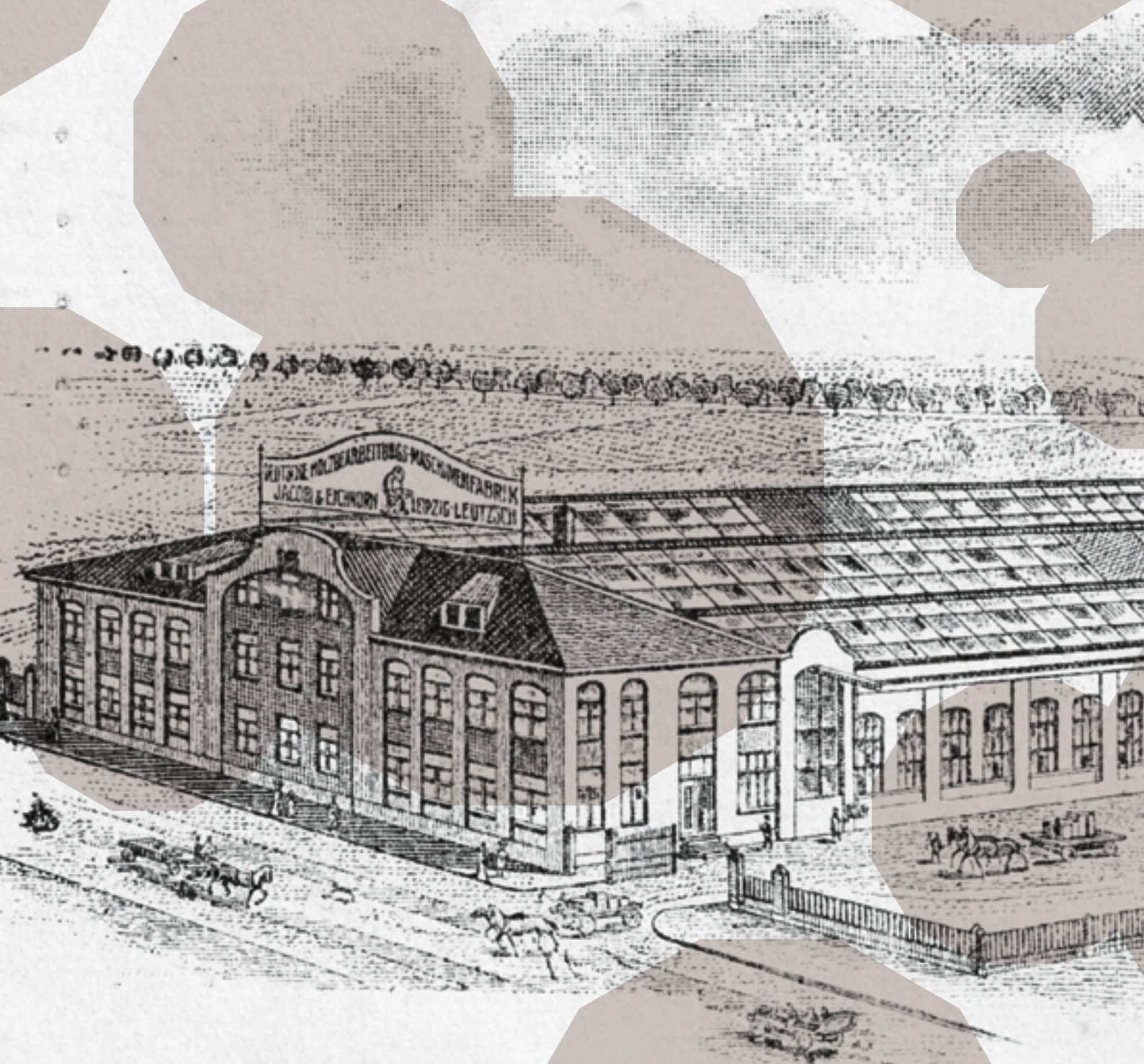


# ● Glasfabrik

Center for Urbanism,  
Ecology and the Arts





Lithograph from 1911 of the Glasfabrik site when it was a wood-cutting machine factory operated by the Jacobi & Eichhorn company

# ● Overview

Kristalizer GmbH, a small property company with the mission of developing socially-conscious projects, plans to develop “Glasfabrik”, a cultural center for urban development, ecology and art, over the coming years.

To realise this project, Kristalizer has formed a “Glasfabrik Team” that is currently seeking individuals and groups whose work relates to the mission of the project who are interested in either utilizing the site for interim events, performances and installations or on a permanent basis for office or craft work. This brochure presents the history and objectives of the project.

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# Introduction

In 2015, Kristalizer GmbH bought the former glass factory located at Franz-Flemming-Str. 25 in Leipzig-Leutzsch with the aim of developing a cultural center on the site.

In 2016, a team consisting of the owners, architects and cultural workers based in Leipzig discussed ideas for the redevelopment of the site in a workshop. Managers of inspiring projects in Leipzig, New York, and Romania participated to help the group develop concepts for implementing the ideas based on tried and tested strategies.

At the conclusion of the workshop, the participants concluded that the site should be a center for urbanism, ecology and art with the mission of exploring and developing approaches to contemporary challenges of cities, with an interdisciplinary approach that emphasized both ecology and the arts. There are no institutions with a similar mission currently in Leipzig or the region.

The participants proposed that different parts of the site be used for different activities related to this program, including office work, craft work, exhibitions and events, indoor gardens and spaces for collaboration, eating and drinking, by both groups using the site permanently as well as visitors and members of the public.

