over spaces in residential areas in Vienna;
in every location: the juridical creativity that is needed to develop new rules and arrangements
make temporary and mixed use possible;

Global and local

e different examples make us aware, that cultural production cannot flourish without connec-
ton to the local situation. Not ‘glocalization’ – as it is called sometimes – seems the issue, but
balization’: the embedding of global processes in local conditions. The innovative city is not
the result of flying in a bunch of talented young experts, facilitate them with workspaces and
lp them with grants and interesting commissions. It is the outcome of a permanent interaction
tween local skills and traditions and import of new ideas and talent (Scott 2000). These inter-
tions organize a form of so-called ‘mixed embeddedness’ (Kloosterman et al. 1999). Urban
talysts can help a city to become in this way an open, cosmopolitan community, characterized
tolerance, but also accepting tension and social turbulence. ‘The condition that promote deve-
ment and the condition that promote efficient production of already existing goods and servi-
cs are not only different, in most ways they are diametrically opposed’ (Jacobs (1969) cited in
emel 2002).

e have to keep that in mind, when we evaluate the function of the different examples of tem-
rary use as real urban catalysts: are they mainly creating a subcultural niche or organizing con-
ctions and overlap with other cultures in the city? That counts as well for cultural production (Is
ere a connection with old and new local craftsmanship?) as for cultural consumption (Are they
ly producing for the lifestyles of the new cultural class themselves or do they express the cultu-
ral diversity of the city?) and for public space (Do they organize just a pleasant parochial realm for
‘our own kind’ or enriche the city with new public domain?). Bonding and bridging are both and
together necessary conditions for innovation.

LITERATURE

Florida, () The Creative Class


Hemel, Zef (2002) Creatieve Steden! Creative Cities!, The Hague and Amsterdam: Department of VROM/Deltametropolis Association;

Hesmondagh, David (2002), The Cultural Industries, London etc.: Sage;


Kloosterman, Robert et al.(1999), Mixed embeddedness, migrant entrepreneurship and informal economic activ-

Publications;


Decay is the antithesis of lifestyle consumption. Lifestyle is perfect and integrated. Decay is imperfect and recycled. Lifestyle is purchased, decay is accrued or earned. *(1)*

Culture of Decay

Amsterdam Noord shipyards are one of the ever-rarer areas in Amsterdam which appear as if they still in the cultural and aesthetical state of decay*(2)*, and abandonment. As such, it provides cultural and aesthetic antidote to clean, newly finished, customized, commercial urban space, ubiquitous progress since early 90s. At present, Amsterdam Noord shipyards are a magnet and breeding ground for the large ‘urban culture’ network. Decay is also a promise of a new beginning, an ‘urban prairie’. It provides a cultural shelter, but also a degree of social and political utonomy.

It's interesting to examine, if the notion of decay performs as a kind of cohesive cultural element, to bring together very different groups of artists and craftsmen into the formation of a strong alternative culture? To what extent is decay a precondition for emergence of temporary use*(3)* and why? Which temporary uses can, and which cannot, exist without decay? Is temporality also a guarantee for ‘autonomy’ or merely a ‘verdict’ on ‘nomadism’?

Do it Yourself, rather than relying on government or large corporations whenever possible. If you are a musician, consider recording independently. If you are a writer, consider publishing independently and not copyrighting your work.* (6) Build your own environment with found, recycled materials, use your own inventiveness and solutions, but also build your social and cultural context organically.

The raw rebellion of the 60s has softened significantly into a kind of professional attitude with a lot of openness in dealing with ‘external world’. Still, not taking institutions for granted, not adopting hierarchical organization, being firm at the position that collective (such as Kinetisch Noord) grows, via organic process of negotiation and interaction among people.

‘Precisely at the point where the borders between disciplines become vague, is the point where the various disciplines are forced to reflect upon their own history and once again receive the chance to become radical again.’, *(7)*

Culture of ‘Entrepreneurship’

‘Entrepreneurial’ dimension is twofold: On one hand it stands for small-scale craftsmanship, service or startup, and is very much related with temporary use because these are ventures of limited resources and experience, which need (temporal) space and time to develop. At the same time, the category of the small enterprise is the one that introduces innovation and flexibility to it’s domain. In that sense, argument of the ‘scale of economy’ can become a strong corrective factor to the dominant market driven planning.

On the other hand, ‘cultural entrepreneurship’ – relates to artists who have, provoked by the slowness of governmental institutions, taken the roles of art-producers, or better said, art-developers, as well. Task of a cultural entrepreneur is complex, requiring constant (and competent) dialogue with the government and other parties in an urban process. It also involves creation of most unusual (and funny) forms of organization, for instance one in which the non-profit and flexible artists collective (Kinetisch Noord) runs the business of economic exploitation of nearby spaces.

(1) ‘Everything Falls Apart’ (www.biggaworld.com/…)
(2) Ibid,
(3) The elderman of the city of Amsterdam, Duco Stadig, very enthusiastic about the KN development, offered them to make a proposal for the temporary use of new office space in the Zuideras (South Axis)….
The project Urban Catalyst has shown the potentials of temporary uses of urban wastelands. We would like to emphasize three perspectives that seem especially relevant and promising in socio-economic terms: a) the potential for the increase of social capital, b) the strategic use of co-operative and participative tools, and c) policy implications towards the organic planning of permanent temporariness.

Socio economic relevance: By means of temporary uses residual spaces can be developed into germ cells for new products of the culture industry, leisure industry, and the new media (for example, music production, fashion, media labs, social services, etc.). These germ cells need to be fuelled by social relations. The social as well as the economic relevance can well be described by the theory of social capital.

Social capital consists of three components: (1) social trust, (2) norms of reciprocity, in the sense of “giving and taking”, and (3) networks of civil engagement. Such social networks are on the one hand the condition to get temporary uses started. On the other hand it is the outcome of temporary uses. If strong networks exist within a neighbourhood, groups of temporary users are more likely to meet and fruitfully use urban residual spaces. Such civic groups can be all kinds of initiatives, political groups, sports associations, etc. Once temporary use has been started – and that was the situation on most of the test sites when the project began – new social networks developed. Not only among the users themselves, but also with citizens living in the enclosed neighbourhoods, with other initiatives in the city, and also with the municipality and the owner of the space. The social and economic outcomes of temporary uses are interrelated and moderated by these networks. Thus, social capital and economic capital are interchangeable and can be translated into the respecting form of capital.

The combination of spatial and social resources can therefore lead to different economies:

Economy of space: residual space that stays unused for years in the traditional planning processes, can be reactivated by temporary users at any time and for any length of time.

Social Capital: The public space given back to a community by making available residual spaces gives local citizens the chance to build up social networks. This increases the quality of life and the atmosphere in the neighbourhood. It enables people to get engaged in social, cultural and economic activities. The new networks also offer new options for empowerment of the citizens. Civic engagement for the neighbourhood increases.

Furthermore, these networks also offer the option to continue the temporary uses. This is a crucial outcome of the project. Many temporary activities lead to the development of valuable cultural and economic enterprises. The users often want to continue the uses even when the space is not available anymore. Strong networks enable the users to move to other space and sustain their activities. Temporary uses can be connected to a series of “permanent temporariness”.

Innovation: Temporary uses are also trendsetting for established economies. Thus, established
businesses, like restaurants and event venues, attract consumers by being temporary, by changing their locations or designing their venues in a temporary style.

Cultural capital: The majority of temporary uses are of cultural nature. This increases the cultural diversity of a neighbourhood and the city. This also makes the area more attractive for other users, so for new investors. One large market that profits from such uses is tourism. A successful example for this is the Love Parade in Berlin.

Aetic aspects
We understand cooperative and participative practices as the practical basis for the development of social capital. The common action of people is the material resource social capital can be increased by. Thereby not all cooperation and participation has always a positive effect on social capital. Especially ruptures in cooperation and participation can also lead to erosion of social capital. Case studies have shown that by specific cooperative and participative practices urban catalysts become social catalysts for neighbourhoods. Cooperation and participation are crucial actions through which networks, norms and trust are produced. The analysis and comparison of cooperative and participative practices in temporary uses show how important social networks among temporary users and other stakeholders are for temporary uses. Especially in cases of temporary uses that are not formalized by clear contracts and a formal cooperation structure, the sound functioning of the uses strongly depends on informal cooperation. Cooperative and participative practices can have a crucial impact on two dimensions:

- Within the temporary use at a specific site: The smooth cooperation among users and stakeholders as well as the participation of many users and at times also of neighbourhood initiatives and citizens is the basis, on which temporary uses can be build.
- On the neighbourhood and city: Cooperation in temporary uses can catalyse a social identity and civic engagement, which goes beyond the site of temporary use and fosters the building of social capital in the neighbourhood. Thus, cooperation and participation in temporary uses can be a contribution to strengthening the civil society.

Sustainable aspects
Social capital needs to be continuously fostered, in order to keep the networks accessible and the capital "liquid". If a user gets kicked out of a residual area, a gap in use arises. With the duration of this gap, the risk of erosion of the social capital rises. Thus, from the perspective of the civil society, the concept of "temporariness" needs to be carefully dealt with. The potentials are great, but risks need to be mentioned and reflected at the same time. The solution to the paradox of sustainable urban development and temporary uses can be the "social catalyst". The building of networks that are strong enough to survive to move to a different space, can resolve the contradiction. Thus, the heart of temporary planning strategies is the nexus of temporary uses and durable social networks. It is not efficient to put too much effort in planning a short term use. But it is worth it to build up social networks that can exist for a long time and move from space to space for temporary uses. Temporary uses as urban catalysts are more than just a tool in urban planning. They constitute a paradigmatic shift from top-down ‘Blueprint Planning’ to ‘Organic Urban Development’. This shift requires a new view on planning processes, where planners should be more open to all the stakeholders and engage in an interactive dialogue with relevant actors. Organic development impacts the way urban area is developed but more importantly for the way urban area is managed. Temporary use requires a continuous interaction with the environment to ensure sufficient support. Hence the need emerges to develop new forms of collaboration between parties involved. In the course of the research project, we have learnt that this vision is not yet recognised widely by political players in the field of urban planning. External facilitation and interventions are needed in order to reach agreement on multi-stakeholder cooperation. Overall, we conclude that temporary uses have great implications for processes of city planning. It requires changes in behaviour by planners and other stakeholders. Learning to be open to other stakeholders and cooperating rather than confronting each other. Organic urban planning is still in its early phases and requires a new vision on the city and its users.
Why should one pay for something that nature provides free of charge?” – This was the question posed by a whole generation of economists facing the rent for land, which is hardly recordable in official economic categories. However, private property of land is closely linked with our economic system. The actual constitution is the land register. The legal system provides the philosophical substructure, where “everything that exists”, is affected by law, and is divided in two categories: people and matters, no further differentiations are accepted. (1) The property of people was abolished, but the property on things remained, land and/or space are treated as things. The legislations of property and contracts are the basic elements of the legal system.

The dynamic of urban uses faces meanwhile the static of land property. That “the person, who is owner of a thing, (...) can dispose of it within the framework of the legal system” (2), does not respond to the requirements on urban development, even if the planning instruments limit liberty. The principle of equality, applied to urban land, can lead to strange distortions if applied to the complex spatial situation of a city. In a certain way the topic of “temporary uses” is sed on such contradictions between private property of land and the spatial needs of city users. Is concerns not only the locations of culture and some “scenes”, which were the first to test out temporary uses. It is not only valid for the new, fast functions of trade or leisure offers, but tends as well to housing, where a contradiction arises with regard to property of individual apartments: “In times of increasing mobility the lease offers a form of living with more alternation.” (3) “Tenant for a limited time: This form of living is increasing everywhere in Europe.” (4) Also “the number of cases of change of residence is continuously increasing.” (5) The new desired mix of uses is difficult or even impossible in houses, divided in apartments owned by individual parties, which are often still mixed with old tenants, as well as a reasonable renovation or nly an adequate maintenance of the substance.

Temporary uses represent a link between the static of private urban property and traditionalannying procedures on the one hand, and the dynamics of urban uses and an urban life as well new demands to the city as a consequence of a profound societal change on the other hand. The types of real property were developed in “slow” societies, where more or less the same range uses of space existed for a long time on the sites, which were owned by only few landowners. Transient short-term uses took place either in premises in private property or on free area of e public space, which is still valid for markets and events, hotels etc. While the market for apartments, offices, shops etc was adapted rough and readily by different amending laws of the ntal and contractual law to the demands of flexibility, there is still a contradiction between onomics of private property and “urban economics”. This “urban economics” includes at least e following three fields: the social field of social services, necessities, non-profit-uses etc. the cultural field, which was three divided for a long time, namely in subsidised forms of high culture, in commercial forms of popular culture and in neither commercial nor subsidised niches of ethnic culture, sub- and countercultures. The techno-economic field, which targets the promotion of innovation: start-ups, etc. in small-defined segments of the so-called “creative industries”, which need special premises and production conditions.

Concerning the decentralised, private offer of space in the city, it has to be said that until 10 years ago the majority of houses of the Gründerzeit period has been in property of landlords which often themselves lived in these houses, and had their company there as well. They were emotionally linked to their houses and had private contact to their tenants. At the moment an enormous shift of real estate property and/or buildings towards professional property exploiters, property funds, new types of project developers etc. takes place. A spatial proximity of the owners to their investment objects is rarely given; thus their responsibility for the environment and for the object itself decreases, to a certain extent vacancies can even be more easily accepted, they seem to be cheaper than to allow temporary uses. Also the large public projects – or projects developed in public private partnership – represent another standard, which changes substantially or even destroys the more detailed complex structure of streets and shops and thus the local urbanity in the close surrounding of these projects.

In parallel to the advertising of temporary uses in a new paradigm of urban spatial use a certain restrain is needed towards the “temporary”, as far as enormous driving forces go towards a flexibility and deregulation of city space. “Temporary uses” were counted to the “other” side of economics, war, occupation, dispossession, appropriation, deficiencies, gardening and animal husbandry in times of crisis on own plots or on areas temporary provided by the commune. Firstly the term “temporary uses” is – regarding these forms of emergency, improvisation, lack of hygienic standards, and compression on narrowest space – an euphemism. There are always exclusions from normal economics, parasites in the fur of real property. Temporary uses are always improvisations in the system and against the system of neatness and the rule of private property. Thus the handling of vacancies often takes place in the opposite direction: as a protection of empty spaces against potential users. A professionalisation of the protection of unused houses can be noticed in some European countries like Great Britain, France and Germany. In the meanwhile even a special product exists: the so-called “Sixt element” of the company Orbis, to which the magazine “An Architektur” dedicated a whole issue. The barricade of vacant houses with these elements is an approach, which is at the same time a counter pole to the ideas of Urban Catalyst. Thus within the “logic of property (...) an implementation of the legal right on space is claimed in a most quite strong way by its non-use.” (6)

Vacancies, Cycles of Buildings and Their Uses
Concerning the term of uses and/or the duration of the suitability of buildings for certain uses with out substantial adaptations and/or without demolition and new construction, there are reasons pleasant and less pleasant for the present time lapse. On the one hand the increasing dynamic of life-styles, modes of production, distribution forms, which is expressed in constantly changing needs and concepts for space and new uses, organisation forms or aesthetics due to new technologies. Other reasons for the reduction of the life of buildings are the shorter cycles of depreciation with high rates of returns, a poor supervision of building construction, the neglect of flexibility of space concepts and the complete lack of an interface exploitation of land and capital
The short-term perspectives of office, trade and leisure uses become the normal situation for a xible economy and society? – Or do only jobs and the conditions of employment become more xible? In any case the urbanistic losses caused by huge empty centres, cinema centres e.g., e larger than the economic ones. In case of a strong dynamic of the market for spaces at least a sic equipment should be available, in order to avoid constantly renovations. The question is if e present generation of computer and telecommunication offers a condition of equipment and ace requirements, which lasts for a longer period. However even the „regular“ urban uses create-vacancies in the space market (apartment, office, salesroom market). The conversion of the use sites or buildings from an old, run out use to a new use, utilisation and development can be called “conversion period”‘, if one doesn’t want to speak about a vacancy or under use. This hase can include: decontamination, demolition/ freeing the area, renovation of buildings, elation and agreement on a land use and development plan, new construction activities and nally the time which elapses until the areas and/or rooms can be rented out, leased or used ain. An abandoned industrial site needs optimistically about five years from planning to a new e. (7) The reasons for the neglect are different: 2 Open property and liability questions; Lack of money for originally budgeted reconstructions; Conflicts related to urban development due to oppositional interests of owners and politics.

Residual areas can generate a multiplicity of activities and uses: the establishment of new cultures and life styles, new economics (start-ups), in compensation of urban infrastructure – in particular leisure and recovery as well as cultural activities and ecological and climatic functions. Temporary uses can contribute substantially to the stabilisation of socially endangered city quarters and can create new social networks. They are not centrally planned, but take place spontaneously, initiated by a multiplicity of individual persons and groups. They are flexible, integrative and capable to fast reactions as they have a low organisational degree. Beyond that temporary uses recycle urban brown fields and vacant buildings with a minimum on financial and material means and enable their intensive use. Overall they are able to develop new possibilities for urban planning. An urban planning, which links the old topics of participation and bricolage in a new way.

Management of Uncertainties – new Paradigms in Urban Planning

The strategy and function of temporary uses led to an approach, which originates from the 80ies, but more radically and more adequate than ever. Meant is the figure of the “bri-coleur”, the do-it-yourself man, who was invented by Claude Lévi-Strauss in 1962 in his book “The Savage Mind” (9) and who was introduced into the architectural discourse by Colin Rowe and Fred Koetter in 1978 in “Collage City” into the architectural discourse. The concept of bricolage results of a criticism of modern urban development and tries a recourse to old urban architecture, primarily to the antique Rome with its ideal pieces in an incoherent urban carpet. Rowe limits his approach to the level of building. Temporary uses expand and link the term of “bricolage” with economic, cultural and social topics. The bricoleur develops to a net worker, to a manager who sees the vacant areas and spaces of the city as “free opportunities” (10), which can be linked with available agents potentially looking for space.

