

**Urban sprawl as a threat to sustainable development.
Consequences, scenarios, options.**



Fighting Urban Sprawl

The Munich Experience

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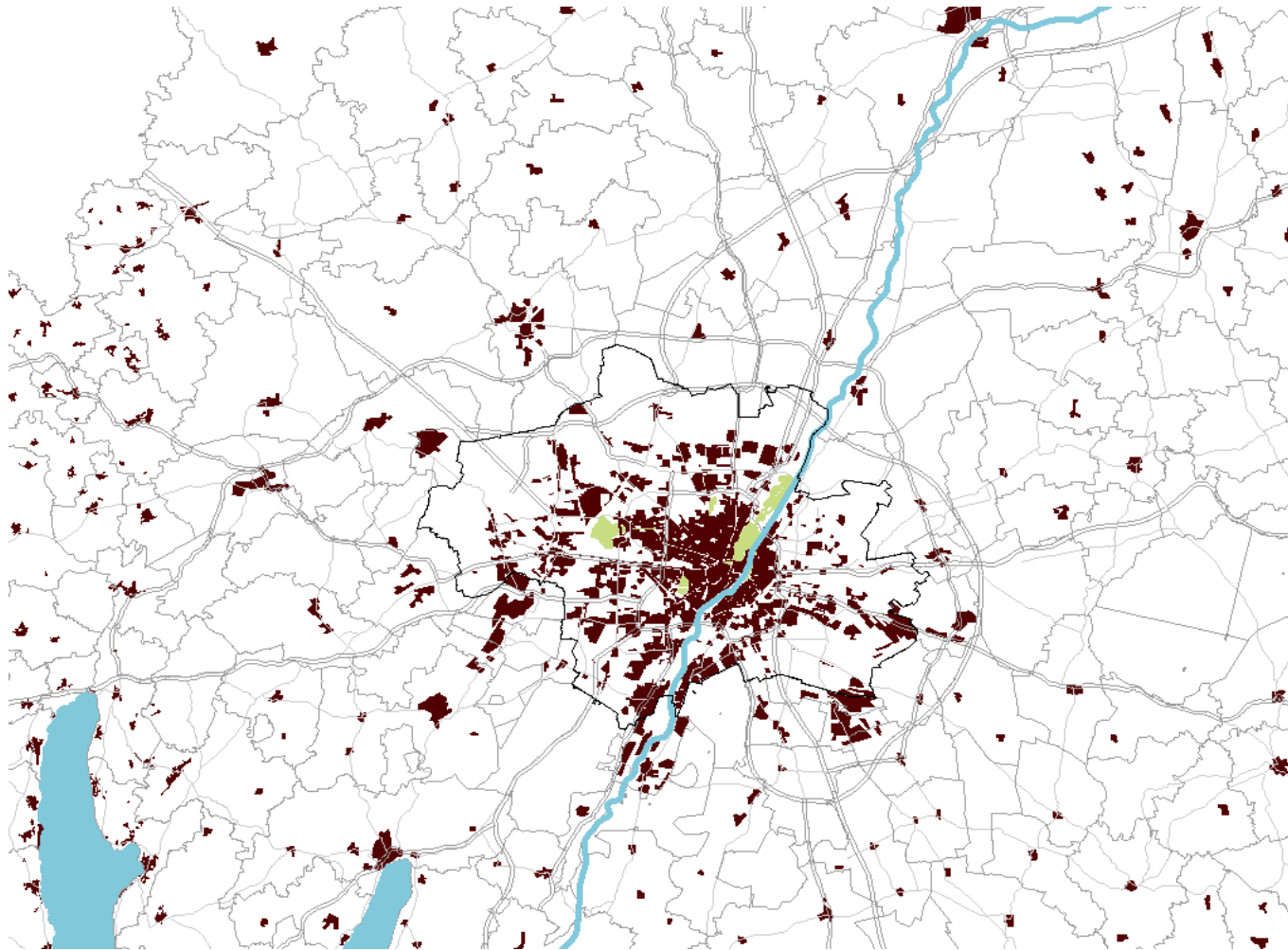
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1. Urban sprawl – what is the problem?

