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# Urban Development Management in Munich, Germany.

Integrated strategy, impacts, learning from external evaluation

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The background of the slide is a photograph of the Allianz Arena in Munich, Germany, at night. The stadium's facade is illuminated with bright blue lights, creating a glowing, textured effect. The name "Allianz Arena" is visible on the right side of the stadium. The stadium is reflected in the water in the foreground. A large, diagonal watermark in red Chinese characters "城市规划与交通网" and the URL "http://www.cityup.org" is overlaid across the image.

## Content

- Spatial planning in Germany
- brief portrait of Munich
- integrated urban development strategy: PM
- external evaluation of PM: methodology, findings
- lessons learnt for urban sprawl
- open questions

# Spatial Planning in Germany

***Federal State***

## **Spatial planning at federal level**

Federal Spatial Planning Act  
Spatial principles, visions, scenarios  
Federal Urban Planning Act

## **State planning (Laender)**

State Spatial Planning Act  
State development plans/programs

## **Regional planning**

Regional development plan

## **Local planning**

Urban development concepts  
Preparatory land-use plan  
Binding land-use plan (bylaw)

**Adaption**

***Local  
authorities***

**Countervailing influence**



# Europe





# Germany



Hamburg

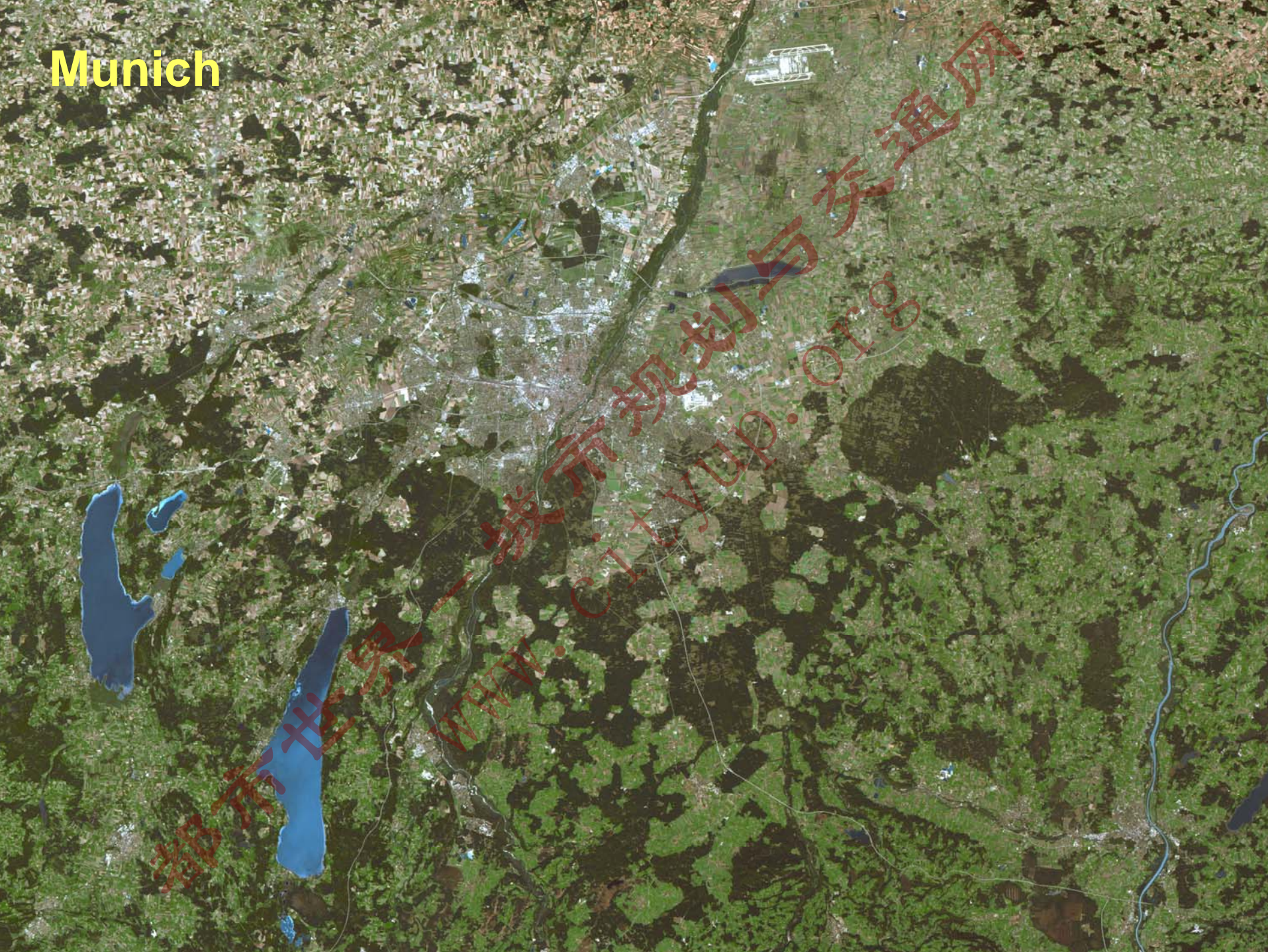
Berlin

Frankfurt

Munich



Munich

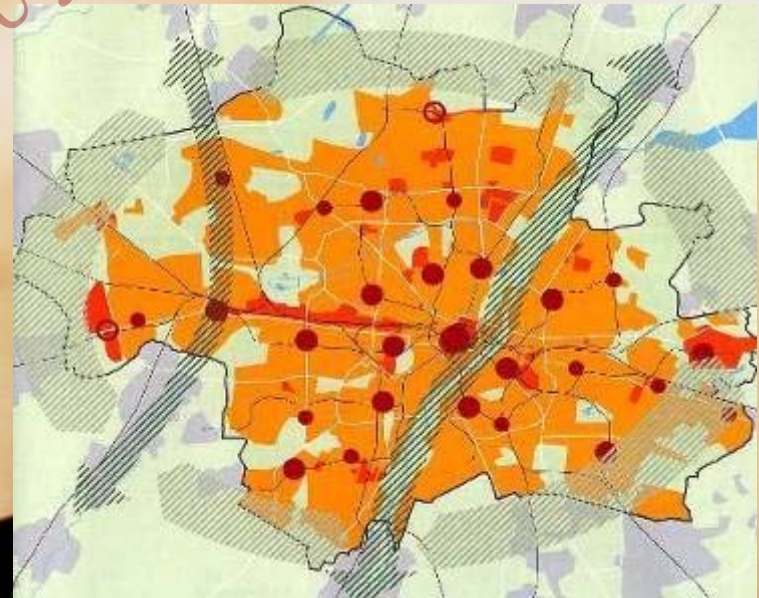




# Urban development management

## PERSPEKTIVE MUNICH

- *integrated, strategic* urban development concept
- *framework* for spatial, social and economic development
- *vision*: sustainability and urbanity, strengthening spatial and social qualities of the *European City*
- *perspectives*: 16 thematic guidelines/principles
- *implementation*: 5 action programs, 50 guideline projects



# Settlement strategies

## Compact, urban, green

- “*internal expansion*”: densification, reuse of brownfields
- “*mixed use*”: housing, working, leisure, shopping
- “*city of short distances*”: good accessibility by public transport, by foot and by bicycle
- high density, low rise, quality of place
- green belts, public parks/pocket parks