“The do-it-yourself man” is able to implement a large number of different works; but contrary to the engineer his work is not dependent if raw materials and tools are available, which are needed for the project: his world of means is limited and the rule of his game always consists in managing with whatever he has (…) if we watch him working: spurred by the project, his first step is nevertheless retrospective: he has to (…) start a sort of dialog (with whatever is available) to investigate possible answers, which can be given to the posed problem.” (11) Temporary uses are part of an ecology, (12) which is opposite to the modern functional planning, which designs ideal configurations on the tabula rasa. The extensive destruction with subsequent reconstruction – as the 2nd World War made possible for the planning of the 50ies and 60ies – is replaced by a small-defined change based on improvising and bricolage. A flea market of spaces, second hand offers on the property market, second hand offers on the property market, an utilisation of finds according to the principle of “objet trouvé”, a new paradigm of waste and recycling, thus a sustainable ecologically reasonable undertaking.

“When garbage, after a newer differentiation: the remaining waste, designates the rejected things par excellence, waste is something, where it is still not decided if it belongs to this ultimate category: Probably waste can be reused.” (13)

Temporary uses and the related exchange relationships can be regarded as part of the newer tendencies in urban planning, which develop from an area covering, hierarchic plan (based on “prohibitions”) to a horizontal instrumentation, which foresees a parallelism and/or simultaneousness of planning steps, while including different agents – overall a change to processes. However, participative and processual models now rank as well in the economic paradigm: mediation or
Urban development planning – like any "management" so far – has tried, to count on ‘knowledge’. In reality it is the handling of ‘ignorance’: about the future, about the behaviour of people, about the attitude of markets and policy, about future technologies, which will affect life in the city, about urban economy, urban culture etc. Planning means to take decisions concerning these topics at a time when possibly or even probably not enough alternatives have been clarified. The decisions cover their insecure origins: they pretend to know and to be a proved basis for further decisions. Thus they facilitate the daily life of planning organisations and enable routines to deal with problems. This can work for a while. But this necessary “absorption of uncertainty” (17) – the more or less arbitrary decision of for the moment undecided topics can cause problems, for instance if the initial position has changed. The actual problem is the routine, the system itself. In contrast another form of management can be set: a “post heroic management”, a “management of ignorance” (18). “Management is the ability to deal with uncertainty in a manner, which makes the uncertainty workable. Without confusing the result with certainty.” (19) Temporary uses can be seen as operators of a new urban development policy and planning, which is aware of its ‘ignorance’ and treats it systematically. It would be comparable with a consultation procedure, which is referred in the theory of management as ‘systemic consultation’. This procedure doesn’t offer prefabricated solutions, but involves the organisation in a discussion to disclose the internal organisational structures. The basic factor is to initiate a consultation and that a beginning is set, which interrupts normal procedures. “The systemic consultation irritates by the intervention itself, which is its original procedure.” (20)

The intervention allows an interruption and offers itself as reference for conversations, thus it has a reflexive effect. Temporary uses can be cause for observations; they initiate processes, which can be studied. New conclusions can be gained, which can be integrated in planning. An iterative process results. These are attempts of “try and error”, which allow learning from mistakes. Thus uncertainty gets less uncertain, it is encircled in feedback loops. By going to public and asking for reaction a control system develops, where urban planning receives information and mistakes can be compensated. “To control means to communicate, and to communicate means, to loose control. Otherwise it doesn’t work”. (21) The planer ‘working’ with temporary uses will be part of reality, which he intends to plan – thus the chances of communication enlarge. The ‘economics’ of temporary uses is an economics, which seems to be old fashioned: a general means of exchange is unknown and social, symbolic and in a closer sense economic capital are mixed. Premises are offered almost for free, the result is a vitalisation of the site or at least a good social conscience; overall a special image, a good reputation. Maybe even new ideas will be developed: new uses, new distributions of space. Contacts are made and the environment is addressed. All this is not measurable, cannot be generalised, thus a simple sales contract is excluded. To be exact it is not even an exchange, it is more a form of an economics of gifts: presents and return presents, as described by Marcel Mauss. And as such it is not settled in an abstract market, but represents a concrete exchange system, where not only goods but as well information and reputation are exchanged. Mauss titles this “total social facts”, „which means facts, which ... keep going the society and its institutions going in their totality (...) All these are at the same time judicial, economical, even aesthetic and morphologic phenomena.” (22)

However, it has to be mentioned that the few references to the presence, which Mauss has to presence – his presence: the book was published in 1950 in Paris – are completely different as the ones, which are proposed here, even contrary. Mauss stated the “French legislation of social secu-
y", thus the “already realised state socialism” as a contemporary example of an exchange of ts. Here as well different social levels are mingled and ‘responsibilities’ are changed, ‘debts’ e cleared, beyond of fussy accounts. Temporary uses are a clear indication that the state of pre- uction is starting to vanish. As they are exclusively dependent on deregulation and liberalisation y cannot stand for a new comprehensiveness. They can fulfil this claim only if they are able to alish a net of social relations, which as well accepts obligations. However it could be that the turn present doesn’t follow the gift in such a way, as in the societies described by Mauss.


Legal Framework and Regulations
As Instruments for Strategies of Temporary Uses within the Development of Urban Residual Areas in European Cities

Temporary uses in all five European countries involved in the research project “Urban Catalyst” are faced with more or less important legal aspects. One of these aspects is concerned with the relationship between the owner of the site or building and the temporary user. The legal instruments and rules in this field belong to the civil law. On the other hand it has to be asked if and to what degree the temporary uses that are intended or already realised are suitable with the planning and building law. This essay puts the focus on these aspects of the public law for two reasons. In the field of private law the existing instruments and rules seem to be suitable for the special problems that have to be solved with regard to temporary uses. If the partners involved – owner of the site or the building are ready to agree on such use they can make a contract on this subject. Private law in the five countries is flexible enough to realise the intentions of contract partners. In the field of public planning and building law the situation is different in principle. The rules in this field have to guarantee the public interests and goods that might be concerned by different kinds of land use and building activities. They have also to balance between these public interests and goods and private interests and rights that are also involved in land use, particularly the rights of ownership and property. For these reasons the system and the rules of public planning and building law in all of the five countries are more rigid and less flexible than private law. Finally there is another aspect that concerns primarily the public planning and building law: During the last decades the question of dealing with residual areas and temporary uses did not play an important role neither in the professional or academic discussion nor in legislation. Discussions and rules were orientated on long term uses even when areas of conversion were concerned. This situation seems to be changing actually as many cities in Europe are more and more faced with problems of shrinking population and conversion areas. The essay attempts to clarify the following questions:

What regulations for temporary uses are to be found in the planning law of the five countries? Are there regulations for temporary building and use permissions? Is there a demand for new legislation in that field?

Framework of regulatory planning requirements for temporally limited and other intermediate uses
The comparative research of the legal situation concentrates not only on the problems of regulations for transitory uses in a restricted sense. It attempts, however, to include this question into a
system of land use planning in the five countries

Five countries, respectively the cities have a multi-stage system of land use planning for the uctural and other land uses. As a rule this system consists of two stages. Despite all single differences, this is on the one hand similar to Germany with its land use plan for the entire municipality. This displays the structural utilisation in general and, as a rule, is not legally binding. The planning level a system of detailed plans like the German land-use plan can be used. These are legally binding for owners and investors. The Vienna system of land use planning has two steps and consists of land use and development plans. Beside these formal planning tools according to the Vienna building law an urban development plan exists for the entire city. This plan has an informal character. The land-utilisation plans have no immediate legal impact against a third party, this, however, is part of the development plan. The two-stage local planning system in Finland consists of the Local master plan for the municipality and local detailed plans for smaller units. In Germany there is the Flächennutzungsplan for the entire city having legal binding for the public. For smaller areas there are legally binding building plans (ebauungsplan). The “Strukturplan” of the Netherlands contains basic planning objectives for a area of one or more communities. It has no compulsory character. The “Bestimmingsplan” is el legally binding land use plan for parts of the community. The “Piano regolatore Generale munale” in Italy is a municipal land-use plan. It can be further detailed by the “piani partico-reggii”. The responsibility for the detailed legally binding planning rests with the local communities. This applies to all five countries. However, the status and the independence of the municipal level as such differs among the different countries. These differences cannot be worked t within this research. In Finland, the local plans are being decided on by the communities, i.e. e communal parliaments. In Italy plans are being initiated and decided on by mayors and the municipality council. The Dutch “Bestimmingsplan” is decided on by the community council or – in case of larger communities – by the district council. It is being approved on the provincial level. The “Strukturplan” is also decided on by the community or district council. It can be requested on the demand of the provincial administration. In Vienna Structural master plans are being prepared by the city’s magistrate. The city council acting as the “communal parliament” passes them. In Germany both Flächennutzungsplan and Bebauungsplan are prepared and decided on the community council. In Berlin there is a special situation as the Bebauungsplan is in the competence of the districts and their local councils. The amount of planning of the communities’ sidual areas with legally binding and land use plans differs greatly. For one part we find circumstances as for example in Germany, where planned areas exist next to so-called unplanned ner areas; for the other part there are systems where as a general principle all areas of the cities are covered by plans. Even where this is the case the steering effect of plans is limited. In all five countries a remarkable part of building permissions is decided on and issued, both based on legally binding plans, but based on exceptions and exemptions, respectively in anticipation of new plans. In Finland and Italy building and land use is only permitted based on plans. In the Netherlands in unplanned areas projects are permitted, as far as they concur with local “Bouwverordening”. Especially distinct is the practice of permissions in anticipation of a Bestimmingsplan, this is practiced with approximately 50% of all building permissions. To duce this practice, the new planning law asks for “Globale plans” with a lesser degree of parti-

cularization than the “Bestimmingsplan”. In Germany about 50% of the building permissions are given for projects in so-called unplanned but built areas. In these cases which very often are residual areas building and land use can be permitted, if the planned project fits into the structure of the built neighborhood. As a principle in Vienna every property requires a land utilization and a land-use plan. Unplanned inner areas in the sense of the German planning law are exceptions. The implementation procedures of small scale land use plans are also similar to a certain extent. So, all 5 partner projects reported, that the approval procedures for legally binding plans take several years. In Finland empirical research has shown a length of approximately 2 years for the completion of structural land-use plans. In Italy the completion of municipal plans takes at least 2–3 years. This is the time that is also needed in the average case in Germany. According to legal determinations in the Netherlands the time span to develop a Bestimmingsplan is between 10–15 months. However, due to the informal prephase of the plan development the entire procedure can take several years. In Austria the maximum length is 3 years.

2. Temporal limitations of uses within urban land use plans

Actually the five countries only have very limited regulations for temporarily limited constructional and other utilization possibilities as stipulation within legally binding land use plans. In Finland according to the new planning law all plans have to be revised after 13 years. Apart from that no other regulations for the limitation of utilisations in plans is apparent. In Italy and in the Netherlands there are no regulations for temporal limitations in the planning law. The same situation is in Germany, but there a new legislation probably will provide such possibilities within the next two years. In Austria basically limitations seem to be possible, as according to the Austrian maxim of law, regulations can be temporarily limited. However, the legal reasoning for such limitations is rated to be extremely high. All five countries offer the possibility in different ways to modify structural uses enabled by planning through new planning or to cancel utilisations completely. The conditions differ greatly especially in reference to compensational consequences of such act as to modify or change plans. In Finland it is possible to modify and to cancel uses fixed in legally binding plans is possible. Compensation is offered at a variable range. Not executed utilisation rights can be revoked without compensation after 13 years within a revision of plans. In Italy planning rights can be revoked after 5 years. Compensation is granted. A similar situation exists in Germany, where plans can be cancelled or reduced with full compensation within seven years and with a limitation of compensation after seven years. In the Netherlands within the course of new planning law, utilisations can be cancelled or limited. In Austria cancellations are possible, existing buildings are protected. Financial compensation is granted. In general, it can be seen that on the level of detailed legally binding land use plans the situation is similar. That concludes that at this time the topic of limitations and transitory utilization instrumentally has not been worked out and is not in the focus of the legislature.

Permission of building or use projects

In all five countries exists the principle of obligation for approval for constructional projects. For single projects exemptions from the rule can be granted. Partly there are adjusted administrative procedures for projects of a simpler kind. The contrastive analysis results in a quite colorful picture showing the possibilities of temporal limitations but also of other conditions of building permissions for single constructional projects. Basically everywhere building permissions are issued without a temporal limitation. But referring to the German system of so called side conditions we
n distinguish the following variants for the modifications of this principle: Temporary limitation building permission, reservation of recall, building permission under certain conditions or under certain injunctions. In Finland basically permissions are issued without limitations. In se, the owner wishes to obtain a temporal limitation, this can be granted under simplified con-tions and under renunciation of certain material requirements of the building law. In Germany mitted building permission can be issued only if it is applied for or if the applicant is not entitled get an unlimited permission. In Italy on private ground permissions are issued without limita-tions, as a rule, however, limited utilisation can also be issued. With the running out of permis-sions, constructional installations have to be removed. On public ground only temporal limitations e issued, the duration of which is linked to the purpose of utilisation. In the Netherlands in rtain defined cases a limitation of up to 5 years can be issued. This instrument is often used her deviating from conditions of the Bestimmungsplan or in case of an emergency. A prolonga-on is not possible, yet continuing toleration is. According to the Vienna building regulation an spoken limitation rule covers buildings “that serve transitory utilisation or do not have to main forever” in these cases single requirements of the material rights can be renounced egal uses e possibilities of how to deal with recognized illegal uses or buildings is manifold. The follo-ng variants need to be distinguished: In all 5 countries, the possibility exists – and partly even e obligation – to abolish recognized illegal uses, resp. to put it as far as possible into a legal atus. In how far, in single cases, administrative offices use a leeway for their decisions could not researched in detail. In Finland sanctions reach from fines to pulling down. Illegal building ppens seldomly – when detected, administration as a rule acts very consequently. In Italy nctions reach from fines to pulling down. The latter, however, is not enforceable in face of the mount of illegal building. The Dutch municipalities can use instruments from stopping construc-on to fines and pulling down of buildings. The same situation exists in Germany. Vienna the order to pull down is issued or a subsequent permission if necessary prerequisites e available.

нструments for tolerating illegal uses or buildings exist only partly. In some of the five countries rmalized possibilities of subsequent legalization for utilisations and buildings recognized to be egal exist. This very distinctly is valid in Italy where almost amnesties for building law are car-ed out in certain intervals on a regional level. In Finland suchlike regulations are not in accor-nce with the Finnish tradition of law. Legalizations are only possible for materially legal but not rmitted buildings. Also in Austria tolerance and subsequent legalization of materially illegal ojects is not possible. In Italy, in principle there is no possibility of tolerance. The problem, however, is of great practical importance for housing construction. There is the possibility to tain a “concessione in sanatoria” for buildings that were erected illegally before 1994. This actice is widely used. In the Netherlands and in Germany it is possible to tolerate buildings that ere illegally erected, as long as no complaints are being received. In that case the community s to act, and it will certainly do so. Legalization is possible if and in so far the project can tain a subsequent building permission. The frequency of controls is high.

nclusions together the result of the comparative law analysis is that transitory uses is not yet part of tensive legal regulations or debate. Within the area of planning rights in a closer sense, i.e. within the legally binding detailed land use plans, the topic of temporal limitation and transitory uses has not yet been worked out in reference to its instruments, and it has gotten into the focus of the legislature. More differentiated the situation presents itself in the sector of building per-missions. Here partly regulations for temporal limitations exist. All participating partner cities identified needs for new legislation within the planning and con-struction law. It seems desirable to admit temporary uses in land use plans and building per-missions as well as the improvement, resp. using instructions for the present instruments of law. The only exeption here is Finland where absolutely no problem can be seen as transitory and illegal uses practically do not exist. This assessment, however, needs to be put into the context of assess-ing the entire problem. The discussion with all project partners has resulted in findings that legal questions at last only have a very limited importance for how to deal with transitory and inter-meate uses. In practical operation of the participating partner cities meaningful projects obviously fail not necessarily due to legal problems, resp. the lack of defining possible legal instruments. Moreover here financial and economic problems are in the foreground. According to the experiences of the partner cities in the Urban Catalyst project the main obstacles are seen as conflicts between temporary uses and future development in town planning as well as the lack of social acceptance of such uses. Among the legal problems the assessment of the project partners diverge greatly in reference to problems of the civil law. But in general the problems in this legal field are not very important. In the field of public planning and building law the appraisals con-centrate on the problems of substandards as well as the lack of possibilities to tolerate or legalize. Substandards on fallows or areas with reduced use prevent or make legalization more difficult.
Obstacles, Reservations and Possible Causes

tenants. This applies to the simple level of sharing the use of business facilities, and to whole rented houses.

Expense and Utilisation

The aim of landlords is to rent out real estate for as long as possible in order to optimise the relationship between the administrative expense and the earnings from the rent. Short-term solutions are therefore unpopular. Thus although rent contracts in the area of business premises under one year do not fall under the regulations governing the rent law (§1 (2) 3a MRG), the accusation may be made that the prospect of having to look for a new tenant after a maximum of six months or else having to extend the contract, does not receive any applause. Also the instrument ‘Bittleihe’ (known as Prekarium) is only suitable up to a certain extent for dissipating these insinuations, since the missing amount, the attainment of which forms the basis of a rent contract, will negatively influence the expected cost/use relationship, i.e. the non-financial ‘profit’ would have to be disproportionately higher in order to compensate for the effort and expected negative consequences.

Furthermore, the use of Prekaria is subject to just as much administrative expense as long-lasting contracts. Even a Prekarium needs an exact contractual security and clarification of questions of insurance, a fact that is very unrealistic. That applies in particular to shop premises, whose vacancy is often determined by too little floor area.

Nevertheless, if the expected positive effects of temporary utilisation are ‘only’ weighed up against the effort and expense on economic grounds, then the decision regularly goes against temporary utilisation. Here too the potential user is dependent on the goodwill and cultural tolerance of the manager or the owner.

Perspectives

The subject of temporary utilisation gives rise to negative associations, not only because one would like to find as many paying tenants as possible for as long as possible. The Vienna discussion should be extended by positive examples from partner cities of Urban Catalyst, since often the possibilities of temporary utilisation are not yet very familiar in Vienna.