1950

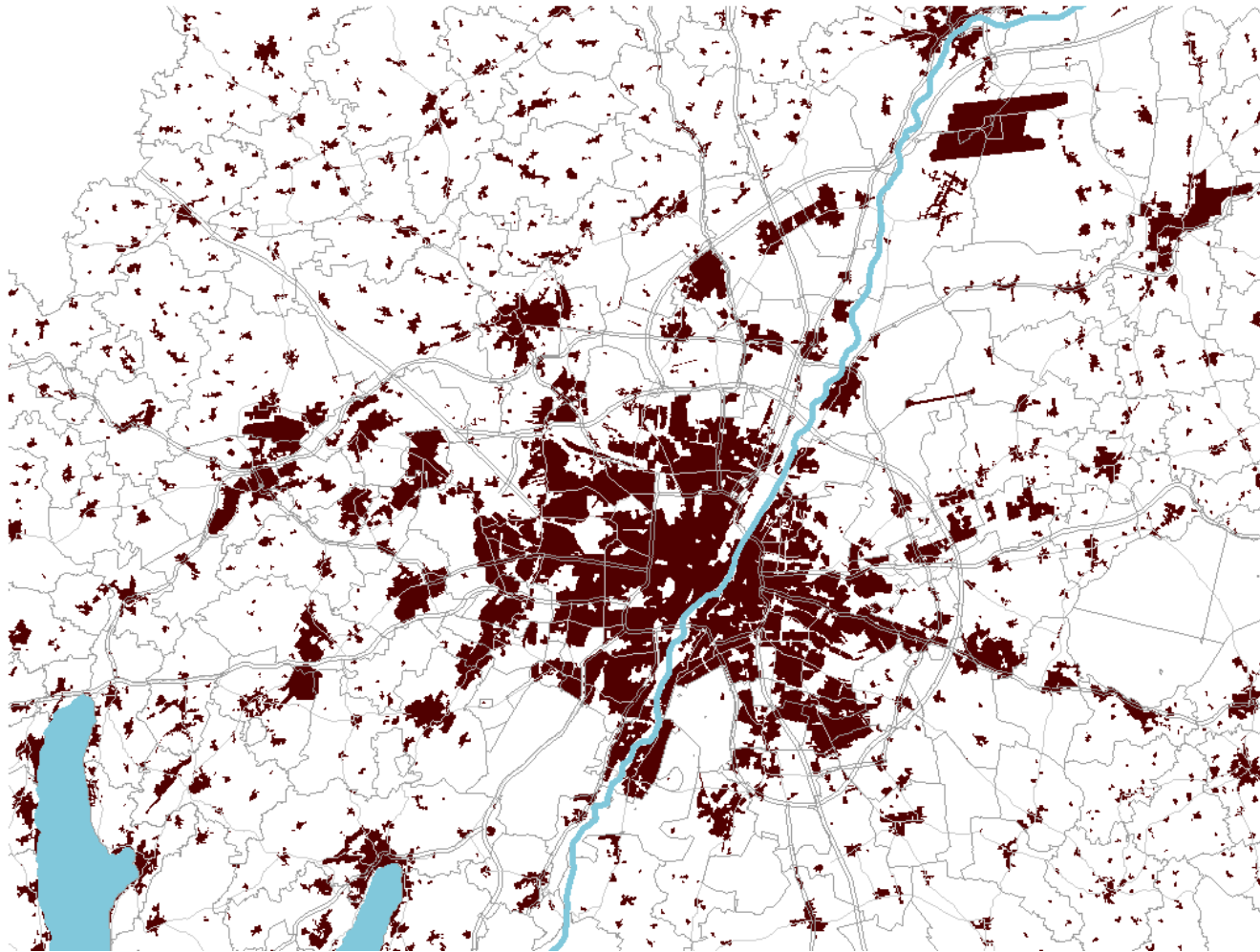


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1. Urban sprawl – what is the problem?

2000



1. Urban sprawl – what is the problem?

Urban sprawl is a general global problem, not only in metropolitan areas, also in rural and semirural areas – even in shrinking regions

Urban sprawl should be especially addressed on a regional level

Precondition for a successful strategy against urban sprawl is a long-term vision, which is based on the principle of decentralized concentration (= limited no. of central places)

2. Approaches of the City of Munich

PERSPECTIVE MUNICH – Urban Development Planning Concept

Principle no. 5 of 13: To create future-oriented settlement structures through qualified internal development - „compact, urban, green“

„The spatial development of Munich is to be concentrated in areas inside the city. Existing built-up areas, such as industrial estates, military barracks or public thoroughfares, are especially suited to this purpose. The restructuring of such areas ... has already provided Munich with new settlement land. An example is the central railway area between the Main Station, Laim and Pasing: self contained housing is being built here with apartments for 16.000 people, space for 19.000 jobs and a lively infrastructure ...“

