

Chapter 7. Outcomes of planning instruments for POPS

Eight POPS in Teheran-ro and Mediaspree area were selected for site visit and analysis to better understand the planning instruments analysed in Chapters 5 and 6 and their consequences in response to the third research question: What do the outcomes of the respective planning instruments look like in reality? Four POPS in Teheran-ro and four POPS in Mediaspree area were evaluated based on the model established in Chapter 3. This model is based on a multifaceted interpretation of public space according to maintenance, accessibility and inclusiveness, each of which is measured against three discrete scales. Maintenance involves cleanliness, provision of amenities and practice of control. Practice of control means purpose of control rather than its presence. Accessibility is both about physical and visual accessibility. Lastly, inclusiveness is whether various activities can be accommodated. First, the general situation regarding POPS and the relevant planning instruments in both areas is elaborated based on expert interviews. The findings from the evaluation of the POPS are then presented, including the measurement of the three criteria based on the site visit and analysis.

7.1. Teheran-ro, Seoul

Interviews with planning officers, an architect and a building manager provided an overview of the general situation regarding POPS and the relevant planning instruments in Teheran-ro. Due to the high density of high-rise buildings in the area, there is also a high proliferation of POPS. These spaces are provided by building owners in accordance with legislation, guidelines and standards produced by the public sector at two different levels; planning instruments at the city level are in line with those at the national level. Build-

ing line in Teheran-ro is defined by DUP, which means buildings should be in contact with the designated building line (Interviewee 10). Consequently, POPS are created at the corner, as a piloti type or behind the adjacent building. The Interviewee from the district's planning office expressed concern that building owners were providing POPS for their own benefits rather than for the general public. What is more, some building owners are hesitant to open POPS 24/7 due to the amount of maintenance work incurred, which leads to conflict between building owners and users. A building manager of one of the buildings in Teheran-ro also mentioned conflicts among users – between smokers and non-smokers, for instance.

Nevertheless, public interest in POPS in the district is generally low since POPS are not always provided, and their size varies hugely (Interviewee 1). Complaints are occasionally submitted to the district when the use of POPS is prohibited (Interviewee 1). Although a database of POPS is available from the Ministry of Land, Infrastructure and Transport, where citizens can inform themselves about and leave comments regarding POPS, this interaction is rare: 'Citizens do not seem to know about the existence of the database. Also, it does not really have any functions except for leaving comments' (Interviewee 8).

POPS in Teheran-ro tend to be used passively; they are often used by office workers for smoking (Interviewee 1). They are busy, especially during lunchtime (Interviewee 16). Until the summer of 2017, no applications were submitted for the use of POPS: 'From the building owners' perspective, it will not be easy to lend their POPS to "strangers". But, in case of cultural events, building owners might approve as they can also benefit from the publicity effect' (Interviewee 1).

One interviewee, who is a district planning officer, highlighted the private use of POPS as well as the absence of signage as the most common violations of regulations. Private use includes the selling of goods by the owner or tenant of a building (Interviewee 8). Although penalties are imposed whenever building owners fail to make corrections within a given period, Interviewees 3 and 8 questioned their effectiveness of penalty because the process of imposing the fine takes months. As a result, some building owners can violate the law and then correct the fault when they are caught before having to pay a penalty. They can also exploit loopholes in the law and simply repeat the malpractice. Hence, these interviewees argued that fines should be imposed immediately. Similarly, although inspections should be conducted once every year, this proves challenging due to the sheer number of POPS (Interviewee 1).

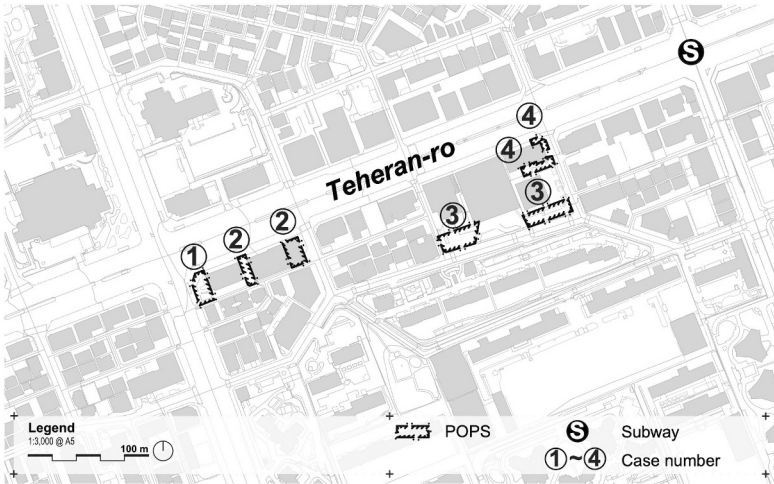
Many of the POPS in Teheran-ro were provided between the 1990s and the 2010s. Planning instruments get updated over time, hence there are changes. Although older legislations, guidelines and standards were applied at the time, these POPS still need to comply with current regulations and standards to some extent. Examples of this include the requirement to install at least one signage at the entrance of the POPS or the use of POPS for a maximum of 60 days in a year. Both apply to all POPS, no matter which regulations were applied previously. Four POPS in Teheran-ro that were created from 1999 to 2010 were selected and evaluated. These POPS show how the planning instruments are exercised in practice. Lastly, the results of the evaluation of the POPS are presented based on the site visit and analysis.

Figure 7.1 Photo of Teheran-ro



Source: Author's own photo.

Figure 7.2 Location of four selected POPS in Teheran-ro



Source: Author's own figure.

7.1.1. POPS Case 1: Teheran-ro 302

POPS Case 1 is located at an intersection of two main roads: Teheran-ro and Eonju-ro. As a result, there is a high pedestrian flow on the adjoining side-walks. POPS Case 1 was visited several times in June 2017 – on weekdays and on weekends, between 7 a.m. and 11 p.m. – to analyse and evaluate it based on maintenance, accessibility and inclusiveness.

This POPS is well maintained in the sense that it is usable, clean and safe. It provides a litter receptacle and has no fly tipping or fly posting. Its amenities are kept to desired standards. Aside from the litter receptacle, it provides basic amenities such as pergola and bench, and a piece of artwork stands at its centre. This artwork seems to be relatively large for the size of POPS; however, according to the observation, many people use the lower part as a seat. A drinking fountain is installed, but this is blocked from use. Signage is installed at one of the entrances. Although it does not include information like area size, list of amenities, hours of use or person in charge (as suggested by the Seoul POPS Provision Guideline), it does indicate that the space is for citizens to use. Lighting is lacking; however, the area remains bright until 10p.m.

due to light from the adjoining Dunkin Donuts outlet. Regarding practice of control, a sign indicates “cigarette butts in the litter receptacle”; this is the only rule on behaviour. This does not reduce the publicness of the POPS, as it tries to exclude anti-social behaviours only. In sum, three points are given to each indicator for the dimension of maintenance.

In terms of physical accessibility, parts of the POPS front onto sloping streets and are hence accessible via stairs. Another entrance is at the same level as the adjoining sidewalk with barrier-free pavement and good connection to the adjacent street. The POPS is a plaza of the sunken type and is surrounded by a wall that makes it less visible from the sidewalk while providing a sense of cosiness for those who use the space (although this is purely due to topography). Hence, three points are given to each indicator for the dimension of accessibility.

Inclusiveness depends on the other two criteria as well as the size of the POPS. Currently, this POPS can accommodate activities like sitting, taking a break, smoking and having a conversation. Due to its size, it is unlikely that any other uses can be accommodated. Yet, thanks to its provision of amenities, less control and high accessibility, it has the potential to be used by all regardless of gender, age, race or disability. From my observations, this POPS is mostly used by office workers from the building. However, this is not necessarily due to the design of the POPS, but rather because it is surrounded mainly by office and commercial units. Given that the main users are office workers, the POPS is busy during lunchtime on working days, but less used during the night or on weekends. This POPS is an open space, meaning it may be used less during the winter or the rainy season. In sum, two points are given for the dimension of inclusiveness.

Figure 7.3 Evaluation of POPS Case 1

Cleanliness	Provision of amenities	Practice of control	Physical accessibility	Visual accessibility	Type of activity	Total
3	3	3	3	3	2	17

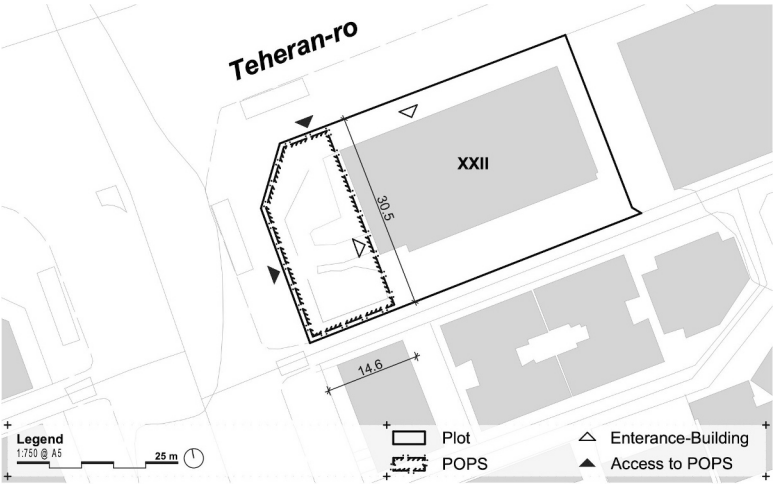
Source: Author's own figure.

Table 7.1 Information for POPS Case 1

Address	Teheran-ro 302
Building use	(Mainly) office use
POPS type	Plaza/sunken
POPS size	-
Amenities	Pergola, bench, planting, litter receptacle, artwork, drinking fountain (out of use), signage

Source: Author's own table.

Figure 7.4 POPS Case 1 site map



Source: Author's own figure.

Figure 7.5a Photographs for POPS Case 1: POPS during the day



Source: Author's own photo.

Figure 7.5*b, c* Photographs for POPS Case 1: POPS during the night and entrance to POPS



Source: Author's own photos.

Figure 7.5*d, e* Photographs for POPS Case 1: Drinking fountain blocked from use and signage indicating POPS



Source: Author's own photos.

7.1.2. POPS Case 2: Teheran-ro 306

POPS Case 2 is divided into two spaces and is located at two corners of the building. One of them has a piloti structure and thus has a roof, while the other is an open space. POPS Case 2 was visited several times in June 2017 – on weekdays and on weekends, between 7 a.m. and 11 p.m. – to analyse and evaluate it based on maintenance, accessibility and inclusiveness.

Regarding maintenance, both POPS are usable, clean and safe. They have no fly tipping or posting. Yet, they provide fewer amenities than Case 1. The POPS with the piloti structure does not provide any amenities except for lighting and a signage; it does not even contain seats. The other POPS provides seating and planting but does not have any signage. Interestingly, neither POPS provides litter receptacles. In both POPS, signs indicate that they are smoking-free areas. This does not reduce the publicness of either POPS, as they are attempting to exclude anti-social behaviours only. Hence, three points are given for cleanliness and practice of control; two points are given for provision of amenities.