The example of ‘Soho in Ottakring’ shows that the expense involved in communication is large. Nonetheless, the work of persuasion and successfully initiated examples represent the right way.
may be that the commercial aspect has to be placed further in the foreground, so that it is not
smashed as 'esoteric' or an 'elevated event'. What also has to be clarified in this context is the
state of vacancy and a more exact comparison with the effects of interim utilisation. However
ere are also owners and their representatives who are open towards temporary utilisation and
en promote it. Sometimes one even encounters curiosity or great openness, but since, as a rule,
eres has no capacity for the search for temporary participants, nor are there any enquiries made in
is direction, temporary utilisation does not happen. Here the pressure also has to grow from
e of the enquirers. Their need has to be articulated so that it can be heard. Finally, it
ould be mentioned that an interview about a definite building and project would be consider-
ly more profitable, since the expected advantages and disadvantages can be discussed and
eighed up in much greater detail.

Urces

ERIEWS
lmut Mondschein, director of WIENER EINKAUFSSTRASSEN MANAGEMENT
rkus Wild, ServiceCenter Shop Premises, location care / information on vacant premises
mn Erik Weiß, owner of the property at Zieglergasse 19, 1070 Vienna
pl.Ing. Gehard Buresch, until 1/2/2002 general manager of the Austrian Federal Real Estate Company Ges.m.b.H
G)
g. Peter Höflechner, procurist at BIG Liegenschaftswertungsges.m.b.H
Stefan H. Zadeyan, Donau City Wohnbau AG, member of the board
g. Kirisits, general manager of UNIQA Immobilien-Service GmbH Dipl.Ing. Martin Schwanzer, owner of the
eroperty in Martinnstrasse 61, 1180 Wien
pl.Ing. Michael Ulrich, area manager of Strategisches Facility Management der Post &
ekomimmobilienenges.m.b.H
uno Kasparek, Österreichische Galerie Belvedere, building manager

EPHONE CONVERSATIONS
rgaret Reininger, KALLKO PROJEKT Bauträger Gesellschaft m.b.H.
Einviittschläger, Immobilimmobilien GmbH
sabeth Stocker, director of the Migrant Centre of Caritas of the Archbishopric of Vienna
elle Bickel, SOS-Mitmensch
xandra Knöller, Integrationsprojekt InTO of the Deaconry of Vienna
ry Vesecky, ARBÖ
representative of ÖAMTC
a Kleedorfer, MA 18, coordinator of ‘Einfach/Mehrfach’

NANCY LAW
d Amendment to the Housing Law (Wohnrechtsänderungsgesetz – WÄG)
Cultivating Temporary Use
Models of Action

The underlying hypothesis of the Urban Catalyst research states that whilst temporary uses are unplanned, neglected and often stigmatized, they can trigger and support urban development which can be transformed into lasting and sustainable developments. In order to show ways of changing our attitude towards temporary use, the research team had to confront the following questions: How can we bridge the gap between the unplanned and our understanding of urban anning? Can a largely unplanned phenomenon like temporary use be instrumentalised and ed for a strategic planning agenda? Would any connection to planning and control contradict its sentially spontaneous, ephemeral and grass root nature?

Ban Catalyst’s research revealed that the traditional polarity between planning and the unplan-d can no longer serve to describe the urban reality of our cities today: At a closer look, there is less contradiction between planning and the tactics of temporary uses that one might assume. Urban Catalyst produced in-depth analysis of case studies of temporary use, which revealed that even the seemingly unplanned is based on certain conditions, les, actors and activities. Through the discovery of the formal within the informal, we could entify patterns and methods, tactics and strategies, which were became the reference point and se to formulate models of actions. The research showed that the character of temporary use changes according to the degree and e nature of involvement by other stakeholders and individuals (planner, municipality, owner, ent etc.). The nature of temporary use is a response to external conditions and a product of the interaction between different stakeholders.

The complexity of urban reality cannot be described in a single model. As there are many possible roles to adapt, there are many ways to approach, engage, utilize and instrumentalize temporary uses. Each of them will have a different outcome.

sed on these findings a series of model of actions have been formulated and tested. The catalogue of models provides an arsenal of actions for short- and mid-term development that can be opted by all stakeholders, based on a new understanding of planning. While traditional planning is based on the fixing of final forms and images (e.g. master plan), the proposed models of actions take a different approach, focussing on immediate steps for an open-ended and uncer-in development process. The following models of action were identified:

Model 1 Tolerating
The position of tolerating or waiting does not describe an attitude of indifference or ignorance towards temporary uses, but is based on the realisation that in certain conditions, any direct tion or forced measures can have no, or possible negative effects. After periods of interference, ntrol and action ‘doing nothing’, i.e. passively tolerating or deliberately withdrawing presence ight just be the right decision in order to encourage a liberated development and spontaneous havior. More radically one might argue that the emergence and growth of temporary use can and should in principle not be controlled, interfered with or manipulated. Basically a position of doing-nothing means to renounce restrictive measurements and any action, which might obstruct temporary uses, even potentially tolerating illegal situations.

stakeholders: property owners, municipality

Effect: The characteristic of temporary uses stays unchanged.

Model 2 Stimulating
This model assumes a position, which is primarily concerned with the initiation of important, strategic changes that could help to spread the seeds for temporary use scenarios. Rather than directly engaging in particular sites or uses, this model is understood as ‘preparing the ground’. In this sense the action package engages on a more general level in the creation of a climate in which existing and new temporary use scenarios could grow and/or further flourish.

stakeholders: municipality, agents

Effect: The characteristic of temporary uses stays unchanged. It is just made easier for anybody to start activities. This approach does not answer the question of sustainability, which also might result in conflicts between activists and owners.

UC-cases: all case studies in Vienna, Berlin, Amsterdam, Helsinki

Model 3 Initiating
This model describes an approach of direct involvement in the creation of particular preconditions for a specific temporary use scenario. In this sense the model would operate only in a specific scenario or site and involves direct interaction with temporary users. This role could perhaps be compared to that of an expert agent or enabler (e.g. RAW Berlin) or to Quartiersmanagement. Beyond strategic changes within the legal, the funding, operating systems that will empower and strengthen such agents, this model would primarily provide the framework for direct action tools (see 2.3. pool for action tools).

stakeholders: agents, temporary users

Effect: The kind of activities initiated is strongly influenced by the process of initiation and by the institutions that initiates them. In this sense they might lose their spontaneous (and creative) character. On the other hand they can be more spatially focused and influenced – a specific site can be activated following a certain intention (see also model 3 – Instrumentalisation)

UC-cases: Gaudenzdorfer Gürtel/ St.Marx (Vienna), Wriezener Bahnhof (Berlin), Revaler Viereck (Berlin), Palast der Republik (Berlin), Noord Lonkt (Amsterdam)

Model 4 Instrumentalisation
The following approach towards temporary uses is focussed on the medium or long-term realisa-tion of certain aims beyond the domain of temporary uses. Within this vision temporary uses are
en as welcome means to achieve these aims, means to an end, ‘catalysts’ in the more literal sense of the word. Temporary uses may be incorporated into the long-term process of realisation or to initiate a development, to prepare the ground for specific programmes, as accelerators of planning processes or ‘identity-creators’, which raise and enhance the reputation, image or tractiveness of the site. Temporary uses would then have a finite role within the process or may consolidate into more permanent programmes. They do not happen in a vacuum after the end of another use, but they become the starting point of an already formulated future development. 

**Stakeholders:** property owners, investors, municipality

**Model 7 Incorporation**

Existing or future temporary users are included in the commercial development of a (vacant) site. This happens by the realization of cheap low-standard spaces or vacant spaces in the development. The low-standard spaces can be either preserved building parts from previous constructions or cheaply constructed new spaces. Avoiding of conflicts/Compromising

**Stakeholders:** investors, municipality

**Effect:** The uses might be not that temporary, ephemeral and spontaneous, but of a low financial strength. The inclusion of low-standard spaces in new developments results in a social and economical diversity.

**UC-cases:** Kabelwerke (Vienna), RAW (Berlin)

**Model 8 Controlling / Regulating / Deregulating**

Another approach towards temporary uses could be based on the assumption that sustainable urban development relies on the equilibrium between control and free reign, regulation and deregulation. Often, this balance is threatened and therefore would have to be re-adjusted. In one extreme scenario one might detect a condition of saturation. Regulation and control mechanisms (e.g. Helsinki) have become so strong and dominant that measures towards deregulation may be required in order to open up niches and breeding grounds for new, soft, week activities and programmes. The other extreme is a lack of appropriate regulation or its entire absence – a situation where classical planning instruments fail and programmes and construction spreads in an entirely spontaneous way without overarching plan or long-term vision (e.g. Campi Flegrei, Naples). This asks for the introduction of a partial and limited control, which is obvious not possible with conventional modes of planning. How could one structure an emerging, more or less unplanned urban development process? What new planning instruments can be introduced when classical tools fail? This approach also includes a criticism of temporary uses. An extreme radicalisation of our concept results to situations like in Campi Flegrei, where the deficits are obvious, and similar phenomena's can be found in Berlin on a smaller scale.

**Stakeholders:** municipality

**Effect:** To combine spontaneous bottom-up developments with larger planning ideas and long-term basis. In the opposite case, if temporary users squat a place opposed to the interest of the owner or do not leave after a finished contract, this behaviour results in mistrust and a future unwillingness to accept temporary users (examples: Helsinki-Kabelfactory, Vienna: Arena, Berlin: Tacheles, Maria)

**Stakeholders:** municipality, agents

**UC-cases:** Magaziini (Helsinki), RAW (Berlin), Mariaam Ostbahnhof (Berlin), Kabelwerke (Vienna)
Networking has been developed that has been analysed and abstracted. Urban Catalyst is proposing to extend their uses beyond their original intention of stabilizing existing neighbourhoods and maintaining existing social networks, and apply the past experience to the issue of temporary use. During the research process, existing tools were extended and complemented by a series of new tools for the initiating, nurturing and support of temporary use as catalysts for urban change. New tools could be developed by analyzing potentials and problems in the development process and in the interaction in-between the different stakeholders on the respective test areas. Together, new and old tools can be structured into the following categories:

- communication
- networking
- financial/economic
- legal
- physical/infrastructural
- programme sourcing
- pre-programming
- process management

Guidelines for Practical Use

Urban Catalyst has analysed approximately thirty tools, which are included as inserts within the context of the description of the specific projects that they were tested in. A more detailed description of tools can be found at www.templace.com.

However, it should be noted that specific tools will often not apply to one specific context only. They can be used in combination with others and need to be appropriate to the specific local context. The nature and effect of the tools will also change according to its user (municipality, investor, site owner, etc.). Some tools will be only be applicable for some (or even only one) of the acting parties.

In order to help the navigation through the proposed catalogue of tools, the above categories serve as ordering principle (tool family), guided by the questions of what needs to be achieved in a particular context.

Programme Sourcing

The first tool family of tools gives answers in a situation where a municipality, an agent or a property owner wishes to source appropriate temporary use activities for a given site. Appropriate tools include the website 'templace.com', temporary use competitions, the recruitment of scouts or the staging of a call for ideas.

Networking

The second group can be applicable to temporary users, agents, municipalities and even property owners. Several tools can strengthen and formalise the interaction of otherwise loose networks or help with the interaction of different stakeholders include the management of conflict of interest: liability, partnership in implementation, kinetic north, templace.com, club commission, key agents or stakeholder platforms.
Physical interventions

The combination of tools seeks to extend the understanding of physical development tools beyond the current practice, including the often neglected, yet crucially important factors of regulation of access, physical adaptations or safety measures. In addition, further tools are included at deal with alternative approaches to existing and new structures on the site such as slow demolition, recycling and temporary architecture.

Financing

An additional family of tools is devoted to matters of finance from the perspective of different stakeholders, including temporary users, the municipality and property owners. Tools include the fund for breeding spaces’ tested in Amsterdam, the space pool, an recycling exchange or a diversification of public funding schemes.

Programming

Pen spaces or specific physical settings often do not allow for a medium-term establishment of permanent use programmes. In order to activate the sites and develop its image and future potential, public events, illuminations, land art projects, concerts or more obscure activities such as permanent breakfasts can be instigated.

Communications

Order to increase public and potential users awareness of certain places, a set of communication tools can be used by property owners or the municipality. For temporary users, debates and discussions about their own future presence on a particular site can often be an important tool to aff in public support. The following tools can be used: exhibition, public relations, advertising, email discussion, lectures and symposia.

Process management

Traditional planning tools address the development process of sites, in particular the interaction between diverse interests and their incorporation into the project. Urban Catalyst proposes a series of tools that can give a new impetus to process management within medium and long-term urban developments: democratic dialogue, district management, temporary user forum, organic development, moderation, agency/one stop shop and other organisational models.

Legal

The final category of tools deals with legal aspects that are often key obstacles to the establishment of temporary use. Tools include temporary building law, conditional permissions for temporary use or the negotiation of exemptions from legal obligations (negotiated amnesty).
If, in the near future, you happen to walk along the North Bank of the IJ River at the old industrial terrains and docks in the vicinity of the NDSM wharf, you are very likely to encounter the following situation: inside the 20,000m² hall, a group of around 200 artists and craftsmen called Kinetic North is building a 3D structure for their working spaces and public performances inspired by Constant’s ‘New Babylon’. On a huge slipway, originally for launching large ships, you will find a bike-cinema. At the foot of the slipway, a metal architectural sculpture, Dazzle-Ville, reminiscent of old-fashioned dazzle painted military crafts, is open to public as an exhibition space. Some meters further, you can enter a black and stealthy Russian submarine as a museum. Its first neighbour is a 6-storey high student housing building on poles, assembled from stacked sea containers. In front of it a city ballooning outpost is located; nearby again, on the tip of the dock, a small beach with an open-air bar. All that, together with a car-wash, mechanics, a ‘Carpet Land’, some IT companies, a TV studio, design offices, one ferry terminal, a stylish its-so-inspiring-here jungle type of restaurant and one municipal urban planning department occupying an empty floor above it...

This image is a ‘freeze-frame’ in a long transformation of the North Banks of the IJ that is just getting started. Attracted by available space, low rent, river, industrial scenery, pioneering spirit or by the success of the Kinetic North project for instance,
How to plan for temporary use?
The possibility of planning with temporary uses raises a number of issues. How to bring the unstable category of temporary uses closer to planning? Should temporary uses be planned for at all? Perhaps some of them, yes. Theoretically, it is a tempting idea, but how would it work? To go even further – how to create a strategic and operative framework for temporary use on a large scale, such as the northern banks of the IJ River?

Municipal planners at Amsterdam North are aware of the criticisms that recent large urban projects in Amsterdam (such as Java and KNSM islands) have received: monotony, a lack of public space or its low profile commercialization. Temporary use is a strong possibility to convey to the public an attractive idea of the Northern Banks by bringing in a large variety of urban and public programs. Temporary forms of living, working, culture, education and leisure can help to create the seed-bed of urbanity of the new city in the North.

The main obstacle for parties involved in the development process is how to get rid of ‘temporary uses”; how to ensure the temporality once the permanent programs are ready to be realized. Further, there is the cliché that renders temporary users equal to marginal players, hardly able to give any positive input to a ‘sustainable urban development’.

Planning with temporary uses is very different from regular planning. The major distinction is that it has to be sensitive to very diverse and specific initiatives, generally ‘bottom-up’, as well as the local dynamics of development at specific sites. At present, this energy is dissipating among the various project teams, which are assigned to develop the area. Also, a plan for temporary use has to be sensitive to the local dynamics of development at specific sites.

most of the mentioned protagonists and programs are actually already there. Large, empty and scenic, the North Banks of the IJ have become a magnet for a multitude of ideas and projects mirroring the needs of the city of Amsterdam. Often, the initiatives originate from weaker groups and programs, pushed-out by the commercial pressure in the central city of Amsterdam.

On the other hand, the desired future of the Northern banks is defined by a large-scale redevelopment plan prepared by several government agencies and market parties. This redevelopment will be 25 years long and it describes the area of the NDSM as a metropolitan spot; with a high-density ‘mixture’ of working and living, inside a series of 30 storey high towers overlooking the river and with some adequately large through traffic.

Time when things can change
The redevelopment of the desolate terrains of the former shipyards on the river IJ in Amsterdam North is an extraordinary possibility: the void in use during time, stretching as long as 25 years, can be spanned with a large number of transient programs – a temporary city.

The ‘Platform for temporary use’ is a proposal that connects between two contrasting concepts of urbanism – one that is open-ended and incorporates the informal, and the other that is top-down and treats a plan as an end goal.

At present, a flexible framework for the 25-year-long redevelopment on the Northern IJ Embankment is described by a Master plan. The specific spatial, legal and economic anatomy of the process of the North Bank is such that the temporary use comes practically – as a natural solution. Huge land plots and numerous buildings would remain empty for years, due to the complex dynamics of development. Present zoning regulations are very restrictive, while temporary use could help responding to them.

Temporary use will enter the structure of the permanent development, now defined by the Master plan and shift it, disturb it, strengthen it. Temporary programs can span gaps in use in the development trajectory and respond flexibly to the uncertainties and breaks in the development dynamics of each specific area/site. Temporary uses can test the ground and catalyse its change, as in a try-out city.
The Platform for temporary use proposes a base to such a coordinated approach. It helps to create a larger overview of developments with richer spatial potentials and potentials for programming and aids to formulate a strong strategy that will gradually build up urban character at the Northern Banks. An executive body, an Agency for temporary use would be formed, in order to provide an organizational, legal and economic infrastructure for temporary uses.

Some initial guidelines have been set for the spatial framework of the temporary city:
_ there will be no classical zoning – instead, criteria for attraction/repulsion between programmes will be established;
_ the plan will be only partly 'fixed' – like the 'eyes' of a Maasdams cheese. Pilot projects are strategically chosen for the 'fixed' areas, as where the 'open-ended' areas would be free for proposals to touch down in the area;
_ the basic limitations of the plan will be determined by the inventory of time-space gaps in usage. This is a planning tool designed to moderate the 'puzzle' of numerous initiatives and available spaces, over time. As a consequence, this tool would also allow for the physical mobility of program among several sites, which would increase the duration of temporary programs as well as their feasibility.