After developing this concept, the site was partially renovated and various events were organized to “test” the concept and explore how the site could best be used.

In 2017, a group of volunteers organized an outstanding festival titled “Stadtfinden” (“Finding the City”); in 2018 two major artistic residencies were held on the site; and in 2020 and 2021 urban interventions were physically constructed on the site that were later transported around Germany.

These events proved to the participants in the project that the concept could work.

*Now the team is ready to develop Glasfabrik into a continually operating project and make the vision a permanent reality - by establishing a non-profit association to execute the mission of the project, continuing with the renovation of the site, and attracting new partners to participate in the development of the project.*

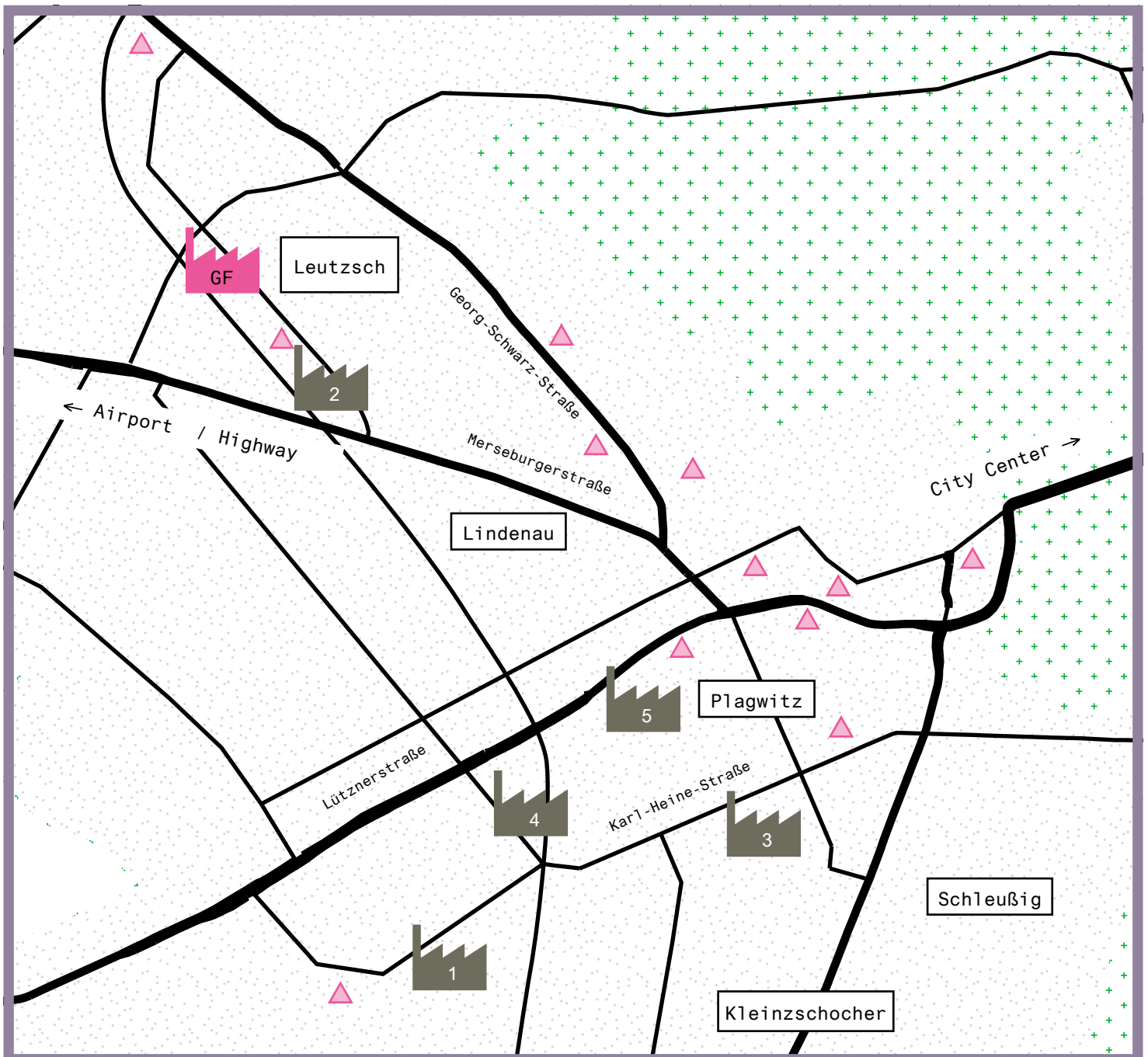
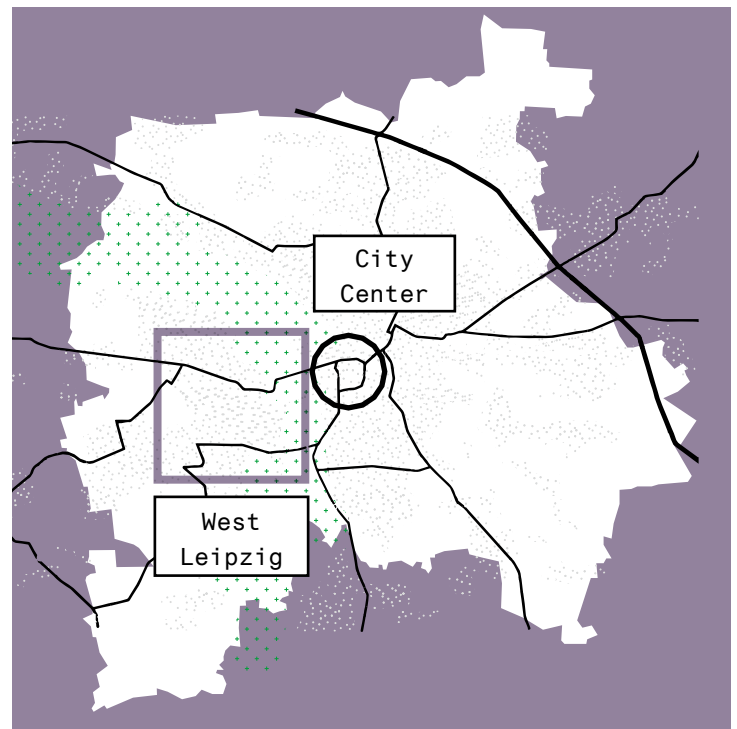
→ The art installation “Lightgarden”,  
part of the Stadtfinden Festival in 2017  
Photo: Manuel Emmelmann