In terms of accessibility, both POPS are easily accessible from Teheran-ro and are barrier-free. The one with the piloti structure is situated in front of one of the entrances to the building, where there is a constant flow of people. Thus, three points are given for both physical and visual accessibility.

Inclusiveness depends on the other two criteria as well as the size of the POPS. For inclusiveness, the piloti POPS may be used by pedestrians to take brief shelter from the rain. Due to the lack of amenities and size, it is unlikely that this POPS could accommodate other uses. Use of this POPS may not be desired in any case since it is located directly in front of the entrance and can disturb human traffic. The other POPS may be used for sitting and taking a break, especially in summer, thanks to the shade provided by planting. However, large ventilation holes seem to discourage its use. What is more, since this POPS is a no-smoking area, it is less used by office workers. Rather, according to the observation, the space is used for passing through to the next street and has the sense of a leftover space between two high-rises. The absence of lighting also means it is unused at night. As it is an open space, it may be even less used during the winter or rainy season. Hence, one point is given for the dimension of inclusiveness.

Figure 7.6 Evaluation of POPS Case 2

Cleanliness	Provision of amenities	Practice of control	Physical accessibility	Visual accessibility	Type of activity	Total
3	2	3	3	3	1	15

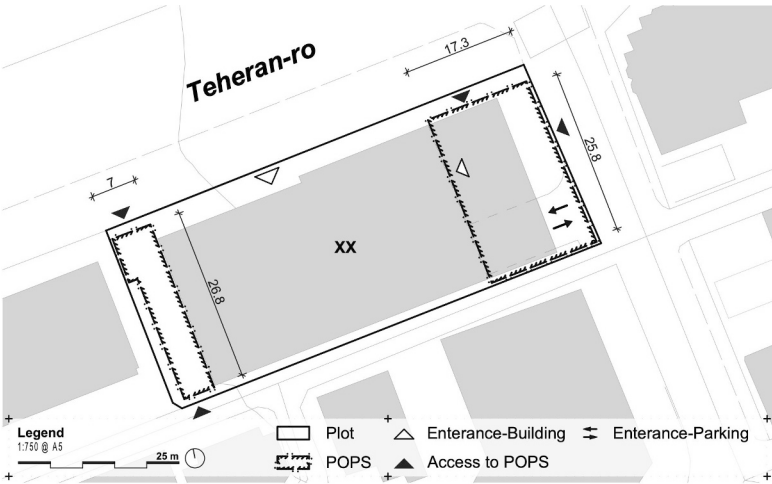
Source: Author’s own figure.

Table 7.2 Information for POPS Case 2

Address	Teheran-ro 306
Building use	Office use, others
POPS type	Piloti/plaza
POPS size	202.3 m ²
Amenities	Bench, lighting, planting, signage

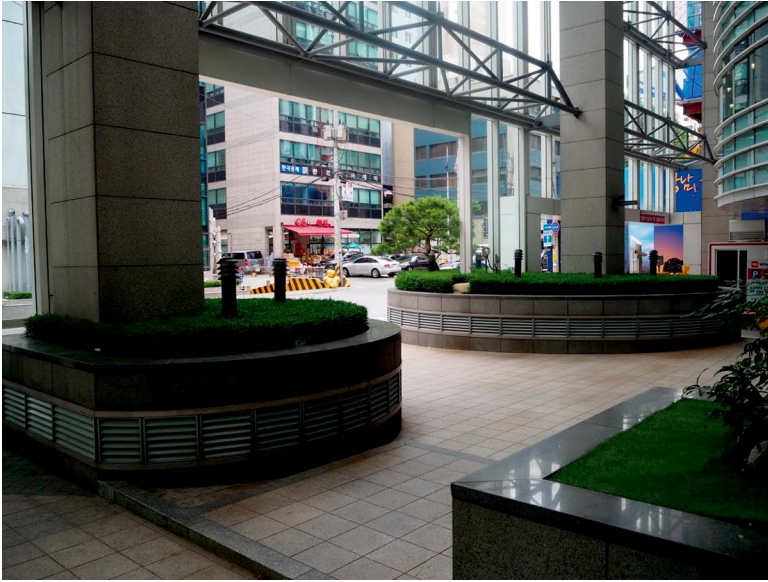
Source: Author’s own photos.

Figure 7.7 POPS Case 2 site map



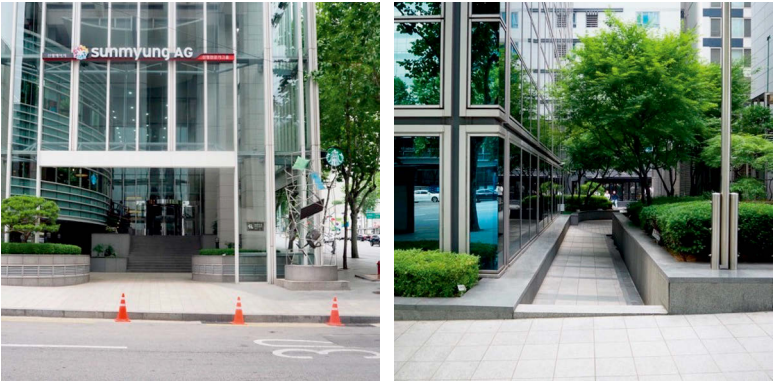
Source: Author’s own figure.

Figure 7.8a Photographs for POPS Case 2: POPS with piloti structure



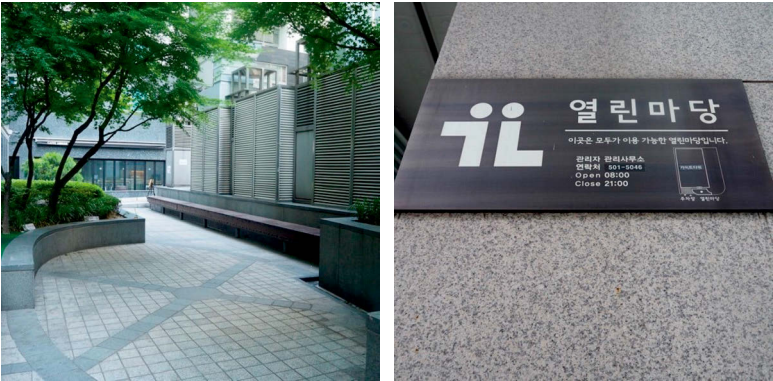
Source: Author's own photo.

Figure 7.8b, c Photographs for POPS Case 2: Entrance to POPS with piloti structure and second corner POPS



Source: Author's own photos.

Figure 7.8d, e Photographs for POPS Case 2: Ventilation holes next to POPS and signage indicating POPS



Source: Author's own photos.

7.1.3. POPS Case 3: Teheran-ro 322

POPS Case 3 is divided into two spaces. Unlike Cases 1 and 2, neither POPS adjoins Teheran-ro; they are situated behind the building, although both are connected to one of the entrances. POPS Case 3 was several times in June 2017 – on weekdays and on weekends, between 7 a.m. and 11 p.m. – to analyse and evaluate it based on maintenance, accessibility and inclusiveness.

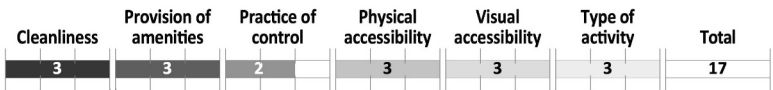
In terms of maintenance, both POPS give the impression that they are well cared for. Both are usable, clean and safe. They have no fly tipping or posting, and their amenities are kept to desired standards. The POPS provide amenities like benches, planting, artwork and lighting. Following a conflict between smokers and non-smokers, a smoking area was designated in one of the POPS (Interviewee 16). Smoking is forbidden outside this designated area. Apart from smoking, the POPS are used for rest; indeed, one of the POPS has many trees providing comfort, shade and textural variety. Signage is provided in both POPS. Although the signage does not include information like area size, amenities, hours of use or person in charge (as suggested by the Seoul POPS Provision Guideline), it still indicates that these spaces are for citizens to use. Signs also indicate that the POPS are smoking-free areas except for the designated smoking area. This may not reduce publicness, as it tries to exclude anti-social behaviours only. However, other signs that indicate the use of camera surveillance 24/7 may give the sense of control. Hence, three points are given for cleanliness and provision of amenities; two points are given for practice of control.

In terms of accessibility, both POPS are free of physical or visual barriers. Both are located behind the building, meaning they are accessible not directly from Teheran-ro but from a side street. While there are fewer pedestrians, both POPS abut onto a residential area and so are potentially used by residents. Hence, three points are given for physical and visual accessibility.

For inclusiveness, both POPS are mainly used for taking a rest, smoking or having a conversation. Interviewee 16 was sceptical about other uses, not only due to the design of the POPS but also due to multiple ownership: 'It is generally difficult to meet an agreement'. Nevertheless, according to the observation, POPS Case 3 was the most actively used POPS with a wide range of groups of people: not only office workers but also residents, the elderly, and so on, possibly due to the adjoining residential area. Another reason may be the division of use: while one POPS is mainly used by smokers as it has a designated area for smoking, the other is a smoke-free area and has a different

character with more benches and planting. Interviewee 16 admitted that this minor intervention has created less conflict between smokers and non-smokers. The fact that both POPS are clean, provide amenities and are adequately accessible could be another contributing factor. As there is lighting (though not everywhere), both areas are used at night as well. Although use may be dependent on weather and season, three points are nonetheless given for the dimension of inclusiveness.

Figure 7.9 Evaluation of POPS Case 3



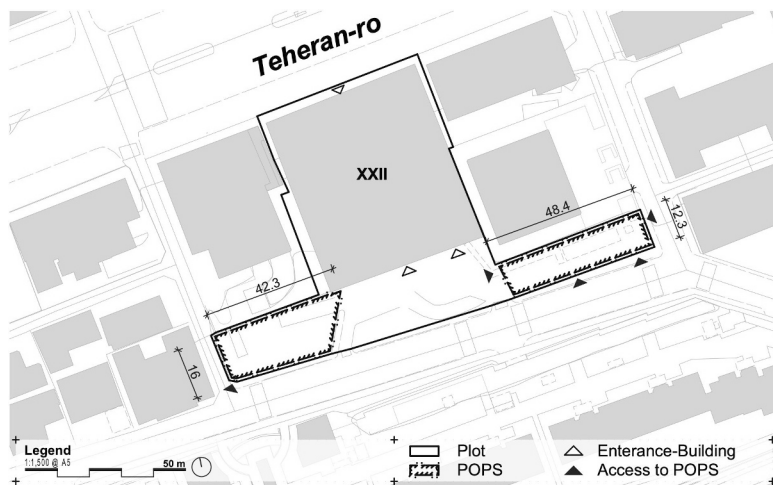
Source: Author's own figure.

