



Projects, planning and prospects

Work Report 2025–26



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Dear readers,

"A focus on the city's future": This could be the motto of this report. The central steering instrument for shaping the future of our city is the urban development concept "Perspektive München." It is complemented by the new urban development plan "STEP." Approved by the City Council in 2024, "STEP" is for the first time entirely digital and thus accessible online to everyone. It is adaptable, expandable – and can evolve just as the city and its society do.

Regarding housing, much is still happening in Munich: In the west, a new district is emerging with Freiham, covering 350 hectares, which addresses the urgent need for housing in Munich while simultaneously placing ecological and social criteria at the forefront. But also with Neufreimann, the productive urban district Europark and numerous other locations in the city, sustainable and innovative residential areas are currently being developed and will be in a few years. You can learn more about them in this report.

The city of Munich is investing enormous sums in the promotion of housing construction. The program "Living in Munich VII" encompasses two billion euros. With its numerous measures, it provides answers on how subsidized and price-controlled housing can still be economically realized despite difficult circumstances – and at affordable rents.

To secure the future of the city, sometimes it is worthwhile to look back. One topic that is particularly close to my heart is the handling of our existing building stock. In light of societal challenges such as climate change, resource scarcity, and the energy crisis, the cycle of continuous demolition and new construction must be interrupted. "The future of building lies in a new culture of conversion," according to the Federal Foundation for Building Culture, a statement that I wholeheartedly

support. In this context, the Munich Building Authority is especially called upon. As a permitting authority, it finds unusual and creative solutions to enable the often spectacular and complex renovation of buildings.

We also look back at the project "Creating NEBourhoods Together," which has creatively developed exciting future perspectives for the now over 50-year-old district of Neuperlach. The handling of the existing stock is also a commitment of the urban redevelopment department of my office. In Neuperlach and five other redevelopment areas, we are working to prepare aging city districts for the future.

Similarly old as Neuperlach is the Olympic Park Munich, which today presents itself more vibrantly than ever. It is now on its way to becoming a UNESCO World Heritage site – reason enough to dedicate a chapter to this architectural masterpiece.

A particularly promising project is the International Building Exhibition of the Metropolitan Region Munich with the theme "Spaces of Mobility." The "IBA" will occupy us intensively over the next ten years.

Just like all the other projects and plans presented in this new report, the "IBA" has its eyes firmly set on the future. Therefore, I wish you an enjoyable read and interesting insights.



Yours, Elisabeth Merk, Head of Urban Planning and Building Regulations





Urban Development Planning

Adapting the city center to the climate.



“The ‘Perspektive München’ is our strategy for a sustainable development of Munich.”

Urban Development Planning works on perspectives for the future of Munich. Through integrated strategies, concepts, plans, and programs, it pursues innovative and ambitious goals of urban development, which are made visible through an active culture of dialogue and public relations. This effectively secures the sustainable development of Munich as a livable residential and dynamic economic location with high social and ecological standards.

The future of the city is at the forefront of urban development planning. In the interview, Head of Department Arne Lorz discusses the crucial role of the new digital urban development plan, why a focus on neighborhoods is becoming increasingly important, and why urban development planning cannot succeed without the involvement of the citizens.



Urban development planning works on the long-term development of Munich, and its tasks are therefore all very future-oriented. In October 2024, the City Council approved the new urban development plan (STEP). What is STEP and what distinguishes it?

As a component of the ‘Perspektive München’, our strategy for sustainable urban development, the STEP outlines the spatial development for the next 15 to 20 years. It addresses not only the classic areas of urban development, such as open space, mobility,

Participate in urban development using digital tools.



settlement, and economic development, but also the challenges of climate change, both in terms of climate adaptation and climate protection. Last but not least, it portrays a picture of cooperative collaboration with the region. STEP thus serves as a guiding framework for a sustainable development of Munich.

Under the title “Munich has a Plan,” the annual exhibition 2025 also dealt with the new urban development plan. Using seven future sites, such as the Prinz-Eugen-Park and the Parkmeile Feldmochinger Anger, the exhibition showed where the develop-

ments of STEP are already becoming tangible today.

The special feature of the new STEP is that it is entirely available in digital form. There is a separate digital map for each area of action, showcasing its unique strength. STEP serves as both a goal and conflict plan.

When I overlay the various thematic areas, it becomes clear where the different interests and opposing concerns of urban development intersect. Identifying these conflicts and addressing them is the task of urban development planning.



You mentioned that STEP is available as a digital mapping tool. What role does digitalization play in your work overall?

Digitalization changes our way of working, as can be seen very clearly with STEP. It offers us entirely new possibilities. For example, we can involve citizens directly in our work through digital means. On the website muenchen-mitdenken.de, interested individuals can find all projects related to Munich's urban development and planning, as well as information on when, how, and where to participate in other areas.

On the other hand, digitalization strongly influences society and thus the spaces we engage with. Where people typically went to the store to shop, many now order goods online and have them delivered to their homes.

All of these developments present new challenges regarding the use of public and private spaces. This is most evident in the city center of Munich.

Digitalization significantly influences how and whether people use the city center. With our city center concept, we want to answer the question: How should the Munich city center develop in the future? What goals, strategies, and measures are needed to make it fit for the future?

What does this city center concept look like?

The Munich city center is a special place that extends far beyond the old town. It is a central commercial and economic area as well as a cultural space of great significance for many people. Above all, it is a place for social interaction and political exchange. One of our most important topics in the city center is the design of public spaces. The advancing climate change necessitates that we adapt our city center quickly and with creative courage. Today, it is a densely built-up area that heats up in the summer. Measures for shading and evaporation are particularly beneficial here.

We need to think about public and private spaces together. Additionally, we should ensure safe and comfortable access to the city center through walking, cycling, and public transport, also in connection with other mobility services in the future. All of this must be aligned with the highest possible standards of urban design quality for our current and future city center. Only then will it remain a place for people with a high quality of stay, inviting them to linger, consume, and engage socially.

An integral part of the work of urban development planning is the dialogue with Munich's citizens. Why is this participation so important to you?