## West Leipzig's Culture

-  1 Spinnerei
-  2 Dietzholdwerke
-  3 Westwerk
-  4 Kunstkraftwerk
-  5 Tapetenwerk
-  GF Glasfabrik
-  Ateliers, Galleries





# ● West Leipzig

Glasfabrik is located in the Leutzsch district in the west of Leipzig. In the last 10 years, the neighborhoods of this area - Plagwitz, Altlindenau, Lindenau and Leutzsch - have been transformed into lively, creative neighbourhoods with a dynamic urban life.

Galleries, artists' studios, performance spaces, creative workspaces, alternative cafés and places of free culture have been developed in former shops and industrial buildings – especially in well-known projects like the Leipziger Baumwollspinnerei, Tapetenwerk and Kunstkraftwerk.

So Glasfabrik is part of a well-established tradition of former industrial sites in the area that have been transformed into creative and cultural spaces. The project will both benefit from the existing community and initiatives but also complement them by bringing something new that contributes to the culture of the area.



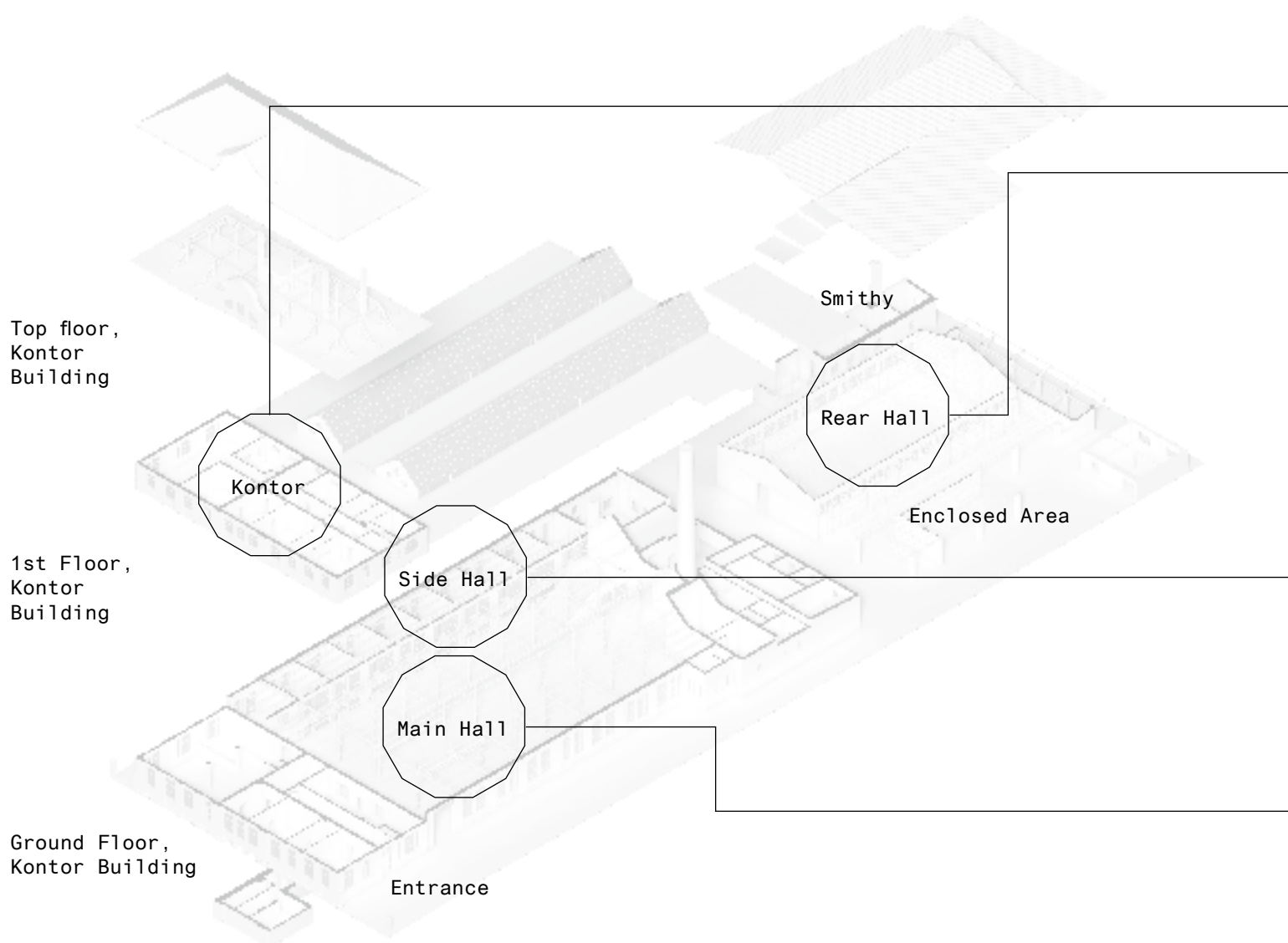
→ Two examples of former industrial sites in the west of Leipzig that have been converted into vibrant cultural and creatives office spaces are Tapetenwerk (above) and Spinnerai (below):. Photos: Michimaya (Tapetenwerk), Meisterzimmer (Spinnerei)

