Phase 4 Project Fact Sheet

Project Title
Land use Management by Innovative Regional Planning (**Fl**ächenm**a**nagement durch **i**nnovative **R**egionalplanung)
Project Acronym
FLAIR
Involved City/Region
Region of Southern Upper River Rhine
Existing Relationships with German Cities
-
Population
1.025 mio.
Main Characteristics of the Region
• border to France along the River Rhine • different lifestyles and biographies in the urban parts of the region in particular in Freiburg vs. rural population and economy in the eastern parts • high amount of high skilled workers for universities, biotechnology and alternative energies • significant disparity between a densely populated, prosperous and growing strip of settlements, industries and traffic infrastructure along the River Rhine and rural areas with smaller settlements within and along the Black Forest • region as a whole is among the wealthier regions of Germany and is anticipating of a growing economy and number of inhabitants, parts of the rural areas will undergo declines in the further future
Main Challenges of the Region
• management of the disparities of growth and decline at the same time and of directly neighboured areas • significant increase of traffic, goods as well as passengers • major traffic infrastructure to be build and planned along the River Rhine
Plans for the Region
• using strategic planning to test strategies for innovative land use management • update of the traditional instrument of so called regional plan
Project summary
The Region of Southern Upper River Rhine ("Südlicher Oberrhein"), located at the river Rhine in Baden-Württemberg in the Southwest of Germany, is characterised by a significant disparity between a densely populated, prosperous and growing strip of settlements, industries and traffic infrastructure along the River Rhine and rural areas with smaller settlements within and along the Black Forest, with mountains up to 1,500 meters. Although the region as a whole is among the wealthier regions of Germany and is anticipating of a growing economy and number of inhabitants, parts

of the rural areas will undergo declines in the further future.
These polarity of a highly concentrated West and rural areas in the East demands differentiated approaches to growth management.

The research project FLAIR (Land use Management by Innovative Regional Planning) introduces a problem based approach in regional governance and planning and proposes an update of the traditional instrument of so called regional plan.

FLAIR does not start with methods, instruments or theories to reduce land claims but with the query of spatial conflicts as starting point. This approach of 'Problems-First-Planning' includes on one hand on the frame setting level interviews with experts to identify complex spatial problems and conflicts as well as experiences on land use management in Switzerland, the Netherlands and France. And on the other hand an intensive evaluation on the local level in selected pilot municipalities.
Survey on (brown)fields in qualitatively and quantitatively aspects to build up a kind of Planning Information System in ten municipalities of the Region of Southern Upper River Rhine. Two so called strategic planning procedures will be done in order to develop strategies how to activate Brownfield potentials and reduce the consumption of open land. An evaluation of the FLAIR approach takes place in workshops with experts in research, practice and politics.

The FLAIR approach intends to provide more adequate strategies of high political and practical relevance and furthermore stimulate an update of regional planning tools and an innovative land use management.

Cooperation interests/Lessons wanted to learn from US practitioners

- different approaches to regional planning and spatial instruments
- new instruments regarding growth management and smart growth
- experiences on regional governance
- dealing with growing towns on the one hand and shrinking/declining regions on the other
- Strategies in activating and managing brownfields
- Trans-boundary cooperation