In a newly developed area, the formation of public space is usually lagging far behind; in a temporary city, public programs are the first to be formed. Successful activities or programs can, minding good design and planning, sediment as an urban layer.

The Platform for temporary use thus develops a set of sensitive mechanisms to tap into the real-time needs of the city. By allowing them to develop on the North Banks of IJ River, it is effectively turning traditionally inferior position of Amsterdam North, towards a city of possibilities.
The ‘Kinetic North’ organization, is a society established with the aim to transform a former ship construction wharf – NSDM in Amsterdam – to a workspace for artists, performers and starting entrepreneurs with a low or non-commercial profile. Its main aim is the realization of atelier-, work-, rehearsal- and presentation spaces rented at an affordable price to its tenants. Further on, the society wants to gather diverse artistic and crafts disciplines, which inspire each other and start fruitful collaborations.

Initiation
During the late 1980’s empty warehouses in the Amsterdam harbour, which offered space for more ‘alternative’ arts and lifestyles, got evicted to make space for high-commercial living spaces. Thus, the network of artists and starting entrepreneurs using them was gradually pushed out and started to turn their attention on new possibilities.

In 1999, an opportunity opened at the NSDM Wharf – an enormous former ship construction wharf in Amsterdam North. The municipality announced a competition to find alternative uses for the derelict ship wharf. In answer to the competition, the workgroup Kinetic North was formed by a network of artists and users of evicted warehouses in Amsterdam and proposed to redevelop the shipyard through cultural entrepreneurship.

Organization & Actors
The Kinetic North organization is set up as bottom-up; with the aim to cut out unnecessary hierarchy and have maximal engagement from the users. There are three bodies channeling the development of the wharf:

1. A ‘society’ – ‘Vereniging NSDM’ – consists of all tenants. The society is split in 20 clusters in which complementary artistic interests work together. Each cluster occupies a physical part of the wharf, and is responsible for the construction of its own working spaces and for obtaining the required legal permissions and licenses, i.e. building permissions. Representatives from the clusters take care about general interests of the participants, through one of the four teams concerning construction, maintenance, outdoor space and the artistic program. For new tenants there is no active recruitment. Coming proposals are registered by the project organisation and offered to the clusters for selection.

2. The project organisation – is set up as a service desk towards the tenants and functions as a bridge between the users and the board of foundation. It also channels the communication with the city government and the financers.

3. The board of the foundation – ‘Stichting Kinetisch Noord’ – with its 6 members is involved as a remote controlling body. It consists of influential professionals with a background in cultural, legal or financial fields. The foundation in the long run wants to delegate largely its responsibilities to the users of the wharf – united in the society ‘Vereniging NSDM’.

number of people: a project organisation of 7 persons, 153 users (2002, April)
duration: established spring 2000, entered NSDM wharf in February 2001, projected exploitation till 2013
costs:
- renovation of the hull: ~ 3.5 mill euro (credit from Amsterdam Noord)
- costs for interior wharf space: = 6.8 mill euro (Breeding Places)
- organisation costs: ~ 300.000 euro/year (staff and office)
- rent from tenants: 22,7 euro m2/year (ex VAT and service costs)
contact: Stichting Kinetisch Noord, TT Neveritaweg 15, 1033 WB Amsterdam
One of the strongest tools in interactive urban planning is to create partnerships in execution. Working in partnerships not only has the advantage of sharing the costs of the implementation, it also ensures that parties continue to collaborate when problems arise. One of the outcomes of the Democratic Dialogue of Noord Lonktlin Amsterdam North was the decision to create BV DURF (Courage Unl.) for the development and maintenance of the NSM site. The unique element of BV DURF is that it is a partnership between the local government, housing corporations and the users of the site and that they are collectively responsible for development and maintenance of the site.

Scale
In the initial plans of BV DURF, the future users of the site are also given a role in the BV DURF. Inhabitants or temporary users obtain shares in the partnership and are involved in the decision making, hence increase the responsibility for successful development of the entire site. This mechanism results in flexibility in the development of the site as all partners can collectively agree on a change of use. The challenging part is that there is a large number of participants in the partnership.

Development
After the Democratic Dialogue, the plans that resulted from it were adopted by the town district administration. Consequently, talks for the creation of BV DURF started.

Detailed Description
The Partnerships phase is crucial for implementation of the plans developed during the Democratic Dialogue. In order to keep momentum and benefit from the goodwill and cooperative spirit of the interactive approach, arrangements for the implementation have to be made. In the case of Noord Lonktlin the solution Detailed Description was found in a public private partnership called BV DURF (Courage Ltd.) BV DURF is a construction in which all users of the site are jointly responsible for maintenance and development of the site. BV DURF will be making arrangements for use and environmental regulations. Besides the initiators, social housing corporations, the town district and investors, also temporary users become shareholders.

Within BV DURF arrangements are be made about the nature of development of the site and all related issues. For example, making an integral environmental plan for the extreme mix of functions is one of the tasks for BV DURF. It will make a budget for the exploitation and gradual development, facilitate temporary users, and specify starting points for the architectonic development of the site. The formation of the partnerships has taken 18 months to date, which is longer than planned. As this phase was executed without external mediation, the creation of BV DURF has taken more time than planned. The founding parties (Town district, social housing corporations, project developers and Kinetisch Noord) are still in negotiation. Commitment, however, does seem to be strong enough, since all parties still subscribe to the principles that were laid down in the note of starting points. BV DURF stopped in 2002 due to internal difficulties.

_start date: January 2000
_end date: November 2002
_place: Amsterdam-Noord
_type of tool: Tool for joint development and maintenance of a site by all those who are involved.
The Fund for Breeding Places

Fund to Realize Small Scale Infrastructure

The Fund for Breeding Places is set up to realize small-scale infrastructure for artists and cultural entrepreneurs with a low commercial profile. Within the period of 2002–2006 the Fund wants to initiate the realization of around 2000 ateliers or working places, of which 1350 individual ateliers and space(s) for 700–800 cultural entrepreneurs.

The Fund subsidizes the non-profit part of the development costs of these spaces up to 680 euro/m² or 34 000 euro total per space (max 50 m²), by awarding a unique real estate development subsidy to the owner of a building. Temporal projects can also be awarded a subsidy, but the amounts awarded are generally lower. The Fund is not involved in the physical maintenance of realized spaces.

Initiation
The Breeding Places Fund has been set up in 1999 by the Project Management Office of the City of Amsterdam in response to dramatic changes in the cultural landscape of Amsterdam. In recent years, during the urban renewal and the conversion of the Amsterdam harbor districts, many artists, activists and craftsmen have been forced out of their working/living spaces. This resulted in a pressure on the City Government. In 1998 a decree in which the City Council urged the Mayor for fast realization of alternative locations for payable housing/working-premises. As a result, the Breeding Places project has been set up.

Organization & Actors
The Fund for Breeding Places is an organization belonging to the Project Management Office of the Urban Housing Service of the City of Amsterdam. It consists of three parts: a project group, a policy consultancy group and an advisory committee.

1 - In the project group, together with the Project Management Office the following parties are represented: the Urban Housing Service, the Spatial Planning Office, the Common Welfare Office, the Society for Housing/working-premises for Artists and the Land Property Organization.

The policy consultancy group is there to channel the information exchange between the city, civil pressure groups and external experts. The focus of this group is to enhance the social feasibility of the decisions and policies that are being developed, and to use the available expertise.

3 - The advisory committee is an independent 5 member group with knowledge and experience in the field of urban social-economic processes, the culture of (housing) working-premises and the art world in Amsterdam. They advise the project consultancy group on allocating spaces to (groups of) artists.

The Fund in principle has two ‘clients’; on the one hand people looking for spaces and on the other hand people requesting subsidy for the development of a ‘breeding place’. Owners or exploiters of buildings who want to establish a breeding place can hand in a project description and exploitation calculation at the project group. Groups of artists or cultural entrepreneurs looking for space can apply at the project group. The advisory board will be consulted on their application.

Initiators: City of Amsterdam, on initiative of various pressure groups like the IJ Industrial Buildings Guild
Organization: Foundation, created by the City of Amsterdam
Number of people: around 30 projects in preparation, for 1350 individual ateliers and space for 700–800 cultural entrepreneurs (period 2002–2006); various staff members of City of Amsterdam involved.
Duration: established spring 1999
Costs: start 15.9 mln euro, additionally per year 2.7 mln euro
Contact: www.BroedplaatsAmsterdam.nl
Broedplaats Amsterdam
Postbus 1900
100 BX Amsterdam
The competition for cultural entrepreneurs is an example of an active approach a city can take to influence the course of urban development using the drive of unconventional local partnerships. To get a scope of possible partners and their ideas, the city administration of Amsterdam Noord has announced an open public competition.

The competition, announced in 1999, asked to provide a vision, program and a business model to transform the +/- 20000 m² vacated hall of the former NDSM Wharf and the surrounding site into a focal point for cultural activities.

In this way, the redevelopment of the wharf could contribute to the urban restructuring process, which transforms this industrial site into a mixed living and working environment.

Aim
The Aim was to find alternative use for an otherwise abandoned area, to attract cultural oriented entrepreneurs to create a focal point for future urban development and finally to secure property against unintended users (squatters, grey businesses)

Initiation
In the mid 1990’s the City Administration of Amsterdam North was facing difficulties in restructuring and developing the enormous derelict shipyards at the Northern U-embankments. Grey business and criminal activities started to flourish, while impulses for more urban activities were lacking. When the city in 1996 had the possibility to gain control over the largest shipyard in the area (the NDSM wharf) it took the opportunity to include in the development strategies the possibilities for leasing this wharf to culture-oriented companies / entrepreneurs. After consulting various authorities in the fields of economics and arts, in 1999, this led to the proclamation of a competition with the aim to find the best concept for cultural use of the wharf.
and administration. Each cluster discussed the boundaries for the process and set out pickets to demarcate the ‘playing field’. By comparing the different fields of the clusters, the playing field for the democratic dialogue was established. Around 100 people participated in the cluster meetings. The results of these meetings and the background research were bundled into the starting document.

Brainstorm sessions: for the brainstorming sessions, the cluster teams were split up into cross-section teams of mixed expertise. Also, more people were invited to participate in this phase of the planning process. There were two sessions on a Saturday, the ninth of October, so that as many people as possible would be able to attend. The goal was to come up with a limited number of challenging integral, options for making combinations of working and living. The themes that were identified during the brainstorm sessions were: Water, New Economic Activities, Extreme Mix of Functions and Art & Culture. They were further elaborated during the ‘thematic meetings’.

Thematic meetings and expert meetings: in October and November, the stakeholders formed thematic teams to elaborate on the themes that were identified during the brainstorming sessions. In this phase, the goal was to come up with concrete visions of how the themes could be worked out. The teams were supported by external experts when necessary. Simultaneously with the thematic meetings, expert teams were formed to elaborate on some of the prerequisites for the development of the themes.

Exchange session: around mid-November the results of the thematic and expert teams were discussed during the ‘exchange session’. Links between the different themes were made and the solutions were integrated as much as possible. During this session, the plans were also linked to another interactive process ‘Toekomst Verkenning Noord’ (Exploration of the Future of North) that started after Noord Lonkt! took off. This exploration focused on the entire Amsterdam North area with a time horizon of 25-40 years.

Presentation: The results of the discussion were presented during an open session where most of the participants were present as well as many other guests. The final document served as a note of starting points for the decision making of the town district council. The note was adopted and formalised by the town district council.

Noord Lonkt! was initiated by a number of private organizations who had a shared interest in redeveloping the NSM-site in Amsterdam Nord. The first idea was conceived by Frank Bijlendijk of the social housing corporation Het Oosten and Annemieke Roobeek (then) of the center for Strategic Action Research of the University of Amsterdam. Together with the Chamber of Commerce, two other social housing corporations and Renaval Foundation they organised and financed the first rounds of Noord Lonkt!

Principles behind the Democratic Dialogue

The Democratic Dialogue is a way to facilitate a process of co-creation with large numbers of stakeholders. The main purpose is to bridge different views and interests by creating a shared view of the problem. The idea is to create practical ideas and solutions by using the (tacit) knowledge of those people who deal with the problem every day. In the process of creating a shared vision, neutral facilitation is very important. The facilitator is not just the person who leads a discussion and arranges rooms for meetings. He or she actively looks for bridges between the participants and makes connections where possible.

The course of the Democratic Dialogue

Typically, the Democratic Dialogue consists of a number of phases. The phases show an alternating movement between focus on details and focus on the whole. This ‘pulsating’ movement provides checks to make sure that the participants do not lose sight of the problem at hand. It does require a clear communication of the results and remaining issues of each phase. The image shows the different stages of the Democratic Dialogue that was part of the process Noord Lonkt! The Dialogue took place between September and December of 1999 and produced some clear images and criteria for the further (organic) development of the NSM-site in Amsterdam-Noord. We will suffice with a short description of each of the different phases.

Cluster meetings: in September 1999, stakeholders met in 7 different round tables: business, construction, environmental experts, representatives of inhabitants, arts & culture, architects
The Huygens site is situated in the North Western Part of the Overtoomse Veld in the city district Slotervaart/Overtoomse Veld. The area encompasses three school buildings, a fitness centre and an office complex and is the nexus of urban elements as the railway (with railway station Lelylaan), the St. Lucas Andreas Hospital, working and living quarter and the city highway ring. An important starting point for the renewal of the zone between the railway and the motorway is the transformation of a residential urban area towards a multi-faceted urban area. The Huygens site will lead the transformation process, form a catalyst for the renewal of the Overtoomse Veld and become a strong quality impulse for the entire area.

Adjacent neighbourhoods
The Huygens location is part of the city zone between city ring highway A10 and the railway. The zone as it is now can be regarded as the transition area between the ancient city and the Western living quarters that have been built in the previous century. According to the governing ‘Development Plan Towards Parkcity 2015’ this zone is transformed into a true urban area with a high density and a mixture of functions.

Points of departure
The development plan stresses that an urban environment is more than a city with a high density of buildings. A fine mixture of functions is evenly important, both on the level of a quarter as well as within building blocks. Living, working and provisions alternate at different levels. The streets are lively and the borders between public and private space are clearly marked. Entrepreneurship flourishes and Education, culture, well being and health care are naturally integrated. A mixture of cultures and life styles get space to develop and evolve over time. Due to the easy connection with the public transportation and the accessibility by car the area is perfectly located for large offices, hotels, restaurants, schools and care institutions.

The focus of the project is the site of the ‘Old Huygens Location’, a former technical school building situated in the middle of the area that will undergo this large scale restructuring in the coming years. The main idea is to make the site an image for the transformation of the neighbourhood. The re-design of this former technical school building visualizes the re-vitalization of this quarter of Amsterdam.

Social framework
This part of town used to be filled with young families and lots of children. This is still the case, but due to the influx of migrants from many different cultures the social composition has changed dramatically. Currently, the quarter is inhabited with a high concentration of non-Dutch origin and suffers from related problems. In the future, the area needs to facilitate an intercultural dimension and provide challenges and perspective for youngsters with a very diverse background.

Reasons for vacancy
The school, the main building on the site, was built in the sixties of the previous century. At the time many schools were built in Amsterdam West. The school is not a standard school. Although it breathes a sad atmosphere, it clearly shows its potential with its spatial design with high functionality. Its wide stairs and broad inner places, and large working spaces on the ground floor provide ample opportunities for all kind of functions. The school was used until recently by a technical school that used the site for temporary relocation, as its own school was being rebuilt.

Aim of the project
The objective is to design a new vision with an interactive process involving stakeholders that gradually leads to a new destination of this former school complex. The explicit purpose is to enhance the catalyst function of this building and its users for social renewal and upgrading, economic development and cultural integration in a town district that is inhabited by a majority of (descendents) of.
migrants. The aim is to stimulate temporary use of space by different groups (youngsters, multimedia start ups, migrant artisans, theatre makers, artists, grand café, internet education centre). The activities will lead to new connections within and beyond the building. New in this project is the explicit focus on the role of young people as cultural bridgeheads, social integrators and entrepreneurial risk takers. The exposure of this experimental project can be very large, because this building will be the trigger to give this part of Amsterdam a new positive image and to attract new groups and users to this part of town.

Course of action
The 'Old Huygens' is positioned as a projection of the future. We will demonstrate what the economic and societal potential is of the intercultural society. Diversity is richness, not a cause of problems. Though, one needs to see the potential. This will become clear when youngsters of many different cultures work in cool and attractive new companies. The project involves organising the networks of companies, schools, citizens and policy makers necessary for the creation of a new type of 'learning companies' where people can learn and work at the same time. In a learning company youngsters work as part of their education and are being coached by professionals and their teachers.

One of the initiatives to ignite these activities is The ColourKitchen. This is a foundation set up by a group of architects, designers, a former top-cook and a consultant in the field of intercultural relations. The purpose of the ColourKitchen is to set up a totally new type of restaurant in unexpected areas of large cities to attract visitors from that part of town and from the center. They are not after the money, but want to pay a social contribution to urban development and to the education of young people by developing a learning environment in their Open Space Kitchen

Restaurant. The intercultural element is found in the international dishes made on various kitchen platforms in the restaurant. For cultural activities connection will be made with theatre groups that work with youngsters. To ensure that the Old Huygens becomes a meeting for a broad spectrum of inhabitants and visitors an international radiation of the building and the activities is essential. For this purpose, architects will transform the building.

Outlook
Three years from now, the sparkling Old Huygens will burst with activities. It is a special place where cultures mingle and where young and businesslike people easily melt, where economic activities and culture are surrounded by an international restaurant with a relaxed atmosphere. It will become a place where young people learn to work in a realistic environment and where companies experiment with new forms of working that fit into the intercultural networking society. The Old Huygens combines a business mind with a socially responsible heart. Through this approach the Old Huygens will function as a catalyst for urban renewal for the entire area.

