

*Workshop „Austerity Urbanism“  
Session 1: The Global City Frankfurt*

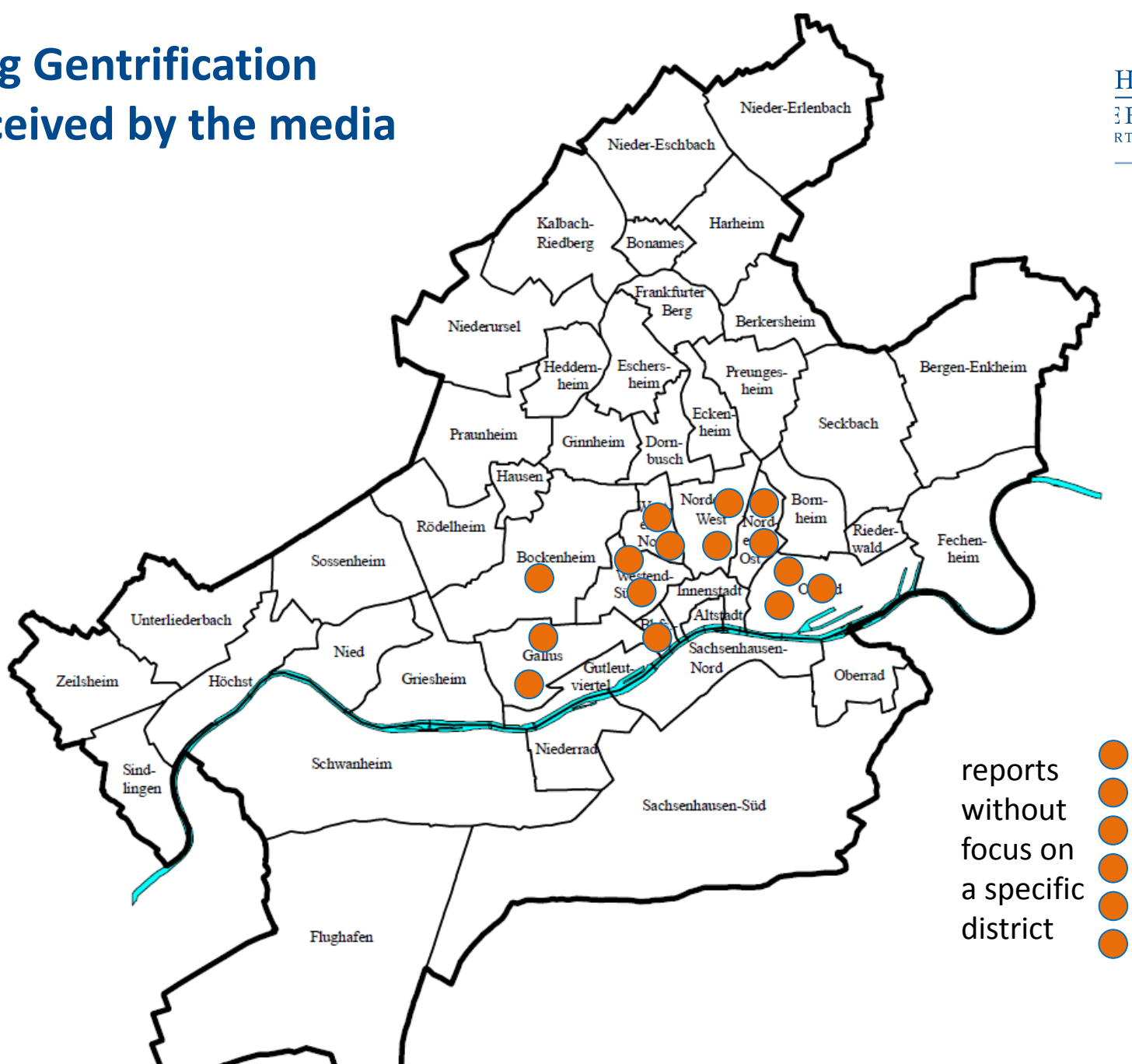
## *Gentrification in Frankfurt*

**Dr. Andrea Mösgen, Department of Human Geography**

# Outline

- 1. Introduction**
- 2. Neighborhood Revitalization and Displacement in Frankfurt**
- 3. Gentrification in the District of Ostend**
- 4. Conclusion**