Relevant web sites

flair.pakora.net

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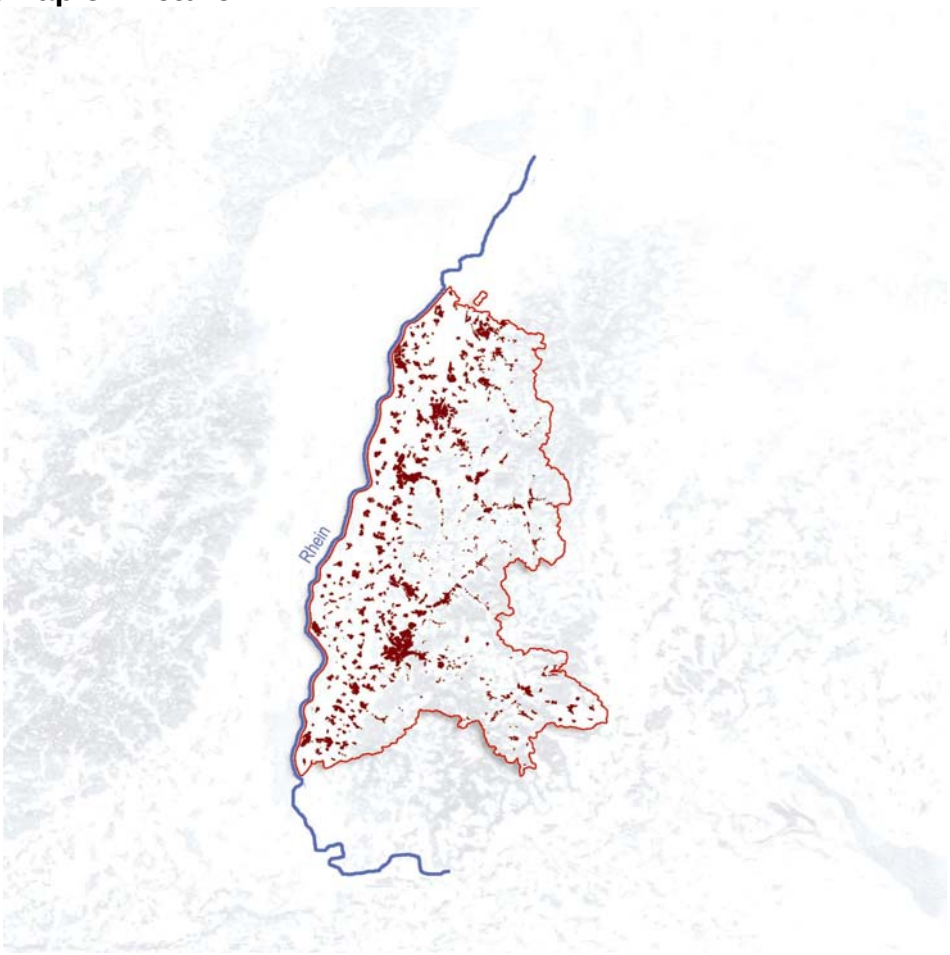
Attach a Map or Picture



Phase 4 Project Fact Sheet

Project Title
Cost-effective reclamation and maintenance of Brownfield sites Models in the UK and Germany (KOSAR)
Project Acronym
KOSAR
Involved City/Region
Chemnitz (Sachsen)
Existing Relationships with German Cities
Akron (Ohio)
Population
250.000
Main Characteristics of the Region
Chemnitz: • traditional industrial centre of Saxony (Textile/mechanical engineering) • shrinking population • massive urban brownfield problem • model city for urban land management in Saxony
Main Challenges of the Region
• prospects of unused areas • adjustment of the infrastructure • effektiv exploitation of limited financial resources in urban development
Plans for the Region
• concept for urban development • concept for sektoral planning • regional planning • business development • cencepts for reduce the increase in settlement areas
Project summary
A significant proportion of brownfield land, specifically in areas with shrinking populations, is not immediately commercially viable to bring back into beneficial use. Without some form of public intervention these sites will remain unused, and potentially derelict, for the foreseeable future. The consequence is a blight on the surrounding areas and communities and the loss of an opportunity to renew the community in a sustainable manner. High cost of reclamation / redevelopment and low market values, constitutes a specific challenge for many cities and regions. The problems associated with these sites particularly relate to: • market forces are not the driver for redevelopment • future use is often limited to soft end uses • reuse would only be a long term option • the majority of public programmes focus on redevelopment for economic beneficial uses

This status leads to residual brownfields where more and more of these 'hardcore' sites remain unused or under-used for long periods of time. This extended derelict phase in turn can cause considerable associated urban problems for the economic and social redevelopment of the whole area. One possible option or basic solution for these sites are soft-end uses, whether permanently (i.e. with a definitive loss of development opportunities), or as an interim use (i.e. affording the sites some form of reserve status).

