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 (Volkschule 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.

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WG Integrated Urban Development (Economic Development Forum)

We exchange on integrated and cross-sectorial approaches, using peer-exchange to improve day-to-day practice in projects and urban development. Our focus on urban transformation and densification include emphasis on participation, dialogue and multi-level governance, carbon neutral planning/crènval and the social impact, as well as resourcing Integrated Projects. These complex issues offer overlap. Therefore, we want exchanges with other working groups!

WG Housing (Social Affairs Forum)

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

www.eurocities.eu
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 long term, 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 |
| Average density | 4,710 inhabitants/km² |
| 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 |

Long-term Settlement – Analysing Potentials and Barriers

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 kilometre (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, Unterfohring, 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 hectares. 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 corridors 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 (‘städtetäleiche 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.
There are numerous action groups and stakeholders within the area willing to advocate a sustainable redevelopment. Adding to pre-established concertation arrangements on urban development issues, the crucial point regarding the USER approach consists of how to address common goals, methods and procedures, e.g.

- What suggestions are there for temporary and/or permanent art installations as well as any kind of visual enhancement that residents may look after?

The USER local support group (LSG) brings together stakeholders from various issue-focused associations as well as municipal staff from different departments and residents. The members of the USER LSG have formed six working groups on specific aspects (maintenance, photography, place making issues) or small-scale geographical hotspots (railway embankment area, Schützenstraße, semi-public spaces). They are currently finalising the analysis of public space and drafting recommendations for future development. Draft suggestions and plans for improving specific spots are due to be submitted by the end of 2014 in the Local Action Plan. Its final version will be submitted to the City Council’s Planning and Building Committee by April 2015, taking into account the assessment provided by the partner cities and USER’s advisors.

Dresden is looking forward to using the lessons learned within the USER city network and to engage in more effective dialogue with the public about urban transformation.

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Dresden – old burdens – new dynamics

With a total population of 530,000 Dresden is the 12th biggest city in Germany. From 1989 to 1997, it has lost more than 80,000 inhabitants (owing to substantial outward migration, following German reunification as well as to a temporary decline in birth rate). Since then, the city has recovered about 90,000 inhabitants due to the incorporation of neighbouring towns as well as the recovery of migration gains and a natural population increase.

At the time of German reunification in 1990, large parts of the old housing stock were in an appalling state of disrepair and lacked public spaces. However, cutbacks are expected over the coming years.

Western Fringe of the City Centre

The ‘Western Fringe’ area is currently characterised by:

- predominantly refurbished dwellings dating from various periods
- an increasing number of newly built blocks
- a couple of brownfields and ‘brown buildings’ (run-down buildings, partly with damages caused by WWII)
- an elevated railway track that divides the two sub-areas from one another
- rather poor retail structures
- large healthcare facilities and retirement homes which represent the main economic activities

Urban redevelopment – public tasks and urban challenges

For this area, public renovation schemes were launched several years ago. While residential redevelopment projects are predominantly up to the private sector, upgrading and management of open and green space remains a crucial task for public authorities in the context of urban reorganisation. The area features a lot of green and open spaces including obviously unplanned and disorganised plots. Nevertheless, in addition to claims for upgrading, residents frequently advocate the creation and extension of additional green and open spaces and corridors. Does this mean that the City is confronted with an ‘unrealistic’ perception? Or does this trend coincide with upcoming needs in terms of adaptation to climate change, resilience, appropriate residential density and social interaction? Despite the still inadequate attractiveness of the area, many inhabitants appear to be afraid of future developments likely to result in the loss of open spaces (being equivalent to their familiar residential environment), a rampant gentrification and increasing rents, noise and traffic.

If available and affordable, the municipality regularly strives to redesign and connect open spaces as user-friendly spaces for leisure time activities. On the other hand, objections are raised as to some of those redesigned green recreational areas not meeting the public’s demand (oversupply) and/or resulting in excessive maintenance costs. In any case, the City is challenged – there are still plenty of vacant lots waiting for either near-natural or building (re)development.

