

MONITORING COMMERCIAL AND INDUSTRIAL BROWNFIELDS AS URBAN RESOURCE AND LAND USE OPTION – THE CASE OF LEIPZIG, GERMANY

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ABSTRACT:

In most industrialized countries urban brownfields are an international phenomenon (De Sousa 2008). Economical and societal development paths lead to changes in land use. As de-industrialization proceeds, former industrial and commercial sites became derelict land. The European network of researchers and practitioners working on brownfields redevelopment (CABERNET) state “all brownfields (or most of them) are ‘sites that have been previously affected by the former uses of the site and surrounding land; are derelict and underused; may have real or perceived contamination problems; are mainly in developed urban areas; and require intervention to bring them back to beneficial use’” (CABERNET 2006, S. 12). During the last decades urban sprawl led to irregular expansions of urban areas and to brownfields that characterize the perforation of urban core areas (Lütke-Daltrup, 2001, Florentin 2011). The challenge on what to do with urban brownfields became a political issue and a major task for planners. In order to gain information on potentials for economic revitalization or for renaturalization of brownfields it is important to gather detailed spatial knowledge and to monitor the configuration of brownfields. For the last decade, the City of Leipzig and the research center UFZ in Leipzig collaborate on brownfields that include field mapping, GIS analysis and joint presentations. The lead concept of the City of Leipzig is the priority of interior development adverse the development of outskirts. Localization, configuration and networking are major criteria for the decision making. Therefore detailed monitoring is essential. This study is based on an intensive field work on all brownfields sites for commercial and industrial areas in the City. Features of existing land cover, land use ((sealed surfaces, succession stadium, quality of existing buildings, open spaces, etc.), neighborhood context, information on potential marketing, spatial congruency with existing real estate plans, etc. were part of the mapping.

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