# ● Overview of the Site

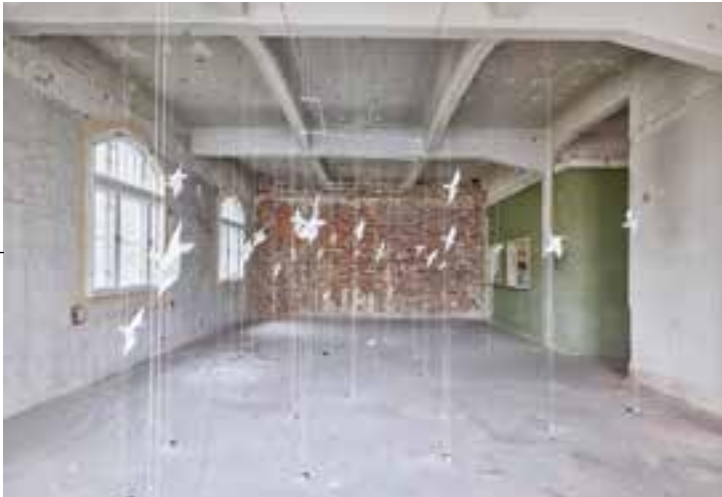
The Glasfabrik site was originally built in 1911 for the company "Jacobi & Eichhorn", which produced wood-cutting machines. In GDR times, the site housed the "VEB Glasgespinst", a company which manufactured products made of glass, especially glass wool.

The site contains a rich variety of spaces and halls on the site that are suitable for a variety of uses – from office or craft rooms to spaces for events and exhibitions.

Main Hall	1133 m <sup>2</sup>
Rear Hall	430 m <sup>2</sup>
Kontor Building	924 m <sup>2</sup>
Side Hall	291 m <sup>2</sup>
Other spaces	611 m <sup>2</sup>
TOTAL	<u>3389 m<sup>2</sup></u>







Photos: Michael Moser





# ● The Vision

In 2016, a team consisting of the owners, architects and cultural workers based in Leipzig discussed ideas for the redevelopment of the site as a cultural center in a workshop. The Glasfabrik team considered both what Leipzig needed, but also what kind of program would fit the unique characteristics of the site. Several experts from other relevant cultural projects joined the discussion.

Ultimately, the team decided that the site should be a center for urbanism, ecology and art with the mission of exploring and developing sustainable approaches to contemporary challenges of cities, with an interdisciplinary approach that emphasized both ecology and the arts.

The team believed that the site should promote this mission by hosting as much diversity in terms of activities and interactions among users of the site as possible.

For this reason, the team envisioned a mixed program of conventional work spaces and spaces for interaction, eating and drinking, events and exhibitions, and even a space for an indoor garden that would serve as an amenity and emphasize the ecological mission of the project.

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## Work Spaces



Office



Workshop

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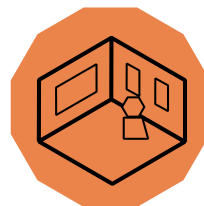
## Public spaces



Collaboration  
and Meetings



Eating and  
Drinking



Exhibitions  
and Events



Urban Ecology  
and Gardening



# ● Inspiring Projects

In their research prior to the workshop, the team visited several projects in New York, Romania, London, and other parts of Germany, which seemed to offer inspiration for Glasfabrik. For the 2016 workshop, we invited several of the managers to present at the workshop and contribute their expertise to the discussion. This page describes some of the most relevant projects that the team visited, some of whose managers participated in the workshop.

Photo: Steven Severinghaus



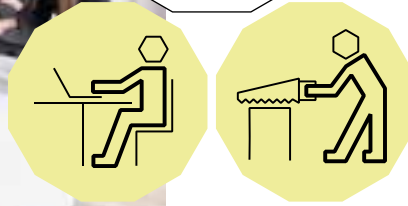
Pioneerworks  
(NYC)



Pioneerworks is an arts centre in Brooklyn, New York. During the on-site visit, as well as the presentation of the project during our 2016 workshop by Artistic Director Gabriel Florenz, the team was fascinated by the quality of the programming in the site and their economic model. An outstanding range of exhibitions and artist residencies take place in an exceptionally renovated former industrial building, and the entire running cost is paid for by support from private donors and philanthropic institutions. This type of model is unusual in Germany, where projects like Pioneerworks tend to either be government-supported or paid for by renting out spaces, but the team concluded that elements of Pioneerworks' model might work for Glasfabrik.



## Tapetenwerk (Leipzig)



Tapetenwerk is a former wallpaper factory in the West of Leipzig (about 15 minutes walk from Glasfabrik) that has been redeveloped as a dynamic mix of offices for architects, artists and sculptors, and other creative professionals. The team studied the project to understand better the needs of the Leipzig creative professionals using the site, but we were also impressed with how the space was renovated. The owners of the site made minimal, but high quality interventions in the site, retaining its original atmosphere which all the users of the site found inspiring. The team decided that this was an approach we wanted to adopt in Glasfabrik.