Public and green spaces as a main focus for public participation

Dresden, like many other cities, regularly aims at ensuring public participation in the context of land-use planning or major redevelopment schemes – either as part of binding procedures or in addition, as various kinds of civic involvement in urban planning. The latter include for example joint ‘walking diagnoses’ by planners and stakeholders across key areas for innovative master planning, or a couple of fora for discussion according to the ‘Dresden debate’ format.

In 2012, the city seized the chance to join the URBACT network ‘USER – changes and conflicts in using public spaces’. Nine cities from eight European countries set up their respective local support groups. They have been drawing up local action plans addressing methods and actions likely to improve the quality, sustainability, security and conviviality of public places. Dresden’s ‘Western Fringe of the City Centre’ was assigned as USER pilot site.

While the final report will be presented in 2015, a couple of valuable outcomes have already been realised, like the mapping of spots where people feel comfortable/uncomfortable and a survey of the perception and uses of public spaces, conducted by Dresden’s University of Technology – General Economic and Social Geography.

Proposals for improving neighbourhoods

Categories of actions

- Greenery, trees
- Sports facilities, playgrounds
- Maintenance, order, cleanliness
- Increase of amenity values
- Refurbishment
- Services, retail, bars, cafés
- Physical restructuring and upgrading
- n/a

Number of mentions

0 0

URBACT project ‘USER’

Dr. S. C. Buhrs

Three main focal points:

- the debate of general economic and social geography
- Dresden University of Technology 2012
- Dresden’s ‘Western Fringe’ area

For more information about the project: http://www.urban-renewal-user/homepage/

Residents mapping comfortable/uncomfortable places (on the occasion of the annual celebration of the Friedrichstadt neighbourhood, 2013)
Stockholm Dialogue Process: Key Messages

Stockholm's key messages for further dialogue processes are:

- The active participation of residents is a precondition for Stockholm’s sustainable development to positively influence densification and transformation processes.
- Participation provides for better knowledge and evidence for sustainable and fair decision making by planners.
- Initiating dialogue at the early planning stages leads to many diverse perspectives and also increases involvement and understanding among citizens.
- Effective dialogue at neighbourhood level seem to be the easiest way to channel inputs into the detailed plans.
- Consultation with residents also delivers a comprehensive picture of the city’s overall development. However, this process needs to be properly moderated, well-established and requires continuous consultation from the very beginning.
- Participation is a broader and more comprehensive concept than dialogue and consultation, and even includes a certain influence on planning decisions. However, there is no co-decision making procedure for citizens in Stockholm yet.
- Frequent consultations are an important pre-condition for better understanding, mutual learning and cooperation among citizens.
- It is also essential to organise broad and inclusive participation processes in order to make urban transformation a durable success. Urban transformation, where densification is a central factor, must involve robust and resilient structures that take into account social needs, climate change and reduced resource demand. Last but not least there is a high demand for good internal coordination among the City’s administrations, which requires new forms of planning and decision making procedures where sustainable urban development takes into consideration market requirements.

Continuous improvement of structures and instruments as success keys

Based on work in recent years on densification and dialogue projects, some general conclusions can be drawn. It is crucial to have planning and management structures that continuously coordinate urban development initiatives in association with the City’s investment strategy and in accordance with the City’s annual budget. It is necessary to have strong and continued political support over the coming decades for the transformation of the urban fabric with 140,000 new housing units. The need for in-depth analyses, including control over land, more knowledge about the conversion possibilities of existing neighbourhoods and new planning instruments are important supporting factors.

Stockholm Dialogue Process

Urban Development Planning

Stockholm in Dialogue about Urban Transformation

Modelling and Counselling – Experts and People Change the City
Stockholm, the Walkable City

Stockholm is at present one of the fastest growing cities in Europe. It is estimated that the city will grow from today’s 905,000 inhabitants to one million in about eight years’ time. This requires a high rate of housing construction. The City Council has therefore decided to plan for an additional 140,000 new housing units by 2030, i.e. approximately 9,000 units a year. This means that the city’s current morphology will change considerably in many areas due to densification, transformation, and new public infrastructure. The successful implementation of the plans heavily depends on the participation and active involvement of Stockholm’s residents, NGOs and the business sector. Stockholm’s city planning follows key guiding principles such as sustainability, a human-oriented approach, and the goals to create an open, connected, innovative and more polycentric, better interconnected areas. The central area of Stockholm will be extended into several strategic development areas which are all brownfield areas or former industrial zones/harbours. This will provide diverse new city areas that support Stockholm’s competitiveness, sustainable mobility i.e. walking/cycling, and connect areas that are currently isolated. In practice, this means expanding the inner city beyond its historic borders, which represents a big change for Stockholm’s planning philosophy.

