

Connecting with Neighbours – City-Region Dialogue

In dialogue from the beginning – involving citizens earlier than ever before ...

Munich is known for its dynamic society, thoroughly interested in the future of its city. The future development of Munich's north-east has not yet been clearly outlined. Nevertheless, dialogue in 2012 with citizens to gather their input into the renewal of the integrated strategic concept 'Perspective Munich', and numerous messages to the city administration, demonstrate that many people are reflecting on it. They would like to become part of the development of Munich North-East and would like to be informed at an early stage.

The city administration sees this as a great opportunity. From the very start, the new urban district will be based on joint efforts together with local inhabitants. These people will live within the neighbourhoods emerging over the coming decades – or close to those areas – so they should be able to make them their home.

... and neighbouring municipalities

The city and city-region are increasingly becoming a single functional area for living and working, and more and more often, citizens regard territorial borders as arbitrary. According to forecasts, the region of Munich (without the city) will continue to grow strongly – growth of 8 percent is expected by 2030 (baseline 2011).

The resulting demand for housing, green areas, industry and trade, as well as for social and technical infrastructure, can only be met through cooperation. This means new and improved cooperation between the City of Munich and the municipalities around it, as well as within the metropolitan region.



Kick-off for Dialogue

The Munich North-East development project offers broad scope for participation for the inhabitants as well as surrounding municipalities from the beginning. As early as July 2014, the city sent out the first invitation for information and discussion. The response to this launch event was strong: about 230 citizens attended a bus tour around the area and engaged in important discussions with representatives from the city administration, as well as with external experts.

The ensuing plenary discussion attracted about 200 people. Munich's head of urban planning, the lord mayor of Munich's neighbour Aschheim, as well as representatives from the affected city district councils and of Munich's public adult education organisation (Volkshochschule München), were available for debate. On the Saturday, 90 interested citizens took advantage of the opportunity to bring in ideas, work together and discuss their concerns directly with planners, and share their local knowledge. The experts commissioned only recently to deliver an integrated structural concept contributed intensively to the discussion.

This is probably the first time Munich's inhabitants have been able to participate as local experts at such an early stage in the design of an urban development project. At nearly 600 hectare in size, the project will have an impact on the city as a whole. Because of its importance, specialists will develop and implement a communications concept on behalf of the City. They will integrate and further develop the results of the successful kick-off events. Over the coming years, it will be necessary to find new methods for involvement and an appropriate approach to deal with the long-term nature of the planning process.

Munich North-East – Dialogue in Progress



Outlook ...

The large number of participants, as well as the lively exchange during the workshop, demonstrate the high level of public interest in Munich's north-east development. With the integrated structural concept, the City of Munich aims not only to fulfill the requirements of different planning disciplines. Instead, it hopes to incorporate the ideas and proposals from this broad dialogue with citizens and neighbouring communities into the following, more concrete planning steps.

Through the series 'In Dialogue about Urban Transformation' we present urban experiences and good practise collected by EUROCITIES working groups (WG). Many European cities are faced with the challenges of (rapid) growth and socio-demographic change. To achieve and ensure sustainable development, cities focus on inward development with densification, energy efficiency, and socially-balanced solutions. The ways of reaching these goals vary between the cities. Nevertheless, each example provides guidance or inspiration for others to improve dialogue and participation. The tools, methods, and approaches we present include outstanding visualisation, involvement, co-design, GIS-modelling, and more.

WG Integrated Urban Development (Economic Development Forum)
We exchange on integrated and cross-sectoral approaches, using peer-exchange to improve day-to-day practice in projects and urban development. Our focus on urban transformation and densification includes emphasis on participation, dialogue and multilevel governance, carbon neutral planning/renewal and its social impact, as well as resourcing integrated projects. These complex issues often overlap; therefore, we seek exchanges with other working groups!

WG Housing (Social Affairs Forum)
WG Housing gathers representatives from more than a dozen cities. Our objective is to raise awareness of the importance of housing for social cohesion in European cities by comparison of national/local housing policies and development of recommendations with regard to: affordable housing, social housing and housing of special target groups, mixed-use urban developments, housing and social cohesion, rehabilitation of existing housing stock, transfer of know-how.

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Urban Development Planning

Munich In Dialogue about Urban Transformation

Growing with the Landscape - Early Dialogue Beyond City Borders



In Dialogue about Urban Transformation is a joint publication of the City of Munich and other member cities of EURO CITIES

Munich – Reaching its Limits

Munich is an attractive and growing city, and this trend is set to continue over the coming years. In recent years, the city has experienced a population increase of about 25,000 inhabitants per year. With the economy continuing to flourish, the city's population will probably grow by another 15 percent over 20 years (baseline 2011). Munich will then be home to 1.65 million people in 2030 and will need 152,000 additional housing units. This will have a big impact on the city's appearance.