Tools
To make the above mentioned plans happen, networks of a broad variety of participants need to be activated. The initiative and vision for this project is taken by Far West (a consortium of social housing corporations) and the project organisation Kristal (a shared development organisation of visionary housing corporations in the Randstad). In a highly interactive process with all relevant stakeholders a business plan for the temporary functions will be developed. Many people will be contacted and invited to participate, networks will be explored, round tables organised and virtual communities will be used to bring people and ideas together. It is expected that the building can be acquired in March 2004, allowing redevelopment in the spring of 2004 and the opening of the restaurant and the start of other activities by the end of 2004.
The Palast der Republik, opened in 1976, was built on the site of the demolished Prussian castle in the centre of Berlin. The building was one of the most important and ambitious public building projects in East Germany, housing the GDR parliament as well as several major cultural venues, clubs, bars, restaurants and conference facilities until, in 1990, after only 14 years of use, the structure was vacated on grounds of asbestos contamination.

Today, the building still remains disused – the period of vacancy almost exceeding the duration of use. The largely intact brownish mirror façade hiding a totally stripped caucus: during the six year long, costly asbestos removal programme the interior had been stripped down to its core structural elements of steel frame and pre-cast concrete elements – a gigantic interior of rough and evocative beauty situated in the very centre of the city.

Throughout the past decade the future of the Palast was the subject of a heated and polarised debate. In 2002, the narrow vote of an international expert commission followed by a vote of the German parliament eventually endorsed plans to demolish the building and build anew, integrating elements of the former castle, at an estimated cost of EURO 668 million. Today, a year and a half after this decision the future of the site is still unclear. Although it was agreed in principle, that the future ‘Humboldt Forum’ should accommodate the state-owned outer-European collections, the science collection of the Humboldt University and
the central library of the Berlin, the scheme has neither funding nor a credible architectural solution. In a recent session (October 2003) the German parliament conceded, that its realisation has to be postponed until after the current economic recession and it is widely believed that the lack of public funds will put off construction for another five to ten years. This period of waiting is exemplary for the failure of traditional planning in conditions of crisis: whilst the final form of the project has been fixed, the key questions of finance, client and use concept remain unanswered. Moreover, the almost ideological fixation with its final image seems to block any sense of realism and appropriateness of the project and makes a pragmatic discussion of alternatives almost impossible. In a paradoxical decision to conceal helplessness and lack of concept, the German Parliament voted to invest a further EURO 20mill into the demolition of the existing Palast. For an indefinite period of time, the site would remain as a large, grassed over area.

The idea of temporary use
The idea of temporary use of the remaining structure of the Palast der Republik was put forward in spring 2002, at the time when studio urban catalyst became involved in the project. The current Senator for Culture Adrienne Goehler and the architectural critic Bruno Fieker had responded to expressions of interest by several cultural institutions such as the Berlin Sophiensaele (off-theatre) and the Staatsoper (State Opera). At the time, the idea was noted but remained without a clear and realistic concept. Contemplating the possibility of getting involved as architects, we had to concede that the situation was rather absurd: there was no client, the building was already there and there was no money to pay for its necessary appropriation.

In response to this situation we developed a multi-track approach. As a first step, we began to identify and contact initiatives and institutions that had voiced an interest in temporary use and informed others. Through focussing and co-ordinating loose ideas we developed the precise use concept that was desperately needed. Six initiatives eventually joined us in regular meetings, forming a loose network. Each of the initiatives pursued a different programmatic idea, resembling the spectrum that seemed realistic and appropriate to us: concerts, opera, art installations, exhibitions, clubbing as well as sport and youth culture.

In parallel, we began to develop ideas for necessary interventions in the existing structure, guided by the believe, that the realisation of temporary use would cost only a fraction of the official figure of EURO 10 million that was given by the owner to the press at the time. Though at the time, access to the well-guarded building was nearly impossible, the owner (the Ministry for Construction and Built Environment) was unavailable, and updated plans of the stripped interior of the building were nonexistent. In order to move forward, we needed the help of those politicians that expressed their support for the idea in the past. In April 2002, we persuaded the planning authority of the Mitte district to host a large meeting, which, for the first time, assembled representatives of the owner, planning authority and potential users. As a result of a rather difficult and inconclusive discussion, we were given the mandate to lead a smaller working group in order to develop a feasibility study based on the following objectives:
- to develop an architectural solution that addresses the issues of fire escape and safety and to propose a basic infrastructure for a wide spectrum of temporary use scenarios
- to focus existing ideas to form a coherent concept
- to propose a management structure that will take on all
necessary works for the implementation of the proposal
  - to identify realistic strategies for financing the necessary
    investment and running costs

Over the following period of 8 months we developed a concept
based on the following premises:
  - only a limited selection of spaces should be appropriated for
    temporary use in order to reduce costs (two alternative scenarios
    were considered)
  - the proposed measures necessary are reduced to a minimum in
    accordance with the provisional character of the building,
    designed for transitional time-frame of 2-3 years (with the option
    of extending this period in relation to the progress of plans for a
    new building), before the building will eventually be demolished
  - no costs will occur to the owner of the building (the Federal
    Republic of Germany) through the implementation of the concept
  - no gains (e.g. rent) is to be expected from the use of the
    building (temporary users take on running costs of the building)
  - Laboratory: the proposed measures would ensure a maximum
    spectrum of possible uses and cultural events help to reenergize a
    public discussion about the future of the site while acknowledging
    with appropriate dignity the deep attachment to the Palast still
    felt by many East Germans

Temporary use goes Public
With help of expert advise, spatial concept and necessary
measures were refined and costed at an estimate of EURO 1.3mill,
less than 15% of previous cost estimates and a fraction of the cost
for new development. But whilst the necessary preparatory work
had been done, relations with the owner remained difficult.
Requests for meetings were left unanswered. Even the support of
several politicians who supported us in principle remained
cautious and half-hearted. In order to move the project forward,
we decided to change our strategy. Instead of direct negotiations
with the owner, we began to orchestrate a public campaign,
realising that only with the appropriate public support in the
background, serious consideration would be given to the project.
In November 2002, a 5-day public exhibition was organised in a
disused former governmental building next to the Palace of the
Republic. For the first time, the feasibility study and an exemplary
selection of programmatic ideas were presented to the wider
public. Several thousand visitors participated the opening event of
the exhibition. The presence of over 100 journalists at the
preceding press conference confirmed the widespread media
interest. The almost unanimously supported for the initiative in
nation-wide press, TV and radio over the next weeks generated a
favourable backdrop for beginning negotiations. The German
Finance Ministry, by now the official owner of the building,
accepted the viability of the proposed measures in principle but
refused to be directly involved in the management of temporary
use.

The realisation that an appropriate partner with limited legal
viability had to be found, led to the re-constitution our initiative
as a legally recognised non-profit society ZPN
“ZwischenPalastNutzung” (UseBetweenPalaces). Studio urban
catalyst continued to be a vital engine within the framework of
this society. Through the formalisation of the previously loose
network between users and agent (studio uc), a partner and
potential lease–holder was created who could manage the day-
to-day affairs such as the communication with the consistently
arriving inquiries and declarations of interest from a wide ranging
user community.

Direct Actions
While negotiations over a temporary use tenancy agreement
stalled, ZPN devised a new strategy of small interventions in the
hope to generate a ‘Trojan horse’ effect. In partnership with the event organiser Partner für Berlin, the building was opened again for the first time to the general public within the framework of limited guided tours, again accompanied by major media coverage and public attention. Studio urban catalyst in partnership with Mediapool (specialist in stage design) devised a series of low-budget interventions, which secured a path through the central part of the building, which remained in the building even after the tours finished. In September 2003, the secured area could therefore serve as a basic infrastructure for ‘musical walks’ – a sound performance by Christian von Borries and the Brandenburg Philharmonics – the first cultural event, which again attracted several hundred visitors. It is hoped that continuing the strategy of accumulating small-scale interventions will both, maintain the high public interest and persuade the owner that temporary use is a viable option that could even generate a modest income and cover some of the costs for the security and maintenance.

At the same time, the curatorial concept was refined in discussions with renowned curators Ulrich Obrist (Paris), Boris Ondreicka (Bratislava) and Hannah Hurtzig (Berlin), which has been presented to the public on the 19th November 2003 together with a revised concept for the appropriation of the former Palast-Foyer, a much cheaper and more realistic option based on an externally located and potentially mobile fire escape system of temporary scaffoldings as well as an internal mobile sprinkler system that can be moved over areas of high fire risk. The curatorial concept ‘1000 day’ formulates with an ironic relationship to the former building structure three platforms for the programme: entertainment, politics, communication. A set of seven rules were devised in order to regulate the interaction of actors, e.g. limit the size of projects by time and space, ensure a dynamic and change over time as well as refreshing impulses form the outside. The building would become an open source project, which is highly inclusive and non-hierarchical.

It remains open whether this latest initiative can persuade the owner to enter negotiations with ZPN. Even if the recent parliament decision in favour of rapid demolition goes through, the required tendering process for the demolition works would delay the works until the beginning of 2005. This would make the structure available for almost 12 months. Should negotiations fail, the enormous and widespread debate on temporary use will remain an important achievement. Through the vehicle of a well-known and symbolic building, the discussion of alternative approaches to urban development was given an unique platform which could give impetus to future projects and encourage the acceptance of the presently marginalised temporary use as an integral part of urban development. For us as architects, the involvement of studio uc as an agent and facilitator of the temporary use initiative is an experiment of lasting value – a potential model for new territory of action for architects not so much as builders but as urban professionals.
The physical intervention catalogue tool serves as dynamic data base for technical, structural and infrastructural hardware and solutions covering usual problematics in the realm of temporary uses. Focussed on low-cost and merchantability it suggest easy-to-achieve and easy-to-use hardware to be rented or acquired in most hardware stores or construction supplies. Target groups are all kind of self-made temporary users as well as planners.

The information is subdivided into categories of field of application, description, set-up-time, time of use, dimensions, capacity, transportation, cost, advantages/disadvantages.

Additional examples are given as well as links that refer to potential providers within the internet or to other databases.

Its form as HTML table allows easy access. Solutions can be searched by all categories, while relied topics are indexed within each search. For typical problem situations all-in-one packages are suggested. As well individual sets of information can be bundled and downloaded.

A redactional system allows an input of hints and additional information by users on a sublayer. This coverage of experience is saved, evaluated and updated to the top layer on a regular basis to guarantee actuality.
The site of the former railway repair works RAW (Reichsbahnausbesserungswerk) is situated between the dense residential area of Friedrichshain-Kreuzberg and Berlin’s main east–western railway corridor. After its closure and four years of abandonment (1994–98) temporary users began to occupy a narrow strip at the north–western corner of the site which had once contained the RAW’s administration offices and social functions while the main workshop sheds towards the south and east remained vacant. After initial resistance, the owner of the site (German railways) eventually agreed to the offer of the local municipality to step in as a main contract holder for a temporary use agreement in order to sublet the site to temporary user groups. This unusual construct allowed the legalisation of by now almost 80 temporary activities on the site (re-organised as a non-profit society), acknowledged the basic rights of the owner and ensured appropriate safety standards on site. For a period of almost four years this construct proved viable and resilient, attracting thousands of visitors to concerts and theatre performances, leisure activities or social aid programmes and gave affordable space to small start up companies.

In 2001, the success of the temporary use initiatives arguably played a part in the German railways new attempt to draft a plan for demolition and commercial re-development. This led to a re-eruption of tension between the owner and the temporary use initiatives on the site, who were attempting to secure a long-term presence on the site by redeveloping the occupied buildings within the legal and financial framework of a cooperation. After initial attempts to simply ignore the strong public support gathered by the temporary user campaign the owner eventually agreed to an alternative development process. In co-operation with the municipality a three–month competitive expert competition (Gutachterverfahren) was announced in February 2002 inviting three urban planning teams to draft a zoning plan for future commercial development. During the competition process the interests of temporary users, local residents and other stakeholders were represented by the citizens initiative ‘call for ideas’ (Ideenaufruf), which participated in four consultation sessions. The winning entry was awarded to Kees Christiaanse/Astoc with studio urban catalyst who proposed a strategic planning approach. The team proposed a shift of emphasis away from a long–term development ‘vision’, towards more realistic short and medium term development scenarios. In a bleak economic climate the team argued, linear development processes are doomed to failure. Instead of tabula rasa demolition and new construction, existing buildings and temporary use activities should not be considered as obstacles to development but rather as its catalyst – an already existing vital asset that could energise and activate the site. Instead of traditional planning instruments, Christiaanse/Astoc studio uc proposed an inventory of soft and hard tools, designed for immediate use. Soft tools include instruments for the activation of the existing social and spatial resources, which can add to the more traditional hard tools such as partial demolition or rebuilding. The following soft tools were developed:

Mobile fence
Through the flexible positioning of a mobile fence, the active zone of the RAW can expand and contract in response to changing needs and activities.

Key
Flexible arrangement and easing of access to the site in order to allow for a maximum activation of vacant spaces and reconnect the site to the surrounding residential neighbourhoods.

Recycling
a series of existing buildings on the site should be secured for temporary use.

Watering Can
growth is not only a matter of financial investment. The
strengthening of temporary and informal uses can lead to a more lasting and qualitatively higher urban fabric based on an enhanced mix of functions and programmes.

Knots and Connectors

Traditional developers often fail to detect the values and long-term gains provided by temporary users. Often, bias and reservations can only overcome by mediating agents that draft provisional and semi-formal agreements, manage erupting conflicts. They can help temporary users to develop viable and financially sustainable schemes and function as an important interface to the public.

Spaces

Due to the structural problems, several buildings will have to be demolished within the first development phase. Their remaining footprints can provide new open areas enhanced through simple design interventions, in order to improve the general quality of the site.

Christiaanse/ Astoc and studio uc identified several optional development scenarios based on a structural framework of distinct development zones. This flexible model is designed to ensure activity and change where traditional development stagnates by adapting to the changing economic context. The strategic approach can respect and integrate the patchwork of local interests and increase the level of local participation. The following scenarios were identified:

Stage 1 start-up extension
In the first phase of development consists of the activation of several disused sheds. Through small scale ‘surgical’ interventions two sheds would be added to the already existing temporary use zone in the north-western section of the site: Shed 1 (West) will be handed over to existing use initiatives while shed 3 (East) will be transformed to be used by new start up companies of the cultural and sub-cultural sector that will attract more conventional service industries to the site. Through the application of soft-tools, the accessibility of the buildings will be improved and the foundations for a long-term mix of functions on the site will be laid.

Stage 2 – Roulette
Ensuring flexibility of response to unpredictable change in political and economic context, phase 2 offers a spectrum of alternative models of action: the most attractive zones for development are defined by their accessibility. In order to save costs, the remaining buildings and spaces are secured and, in case of a more sober economic development, remain available for temporary programming. In a more advantageous climate, zones with buildings in questionable conditions could be cleared and redeveloped or used as open areas for leisure and sports activities or open-air events.

Stage 3 – Scooter
In a favourable economic context, more zones could be developed through partial demolition and rebuilding. This, however, does not mean that temporary use has to be removed. Experimental fields could be embedded within developed and build up zones and ensure a more stimulating mix of uses. In a less advantageous economic context, the proposed development path would describe a loop: the period of ‘waiting for better times’ would not result in stagnation and paralysis. Instead, small interventions ensure that development zones can attract temporary use, suitable to enhance the specific use profile of the site.
The Wriezener Bahnhof is a 10 ha disused railway marshalling yard located at the intersection between a dense Friedrichshain neighbourhood (Boxhagener Kiez), the Ostbahnhof (major railway station) and Berlin’s main east–western railway corridor running parallel to the river Spree. The area is part of the Spreeaum Ost site, earmarked for commercial development. The presently unfavourable economic situation, however, makes a realisation of these plans within the next 10 years unlikely. The German railways, current owner of the area is resigned to ‘wait for better times’ and remained passive over the last years.

During the urban catalyst research period the studio urban catalyst approached the owner of the Wriezener Bahnhof, in order to discuss possibilities of temporary use. After initial hesitation, the daughter–company of the German railways DB Imm was persuaded to agree in principle to consider the temporary use of the former railway land. Studio urban catalyst developed a use concept and finance plan for a possible duration of six months. The concept includes the reactivation of existing infrastructures (paved platforms, lighting) and proposed the reuse of approximately 20 discharged goods carriages which could accommodate various individuals and groups such as artists, theatre, new media and architecture groups, youths (card games, street ball, etc.) or railway fans. The carriages would be arranged in two rows along a central delivery road (former platform) in
Resume
Despite all difficulties the unbureaucratic and proactive role of the municipality as a guarantor and mediator is a successful intermediate model and framework for the development and promotion of temporary use.

Positive Aspects of the contractual relationship
- clarification of liability and health and safety issues
- combination of legal, social and cultural responsibilities of district authority leads to combined and effective action
- sub-tenancy agreement for 3 years creates certainty of planning and allows for acquisition of funds by the users

Negative Aspects
- frequent job changes within administration work against principle of informal agreements
- essential issues such as the use of outdoor areas, rights of way and access, options for expansion etc. were not clarified in the contract
- no financial options for necessary renovation works were considered
- expectations of the owner with regard to temporary use programmes were not clarified

The contractual agreement between a Berlin district municipality and the German railways over a temporary use of a disused railway area in Berlin-Friedrichshain, Warschauer Strasse, is a successful example for action by public bodies beyond conventional models. The municipality stepped in as a guarantor to the owner on behalf of the temporary user group and the site owner. The problems that led to its premature collapse expose the current weaknesses and potentials for improvements.

Role of Municipality
Without the proactive role and the engagement of the district authority no temporary use would have been possible. The municipality took on the responsibility for health and safety and damage liability, and guaranteed regular payments of the agreed rents through a contractual and therefore legally binding arrangement. However, apart from the additional administrative efforts, no costs occurred for the municipality since all of these responsibilities were passed on to the temporary users in a sub-contractual agreement. The contract lasted from July 1999 until June 2002.

Through the involvement of the municipal authority additional public commitments such as the support of local cultural programmes could be effectively combined. The authority's role changed from passive funding and subsidisation to a proactive and political role, which was largely dependent on the engaged action of individuals within the administration who bypassed usual bureaucratic principles. However, this very dependence on individuals also proofed as a weakness in the longer term. During the two year duration of the contract the staff involved was replaced twice due to new elections and administrative reforms such as the fusion of the two city districts Friedrichshain and Kreuzberg. Since, essential aspects about the use of the area had been made in an informal way outside the contract (§ 221), tensions about the interpretation of certain agreements arose. In this context, differences about the planned building works could not be resolved and the contractual relationship resumed.
order to form a spatial cluster for flexible programming. Most of the site, however, would remain open for outdoor use. Studio UC proposed to cut wild greenery bushes into more distinct and space making clusters. Several sections of tracks between the platforms would be filled with various materials (sand, gravel, etc.) in order to form playing fields for leisure activities.

