

Dealing with difference

Concepts and examples for integrative urban regeneration

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Stadtteile mit besonderem Entwicklungsbedarf: die Soziale Stadt

Districts with special development needs – the socially integrative city

Major focus of the programme:

- ▶ widening socio-spatial division in towns and cities
- ▶ various exclusion processes
- ▶ growing number of people receiving financial support from the public purse
- ▶ poor living conditions
- ▶ departure of more prosperous households to the outskirts, school segregation
- ▶ bad image, stigmatization
- ▶ disadvantaged *and* disadvantaging areas
- ▶ downward spiral
- ▶ large estates and neglected inner-urban sites
- ▶ investment in building unable to resolve the problems

Main points

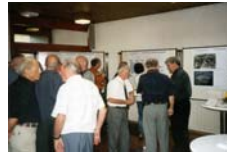
- ▶ small scale focus (neighbourhoods, quarters)
- ▶ focus not (only) on the deficits, but also on resources and potentials
- ▶ combination of investments in buildings & other measures
- ▶ resource pooling (different ministries and local offices)
- ▶ fostering participation
- ▶ cooperation between the various stakeholders
- ▶ neighbourhood management
- ▶ new integrative approach to urban district development
- ▶ evaluation and monitoring
- ▶ reversing the "downward spiral", goal: independent development

Integrated action plans

- ▶ measures and projects are realized in all policy areas and often cover more than one policy area at the same time
- ▶ employment, qualification and training, accumulation of neighbourhood assets, social activities and social infrastructure, schools and education, health, local culture, sports and recreation, transport and environment, living environment and public space, security and crime prevention, housing market and housing industries, integration of diverse social and ethnic groups, image improvement and public relations

Participation: examples

- ▶ public meetings, initial informative events
- ▶ organized neighbourhood walks
- ▶ workshops on future planning
- ▶ communicative café
- ▶ inquiries, interviews
- ▶ discussion between experts



Participation: examples



Participation: examples



Information

Stadt Leonroden **Soziale Stadt**

5 Jahre Soziale Stadt in Eggenheim - "Nicht nur in Steine investieren, sondern auch in Menschen"
Wie gut ist die Soziale Stadt im Eggenheim geworden?

Die Qualitäten haben sich für ganz viele verändert (eine Bekannte)

Wieder ein Platz, der auch für Kinder und Jugendliche ist

Die Menschen sind hier, das ist das Beste

Wieder eine gute, wo viele Menschen sind (eine Bekannte)

Wieder Angebote für Bewegung und Beschäftigung

unsere Weststadt **ulm**

Information zur Sanierung Weststadt September 2005, Nr. 1

Leute, Bürgerinnen und Bürger der Ulmer Weststadt

Die Weststadt hat eine bemerkenswerte Geschichte. Jede Menge von unterschiedlichen Regierungen und Erben hat hier im Laufe der 20. Jahrhunderts für Zukunft (1) investiert um viele Möglichkeiten der Wohnverhältnisse, unterschiedlicher sozialer Strukturen und Altersgruppen. Das Leben in der Stadt ist geprägt durch bürgerschaftliches Engagement in Schulen, Vereinen und Initiativen.

Es gibt aber auch eine ganze Reihe von Problemen. Zu nennen sind unzureichende Wohnungen, aber auch Mängel in der Infrastruktur. Wir müssen also Stadt für zukunftsfähig machen und verbessern, damit die Menschen hier in Zukunft hier gerne leben können. Einiges ist schon geschehen. Im Mai wurde die neue Wohninitiative (WohnGenossenschaft) die Sanierung der Weststadt durchgeführt.

Nur soll es weitergehen mit der positiven Einbeziehung der Weststadt. Die Investitionsarbeiten sind und sind die Weststadt ist ein wichtiger Bestandteil in der Bund-Länder-Programme „Stadt und Ortsentwicklung“ und „Soziale Stadt“ aufzunehmen. Damit können Investitionen besser zu gehen und die Modernisierung von Wohnungen, um die Förderung der Wohnqualität, um die Förderung der Infrastruktur, um die Förderung der sozialen und kulturellen Angebote zu verbessern.

Dies soll alle von Ihnen (WohnGenossenschaft) und Bürgerinnen und Bürger der Weststadt, Vereine, Initiativen, Kirchen, Schulen und Kindergärten, Sport- und Kulturvereine, Bürgervereine, Geschäfte, Betriebe, und die Bürgerinnen und Bürger. Sagen Sie uns, was die Weststadt etwas geben werden muss. Rufen Sie uns bei folgenden Telefonnummern:

Für Ihre Anregungen und weitere Informationen stehen Ihnen die Mitarbeiterinnen und Mitarbeiter der Weststadt, die die Arbeit in „U“ und die Mitarbeiterinnen und Mitarbeiter der Weststadt zur Verfügung.

Bitte helfen Sie mit bei der Weiterentwicklung der Weststadt, damit Sie sich auch in Zukunft hier in Ulm wohlfühlen.