2. Approaches of the City of Munich

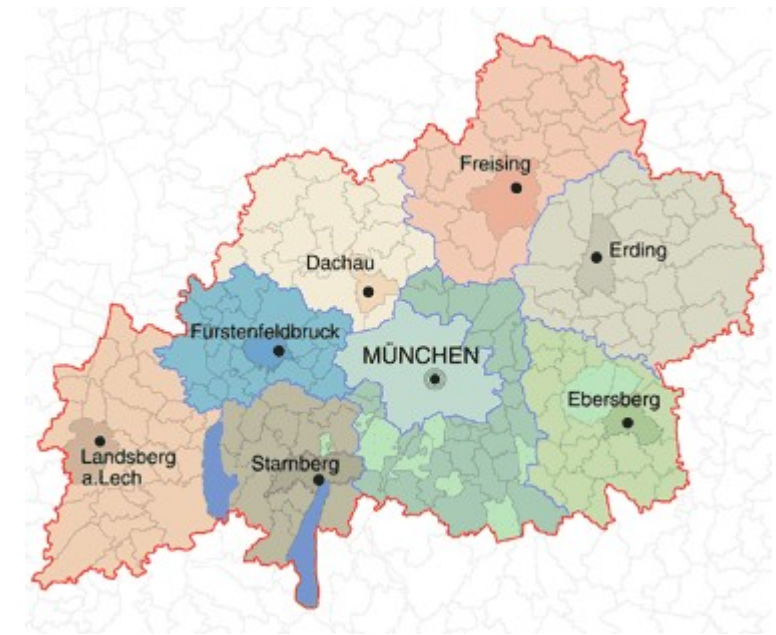
Project „Langfristige Siedlungsentwicklung“

= Long-term settlement development

- Forecast of the population development in the Munich region (done)
- Existing potentials and resulting demand for building areas in the City of Munich (done)
- External expertises on the possibilities of restructuring, qualified densification and outskirts/landscape to develop an overall concept including the urban pattern/third dimension in the City of Munich (under way)
- After completed „homework“ and being a regional problem organization of a conference including the regional stakeholders: Where should growth take place to avoid urban sprawl? (in 2012)

3. Regional directions

- Bavaria has 18 planning regions
- Each planning region draws up a regional plan, which is a compromise
- Munich region (5.500 km²) is composed of the City of Munich (1.3 million people) and 185 municipalities (also 1.3 million people) in 8 counties
- Munich's regional plan contains goals and principles of the intended spatial development
- To avoid urban sprawl there is an integrated map with „areas suited for settlement“ and „regional green belts“



(see <http://www.region-muenchen.com/regplan/rplan.htm>)

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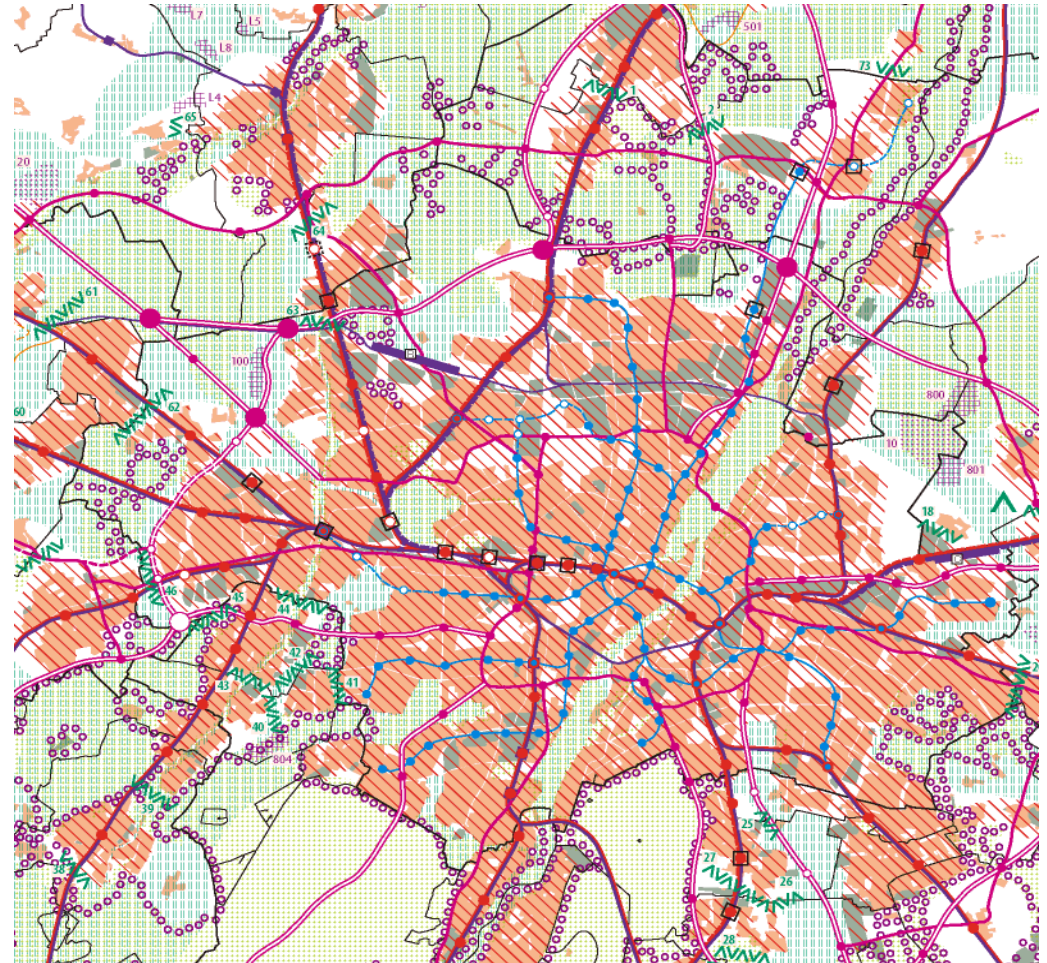
3. Regional directions