At the same time, studio uc identified potential users for the site and gathered a mix of cultural institutions (Volksbühne, Podewil, etc.) and non-established users, which included persons with experience in venue organisation and management. During the course of the following negotiations, moderated by studio uc it became clear, however, that the DBImm was not prepared to agree to the request to extend the temporary use period in order to make necessary investment viable. At the same time, DBImm was unable to meet the costs for the installation of the carriages and a necessary fence from its own budget. Eventually, negotiations stalled and the initially proposed concept collapsed.

In spring 2030 studio uc presented a new proposal based on the idea of relocating a temporary entertainment venue (BKA Zelt) that faced eviction from the centre of the city. The new tent would attract further leisure and entertainment activities forming a ‘cultural park’ which could also include light commercial programmes. While the precise programming of the park would be left open, studio uc proposed several small interventions as attractors for new activities, such as demarcation of play areas on the former asphalt platforms, sand and grass fields between the platforms and a large sand dune as a children’s playground. Several use groups such as two clubs, an open air bar responded with great enthusiasm. A sports society declared interest to develop several beach volleyball fields.

The concept is based on temporary use contracts of 3-5 years, long enough to develop a firm profile and public image, which would eventually attract more established economies and would increase the real estate value of the site. The bleak conditions of the real estate market in Berlin leads to a reversal of the development strategies, whose point of departure is no longer formed by the development of a building which is then rented out. Instead, the proposed development strategy focuses on the breeding of programmes and potential tenants without a building, that would be ‘wrapped’ by buildings at a much later stage.
Misenofutura is a strategy and a framework: learning from Miseno. To dial with a territory that is being changed day by day by a multitude of actors and events is something we can learn from Miseno and apply everywhere else, proposing temporary uses as a way for giving this changing a flexible form. Multiplicity could be Miseno real resource. Discontinuity could be the suggestion to its form. Misenofutura is a network that should be able to keep together the different features and the different stakeholders through a programme of temporary activities that takes place in a sprawl system of spaces. The multiple subjects and the multiple vocations of this territory find in these spaces the opportunity to relate each other and in the temporariness of their presence and of the transformations they produce new rules for optimising their resources and for guaranteeing sustainable interventions.

Misenofutura is a multiple programme for the multiple landscape of Miseno. Regulating and allowing the growth of the Miseno site according to an alternative strategy is one of the main purposes, where temporary uses can be considered as an instrument. It is possible to define three relevant categories of objectives:

- juridical/legal, that means to assure a not exclusive accessibility to the public territorial assets;
- social/economical, that means to offer new job opportunities;
- physical/environmental, that means to gain the reversibility and sustainability of the physical transformation of the territory.
Temporary uses could contribute to all of them: assuring a turn-over in using the space; giving opportunities for new remunerative activities in exchange for some precise conditions in building up the place; presenting new kinds of light reversible architecture for not damaging the landscape.

A future vision of this place as a whole leads to specific objectives for three specific areas (beach, lake and city) and to specific models to implement into the structure of Miseno Futura, conceived as a local agency of development. The agency is organized as a “consortium”, a society between public and private partners, including associations and no-profit organizations, in order to:
- valuing cultural, archaeological, and environmental heritages;
- promoting _urban and territorial qualification;
- developing new jobs opportunities;
- stimulating social integration.

Miseno Futura project is a strategic framework: it establishes the basic rules for alternating the activities and for realising the interventions. From the organisational point of view these rules concern dates, places, offering and demanding subjects and kinds of events. From the physical point of view they concern spaces, their belonging to systems – lake, beach and city – and their suggesting a hidden project for the place. In charge of this system of rules is the consortium, that works as mediator and promotes the project resuming the different models for the action in itself, and it assures the actuation of the programme managing the necessary tools.

The consortium builds up the programme, that expresses the scenario and that is represented by a poster, which is divided in two parts: the territory on the first one, with its system of systems of sprawl spaces (around the lake, the beach and in the city), and the calendar on the second, with offering and demanding subjects, activities and dates, defined by: The project, starting from some test-areas, extends itself to the whole territory of Miseno, triggering off single transformation devices that all together modify the aspect of this territory and the way it works. What.When.Where.Who is the slogan that identifies:
- the alternance of uses;
- the way to optimise the soil resource;
- the temporariness of the events;
- the number of the subjects involved;
- the extension of the space interested by the programme;
- the number of the single parts of it.

The consortium task is to organize a calendar of activities to take place in disposable areas of Miseno, according to precise rules of alternation and to precise organisational and architectural requirements. This is how it works: the owners and the usual concessionaires of the areas (privates or public ones) offer their space for rent during the low season for brief – from one day to one week – periods to any subject that is interested in leading an activity there. The succeeding of the activities builds up the calendar, where involved areas and offering and demanding subjects are indicated, representing the picture of a new system of relations (material and immaterial) and the scenario of a physical transformation.

The relation between the supply and the demand (management of the “land bank” and poster of the season), the communication and the marketing, the animation of the territory and the start up, and whatever else could be useful to initiate and to carry on the programme, compete to the consortium, supported by expert consultants. Initiators and promoter of the consortium are: Città, Paesaggio, Archeologia association, Bacoli’s municipality, Campania Ichthyic Centre (C.I.C.), some private actors and the Misenum association, involved into the project. The tools for realising the programme depend from time to time on the specific problems and objectives we face with. The consortium implements:
- a legal/administrative one, the permission under condition;
- a social/economic one, the negotiated amnesty;
- a physical/environmental one, the slow demolition.

The identified users are tenants for citizens, tenants for temporary uses, abusive tenants, concessionaries of surrounding lake areas, concessionaries of areas in maritime property, private land owners, bathing operators associations of category, other cultural association, cultural operators, entrepreneurs, artists, week or
The consortium can be a “process accelerator”, collecting together demand and supply, creating the presuppositions of knowledge (animation of the territory), efficacy (construction of procedural models) and visibility (promotion and marketing of the Miseno package) for a social and economical development compatible with the high natural and historical values of the area. The vision of Misenofutura is the last step of a process in which the existing potentials are transformed into the implementation of strategies,

The period from 2003 to 2007 is identified for start-up and implementation phases of the project. A mix of different uses, through the consortium, can give a role to new economies linked to the diffusion of informal sectors (social, cultural, artistic, agriculture, tourist activities), defining a clear framework, supported by regulation and incentives, where these sectors can consolidate themselves.

The increasing multifunctionality of land use requires the collaboration between all the different stakeholders involved to coordinate and regulate the multiple functions as effectively as possible. Stakeholders platform is considered as the most suitable instrument to pursue this goal, and can operate at different levels. Indeed, the consortium is the expression of stakeholders platform and the strengthening of existing ones should be integrated in the project cycle. The Misenofutura aims are:

- extending bathing season through the promotion of a temporary uses programme inside Miseno protected area;
- assuring access of beach, lake and generally open space to the weak and marginal operators;
- improving environment quality through the introduction of sustainable terms of construction of temporary infrastructures inside the protected area;
- providing incentives for trade strategies (operators network) inside the refreshment, accommodation, bathing sectors and tourist facilities characterised by the temporary theme.

The Misenofutura consortium promotes an alternative use of the open space, mainly public, passing over the limits laid on the territory by the landscape regulations and the tourist flows.

The creation of a “land bank” where introducing temporary uses is
in order to realize the spatial integration among resources, stakeholders, environmental and cultural heritage, and to stimulate new economic dynamics. Misenofutura contains all the elements of Miseno as it will be, but it is just a starting point for a more complete vision of this place, where the latent project of this image will emerge.
The tool introduces a sustainable modality for the economic activities which intend to recede from illegal housing ("abusivismo edilizio"), replacing permanent structures with temporary ones in a reasonable lapse of time.

Where any law can allow the giving of a building permission (landscape protection area), the tool offer the opportunity to start a slow transformation process allowing to redeem demolition costs reducing permanent ground occupation. "Slow demolition" works on a physical transformation of the illegal building through a renovation project; Public Administration defines technical contents and duration in time. Consortium "MisenoFutura" (see project), on demand, can offer technical support and general consulting on the base of a catalogue of basis solutions.
The principal aim of the tool is the changeover of illegal economic activities holding public space in Miseno. The tentative is to disengage these activities from the seasonal tourist flows, giving an opportunity in terms of temporary occupation of public space negotiated with Public Administration.

The presence of the legalized activities distributed during all the year, in relation with the events program (see “Misenofutura”), solves both the problem of the facilities supply to the tourist-user and the space organization as public space saturation.

The demand for “negotiated amnesty” is subordinated to the legalization of the activity. After this step, the titular can participate to a “call for projects” managed by the Municipality, drawing a map of the activities on the base of the demands.

The map shows possible locations, contract duration, surface dimension and base costs. The negotiation can be supported by the presence of the consortium “Misenofutura” (see project) offering consulting, tutoring and start up.
Agency

The aim of the agency is to develop use concepts of vacant spaces through culture-oriented programmes and events in Berlin, to provide studio and exhibition spaces to be used by artists and cultural enterprises, to help and direct advice in the establishment of these enterprises and artist studios and to upgrade and improve deprived areas in East Berlin.

The Boxion Project
The Boxion project has been set up according to the following steps:

1. Start-ups and start-up interests, which are oriented towards culture and the creative industries are selected in an open tender process. All applicants have to present a concept and a viable business plan.

2. Together with the selected start-ups vacant retail areas in the area are selected and Spielfeld approaches the owners of the properties. If the owner agrees, Spielfeld acts as official tenant for the period of one year with the option of extending the contract. Through subsidised sub-contract arrangements the spaces are then leased to the start-ups as workshops, studios and gallery spaces.

3. Spielfeld co-ordinates an image campaign for all spaces under the label Boxion which includes festive events and guided tours.

4. After the period of one year the sub-tenants have the option to take on the main contract at market rates.

The year-long project Boxion was successfully implemented in 2001 and 2002. Its financing was ensured by annual grants by the Quartiersmanagement (district management). Boxion was well received by residents and property owners after the first year of running, which caused many owners to approach Spielfeld voluntarily in the second year. In order to reduce the initial investment costs for the subtenants, Boxion begun to involve only renovated spaces in the second year. Boxion 2002 includes 10 spaces used by fashion designers, a photographer's gallery, a music agency, a graphic design studio, photographic studios, media as well as lighting design.

In contrast to similar models that intend to activate urban districts with high proportion of vacant space, Boxion is primarily devoted to the step-by-step development of a secure longer-term local base and perspective for the specific target group of cultural activists. However, the establishment of new businesses of the cultural sector has positive effects on the city district as a whole.

organisation: Spielfeld is a privately run business with an executive, one partner (full time) and two to three freelance employees working in areas such as graphic design; Spielfeld works in close collaboration with a wide network of people and institutions linked to Berlin culture
_duration: established in 2000
_initiation: Spielfeld was founded as a bridge between culture activists, city authorities, property owners and developers. The founders of Spielfeld take advantage of personal experience as artists and managers of clubs and events (Maria am Ostbahnhof, Casino, etc.). In collaboration with the Quartiersmanagement Boxhagener Platz the project Boxion was set up which is concerned with the reuse of vacant retail spaces by attracting start up businesses.
_costs: Boxion is funded by the programme Social City (Soziale Stadt) with an annual grant of 75,000 EUR.
_contact: Spielfeld, Kulturkonsultation, Carmen Reiz Tasdorferstr. 31, D-10365 Berlin www.spielfeld.net
Resume
Despite all difficulties the unbureaucratic and proactive role of the municipality as a guarantor and mediator is a successful intermediate model and framework for the development and promotion of temporary use.

Positive Aspects of the contractual relationship
- clarification of liability and health and safety issues
- combination of legal, social and cultural responsibilities of district authority leads to combined and effective action
- sub-tenancy agreement for 3 years creates certainty of planning and allows for acquisition of funds by the users

Negative Aspects
- frequent job changes within administration work against principle of informal agreements
- essential issues such as the use of outdoor areas, rights of way and access, options for expansion etc. were not clarified in the contract
- no financial options for necessary renovation works were considered
- expectations of the owner with regard to temporary use programmes were not clarified

The contractual agreement between a Berlin district municipality and the German railways over a temporary use of a disused railway area in Berlin–Friedrichshain, Warschauer Strasse, is a successful example for action by public bodies beyond conventional models. The municipality stepped in as a guarantor to the owner on behalf of the temporary user group and the site owner. The problems that led to its premature collapse expose the current weaknesses and potentials for improvements.

Role of Municipality
Without the proactive role and the engagement of the district authority no temporary use would have been possible. The municipality took on the responsibility for health and safety and damage liability, and guaranteed regular payments of the agreed rents through a contractual and therefore legally binding arrangement. However, apart from the additional administrative efforts, no costs occurred for the municipality since all of these responsibilities were passed on to the temporary users in a sub-contractual agreement. The contract lasted from July 1999 until June 2002.

Through the involvement of the municipal authority additional public commitments such as the support of local cultural programmes could be effectively combined. The authority’s role changed from passive funding and subsidisation to a proactive and political role, which was largely dependent on the engaged action of individuals within the administration who bypassed usual bureaucratic principles. However, this very dependence on individuals also proved as a weakness in the longer term. During the two year duration of the contract the staff involved was replaced twice due to new elections and administrative reforms such as the fusion of the two city districts Friedrichshain and Kreuzberg. Since, essential aspects about the use of the area had been made in an informal way outside the contract (¶22), tensions about the interpretation of certain agreements arose. In this context, differences about the planned building works could not be resolved and the contractual relationship resumed.
Temporary uses can be a substantial mean to explore the meaning of an area: the related interests, the demands with regard to the area, the images, which are linked to it, the spatio-functional possibilities of a location, which are often underestimated during the planning process. And finally everything seen from an entire urban perspective. Temporary uses – this is the core issue of this strategy – would offer the chance for an empty space not to be abruptly built on in a sub-optimal way. The outcome of temporary use could be the idea of holding and keeping an “open space” in such a way that qualities would be guaranteed. (This would only materialise in a process and not in an urban planning inventory.) Or vice versa, to achieve clear ideas of more intense usages and buildings or more extended design (i.e. piazza, green park, etc.) through temporary use.

The strategy to use temporary uses as a means to explore a still undefined location in the city, is a strategy of keeping open, which means to take decisions only then, when they seem to legitimised by an adequate practice. However, there are still initial decisions needed. It has to be questioned if a selective selection and steering of temporary uses has to be linked to the process.

- Should every thinkable temporary use be approved?
- Are there more favourable and less desirable temporary uses? Is there a range of temporary uses that should be excluded (which are not likely to be formulated beforehand but from application to application or idea to idea)?
- Is there a criterion leading to permissions or active initiations of specific temporary usages?

Temporary uses will be of a positive value, assessed they are in accordance with the consensual objectives of urban development. These are often mere catch phrases: upgrading, image creation, creating access, creating permeability, animation (security, urbanity, increasing pedestrian frequency, etc.) Apart from the expected fulfilling of a certain need it is about covering temporary lacks of provision. But there are different opinions concerning the exact definition: Mechanisms of repression can be linked to processes of upgrading; a vitalisation can abolish niches, which
have a certain importance in the structure of a city. An analyses of a potential always have to include the analysis of the further surrounding and existing needs; temporary uses thus as complements, as compensation to existing mismatches of spatio-functional offers.

The application of temporary uses can gain increasingly importance as a strategic anti-pod to an urban development policy, which is strongly aligned to investors, which establish local micro cultures, life-styles and small-defined social coherences only with difficulties. The importance of temporary uses thus lies in the perpetuation of development possibilities and in the reaction to changing needs in individual urban areas – in a more contextual and subtle manner than a planning “top down” or analyses which is based on commercial objectives can offer. In the last years, there was an ongoing demand in Vienna on unpredictable uses and facilities, which suggests such a slow and open approach. Temporary uses, which are often linked with private initiations, local management, the solution of conflicts of uses, can overall contribute to a stronger decentralised, civil societal organisation model of quarter-related urban planning. Especially as an increasing interest on the close surrounding of many under-represented population groups has to be stated: activities of initiatives, artists etc., which by temporary uses evoke a vitalisation of urban quarters and in doing so can establish social networks. A fundamental support can be the access to vacant and under-used areas and buildings and the provision of useable processes and instruments.