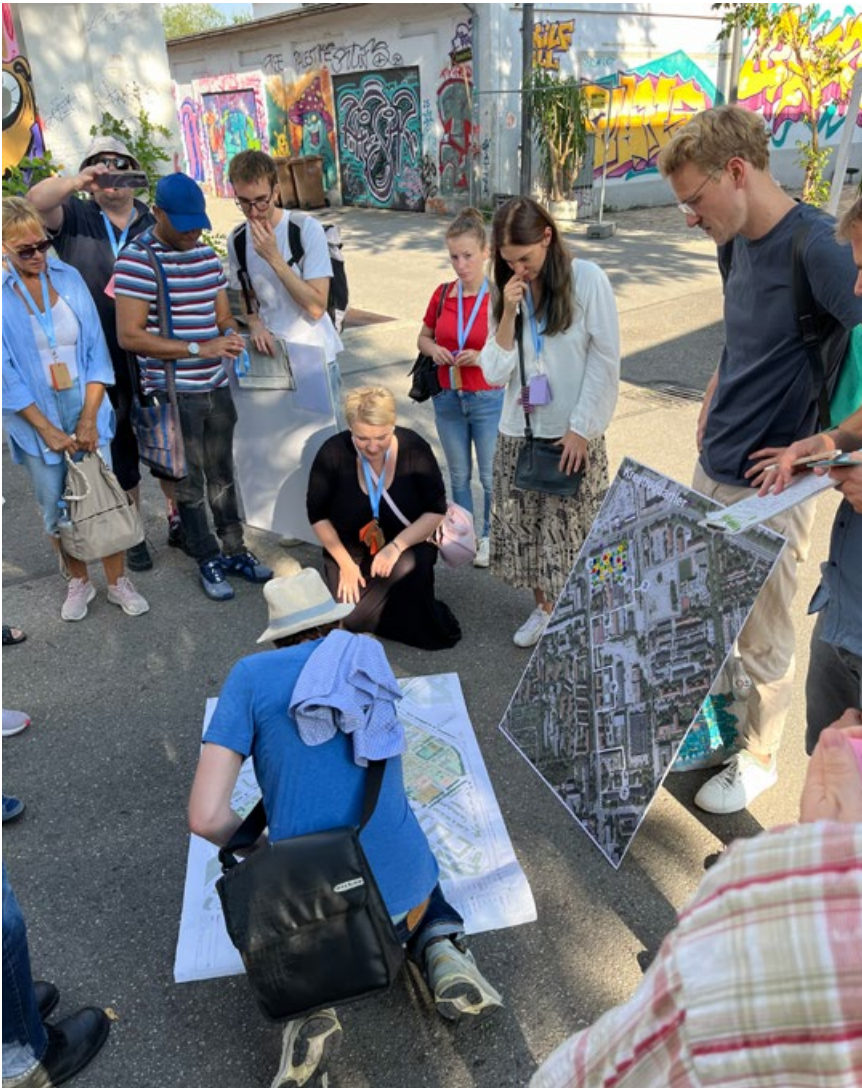
Our focus is on sustainable and future-oriented urban development. We cannot talk about the future without involving the people. These are, of course, the people who live and work in Munich. For us, public participation is always a very positive experience, where our approaches and goals are often confirmed, but can also be tested, corrected, and supplemented.

A particularly positive experience for me was the Citizens' Council on Urban Development, which we have now conducted twice, most recently in 2024. In this process, 100 randomly selected Munich residents discussed topics such as climate protection, mobility, and housing in several sessions with the support of experts. The council derived recommendations from these discussions, which were presented as a conclusion to Lord Mayor Dieter Reiter and to head of our department Elisabeth Merk.

These results are important impulses for our further actions as a city administration. At the same time, people experience through this direct dialogue that they are an integral part of shaping our city. This is an important part of our democratic culture.



Living Democracy. The Citizens' Council on Urban Development.



Integrated Neighborhood Development



Arne Lorz,
Head of Urban Development
Planning

Urban development planning develops perspectives for the future of the city. Through analyses and forecasts, concepts and strategies, plans and action programs, as well as active public relations, it contributes to the sustainable securing and development of Munich's quality as a residential and economic location.

The neighborhood as a spatial unit is increasingly at the center of planning. What is your approach here and what significance does the neighborhood have?

The neighborhood is very close to the everyday lives of people. The term refers to the level between individual buildings and a district; there is no definitive definition. For urban development, the neighborhood is interesting because it typically reflects all the challenges of the entire city on a smaller scale. A neighborhood is the ideal level to further develop topics such as open space development, mobility needs, housing creation,

climate adaptation, energy supply, as well as social concerns and infrastructure. It is thus vivid, concrete and impactful at the same time.

We pursue an integrated approach when considering the neighborhood. This approach can be illustrated by the EU-funded ASCEND project in Harthof or the climate neighborhood Ramersdorf. Both are to be transformed into climate-neutral neighborhoods. At the same time, public spaces are optimized for climate adaptation and quality of stay. Local social services are improved, and additionally, new affordable housing is to be created.



Briefly Explained

● Citizens' Council on Urban Development

People living in Munich are the experts of our city. In 2024, 100 randomly selected Munich residents discussed various questions regarding the future development of Munich in several sessions, sharing their unique perspectives.

How can we achieve the goals of sustainable urban development? What does a livable Munich of the future look like for everyone? What role do our neighborhoods play as places to live and work? How do we adapt our city to climate change? What do we need to ensure that community life in the neighborhood functions well? These and other questions were answered by the citizens together in a negotiation process. The results of the Citizens' Council were presented to local politics and city administration and serve as important impulses for future actions.

As part of the public participation for the new urban development plan, a Citizens' Council was conducted for the first time in 2021/22. The format was so successful that it has

continued to be used to provide ongoing impulses for urban development in Munich.

● Perspektive München / Urban Development Plan STEP

The new urban development plan is the first spatial urban development plan since 1983. It complements the urban development concept "Perspektive München" (Perspective on Munich), which has been further developed both content-wise and organizationally since 2019. A central result of this update is the commitment to sustainability and the common good as fundamental values of Munich's urban development. The United Nations' Sustainable Development Goals have been fully integrated into the strategic objectives of "Perspektive München."

● ASCEND

The EU project ASCEND aims to transform the Harthof neighborhood in northern Munich into an energy-positive district over the next five years. ASCEND stands for Accelerate Positive Clean Energy Districts. This involves addressing the areas of citizen participation, mobility, data, and – above all – energy, complemented by innovative new measures.

● Climate Neighborhood Ramersdorf

In the Climate Neighborhood Ramersdorf, the municipal housing company Münchner Wohnen plans to create a climate-neutral neighborhood. The energy modernization will also provide more social and affordable housing in Munich. The goal is to strengthen the neighborhood and thereby enhance the quality of life for all tenants in the long term.



This City is pretty smart

The Smart City Index of the Digital Association Bitkom is the digital ranking of German major cities. In 2023 and 2024, the city of Munich topped the ranking by a significant margin. The common urban goal is clear: to successfully improve the living conditions for all people living in Munich with smart, digital solutions. Digitalization also plays a prominent role in the Department of Urban Planning and Building Regulations, which even leads the citywide Integrated Smart City Action Program (ISCH). Below are some examples:

● ASCEND

The ASCEND project aims to transform the Harthof neighborhood in northern Munich into an energy-positive district by 2028. An essential component of this project is public participation, which primarily takes place digitally through the platform unser.muenchen.de.

● DIPAS Stories

Telling stories with maps: DIPAS Stories allows users to contextualize the digital, geodata-based specialized maps of the new urban development plan with texts, images, and videos, making them easier for citizens to experience and understand.

● Online Land Use Planning Munich BOM

The "Online Land Use Planning" is a digital participation platform through which the Department of Urban Planning and Building Regulations can conduct participation steps in land use planning (land use plan and development plan) digitally and seamlessly.

● Digital Vehicle Neuperlach

Facilitating access to digitalization is the task of the Digital Vehicle initiative of urban renewal in Neuperlach. Since 2020, the information vehicle has regularly been used at events and for participation in Neuperlach. In the fall of 2024, it was on the road as a Digital Vehicle to offer workshops on digital participation for residents, with additional tours planned. The goal is to empower all interested individuals to navigate the internet safely and independently, thereby benefiting from the advantages of digitalization.