# Localising Gentrification – as perceived by the media



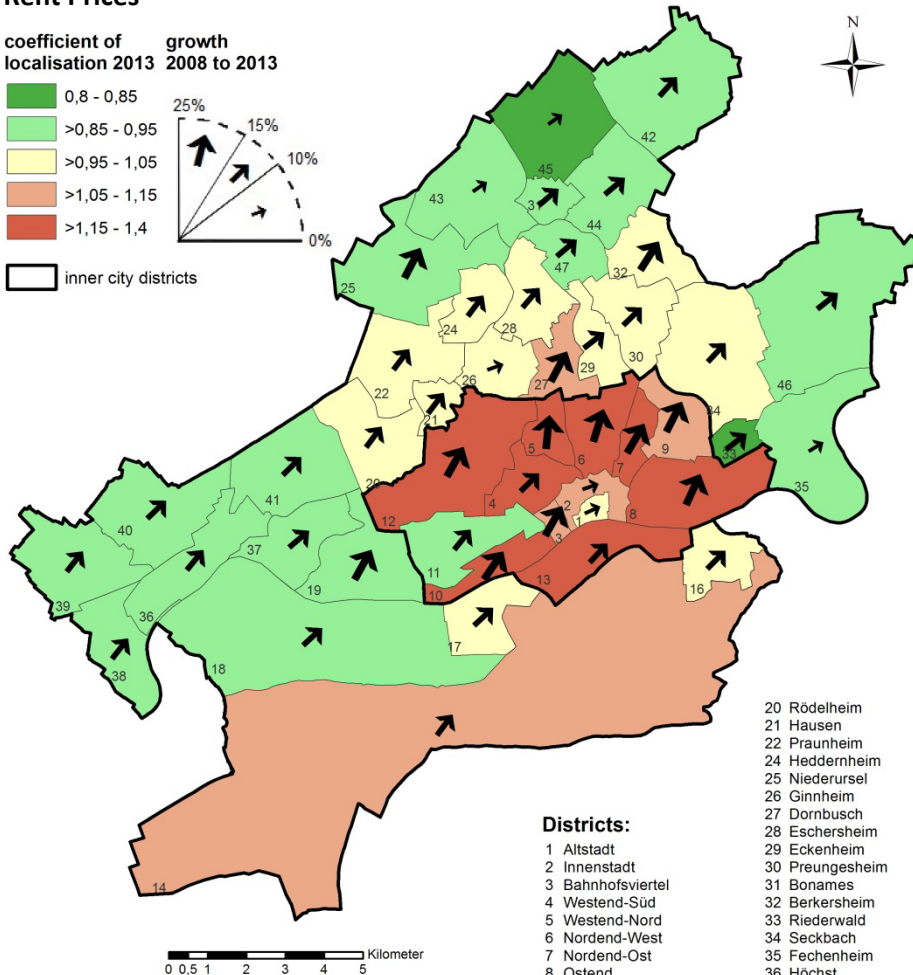
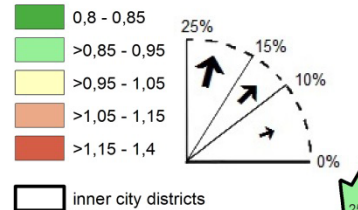
# Statistical Analysis of Gentrification in Frankfurt

- **Inquiry:** In which districts might there be trends of gentrification?
- **Dimensions of gentrification:**
  1. Socio-demographic characteristics, 2. real estate market
- **Hypothesis:** In areas in which poverty is receding and the rent for housing is rising, both faster than the city average, one can assume that social displacement is taking place and therefore gentrification as well.
- **Operationalization:**
  - **poverty:** percentage of people who received need-based social benefits
  - **rent:** price in €/m<sup>2</sup>, without utilities, for a new apartment

## Rent Prices in the districts of Frankfurt

### Rent Prices

coefficient of localisation 2013 growth 2008 to 2013



#### Districts:

- |  |                     |
|--|---------------------|
| 1 Altstadt   | 20 Rödelheim        |
| 2 Innenstadt                                       | 21 Hausen           |
| 3 Bahnhofsviertel                                  | 22 Praunheim        |
| 4 Westend-Süd                                      | 24 Heddernhelm      |
| 5 Westend-Nord                                     | 25 Niederursel      |
| 6 Nordend-West                                     | 26 Ginnheim         |
| 7 Nordend-Ost                                      | 27 Dornbusch        |
| 8 Ostend   | 28 Eschersheim      |
| 9 Bornheim   | 29 Eckenheim        |
| 10 Gutleutviertel                                  | 30 Preungesheim     |
| 11 Gallus  | 31 Bonames          |
| 12 Bockenheim                                      | 32 Berkersheim      |
| 13 Sachsenhausen-Nord                              | 33 Riederwald       |
| 14 Sachsenhausen-Süd<br>(einschließlich Flughafen) | 34 Seckbach         |
| 16 Oberrad   | 35 Fechenheim       |
| 17 Niederrad                                       | 36 Höchst           |
| 18 Schwanheim                                      | 37 Nied             |
| 19 Griesheim                                       | 38 Sindlingen       |
|  | 39 Zeilsheim        |
|  | 40 Unterliederbach  |
|  | 41 Sossenheim       |
|  | 42 Nieder-Erlenbach |
|  | 43 Kalbach-Riedberg |
|  | 44 Harheim          |
|  | 45 Nieder-Eschbach  |
|  | 46 Bergen-Enkheim   |
|  | 47 Frankfurter Berg |