↓ Photos: Agnes Sanvito (top),  
Marco Clausen (bottom)

↑ Photos: Marius Brüggem (top),  
Jasper Goldman (bottom)



After the workshop, the team visited several sites to deepen our understanding of urban ecological projects. The team studied two projects in particular - Prinzessinnengarten in Berlin and Urban Orchards in London – to see community gardens that serve to educate their neighbourhoods about ecological themes. In both projects, the team were impressed with the range of different age groups that the projects. The team also concluded that we needed as part of our team groups or individuals deeply committed to developing gardens on the site, something that as this time we do not have yet.

## Prinzessinnen- garten (Berlin)





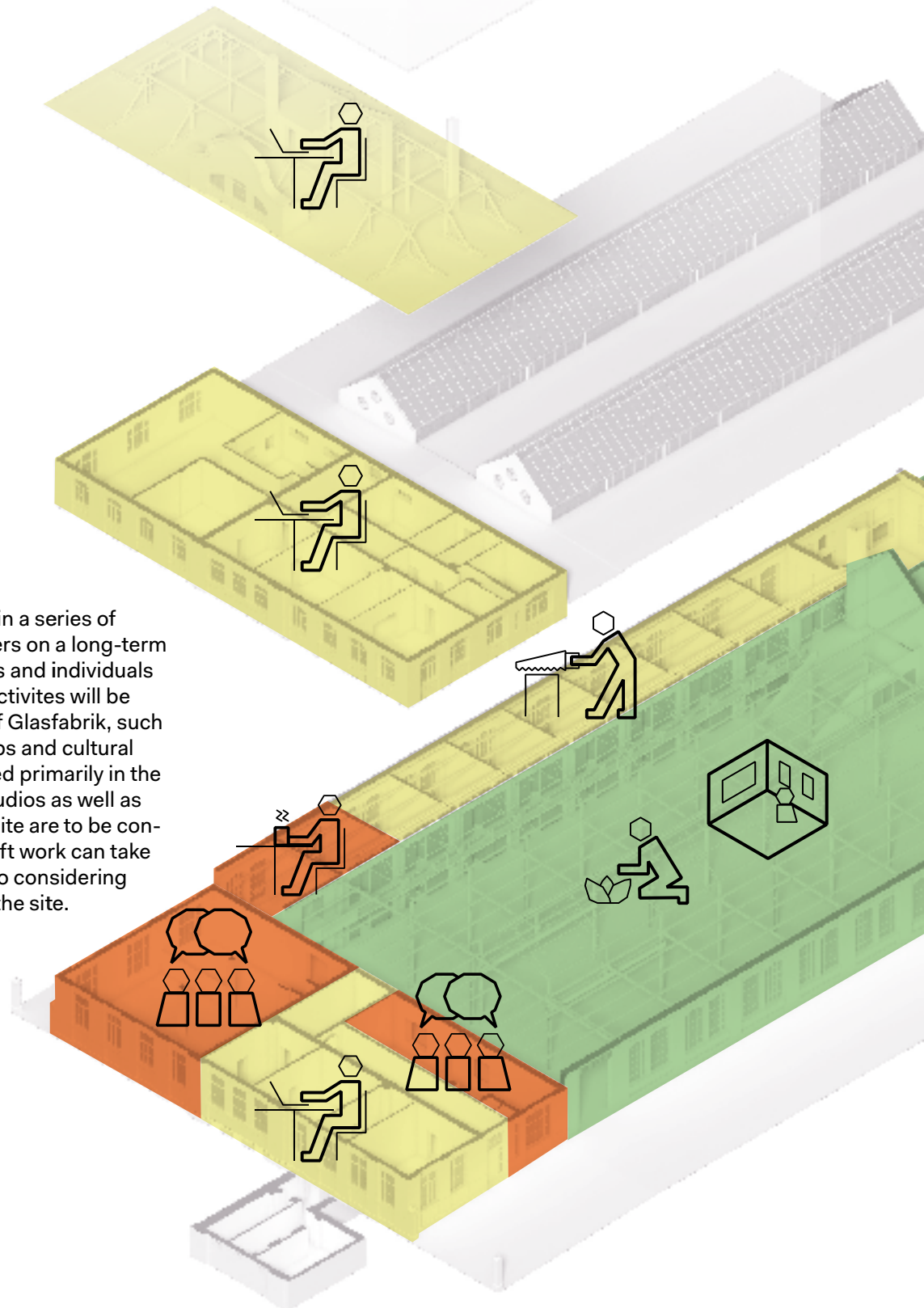
# ● The Program

To execute Glasfabrik's mission, the team propose to program the site as a diverse mix of office and workshop spaces as well as spaces for collaboration, eating and drinking, events and exhibits as well as an indoor garden, according to the characteristics of the different parts of the site.