Table 7.3 Information for POPS Case 3

Address	Teheran-ro 322
Building use	Office use, others
POPS type	Garden
POPS size	500 m ²
Amenities	Pergola, bench, lighting, planting, smoking facility, signage

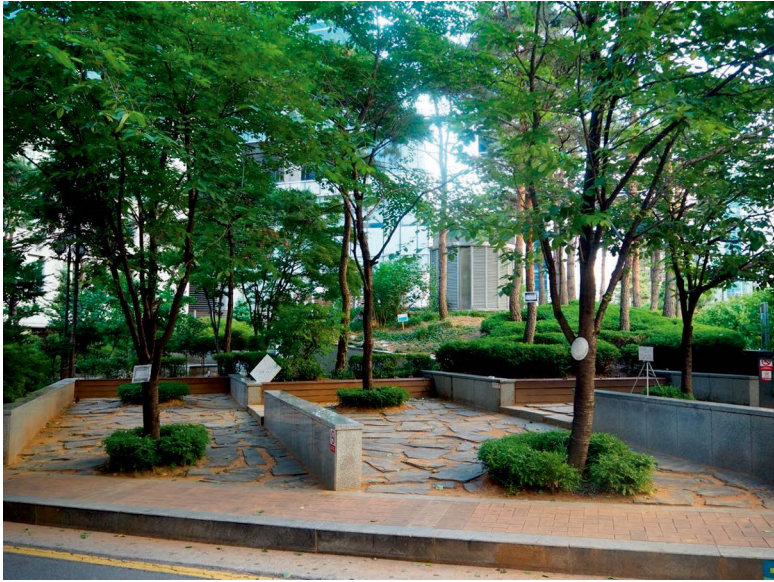
Source: Author's own table.

Figure 7.10 POPS Case 3 site map



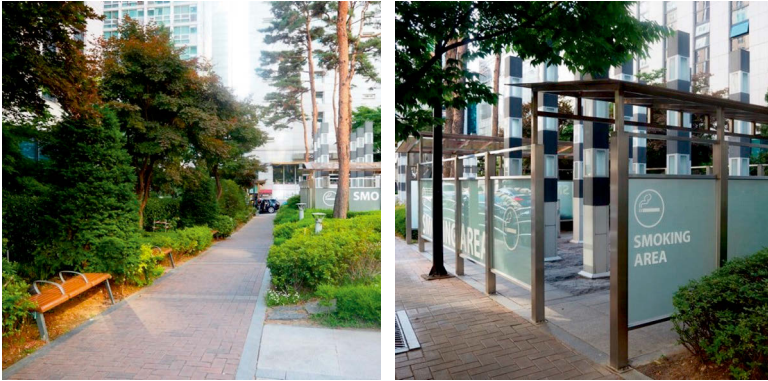
Source: Author's own figure.

Figure 7.11a Photographs for POPS Case 3: POPS with resting area



Source: Author's own photo.

Figure 7.11b,c Photographs for POPS Case 3: POPS with resting area and designated smoking area



Source: Author's own photos.

Figure 7.11d,e Photographs for POPS Case 3: Signage indicating POPS and sign indicating the presence of surveillance camera



Source: Author's own photos.

7.1.4. POPS Case 4: Teheran-ro 326

POPS Case 4 is also divided into two spaces. One is located in front of the building and adjoins Teheran-ro; the other is behind the building. POPS Case 4 was visited several times in June 2017 – on weekdays and on weekends between 7 a.m. and 11 p.m. – to analyse and evaluate it based on maintenance, accessibility and inclusiveness.

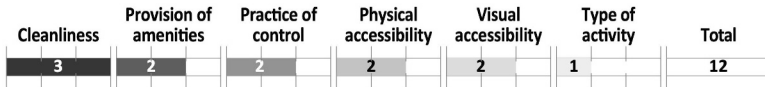
In terms of maintenance, both POPS are usable, clean and safe. They have no fly tipping or posting. The amenities are kept to desired standards. However, a marked difference was observed in the provision of amenities between the two POPS. While the one situated in front of the building offers no amenities, except for a signage, the other POPS offers benches, planting, shelter and a litter receptacle so that office workers – the main users of the space – can take a rest. Both POPS have signage, yet this does not include information about amenities or the person in charge (as suggested by Seoul POPS Provision Guideline). Regarding practice of control, the POPS in front of the building has a sign indicating it is a smoking-free area. This may not reduce publicness, as it tries to exclude anti-social behaviours only. On the other hand, other signs indicating the use of camera surveillance 24/7 may give the sense of control. The POPS behind the building includes a sign delineating smoking and non-smoking areas, and another indicating that rubbish should be thrown in the litter receptacle. To sum up, three points are given for cleanliness, and two points are given for provision of amenities as well as practice of control.

For accessibility, the POPS in front of the building is connected to the sidewalk on Teheran-ro, meaning it is both physically and visually accessible. It is of the pedestrian space type, while the other POPS is a plaza behind the building that is almost invisible due to its narrow entrance. The gate is open between 7 a.m. and 7 p.m. only. During the night, access is only possible through the lobby where there is a security guard. Hence, two points are given for physical and visual accessibility.

For inclusiveness, the POPS in front of the building is simply too small and narrow to accommodate any use. It provides no amenities apart from a signage. In fact, according to the observation, it is less used regardless of time or weather. The POPS behind the building, meanwhile, is mainly used by office workers from the building for taking a rest and smoking. It is especially busy during lunchtime on working days. Although it is clean and provides amenities, due to its location and lower visibility, it does not have the potential

to be used by other groups beyond the office workers. As a result, this POPS may be less used during the night or on weekends. Hence, one point is given for inclusiveness.

Figure 7.12 Evaluation of POPS Case 4



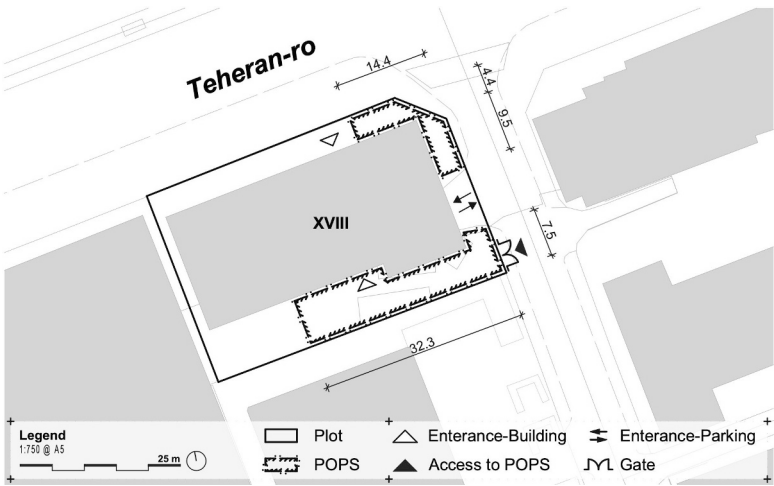
Source: Author's own figure.

Table 7.4 Information for POPS Case 4

Address	Teheran-ro 326
Building use	Office use
POPS type	Plaza/pedestrian space
POPS size	110.86 m ²
Amenities	Pergola, bench, lighting, planting, litter receptacle

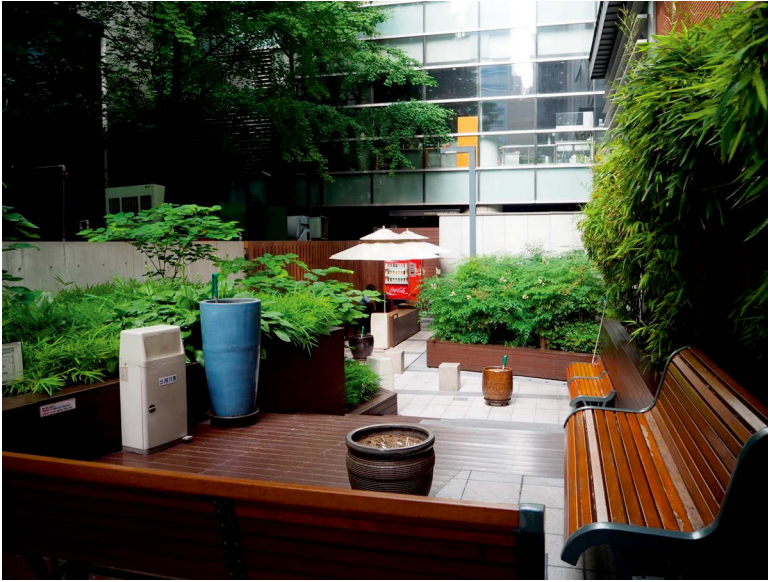
Source: Author's own table.

Figure 7.13 POPS Case 4 site map



Source: Author's own figure.

Figure 7.14a Photographs for POPS Case 4: Hidden POPS behind the building



Source: Author's own photo.

Figure 7.14*b, c* Photographs for POPS Case 4: Sign indicating smoking and non-smoking areas and closed gate to POPS



Source: Author's own photos.

Figure 7.14*d, e* Photographs for POPS Case 4: Signage indicating POPS and POPS adjoining sidewalk in Teheran-ro



Source: Author's own photos.

7.2. Mediaspree area, Berlin

Interviews with planning officers in Friedrichshain-Kreuzberg gave an overview of the general situation regarding POPS and the relevant planning instruments in Mediaspree area. First, they revealed a level of high demand for open space within the district. In Kreuzberg, green spaces are largely developed, and there is not much space remaining for creating new green spaces. Nonetheless, district officials want to create public green space along the river Spree so that the whole course of the river can be experienced by citizens (Interviewee 5). This Interviewee pointed to two options to realise this objective:

First, we as the public sector buy a piece of land along the river, but it is seldom the case because we do not have the resources. Second, through several instruments, we demand that building owners provide POPS in the form of green space. Therefore, it is important to prove that the neighbourhood has a deficit of green space. Otherwise, the law does not allow us to require that from owners. We are only allowed to demand it when we have well-established reasons.

Interviewee 5 named the instruments that give the district justification to require POPS. First, the F-Plan clearly delineates a path on the riverbank. Second, the riverside on the Kreuzberg side is subject to old planning law that needs to be updated by establishing the B-Plan. The environmental atlas also presents evidence of the need for more green space within the district, as do other urban concepts. Above all, the result of 2008 referendum offers numerous reasons for requiring POPS, and although the district cannot implement them to a full extent, it has been trying to adopt them (Interviewee 5). Evidently, the district is in negotiation with private investors:

We do not need to buy it. The owner keeps ownership and has certain rights as the owner. Nevertheless, it is a public green area. This is a normal procedure. Of course, we sometimes have projects where we cannot come to an agreement and have to force the owner. But investors know that there is no point (Interviewee 5).

Both Interviewees 5 and 6 named POPS-related instruments that are exercised on the riverside within the district.

