



Documentation Regional development instruments

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Interreg III B

General Data

Name of instrument:	Urban Redevelopment Measure (= Städtebauliche Entwicklungsmassnahme)
Country / region:	DE
Spatial level:	local
Type:	Laws and regulations
Subtype:	Legal codes
Description:	Municipalities are by law entitled to enact an Urban Redevelopment Measure on a neighborhood that features substantial deficiencies in urban design. Property owners in that defined area have to accept substantial restrictions in regard to alterations and use. Urban Redevelopment Measures are targeted towards improving entire neighborhoods without jeopardizing the traditional social fabric of the neighborhood. The instrument is separated in an administrative part to be carried out by the municipality (land tenure, adjudication, land consolidation) and in a building part to be carried out by land owners.
General objectives:	Accelerating brownfield development, improving inner-urban qualities, and mobilising inner-urban housing potentials while at the same time safeguarding the traditional urban fabric of the neighborhood.
General Objectives keywords:	brownfield development ; urban development ; inner-urban densification ;
Responsible:	Local authority/Municipal council
Stakeholder Involved:	Private individuals
Stakeholder Involved:	Entrepreneurs/businessmen
Stakeholder Involved:	Planners
Stakeholder Involved:	NGO
Stakeholder Involved:	Citizen groups
Stakeholder Involved:	Judicial branch
Reference:	http://dejure.org/gesetze/BauGB/165.html
General assessment of	Strong tool to integrally develop entire neighborhoods with strong performance in terms of reinventing industrial neighborhoods. Weakness is the length (up to 20 years, but instrument can be divided into several stages) and complexity of the

strength and weakness:	process, lacking acceptance among stakeholders, particularly owners of property, which have to accept considerable limitations in their ownership rights during the process.
Metadata:	Date of entry: 29.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
Legal status:	not-mandatory for responsible body, BUT mandatory for end-user
Extension:	frequent (<50% and >25%)
Comment:	Urban Redevelopment Measures are an approved tool to revitalize neighborhoods that have historically been on a downward spiral triggered by the loss of core industries with subsequent loss of investments and segregation processes triggered by the outmigration of higher income and middle-class residents.
Type of monitoring:	Mixture of quantitative and qualitative reporting
Preconditions for implementation:	Resolution by Municipal Council on Urban Redevelopment Measure Charter (Satzungsbeschluss Städtebauliche Entwicklungsmaßnahme)
Best practise example (1):	Freiburg-Vauban
Example Abstract (1):	A former military brownfield, Freiburg-Vauban has been target of an Urban Redevelopment Measure, which lead to the creation of mixed-use housing and commercial structures addressing a mixture of potential residents, from low-income families to higher-income urbanites. The Urban Redevelopment Measure Vauban began in 1993 and ended in 2006. It includes aspects of low-impact construction, alternative energy sources, car-free households and integration of disadvantaged groups of society. Cp. http://www.forum-vauban.de/overview.shtml
Period of validity:	1993-2006
Assessment	
Relevance	
Status:	strong direct relevance
Ranking:	4
Remark:	instrument fosters the redevelopment
Acceptance	
Status:	municipal councils, superordinate administration
Ranking:	2
Implementation	
Status:	-
Ranking:	3
Remark:	Implementation is generally limited to municipalities of a certain size and density with industrial, military or infrastructural brownfields.
Feasibility	
Status:	All requirements have to be met, participation/support is not as crucial as the instrument per se can also be carried out without a broad consent among all stakeholders
Ranking:	1

Remark:	-
Effectiveness	
Status:	Direction of effect, type of effect, acceptability and perpetuity can be expected
Ranking:	4
Remark:	To qualify for this instrument, an urban area has to feature substantial deficiencies and therefore measures are highly likely to produce positive effects. The preservation of the social fabric is one of the core goals, therefore acceptance is usually growing in the process.