The predicted shortage of space

The predicted shortage of space Over the past two decades, broad structural changes in Munich's urban development resulted in the unprecedented clearance of full inner-city development areas.

During a period of enormous growth, these areas of around 650 hectares became available for possible reuse, particularly for housing. But similar spatial growth is unlikely in future. Munich envisages a shortage of space for settlement areas from 2015, which may lead to scaling back in the longterm, especially in subsidised housing.

Potential for Internal Growth

In order to provide for the city's future spatial development requirements, any new strategies should tap into Munich's potential for upgrading existing buildings and building new ones within the 'inner' urban areas. In addition, it is necessary to explore options for acceptable development in 'outer' – suburban and open-space – areas of the city.

Outlook for Munich's long term conditions for settlement development:

Inhabitants 2013 (main place of residence)	1.465 million
Urban area	310.7 km ²
Density	4,710 inhabitants/km ²

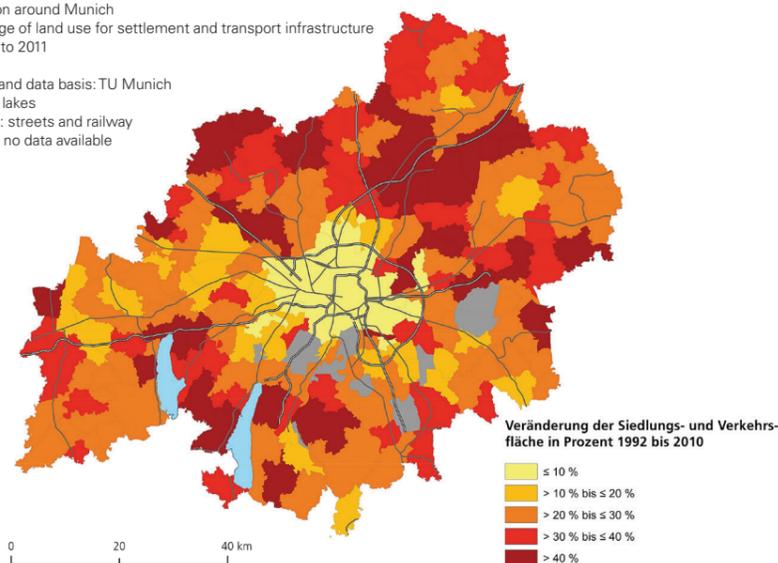
Forecast:

Population projection 2011 - 2030	+213,000 inhabitants
Demand due to population increase	+122,000 housing units
Necessary replacement of buildings	+30,000 housing units

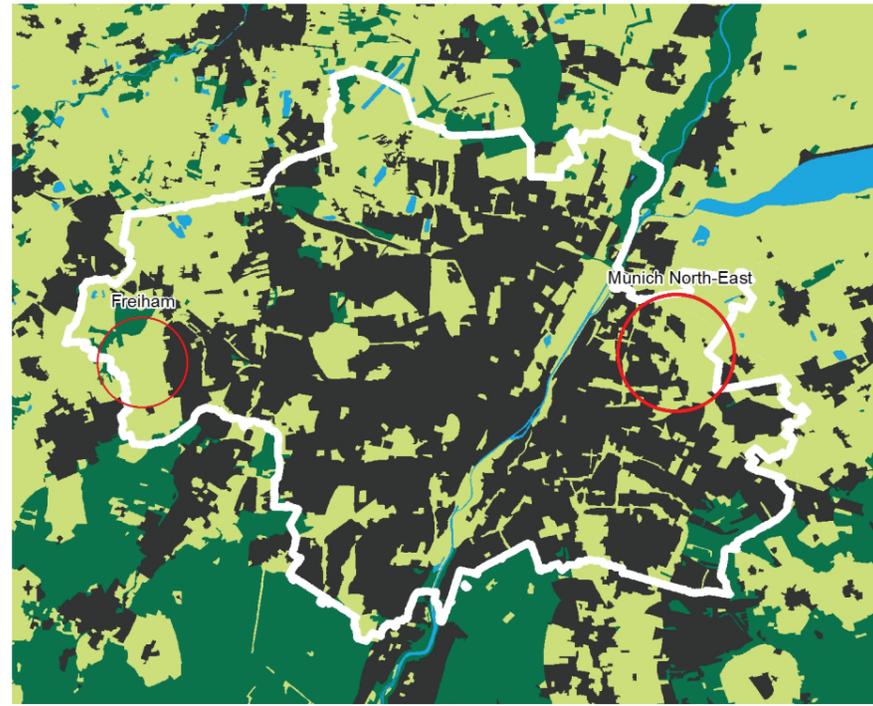
Overall demand by 2030	+152,000 housing units
Potential on areas available	+54,000 housing units.