Four POPS in Mediaspree area were selected and evaluated. These POPS show how the six planning instruments that directly influence POPS in Me-

diaspree area are used in practice. B-plans have been established in all cases. Hence, thanks to the explanatory statements of B-Plan, it was possible to ascertain which instruments had been exercised where and their contents in detail. Lastly, the results of the evaluation of the POPS are presented based on the site visit and analysis.

Figure 7.15a Locations and planning instruments for four selected POPS in Mediaspree area

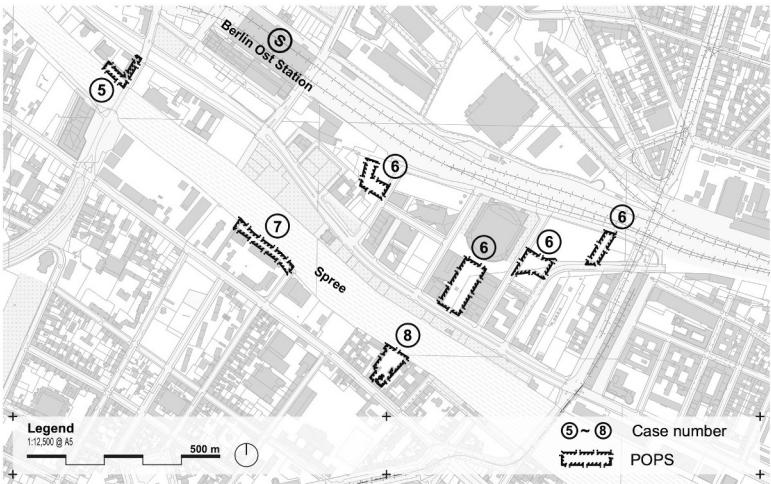
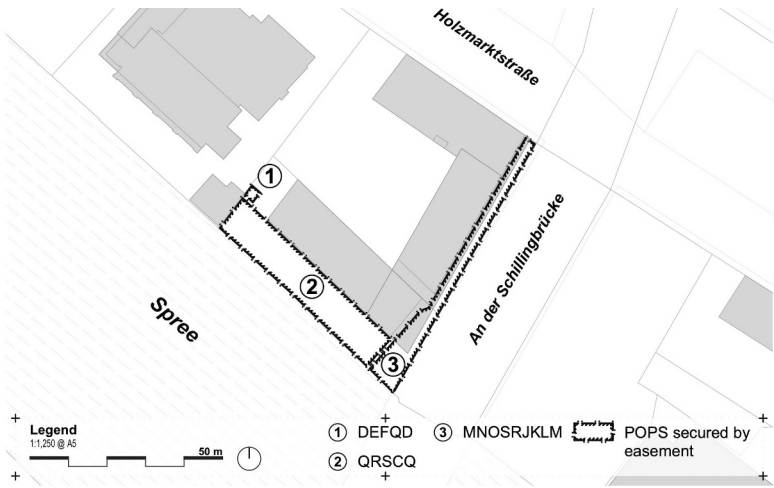


Figure 7.15b POPS Case 5: Holzmarktstr. 34*Figure 7.15c POPS Case 6: Mercedes-Benz Arena**Figure 7.15d POPS Case 7: Köpenicker Str. 16-17**Figure 7.15e POPS Case 8: Pfuelstr./Köpenicker Str.*

Source: Author's own figures.

7.2.1. POPS Case 5: Holzmarktstr. 34

Figure 7.16 Stipulations in graphic form regarding easement at POPS Case 5



Source: Author's own figure based on B-Plan V-61.

Stipulations in textual form regarding easement at POPS Case 5

- **No. 11:** Public right of way is set for the area MNOSRJLM and DEFQD.
- **No. 14:** Public right of way is set for the area QRSCQ along the river Spree with a width of at least 3.5 m (revised on Sep. 25, 2000).

(Source: B-Plan V-61)

This section involves an analysis of B-Plan V-61 and its explanatory statement.¹ The site comprises of 3,962 square metres and is situated north of the river Spree, on the Friedrichshain side. The property is privately owned, having

¹ See Bezirksamt FHKR von Berlin, 2000a, 2000b.

been sold to an investor in 1997 during the second bidding procedure. Today, the building is used for apartments, offices, a hotel and retail stores and restaurants. Three instruments are exercised here in terms of POPS: easement, green stipulation, and public and public authority participation.

As illustrated in Figure 7.16, public right of way is established on the riverside (see written stipulation no. 14) to make the area publicly accessible. Public right of way is also established along the street An der Schillingbrücke (see written stipulation no. 11) to offer space for pedestrians, as well as at the north-west border of the area for the possible continuation of the promenade with neighbouring property in the future (see written stipulation no. 11). Public right of way is supposed to be entered accordingly in the land registry as easement.

Figure 7.17 Stipulations in graphic form regarding green stipulation at POPS Case 5



Source: Author's own figure based on B-Plan V-61.

Stipulations in textual form regarding green stipulation at POPS Case 5

- **No. 8:** The area QRSCQ is to be planted in a way that creates the impression of a riverside promenade. Plantings are to be preserved.
- **Recommendation:** When applying this written stipulation, it is recommended to use the following list of plants. Tree species – *Salix alba*, *Acer platanoides*, *Tilia cordata* and *Quercus robur*. Shrub species – *Cornus mas*, *Corylus avellana*, *Euonymus europaeus*, *Prunus padus* and *Rhamnus frangula*.
- **No. 9:** The areas for planting are to be designed horticulturally and maintained. Plantings are to be preserved. This also applies when underground garages are provided under these areas. [...] The obligation for planting does not apply to paths and squares.
- **Recommendation:** When applying this written stipulation, it is recommended to use the list of plants attached to written stipulation no.8.
- **No. 10:** In the core area MK2, flat roofs of buildings with an area of more than 200 m² are to be greened; this does not apply to technical facilities or to lighting surfaces or roof terraces.

(Source: Explanatory statement V-61, pp. 22-23)

In addition to easement, green stipulation is exercised (see Figure 7.17). A green ordinance sets arrangements for greening the riverside path, open space and flat roofs. The continuation and design of promenade along the river Spree is a key goal of the B-Plan V-61. It sets out the legal framework for greening the riverside path (see written stipulation no. 8). The riverside area, as part of the long promenade, shall ‘characterise the Friedrichshain-side waterfront in a uniform design and contributes to the visual identity of the waterfront’ (Bezirksamt FHKR von Berlin, 2000b). According to the design guidelines by GuD Geotechnik und Dynamik Consult GmbH, a double row of trees is envisaged to divide spaces between building, paths and the riverside. When planting, plant species that correspond to the local flora, and which respect the site condition, are to be chosen. As a recommendation, a list of tree and shrub species taken from the design guidelines and landscape planning related expert contribution is provided. The green ordinance outlines the requirements for greening and the preservation of the pervious open space

(see written stipulation no. 9). This is 'the result of the impact balance and is justified by the imperviousness within the area as well as the prevailing lack of open space in the surrounding area'(Bezirksamt FHKR von Berlin, 2000b). The use of open space within the block is significant given the low possibility of creating green and open space. The area may be upgraded and the shortage of open space can be minimised by restricting imperviousness and implementing intensive greening measures. As an ecological measure, greening roofs is becoming increasingly important. Hence, it is established in a part of the area (see written stipulation no. 10).

Furthermore, public and public authority participation plays an important role here. One of the significant contributions of B-Plan V-61 to the well-being of the general public is the publicly accessible riverside path. Public and public authority participation took place in the form of early and formal participation. During the public display, three suggestions were made by a department named Fachabteilung Abt. Bau-Wohn Stadtp L1 regarding POPS, namely the list of tree and shrub species (see box below). Suggestions were evaluated but did not lead to an amendment of the plan.

Suggestions made during the formal public authority participation and results of weighing relevant to POPS Case 5

- **Suggestion 1:** Concerning the recommendation of written stipulation no. 8 – the two tree species listed in the recommended planting list are not complete.
- **Weighing 1:** Four tree species are listed as recommendations. Since the complete list contains over 40 tree species, only the most suitable tree species are listed here. As this is merely a recommendation, it is not restricted to these four species.
- **Suggestion 2:** The shrubs listed as recommendations are not suitable for the riverside promenade.
- **Weighing 2:** It is true that, according to the written stipulation no. 9, the riverside promenade should be planted with trees only. The list is, however, not only for the riverside, which is why it includes both tree and shrub species.
- **Suggestion 3:** The *euonymus europaeus* listed as a recommendation is considered dangerous and should not be recommended.

- **Weighing 3:** *Euonymus europaeus* is an important habitat for several birds. It cannot be required that all open spaces must avoid *euonymus europaeus*; this would be undesirable for ecological reasons.

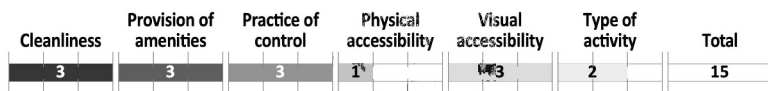
(Source: Explanatory statement V-61, pp. 29-30)

POPS Case 5 was visited three times during the day in November 2017 as well as in May and July 2018. The site analysis reveals that all three POPS are well cared for; they are usable, clean and safe. They have no fly tipping or posting, and the amenities are kept to desired standards. In terms of amenities, benches, planting, lighting and litter receptacle are provided in the POPS at riverside, and trees create the impression of a riverside promenade. The other two POPS do not offer any amenities; given the lack of space, they are not suitable for amenities. On the gate, there is a posting with the name of a security company, but other postings of rules were not found. Three points are hence given for the dimension of maintenance.

In terms of accessibility, the POPS along the riverside is currently blocked by fences and two gates, both of which are currently closed. Without a key, no one can enter the POPS. The small POPS on the west border of the area is physically but not visually accessible, as it is far from the sidewalk and one must cross the courtyard to get there. It is worth remembering here that this POPS is intended for the potential continuation of the promenade with neighbouring property in the future. POPS as a pedestrian space is open to the public. However, since physical accessibility in POPS Case 5 is generally low, only one point is given. Visual accessibility is adequate; hence, three points are given.

For inclusiveness, the POPS as a pedestrian space is used for walking. The POPS along the riverside is used for sitting, taking a break and having a conversation since there are amenities for these purposes. Due to its location, people can also enjoy the river view. This POPS is large enough to accommodate other uses. As it is an open space without a roof, it may be used less during the winter. Due to the closure, however, it was impossible to observe who was actually using the area and how. Hence, two points are given for this dimension.

Figure 7.18 Evaluation of POPS Case 5



Source: Author's own figure.

Table 7.5 Information for POPS Case 5

Address	Holzmarktstr. 34
Building use	Apartment, office, hotel, retail and restaurants
POPS type	Plaza/pedestrian space
POPS size	-
Amenities	Bench, planting, lighting, litter receptacle

Source: Author's own table.

Figure 7.19 POPS Case 5 site map



Source: Author's own figure based on B-Plan V-61.