# Compact, urban, green: examples

Central railway lands  
re-urbanisation



Former trade fair area



Urban renewal



Trade Fair City Riem



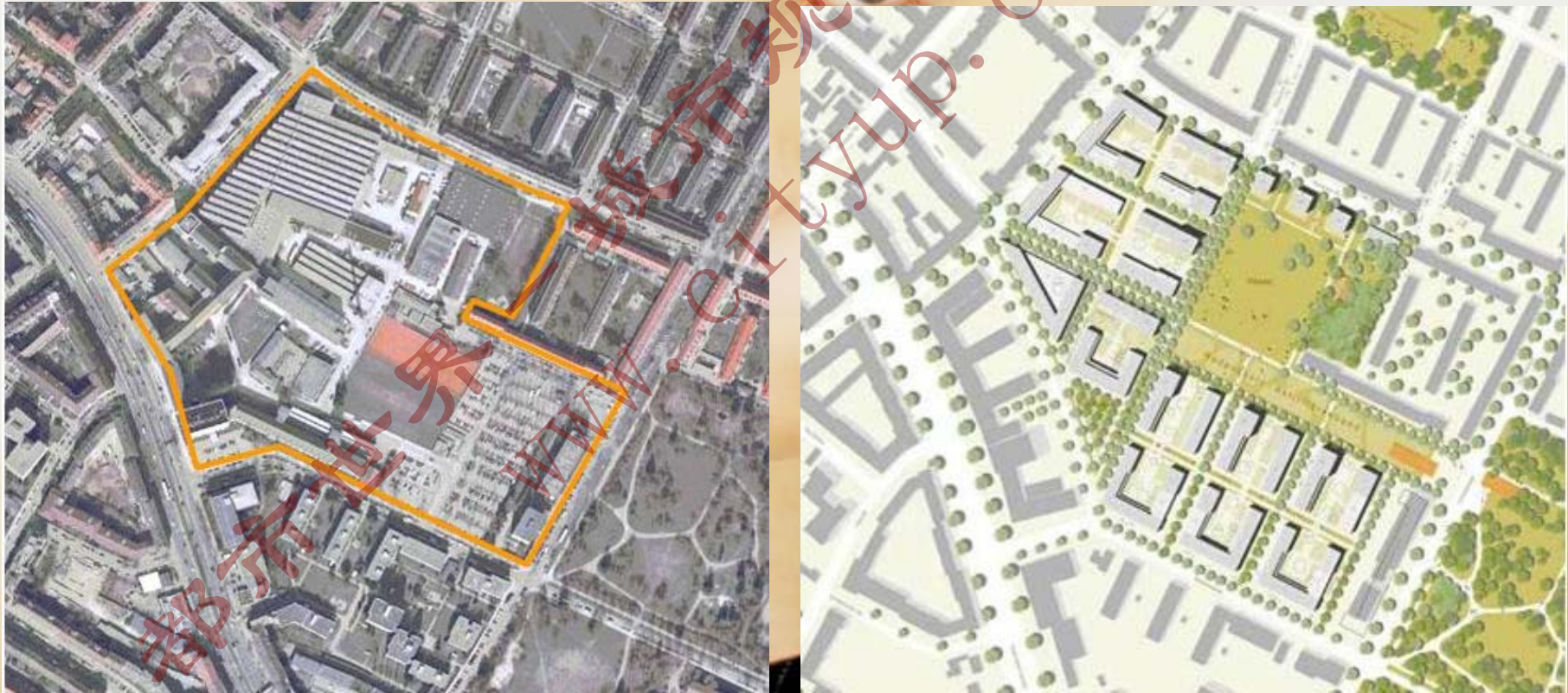
Former Stetten-Barracks





# Compact, urban, green: examples

Former AGFA-factory re-urbanisation:  
housing, manufacturing, offices, public park