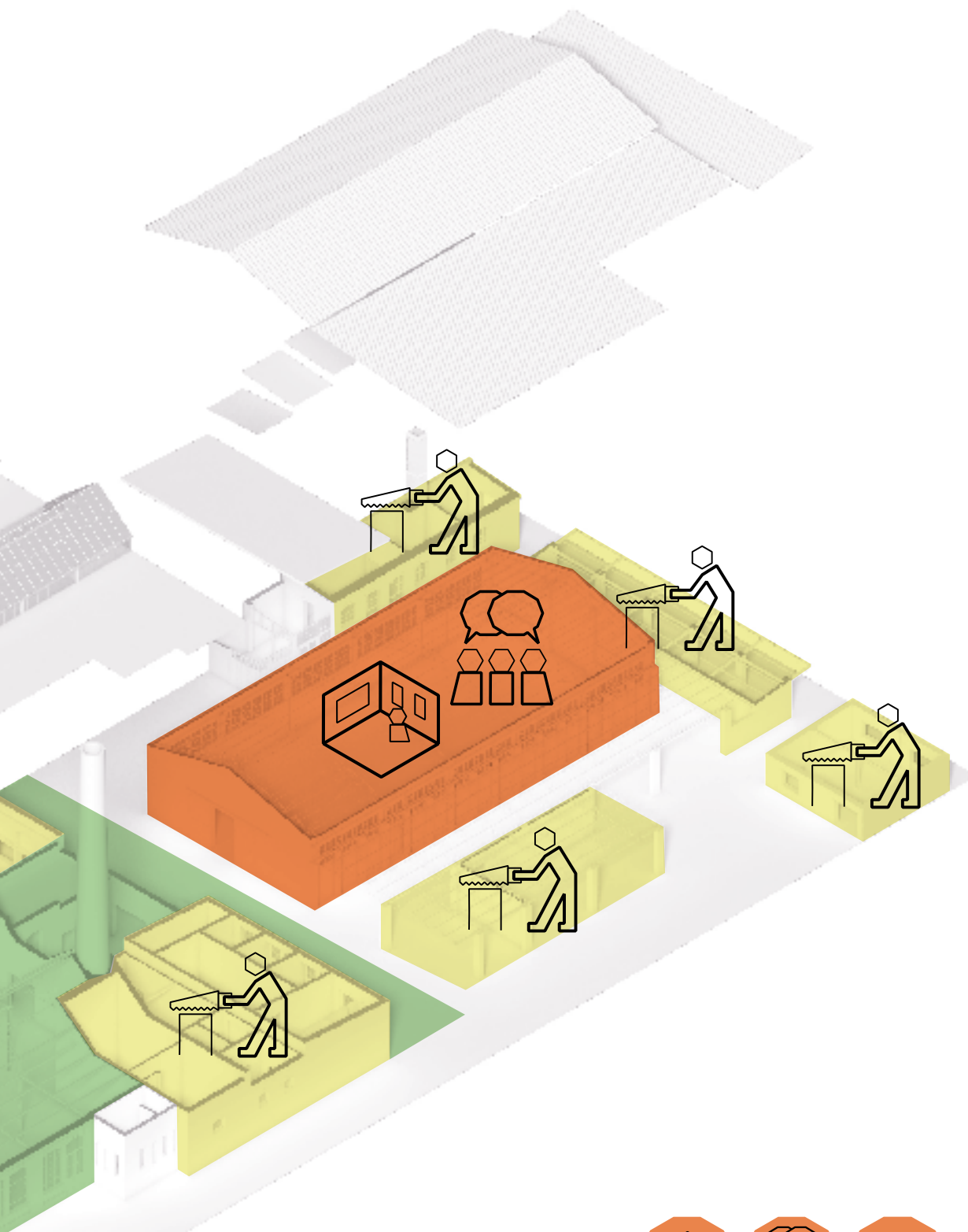


## WORK SPACES

The Glasfabrik project will contain a series of workspaces that will be let to users on a long-term basis. Our aim is to select groups and individuals of the site whose missions and activities will be complementary to the mission of Glasfabrik, such as designers, architects, start-ups and cultural initiatives. Office space is planned primarily in the Kontor building; the Side Hall Studios as well as various rooms at the rear of the site are to be converted into workshops where craft work can take place. The Glasfabrik team is also considering creating a co-working space on the site.







#### THE GARDEN

In the main hall of Glasfabrik, the team plan to create a publicly-accessible indoor garden. As the "green heart" of the project, the garden will serve as an amenity for visitors and users while also serving as an educational resource for different groups, such as school children from the neighbourhood.



#### COLLABORATION AND EVENT, EXHIBITION SPACES

There will be numerous spaces at Glasfabrik where users of the site and even members of the public can meet and interact to develop ideas, projects and collaborations of all kinds. The team envision this happening in two large meeting rooms in the Kontor building; in the main hall adjacent to the Garden; in a café located on the site; and in the rear hall which is uniquely well-suited to events, performances and even dance and theatrical rehearsals.











# ● Testing the Concept

From 2015 to 2017, the site was improved by adding a bathroom and kitchen, repairing a major section of the roof of the Main Hall, renovating windows in the Kontor building, and several other renovations. These improvements allowed the site to be utilized for various events and activities between 2017 and 2021.

The team saw these as a "test" of how well the project could achieve its mission as well as an opportunity to learn how to use the site better and evaluate the interest in the neighborhood and Leipzig generally for Glasfabrik's mission. The team also saw these initiatives as an opportunity to develop relationships with organizations and individuals who might be part of Glasfabrik's future and really create a community of like-minded individuals surrounding the project.



September 2017

Stadtfinden  
Festival



By far the most important event that occurred in this period was the Stadtfinden, a 10-day festival took place at Glasfabrik in 2017, which focused on the challenges of the "Growing City", and especially on the example of Leipzig as one of the fastest growing cities in Germany. The Stadtfinden team of local cultural activists was particularly interested in exploring an interdisciplinary approach in which artistic interventions, workshops, discussions, film screenings and culinary dinners together served to explore the festival's theme. The festival was funded by the City of Leipzig and the Kulturstiftung Sachsen and had over 1000 visitors.