● München Mitdenken (Co-Thinking Munich)

The online platform muenchen-mitdenken.de answers the question: "When, how, and where can I participate in the development of Munich?" It consolidates all projects related to urban development and urban planning on a map. It also offers online dialogues and highlights further participation opportunities in Munich.

● The Digital Building Application

The Munich Building Authority (LBK), which is part of the Department of Urban Planning and Building Regulations, is one of the largest building supervisory authorities in Germany, with approximately 5,000 to 6,000 building permit procedures per year. Since the beginning of 2024, the often very extensive building applications can be submitted digitally there.

● Information System for Social Infrastructure Planning (ISI)

Every housing project generates needs for social infrastructure, ranging from childcare to senior service centers. The internal specialized application ISI digitally implements and significantly simplifies the calculation of the triggered social infrastructure needs and the planning of these needs in construction projects.

● Neighborhood Development Tool (QET)

Climate-neutral and climate-resilient neighborhoods are increasingly at the forefront of urban planning as spatial units. The QET enables planners of integrated neighborhood concepts to conduct data-based assessments of neighborhoods by providing centralized access to all necessary information in one place.

● The Urban Development Plan (STEP)

The new Urban Development Plan, known as STEP, uniquely embodies all the advantages of digitalization as it is presented entirely in digital form for the first time. It integrates action fields such as open space, mobility, settlement development, and economy into thematic maps, supplemented by challenges related to climate change and climate adaptation, as well as constructive cooperation with the region. Users can overlay individual maps, combine them as needed, and thus visualize interactions, synergies, and conflicts of objectives, or view all the information in the integrated overall plan. Additionally, the digital STEP can be developed further continuously.

STEP is not only a tool for experts; it is freely accessible on the internet. STEP integrates the major action fields of urban development into digital maps: connected open spaces, efficient mobility, strong neighborhoods, innovative economic areas, climate-adapted landscape and settlement areas, climate-neutral neighborhoods, and a collaborative development of the region. STEP is available online for viewing and use in the Geoportal of the City of Munich.



DIPAS Stories: Telling Stories with Maps





STEP-Masterplan

Grüne und vernetzte Freiräume

- Parkmeilen
- Größere Parks, Grünanlagen und Freiräume
- Freiraumquartierskonzepte
- Grüngürtel
- Interkommunale Landschaftsprojekte

Effiziente, zuverlässige und klimaneutrale Mobilität

- ÖV Netz Planung / Idee
- Mobilitätskonzepte
- Autoarme Innenstadt/ autofreie Altstadt
- Radschnellwege

Starke Wohnquartiere und zukunftsfähige Stadtentwicklung

- Potenzialgebiete für qualifizierte Nachverdichtung in Wohngebieten
- Transformation zu gemischten Stadtquartieren
- Zu stärkende und neue Zentren
- Landschafts-, Siedlungs- und Freiraumentwicklung am Stadtrand
- Handlungsräume der Stadtentwicklung

Innovative und produktive Stadträume

- Sichern von Gewerbeflächen
- Potenzialräume für Innovation und Synergien

Klimaangepasste Siedlungs- und Landschaftsräume

- Sichern von Kaltluftleitbahnen
- Qualifizierung grüner Infrastruktur zur Reduzierung der Hitzebelastung

Klimaneutrale Quartiere und erneuerbare Energien

- Integrierte Quartierskonzepte

Partnerschaftliche Entwicklung der Stadtregion

- 2. ÖV Ring um die Stadt (Suchraum)
- Entwicklungskorridore entlang der ÖV-Achsen

Grundlagen

- Siedlungsfläche
- Gewässer
- Wald
- Bahn, S-Bahn, U-Bahn
- Stadtgrenze

Datengrundlage: Geobasepool, Planungsdaten des Referats für Stadtplanung und Bauordnung
Fachliche und grafische Bearbeitung: Stadtentwicklungsplanung 164

Stand: Januar 2024

Originalmaßstab 1:35.000 auf Format A0

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Urban Planning



Neufreimann will be home to 15,000 Munich residents.

“Innovative Urban Districts for Munich: lively, mixed use, and climate neutral”

What is currently happening in Freiamm? Why are the northern and northeastern parts of Munich important for the city’s development? And what is the significance of the Munich park miles? These and other topics are explained by Michael Bacherl, Head of Urban Planning.



An important task of urban planning is the management and coordination of large urban projects. What is special about Neufreimann, and what concepts are being implemented here?

Neufreimann is being developed on the site of the former Bayernkaserne, which the city was able to acquire in the past. As the landowner, the city is developing the entire project idea. This allows us to fully exploit the planning, housing policy, and urban development potential of the area.

From the beginning, Neufreimann was conceived as a lively, dense district that aims to become a new center for Freiamm. Therefore, a large part of the neighborhood is planned as a so-called Urban Area, where living, working, and social uses occur in

Visualization: Residential high-rise in Neufreimann



close proximity to each other. Small-scale businesses for the daily needs of future residents are to be established in the ground floor zones. Another distinctive feature is the clearing of the area: most of the construction debris will be reused.

Possible future neighborhoods for Munich could emerge in the northeastern and northern parts of the city. What is the status of these considerations?

If Neufreimann is a project for tomorrow, then the northeastern area is a project for the day after tomorrow, meaning the 2030s, while the northern area will come later. The northeast plays a central role in how and where Munich can continue to develop, as

it could accommodate up to 30,000 residents in the future. Since only part of the land belongs to the city, it is crucial to find a solution for development in collaboration with the landowners in the area. Based on this, the City Council can then make final decisions on specific development plans in the northeast.

Currently, a feasibility study is underway for northern Munich, examining which specific areas around Feldmoching might be developed. To develop initial ideas and visions for this, we conducted a so-called idea workshop. In this innovative format, five planning teams developed spatial proposals – not in isolation, but in public. The population was able to observe and contribute suggestions.

In the west of Munich, the largest urban development in Europe is rising: Freiham. What is the current status here?

Freiham is a project for today, tomorrow, and the day after tomorrow due to its size. Freiham South has a commercial focus, with numerous businesses already established there. Freiham North is primarily for residential use. The first construction phase in the north has already been completed, featuring residential buildings for 12,000 people, a school center, and a neighborhood center. Currently, we are focusing on the second residential phase. The goal is to create a “city of short distances.” The landscape park in the west is also important for recreation.

Additionally, Freiham is an urban measure, providing us with many opportunities to implement the city’s housing policy goals: for example, we consider cooperatives when allocating land, as they not only provide affordable housing but often also innovative building forms. The municipal housing company Münchner Wohnen also makes a valuable contribution to affordable housing in Freiham.

For the neighborhood center, we opted against a shopping mall and for an open shopping center with short distances. So, there is still a lot of work to do in Freiham for quite some time.

The Europark in northern Munich is to become a sustainable, future-oriented, and resilient urban building block. What is currently happening there?

Today, the Europark presents itself as a very large sealed area. It was established in the 1960s and 70s as an industrial area modeled after American standards, designed for cars, with huge parking lots. We have envisioned how a contemporary development of the Europark could look at Maria-Probst-Straße as part of European, an international ideas competition for emerging architects. The idea developed was to break up the structure of the Europark and transform it into a

Idea workshop for northern Munich



lively, mixed-use location. One development driver here is the new street-car line, which ensures accessibility.