A New Urban Morphology

This urban transformation will lead to urban development processes which will see the current distinct morphology gradually disappear. Spatially, the city’s planning efforts will also strengthen the identified nine strategic nodes and create new connecting corridors containing housing, improved green areas and infrastructure. The better linkage between currently non-integrated city areas should help to re-strengthen the city’s suburban fabric. This too is a planning effort that leaves behind the original concepts of clearly-defined areas to form new, mixed and better interconnected areas.

The work around Stockholm’s housing potential shows that business as usual or simple ‘in-fill’ measures result in very limited densification possibilities compared to the rather radical ‘transformation’ scenario. Fundamental changes are needed both in the planning processes and in the urban fabric itself. It also includes a change in the existing urban morphology: new and more dense street networks, improved urban public transport, and a much denser neighbourhood structure including enhanced public and commercial services. As a result of densification, it will even mean that not only will parks be developed in existing green spaces, but also that new green spaces have to be created. The anticipated major transformation of Stockholm’s urban areas means that:

- new financing schemes will have to be established
- a new interpretation of EU directives and Swedish laws must be made (noise regulations, air quality standards, etc)
- new ways of making detailed plans have to be developed
- many planning procedures including the political involvement will have to be renewed.

There is also an absolute necessity to gain the support of Stockholm’s residents for this transformative planning approach. The residents’ planning slogan is “welcome your new neighbours”. This should spell out that the current growth and transformation process will lead to many positive effects making the existing urban fabric more lively, structurally-enhanced and even greener.

Enhanced involvement as key to ensure urban transformation

To deal with the pressing demands of communicating the housing provision situation and the related urban transformation, Stockholm launched a pilot project, the ‘Dialogue Project’. It has helped to improve the understanding of urban planners with regards to public consultations and early dialogues. It has also helped to find new approaches and communication tools for supporting Stockholm’s sustainable development, e.g. by establishing a mobile communication pavilion, a handbook for dialogue tools, and a catalogue of methods that can be used in detailed planning procedures. The difference to previous procedures is that the feedback of citizens and involved stakeholders is much more constructive than before. The experiences so far show that successful debates are informative, improve the exchange of ideas and standpoints, and are helping to raise awareness among residents.

In order to reach the widest possible audience, carefully-chosen communication channels are essential. The Dialogue project has effectively combined existing networks and platforms. Besides the Stockholm City homepage, local media and social media are the most frequently used communication tools. To meet people and enterprises in the local areas, events and discussions are held in open spaces, e.g. squares, using mobile pavilions and showrooms. The use of 3D techniques has helped to improve the visual presentation of the project, especially in the electronic media and in meetings with citizens. A solid management process has been developed for the consultations with residents. This involves three phases: the collection of viewpoints and perspectives, the compilation of suggestions backed by analysis and the set of priorities prepared by local working groups, and finally the provision of feedback to the involved participants on how plans will be implemented.

Streets in Stockholm: Moränvägen (left), Sleipnerv (right)
Everybody loves Kids, right?

When we launched our CU2030 campaign in 2007, we invited parents of newborn babies to have their kids photographed. We then chose ten babies and decided to photograph them every couple of years and let them ‘grow with us’. We decided to make these babies our prominent mascots and let them grow with our project, bridging the gap between now and the future, constructing for their future, our future. We stuck to that plan, but did adjust the plan over the years.

The idea of prominent mascots seemed nice on paper and in the testing phase, but in reality we made some adjustments to the original campaign. One exemplary feedback we got was: ‘You will be done by the time these kids are grown up? I will be dead by then’. We now use the campaign images of the kids less prominently and usually only in a looking back way: ‘Remember her? Now she looks like this and the area has changed with her’.