In a reserve status, no final or binding decision is made regarding the future use of the site. It is probable that the transition of a site from abandoned or derelict status to a reserve status could be fairly immediately fulfilled, especially for sites already publicly-owned, and it could also be a cost-effective action. There is, therefore, a need to explore specific planning and technical approaches for the use of reserve status for brownfields. Options of this nature should be developed and implemented by affected regions and municipalities as part of their spatial planning responsibilities.

Cooperation interests/Lessons wanted to learn from US practitioners

- strategies in shrinking regions
- interim use concepts
- vegetation techniques
- financing of redevelopment and reclamation of reserve areas

Relevant web sites

http://www.refina-kosar.de

Project Partners and Contacts

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- Sächsische Grundstückssanierungsgesellschaft (GESA)
- Universität Stuttgart, Versuchseinrichtung zur Grundwasser- und Altlastensanierung (VEGAS) mit dem Auftragnehmer reconsite, eine Unternehmung der TTI GmbH an der Universität Stuttgart
- JENA-GEOS®-Ingenieurbüro GmbH

Map or Picture

museum of industry

unused industrial area

Phase 4 Project Fact Sheet

Project Title
Sustainable urban land management in the city of Hannover - development of a private sector fund model to create economic incentives to exploit brownfields and reserve building land
Project Acronym
NFM-H
Involved City/Region
Hannover
Existing Relationships with American Cities
no
Population
about 515.000 Hannover city, 1.200.000 greater Hannover
Main Characteristics of the Region
• regional capital of Lower Saxony • supraregional central functions: centre of industrial and service companies and worlds leading international fairs as well as cultural and educational offers • various universities: high potential for research and development • city of gardens: high quality in open spaces, parks and historical gardens • about 200 brownfields and sites of reserve building land
Main Challenges of the Region
• remodelling or reconstruction of the city: to maintain and offer a high quality of living in Hannover especially for families and to prevent urban sprawl (especially towards the region) • building and construction on recycled sites
Plans for the Region
The project aims at creating economic incentives for the re-use of inner-city brownfields or wasteland by developing a private sector fund model. It examines the conditions for realisation of the fund model in the city of Hannover. Working packages: • Improvement of the data and information on wasteland and reserve building land for the city of Hannover by a new digital information system (including assessment criteria for areas with regard to their importance to sustainable settlement development, a set of social, ecological and economic indicators to evaluate measures to promote sustainable settlement) • Development of a private sector fund model • Analysis of players and institutions in the urban planning process (in local authorities) and in the real estate market of the city of Hannover as well as in the funds market / capital market • Examination of implementation conditions of the fund model in Hannover and of transfer conditions to other cities and regions

Project summary

The project aims at creating economic incentives for exploiting wasteland and for reserving building land by developing a private sector fund model. It examines the conditions for realisation of the fund model in the city of Hanover.

Work packages:

- Improvement of the data and information on wasteland and reserve building land for the city of Hanover by a new digital information system (including assessment criteria for areas with regard to their importance to sustainable settlement development, a set of social, ecological and economic indicators to evaluate measures to promote sustainable settlement),
- Development of a private sector fund model
- Analysis of players and institutions in the urban planning process (in local authorities) and in the real estate market as well as in the funds market
- Examination of implementation conditions of the fund model Hanover and of transfer conditions to other cities and regions

Cooperation interests/Lessons wanted to learn from US practitioners

- financial instruments for brownfield redevelopment (PPP, funds)
- contamination assurances
- modelling of risks in projects of brownfield redevelopment
- (sustainable) urban planning
- land reclamation instruments and strategies