Figure 7.20a Photographs for POPS Case 5: POPS along the river



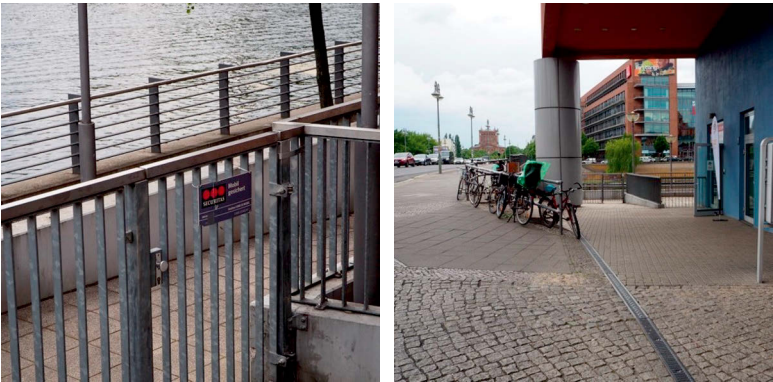
Source: Author's own photo.

Figure 7.2Ob, c Photographs for POPS Case 5: Amenities provided on POPS and fence and locked gate to POPS



Source: Author's own photos.

Figure 7.2Od, e Photographs for POPS Case 5: Security sign and POPS as pedestrian space

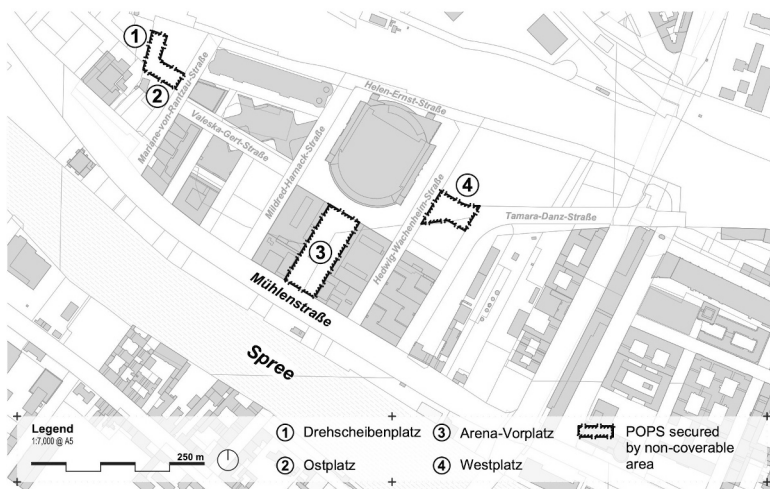


Source: Author's own photos.

7.2.2. POPS Case 6: Mercedes-Benz Arena

This section involves an analysis of B-Plan V-3 and its explanatory statement.² The site covers an area of 18.2 hectares across the plots of Mühlenstraße 4–11, 31–33 and a partial plot of Mühlenstraße 12–30 on the Friedrichshain side. The area is bordered by railway tracks and a multi-purpose event hall to the north and Mühlenstraße with East-Side-Gallery to the south. The former Postbahnhof is located to the west; Warschauer Straße and the western boundary of buildings on Warschauer Straße to the east. The area is characterised by its inner-city location, its proximity to the historic centre and Alexanderplatz, as well as good connection to public transportation, offering ‘the largest land potential’ in this district (Bezirksamt FHKR von Berlin, 2004d).

Figure 7.21 Stipulations in graphic form regarding non-coverable areas in POPS Case 6



Source: Author's own figure based on B-Plan V-3.

2 See Bezirksamt FHKR von Berlin, 2004b, 2004d.

The area is the former East-side freight yard, consisting predominantly of disused areas. The site is characterised by railway facilities, logistic uses and inconsistent building structures. Railway operations ceased in September 2002 when the Federal Railway Authority released the area from railway use. The abandonment of its original use after reunification required the area to be reorganised and integrated into the planning of the wider area.

The majority of the planned area belongs to AEG: the American investor acquired the former railway property from DB AG and DB Netz AG to erect a multi-purpose event hall at its centre (already erected) and to develop the surrounding area (under construction, based on 2018). This is planned as a multi-use development, including sport, entertainment, retail, gastronomy and music, as well as office work and living coupled with a high density population. The development shall contribute significantly to the upgrading of the district and the city. Five instruments are used here in terms of POPS: non-coverable area, easement, urban development contract, green stipulation, and public and public authority participation.

Several non-coverable areas are marked out on the site (see Figure 7.21). The relatively dense development of the Mercedes-Benz Arena envisages a number of squares in the planned area. Aside from one publicly owned playground (Quartiersplatz), four POPS are planned: Drehscheibenplatz, Ostplatz, Arena-Vorplatz and Westplatz. These are to be created not in traffic areas but in non-coverable areas determined by building line, set-back line and coverage depth (in this case, the border of the road). Arena-Vorplatz will play a particular role as a bridge between the planned area and the riverside.

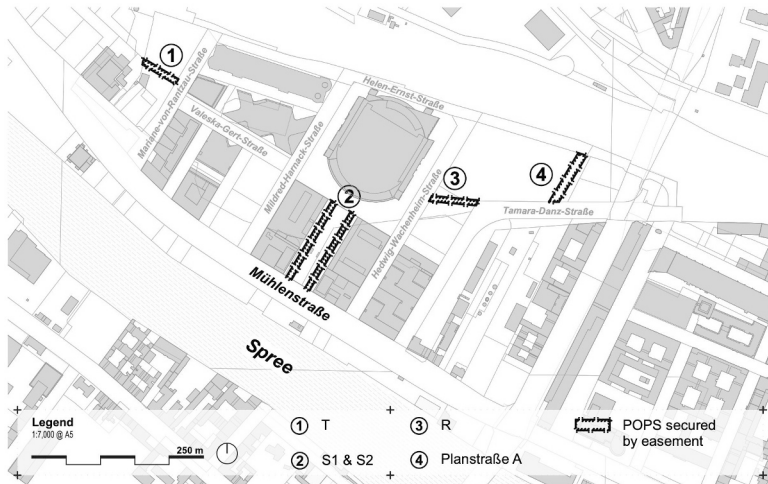
Moreover, public right of way is established for non-coverable areas (see Figure 7.22), that is, Drehscheibenplatz, Ostplatz, Arena-Vorplatz and Westplatz (see written stipulation no. 19). In addition, public right of way is set for Planstraße A (see written stipulation no. 21). Public right of way is supposed to be entered in the land registry as easement.

Stipulations in textual form regarding easement for POPS Case 6

- **No. 19:** Public right of way is set for the areas R, S1, S2 and T.
- **No. 21:** Public right of way is set for Planstraße A.

(Source: B-Plan V-3)

Figure 7.22 Stipulations in graphic form regarding easement for POPS Case 6



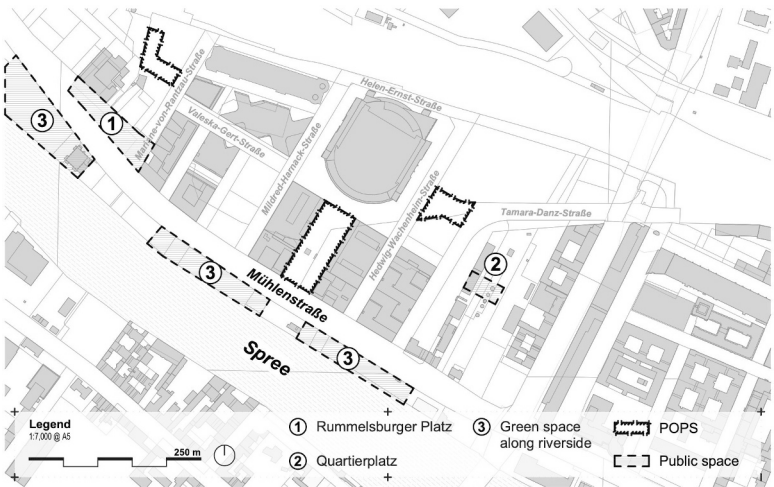
Source: Author's own figure based on B-Plan V-3.

In addition, an urban development contract was signed between the state of Berlin and the property owners AEG and BSR (see Figure 7.23). In terms of green space, this regulates the provision of a public playground (Quartier-platz). Furthermore, it contains an arrangement on how to consider all plots of land on which public right of way has been arranged. According to the contract, private squares (Drehscheibenplatz, Ostplatz, Arena-Vorplatz and Westplatz) will remain under private ownership, and the respective owner will ensure that the public right of way is entered in the land registry. Furthermore, according to the urban development contract, the state of Berlin is obliged to acquire riverbank area through funds provided by AEG and BSR and to create public green space there. The city shall also use the funds to refurbish Rummelsburger Platz.

Green stipulation is also established (see Figure 7.24). As a counterbalance to the expected impact on nature and landscape due to construction, roofs within the area shall be extensively greened to a total of 18,900 square metres. Parts of the core area with high-rises are excluded from this arrangement (see written stipulation no. 22). A substrate layer of up to 5 cm is often used for the extensive greening of roofs, while the roofs themselves are to be designed

in a way that is suitable for planting. In the core areas MK4.1a-d, MK4.2a-c, MK5, MK6.3 and MK6.4, green roofs are established to counteract exceeding the limit on the amount of land use set out in § 17 (1) BauNVO. Green roofs are not established in other parts of the core area, since they are adjacent to squares.

Figure 7.23 Stipulations in graphic form regarding urban development contract at Mercedes-Benz Arena



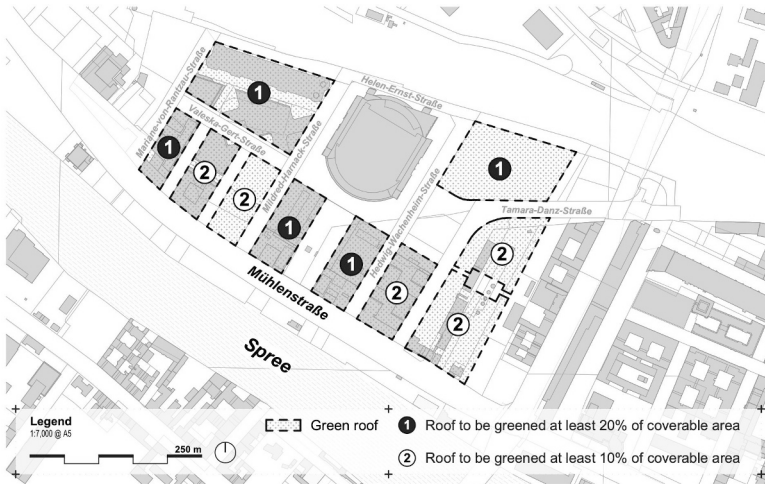
Source: Author's own figure based on explanatory statement V-3.

Stipulations in textual form regarding green stipulation for POPS Case 6

- **No. 22:** In the core area, aside from MK1, MK3, MK8.1 and MK8.2, roofs are to be extensively greened and maintained (at least 20% of coverable area).
- **No. 23:** In MK4.1a-d, MK4.2a-c, MK5, MK6.3 and MK6.4, the roofs are to be extensively greened and maintained (at least 10% of coverable area).