## Development potential 2020:

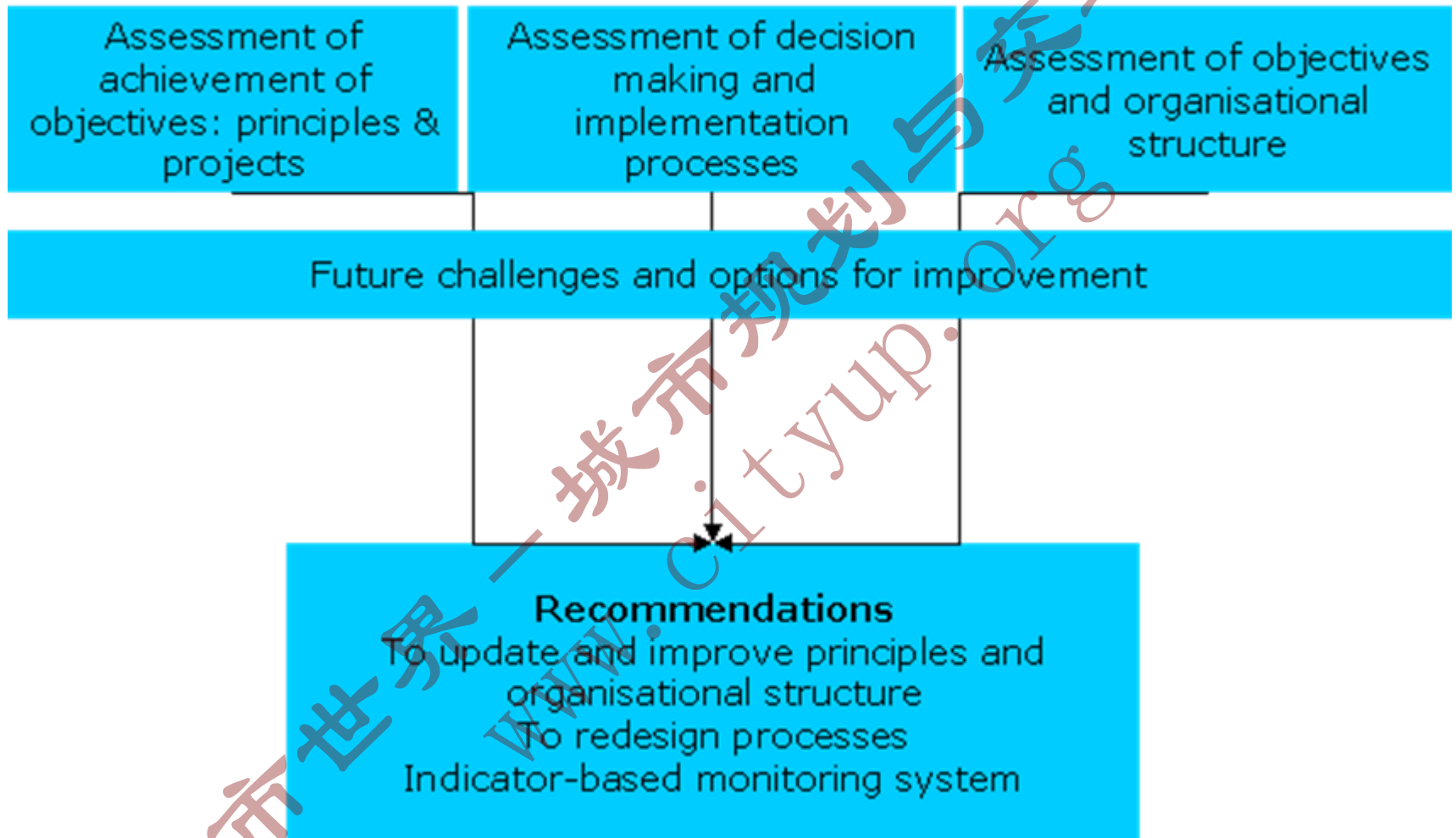
- # patial development potential
- Development potential 2020:
- 30 ha housing - 60.000 units
  - 30 ha office - 1,82 Mio sqm floor space
  - 25 ha manufacturing/industry
- 
- Map of Munich showing development potential in 2020. The map is color-coded: yellow for housing, orange for office, and blue for manufacturing/industry. Various districts are labeled, including Freimann, Pasing, Zehlendorf, and others. A large red watermark '城市规划与交通网' is overlaid on the map.

# External evaluation of PM: methodology

- 1998-2007: public authority allows “luxury” to get assessed from outside
- External impact evaluations of policy programmes
  - either facts-only approach or
  - more participatory approach
  - the latter: combining indicator-based analyses of individual strategic objectives with qualitative approach



