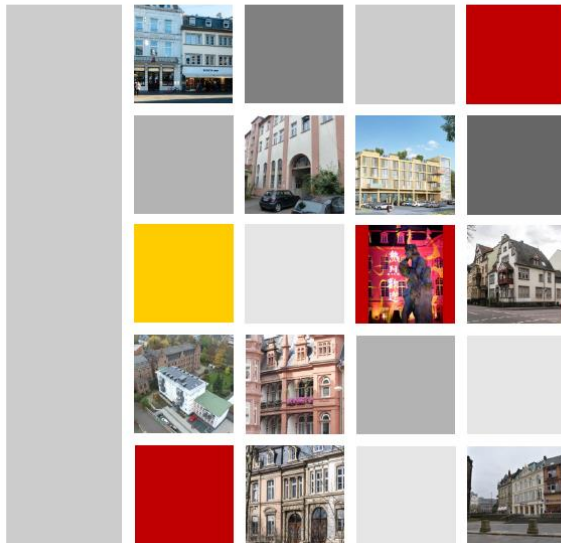


Usage Planning and Action Programme "Trier City Center as a Residential District in 2025+"



Sektorales Nutzungs- und Handlungsprogramm Wohnen Innenstadt Trier 2025+ (SeWohn)



1. Institutional setting

Framework conditions for the project:

- Basis: Resolution of the Trier City Council in April 2017
- Co-Financing: 65% of the costs paid by the federal state Rhineland-Palatinate (Ministry of Finance)
- Project duration: 18 month (End of the project: April 2020)
- Project staff: 1.5 employees
- Project management: Department of Urban Development and Statistics (City of Trier)

2. Starting point

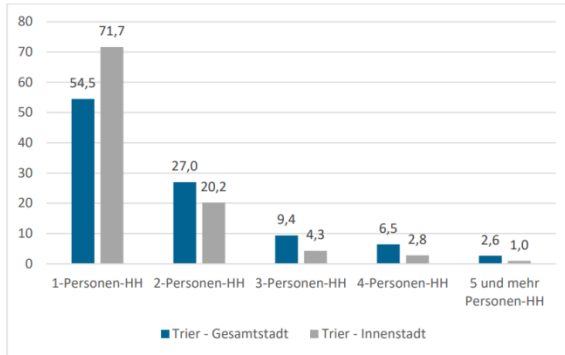
Main challenge:

There is a growing pressure on the Trier housing market, which makes it necessary to build new housing units. On the other hand, open spaces are important for recreational purposes, which leads to a classical tradeoff. Additional living spaces in the city center could help to minimize this conflict of objectives.

Target of the project:

The aim of the project was to identify potential residential construction projects (new construction and existing buildings), evaluate them, select lead projects that would have a high probability of implementation, and to work out the details of the lead projects.

3. Approach



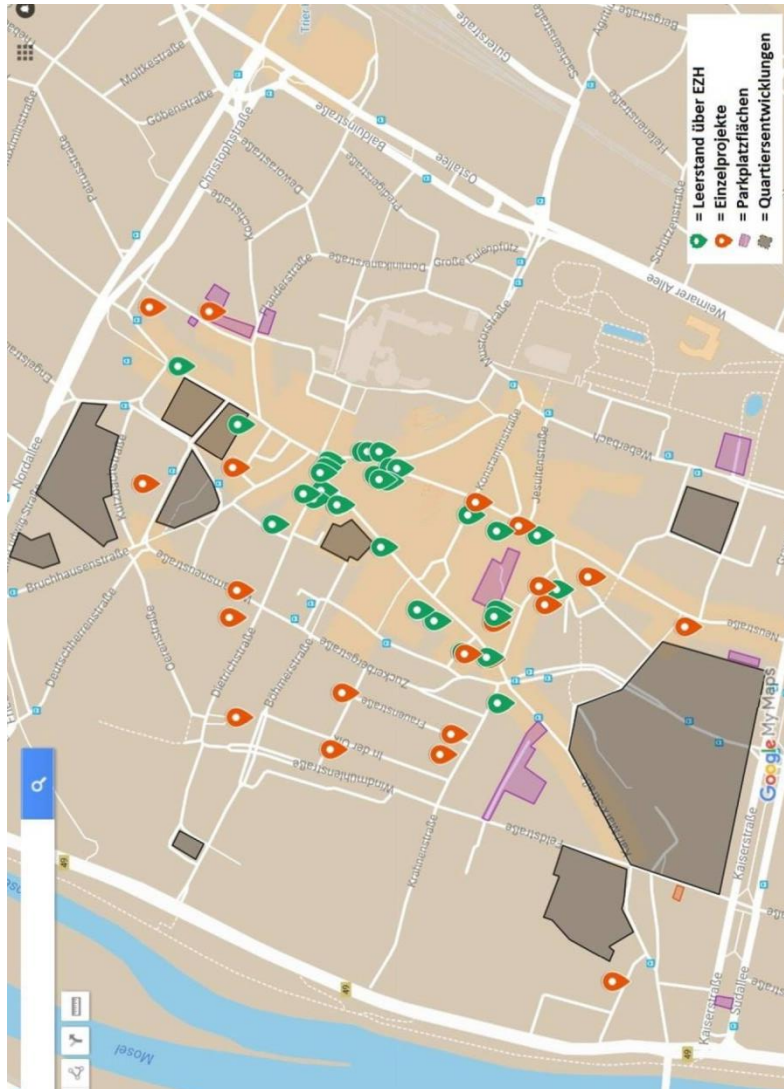
Schwerpunkt der Nutzwertanalyse	Unterstützung von Richtungszielen	Rechtliche und administrative Machbarkeit	Impulsfunktion/ Pilotprojekt	Erschließung	Umsetzungsinteresse	Summe
Umsetzungsorientiert	20	10	10	10	50	100
Strategisch	50	10	10	10	20	100
Gleichgewichtet	35	10	10	10	35	100



Methods and instruments:

- Statistical evaluation of the housing market
- On-site inspections and documentation of raising potentials
- Expert discussions
- Utility analysis (scoring, selection of lead projects and prioritization with respect to weighted criteria)
- Personalized consultancy of private investors incl. calculation of profitability
- Best-Practice-Analysis

4. Outputs



Results of the project:

- Identification of 64 potential residential construction projects
- Amongst these, 25 were selected for more detailed analysis (2,800 potential housing units with 117.5 ha of saved building land)
- Selection of 10 lead projects:
 - 1,051 housing units for
 - 1,540 residents
 - 8,550,000 EUR purchasing power tied to the city center
 - 51 ha of saved building land

5. Lessons learnt

- The city center of Trier has considerable potential for residential buildings (private as well as urban properties)
- The development of this potential would result in a significant tie-up of purchasing power in the inner city and land savings in the suburbs.

Requirements for the implementations are:

- Active approaching to owners and potential investors and showing them the profitability of the project
- Constructive exchange between the specialist departments involved
- Willingness to solve problems and to compromise (e.g. construction vs. monument protection)
- Consultation of the functional city zoning for the optimal implementation of the projects

6. Follow up

Further plans for the project: Implementation of the following measures:

- Consultation hours for investors and builders (reactive advice) and targeted approach to investors and builders (active advice)
- Municipal housing market observation (city center)
- Active and professional property management by the city administration
- The area category “urban area” (German ordinance on use of buildings) in development plans
- Adaptation of the statutes to redefine mandatory car parks (e.g. less mandatory car parks per housing unit)
- Real estate project management for housing in the city center
- Establishment of an urban development company for housing in the city center