Project Partners and Contacts

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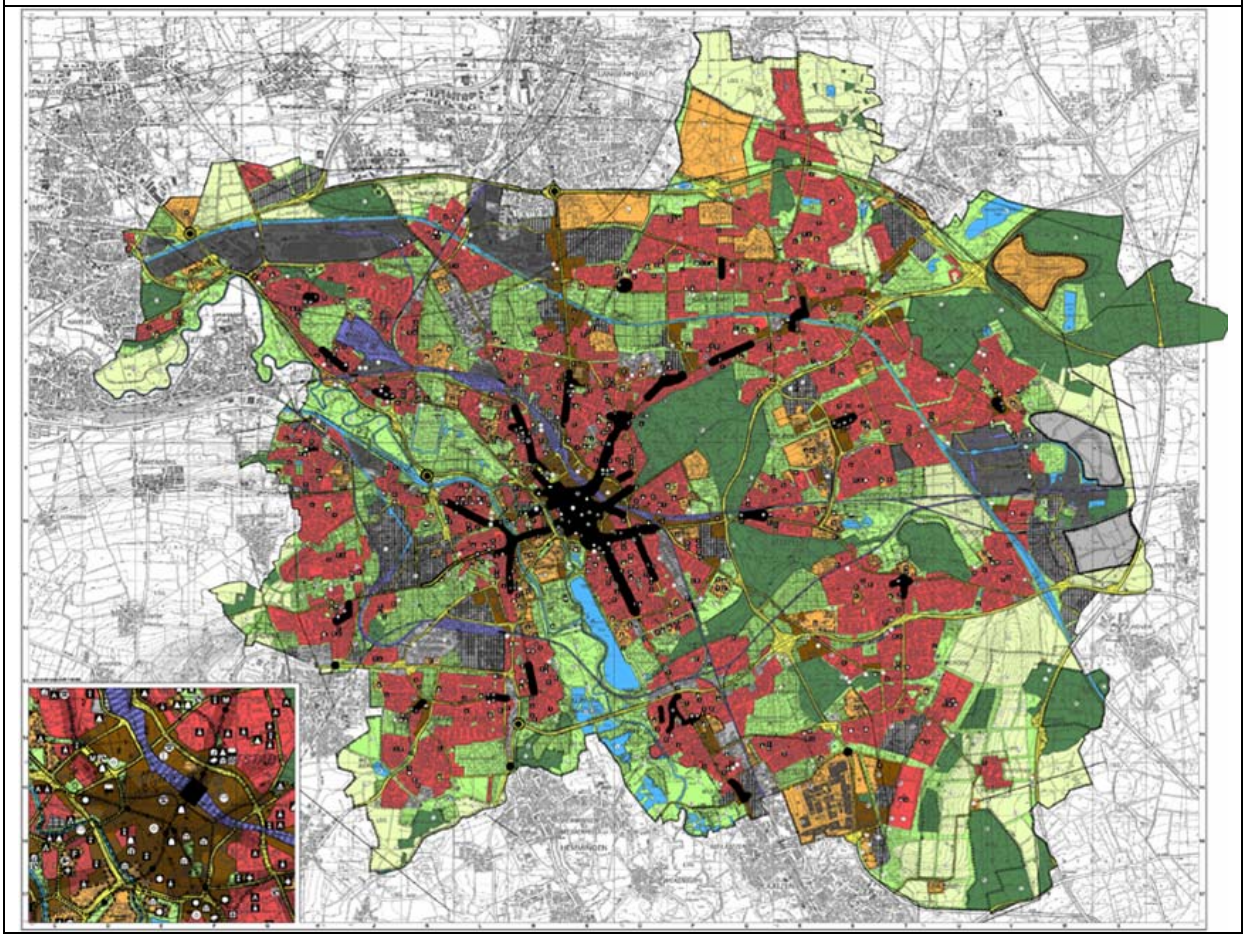
Relevant Web Sites