# Tasks of the external evaluation of PERSPECTIVE MUNICH



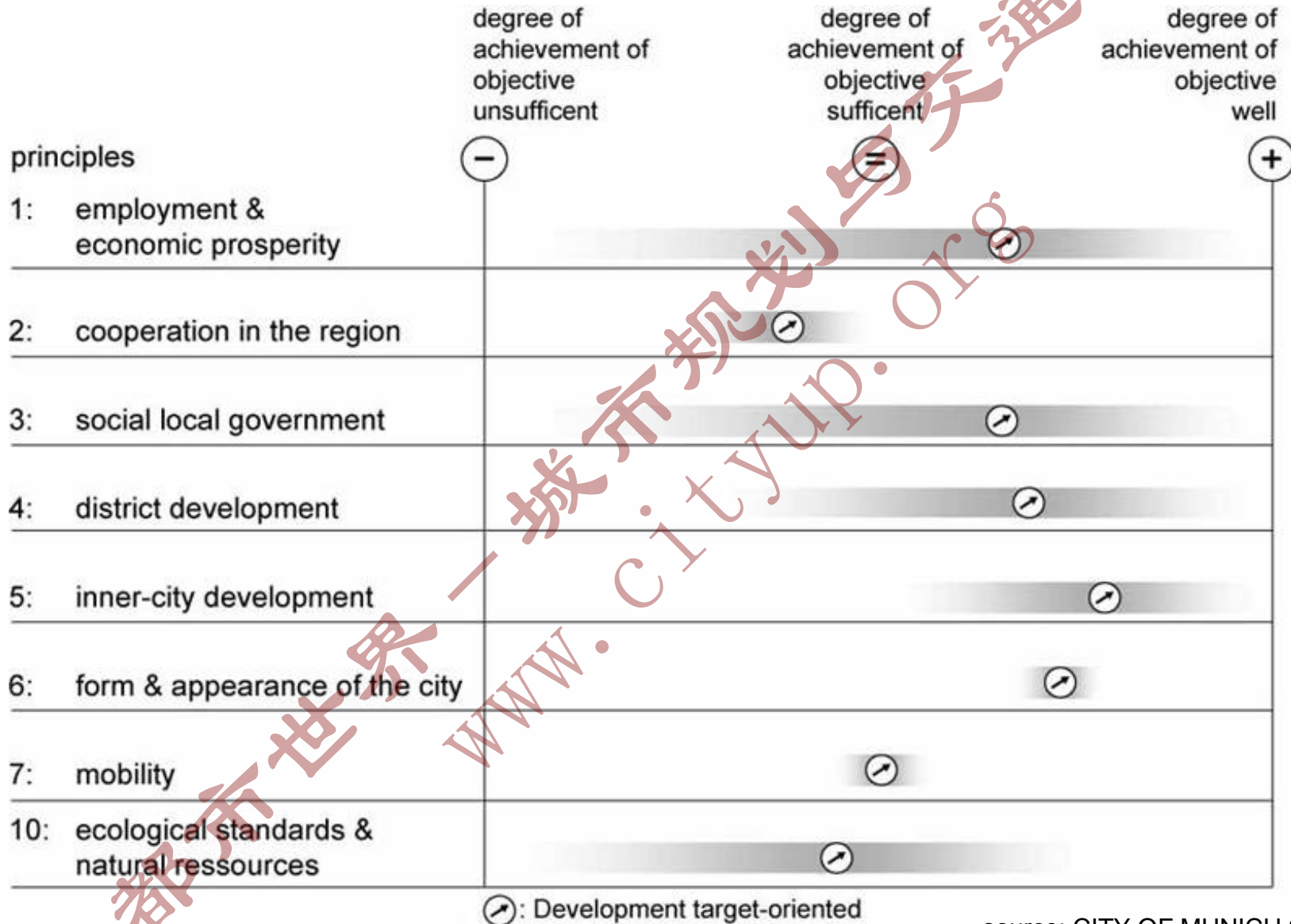
source: CITY OF MUNICH 2007

# External evaluation of PM: findings

- PM manages to combine:
  - built environment,
  - spatial urban development,
  - socio-economic issues.
- PM: represents comprehensive attitude of urban development able to tackle challenges for Munich
- PM: structure enables adaptation of guiding principles to future needs: e.g. climate change, social inclusion, territorial governance