Mit freundlichen Grüßen
Oberbürgermeister von Ulm

Planning workshop for kids

planning and building a children's playground



Planning workshop for kids

planning and building a children's playground



Resource pooling – micro projects Local Social Capital

"Lokales Kapital für soziale Zwecke" (LOS)

supported by the EU – European Social Fund- and BMFSFJ

Examples

- ▶ Lunchtime venue – qualification of unemployed women
- ▶ cool without designer labels – teenager learning to design and make their own outfits
- ▶ overcoming difficulties together
- ▶ voluntary interpretation and translation service
- ▶ further education of migrant women – language and integration courses
- ▶ Ways to work, Jobs life for young people
- ▶ peer education – knowing about sexuality
- ▶ Young people making their own holiday programmes



Citizen-based micro-projects: examples



Response to the programme

392 urban districts

in 267 towns and cities

(december 2005)

52,0 % in large towns (>100.000 inhabitants)

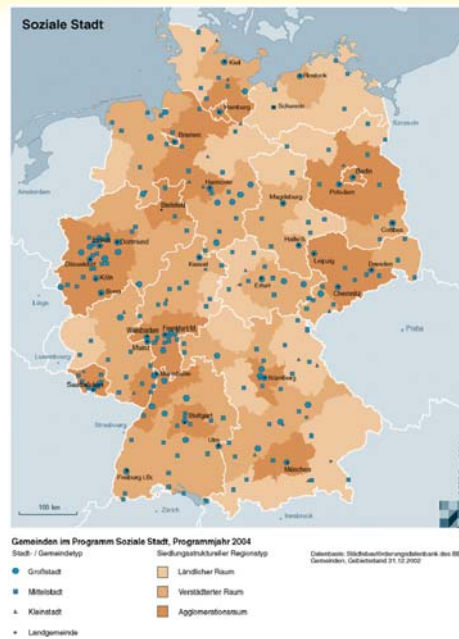
(21,2 % in cities over 500.000)

16,2 % towns with 50-100.000 inhabitants

23,4 % towns with 20-50.000 inhabitants

8,6 % > 20,000 inhabitants (2002)

Quelle: www.sozialestadt.de/gebiete/karten/



Results of the programme

- ▶ fostering cooperation and participation
- ▶ realising citizen-based projects
- ▶ improving the image and PR
- ▶ installing new management and cooperation structures for the project

Difficulties

- ▶ financing non-investive measures
- ▶ changing the normal management and cooperation structures
- ▶ independent development and sustainability
- ▶ lack of local economy in residential areas
- ▶ departure to the leafy suburbs: push *and* pull factors
- ▶ many problems cannot be solved in the district itself
- ▶ repair programme

How can such problems be prevented? How can we create attractive conditions in urban situations (living, local economy)?

Tübingen Südstadt

Urban development area Stuttgarter Straße/
French quarter

- ▶ compactness and density, inner-city character
- ▶ consequent mixed-use
- ▶ streets and public space: high quality living environment
- ▶ small scale development, building by lots
- ▶ old military buildings & new building
- ▶ great range of investors – normally the future residents building for their own use, cooperative building associations
- ▶ a new backbone for the Südstadt – a new district with functions and attractiveness for the whole city

The process

- ▶ gradual implementation
- ▶ a lively city district from the beginning
- ▶ step by step development
- ▶ high diversity (developers, utilization, social groups)
- ▶ citizens' ownership: all stakeholders working together create the urban environment

Instruments

- ▶ Urban Development Area
- ▶ comprehensive urban development framework
- ▶ managed by the town itself, close cooperation of the offices
- ▶ ample opportunity for involvement
- ▶ aim: to create structures which have the capacity to integrate, to resolve conflicts, be self-regulating, shapeable, modifiable



Tübingen Südstadt: examples

District schools, school and dance hall, out-of-town-theatre, workshop house, police station



Tübingen Südstadt: examples

Businesses, mixed-use building (cooperative building association), corner church



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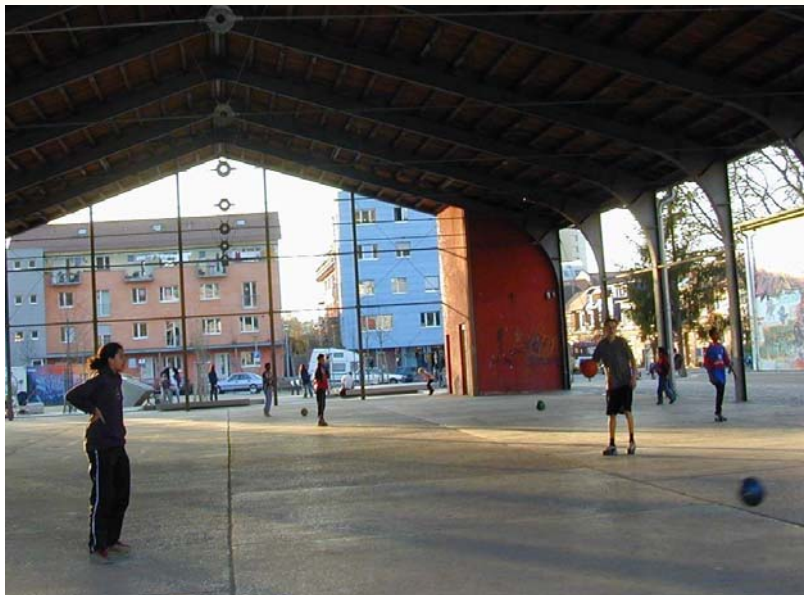
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Results by now

- ▶ about 3000 new inhabitants
- ▶ more than 150 small and medium businesses from all areas (services, trades, workshops, architectural and other offices, culture, education, health, galleries, new technologies...)
- ▶ about 1000 workplaces

Locally embedded economy at the heart of urban neighbourhoods

for the economy itself	for the neighbourhood
small scale plots and premises for small and medium sized businesses interesting, stimulating urban milieu many potential customers possibilities to cooperate, other businesses as clients availability of work force	great variety of services, trades,... access to occupation- also for young people better compatibility of family and work for children: contacts to real life better workability for public transport and local provision of services casual encounters - integration in everyday practice, presence of "foreigners" as normality less sensitivity to noise well-frequented (at different times, on most days): better security
for the society	
more jobs and innovation better compatibility of family and work avoiding use of greenfield sites highly integrative and self-regulating urban quarters	

Locally embedded economy at the heart of urban neighbourhoods (examples: immigrants)



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