Region around Munich
Change of land use for settlement and transport infrastructure
1992 to 2011

Map and data basis: TU Munich
Blue: lakes
Black: streets and railway
Grey: no data available



Long-term Settlement – Analysing Potentials and Barriers



Map of Munich and its surroundings showing settlement and green areas (forest, open/fen landscape), the river Isar and other water areas, the city border, and the location of two development areas: Freiham and Munich North-East. City of Munich (2014)

Long-term Settlement Development

To deal with these issues, the City of Munich launched the 'Long-term Settlement Development' project in 2009. External teams of experts analysed the topics of densification, restructuring and settlement in suburban landscapes in pilot areas. The objective was to find sustainable and effective ways of creating housing space. Munich is a city with limited land and an already high population density: within the most densely-populated urban district of Schwabing-West, there are more than 15,000 inhabitants per square kilometer (151 inhabitants/hectare). Inhabitants and those in neighbouring areas affected by the many urban development projects carried out in recent years are not always in favour of the development. It is therefore of the utmost importance to gain the support of residents for further growth and to 'take people on board' for development. This means it is especially important that local and regional green corridors are safeguarded, and that

densification is accompanied by the upgrading of social infrastructure, new or improved accessibility of public transport, or even noise abatement measures.

Settlement development is a topic with a strong regional dimension. With a large number of shared challenges, it is crucial to work together with the surrounding municipalities and other cities within the metropolitan region to secure a common understanding.

For this reason, the City invited the population and the neighbouring municipalities to join a participatory process and dialogue for the first time, well before beginning the concrete planning stages. The municipalities of Aschheim, Unterföhring, Feldkirchen, and Haar as well as the Landkreis of Munich (an administrative district) are directly or indirectly affected and now involved. In Munich, it has become ever more clear that people want to be involved early in the urban development processes.

Munich North-East – Dialogue from the very Beginning

Settlement Development in North-East Munich

The development area in Munich's north-eastern part is about 600 hectare. Together with the new urban district of Freiham in the west, Munich North-East represents the second and final potential area for large-scale suburban settlement development. Both areas are part of the transition zone green-belt and city. There are two reasons why settlement and landscape development will take place in these areas: one is that the city is faced with high settlement pressure, and the other is the need to manage this urban growth in the most sustainable way possible. 'Compact, urban, green' has been a longstanding motto for Munich. (Re-)Densification within the already built-up area and restructuring measures will not be enough to cope with the growth the city expects. By 2040, new housing and social infrastructure for 20,000 people, about 7,500 new jobs and a landscape park will be developed in Freiham. From 2017 onward, some 85 hectares of this area will provide space for housing for the first 10,000 inhabitants.

The development of Munich North-East has a long-term planning outlook. According to the current land use plan, housing for 10,000 people and 2,000 jobs should be achieved. But the area's potential might be bigger. Therefore, the City of Munich took the first of several decisions for a 'preparatory analysis for urban development' ('städtebauliche

Entwicklungsmaßnahme') according to the German Federal Building Code in 2008. This enacted special regulations of the building law, which enable the City to start conceptual planning without triggering an immediate land price increase. In November 2013, the City Council commissioned additional expert reports which should result in an integrated structural concept. Four different planning experts will feed their expertise into the concept through an iterative process. The aim is to find out what development potential could be foreseen beyond the current land use plan.

Suburbia – developing settlement together with the landscape

The features of the open fen landscape which characterises the north east of Munich will be preserved on a large scale. Close to the city, a peri-urban landscape will emerge combining recreational use and cultural landscape. To make this recreational area accessible from the city as well as connect it with the open landscape, the city will develop green corridors and attractive cycling routes at city-region level. Valuable habitats will be maintained and linked with each other; a specific waterway shaping the landscape – the 'Hüllgraben' – will be preserved; and the City will decide on an environmental compensation procedure. The project's aim is to create new settlement structures which achieve their specific identity through the interplay of landscape and settlement.

Size of Munich development areas compared with the city centre area