In 2014, we have asked our professional photographer to regularly take pictures of construction workers. The public connects well with ‘real’ people who are constructing things, making things; this has positive connotations of progress.

CU2030!

We first started our campaign in 2001, adjusted it where needed, and in 2013, the latest survey showed that 88 percent of the public thought the redevelopment of the Station Area is positive for Utrecht. The city has kept the people on board.

Needless to say maybe, but: do follow us on Twitter, YouTube and Facebook!

cu2030.nl/English
@cu2030
facebook.com/cu2030

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We exchange on integrated and cross-sectoral approaches, using peer-exchange to improve day-to-day practice in projects and urban development. Our focus is urban transformation and densification, which include emphasis on participation, dialogue and multilevel governance, carbon neutral planning/renewal and its social impact, as well as recouping 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, 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.

www.eurocities.eu
Utrecht, Centre of the Country

Utrecht gets a total makeover

Utrecht is situated in the economic centre of the Netherlands, and in the transport heart of the Netherlands. The city is the shopping hub of the country and a cultural hotspot. In the centre of the city is the vibrant Station Area, which is currently being completely redeveloped.

The construction of a new Station Area in Utrecht is needed in order to cope with the steadily increasing number of people using the city centre and the growing number of inhabitants. Utrecht has grown by 60,000 inhabitants over the past ten years, and is now home to 330,000 inhabitants.

The Station Area was initially developed in the 1960s and 70s. Among other measures, a historic canal was replaced by a motorway, an entire neighborhood was made to the historic centre, and the new historic city centre. No changes are to be made to the Station Area, and the new Station Area will form a natural extension to the unique central district. This will effectively bring together the areas to the east and west of the railway tracks.

Utrecht Central Station is being replaced by a modern public transport terminal, where trains, trams and buses will meet – in a space large enough to handle the growing number of travellers and commuters: approximately 100 million by 2020. Hoog Catharijne shopping centre will undergo an extensive modernisation. The old music centre is replaced by a new music building; five concert halls under one roof. Utrecht Central Station will get the largest bicycle parking facility in the world, which will house some 12,500 bicycles. In total, some 33,000 bikes will have a proper parking spot in the Station Area. The west of the tracks will house a cinema complex, a hotel and the trade fair, which will be redeveloped. And last but not least: water will once again flow in the Catharijnesingel canal.

How do we keep people on board throughout the process?

Despite the strong impact of the project, we have managed to keep people on board. People may dislike having to bike or drive different routes all the time, but the majority of people have a positive attitude towards our project. This is the case even after ten years of planning and building, and another couple of years of building ahead.

Utrecht is now harvesting the first fruits of its labour; the new music building was opened by HRH King Willem Alexander on 3 July 2014. Ahead of the royal opening, the public was able to try out the new building.

The Utrecht Station Area's communication towards the general public is all published under the CU2030 brand. This brand is used for the entire area, whether it's a project carried out by the City of Utrecht, the railway company or the mall owner. We extensively co-operate with the major partners in the area. For the public, all the different buildings and building sites are clearly part of the same large CU2030 project. This involves the transferal of budgets, trust and clear agreements between the partners from the start of the project onwards.

In our communication, we try to have a very down-to-earth, no-nonsense approach, to inform people about things that directly impact on their daily routines. By being open, clear and honest, we have earned citizens' credibility. We inform people about what they need to know for their daily routine first, while information on the visions for the future is also available, of course. It is only after dealing with the most important questions, like 'How can I cycle to work tomorrow?', that people are open to questions such as 'Why do we need to change the routes all the time?'

Over the years, our communication efforts have shifted. Among other factors, budget cuts have meant we have to be very creative to continue to reach the public. Internet and social media were a blessing. We are in contact with the public 24/7 and citizens can get an answer to their questions at any time of day.

The process of participation with various stakeholders in and outside the city is becoming more and more important in urban development. It's important to find and keep support for our plans. The sharing of views and opinions over the internet – in real time – is becoming more and more common. Another aspect is the relatively long period of the project: the masterplan was approved in 2003. Until 2020, we will work and build according to this plan. Society isn't static, of course; we actively involve parties in the execution of the plans we anticipate for the vibrant city.

