Urban Development Management in Munich, Germany.
Integrated strategy, impacts, learning from external evaluation

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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**

**Countervailing influence**
Europe

- London
- Paris
- Berlin
Urban development management

PERSPEKTIVE MÜNCHEN

- 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

www.cityup.org
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

Former Stetten-Barracks

Trade Fair City Riem
Compact, urban, green: examples

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

Development potential 2020:
- 580 ha housing - 60,000 units
- 130 ha office - 1,82 Mio sqm floor space
- 225 ha manufacturing/industry
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

Assessment of achievement of objectives: principles & projects
Assessment of decision making and implementation processes
Assessment of objectives and organisational structure

Future challenges and options for improvement

Recommendations
To update and improve principles and organisational structure
To redesign processes
Indicator-based monitoring system

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

<table>
<thead>
<tr>
<th>Principles</th>
<th>Degree of achievement of objective unsufficient</th>
<th>Degree of achievement of objective sufficient</th>
<th>Degree of achievement of objective well</th>
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<tbody>
<tr>
<td>1: employment &amp; economic prosperity</td>
<td>[Image of achievement]</td>
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<td>2: cooperation in the region</td>
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<td>3: social local government</td>
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<td>4: district development</td>
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<td>5: inner-city development</td>
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<td>6: form &amp; appearance of the city</td>
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<td>7: mobility</td>
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<td>10: ecological standards &amp; natural ressources</td>
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*: Development target-oriented

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