Left page bottom: An installation by the Chilean artist group Mil M2; bottom left: An interactive display that was part of the Subjective Transformation Atlas installation by Moritz Ahlert and Alsino Skowronnek; top right left: A workshop and lecture during the festival.  
Photos Stadttfinden Festival: Manuel Emmelmann







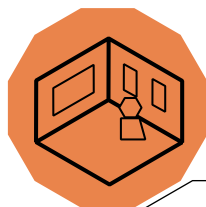
Top: An installation and performance by Daniel Theiler and Angelika Waniek; Above: A film screening in the main hall; Right: An afternoon tea at the end of the Stadttfinden Festival in which former workers from the factory and other community members were invited.







In April 2018, installation artist Daniel Theiler and performance artist Angelika Waniek organised a site-specific, participatory art installation in Glasfabrik, which created an extraordinary atmosphere across the site through light shows, performances and music.



April 2018  
Interdisko





August–  
October 2018  
Cuban Artist  
Residency



In 2018, the D21 Art Space and the Ludwig Foundation of Cuba organised an artist residency for two Cuban artists in Leipzig, who used Glasfabrik as an exhibition space for their art installations and multimedia presentations, including a videomapping performance in the Main Hall.





In 2018, one of the main groups involved in Glasfabrik, the association Kollektiv Plus X e.V., used the main hall to build their FLIEGENDES FORUM, a large-scale installation for urban activities, meetings and environmental protests, which was assembled in various cities throughout in Germany.



Photos: Vincent Zimmer

Fliegendes  
Forum







Bella  
Grönuau

In 2020, Kollektiv+ built one of their best known projects in Leipzig to date in the Glasfabrik, the BELLA GRÖNUAU, a temporary pizzeria that became a pop-up restaurant and community meeting place for the summer in one of Germany's largest prefabricated housing estates, Leipzig- Grönuau.









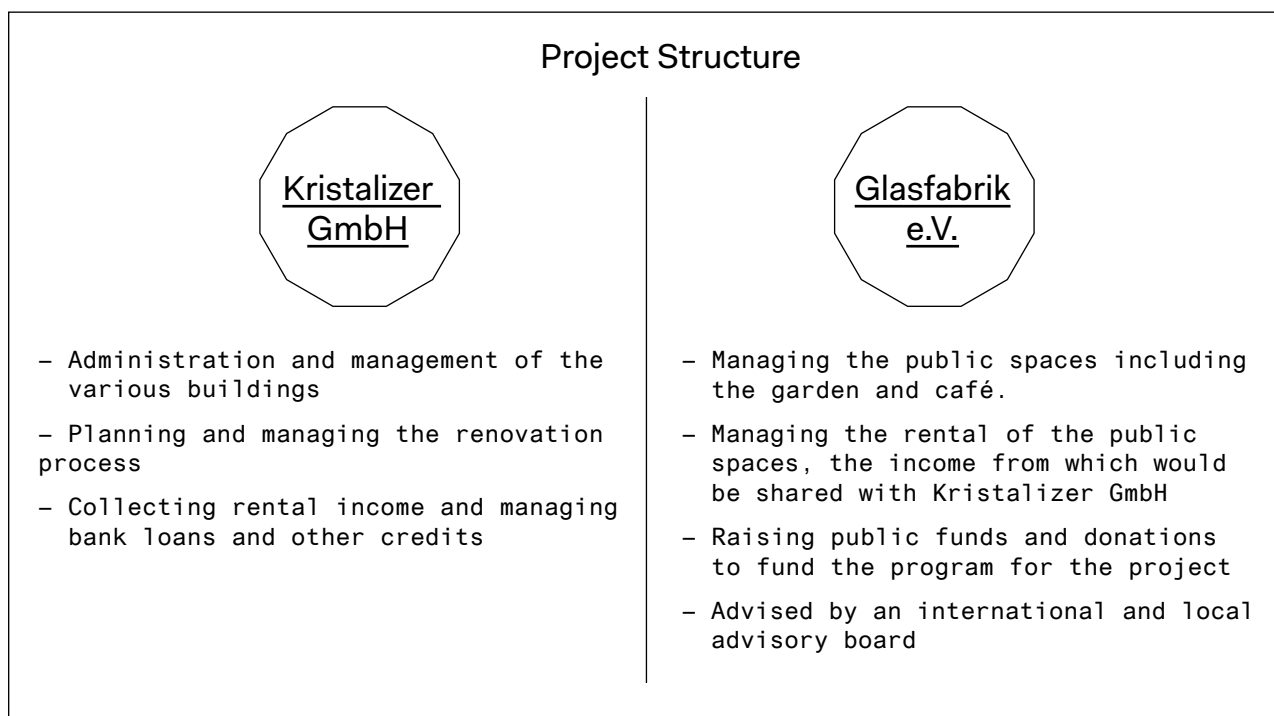
# ● Realising the Vision

The Glasfabrik team is convinced that the success of the events of the past years as well as the response from the public, project participants and decision-makers have shown that their concept will work as a permanent project.

Over the next year, the team plan to advance the project by organizing further renovations, identifying additional partners and users of the site, and in particular creating a non-profit association that will manage the public spaces of the project and advance its mission.