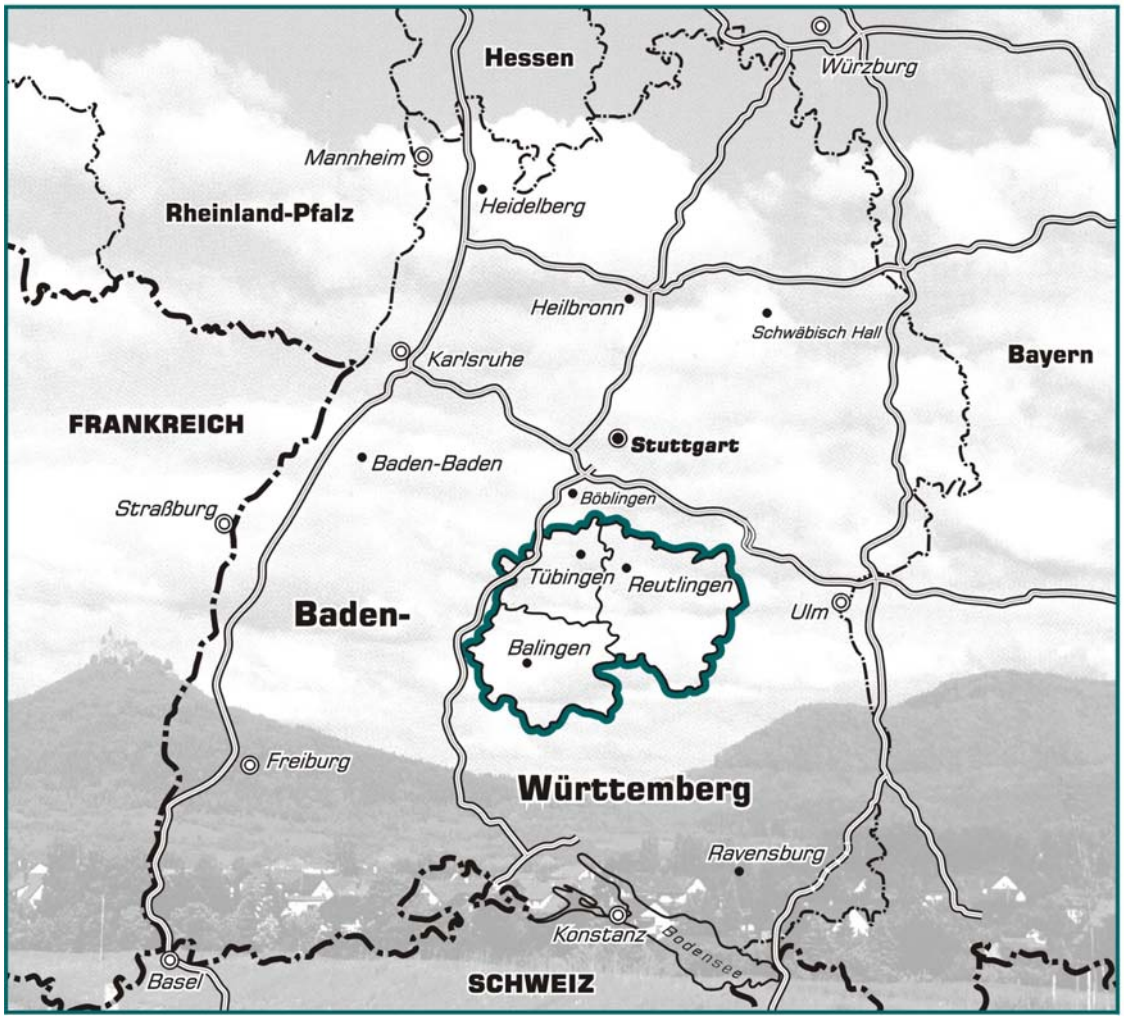
www.flaechenfonds.de (in German)