We have now talked a lot about areas of Munich that have already been or will be developed – but there are also areas that are to be kept permanently free of development. What significance do green and open spaces have for urban planning?

The preservation and creation of green and open spaces is an integral part of urban planning. Parks and green corridors, lakes and watercourses, as well as the landscaped areas of the green belt are important for the quality of life and good coexistence in the city. Open spaces also have important ecological functions, without which we would not be equipped for climate change. The city of Munich recognized this 40 years

ago. Therefore the Department of Urban Planning and Building Regulations set up a separate section for green planning. At that time, this was a real achievement in Germany with a lot of foresight for the future.

A very special public space is the Munich park miles. What is their significance?

Whether it’s the Isar, the English Garden, or Westpark: these large open spaces structure the city and give it form. The idea of the park miles is to connect smaller green areas in Munich and link them with the green belt on the outskirts. In this way, the park miles organize the settlement structure, promote biodiversity, and serve as recreational spaces. Most importantly for me: the park miles significantly enhance the quality of life, allowing people to experience nature right at their doorstep.





Visualization of the PaketPost area



Participation "Everyone for the Hall" for the repurposing of the Paketposthalle

In the fall of 2024, the City Council launched an extensive package of measures aimed at strengthening and accelerating the construction of affordable housing. What does this package mean for urban planning?

The framework conditions in the construction industry have deteriorated significantly in recent years, not least due to a tremendous increase in construction and financing costs. This has greatly slowed down housing construction. However, new, affordable housing is still urgently needed.

Therefore, the City Council has adopted a total of 30 measures designed to stimulate housing construction and, above all, to facilitate the process of creating building rights. A task force for land use planning has been estab-

lished under the leadership of the head of our department Elisabeth Merk, which aims to identify and resolve potential conflicts that arise, especially with large construction projects, at an early stage. Additionally, the number of City Council approvals required for municipal construction projects will be significantly reduced.

Even though we have primarily discussed large projects, which certainly include the complex developments in Schwabinger Tucherpark or the PaketPost Areal at Friedenheimer Brücke, I want to emphasize that urban planning is working on over 100 projects on average, all of which – whether large or small – significantly shape the face of our city and ensure that the city remains balanced.



Michael Bacherl,
Head of Urban Planning

Urban planning ensures, within the framework of development and green space planning, an orderly urban development, a socially just land use that serves the common good, and a livable environment.

Briefly Explained

● Northeast Munich

On an area between Daglfing, Engelschalking, and Johanneskirchen, residential space for 30,000 people and 10,000 jobs is planned to be created.

● PaketPost area

The starting point for this development in the Munich district of Neuhausen is the listed Paketpost-halle, a former sorting center of Deutsche Post, which spans 19,000 square meters and is being transformed into a public meeting place. Around this distinctive building, a new, open, and vibrant urban district is being created that combines living and working. The development plan was approved by the Munich City Council in January 2025. Two 155-meter-high towers will mark the entire area.

● Europark

The Europark is to be further developed within the existing areas. The goal is to build denser and more compact, partly adding residential uses as well as green or sports areas, and to improve access to public transport.

● Tucherpark

Tucherpark is to be revitalized and further developed into a lively, modern, and sustainable urban district with a diverse range of uses. A master plan has been developed with public involvement, serving as the basis for further land-use planning procedures.

● Idea Workshop for Northern Munich

Around Feldmoching, it is currently being examined whether and to what extent a new livable part of the city can be created.

Therefore, in 2024, Munich hosted the innovative format of an idea workshop for the first time.

Five interdisciplinary and highly qualified planning teams worked in a kind of open competition at Fat Cat in the former Gasteig on their visions for a possible future development in northern Munich – the big picture. More than 1,000 interested individuals participated live, observing the planners at work.

The idea workshop served as a laboratory for vibrant and transparent urban development: Each day featured open workshops, information markets, exchanges, and discussions with experts about an attractive and sustainable future for the city. The planning teams also engaged in lively exchanges with each other and collaboratively developed ideas.

● Munich Park Miles

Park miles are green corridors intended to better connect Munich's districts and extend to the green belt on the outskirts. They connect individual neighborhoods, promote biodiversity, contribute to regulating the urban climate, and secure recreational and gathering spaces. Currently, Munich has twelve Park Miles distributed throughout the city – ranging from Feldmochinger Anger in the north to the Trudering-Neuperlach park mile in the south-east. The park miles are anchored in the digital thematic map "Open Space" in the current urban development plan STEP.



Tucherpark



CREATING
NEB
OURHOODS
TOGETHER



Shaping the Transformation together

Originally planned in the 1960s as a “City of Modernity,” Neuperlach today, with its numerous social and cultural initiatives, is one of the most exciting districts in Munich. The EU project “Creating NEBourhoods Together” has now even made Neuperlach a model for other European cities: beautiful, sustainable, and inclusive. Since October 2022, NEBourhoods has been working in Neuperlach to create future-proof, environmentally friendly, and livable neighborhoods.

In the fall of 2020, Ursula von der Leyen, as President of the European Commission, launched the New European Bauhaus (NEB). The EU Green Deal aims to bring about a transformation in economics, construction, and lifestyles – the NEB wants to actively involve people in improving their living and working environments. Public space, attractive housing, energy communities, and local mobility were just as much in focus as youth culture, nutrition, biodiversity, and circular economy.

“Creating NEBourhoods Together” had a duration of nearly two and a half years and aimed to test innovative ideas for urban development and sustainable prototypes through co-creative processes. This occurred in subprojects, the so-called “NEB-Actions,” which covered various topics from mobility and biodiversity to energy, housing, and youth participation.

For this purpose, NEBourhoods brought together people from Neuperlach with researchers, creatives, and experts from the economy and their innovative ideas.

Among the prototypes developed were:

- a shading canopy that also generates solar energy
- a network of urban gardens and mobile kitchens
- a local energy community for generating and fairly sharing solar power
- a mobile cinema, Ciné Vélo Cité, that showcased films made by school classes from Neuperlach
- a collaboratively designed CHILLspORT element in a schoolyard
- the “NEBourhoods Nesting Block,” a modular wooden structure that combines habitats for people, animals, and plants

Many of these measures, which are now visible in Neuperlach, are intended to be maintained even after the project duration and can be further developed with the community.

Cinema on the Pedestrian Bridge: Ciné Vélo Cité



Ursula von der Leyen, President of the European Commission, visits Neuperlach

As one of six NEB flagship projects, "Creating NEBourhoods Together" received funding of 5 million euros from the EU and 600,000 euros from the State Capital Munich.

For the State Capital Munich, the approach of the New European Bauhaus optimally complements the goals pursued in Neuperlach for years through integrated urban development and urban renewal. After all, it is about "developing a new understanding of the city based on solidarity, beauty, and respect for nature," says Elisabeth Merk, head of Urban planning and founding partner of "Creating NEBourhoods Together."

Thus, NEBourhoods was embedded in the integrated action space concept (IHRK) "Neuperlach and Surroundings" and the Integrated Neighborhood Development Concept (ISEK) Neuperlach, both of which serve urban renewal. Together, they aim to make Neuperlach "fit for the future." Urban renewal will still be present in Neuperlach for the next 25 years, ensuring long-term perspectives and synergies for Neuperlach.

NEBourhoods will conclude in spring 2025 with an international event and exhibitions in Munich as well as at the EXPO in Osaka as part of the German contribution.

