

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

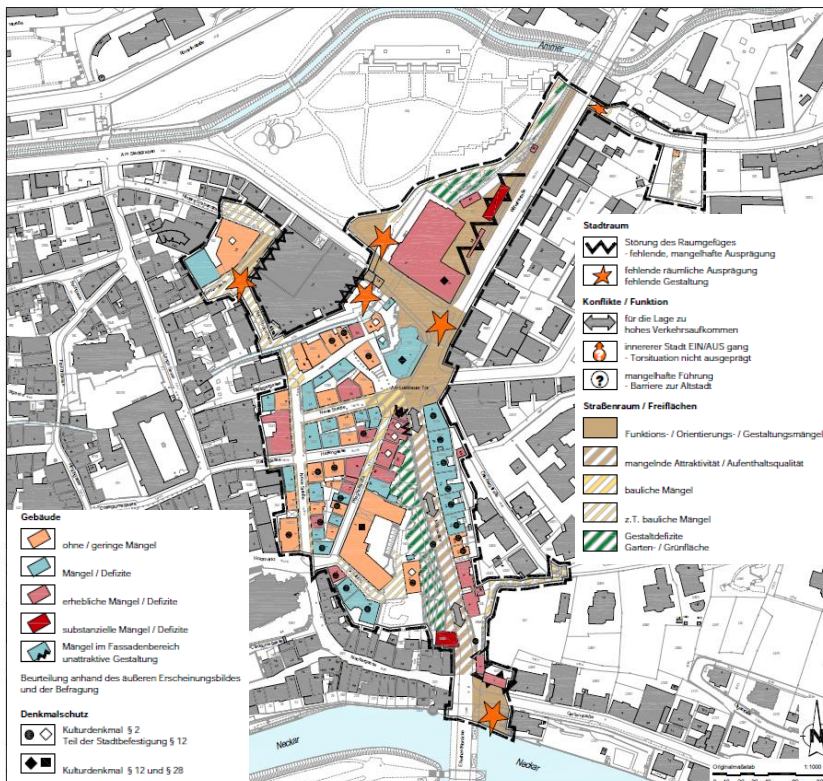
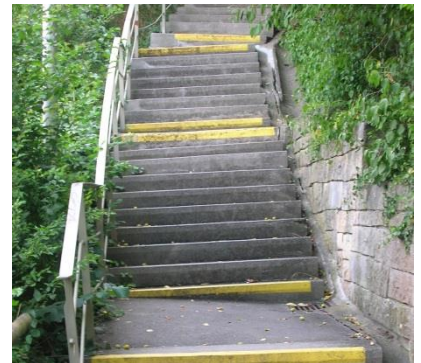
- Euro City
Görlitz/Zgorzelec
- East of Saxony
- Almost 60.000 residents
- Decling population
- Unemployment rate 8.9 % (07/2017)
- Roughly 4000 monuments