At the start of the project in 2002, there was a referendum. The city could choose between two visions: 'vision A' and 'vision 1'. Some 65 percent of the people of Utrecht voted; the masterplan was based on the winning vision.

Participation and Sustainability

The Utrecht Station Area project is divided into two major phases; phase one takes place from 2010-2020. Phase two is for the period from 2016-2030. For phase two we added sustainability as a fourth aim in addition to economic strengthening, improving the accessibility for public transport and cars and bikes alike, and the improvement of the social quality of the area.

We are currently in the process of specifying the sustainability measures. One of the main focuses will be reducing CO2 emissions and contributing to a climate neutral city, for example by adding more Aquifer Thermal Energy Storages, a sustainable energy system. An ATES system uses aquifers (underground waterbearing formations) to store heat and cold and the groundwater as a heat carrier, to heat and cool apartments, offices and shops. A double benefit from this system is the degrading of some soil pollutions. The high density of the area is making us look at using rooftops to add green spaces and city agriculture.

A Common Brand: CU2030

CU2030 is a common brand, which makes it easier to communicate. All information is published under the CU2030 brand. This helps us with our communication, as people get used to the brand and will buy into it. People are open to questions such as 'Why do we need to change the routes all the time?'

Participation

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**Basic Renewal ‘Zirkusgasse 47’**

The housing estate in Zirkusgasse 47 was constructed between 1950 and 1952 in the densely built-up 2nd and 20th municipal districts. The six-storey high building features a semi-public courtyard as a common space for the 191 flats and eight stairwells. During the basic renewal process, (only) 67 flats were refurbished and 31 new attic flats constructed. Furthermore, the stairwells and the courtyard were upgraded and balconies or loggias were applied to the façade.

All the construction work was done in coordination with the inhabitants: the personal needs of the tenants were considered alongside the improvement of a fully empty building. The advantage of this additional expense is at social level.

**Why ‘soft urban renewal’?**

From a purely technical point of view, the renovation of an inhabited building is more complicated than the renovation of a fully empty building. The advantage of this additional expense is at social level.

**Renovation since 1984 (managed by wohnfonds_wien):**

- 6,988 housing estates with more than 330,000 flats have been renovated
- 1,067 GWh savings in heat energy

**Vienna**

The strong tenants rights ensure that replacement in Vienna cannot happen. The result of urban renewal is a more diverse spread of inhabitants, because the ‘old’ inhabitants are not replaced, but ‘new’ inhabitants are attracted to the modern flats, especially in the attic floors. Both groups can benefit from improvements to the common spaces (courtyards, barrier-free staircases, elevators, etc.). This is helping the old inhabitants to be more accepting of the construction work.

**Moderate densification**

In addition to the 191 existing flats, 31 new flats were constructed through an attic conversion. This small increase of 16 percent of new flats is a moderate densification, but is socially and ecologically sustainable. The inhabitants are able to stay in their flats and in familiar surroundings, and through refurbishment instead of demolition and reconstruction, grey energy is saved.

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**www.eurocities.eu**

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Editor
Sylvia Proiete
tCity of Munich
European Office of Urban Planning
+49 89 233 26863

www.muenchen.de/plan

Layout
Antonia Bicil

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Contents and Contact
Daniel Glaser
City of Vienna
Municipal Department 50
Housing Research Division
www.wien.at/wohnenundbauen

Project Zirkusgasse 47

Architects
Silberpfeil Architekten ZT GmbH
www.silberpfeil-architekten.at

WBG Wohnen und Bauen GmbH
www.silberpfeil-architekten.at

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Area renewal office for the 2nd and 20th district
p. 16 Mark Sengstbratl
www.mark-sengstbratl.net

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Vienna: Dynamic Population Growth

Vienna’s population has grown from 1.55 million in 2001 to 1.76 million in 2014, and according to the latest projections — this dynamic population growth of about 17,000 people per year will continue over the coming years. These conditions make new strategies for urban housing policies necessary in order to ensure an adequate stock of affordable housing and a diverse social mix in different neighbourhoods and in the individual segments of the housing market.

