



# Hamburg's future

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**Legend**

- Completed
- Under Construction
- Exclusive Option Period  
Architectural Planning
- Development-ready
- Urban Plan  
Area Preparation

# HafenCity Hamburg GmbH

## Visions for the City of Tomorrow

**Modern cities need innovative ideas and solutions fit for the future. This is where urban development has an important role to play in finding answers to the challenges of the future and providing fresh ideas for creating a city that is able to offer a high quality of life.**

25 years after the decision in favor of the groundbreaking HafenCity Masterplan, HafenCity Hamburg GmbH has such comprehensive expertise in the complex process of planning, negotiating and implementing that it can successfully pursue urban development even in times of growing economic and ecological challenges.

Efforts to develop HafenCity, Grasbrook, Billebogen, and Science City Hamburg Bahrenfeld seek to address important questions about the future: How do we design livable and equitable cities? What role can climate-friendly building solutions and resource-efficient supply and infrastructures play? Where can urban production realize its potential and strengthen the local economy? How can we link science and the city to create spaces for innovation where ground-breaking ideas are generated?

In addition to that, the four neighborhoods are places where social and technical innovation takes place in areas like the transition

to new forms of mobility, digitalization, climate protection, and energy.

One of the key focal points here is on sustainable construction. For many years, HafenCity Hamburg GmbH has been dedicated to establishing resource-efficient building standards and to promoting the transition of the real estate sector to climate-friendly construction methods, also through mandates. With the HafenCity Ecolabel, the first system for certifying sustainable buildings in Germany, it has developed an effective mechanism to guide and support efforts in this area. To build on this success, HafenCity Hamburg GmbH and the German Sustainable Building Council (DGNB) have joined forces to develop the DGNB special award Ecolabel, a building certification system unveiled in June 2023.

Thus, HafenCity Hamburg GmbH is constantly breaking new, sometimes difficult ground on many levels and, in its pioneering role, is shaping Hamburg's development as a future-oriented center, both nationally and internationally.

# Grasbrook

## Green City by the Water

Grasbrook offers the unique opportunity to fundamentally rethink all aspects of urban development and processes of innovation across all dimensions in a novel and holistic way.

Space for a diverse array of housing, new working environments, a variety of leisure and sports facilities, and an expansive social, educational, and cultural infrastructure are being created in the harbor area on the south bank of the Elbe which had previously been largely off limits to the public.

Grasbrook builds on the architectural legacy of the green metropolis on the water and, in doing so, lays out new ways of transforming port and industrial sites into urban neighborhoods. Together with the adjacent neighborhood of Veddel, Grasbrook forms the final piece in the puzzle in the municipal endeavor of connecting the Elbe islands and the districts south of the Elbe into the wider city.

New bridge connections and community facilities, in addition to mobility-related infrastructural elements, such as the rail extension connecting the U4 subway line to Grasbrook, are also intended to promote this integration process. These various additions to the areas around the Elbe bridges ("Elbbrücken") are also intended to help shape the character of Hamburg's new city gateway.

Beyond that, Grasbrook is setting standards in the area of climate protection and resource conservation: With attractive and expansive public spaces, a low-car mobility strategy in the spirit of the 10-minute city concept, sustainable building solutions, smart rainwater management, and intelligent water and wastewater structures, the district is laying the groundwork for the future.

This commitment to innovation also applies to the approximately 16,000 jobs that will be created. From space for start-ups and co-working to research and development, digital office concepts, and urban production, the proximity to the port is opening up new potential for the future of Hamburg as a business location.



Grasbrook: Dense district with plenty of green space and spectacular waterfronts

### Total area

→ 47 hectares

### New residential units

→ 3,000  
(subsidized/privately-financed residential construction, building associations/cooperatives)

### New jobs

→ 16,000

### Mobility

- low car use, excellent walking and cycle paths
- new subway station (U4)
- neighborhood car-sharing
- bike & ride

### Profile

- resilient, climate-friendly infrastructure
- sustainable building concepts and repurposing of existing buildings
- holistic approach to water cycles and the urban climate
- social infrastructure and cultural uses
- wide range of sports and leisure activities on offer
- place for a high level of social interaction



[www.grasbrook.de/en/](http://www.grasbrook.de/en/)

# Billebogen

## Close to the City Center, Versatile and Inspiring

Within a roughly two-kilometer radius of Hamburg's city center, the three neighborhoods in Billebogen offer outstanding views, high-quality transport links, and a diverse array of waterfront locations.



Bird flight over Hamburg's new city entrance in the direction of Billebogen

**Billebogen**  
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Great location on the waterfront in the Billebecken neighborhood

## Billebecken

Near the basin of the Bille river ("Billebecken") a modern manufacturing center is being built, including multi-story structures along with warehouse, office, and laboratory space. Amenities include a new riverside park and the redesigned former school building on Bullenhuser Damm offering creative uses, also targeted at the local community.

### Total area

→ 27 hectares

### New jobs

→ up to 3,000

### Mobility

→ linked to the Hamburg suburban railway system via the Rothenburgsort station

### Profile

- high-density production center
- open green spaces
- creative uses, also for the community



[www.billebogen.de/en/](http://www.billebogen.de/en/)

## Neuer Huckepackbahnhof

The "Neuer Huckepackbahnhof"-district, which gets its name from the former freight station that once stood there, will be a compact, innovation-oriented business campus for new worlds of work and Industry 4.0, as well as for other uses. High-density and very sustainable construction is taking place here. The concept was awarded platinum certification by the German Sustainable Building Council (DGNB) as a sustainable commercial site, offering the optimum conditions for companies focused on innovation and sustainability.