red hatched area:
„areas suited for settlement“

green dotted area:
„regional green belt“

source:

Regional Plan Munich



4. Voluntary initiatives

Suitable for (growing) metropolitan areas:



MORO-Working Group of Mayors for Sustainable Regional Development

- Founded in 2003 to participate in a federal competition, on the initiative of Munich`s planning department
- Inductive approach of 8 municipalities, meanwhile 3 additional partners
- 3 or 4 meetings per annum, mayors participate assisted by the heads of the local building authorities
- No membership fees, administration run by Munich's planning department
- Two leaders: head of Munich's planning department and a mayor of a municipality in the hinterland

4. Voluntary initiatives

Goals of the MORO-initiative:

- **Enhance regional sustainable development to prevent urban sprawl**
- Reuse of unbuilt intra-urban sites (designated as building areas)
- Densification around metro and railway stations
- Push development within built-up areas
- Reduce land consumption
- Avoid shopping centers at the urban fringe
- Exchange of good practices
- Strengthen the „sense of urgency/opportunity“ of the regional stakeholders that we can fight urban sprawl by awareness building



4. Voluntary initiatives

Achievements of the MORO-initiative:

- Land use monitoring system introduced in all participating municipalities
- Development guidelines approved in all participating municipalities
- Dialogue with the Bavarian ministries concerned
- Initiation of the project „settlement and mobility“, that serves as a basis for further investigations, e.g. the new EU-project MORECO (mobility and residential costs) of the Alpine Space programme



www.muenchen.de/Rathaus/plan/stadtentwicklung/regionales/259751/moro.html



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4. Voluntary initiatives

Suitable for (shrinking) rural areas:

Pilot project „Inter-municipal cooperation Oberes Werntal“

- 9 municipalities (43.000 inhabitants) with 42 villages and hamlets in the counties of Schweinfurt and Bad Kissingen/Bavaria
- Project co-financed by the Bavarian authorities concerned
- Main objectives: revitalisation of central sites of the villages, avoidance of urban sprawl, shared real estate management
- Survey of unused lots within the existing settlements stored in a database
- Identification of the owners of these unbuilt lots
- Municipalities contact the owners with the aim of bringing these unbuilt lots to market

4. Voluntary initiatives

Pilot project „Inter-municipal cooperation Oberes Werntal“

Results:

- Collection of 2.576 empty parcels = 252 ha!
- Demand forecast (2008 – 2020) = 26 ha!
- Activation of empty parcels is adequate. No urban sprawl so far.
- The documentation of this pilot project is available in the internet.

see www.lfu.bayern.de/presse/pdf/84_08.pdf

5. Recommendations

- Compile a survey/an inventory of still unused lots of areas designated for building purposes or parcels of suboptimal density within the central parts of the existing settlements
- Publish your results in generally intelligible ways
- Prepare a forecast for the demand of settlement areas
- Develop a long-term vision of the future regional structure, involving all persons concerned (regional players) from the outset
- Include in your regional development concept areas suited for settlement and protected areas (open spaces) at the same time
- Treat urban sprawl as a comprehensive problem, mainly caused by uncoordinated new settlement areas, mobility and infrastructural needs; avoid a sectoral point of view with sectoral decisions

5. Recommendations

- Transform the long-term common development vision into concrete goals of a binding regional plan
- Define accomplishable goals, milestones and concrete measures and establish a monitoring system to document regularly the goal-achievements
- Make urban sprawl part of the agenda in local and regional meetings, avoid using technical terms in explaining the reasons of urban sprawl
- Show the advantages of less urban sprawl, e.g. better accessibility of infrastructure, less traffic, lower costs, well structured landscape
- Raise the awareness of the stakeholders and the general public
- Celebrate improvements, award prizes to good practices, make successful implementation of measures against urban sprawl a public showcase

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