(Source: B-Plan V-3)

Figure 7.24 Stipulations in graphic form regarding green stipulation for POPS Case 6



Source: Author's own figure based on B-Plan V-3.

Apart from the green stipulations set out in B-Plan V-3, replacement planting is to be arranged as an obligation within the urban development contract (see below).

Replacement planting

To fulfil the obligation of replacement planting pursuant to § 5 BaumSchVO, AEG undertakes to plant at least 211 trees in the planned area or in the area B-Plan 2-4VE. BSR undertakes to plant at least 11 trees in the planned area as well. If, for some reason, this is not possible, a countervailing charge of €900 is to be paid for each unplanted tree.

(Source: Explanatory statement V-3, p. 88)

Finally, public and public authority participation resulted in issues relevant to these POPS. Several suggestions were made during the early public and public authority participation concerning the content and impact of the plan. The suggestions relevant to POPS are provided in Figures 7.27 and 7.28 below.

The suggestion from the public was rejected, whereas the suggestion from a public authority was accepted.

Suggestion made during early public participation and result of weighing relevant to POPS Case 6

- **Suggestion:** Provide green and open space in favour of the residential area to the north of the railway facilities.
- **Weighing:** The area serves as a core area with predominantly commercial and cultural uses and contains only a small proportion of living spaces. The planned area is closed off from the residential area to the north by railway tracks and high-traffic roads. Public green space is available at the river-side. To improve the visual relationship with the river as well as ventilation, the East Side Gallery is to be opened opposite Arena-Vorplatz.

(Source: Explanatory statement V-3, pp. 94-95)

Suggestion made during early public authority participation and result of weighing relevant to POPS Case 6

- **Suggestion:** Consider the overall compensation concept when designating areas for greening measures outside the B-Plan.
- **Weighing:** In addition to measures determined in the B-Plan, further measures are planned to release and create vegetation areas and to provide route connections to integrate the riverside into the green and open space network. The establishment of measures is made partly by written stipulations in the B-Plan, partly in the urban development contract, and partly by securing funds via the urban development contract.

(Source: Explanatory statement V-3, p. 96)

Public display took place over the course of one month, and nine suggestions were received in total (four from the public, five from public authorities). The lack of green and open space was criticised several times. As a result, a distinction was made between the need for near-residential green space and near-settlement green space. It was also noted that the district of

Friedrichshain is generally undersupplied with green space and that no further green space is planned for the redevelopment of Warschauer Straße – another project nearby. (Below, Suggestion 1 came from the representative of the Warschauer Straße project.)

Suggestions made during formal public and public authority participation and results of weighing relevant to POPS Case 6

- **Suggestion 1:** The reservation of green space in the planned area as a potential compensation area.
- **Weighing 1:** The planned area is not suitable for the provision of near-residential green space and playground for the Warschauer Straße redevelopment due to its location, the barrier effect of railway tracks, the insufficient connection and the relatively long distance. On the other hand, for near-settlement green space, the realisation of high-quality public green space on the bank of the river Spree can contribute to a considerable relief of the strained situation in the surrounding area, even if the size does not meet the minimum requirement for near-settlement green space. The areas of Wriezener Bahnhof and the riverside are mentioned as potential compensation areas for new construction projects, although they would not reduce the existing green space deficits.
- **Suggestion 2:** More provision of green and open space in the planned area.
- **Weighing 2:** The provision of green and open space in the planned area is not only counteracted by private interests but also by superordinate plans, which envisage a lively urban quarter for working, living, shopping and entertainment, as well as public interests in upgrading an area that has been fallow and underused.

The fact that the areas designated as public green space in the planned area are insufficient to meet the needs is addressed both by the representative of the Warschauer Straße redevelopment and by Berliner Landesarbeitsgemeinschaft Naturschutz (hereafter BLN). In this context, the demand for approximately 10,000 m² of near-residential green space and 12,000 m² of near-settlement green space – calculated based on the guideline of the Deutscher Städtetag in Berlin – is compared only with the public playground whose area is 2,000 m². This calculation does not, how-

ever, include 5,500 m² of greenery roof that is to be provided according to the written stipulation. Rummelsburger Platz, which is set as a traffic area for administrative reasons but whose existing green space should be preserved and upgraded, is not included either. Moreover, the quality of the public playground is improved by a higher proportion of residential space around the playground and on Planstraße B, and by exclusion of large-scale retail, entertainment facilities and a petrol station. What is more, POPS within the planned area should be regarded as open space. In addition, further public green and open space is secured on the bank of the Spree through the binding land-use plan V-74.

The BLN points out that instead of the previously assumed 1,710 people, up to 3,040 residents could live in the planned area; hence, the demand for green and open space as well as playground should be set higher. A population of 1,710 is estimated based on the mandatory share of residential space (i.e., 90,000 m²). The total number of 3,040 inhabitants in the area is somewhat theoretical. It should be said that reference values are to be used as a benchmark for residential areas but not for core areas as, for core areas, fulfilling the mandatory residential space only is often the case. It is possible that significantly fewer families with children would live in this core area than on average.

(Source: Explanatory statement V-3, pp. 101-102)

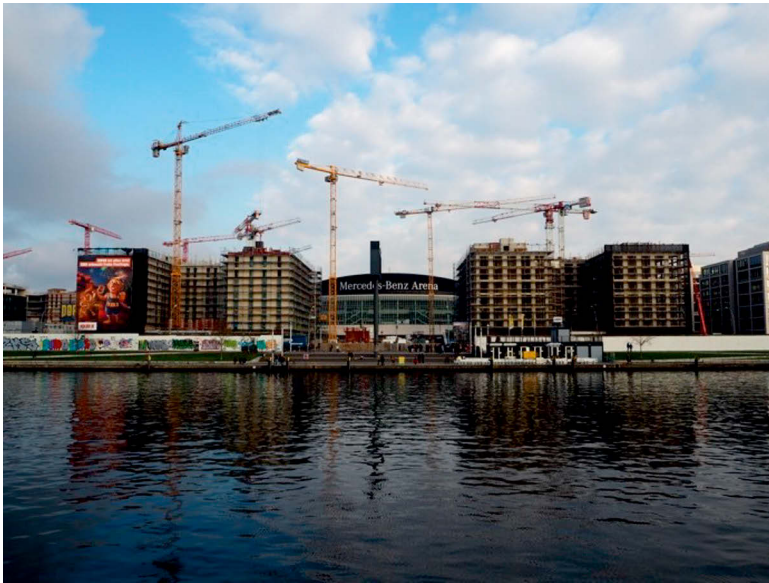
Through public and public authority participation, the plan has been amended for the area of public playground at Quartiersplatz. Here, a relatively high concentration of housing is envisaged, while large-scale retail, entertainment facilities and a petrol station are excluded to upgrade the quality of the playground and promote living with children. The amendment of the draft B-Plan (with cover page from November 11, 2003), including the explanatory statement and environmental report, was subject to a new public display between December 1 and December 15, 2003. Within this time, suggestions could only be made regarding the changes to the draft plan. Altogether, seven written comments were received (four from citizens, three from public authorities), but no changes to the plan ensued.

Suggestion made during second-round formal public participation and result of weighing relevant to POPS Case 6

- **Suggestion:** The lack of green space within the planned area would be exacerbated by the increase in residential space around the playground at Quartiersplatz. Hence, the playground should be larger.
- **Weighing:** The amended B-Plan does not entail an increase in the number of residents. Rather, it only changed the distribution of the mandatory residential space within the planned area. Hence, there is no need for larger green space. Moreover, the shape of Quartiersplatz is the result of a report from expert review procedure. Thus, it should be maintained.

(Source: Explanatory statement V-3, p. 111)

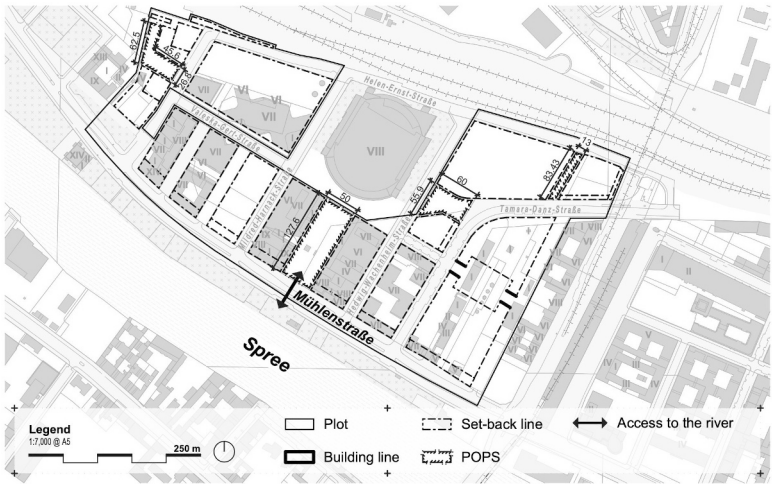
Figure 7.25 Photograph of Mercedes-Benz Arena, 2018



Source: Author's own photo.

Since the POPS are yet to be completed, they could not be visited and evaluated (based on 2018).

Figure 7.26 POPS Case 6 site map

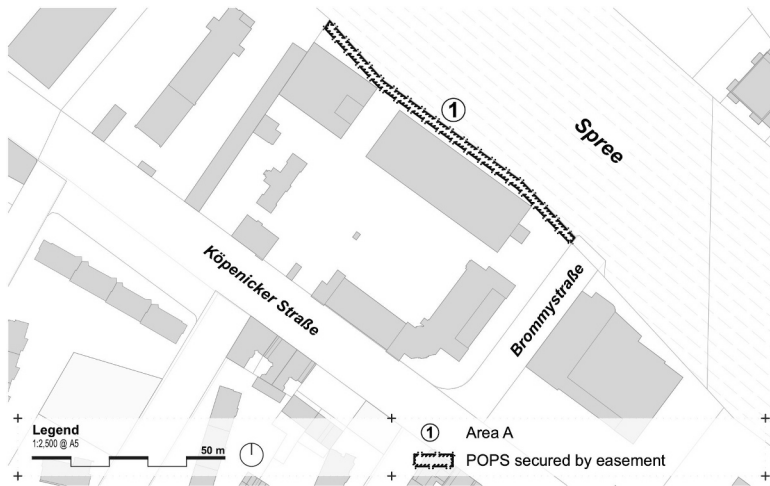


Source: Author's own figure based on B-Plan V-3.

7.2.3. POPS Case 7: Köpenicker Str. 16-17

This section involves an analysis of B-Plan 2-7 and its explanatory statement.³ This area, the former loading and docking area, is located north of Köpenicker Straße and is bordered by Brommystraße to the east, the river Spree to the north and the properties at Köpenicker Straße 18-20 to the west. Several buildings are located within the site, and it is a mixed-use area (mainly commercial, partly residential). Part of the courtyard space is used as parking space.