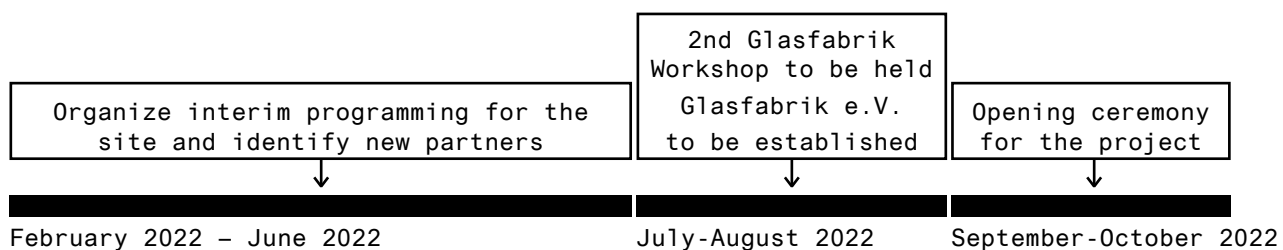
Over the next several months, the team will evaluate how this association could be created, including its legal structure and statutes, its ability to raise funds, and how it can manage and execute programming on the site. In the summer of 2022, the team will convene a workshop to formally constitute the association.

Below is a chart outlining the respective responsibilities of Kristalizer GmbH and the association which we anticipate will be called Glasfabrik e.V.



# Next Steps

- In 2022, the team plans to invite individuals and cultural organizations to carry out further interim programming similar to the activities over the last few years in Glasfabrik. The team also plan to identify further long-term users of the site and carry out additional renovations, especially in the main Kontor building and Side Hall.
- Most importantly, the team plans to convene a 2nd workshop in the summer of 2022 to further advance the concept of the site and its design, as well as create an association that will be responsible for managing the public spaces of the project and executing its mission.

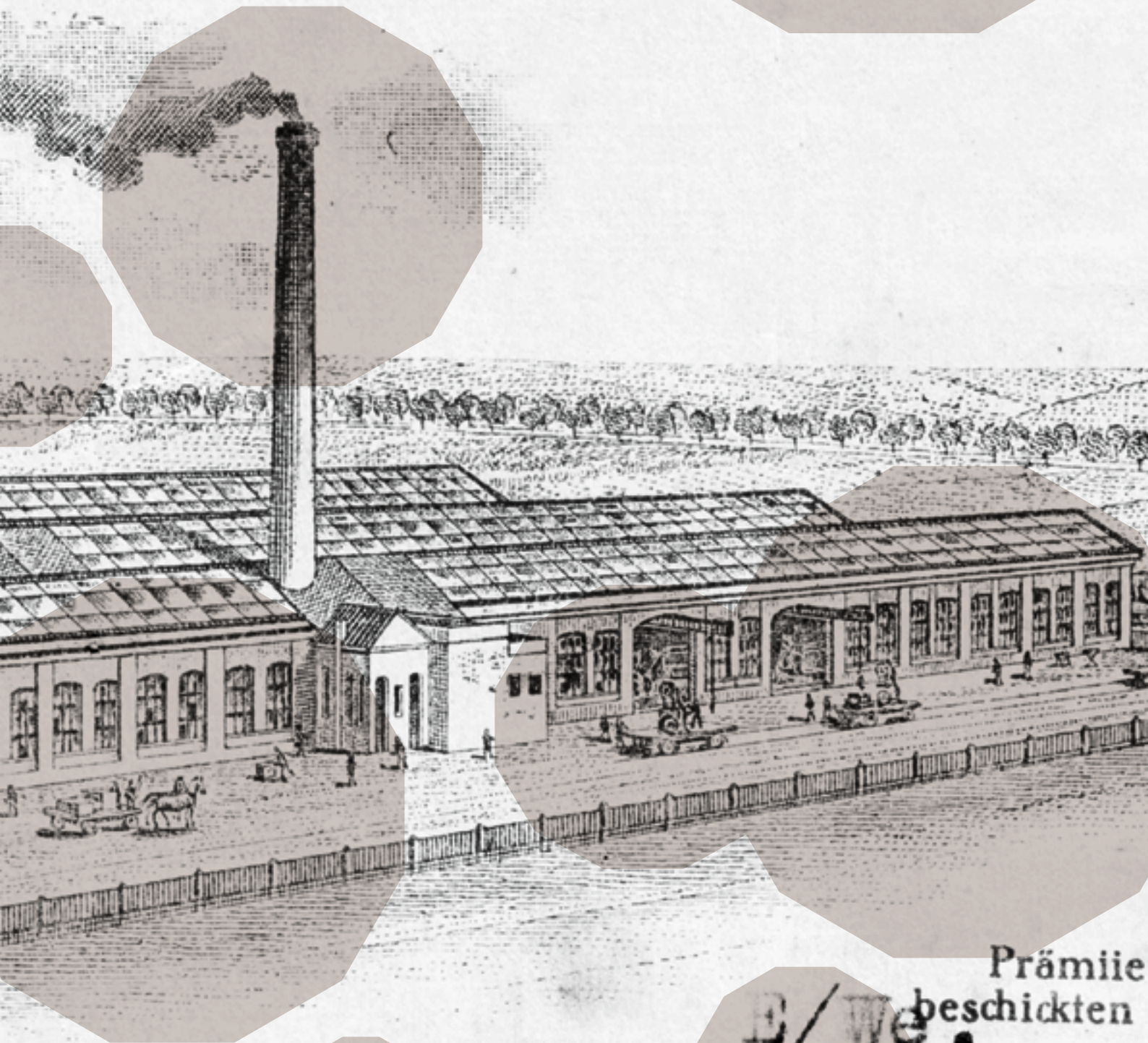






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Drawings and map by Octagon Architectural Collective





Prämie  
E/we beschickten

*Leipzig-Lea*