Growing Inwards

Beside the development of new city districts, like the ‘Seestadt Aspern’, one of Europe’s largest urban developments, brownfield conversion and inner city densification plays an important role in Vienna’s housing strategy. A closer look at the spatial distribution of past population growth shows that, since 2001, the population of inner city districts grew considerably, by about 78,000 inhabitants (about 10 percent). According to Vienna’s new urban development plan (STEP 2025), the strategy of ‘growing inwards’ is as important as urban extension. As an already densely built-up and inhabited city, further densification is a big challenge for Vienna, requiring dialogue, participation and cooperative development to ensure high-quality solutions and broad acceptance.

Area renewal offices promote dialogue between all actors

The Viennese model of ‘soft urban renewal’ has over the past 40 years developed different methods of dialogue, not only with inhabitants but also with landlords, local activists and cultural initiatives. A dialogue on urban trans-formation, especially in built-up areas, needs to involve all these actors and take into account all their different interests.

The local urban renewal offices are not only organising, guiding and promoting this process, but also giving marginalised groups a stronger voice. Vienna’s area renewal offices ensure that urban renewal in Vienna does not trigger replacement and gentrification.

Dialogue at building level

For four decades, Vienna has been successfully promoting renovation activities by applying its concept of ‘soft urban renewal’. The aim is to preserve the existing basic fabric of a building wherever possible, and to improve it where it is reasonable, practical and affordable for the tenants. This so-called ‘basic renewal’, the renovation of an occupied building, makes a close dialogue between the landlord and the tenants, from the beginning of the planning process, essential. Basic renewals are limited to the communal areas and empty flats in a building. Other activities may include the conversion of the attic and the creation of business premises on the ground floor. Occupied flats are only upgraded with approval from the tenants. In the long run, strong tenant rights ensure that urban renewal in Vienna does not trigger replacement and gentrification.

Dialogue at district level

The results of this long-term upgrading process are not only visible in individual buildings, but also at district level. A lot of city quarters have gone from old and declining to dynamic and prosperous areas.

To institutionalise a closer dialogue between all actors at district level, in 1989 the so-called ‘block renewal’ was established. Block renewals aim to upgrade densely built-up urban areas in a sustainable way. In addition to the socially compatible renovation of residential buildings, these are also intended to upgrade the neighbourhood, create appropriate open space or improve local supply.

Outlook

Over the coming decade, buildings from the post-war era will be a particular focus of attention. Many of these buildings do not fulfil today’s standards of thermal insulation, accessibility for people with disabilities, or supply with social infrastructure. Hence an integrated strategy of renovation and upgrading of this building stock is necessary to take into account both the social and technological aspects of urban renewal.

Furthermore, many housing estates from the post-war era will be a particular focus of attention. Many of these buildings do not fulfil today’s standards of thermal insulation, accessibility for people with disabilities, or supply with social infrastructure. Hence an integrated strategy of renovation and upgrading of this building stock is necessary to take into account both the social and technological aspects of urban renewal.

In spring 2014, the City of Vienna launched an urban renewal initiative in the centre of Floridsdorf, Vienna’s 21st municipal district. Urban renewal of this scale has to demonstrate concrete potential, from small improvements in public space to renovation of large housing estates. Therefore, a team of different experts worked to evaluate the potential, inform and activate inhabitants and local entrepreneurs, and consult local experts.

Evaluation of potential by two block renewal areas

First of all, two block renewal areas ‘Am Spitz-Süd’ and ‘Am Spitz Nord’ were identified by the wohnfonds_wien, a city-managed fund that has been coordinating urban renewal activities in Vienna since 1984.

Vienna’s Model of ‘Soft Urban Renewal’

In the first phase, two teams of architects and landscape planners evaluated potential for improvements in open space and for renewal activities. All property owners were officially contacted.

Area renewal office as contact and information hotspot

Meanwhile, inhabitants, landlords and local businesses are consulted by the local area renewal office for their ideas and proposals for the area.

All these findings, analyses and ideas will be collected up until the end of 2014, and in spring 2015 more detailed concepts for key location should be developed in dialogue with property owners who are interested in upgrading or developing their property.