Figure 7.27 Stipulations in graphic form regarding easement in POPS Case 7



Source: Author's own figure based on B-Plan 2-7.

3 See Bezirksamt FHKR von Berlin, 2004a, 2004c.

Stipulations in textual form regarding easement in POPS Case 7

- **No. 3:** Public right of way is set for area A.

(Source: B-Plan 2-7)

In terms of easement, POPS is provided on the riverside. The only stipulation made here in the sense of restrained planning is the public right of way (see Figure 7.27). The designation of green space depicted in the FNP is not subject to stipulation due to conservation issues in the area. Instead, public right of way is established to secure space for the creation of a riverside path. A five-metre-wide open space is secured through public right of way (see written stipulation no. 3). Granting public right of way and securing it in the land registry is written into the purchase contract between the state of Berlin and Heeresbäckerei Immobilienverwaltungs GmbH & Co. KG.

Apart from easement, public and public authority participation highlighted several issues related to POPS. During the early public participation, suggestions were made regarding the riverside path. These suggestions and the results of their weighing are listed and summarised below:

Suggestions made during early public participation and results of weighing relevant to POPS Case 7

- **Suggestion 1:** The riverside path should be open 24/7 via the public right of way.
- **Weighing 1:** The goal is to provide a riverside path without restriction overall. However, time of use (opening hours) cannot be established in the B-Plan due to the lack of a legal basis.
- **Suggestion 2:** The riverside path should be 10 m wide instead of 5 m to allow pedestrians and cyclists to run/ride side-by-side without conflict.
- **Weighing 2:** The overall concept for providing a riverside path along the Kreuzberg side of the Spree indicates 10 m as the standard width. How-

ever, each site has specific circumstances to consider. In this case, a five-metre-wide riverside path is set due to conservation issues.

(Source: Explanatory statement 2-7, pp. 11-12)

POPS Case 7 was visited three times during the day in November 2017 as well as in May and July 2018. In terms of maintenance, the POPS is usable, clean and safe. It has no fly tipping or fly posting, nor any posting of sets of rules. However, it does not provide any amenities. Thus, three points are given for cleanliness and practice of control, but only one point is given for the provision of amenities.

This POPS has a low level of accessibility, both physically and visually. The site is surrounded by a wall, and one must enter a gate and cross a courtyard to gain access. It is also invisible from the adjacent street, and since there is nothing to signify it as a POPS, it is unlikely that people would go there without prior knowledge. Moreover, the riverside path that is designated as POPS is interrupted by a restaurant in the middle, meaning it is only open during the opening hours of the restaurant (from evening to night only, based on 2018). Outside of these hours, this part of the POPS cannot be accessed at all; during these hours, it can only be accessed by guests of the restaurant. Hence, one point is given for both physical and visual accessibility.

Turning to inclusiveness, since the POPS is very narrow (i.e., a five-metre-wide path along the river; see Figure 7.27), it is unlikely that any activity can take place. Also, the area of the POPS used by the restaurant is not inclusive at all since it is mostly closed. Due to its proximity to the river, however, people who know this place seem to visit, sit directly at the edge and enjoy their time (see Figure 7.30). This may be possible during the opening hours of the restaurant from evening to night when more people are present within the site. However, even if this is the case, this POPS is not considered to be inclusive: although it may be used by people who work within the site, by guests of the restaurant or by people who already know the area, the lack of amenities and accessibility means it is unlikely to attract a wide range of people. Hence, one point is given for inclusiveness.

Figure 7.28 Evaluation of POPS Case 7

Cleanliness	Provision of amenities	Practice of control	Physical accessibility	Visual accessibility	Type of activity	Total
3	1	3	1	1	1	10

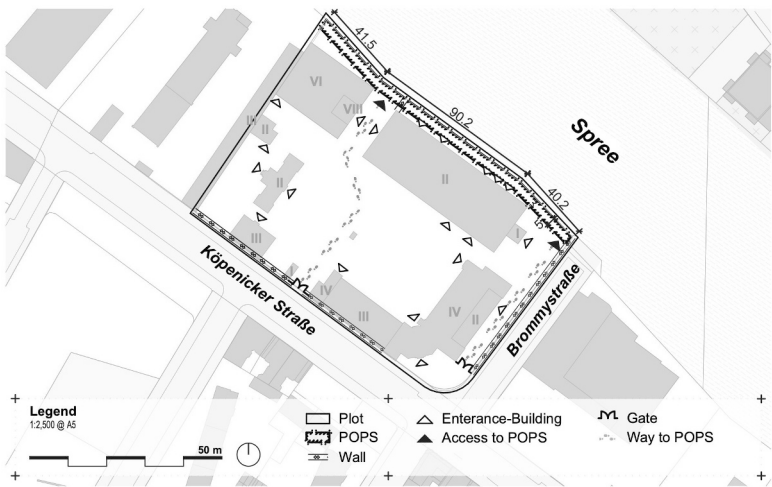
Source: Author’s own figure.

Table 7.6 Information for POPS Case 7

Address	Köpenicker Str. 16-17
Building use	(Mainly) commercial use
POPS type	Plaza
POPS size	-
Amenities	None

Source: Author’s own table.

Figure 7.29 POPS Case 7 site map



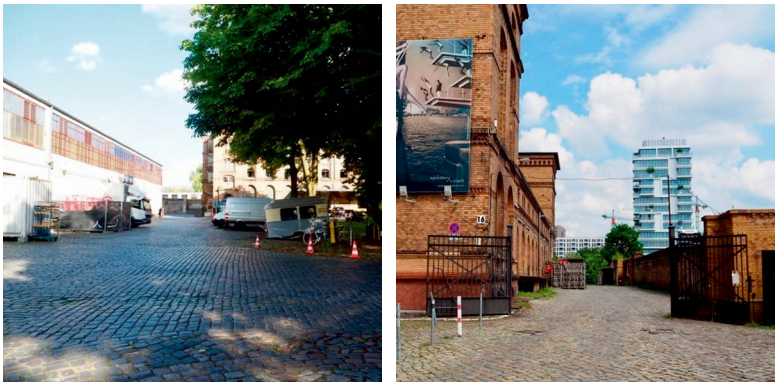
Source: Author’s own figure based on B-Plan 2-7.

Figure 7.30a Photographs for POPS Case 7: POPS – only the five-metre-wide path along the river. The large empty space is not designated as POPS



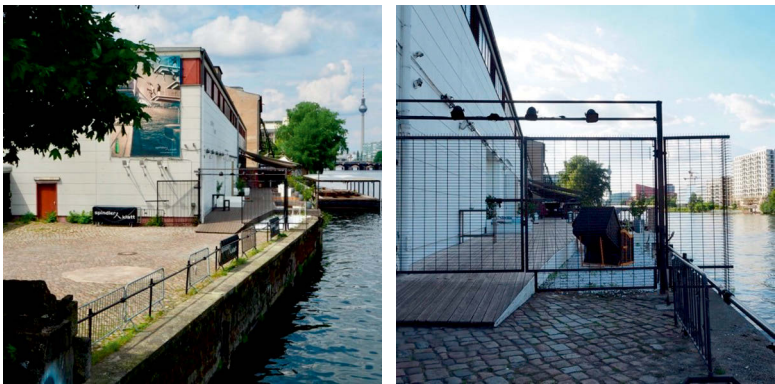
Source: Author's own photo.

Figure 7.30b, c Photographs for POPS Case 7: Building site and gate to access to POPS



Source: Author's own photos.

Figure 7.30d, e Photographs for POPS Case 7: POPS as riverside path space and POPS used by restaurant (gate closed outside opening hours)



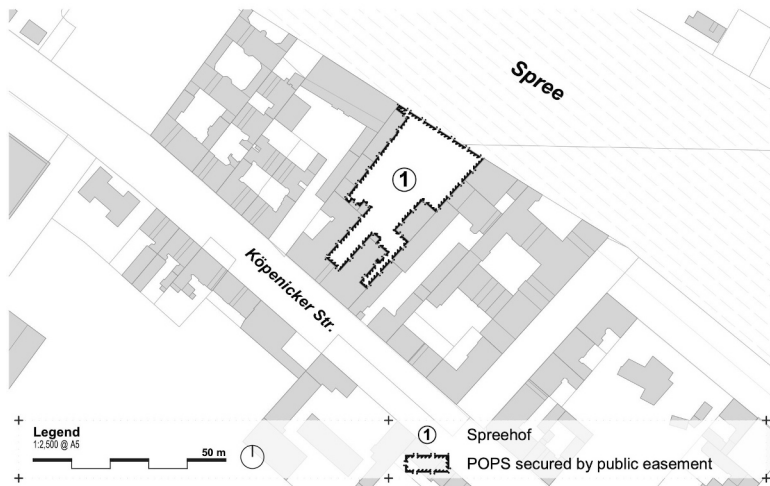
Source: Author's own photos.

7.2.4. POPS Case 8: Pfuelstr./Köpenicker Str.

This section involves an analysis of B-Plan VI-146 and its explanatory statement.⁴ For Case 8, the site in which B-Plan is established is located to the north of Köpenicker Straße and bordered by Pfuelstraße to the east, the river Spree to the north and an undeveloped plot (Köpenicker Straße 11–12) to the west. The area is densely built with old buildings of up to six stories, and the area is mixed-use. Buildings along Köpenicker Straße are mainly used for residential purposes, while the ground floor is partly occupied by retail and office space. Buildings along the riverside are mainly used for industrial purposes.

Public easement is established on the riverside (see Figure 7.31). Within the existing building structure, this was the only place that was open to the river. In contrast to previous cases, B-Plan VI-146 does not require any public access; there was no need since public easement had already been established at Köpeniker Straße 8.

Figure 7.31 Stipulations in graphic form regarding public easement for POPS Case 8



Source: Author's own figure based on explanatory statement VI-146.

4 see Bezirksamt FHKR von Berlin, 2005a, 2005b.

In addition to public easement, public and public authority participation highlighted certain issues related to POPS. A concept was introduced in the early public participation, featuring the riverside path with public right of way. Two citizens took part, one of whom welcomed the premise of right of way along the riverside. However, this idea was abandoned as it would involve the demolition of buildings and cost-intensive intervention in private property.

Here, a POPS named Spreehof is provided for all. This POPS was visited three times during the day in November 2017 as well as in May and July 2018. In terms of maintenance, it is usable, clean and safe. It does not have fly tipping or posting, and amenities are kept to desired standards. Various amenities are provided, including a bench, a litter receptacle, a small playground and a basketball court. There is one posting of rules, which states that dogs are not allowed to enter. Other than that, there are no rules. Hence, three points are given for this dimension.

Regarding accessibility, the area is less accessible due to the gate. It is not clearly visible from the street and, although there is signage indicating Spreehof, it is somewhat unclear whether it is accessible to all due to its character as a courtyard. The door is also closed. As a result, only one point is given for this dimension.

