

UTILISATION CONCEPT



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FACTS AND FIGURES ON THE ÜBERSEESTADT

- Total area of 300 hectares in close proximity to the city of Bremen
- Currently home to 1,050 companies with around 16,000 employees
- Future development: According to a regional economic study, up to 17,000 jobs could have been created by the year 2025.
- Attractive location on the waterfront with a maritime flair
- Exciting range of uses
- Historical industrial buildings and exclusive new constructions
- Excellent connection to all travel networks
- Optimal infrastructure interspersed with parks and promenades
- Estimated number of residents in 2030: around 6,300 people (and 700 more in the "Waller Wied" residential area)
- Housing units built and scheduled for construction: approx. 1,121

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PROJECTS | AREAS | UTILISATION CONCEPT



BREATHING NEW LIFE INTO BREMEN'S FORMER DOCKLANDS

The Senate of Bremen approved a master plan in 2000 to restructure the former docklands to the right of the River Weser. A new quarter has since emerged over an expanse of 300 hectares: the Überseestadt ("City Beyond the Seas"). It seamlessly joins the list of outstanding European port regeneration projects and is one of the largest urban development schemes of its kind.

warehouses can be found alongside works of contemporary architecture. It provides space for modern services, creative industries, innovative residential projects, restaurants, cultural attractions, leisure activities, port industries, manufacturers, tradesmen and other industries. This diverse and exciting community makes the Überseestadt a "world of possibilities"!

Bremeninvest is driving development work in the Überseestadt, and the municipality of Bremen is investing around 350 million EUR through its special budget. Additional private investments of around 1 billion EUR are also expected.

This leaflet provides information on possible uses, concrete projects and opportunities for successful cooperation in the Überseestadt.

Bremeninvest will be happy to answer any questions. Please contact us or visit our website: www.ueberseestadt-bremen.de

The Überseestadt is characterised by its unmistakable appearance: Elaborately renovated historical sheds and



ÜBERSEESTADT BREMEN

PORT AND PRODUCTION INDUSTRIES

PORT INDUSTRY

The Überseestadt has always been characterised by its port facilities, mills and warehouses. The timber and factory port is still visited by seagoing vessels and used to transport and process wood products, animal feed, food and general cargo.



PRODUCTION INDUSTRY

The food and beverage industry is particularly important for the Überseestadt. Many long-standing companies have been producing and processing rice, flour and cereals here for over a hundred years, such as Rickmers Reismühle and Roland Mehl.



LOGISTICS

Flexible storage spaces at affordable prices and excellent transport links via rail, water and road make the Überseestadt an attractive location for logistics. The historic interconnection of cargo handling, storage and transport offers competitive advantages and highlights the character of the Überseestadt.



WORK AND LIFE

HOUSING

An attractive residential area has emerged on the waterfront in the WeserUfer, Hafenkante, Port 3 and Schuppen 1 areas. Socially subsidised housing has also been built (e.g. Markuskaję) and is planned at several other locations (Kaffeequartier, EuropaQuartier). This also applies to the new developments at the top of the Europahafen and the "Überseeinsel" quarter.



ART, CULTURE & GASTRONOMY

With theatres and exhibitions in a historical setting and concerts and parties in listed warehouses, the Überseestadt is getting increasingly vibrant! There's not just lots of culture to explore, but also different restaurants with international cuisine and modern cafés on the waterfront.



INFRASTRUCTURE

1 MARINA / EUROPAAHAFEN

Ludwig-Franzius-Platz, located at the top of the Europahafen, has become a popular venue. Its spacious stairway connects it to an extensive promenade lined with cafés and restaurants right by the harbour basin. The marina has over 90 guest moorings and permanent berths, highlighting the quarter's maritime character.