Vienna Population Density 2010. Inhabitants per hectare per area unit (section of the original map)

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Zurich - Sustainable Housing Policy

A city with high ambitions

Zurich has a unique position in Switzerland. It is the country’s largest city and home to an internationally reputed financial centre, as well as being the focus of an economic region which acts as the motor of Switzerland, and along with Geneva is the most important gateway to the country.

With a population of about 400,000, Zurich has been facing an increase of 40,000 since the year 2000. There are 1.1 million people living in the Zurich agglomeration, while there are 1.9 million in the metropolitan area. About 31 percent of the city’s population is made up of non-Swiss, all of whom help to make Zurich’s multicultural character. The wide variety of cultural activities and educational institutions define Zurich’s character as a diverse, open city with a passion for life. It is famous for its lakeside location and green, densely wooded chain of hills which run through the city from north to south.

Zurich’s place on the world stage does not come down to its size but to its strong international networks. The high standards of living, working and accommodation are regularly confirmed in surveys of the local residents and can be found in international rankings of cities in terms of quality of life.

The successful development of Zurich in recent years has been aided by the sound economic climate and by the implementation of important strategies within the city. These include progressive residential building policies, the development of public transport, the increased variety in terms of culture, and the upgrading of public areas. In a referendum held in 2008, three-quarters of the Zurich population agreed to support a ‘2000-Watt Society’ by 2050, making Zurich the first city in the world to give these ambitious goals a democratic legitimacy and enshrine them in the constitution. Zurich’s building stock has great potential to decrease energy consumption – thus meeting energy efficiency targets is an important part of the redevelopment of housing areas.

Areas with replacement of housing

Comparison of 2000 and 2009 figures in Zurich between 2003-2007

Sensitivity for social effects, a sense of proportion, and foresight based on a holistic approach are necessary for replacements and retrofitting/ regeneration. Thus, the City of Zurich adheres to four main recommendations of social sustainability which should be taken into account in renovation and replacement.

implemented in Zurich and the Social Dimension

Social dimension of sustainability in housing renovation and replacement of buildings: four messages

Affordability/costs, sufficiency: Promote affordable housing prices for all social strata (costreduction, promote sufficiency).

Long-term overall strategy: Plan right from the very start, incorporating the social dimension and using a long-term overall portfolio strategy and timely communication to tenants and important stakeholders.

Identity, community, cohabitation: Understand and promote these, both via building measures on the semi-private, semi-public space and by motivating the local initiatives.

Variety, flexible usage: Provide a mix of living functions within a short term with a wide range of flexible usages, social mix among inhabitants, utilitarian flexibility in construction.
DICHTER: a Documentation of Physical Change in Zurich - 30 Examples

The more complex a topic the more important a sound base. The publication DICHTER of Zurich’s Amt für Städtebau and ‘More living space due to densification’ published by Kanton Zurich, Statistical Office (on behalf of Urban Development Zurich) demonstrates the effects of densification based on concrete examples; clear facts and visualisation help avoiding misunderstandings. Zurich is already a dense city with about 4,350 inhabitants per km² – ranging from 1,300 up to 14,000 in its districts. Nevertheless, the aim is to show densification can serve human wellbeing.

With its program ‘Housing’ the City of Zurich works towards the following objectives: an attractive city to live in, stability in terms of social policy, and achieving these aims through co-operation with all relevant stakeholders. In a referendum held in 2011, three quarters of the Zurich population voted in favour of achieving one third of rental apartments at cost price level (instead of one quarter today). With hardly any greenfield sites left, densification through replacement of existing buildings is of the utmost importance in Zurich and the City aims to use the potential for densification in physical-structural terms appropriately within the various urban quarters.

Densification – not being an aim in itself – is understood as a process to deal with urban and social challenges. If cities succeed in discussing and understanding densification as an important development of the society as a whole they will be able to take advantage of the opportunities this process offers. Today, most of Zurich’s physical-structural changes take place within the existing settlement. Replacement of buildings is an indicator for this development. Over the last ten years, an increase of 1.5 million m² living space took place – most of it as replacement of buildings. Of this increase 60 percent was built on brownfields, 40 percent within existing residential quarters.