\* Kaltmieten pro qm<sup>2</sup> bei Neuvermietungen, hedonisch berechnet in Bezug auf eine 30 Jahre alte Bestandswohnung mit 80m<sup>2</sup>, 3 Zimmern, Einbauküche, Balkon, Keller und Aufzug.

Entwurf: Blitz, Mösgen 1/2015  
Quellen: TransparenzOffensive Immobilienwirtschaft  
ImmobilienScout24 2014

## Rent Prices

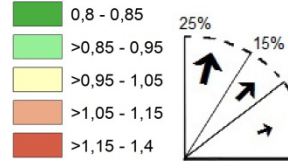
### Results:

- highest rent and largest increase in the city centre (also Ostend)
  - exceptions:
    1. Altstadt: average rent, low increase
    2. Gallus: rent gap → coming gentrification?!
  - to the periphery: lower rent and lower increase, but on a high level
- => increasing urban inequality

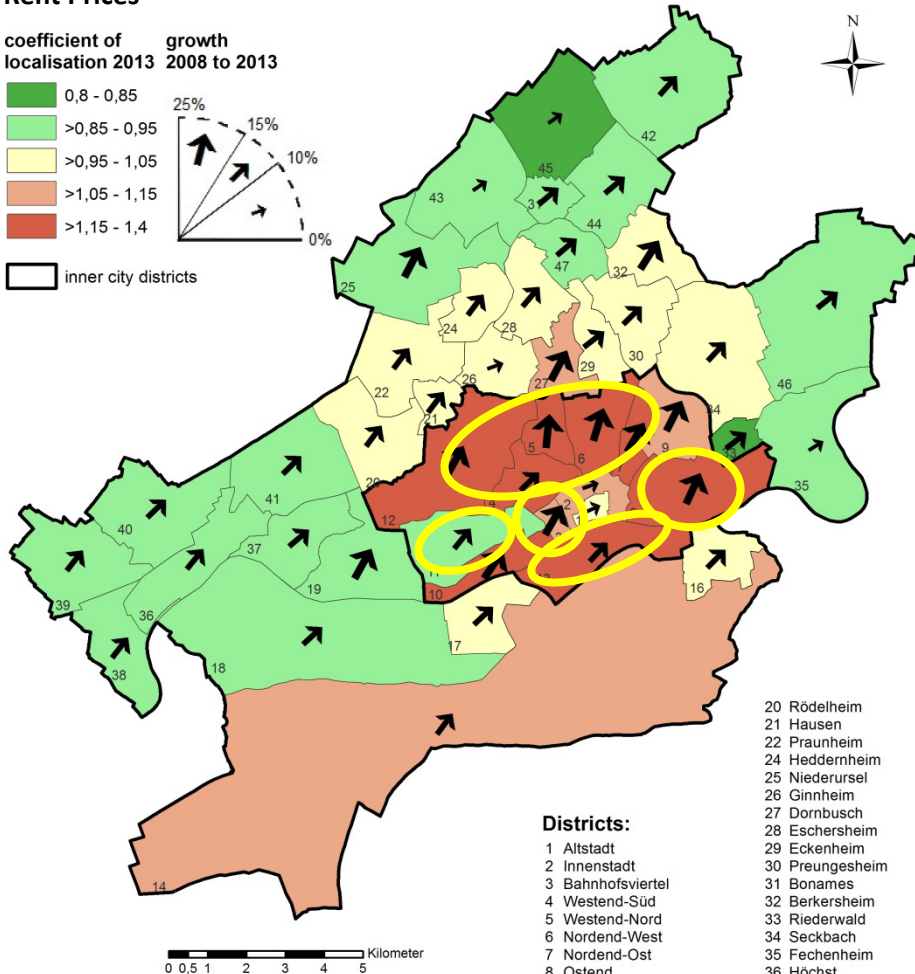
# Rent Prices in the districts of Frankfurt