7.4. Scenario Gaudenzdorfer Knoten
The Gaudenzdorfer Knoten (junction) was one of the areas, which in the course of Urban Catalyst was analysed and proposals for temporary uses were elaborated. The fundamental idea of this approach was: to use temporary uses for finding of an identification, as a beginning of a participative planning process, but mainly as a strategy of keeping free of permanent development and use. The area of the Gaudenzdorfer Knoten is one of the few open spaces in the dense city. It is neither clearly classified in terms of recreational nor leisure use nor can it be ascribed to specific groups of people. The area is an intersection of Vienna’s two most important urban axes – the Gürtel (“belt”), which follows the historical layout of the city wall – and the western approach along the Wiental. The junctions between the most important entries to the city and the “Gürtel” are central points of distribution (city-gates) and therefore important elements of the city structure. It is a nodal point where high-ranking connections of traffic meet axially and tangentially. In addition the river “Wien” which flows into the Donaukanal at the edge of the inner city centre runs underground. At this nodal point the traffic is organized on three levels. There is the intersection of the urban railway lines planned by Otto Wagner, the underground line U4 and the underground line U6 which is elevated and crosses the Gaudenzdorfer Knoten overhead. On ground level there is a lot of car traffic and two tramlines, which also cross the junction. Beyond its function as a highly frequented traffic junction the area doesn’t present itself with a special significance at first sight. An unoccupied surface encircled by main roads and little frequency of pedestrians. The perception of this place arises mainly from the perspective of traffic. Nevertheless the place shows an inverse symbolic that extends beyond the function of traffic and the appearance of an empty meadow. The place, which is close to the city centre, is in a complex, historical, spatial, urban situation, and thus cannot be classified as a prototypical place. Set in comparison with other more notable places the area possesses a complex, not spatially linear code. It is not easy to convey the value of this place in the urban structure and spatial context. There is neither a compelling demand on an urban nor on a local level. The non-existent use of the inner field and also the missing prominent urban context stands in contrast to the pre-eminence of the area in its urban structure. The Gürtel is divided here into two significant, different sectional areas, and also a structural change becomes visible at this nodal point. The block structure is replaced by the typical structure, which is to be found at exit-roads of cities (business settlements). The Gaudenzdorfer Knoten therefore also forms a sort of a gate-situation. The bridge of Otto Wagner’s urban railway emphasizes this appearance. The perception of this gate-effect is especially connected to the perspective from the car, but this association is made with regard to single spatial elements and situations. The situation is different for pedestrians, cyclists and especially those who cross the area overhead by using the underground line U6. Particularly this perspective offers a view onto the urban and spatial figure of the Gaudenzdorfer Knoten. The Gaudenzdorfer Knoten presents striking contradiction:
- there is little use and significance of the space on the one hand (no name, no clear figure);
- and a superior value and the enormous structural, spatial, urban importance on the other hand.
One could also talk about the discrepancy of the superior significance the place has in contrast to its real “Gestalt” (shape) throughout the last decades.
The task lies in finding the right juxtaposition of “high value” and
preliminary hypothetical conclusions is: Perhaps something specific has to happen on this site to prevent anything to happen. Objectives are: perceptibility of the town exits, interpretation of the urban and spatial “city-gates” and the significant structural elements. New valuation of the most important places on the entire Gürtel, especially with regard to the realization of the program “Rehabilitation of the urban space Gürtel”, which has been successfully for several years now. The Gaudenzdorfer Gürtel forms a significant element – “gate” and “joint” between the Western Gürtel and the Margareten Gürtel – and should therefore be incorporated into the entire concept. The area is important both for the surroundings and the entire urban situation; this is not necessarily an antagonism – but the intervention should include an entire urban perspective. It is the intention that the site will not be developed for on a certain group but rather as a real “urban space”. Perhaps this place symbolizes – unobtrusively – a very basic theme of the “city”: the dense, spatial coexistence of diverse interests. This place is not a space of a juxtaposition of cultures – it is rather to be understood in the connotation of Detlev Ipsen – a substantial and potential type of space formed by a meta-culture, a place of mutually shared representation of particular cultures and of the entire city. An essential aspect is to get a first awareness of the situation and the possibilities; this could be achieved by the “staging” of the site. A main aspect of the “staging” is the representation of the urban and spatial significance. The important position within the Gürtel itself as a “gate” of the Western approach to the city and the entry to the structurally seen “dense” city. This context is to be made perceptible. The site can be experienced especially from the elevated section of underground line U6 crossing the Gaudenzdorfer Knoten, and this could form one aspect in an future concept. The fact, that this area is mainly perceived from the view of the users of the roads and the underground should be taken into account in a program of temporary usages (concerning dimensions, lighting concept etc.). These light installations would be constantly changing, they would constantly produce new images of the site, and they would generate tension and would waken the interest for the site. Hereby the possibility of sponsoring could be used – not only with regard to the technical, communicational and economic references of the project.

Temporary uses on the site: The Gaudenzdorfer Knoten was once already “temporary used”, which at this time most probably was not understood as such: an ice skating field, a children's open air bath (before and after the 2nd world War). Presently the junction is used by a 24 hours service station and a car park for buses, the designation is a temporary one. Even if both uses do not
Correspond with the ideal of an urban square, they offer starting points: the service station evokes with its offers a certain utilisation. To upgrade the square following possibilities are in consideration:
- From the side of the 12. district of Vienna (where the area is situated) the ice skating field in winter;
- A "city-cinema" a summer cinema with a special programming;
- U-music, sports, comic movies etc. web transmissions and others;
- Performances and events of culture, media, technical, but as well social initiatives;
- Temporary roofing of parts of the area for specific activity;
- Architectural experimental projects: installations and others by universities, initiatives etc.

The intervention is the basis for a programme of temporary uses, for instance the creation of necessary infrastructure (electricity, water, storage possibilities etc.) and interventions related to green space. Necessary as well are paths on the area, including the pedestrian crossing and/or a connection of the axes (Wiental, West-, Margaretenürtel etc.) and the functions at the border of the quarter (bus terminal, Stadtbahnbögen etc.). If the open meadow is not sufficient to enable a reasonable temporary use, minimal constructive interventions have to be undertaken.

The site should be developed as an open, urban space, on which no special function shall or must be addressed. "Open city": At first this could be a term establishing the project, communicating it. But the term itself is also sort of an overall theme with regard to the image, objectives and tasks of the present city. It could also be developed more precisely in a discussion engaging universities, city council, media and architectural practices and then have a feedback effect on the program. It seems to be substantial that the balance and the exemplarily impression of the projects and the activities develop an entire urban publicity. Temporary uses support this public character, as they do not lead to a fixation of the location but keep it open as a "space for possibilities".

If one compares the initial position of the individual cities participating in the Urban Catalyst project, one can see that Vienna, in contrast to Berlin, for example, does not have 'endless' areas of inner city wasteland. The large-scale free spaces in Vienna (Nordbahnhof, St. Marx, Erdberger Mais Grünnde, Südbahnhof, Aspang, Donaucity ...) are already in their starting boxes for the race towards implementation, or at least that is the impression that is given. After only a short trial period, the areas chosen and investigated at the beginning of the project proved to be unsuitable as a test area for Urban Catalyst. With these experiences, it became highly important to mediate and inform people about the potential of temporary utilisation. We felt to correct and enlarge the project conception. Since then UC-Vienna propagated a mobile network node, which works like a planning tool that promotes potential networks and encourages the formation of networks through the accumulation of examples.

Before it moves on, it leaves behind it a programme in the form of an urban catalyst. The subsequent procedure was subsumed in the working title "CITY CAT" and the approach was modified as follows:

- The whole city became test area, with the intention to develop a prototype, in order to
  - find potential vacant premises
  - network those involved
  - provide impulses for new planning areas
  - demonstrate the potential of the temporary

In the first place this prototype had to learn new things through activity and institutionalise individual steps. CityCat should show how cities can develop not on the basis of supply and demand, but rather can create a supply via the demand. The demand itself is called into question. The urban planner enquires, offers, encourages and supports.

Symposium tempo..rar
As a tool we developed the programme of „CityCat“ into a symposium which elaborates the potential of selected vacant buildings and makes recommendations for the concrete
development of buildings, as well as for planning areas located in the neighbourhood. Focus was on sites with temporary availability and on temporary activities in general. The program of tempo... was to temporarily play on a site with the aim to hallucinate (imagine) a program for the site and its surroundings.

Sites
APA-Hochhaus 8th floor, 19th district
Former mail distribution center, 15th district
Restaurant E-Station at the south railway station, 10th district
Fluc (fluctuated rooms) – shop premise for events, 2nd district
The main problem we had to deal with while organizing the symposium was to fix the original chosen sites; two of them we eventually had to substitute by other ones. The attempt, to gain temporary access was documented and created an empirical value about temporary utilisation in Vienna. Program examples of projects already realised in other European cities and in Vienna as well as ideas and inspirations gathered throughout the symposium were the basic ingredients. How can the development of programs be supported and what is understood as a program, on which principal a building or a whole area in a city can be developed? Questions were asked about the consequences of temporary activities for urban life and about connections between programming of usage, site and urban planning. The event acted as an active collector; the objective was to find out about seemingly distant ideas, concepts, initiatives, needs, experiences as well as formulating demands.

Participants

Impulse contributions demonstrated the possibilities and experience of temporary activities. This is a matter of showing the limits and / or pioneering visions of temporary utilisation. What is essential is to designate the necessary changes from the point of view of the individual interest groups: when/how and under what circumstances temporary activities can be facilitated and allowed, or under which conditions the activities are directed against the interests of the individuals involved.

Simply Multiple – Use of Open Spaces

“Simply multiple” is an important example of a carrier structure of temporary uses, which is exemplary beyond Vienna. The implemented projects are mainly in the field of temporary and multiple uses of open spaces as play grounds for children and adolescents. It is an example, on which all problems of temporary uses, as questions concerning property, insurance and liability as well as the differentiation of the administrative structure, can be studied. It is also an example of a reasonable support of temporary uses by the public authorities, as on the other hand temporary uses can be a starting point for new urban planning practices. “Simply multiple” shows at the same time the necessity of an institutional support of temporary uses as well as the difficulties of an experienced execution. Mainly personal commitment, negotiating skills and the high degree of publicity of the “brand ‘ simply multiple” is responsible for the success of the project.

Spatial context
“Simply multiple” covers both the topic of temporary uses as well as multiple uses (thus the establishment of temporary use as second or third use at certain times). The locations for temporary uses are of unused spaces, building gaps and brown fields the locations for multiple uses are under-used spaces, for instance parking lots, open spaces of public buildings, sports fields and
other open spaces of schools or open air bathes, which already have an appropriate infrastructure. “Simply multiple” concerns mainly a more intensive use of open spaces, however, more and more indoor offers are available as well. The rooms used by “simply multiple” thereby are part of the public space and/or of temporary extensions of the public area into private or semi-public spaces. The projects address specific groups of users and take into account specific interests, which often don’t get enough space in the public area. It is not implemented by large constructions, but with gentle interventions, which are reversible and particularly in the creation of social spaces by common work of children or adolescents and supervisors. To that extent the temporary character of the places remains and serves as an alternative to playgrounds, which are designed too functional. Thus the important simultaneous spatial openness, social density and overlap, which characterize the public area, remain.

Development of the Project
- Starting point of the initiative were preliminary works by the WBSF (Vienna Land Procurement and Urban Renewal Fund) and the working group “Green and Free Space” of the Municipal Department 18, which mainly dealt with the topics of liability and insurance. The “project co-ordination for multiple uses” was established in spring 1998 in the project management office of the M0-BD (Chief Executive Office – executive Office for Urban Planning and Construction).
- Organisation

Some of the tasks of the project co-ordination office “simply multiple”:
- Execution of pilot projects;
- Implementation of internal networks;
- Co-ordination of individual administrative offices and external people;
- Elaboration of model contracts;
- Systematic search for locations;
- Liaison point for initiatives;
- Public relations;
- Documentation and evaluation.

As no appropriate financial resources are available, the financing is carried by the districts or by other initiators and/or by sponsors. That limits the possibilities of the co-ordination office substantially, but has the advantage that it is not pressed by advertisers. The work generally runs with other youth work and/or quarter planning. Thus an intensive networking with the residential Area Service Offices and the district policy is necessary, as well as with the different park care organisations and the mobile youth care offices, of which about 30 exist in Vienna.

Generally, the projects are presented to the co-ordination office, for example by the adolescents themselves, and/or their representations or other citizens. Since information material is available in various places and the appropriate associations are informed, the coordination office is relatively well known – and verbal propaganda does the rest. The search for possible locations is usually done with a local inspection, an additional internal instruments is the building gap register of the Municipal Department 40 – Real Estate Evaluation and Assessment. It offers a list of all not or under-use sites in the inner urban area and some in the external districts, indicating owners, pictures and data concerning the condition and possibly existing infrastructure. With the estate management a reorganisation of the administration of real estates (belonging to the city) is developing as well. The coordination office of “simply multiple” is not involved, but an involvement would be desirable.

Internal Co-ordination
One of the main tasks of the project co-ordination office is the co-ordination and contractual completion of the individual responsible Municipal Departments (MA), which function on the one hand as owners, on the other hand as users, and/or representations of users or facilities or just as financers.
It is substantial that a specific department responsible for the administration of the real estates takes the respective site under its responsibility and places the appropriate contracts. Normally the financing is covered by the district, which also suggests the association, which should take over the supervision, which concludes the agreement with the MA 13 – Education, Out-of-School Activities for Children and Young People.
Examples

Geblergasse, 17th District of Vienna, Summer 1998 – Summer 2001
The approached site is in the property of Österreichisches Siedlungswerk (ÖSW), a building developer, which made the area accessible to the youth. The project represents an image factor for the company and is part of their public relations. A use contract was concluded between the ÖSW and the MA 42 – Parks and Gardens, which was responsible for technical care. The property was made available free of charge, the necessary measures were financed by the MA 42. The location was well accepted by the adolescents; they played street ball and street soccer and of course they were skating. In the meanwhile the property is built on. Before the construction started a big fare well party took place, which brought the project closer to a broader public. A follow-up project replaced the building gap in the Geblergasse. It is nearby, on the Parhamerplatz and is used as beach volleyball–field, which was erected together with the Area Service Office (Gebietsbetreuung).

Leberberg, 11th district of Vienna, Summer 1997
The project is one of the few examples of temporary uses at the periphery, in an urban extension area. Child and youth playgrounds were planned, but not finished yet; staircase houses, courts and garages became occupied – which led to conflicts with the neighbours. This problem was discussed by the regional forum Simmering. As a consequence the project co-ordination office "simply multiple" found a solution together with the district. With the name "Tempo. Temporary park at the Leberberg" an area, where a shopping centre was already planned but the construction was delayed, was opened to the youth. The 9,000m2 big property was surrounded by poster walls and was a real oasis: an adventure playground, on which even adventurous things were built. Together with the care personal huts were built and furnished on the so-called “construction playground” – and which were temporarily “inhabited”. Only with a heavy heart, but as agreed before, they were given up again. In the meanwhile the shopping mall took its place. The architect Harry Glück planned a construction, which includes a mall and apartments in the floors above. A swimming pool is situated on the roof, which is seen as a replacement for the playground by the adolescents. The temporary use of the property has created a social space, which lasted longer than the project and thus has enabled a participative process for the new open spaces. The foreseen 28,000m2 big central park is now enriched with some unusual elements, which would otherwise hardly have developed. The two small single-family houses, which exist on the area were not demolished but renovated and are used as a meeting point and as a youth club. Thus a durable infrastructure was created. To avoid that the houses are damaged, they were used again temporary – as building offices during the construction works of the park. In their gardens vegetables were planted, barbeques took place and celebrations.

Einsiedlerplatz and Gießlaufgasse, 5th district of Vienna, since 2001
The frequently used park at the Einsiedlerplatz should be redesigned, gender sensible and suitable for girls (which is implemented in meanwhile). The time when the construction site was unusable was a serious problem for a district, which is not blessed with a lot of green areas. To solve this problem a substitute was created in the nearby Gießlaufgasse through an adaptation of a building gap, which was used as a parking lot. “The property belongs to the City of Vienna and thus could be easily opened to the public. The site was well accepted as a playground. After completion of the new design of the Einsiedlerpark is was decided to keep it. The building gap is now used in a seasonal time-sharing: in the winter as a parking lot, in summer as a playground.

Consequences for the Surrounding Area
Contrary to most of forms of temporary uses the projects of “simply multiple” are closely linked with the surrounding area. Not adorers of industrial brown fields take the initiative here, but the local inhabitants, starting with real needs. This means that temporary uses do not lead to some detour efficiencies, which are difficult to measure, and from which the neighbourhood eventually profits, but they represent a direct potential for the surrounding. Comparable to other examples of temporary uses is the danger of potential conflicts. As the temporary users only represent one of many social groups from the neighbourhood,
noise problems, generation conflicts are not rare. Thus conflict
management for temporary uses is needed here as in other cases.
“Simply multiple” produces a relief in spatial limited situations,
but it could as well have a model effect for new planning and/or
for new forms of area service. Temporary activities are important
here as they represent a slow approach to the needs of the
population. They do not confront the citizens with final decisions,
for instance an unsuitable arranged park, but enable a careful
approximation between planners and users. They are reversible,
can take faster and cheaper into account new needs. They support
social density and communication, as it is a participative
approach. They lead directly to activation, because of the intensive
acquisition of public space which leads to more intense urban
situations – of which is talked a lot, as they hardly existing any
more...

Economics, Instruments
The project co-ordination office “simply multiple” stands for an
economized handling with resources – in a very trivial sense: it
saves space, because it uses it several times; it saves time, because
it bundles human and organisational resources, and it saves
money, because it tries to profit with a minimum of structural
measures – to profit as well from the character of the temporary.
The urban-planning approach of “simply multiple” is as well,
because of its procedure, in a completely different sense
“economic”, in an old meaning of the term: namely mediating.
What is not economized is communication: “simply multiple”
brings together a lot of relevant persons and thus solves problems
through synergies. The (not) designed locations created by “simply
multiple” proceed likewise, their use demands activity and co-
ordination, thus they stand for social density.

Interviews and Literature
Kleedorfer, Jutta – Municipal Department 18 – project coordinator
“single multiple”
case study from Urban Catalyst – WP 3.
See also http://db.nextroom.at/txt041.html,
Single multiple – use of open spaces, published by MA 18 – Urban
Development and Planning, Vienna
more place! for children. Werkstättenbericht No. 47, published by
MA 18 – Urban Development and Planning, Vienna 2002
Jutta Kleedorfer, single – multiple, in: Gender Mainstreaming in
der Stadtplanung, published by MA 18
Over the years the columns underneath the railway bridge were covered in bills and advertising announcing events for various venues throughout the city.

Equal to the technic of attaching bills the columns were wrapped with a plastic membrane thus forming a space. Only this new space enclosed a void as a possibility. Contrary to the venues throughout the city advertised on these bills, no program was set for this new space. The membrane, itself a poster referring to the venue it has created waits for possible programs and use.

Hirnsegel stands for possibilities

Existing sites in the city that are open to suggestions and even ask for ideas of use are included in this project and are marked with the notion of HIRNSEGEL.

The membrane at the Südtirolerplatz is the site HIRNSEGEL Nr.: 7. The sites previously marked as HIRNSEGEL were found. HIRNSEGEL Nr.7 was developed from the potential of its site, emphasizing its character. The manifest of its character faces to the outside with reference to its potential.

HIRNSEGEL Nr.7, an exhibition site of around 330 m² with a circumference of 80 meters and a height of 4.5 meters existed for
Templace

www.templace.com

The two main goals of Templace are to help direct the dynamic process of urban regeneration and to increase diversity within cities, by establishing temporary use as an alternative to traditional planning and development. Templace aims to help establish temporary use by providing owners, users and planners with communication and management tools and information resources using the unique potential of web based database systems.