Project Consortium

Landeshauptstadt München, Referat für Stadtplanung und Bauordnung, Referat für Arbeit und Wirtschaft: Wirtschaftsförderung und Kompetenzteam Kultur- und Kreativwirtschaft, Architekturgalerie München e.V., Bayerische Forschungsallianz GmbH, Green City e.V., HM Hochschule München University of Applied Sciences, HM:UniverCity, MGS Münchner Gesellschaft für Stadterneuerung mbH, Strasczeg Center for Entrepreneurship, structure GmbH, Studio Animal-Aided Design GmbH, Studio | Stadt | Region, Technische Universität München TUM, UnternehmerTUM GmbH, UnternehmerTUM MakerSpace GmbH. In Zusammenarbeit mit: OTH Regensburg, Münchner Ernährungsrat e.V., Münchner Initiative Nachhaltigkeit

Associated Partners

Bayerische Architektenkammer, Bayern Design GmbH, Bund Deutscher Architektinnen und Architekten Landesverband Bayern e.V., Bund Deutscher Architektinnen und Architekten BDA e.V.



Urban Redevelopment and Housing



Fit for the Future: The renovation begins in Neuperlach with two areas.

“The Munich Mix is as colorful as a bag of Gummy Bears.”

For residential neighborhoods to function, the right mix is essential. Few people know this better than Ulrike Klar, Head of Urban Redevelopment and Housing. In this interview, she discusses why she enjoys collaborating with the municipal housing company Münchner Wohnen and cooperatives, as well as the significant funds that the city of Munich invests in housing construction.



Your department is responsible for the new construction and maintenance of affordable housing. Looking to the future, what are the most important tasks ahead? And

what pioneering projects are already underway today?

Our main goal in housing construction is to achieve a good social mix in Munich, similar to a bag of gummy bears – across all age groups, cultures, and income levels. We want to achieve this mix both in new construction and in existing buildings. There are the redevelopment areas such as Neuperlach or Moosach, which enhance our urban renewal socially and structurally. In Neuaubing, Trudering, and Ramersdorf, we provide support through urban development funding. The settlements of Münchner Wohnen are also being carefully renovated. With projects

like “Living in the Neighborhood,” we create barrier-free housing so that older adults and people with mobility limitations can continue to live in their familiar environment.

Pioneering projects for the future include the Climate District Ramersdorf, which is now over 50 years old. There, we are working with an integrated neighborhood approach that encompasses climate concerns, mobility, and open spaces. Urban planning aspects and a modern energy concept also ensure that this post-war neighborhood can withstand future challenges. This has generated significant interest across Germany.



Cooperative Living: RIO-Riem East

What about renewable resources like wood? Are they being used in Munich?

With the Prinz-Eugen-Park, Munich boasts the largest wooden housing development in Europe. Together with the Technical University of Munich, we created the unit “nawaro” to measure the renewable resources and wood used for the construction of the settlement. Additionally, we are launching housing projects focused on circular building. In new constructions, we aim for all materials used to be resource-efficient and recyclable. Münchner Wohnen is already quite advanced in this regard.

About Münchner Wohnen: As of January 1, 2024, the municipal housing companies GEWOFAG and GWG merged to form Münchner Wohnen. What were the reasons for the merger and what has happened since then?

In fact, Munich now has an even more powerful and innovative housing company – by the way, the fifth-largest municipal housing company in Germany. Throughout the entire merger process, GEWOFAG and GWG maintained their construction programs while also taking care of their existing properties. This is a remarkable achievement.

The City Council has approved the housing policy action program “Living in Munich VII” (WiM VII), which is equipped with 2 billion euros, for the years 2023 to 2028. What are the goals of WiM VII, and how is it being implemented in urban renewal?

Here we return to the gummy bear mix. The most important goal of Living in Munich is and remains the creation of affordable housing – for all Munich residents. This mix is a guarantee for social cohesion in the city. We have numerous funding models available. One of them, which hardly any other German city implements aside from Munich, is conceptual rental housing. This

model is not tied to income limits but guarantees that police officers, supermarket cashiers, nurses, and young doctors right after graduation can find affordable housing in Munich. Currently, a significant societal transformation is taking place. Living in Munich VII allows us to experiment with so-called housing laboratories, meaning new forms of housing that are more closely aligned with the needs of specific groups, such as single older adults.

Building Community: “Little Prince” in Prinz-Eugen-Park



Ecological Model Settlement in Prinz-Eugen-Park





Residential Complex of wogeno in North Schwabing

What significance do cooperative housing forms have for Munich?

Here, too, the Munich mix plays a crucial role. Cooperatives strongly support social cohesion in new residential neighborhoods. All municipal plots are allocated through concept bidding. This greatly benefits cooperatives, as the better the community concept, the higher the score for allocation. The cooperatives present excellent concepts, ranging from community gardens to guest apartments to shared workshops and bicycle shops that accept packages for everyone.

Regarding the establishment of cooperatives: the mitbauzentrale münchen (Co-Building Central Munich) has been around for ten years now. What does the collaboration with this organization look like?

The collaboration with mitbauzentrale münchen is a blessing for us. The extensive consultations necessary for establishing a cooperative cannot be provided by us as an administration. Mitbauzentrale has our back, both regarding cooperatives and building communities and tenant syndicates.

They offer workshops, information days, legal advice, and provide insights into best practice examples. The number of newly founded cooperatives has risen significantly since the establishment of mitbauzentrale münchen. We also involve mitbauzentrale when it comes to the bidding of new plots to find the best possible concept for each area.

My conclusion: The State Capital Munich is well-prepared for the future, but it needs funding for housing construction. Many municipalities in Germany are looking to us.



Ulrike Klar,
Head of Urban Redevelopment
and Housing

The Urban Redevelopment and Housing section promotes the new construction and modernization of affordable rental and owner-occupied housing. The main department plays a significant role in ensuring that Munich residents who have no opportunities in the open housing market are provided with housing.

Briefly Explained

● Münchner Wohnen

Münchner Wohnen is the housing construction company of the State Capital Munich.

Approximately 150,000 people live in around 72,000 apartments managed by Münchner Wohnen. Additionally, there are about 1,000 commercial units and a special infrastructure of shops, kindergartens, and cultural centers, fostering a livable and neighborly community.

● MGS – Munich Society for Urban Renewal

MGS acts as the municipal redevelopment agency and trustee in the Munich redevelopment areas of Neuperlach, Moosach, and Aubing-Neuaußing-Westkreuz. In Freiham, it also takes on neighborhood management.

● mitbauzentrale münchen

By developing affordable housing, climate-friendly buildings, and livable neighborhoods, cooperatives and other communal housing projects provide answers to Munich's future challenges. They have established themselves as valued partners of the city. On behalf of the State Capital Munich, mitbauzentrale has been making an important contribution to the realization of numerous community projects for over ten years.

Gründer Höfe: Residential complex of Münchner Wohnen in Obersendling





Conversion instead of Demolition

It is surely one of the most spectacular conversion projects in Munich: the Werksviertel behind Ostbahnhof. The entire district, once the headquarters of the Pfanni company, has been and continues to be developed consistently from the existing structures. An old potato storage facility has been transformed into a theater, and the former potato flour silos are now used as a climbing gym. The former production lines have been converted into spacious loft offices, clubs, and restaurants. The result is a neighborhood with exceptional buildings and an exciting urban energy. For this unique mixture, the Werksviertel was awarded the prestigious German Urban Development Prize in 2023.