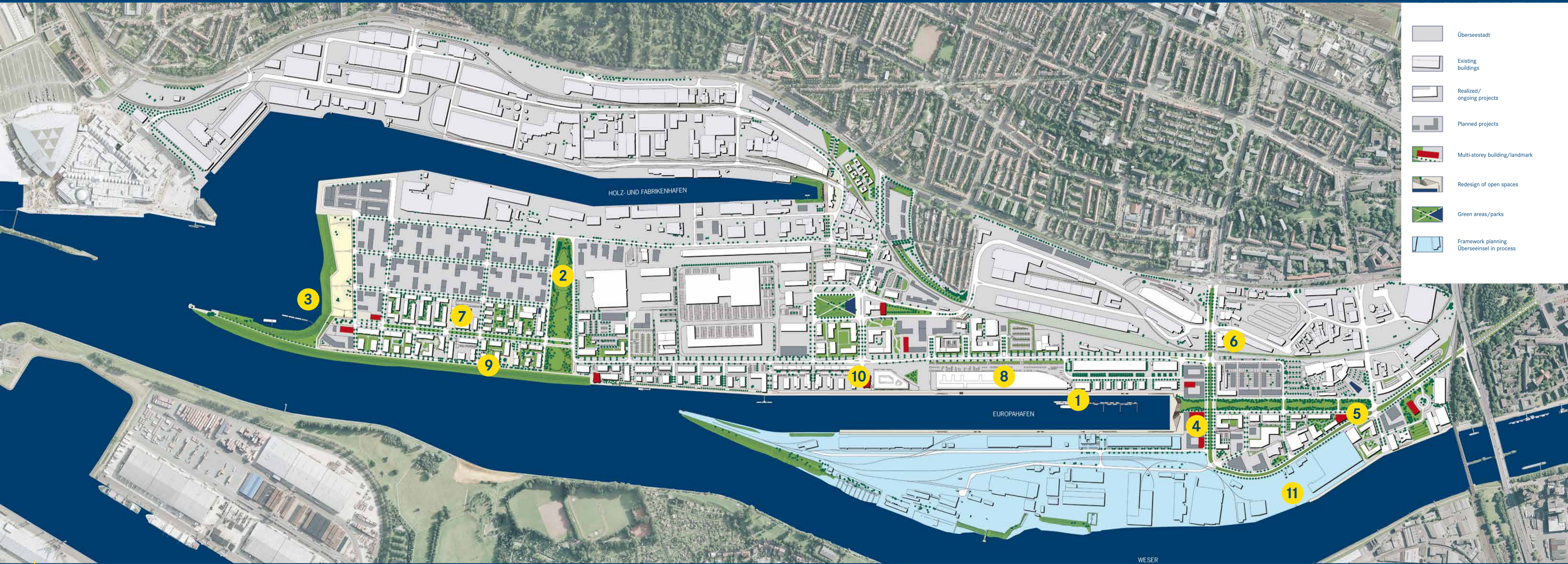
2 DEVELOPMENT OF GREEN AND OPEN SPACES

An integral part of the urban structure is the design of its public spaces, because spaces for relaxation and exercise promote a high quality of life. Several green spaces have also been planned or already created in the Überseestadt. Local children and teenagers helped to create the 2.5-hectare "Überseepark" in 2014.



3 "WALLER SAND" BEACH PARK

The turning basin in the Überseestadt – previously only used for the port industry – is being redesigned. The stones currently found by the turning basin are going to make way for a landscaped sand embankment. This won't just be visually appealing; it will also provide necessary flood protection. This will also create a recreational area right by the water.



- Überseestadt
- Existing buildings
- Realized/ongoing projects
- Planned projects
- Multi-storey building/landmark
- Redesign of open spaces
- Green areas/parks
- Framework planning Überseeinsel in process

TRADE AND SERVICES

4 BUILDING HEAD EUROPAAHAFEN

The Zech Group is developing an attractive variety of office spaces and housing right by the water and in close proximity to the city centre. A modern working environment and attractive living spaces are being created across 100,000 m². The first building should be finished in 2020.



5 BÖMERS SPITZE

A new building with over 11,500 m² of office space and a separate car park with 250 spaces. The project will complete the area around the Weinkontor and Parkkontor I, II and III at the front of the Überseestadt, all of which have been renovated by the company Justus Grosse Projektentwicklung GmbH.



6 WEISSES HAUS

A four-storey building with just under 6,000 m² of individually divisible office space is scheduled for construction at a prominent location on the corner of Hansator and Neptunstraße and right by the entrance to the Überseestadt. The development will take up 2,000 m² of land and should be finished by spring 2020. This modern office building will provide its future users with an attractive and contemporary working environment.



7 BLAUHAUS

More than just living – life in an inclusive community. The BlauHaus is a unique development project in Germany for inclusive living and working. GEWOBA is working with the charities Blaue Karawane e.V., QUIRL Kinderhäuser e.V., Martinsclub Bremen e.V. and Verein Inklusive WG Bremen e.V. to create living spaces in close proximity to the city centre for disabled and able-bodied people of all ages.



8 SCHUPPEN 1

Schuppen 1 is a renovated depot with 35,000 m² of space for a variety of uses, including a vintage car centre, a competence centre for classic and current mobility, individual offices, businesses, restaurants and exclusive loft apartments. The historical listed depot's location on the waterfront gives it a distinct atmosphere.



9 "HAFENKANTE" QUARTER

A group of investors from Northern Germany have come together as Hafenkante GmbH & Co. KG to drive the development of a 12-hectare quarter for working and living with a view of the River Weser in the western part of the Überseestadt. Many rented apartments and condominiums are already occupied, and new developments are currently being planned and carried out.



10 EUROPAQUARTIER

The Asset Group is planning to build a total of 520 apartments across 22,000 m² on the banks of the Europahafen by the year 2021, including 360 freely financed and 160 publicly funded flats. There will also be a mix of businesses, restaurants, a day-care centre with 100 places, and space for creative people.



11 LIVING AND WORKING BY THE WATER

The Weser Quartier offers first-class business addresses directly on the water and the GOP and the Steigenberger Superior Hotel combine attractive cultural and tourist attractions. Soon, people will be living right next door as well: Over the next few years, the "Überseeinsel" will be an urban, forward-looking waterfront quarter with a mix of residential, service, commercial and public facilities.