Until now planners and developers have not recognised temporary users as an important part of this development cycle. Making temporary use more efficient and more accessible will have positive effects on different urban situations from desolate residual zones to densely developed centres.

For example the few remaining empty spaces in densely built up areas will be more effectively used because templace allows space to be used more efficiently. A tenant does not need to rent a space for longer than their actual use requires, so a single space can, for example, serve many different tenants during one month. This results in a net increase of available space through a phenomenon we call 'Increasing Temporal Density'.

Templace employs the distinct advantages of Internet communication systems to support and encourage temporary use.
plans to teach yoga once a week. A dance studio lists their space in www.templace.com to let it out at unused time slots. A possible contract for this situation had been published in the resource forum of www.templace.com

Example 2 – temporary use of buildings in transition – an empty office building, no longer suitable for modern office space is listed in www.templace.com to attract interim users until the demand for office space increases enough to finance redevelopment. Young professionals struggling to establish themselves are attracted by the cheap rent and the flexible contract terms.

Example 3 – changing locations – cultural producers who seek ever-changing locations for their events use www.templace.com because they can dramatically reduce the time they spend searching for space. They use www.templace.com to publicize their events.

Example 4 – reactivate problem area – A city council deploys www.templace.com in a derelict city quarter to attract more activity. Temporary users were able to find affordable space for their experiments. The temporary users built a community by using www.templace.com for internal communication.

Example 5 – develop new markets – a young entrepreneur works as a middleman renting empty space from large landowners at low prices, and subletting it using www.templace.com

Templace offers municipalities and professionals concrete alternatives to traditional urban planning. Current master planning focuses on legislative control, which is based on centralised decision making hierarchies. It offers little flexibility, and involves bureaucratic negotiation that incurs cost for both
sides, and decreases the amount of activity significantly.

These systems of bureaucratic control are not always appropriate to information age cities because social and economic structures change so rapidly that planning bureaucracy cannot react quickly enough. Template offers all parties the possibility of reacting quickly to each other’s needs. This would encourage an ad hoc method of development. Many planning decisions could be made based on a community’s immediate needs rather than a grand scheme developed by an individual with little personal knowledge of the area.

The users can exploit a site’s potential more efficiently than hierarchical planning and development because the imagination of one planner cannot compete with the creativity and dynamic of an active community. Template offers an alternative to traditional planning by changing the notion of control, and leveling the economic playing field by increasing the negotiating power of the users.

Template was conceived by Deadline and developed in cooperation with Studio Urban Catalyst as part of the research project Urban Catalyst.
Extra Tools
The Berlin club scene consists of many informal and temporary (frequently moving) establishments, which could be classified as temporary use. The Berlin scene has created a specific representative body with the following aims:
- to facilitate close links and internal communications within the Berlin Club-, Party-, and Culture scene.
- to form a shared representative body which can lobby on behalf of all members.
- to help to lobby for the recognition of the employment club scene as profession.

Aims and Objectives
The club commission (CC) Berlin is a society, which has been formed as a joint representation of organisations involved in the city’s club-, party- and culture scene. It is the declared aim of the cc to voice the interests of its members to official bodies and authorities as well as to the general public. Since its foundation 41 members have joined the organisation which declares in its statute: to support the profession and preserve its integrity and ensure that its interests are acknowledged by the city districts, the city government and the economy. With its work the cc aims to increase the standing and acknowledgement of subculture in the city and the recognition of its significant contribution to the general cultural and economic life in the city. In addition to internal thematic working groups, an external forum was set up with several workshops involving protagonists and supporters from the culture scene, economy, property developers and urban planning, in order to communicate the complex framework conditions of the club scene.

Initiation
On the 25.06.1999 a first informal conversation was organised which included the then Culture Senator Wolfgang Branoner who criticised the absence of an organisation that would represent the shared interests of the diverse scene. In consequence the three club managers decided to form an umbrella organisation. The organisation was founded on the 31.02.2000 and officially registered on the 27.06.2000.
The District Management Programme (German: Quartiersmanagement (QM)) has been set up in many European cities in order to provide direct and unbureaucratic service to deprived areas and bridge between local concerns and official planning strategies. In Berlin alone, district management has been set up in 17 city districts, funded through the programme “City districts with special development needs – the social city”.

Place
The QM areas are defined by the respective Country authority (in Germany: Länderregierung). In Berlin, the definition is based on regularly updated statistical research in the areas of unemployment, income, social benefits, education and health conducted by the Berlin Senate in collaboration with the Technical University of Berlin (since 1997). The available funding has been dedicated to 17 areas in the city, two if which („Boxhagener Platz“ and „Wrangelkiez“) flank the area of the Urban Catalyst research project.

Aims
QM is part of a strategic approach towards the systematic development of self-sustained and lasting personnel and material structures within a city district, utilising specific and already available resources in the area, while being part of a larger strategic framework for the entire city. The QM is based on the activation and the enabling (empowerment) of the resident population of the area, aided by the local economy, locally based institutions (schools, kindergartens, religious institutions, police etc) as well as by local initiatives, pressure groups and societies. The areas of action include local economy, family structures, youth, green areas, culture, neighbourhood etc.

Organisation
After an open tendering process, private firms are commissioned to set up QM offices in the local areas and implement a catalogue of measures. Applying firms often form consortia and joint ventures with other firms in order to meet the broad spectrum of required services with professional expertise. Sometimes, QM offices are directly set up by public municipal bodies, who, in any case, remain closely involved in the setting up and running of QM programmes. Specific QM measures have to be approved by the district authorities (Bezirksverwaltungen, BA) and the district assembly (Bezirksverordnetenversammlung, BW).

_duration: minimum of 3–5 years, dependent on funding situation
_staff: regular staff 3–5 per area, in addition to extra staff funded by temporary employment schemes
_budget:
1. fixed budgets for the 17 local offices in Berlin (personnel/offices/equipment: 150,000 EUR/annum/office)
2. additional programme related funds:
   - basic fund (action fund): 15,000 EUR/ annum
   - exceptional extra funding (district fund) for 2001/2002: 500,000 EUR
   - additional match funding can be acquired which amounted to 18m EUR in 2000 in the city of Berlin (without employment schemes)

Sources/Links:
www.stadtteilarbeit.de
www.quartiersmanagement.de
www.demo-online.de
www.frankfurt-sozialestadt.de/quartiermanagement.htm
www.boxhagenerplatz.de
www.qm-osw.de
www.mieterschutz bund-berlin.de/soziales/artikel/003soz.shtml
www.stadtentwicklung.berlin.de/agenda21/de/service/download/H andlungsfelder.de
www.stadtentwicklung.berlin.de/wohnen/quartiersmanagement
www.qm-wrangelkiez.de

Bibliography
- Mohajeri, Sharooz
  Berlin, Saneitsverwaltung für Stadtentwicklung
  ‘Quartiersmanagement Berlin’
- Grimm, Gaby, Wolfgang Hinte und Rolf-Peter Löhr:
Manifesto

Urban Catalyst: First Aid for Cities in Crisis

day, as many European cities are experiencing a crisis in economy and employment, a traditional understanding of urban planning and the role of the architect are unable to provide effective answers. In many ways, the difficulties faced by Berlin highlight the following more general phenomena:

- Millions of square metres of existing and new developments and thousands of hectares of tenuous building plots are vacant with no signs of short or medium term change.
- In addition, many planning schemes are based on unrealistic expectations of growth, take years to mature and are often outdated even before they can be realised. When construction finally begins, developers have often persuaded the municipality to drop initial agreements and reproduce questionable last-minute exemptions.

Real urban development often occurs outside of planning. In the context of rising public depth national and municipal levels, urban transformations are increasingly controlled by private vested interests. The interests of the majority of citizens who remains without access to large capital or mortgages are more and more excluded.

The European economy stagnates with little investment whilst unemployment is increasing. Most cities lack a sound and sustainable economic basis and there is little vision of how this change will take place.

While traditional models of action cease to be relevant and effective, existing alternative approaches to urban development have been largely ignored by local municipalities or property owners. Politics of safeguarding vested interests and holding on to outdated principles takes precedence over vision. Instead of promoting a strategy of activating and stimulating unused and barren sources which would create new co-operations, established boundaries and milieus are cautiously protected.

The potential of temporary use far, the many innovative approaches and alternative models of thinking, which were developed in the 1990s have been persistently ignored. The vitality of the ‘New Berlin’ for example is largely based on principles of self-organisation of diverse actors. After the re-unification of the city, the confusion over property ownership caused an involuntary suspension of the tight system control and regulation. This unique moment was effectively exploited by a predominantly ung and creative generation that had arrived in the city who received support from a number of individuals in the municipality. These pioneers took temporary ownership over dilapidated buildings, factory halls, vacant land in order to initiate a wide spectrum of new programmes: migrant economies, social initiatives, start-ups in the media sector, clubs, art projects, as well as culture of mass events such as the Love Parade or Bladers Night. Similar developments took place in most European metropolises, and some municipalities have cautiously embraced and nurtured them as a key to cultural and economic regeneration. Berlin’s current politics, however, lack such a strategic component. What some recognise as a creative capital, Berlin conceives as accident and negative stigma. The city is in danger of generating new cultural trends without binding and transforming them into lasting developments. Today, increasing ‘normalisation’ also means that the city is slowly lossing the assets that attracted these cultural pioneers. Berlin’s municipal government considers urban development as a matter of form. Instead of gathering its own very specific assets, its policies are oriented towards the paradigm of the traditional European city, of the 19 urbanism still dominant in Milan, Munich, or towards the idealised period of the ‘Golden Twenties’ in its own urban history.

New approaches to urbanism

We need to revise our understanding of city and urban planning. Permanence of form and structure no longer describe the actual condition of most European cities like Berlin. In a condition of dynamically changing programmes, economies and life styles, urbanism can no longer be fixed through planning but emerges as a product of a variety of contradicting forces. Informal elements increasingly influence our economies and condition urban change. Informal and formal forces begin to fuse. The emerging phenomena of temporary use could be considered a key tool for a new urbanism, which can

- re-establish urban life in areas where classical urban planning has persistently failed
- react and respond to problems and opportunities with great speed and flexibility
- recycle existing resources with minimum of investment
- allow non-established actors to participate in urban change without the need for substantial capital subsidies or social bureaucracy
- generate urban life, programmatic diversity and a new intensity of use
- establish a base for the development of new economies
- create an environment of cultural innovation and renewal

With great wit and resilience many temporary users will always find gaps and niches in our cities, often on the margin of legality. Too much regulation and formalisation can endanger the spontaneous and ephemeral nature of these projects. But to exploit their potential long-term contribution as catalysts of urban change, supporting framework conditions are needed. Here we can find the opportunities for a form of grass roots urbanism – an urbanism that can mobilize and enhance the internal forces of city. For this, a change of mentality and new models of action are needed.

What could be done?

New alliances between urban protagonists should be developed, that can overcome existing mental barriers and exploit potential synergies. Even under difficult economic conditions, the combination of diverse resources, interests and opportunities can open up unexpected opportunities for urban development. Over the course of two years, the research project Urban Catalyst has analysed existing conditions in five European metropolises. The development and testing of new strategies has led to the conceptualisation of action guidelines for the different stakeholders that can change the way we approach temporary uses:

The municipality assumes a key role as stimulator, enabler and mediator. On the basis of its democratic authority and control over public assets, the city governments can initiate and foster new developments by:
Architects could play a new and vital role within this process. Architects can create new places, not so much in a sense of new physical constructions, but through the activation of an existing physical environment: communicative, legal, economic and infrastructural interventions can generate new programmes and uses. Here, architects are no longer service providers for a single client, but act as mediators between diverse interest groups. Architecture therefore no longer focuses on the final object, but on the initiation of open-ended development processes.

Studio Urban Catalyst, 24.4.2003

granting the temporary use of its own disused real estate assets
acting as guarantor on behalf of temporary use initiatives in negotiations with property owners
providing incentives for property owners to co-operate with temporary users (e.g. principle of lineage or planning gain)
co-ordinating action between municipal departments (e.g. economy, culture and building) and fostering joint initiatives in order to stimulate and support temporary uses creating one-stop shops to initiate temporary uses, authorized to issue permissions for temporary users and owners alike
founding round table platforms in order to generate dialogue between stakeholders – a new alliance for urban development

Property owners (private and public) control disused and underused spatial resources that can be activated through:
- realistic and honest assessment of actual real estate values and the chances for immediate commercial development
- acknowledgement, accounting and use of non-monetary gains of temporary uses
- courage to initiate and support new innovative solutions for marketing and development
- acknowledgement of responsibility for local development beyond the boundaries of the property
- making space available for free use (creating of space pools for temporary use)
- breeding of temporary uses in order to generate demand for new developments

Temporary users should develop a more sustainable approach through:
- creation of networks and alliances that can improve credibility and foster trust in negotiations with property owners
- passing on of know-how and experience to others

Legislators are responsible for creating favourable framework conditions that stimulate rather than hinder innovative solutions through:
- creating a new planning law that can speed up the permission process, and which integrates the concept of temporary permission and acknowledges the necessity for a reduction of standards for temporary use periods
- devising a new property law that reduces specific rights and obligations of property owners: properties that remain vacant over long-periods of time should be made available to temporary users; at the same time, the liability of owners should be reduced

Urban Catalyst believes that such concepts and models for action which connect self-initiative and societal responsibility can help to overcome the deadlock created where state initiated welfare is no longer viable and neo-liberal models remain insufficient. Urban Catalyst’s research has revealed that innovative practices already exist, but lack exposure and acknowledgement, often relying on the initiative of individuals without support from other stakeholders. Only through the focusing of diverse forces, the exchange of experience and a change of attitude amongst those responsible, can change be facilitated.
AMSTERDAM - THE NETHERLANDS

Stadsdeel Amsterdam Noord
Sector wonen en werken
Buikslotermeerplein 2000
NL - 1025 AX Amsterdam
t_0031-20-6349573
f_0031-20-6349584

Ted Zwietering
Rob Voren r.voren@noord.amsterdam.nl
Con Vleugel c.vleugel@noord.amsterdam.nl

Stealth Group
Van Dantzigstr. 27
NL - 3035 PX Rotterdam
t_0031-10-4668100
f_0031-10-4656505

Milica Topalovic
Marc Neelen
Ana Dzokic stealth@archined.nl

Chair for Strategy and Transformation
Management – Universiteit Nyenrode
Europaplein 115
NL - 1079 AX Amsterdam
t_0031-20-6421291
f_0031-20-6421291

Annemieke Roobeek aroobeek@wxs.nl
Erik Mandersloot
Damien van der Bijl

BERLIN - GERMANY

Studio Urban Catalyst
Eichenstrasse 4
D-12435 Berlin

t_0049-30-532 15 658
f_0049-30-532 15 760
e_office@urbancatalyst.de

Kees Christiaanse christiaanse@nsl.ethz.ch
Philipp Oswalt oswalt@aol.com
Klaus Overmeyer overmeyer@cet-0.de
Philipp Misselwitz philmisselwitz@aol.com
Melanie Humann
Thomas Hauck
Jurij von Ortenberg
Ali Saad

Interns:
Hendrik Mächler
Penny Herscovitch
Tashy Endres

Nexus
Knesebeckstr.1-2
10623 Berlin
t_0049-30-31809511
f_0049-30-31809512

Hans-Luidger Dienel dienel@ztg.tu-berlin.de
Malte Schophaus

Bezirksamt Kreuzberg Friedrichshain
Yorckstraße 4-11
10216 Berlin
t_0049-30-31809511
f_0049-30-31809512

Matthias Peckskamp matthias.peckskamp@ba-frh.ver
waalt-berlin.de

Deadline
Hessische Straße 5
10115 Berlin
t_0049-30-28599934
f_0049-30-28599936

Matthew Griffin post@dealine.de
Britta Juergens
VIENNA - AUSTRIA

Haydn Architects
Schottenfeldgasse 72/2/5
A - 1070 Wien
t _0043-1-52451564
f _0043-1-5245398

Florian Haydn dud@sil.at
Rudolf Kohoutek r.kohoutek@t0.or.at

Magistrat Wien
MA 18, Ref. Stadtforzung und EU-Fragen
Rathausstraße 14–16
A-1082 Wien
f _0043-1-60007218

Brigitte Jilka jib@m18.magwien.gv.at
Ina Homeier-Mendes hom@m18.magwien.gv.at

NAPLES - ITALY

CPA
Vico Belledonne a Chiaia
28, I 80121 Napoli
lt _0039-81-5440157
f _0039-81-5440157

Mr. Escalona
Claudio Finaldi finaldi@unina.it
Maria Cerreta
Fabrizia Ipolita

Galotta und Tischer
École d’architecture de paysage
Faculté de l’aménagement
Université de Montréal
C.P. 6128, succursale Centre-ville
Montréal Québec
H3C 3J7, Canada

Stefan Tischer info@stefantischer.net
Marcella Galotta galottatischer@gmx.net

HELSINKI - FINLAND

Helsinki University of Technology
Centre for Urban and Regional Studies
PO Box 9300
02015 Helsinki University of Technology, Espoo
Finnland
t _0035-8-94514098
f _0035-8-94512140

Christer Bengs christern.bengs@hut.fi
Helka-Lisa Hentilä hentila.lindborg@henlin.pp.fi

STEERING COMMITTEE

Prof. Margaret Crawford
Department of Urban Design and Planning
Graduate School of Design
Harvard University

Prof. Saskia Sassen
Department of Sociology
University of Chicago

Joost Schrijn
Department of Urban Planning and Housing
Stadtbaurat Rotterdam

Prof. Robert Mull
Dean School of Architecture
London Metropolitan University
Dean of the Department of Architecture
and Spatial Design

Prof. Arnold Reijnord
Rotterdam

Dr. Peter Arlt
Linz
Colophon

Editors:
Philipp Oswalt
Klaus Overmeyer
Philipp Misselwitz

Layout by Jurij von Ortenberg on a
design by Tom Unverzagt.

Translations:
Philipp Misselwitz
Mitch Cohen
Tas Skoropa.

Berlin, 2004
Copyright Studio Urban Catalyst.
All Rights Reserved