Attach a Map or Picture: Land use plan for the city of Hannover



Phase 4 Project Fact Sheet REGENA 07.02.2007

Project Title
Planning and administering commercial and industrial zones by a voluntary association of communities
Project Acronym
REGENA
Involved City/Region
9 cities neighboring Stuttgart; Regionalverband Neckar-Alb
Existing Relationships with US Cities
Not yet decided
Population
100.000
Main Characteristics of the Region
The Neckar-Alb region is situated in the south of the city of Stuttgart, which is the capital of the federal state of Baden-Württemberg. The region of Stuttgart is a very innovative region with very famous large- and medium-sized companies round about the automobile sector. Mercedes-Benz (DaimlerCrysler), Porsche, Audi are the lighthouses of the regional economy there. They shine down into the Neckar-Alb region. The landscape of our region is dominated by the Suebian Hills (about 1.000 m high) and the River Neckar coming from the Black Forest in south-west, passing the cities Tübingen, Stuttgart and Heidelberg and joining the River Rhein near the city of Mannheim.
Main Challenges of the Region
The Neckar-Alb region is characterized by a fundamental change in the regional economy. From the middle of the 19th century up to the 1970th the region was dominated by textile industrie. But the production of clothes shifted to the countries in the near and far east. To prevent unemployement the communities develop industrial sites in order to attract companies with their jobs. On the other hand, the Neckar-Alb Region has a high density in settlements and there is allways a conflict between development of industrie, honsing and infrastructure and the protection of open landscapes.
Plans for the Region
The strategies of regional development are published in the following documents, initiatives: • the Regional Development Plan (1996) • the Regional Development Programm (2005) • the Regional Development Agency • the BioRegio STERN Initiative • the Initiative "European Metropolitan Region Stuttgart"
Attach a Map or Picture



Main characteristics of the project

- assist communities to form an association for managing the pool of industrially or commercially zoned areas
- to design and test models for evaluating these areas
- to provide incentives for meeting economic as well as ecological criteria for urban planning

Project summary

The project REGENA constitutes an innovative approach to planning and administering commercial and industrial zones by a voluntary association of communities. The main concept is to have a group of communities (up to 23) negotiate about a set of industrially and commercially zoned areas that are selected, planned and managed as a common pool by all communities together. The project pursues three major objectives:

a) to assist these communities to form an association for managing the pool of industrially or commercially zoned areas and to design the legal and programmatic foundations for such an association;
b) to design and test models for evaluating areas and distributing revenues that could be included in the pool on the basis of advanced GIS programs and joint management schemes;
c) to provide incentives for meeting economic as well as ecological criteria and aspects of urban planning that would lead to an optimal management path with respect to resource allocation and environmental quality enhancement.

At present time, each community selects special zones for commercial or industrial purposes from the community district. This practice leads to suboptimal results. First, communities develop more space than necessary since they want to be competitive in the market for investors. Second, communities

engage in a ruinous competition for attracting investors, thus selling land below market value. Third, ecological criteria for development are widely ignored when pursing this strategy. With a pooling of commercial zones and equal share of revenues, selection, development and management can be performed according to criteria of optimal resource management, including preservation goals. The main task for accomplishing such a pool solution is to provide a fair and efficient evaluation mechanism for land to be included in the pool and a distribution rule for sharing the revenues. All earlier attempts for such a pool were unsuccessful because this task was too difficult to meet given the legal obstacles and the lack of willingness of actors to engage in such an exercise.

With the REGENA project the prospects for a successful introduction of a common pool are much better. First, in a feasibility study all involved community leaders have expressed their interest and political will to establish this solution. Second, the legal possibility of founding a pool has been explored by a legal specialist with the result that, from a legal perspective, this pooling effort can be accomplished. Third, the project group has strong competence in regional planning, new methods of evaluation and computer aided support systems as well as in communication and mediation. Fourth, the project is supported by the regional and state authorities.

The first phase of the project will cover the design of the evaluation process and of the distribution scheme for all communities. In parallel, a Round Table with all the actors involved will be established to generate the rules of cooperation and to find the most suitable legal form for the cooperation. In the second phase the objective is to establish a working model for this cooperation and to develop the appropriate database and knowledge pool from which the new association can benefit. Furthermore the model will be extended for brownfields and private owned plots.