### Total area

→ 20 hectares

### New jobs

→ up to 3,000

### Mobility

→ linked to the Hamburg suburban railway system via the Rothenburgsort station

### Profile

→ innovation-oriented business campus

→ new worlds of work, Industry 4.0

**Billebogen**  
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[www.billebogen.de/en/](http://www.billebogen.de/en/)

Urban streetscape at Neuer Huckepackbahnhof



© HENN

## Elbbrücken city gateway



© moka-studio

View across Billepark looking out toward the Elbbrücken city gateway

The Elbbrücken city gateway will see the creation of an urban business and residential district located near parks and the waterfront and in close proximity to the Elbtower in Hafen-City. New bridge links for pedestrians and cyclists provide easy access to the neighborhood, where roughly 500 new residential units will also be built. Surrounded by Billepark and Elbpark Entenwerder, the Elbbrücken city gateway offers high recreational and leisure value.

### Total area

→ 28 hectares

### New residential units

→ up to 500

### New jobs

→ up to 4,500

### Mobility

→ linked to the Hamburg suburban railway-system via the Elbbrücken station

### Profile

→ business and residential district

→ high recreational and leisure value



[www.billebogen.de/en/](http://www.billebogen.de/en/)

# Science City Hamburg Bahrenfeld

## Strong Culture of Innovation on Full Display

Science City Hamburg Bahrenfeld will be the new showcase project for interlinking learning, business, public administration, and civil society in the west of Hamburg.

For the first time, Bahrenfeld offers the opportunity to combine living, working, research, and recreation in one of the most exciting locations in the coming years and decades: An integrated site will be created on 125 hectares of land, with research and development space for scientists, educational staff, as well as students. This will be accompanied by urban amenities, a network of parks that form part of a citywide green belt, and a vibrant and diverse neighborhood, which will create the conditions for ecosystems for learning and innovation with excellent links to the city.

The combination of internationally competitive basic research and technology transfer brought about by the development of the Science City spawns unique start-ups that generate research that stimulates the economy and creates new jobs.

An urban environment offering cultural venues, sports facilities, and restaurants is the final piece that rounds off the concept and paves the way for a lively and innovative neighborhood geared towards the future.

### Total area

→ 125 hectares

### New residential units

→ 3,800  
(subsidized/privately-financed residential construction, building associations/cooperatives)

### New jobs

→ 6,500

### Development zones

- Deutsches Elektronen-Synchrotron (DESY) campus
- Altona Innovation Park
- Science campus (physics, chemistry, biology, research institutions)
- residential district "Neue Quartiere am Volkspark"

### Mobility

→ new suburban railway line

### Profile

- leading academic and research institutions
- diversified housing
- fab labs, maker spaces, innovation hubs, start-up labs
- social infrastructure and cultural uses
- innovative and ecologically sustainable

Urban living in the residential district "Neue Quartiere am Volkspark"



[www.sciencecity.hamburg](http://www.sciencecity.hamburg)

# HafenCity Hamburg

## A European City Built for the 21st Century

Europe's largest inner-city urban development project is a blueprint for a new type of European city on the waterfront. Situated on 127 hectares, a vibrant new city is taking shape, combining work and residential uses, culture, education, leisure, tourism, and retail all in a small area – in a way quite unlike city centers dominated by offices and shops.

Key features of HafenCity include a strong urban feel, the ecological sustainability and technological innovation of its buildings and public spaces, a diverse mix of people from all walks of life, as well as a high overall amenity value thanks to great public parks, squares, and promenades. With its outstanding location on the waterfront and its diverse transport links, it is a magnet for leading German and international companies.

Half of the expected 16,000 residents already live in HafenCity and around 15,000 people work here. Landmarks such as the Elbphilharmonie concert hall and innovative retail and experience concepts such as those in Überseequartier make HafenCity an attractive "24-hour city" for hundreds of thousands of visitors.

Hamburg's pre-existing buildings and structures served as the blueprint for the urban and architectural revival of the site. What gives the area its unique feel and character is the historic warehouse district ("Speicherstadt"), the distinctive inner harbor, a collection of historically-significant buildings, and the sight lines from the inner city. The use of red clinker brick in structures across the "Speicherstadt" and in the center of HafenCity is another distinctive feature, as is the bright, nearly white city on the more than three-kilometer-long southern waterfront facing the Elbe.



[www.hafencity.com/en/](http://www.hafencity.com/en/)

### Total area

→ 127 hectares

### New residential units

→ 8,000  
(4,000 completed; subsidized/private-ly-financed residential construction, building associations/cooperatives)

### New jobs

→ up to 45,000

### Mobility

- new subway line (U4, three stations with extension to Grasbrook)
- Elbbrücken suburban railway station
- neighborhood car sharing
- bike rental stations
- public bus routes

### Profile

- mixed-use (work, residential, education, culture, leisure, tourism, retail)
- strong urban feel
- high degree of social mix
- high amenity value thanks to public parks/green spaces
- numerous schools and other educational facilities (day-care, primary and secondary schools, universities)

The completion of Überseequartier is a milestone in the development of Hamburg's city center.





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