Planning and Management of Urban Renewal – Insights from German Cities

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1. Starting Point

History and deficits of Goerlitz’ old town

- German Democratic Republic: focus on new prefabricated building, massive deterioration and vacancies in old town
- Rich variety of buildings from different epochs, no extensive demolition
- Main challenge today: decreasing private investment

Goerlitz - facts & figures
- Euro City Görlitz/Zgorzelec
- East of Saxony
- Almost 60.000 residents
- Decling population
- Unemployment rate 8.9 % (07/2017)
- Roughly 4000 monuments
1. Starting Point

Deficits at the Eastern entry to Tuebingen’s old town in 2008:
- Access to old town
- Appearance of public space
- State of buildings
- Vacancies, uses not adequate for location (esp. retail)

Tübingen - facts & figures
- University town in prosperous south-west Germany
- Almost 90,000 residents
- Increasing population
- Unemployment rate 2.8% (07/2017)
2. Institutional setting

<table>
<thead>
<tr>
<th>Urban development grants</th>
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<td>40% municipality</td>
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<td>60% state and federal state</td>
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Redevelopment statute Goerlitz after first phase of model programme

German federal building code § 136: Urban redevelopment measures shall be deemed to be measures by means of which an area is substantially improved or transformed to alleviate deficits with regard to urban development.
2. Institutional setting

- Master plan **Tuebingen** old town renewal (informal) as basis
- Redevelopment statute / urban renewal area “Östlicher Altstadtrand”
- “Stadtumbau West”: urban development grants by state, federal state and city

**administration (planning, monument protection)**  
**council**  
**advisory boards**  

**Funding authorities**  
**main stakeholders**  
**die STEG**  

**property owners, tenants, investors**  
**citizens**  
**architects, consulting engineers**
3. Approach

Urban development grants
- Max. 100% of costs for securing
- Max. 40% of costs for modernization

German federal building code
- § 24: right of pre-emption
- § 144: written permission required e.g. for major changes in appearance of buildings
- § 175: preservation statute

Securing endangered buildings
Upgrading infrastructure
Modernizing buildings

Changing focus from 1990 to today
3. Approach

Tools and instruments

- Redevelopment statute
- Design statute
- Motivating property owners
- Architecture competitions

- modernization costs
  - max. grant up to 50% for monuments
  - costs borne by property owner (accelerated tax depreciation)
  - costs borne by municipality
4. Outputs

Goerlitz’ old town is now characterized by:

- 75% modernized buildings 2016
- Less energy consumption
- Attractive public space
- Lower level of vacancies (still 30.8% 2016)
- Low mean age
- Good image; “Görliwood”
4. Outputs

Tuebingen’s achievement
- Modernized buildings
- More attractive retail space
- Less energy consumption
- Attractive public space:
  - barrier-free
  - better access to old town
- Main instruments to ensure sustainability
  - design statute
  - control of uses (permission required)
5. Lessons learnt

- Clear definition of and commitment to goals
- Combination of restrictions and funding options
- Renewal with, never against property owners
- Continuity and patience
- Cannibalism effect: vacancies in neighbouring quarters
- Demographic change remains a challenge
6. Transfer

- Secure endangered buildings
- Identify priority areas
- Define goals based on thorough analysis
- Create funding scheme
- Offer comprehensive advice for property owners
- Define restrictions (design, protection, etc.)

Prosperity makes it easier to define stricter requirements