The Werksviertel clearly demonstrates that conversion is not about renunciation but rather about recognizing the value of existing structures and creatively adapting them for the future with joy.

This shift in thinking – from new construction to a culture of remodeling – is more important than ever in times of climate change and social challenges such as the housing crisis. A crucial factor in this is that the construction industry is responsible for

40 percent of global CO₂ emissions. Increased interest rates and high material costs are also making new constructions challenging at present. Therefore, converting existing buildings is attractive not only from sustainability and climate perspectives but also from economic viewpoints for builders.

The diversity of the theme of conversion culture is also evidenced by the so-called “Fritz District” in Neuperlach. On the former Allianz site at Fritz-Schäffer-Straße 9, apartments, offices, shops, cafés, a daycare center, and a cinema are to be created. Approximately 65 percent of the existing structures and much of the gray energy are to be preserved.

The Bergson Kunstkraftwerk in Aubing impressively demonstrates how an over 100-year-old, unused power plant can become a cultural hotspot. Since its remodeling, the Bergson has housed a state-of-the-art concert hall with unique acoustics.

Development of the model for the “Fritz District” in Neuperlach

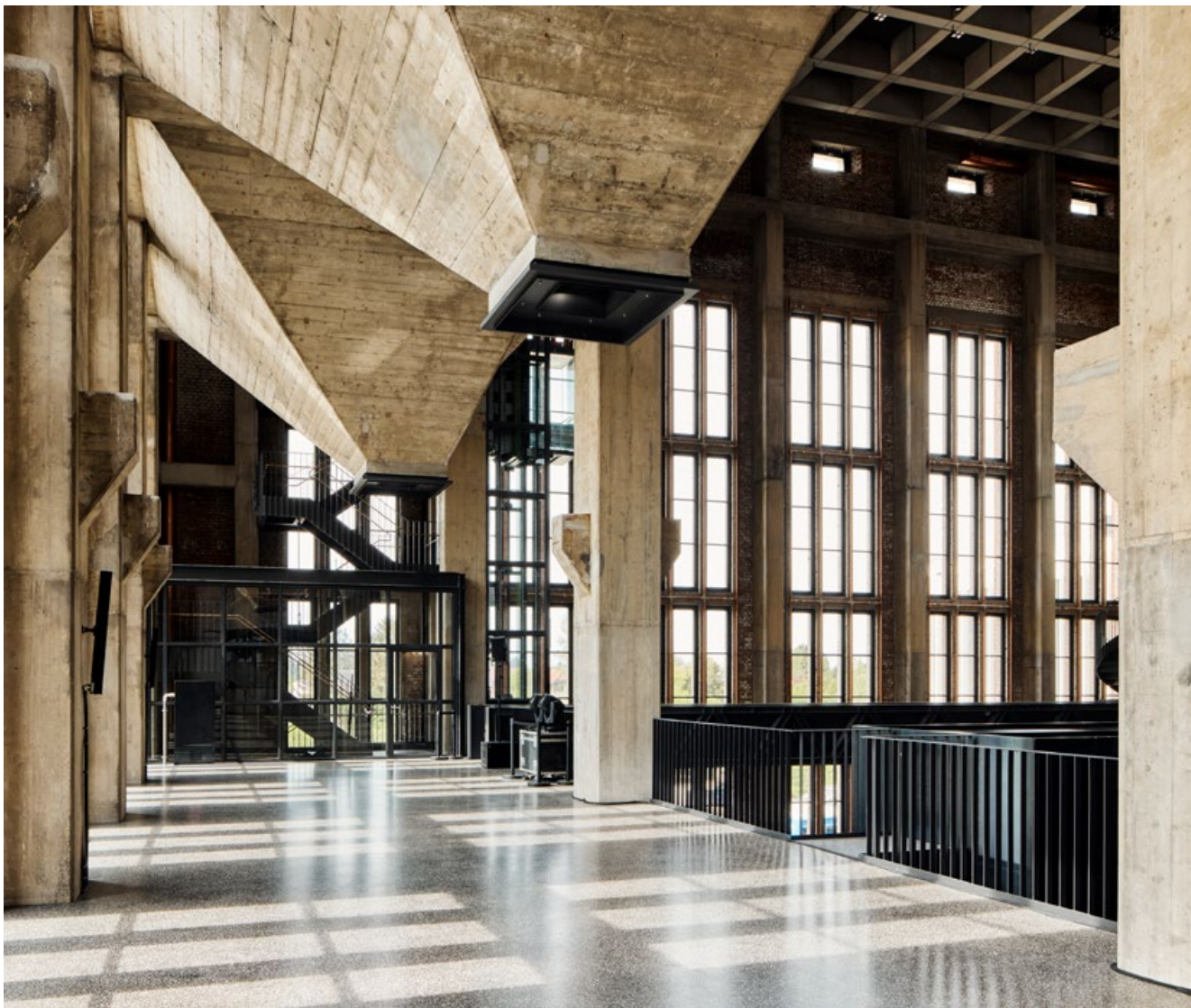
A culture of conversion also means considering what happens to the materials that arise when demolition is unavoidable. In Neufreimann, the former Bayernkaserne, the State Capital Munich is testing the recycling of construction materials in a pilot project. During the demolition of the old barrack buildings, approximately 600,000 tons of construction debris were processed on-site and offered in a materials exchange.

New construction can also take future renovation into account. "Circular building" is the key term here. All building materials used in new construction should be resource-efficient and

recyclable. The municipal housing company "Münchner Wohnen" is currently doing important pioneering work in this area.

For conversions to become a reality, creative, often unconventional solutions are needed. The Munich Building Authority is the responsible permitting authority for this purpose. The employees there dedicate themselves to this task with great enthusiasm and openness.

A new culture of conversion can achieve a lot: it leads to the enhancement of existing structures, changes in new construction and ultimately to a higher quality of design.







Looking to the Future

Together, Head of Urban planning Elisabeth Merk (EM) and her long-time Deputy Jacqueline Charlier (JC) have accomplished a lot in the last ten years at the helm of the Department of Urban Planning and Building Regulations. In 2024, Charlier was elected as the new Head of Communal Services and has since been responsible for municipal properties.



How do you envision the collaboration between your departments in the coming years?

JC Through our years of close cooperation, we know very well how the other one operates. Our collaboration is characterized by trust and efficiency, which allows us to work more intensively on numerous upcoming projects together, such as the many development plan procedures. Currently, we are particularly focused on the fifth construction phase in the Messestadt Riem, for which the city needs even more space. Another exciting future project is the slaughterhouse and livestock market quarter, along with the area of the wholesale market hall.

EM Yes, exactly – we can jump into all projects more quickly. I see the major topic of urban development planning very closely linked to the Municipal Department. Until now, we have mostly been able to plan with areas owned by the city, whether it's Messestadt Riem, the barracks

areas, or railway sites. All of these areas are now gone. Together with the Municipal Department, we need to reposition ourselves in land management to acquire more areas, involve the region, and perhaps even establish another municipal association like in Freiham. In the future, involving third parties will be essential.