For inclusiveness, this POPS can accommodate several activities like sitting, taking a break, and playing basketball or in the playground. Indeed, the amenities invite a wide range of people – from children and teenagers to adults. However, as this is a courtyard with a gate and low accessibility, there is a danger that this POPS is only used by the residents and visitors of the buildings. In fact, every time during the field work, no one was present. Due to residential use, it is unlikely that the POPS is busy at night. Nevertheless, due to its large size, it has the potential to accommodate different activities and to attract a wide range of the population if accessibility is improved and some programmes were organised and held there. Taking everything into consideration, two points are given for inclusiveness.

Figure 7.32 Evaluation of POPS Case 8

Cleanliness	Provision of amenities	Practice of control	Physical accessibility	Visual accessibility	Type of activity	Total
3	3	3	1	1	2	13

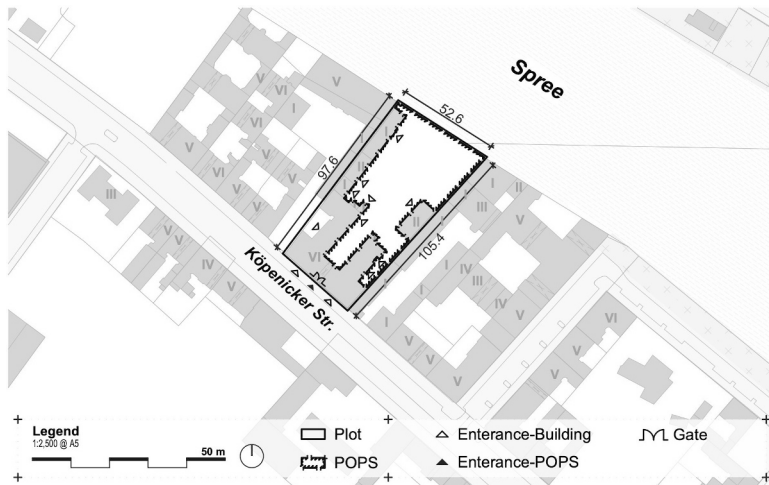
Source: Author's own figure.

Table 7.7 Information for POPS Case 8

Address	Pfuelstr./Köpenicker Str.
Building use	Living, office, retail
POPS type	Garden
POPS size	-
Amenities	Bench, litter receptacle, small playground and basketball stand

Source: Author's own table.

Figure 7.33 POPS Case 8 site map



Source: Author's own figure based on explanatory statement VI-146.

Figure 7.34a Photographs for POPS Case 8: POPS during the day



Source: Author's own photo.

Figure 7.34b, c Photographs for POPS Case 8: Playground and courtyard



Source: Author's own photos.

Figure 7.34d, e Photographs for POPS Case 8: Gate to POPS and sign at the gate indicating Spreehof



Source: Author's own photos.

7.3. Conclusion

Altogether, eight POPS in Teheran-ro and Mediaspree area were visited and analysed, seven of which were evaluated to better understand the respective planning instruments and their consequences. In turn, three key dimensions of publicness of public space were used as part of this evaluation: maintenance, accessibility and inclusiveness. Figure 7.35 shows the results of the evaluation of POPS in both Teheran-ro and Mediaspree area.

First, the findings for POPS in Teheran-ro are presented and interpreted in relation to the planning instruments explained in Chapter 5. In terms of cleanliness, all four POPS received three points. This can be interpreted as the result of efforts by both the public and private sectors. As explained in Chapter 5, the public sector's approach to POPS has shifted from provision to management. Whether POPS are well maintained is verified by the public sector through regular inspection. On the other hand, owners are also willing to keep POPS clean as they are located directly in front of or at the corner of their buildings (or connected to their entrances) and therefore act as the face of the building.

The selected POPS in Teheran-ro generally have a good provision of amenities to encourage activities like sitting, taking a break, chatting or smoking. Initially, POPS may look uniform due to the provision of similar types of amenities. Yet, the site visit and analysis revealed that the type of amenities and degree of provision vary depending on the type of POPS – generally, garden- and plaza-type POPS are better equipped than pedestrian spaces. It can be inferred that different uses are intended depending on the type of POPS, so that pedestrian space, for instance, is typically seen as a place to pass through. Garden and plaza types of POPS, on the other hand, are well equipped with amenities like benches and planting. This can be seen as the result of regulation on amenities; as explained in Chapter 5, all planning instruments at the city level regulate the provision of amenities in greater detail. Moreover, all POPS provide signage to inform people that they are there to be used. This may also be due to regulation; indeed, the importance of signage has increased recently to the point that POPS must now feature at least one signage.

In terms of practice of control, POPS in Teheran-ro are characterised by a mid-to-low level of control. Where sets of rules are posted, they are limited to informing users that smoking is forbidden. According to the expert interviews and my own observations, smoking seems to be a real issue in POPS, especially

clashes between smokers and non-smokers. Hence, this rule was not seen as something that decreases publicness; rather, it attempts to regulate how POPS should be used. Despite all buildings having security guards, according to the observation, they were less present outside buildings. However, where there were additional signs indicating 24/7 camera surveillance, one point was deducted as this may increase the sense of control in combination with the presence of a security guard.

Concerning accessibility, both physical and visual accessibility is generally high in POPS in Teheran-ro, although there is one case (POPS Case 4) where access is somewhat difficult. In this case, the owner has provided another POPS in front of the building in the form of pedestrian space, which may be seen as adequate compensation. In all the other cases, accessibility is high. This may be seen as the result of emphasis on the location of POPS, which is regulated by all planning instruments at the city level. One of the interviewees also confirmed that, in practice, the accessibility to (and therefore location of) POPS is regarded as the most important aspect during the review process. What is more, none of the selected POPS in Teheran-ro are blocked or used for private purposes. This may be interpreted as the result of regular inspection.

In terms of inclusiveness, the POPS in Teheran-ro present different results. The inclusiveness of POPS depends on their maintenance, accessibility and size. Whereas maintenance and accessibility are generally good, these POPS are not large enough to host various activities, especially when divided into two. Interestingly, however, the division of POPS does not always negatively impact inclusiveness, as evidenced by POPS Case 3. Here, the division allows different uses to be accommodated (including for non-smokers), thereby resolving potential conflict between users. The site visit and analysis also revealed that inclusiveness can also depend on other factors, such as surrounding land uses. Whereas Cases 1 and 3 are similar in terms of quality, Case 3 attracts a wider range of people. This could be due to the division of the POPS or to surrounding uses: POPS Case 3 is located next to a residential area, whereas POPS Case 1 is surrounded by office and commercial use and is hence restricted to office workers.

In summary, POPS in Teheran-ro are generally clean, well equipped, semi-controlled and accessible. They are inclusive to varying degrees. This means that they have the potential to be used actively, but it is less likely that one POPS can accommodate several activities at once, a notion reinforced by my own observations. That said, as explained in Chapter 5, the main purpose of planning instruments in Teheran-ro is to secure walking space and resting

areas as well as to promote use – and not necessarily to accommodate various uses.

The following section presents the evaluation results for POPS in Mediaspree area and interprets them in relation to the planning instruments explained in Chapter 6. In terms of cleanliness, all four of the selected POPS received three points. This can be interpreted as the result of efforts by the public and/or private sector, depending on the arrangement since the city and building owners agree on who is responsible for cleaning POPS (and responsibility can be shared). This is arranged by urban development contracts. As this information is not open to the public, however, it was impossible to check in any finer detail. Nevertheless, it is evident that owners are willing to keep POPS clean, as low-quality outdoor space would give a bad impression to visitors. The public sector is also willing to keep POPS clean to uphold quality.

Figure 7.35 Comparative evaluation of POPS in Teheran-ro and Mediaspree area

	Cleanliness	Provision of amenities	Practice of control	Physical accessibility	Visual accessibility	Type of activity	Total
POPS Case 1	3	3	3	3	3	2	17
POPS Case 2	3	2	3	3	3	1	15
POPS Case 3	3	3	2	3	3	3	17
POPS Case 4	3	2	2	2	2	1	12
POPS Case 5	3	3	3	1	3	2	15
POPS Case 7	3	1	3	1	1	1	10
POPS Case 8	3	3	3	1	1	2	13

Source: Author's own figure.

Regarding amenities, the POPS in Mediaspree area display contrasting results. Two out of three are well equipped, while one has no amenities at all. The decisive factor here seems to be the size of the POPS. In other words, POPS Case 7 has no amenities because it simply has no room to put them. POPS Case 8, on the other hand, has adequate space and provides a wide range of amenities from benches to playgrounds. Surrounding use may also be a significant factor here: whereas POPS Case 7 is surrounded by office and commercial uses, POPS Case 8 is also surrounded by, among others, resi-

dential use. As a result, the presence of residents means greater demand for community space.

In terms of practice of control, there is a low degree of control in Mediaspree area. POPS Case 5 includes a security company sign at the gate, and the gate for POPS Case 8 displays a sign that dogs are not allowed to enter. No surveillance cameras or security guards were observed.

Concerning accessibility, both physical and visual accessibility is generally poor in Mediaspree area. POPS Case 5 is closed from public use, while POPS Case 8 features a gate that makes the POPS invisible and gives the impression of a private space. POPS Case 7 is also difficult to access as it is surrounded by a wall and requires users to cross over a courtyard. Moreover, half of the POPS is only accessible during the opening hours of the on-site restaurant, which is from evening to night (based on 2018). Indeed, one of the suggestions made during public and public authority participation was to open the POPS Case 7 24/7, but the response from the public sector was that the opening hours could not be set in the B-Plan due to a lack of legal basis. In short, unless people already know the areas, POPS Case 7 and 8 would not be visited. Equally, the fact that POPS Case 5 is closed to public use can be interpreted as the result of the absence of inspection. Although the location of POPS is the most frequently regulated aspect, as explained in Chapter 6, it seems that planning instruments have been effective in securing public access to the river Spree but less effective in encouraging accessibility. This could be partly due to existing building structures; at the same time, it seems that whether POPS are well connected to the main street so that people may see and use them is generally less discussed.

The POPS in Mediaspree area also present different results regarding inclusiveness. Whereas the selected POPS are generally well maintained, they are less accessible. Less accessibility means that POPS cannot be visited or used by a wide range of people. The size of POPS also differs greatly: while POPS Case 8 is large and enables various activities, POPS Case 7 is too small to host any such activities. As argued above in relation to the provision of amenities, surrounding use may also have an effect on inclusiveness.

In summary, the selected POPS in Mediaspree area are generally clean and less controlled, but they are also less accessible. This suggests that they have different potentials for use. Perhaps unsurprisingly, given that planning instruments are exercised on a case-by-case basis, the outcomes all appear to be different as well. As explained in Chapter 6, one of the driving purposes behind planning instruments in Mediaspree area is to secure public access to

the river. As reflected in reality, this has been achieved, yet the quality of the resulting POPS varies significantly.