

# Planning and Management of Urban Renewal – Insights from German Cities

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# 1. Starting Point

## History and deficits of Goerlitz' old town



### Goerlitz - facts & figures

- 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

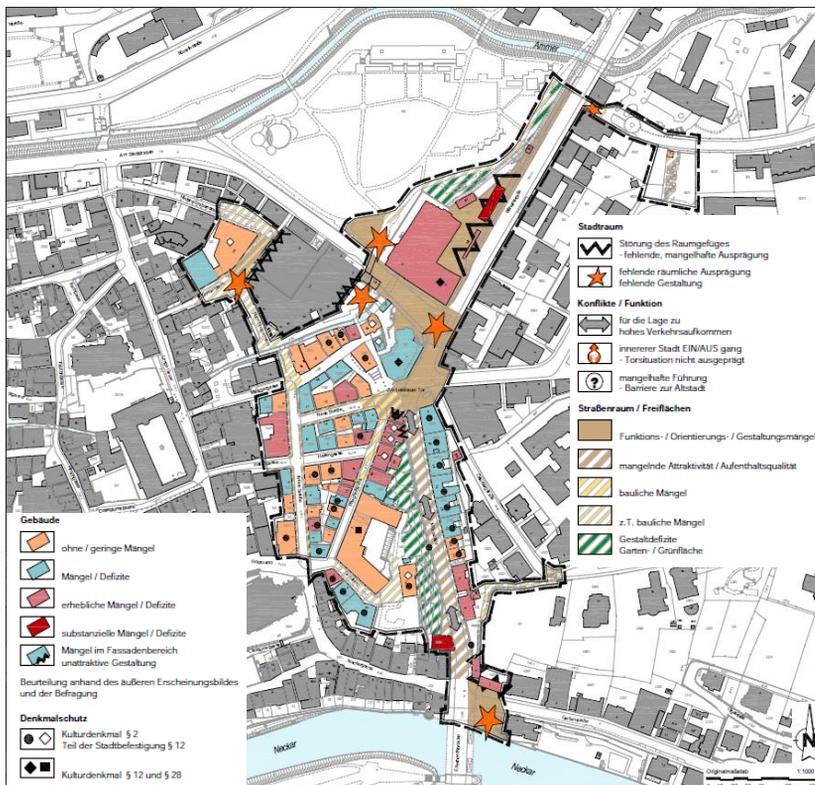
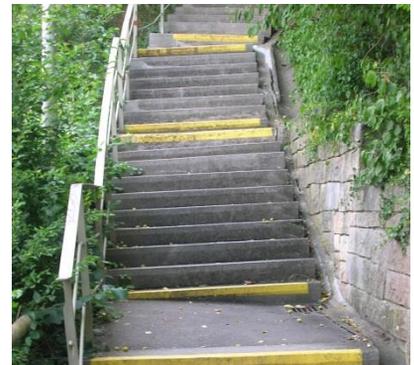
- Euro City  
Görlitz/Zgorzelec
- East of Saxony
- Almost 60.000 residents
- Decling population
- Unemployment rate 8.9 % (07/2017)
- Roughly 4000 monuments



# 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  
Universitätsstadt

## Tuebingen

### - facts & figures

- University town in prosperous south-west Germany
- Almost 90.000 residents
- Increasing population
- Unemployment rate 2.8 % (07/2017)

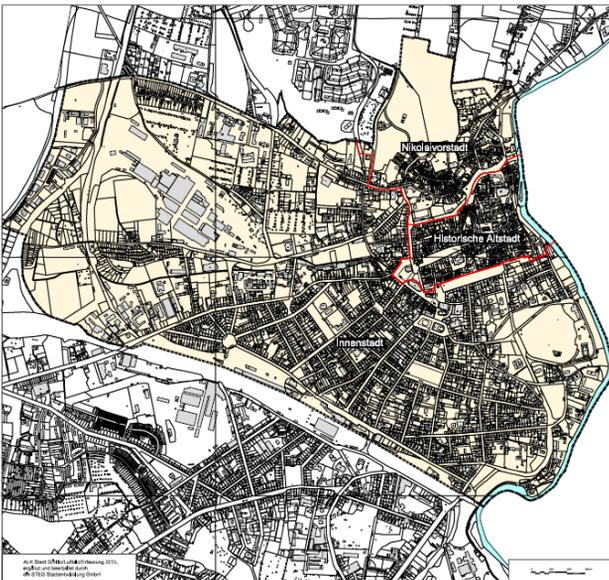
# 2. Institutional setting

## Urban development grants

40%

municipality

60%

state and  
federal state

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 Altstadttrand”
- “Stadtumbau West”: urban development grants by state, federal state and city

administration  
(planning,  
monument  
protection)

council

advisory boards

Funding  
authorities

main  
stakeholders

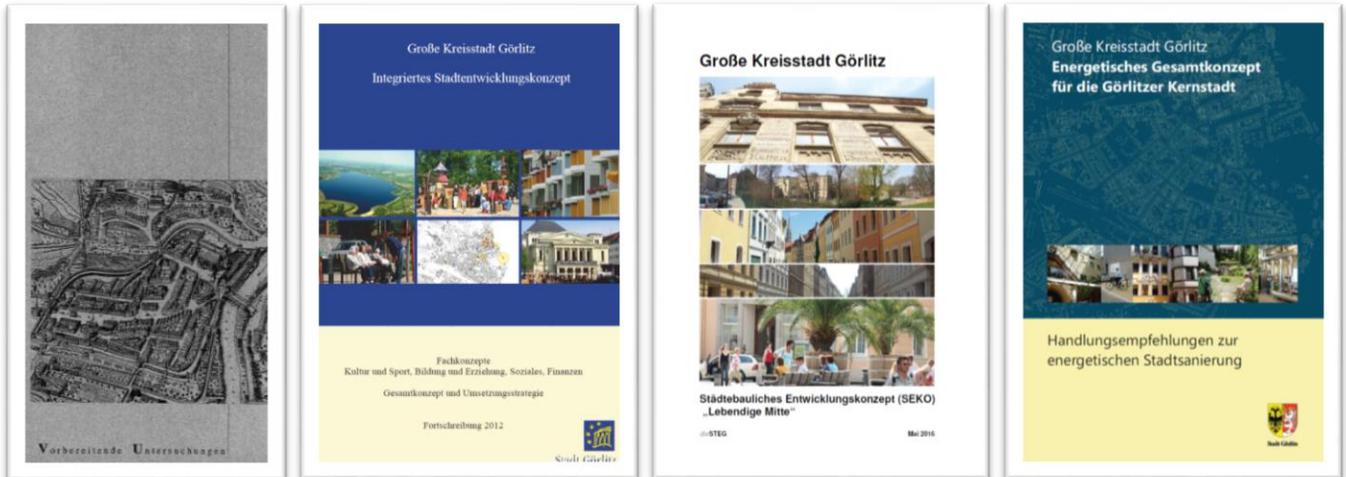
die **STEG**

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



# 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)



Schwäbisches Tagblatt  
15/05/17



# 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