Cooperation interests/Lessons wanted to learn from US practitioners

- Regional development
- Trans-boundary cooperation, consensus finding, balance of risks
- Open space preservation
- Preventive strategies and measures
- Evaluation methods
- Brownfield redevelopment

Relevant websites

www.rvna.de

www.hfwu.de/regena

Project partners and contacts

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Saarland´s Balanced Land-Use Concept

- "Zero-Growth" of Developed Land and Prosperous Economy -

Project acronym

Saarland Balanced Land-Use

Involved City/Region

State of Saarland, Germany

US sister cities

Saarbruecken : Lehigh County, Allentown, PA
Saarpfalz-Kreis: Henrico County, Richmond, VA
Kreis Sankt Wendel: Lane County, Eugene, OR
Bexbach: City of Goshen, IN

Population

decrease in population from about 1.3 mil. in 2000 to 1 mil. in 2005 and an estimated 0.8 mil. in 2015 (this decrease is faster than the German average)

Main Characteristics of the Region

Germany´s smallest state at the border to France with a long history of coal- and steel-industry. Todays economy still relies mainly on steel-production and car-manufacturing. Growth occurs mainly in the southern urban center (City of Saarbruecken) and along the main motorways in the west and in the east. Many people are commuting in for work and live in the adjoining German state Rheinland-Pfalz or in France.

Main Challenges of the Region

The problem:

- Decreasing population with an increasing average age
- Development of Greenfield land while large abandoned brownfields are available and sprawl begins to affect towns
- the offer of (not the demand for) newly developed land is the main driver for sprawl

Plans for the Region

The goal of the “Balanced Land-use Concept is to”

- develop a concept for balanced land-use which avoids further growth of developed land thereby promoting sustainable development of the state.
- preserve and restore natural open spaces and their natural functions
- emphasize re-use of brownfields for economical, residential or “landscape-restoring” development
- allow development of greenfield-land where it is sustainable and appropriate.

The concept:

- includes all brownfields regardless of ownership-situations
- the same size of land shall be regained for nature as is lost by development.
- Land-management shall be based on market-economics promoted by public grants. Grants cannot be the main driver.
- The concept is developed under close participation of the stake-holders and will be discussed with them.

The success:

- of the concept will be reduction of sprawl and a reduction or at least a slower increase in infrastructure cost. Size of developed land, GNP, and municipal costs (and the resulting fees for the citizens) will be used to measure success.

The elements of the concept are:

- Problem-Analysis: why is sprawl still happening in the Saarland, while population is rapidly decreasing ? What are the main characteristics that need work ?
- Specification of Goals: what is the desirable situation regarding the characteristics mentioned above ? (numerical, measurable goals)
- Design of measures: What needs to be done by whom to achieve the desirable situation ?
- Identification of Instruments: What tools can be used to take effective measures?

Measures and instruments comprise but are not limited to:

- optimization of public grants for sustainable economic development
- model-calculations of municipal infrastructure costs for model towns
- model-calculations for load- and profit-sharing between those municipalities who develop land and those who do not.
- guidance for municipalities to identify their own strengths and weaknesses and to draw conclusions regarding their community development potential
- handy guidance for towns to calculate the overall-life-cycle-costs for new developments
- procedure to connect new greenfield developments with the obligation to re-naturalize (i.e. re-establishing natural functions of) a brownfields site somewhere else in the Saarland (goal is to re-integrate formerly used land back into natural open spaces).
- Application of a schematic to assign infrastructure costs more precisely to particular properties in order to terminate blocking and start to leverage mothballed brownfield land for development.

Project summary

Saarlands existing demographic perspectives (decrease in population, see above), its location near France and the socio-geographic setting are key for both goals: handling the natural resource "open space" and providing a working infrastructure in the future.

Goal of the R+D-project is to take the chance of the Saarland to be the first German state to achieve a zero-growth in built-up land.

Saarland is a small state allowing for a direct access to the key stakeholders. The border to France allows to study cross-border effects (working in Saarland - living in France).

The zero-growth of developed land will be achieved by preferred brownfield development, responsive decisions on new developments on greenfield land and promotion of recovering brownfield-sites back for their natural open-space functions.

The project is lead by the State Development Company, LEG Saar who is backed by the State Ministry for the Economy (MfWA). Partners are practitioners of land-management and land redevelopment (Altenbockum and PROBIOTEC), Aachen University of Applied Sciences and Aachen Technical University, RWTH.

The project duration is 2 years, a subsequent implementation phase of 3 years is intended.