What other challenges do you see?

JC Everyone needs space. The competition for land in Munich remains extremely high. This goes far beyond just housing construction. The municipal utilities want to expand geothermal energy and photovoltaics. The energy transition will also be advanced in the coming years. Together with the Munich City Assets, we are constantly looking for which of our areas are suitable for cooperation and where and how we can provide support.

EM One of my key topics and an important aspect that is gaining significance is renovation culture, which means creatively dealing with the existing building stock. The Municipal Department has a vast number of properties that can be examined and developed in this regard. Since I took office over 18 years ago, I have been trying to provide impulses in this area. With Jacqueline Charlier as a partner, we will push this topic forward – also in terms of the city's climate goals.

Freiham: New housing for 25,000 people

JC Here, I can present a recent project: the repurposing of the clinic site on Thalkirchner Straße, for which feasibility studies are already being developed. Several buildings on this site will be vacated, where we can certainly realize interesting projects within the existing stock.

In general, in terms of resource conservation and circular economy, we are very focused on gray energy and carefully examine whether demolition is truly necessary or if we can preserve and renovate the existing structures.

Just as important as areas for housing construction are – especially in times of climate change – the un-developed open spaces. How can this balancing act be resolved?

JC Every development needs open spaces, that much is clear. If these cannot be realized locally in sufficient quantities, so-called compensation areas must be provided elsewhere. For this purpose, the Planning and Municipal Departments have jointly created so-called ecological accounts. These are reserve areas, such as the current third ecological account at “Schwarzhölzl”. The areas of Stadtgüter München, Munich’s own farming department, are also an important factor.

We need to gradually expand all these compensation areas. Since I took office, my department has already acquired several areas that can also serve as future compensation areas.

EM For us, the Department of Communal Services is a very important partner for Munich’s large open spaces. But even at a smaller scale, there is much that can be done for the quality of stay and the microclimate in Munich. Here, citizens can become active themselves, whether through greening facades or unsealing courtyards. The Department for Climate and Environmental Protection is already active in this area, as is the Building Department. We should definitely intensify these initiatives.

In the fall of 2024, the city council adopted the new Urban Development Plan (STEP). What is special about STEP?

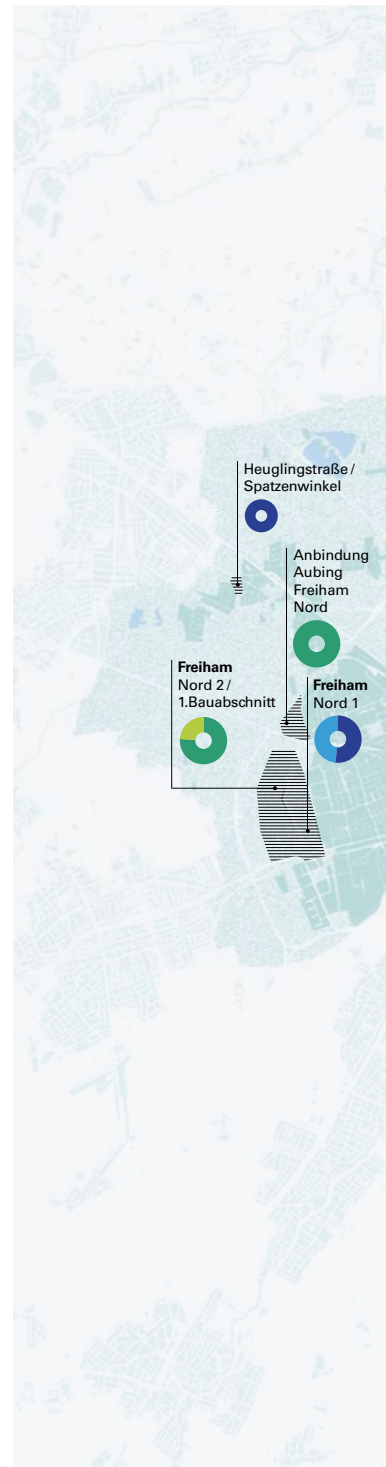
EM In the past, urban development plans were large master plans that determined where a residential area would go, where a school would be located, interspersed with streets, a commercial area, and perhaps a park. This is no longer how urban development planning works in the 21st century. The new STEP has two distinctive features: First, it has been discussed and developed with significant involvement from the public. Second, it is available in a completely digital format, meaning in the form of maps on topics such as open space, mobility, climate, and settlement development. These digital maps can be layered and related to each other. This allows STEP to illustrate the effects of adding, developing, or removing elements from the urban fabric. This makes both potentials and challenges visible.

JC The STEP also enables us to easily model scenarios, which allows us to make quicker decisions: For what purpose do we need a specific area? Should we buy a particular area or not? This fundamentally changes our work. The STEP certainly serves as a model for how digital work can function within city administration.

For more than a year now, there has been Münchner Wohnen, formed from the merger of the city’s housing companies GEWOFAG and GWG. What is the current assessment?

JC The merger process was challenging, but we successfully managed it. Münchner Wohnen is definitely a very powerful company that is also financially well positioned. I hope that many property acquisitions, which the Department of Communal Services has previously handled for the city, can in the future be managed directly by Münchner Wohnen. Until now, the city has invested very high amounts for this purpose.

EM I also believe that the effort has truly been worthwhile. One must not forget: alongside the merger, the normal operations at both housing companies continued regularly. My thanks go to all the employees who, despite the merger and an increasingly challenging construction industry, were able to achieve impressive results. Now we have a contact point for urban housing, a strategy, and thus a greater market presence. The merger is not yet fully complete; much still needs to be developed further. But an excellent milestone has been achieved – and at an impressive speed that is hard to surpass.





Major Projects and Plans 2025-26

Project and Planning Size

-  > 20 Hectares and/or
> 1.000 Residential Units
-  < 20 Hectares and/or
< 1.000 Residential Units

Building Rights Available

-  Work
-  Housing

Land Use Planning in Progress

-  Work
-  Housing



For 30 years now, there has been Socially Just Land Use, or SoBoN for short. This instrument involves developers and investors contributing to the costs of necessary infrastructure in new residential areas. What has SoBoN achieved during this time?

JC SoBoN has allowed us as a city to truly plan. It has created a crucial opportunity to co-develop subsidized, affordable housing forms in the realization of residential areas. We are planning sustainable residential neighborhoods. With SoBoN, the city has been able to enable the necessary development plans. It is recognized nationwide, both among politicians and developers, for good reason.

EM Without SoBoN, we would not have been able to develop qualified mixed urban neighborhoods in Munich over the past 30 years. If one imagines that only subsidized housing would be built on city-owned land, and only expensive, privately financed housing on private plots, the segregation index in new construction would be very different in Munich. While we talk a lot about gentrification in existing neighborhoods, we do not have a problem with segregation in new development areas, unlike any other city in Germany, even though we have such high land prices.

What might the future of SoBoN look like?

EM SoBoN remains our most important tool for enabling equitable urban development. Regardless, I would like to see a moderate land reform at the federal level.

Ms Merk, you are now in your fourth term. What do you wish for?

EM For my fourth term, my wish is that we think much more collaboratively across departments. Many projects only work across departmental boundaries. For the good of the city, as the saying goes, we should set common priorities and work towards shared goals even more strongly.