## Rent Prices

coefficient of localisation 2013 growth 2008 to 2013



inner city districts



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- 1 Altstadt
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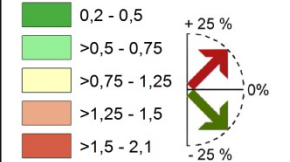
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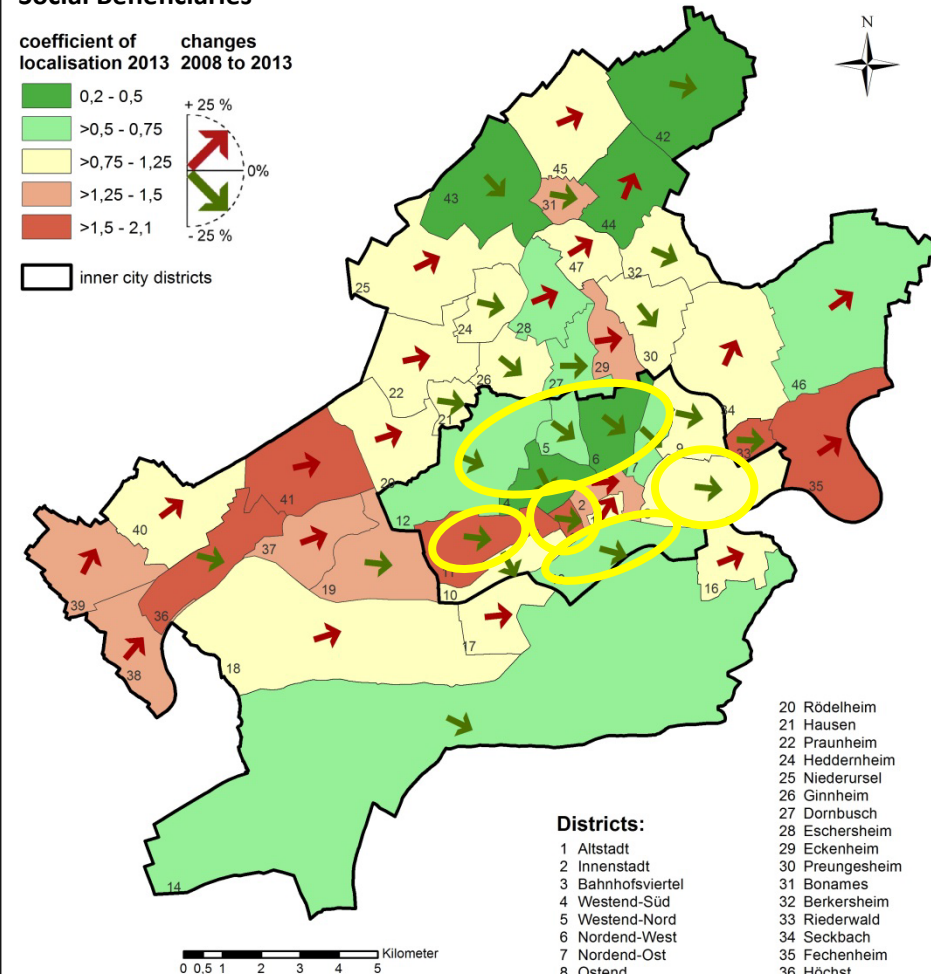
# Social Benefits in the districts of Frankfurt

## Social Beneficiaries

coefficient of localisation 2013 changes 2008 to 2013



inner city districts



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\* Empfängerinnen und Empfänger von bedarfsorientierten Sozialleistungen zum Lebensunterhalt außerhalb von Einrichtungen in Frankfurt a.M.

Entwurf: Blitz, Mösgen 1/2015  
 Quellen: Statistisches Jahrbuch Frankfurt a. M. 2009  
 Bürgeramt, Statistik und Wahlen, 2013

## Change of Ostend – Basics

- **1986:** the city council formally designated the southern part of the Ostend district as a redevelopment zone; aim: „stabilise conditions in the district”
- **2002:** ECB purchased the site of the “Großmarkthalle”
- **2004:**
  - wholesale market moved to the north-west of Frankfurt
  - international urban planning and architectural design competition
- **2010:**
  - construction works of the ECB began
  - urban renewal project for the most part concluded
- **2014/2015:** ECB moved to its new location

# Gentrification in Ostend – Living





# Gentrification in Ostend – Trade and Commerce



# Gentrification in Ostend – European Central Bank



# Gentrification in Ostend – Conclusion

## Causes:

- **City:** Initiation: redevelopment measures & public relations
- **Private Investments:** affected first the trade and commerce, today building of upscale condominiums and renovation of existing residential buildings

## Consequences:

- manifold displacement process
- change of the image and in the character of the district
- increase of urban inequality all over Frankfurt