Cooperation interests/ideas and lessons to share with US practitioners

- Economic development
- Strategic development opportunities
- Economic and market trends analyses
- Brownfields revitalization
- Promotion of smart growth
- Gap financing
- Regional and transborder land management Cost of infrastructure in presence and future
- Public outreach for sustainable land management
- Public Private Partnership experiences
- Life-cycle-cost analysis

Project partners and contacts

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- FH Aachen, Prof. Christian Uwer
- RWTH Aachen, Prof. Dr. Peter Doetsch
- Altenbockum & Partner, Michael Altenbockum
- PROBIOTEC GmbH, Kai Steffens

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Map and Pictures

Phase 4 Project Fact Sheet

Project Title
Strategies for the Revitalization of Brownfield Areas in the Larger Potsdam Region (Krampnitz)
Project Acronym
SINBRA
Involved City/Region
City of Potsdam Brandenburg
Existing Relationships with International Cities
Bobigny/FRA, Bonn/GER, Jyväskylä/FIN, Luzern/CH, Opole/PL, Perugia/ITA, Sioux Falls/USA
Population
Approx, 140.000 (City of Potsdam)
Main Characteristics of the Region
• Suburban peripherial area, largely underused • Previously scattered , uncoordinated land development by autonomous communities (e.g. Krampnitz)
Main Challenges of the Region
• Structured development, revision of exiting plans, infrastructure development • Abundance of development areas, low land values • Depressed growth of population and the regional economy
Plans for the Region
• Living quarter development („Quartierentwicklung“) for peripherial suburban areas • Integrated strategy of cost-effectiv remediation (risk based) and land-use planning • Sustainable development
Main characteristics (of the model location)
• "Krampnitz" is seated in the outskirt area of Potsdam (District Fahrland) in the direct surrounding of the Berlin rural area. • area ca. 1,2 km², contamination of ground and ground water in parts of the area, mainly DNPL (Trichlorethen). • The real estate is developed, some buildings are historical monuments and listed, most of them can be redeveloped. Some buildings that were built after 1945 are derelict and economically worthless. • Due to the draft of the land-use-plan of the “Amt Neu Fahrland” the land-use-type of the area is residential and industrial. The surrounding areas are partly natural reserves, renaturation areas, industrial estate and residential areas.
Project summary

Redevelopment of brown fields is extremely difficult when former military sites are concerned.

These sites are mostly situated in economically and infrastructurally poor regions and often bear „Grundstücksmängel“ (shadows) such as polluted ground, an insufficient infrastructure as well as restrictions due to the protection of historical buildings or nature conservancy.

In the newly formed German states, conversion of former military sites is a problem that concentrates mainly in the Land of Brandenburg. At the example of a former military site SINBRA wants to show that it is possible to redevelop such property with a combination of

a) methods to increase the land value (optimization of the planning horizon, sustainable development, improvement of market appeal)
b) methods of minimizing the costs of remediation and area rehabilitation

Methods to increase the land value are geared to minimise investment risks by means of a market-oriented site valuation; enhancement of the economical prospects by inclusion of ecological and urban planning criteria including criteria of sustainability **while maintaining the utilization of natural areas.**

Methods of cost minimization are especially the creation of integrated remediation and development planning, using cost optimized analysis- and remediation-techniques.

Besides the process of coordination of urban and technical planning instruments the redevelopment of contaminated property requires appropriate communication strategies. The parties concerned (e.g. investors, townships) have to be involved in the decision making process. This includes the basic approach of a target group related planning of land use scenarios, modern management techniques (e.g. a "start-up-plan") but, even more important, the solution of land use-conflicts between neighboring townships, a realistic estimation of the local areal requirements and the coordination of these requirements to achieve a structured development of the neighbourhood including the brownfield.

Cooperation interests/Lessons wanted to learn from US practitioners

- Communication strategies with neighbouring communities (mainly with the aim to revise existing land use and development plans, and to move towards a structured development within the larger region)
- Communicating costs and benefits of “just enough/fit for use” strategies of soil and groundwater treatment
- Accounting for shadow/spillover effects of large brownfield areas on neighbouring communities/region

Project Partners and Contacts

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Attach a Map or Picture