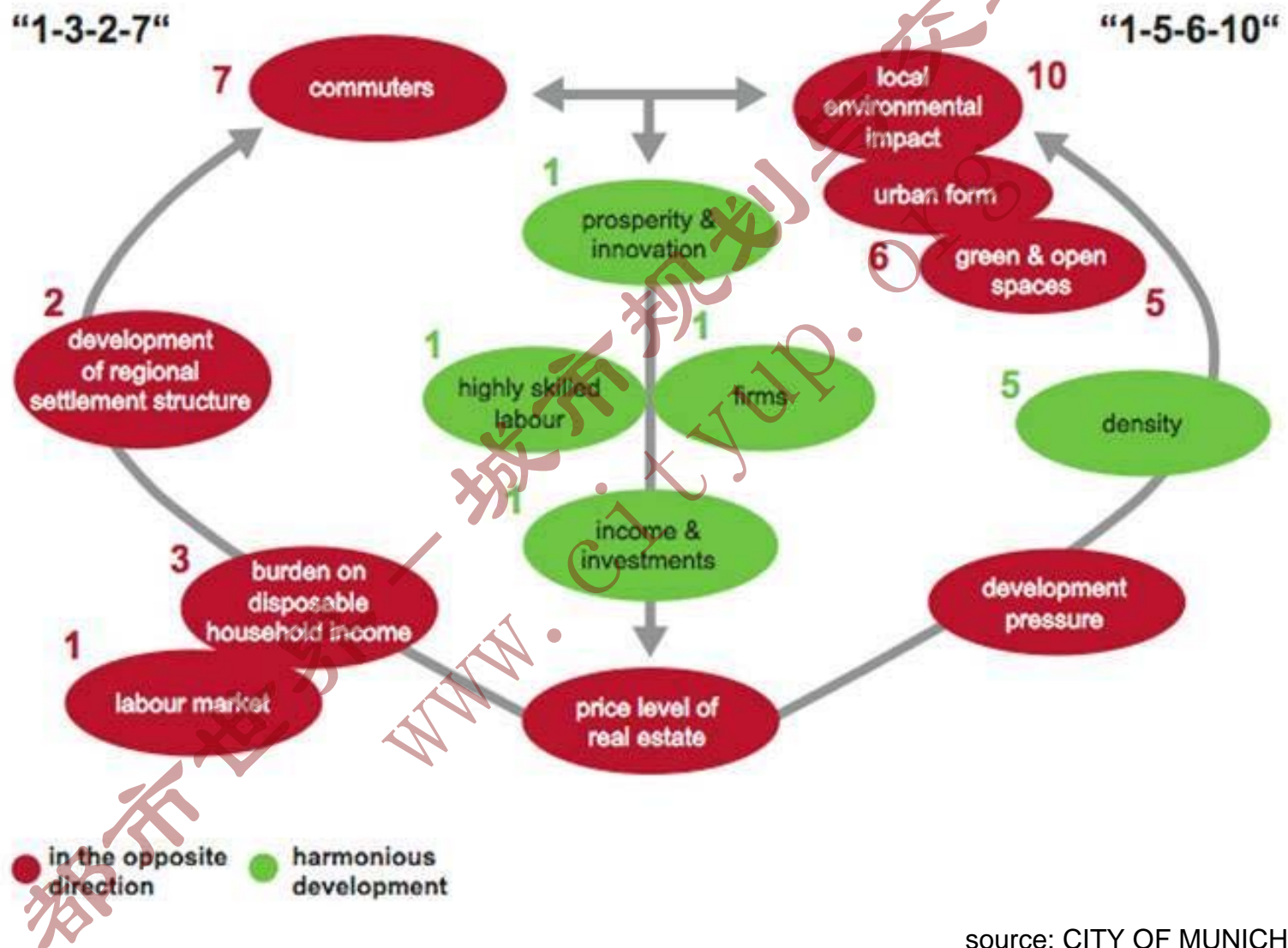


# Degree of achievement of objectives of guiding principles of the PERSPECTIVE MUNICH



source: CITY OF MUNICH 2007

# Inter-relationships between guiding principles of the PERSPECTIVE MUNICH



source: CITY OF MUNICH 2007



# Lessons learnt from evaluating PM (1)

- a strategy of "internal expansion" and re-use of former industrial, military, airport or railway lands is without alternative in respect of sustainable spatial development
- economic cost-benefit-approaches argue against further urban sprawl and in favour of an internal expansion in growing cities
- integrated urban development strategy like PM seems to be a precondition for managing long term planning and implementation processes of internal expansion

## Lessons learnt from evaluating PM (2)

- sustainable urban development strategies need a complementary approach by adequate strategies and governance capacities on the wider regional level
- external evaluation - using participatory approach - of the city's urban development strategy adds significantly
  - to evidence-based policy making as well as
  - to planning reliability
  - to building trust and acceptance for integrated policy
- planning reliability in turn proves to be a major asset for attracting investors, firms and inhabitants



# Looking ahead with regard to urban sprawl

- Strategies against urban sprawl are scale-dependent: the city in the region in the mega-city region
- Assuming responsibility for sustainable development implies city-internal diversification and densification, as well as
- Co-operative strategies with city-region in order to balance economic, ecological, social side of sustainable development
- Framework condition matter: which preconditions are necessary in decentralised federalist nation states in order to get core cities and neighbouring suburbanised communities interested in a sustainable land use policy (balancing growth and quality of life)?



**thank you for your kind attention**