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
Universitätsstadt

Tuebingen

- facts & figures

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

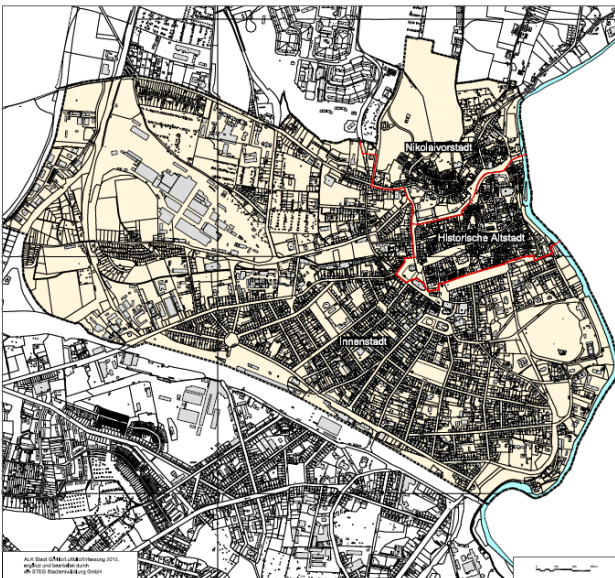
2. Institutional setting

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

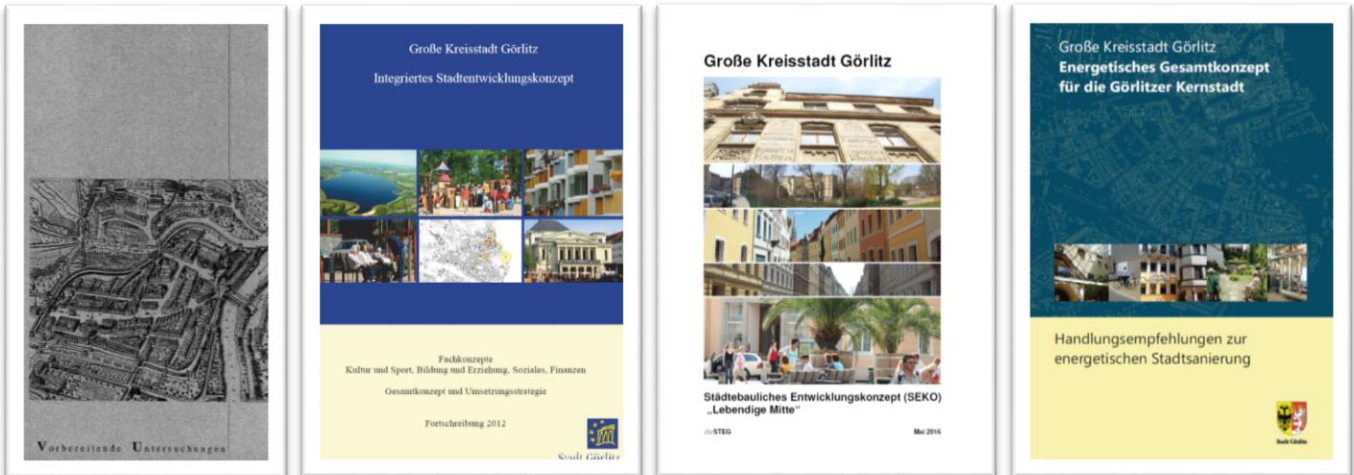
die **STEG**

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

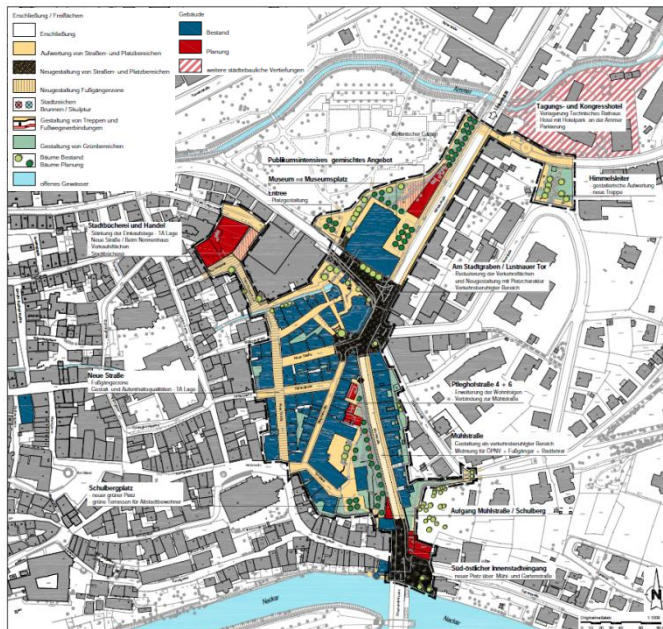
Securing
endangered
buildings

Upgrading
infrastructure

Modernizing
buildings

Changing focus from 1990 to today

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



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