Elisabeth Merk (left) and Jacqueline Charlier



Sterventunnel sehen!
Kauschen & Nauter
vor zu viel Licht-
verschmutzung schützen

LAND SURFS
SCHUTZ ZONE
HIER GAB
NOCH VERBOD-
TUNG

Wurde
- Hier gab
"Marken"

gab
Licht
verschmutzung

Participation Culture is Planning Culture

A city is shaped by diverse interests – citizens, businesses, politics, administration, associations, NGOs: they all have their own perspectives and different expectations for the development of the city. Dialogue that listens, mediates, fosters understanding, and engages with the public on equal terms brings together these various interests.

Public participation is regulated in Section 3 of the German Building Code. It states: “The public must be informed as early as possible about the general goals and purposes of the planning (...) and given the opportunity to express and discuss their views.” In addition to these legal requirements, informal participation in urban development and planning has a long tradition in Munich.

For example, Munich’s land-use planning is exploring new avenues in its participation efforts, going beyond the legal requirements. Several workshops on topics such as climate neutrality, circular economy, and mobility were held for the further development of Tucherpark in Schwabing. For the future use of the PaketPost area, the City of Munich commissioned a citizens’ report, and its recommendations were directly integrated into the plans of the private investor.

In the redevelopment areas such as Neuperlach or Moosach, intensive information and participation processes are initiated alongside the planning. With an intercultural approach, underrepresented groups are also reached. During the implementation phase, the district management is available for questions and suggestions.

As a visible sign of this open planning and participation culture, the Department of Urban Planning and Building Regulations has had the PlanTreff for 30 years, which serves as a platform for urban development in Munich. The PlanTreff stands for planning-related communication and dialogue and enables continuous exchange on the most important future issues of the city through its cross-media offerings. The diverse formats, such as the annual exhibition, online dialogues, or the Munich student competition, allow for both intensive and playful engagement with planning.

New innovative formats, such as the idea workshop for northern Munich, which took place at the end of 2024,

are part of an open and transparent planning process. As a testing ground between idea competition and public participation, idea workshops facilitate cooperative rather than competitive work. Transparency, dialogue, expertise, and the exchange of different perspectives are at the forefront. Around 1,000 interested individuals participated.

The people who live in Munich are the experts of our city. The Citizens’ Council for Urban Development allowed 100 randomly selected Munich residents to voice their opinions in several sessions in 2024 regarding the future development of Munich. How do we adapt our city to climate change? What do we need to ensure that community life in the neighborhood functions well? These and other questions were answered by the citizens together in a negotiation process. The results were presented to the city leadership and provide important impulses for future actions.

The formats for public participation offered by the Department of Urban Planning and Building Regulations are as diverse as the citizens of Munich themselves. This creates a democratic process in which everyone can contribute to the future of our city.



PlanTreff at Blumenstrasse 31

Spaces of Mobility

On-demand transport, public transport with alternative drives, subway extensions, tangential express bus connections: there have been some developments in transportation in the Munich district and throughout the entire metropolitan region of Munich in recent years. Nevertheless, traffic jams, delays, and inadequate connections are still part of everyday life for many citizens. Everyone agrees that something must change. But how? Old solutions are not leading to success. A fundamental transformation is needed: mobility must be designed differently, and the region must be developed holistically.

With the International Building Exhibition (IBA) "Spaces of Mobility," the metropolitan region of Munich has the opportunity to tackle this challenge over the next ten years. For a decade, our homeland will become a model region to boldly address innovative and visionary ideas and to advance a mobility transition. One thing is clear: the topic of mobility in all its facets is one of the central challenges of the 21st century.

An International Building Exhibition is a format for urban and regional development that has been carried out primarily in German-speaking countries for about 100 years. The IBA is about approaching things differently, thinking creatively, and daring to attempt the seemingly impossible. The IBA Metropolitan Region Munich is the first in Bavaria and the first IBA focused on mobility.

More than 100 ideas were submitted for the first project call in October 2024. They demonstrated how creatively and diversely the spaces of mobility can be filled. These ideas were presented at the first "Day of IBA Project Ideas" on December 10, 2024. Eligible to participate were municipalities, companies, foundations, associations, universities, and private individuals from the metropolitan region of Munich.

The state capital Munich alone submitted seven ideas, including an urban redevelopment of the area surrounding the central station. Other ideas from the City of Munich include a continuous three-meter-wide bike path from Karlsplatz-Stachus over Odeonsplatz heading north to the border of the Freising district, as well as the revitali-

zation of the Braunauer Railway Bridge and its conversion into a pedestrian and cycle bridge. All submitted project ideas will be further developed by the IBA in collaboration with the project sponsors. A partially internationally composed curatorial board and the supervisory board of the IBA will decide which projects are likely to receive the status of "IBA Candidate." In a second step, realizable "IBA Projects" will be selected from these IBA Candidates, which will be supported and demanded in the project development by the IBA company.

A prerequisite for successful later designation as a project initiative, "IBA Candidate," or "IBA Project": The project idea must provide innovative yet feasible approaches to solving important future questions of mobility.

The IBA Metropolitan Region Munich is organized by an inter-municipal company. Shareholders include the City of Munich, the Cities of Augsburg and Ingolstadt, the districts of Munich and Freising and the Association of the European Metropolitan Region Munich (EMM e.V.). Partners from business, civil society, research, and development, as well as smaller municipalities in the metropolitan region, are engaged in their own IBA unit at the IBA through the EMM e.V.

Southern Train Station District



Munich Region



Munich Building Authority

Interim Use Sugar Mountain



“In its current form,
Munich functions extra-
ordinarily well as a city.”

The Munich Building Authority (LBK) issues between 5,000 and 6,000 building permits each year. In this interview, Thomas Rehn, head of the Munich Building Authority, explains the influence his authority has on the shape of the city and why the topic of conversion culture is gaining increasing relevance.



Munich decided in the fall of 2024 to accelerate housing construction even more than before. What does this mean for the LBK?

The creation of housing has always been a significant issue in Munich. Through the simplification and accel-

eration of approval processes, we aim to help increase housing construction figures. This is precisely the focus of the city council's decision. Administrative simplification has long been a constant topic at the Munich Building Authority. We continuously question all our processes and look for optimization potential. At the same time, we must always consider new aspects in our procedures, such as energy conservation. Nevertheless, our stated goal is to keep our processes as streamlined as possible. This is important for the construction industry, which relies on quick building permits. We are on a very good path in this regard.

Speaking of acceleration: The Munich Building Authority introduced the digital building application in 2024. What has your experience been so far?

One thing is clear: without digitization, an administration cannot function today. We have been working on this topic since the mid-1990s. The pro-

Sudeten German Museum





Campus Munich University of Applied Sciences

cesses at the Munich Building Authority are already fully digital. However, we have previously received building applications in paper form due to legal reasons. The Free State of Bavaria has now created the legal framework for digital submission of building applications. All necessary documents are available digitally in the architectural firms and among the developers. Thus, there has been a media disruption until now.

With the digital building application, we meet the expectations placed on us as a modern administration. Internally, this digitization means that multiple people can process each application simultaneously. We have quicker access to all data. And very importantly: our file archive, which consists of 8.7 kilometers of paper records, will no longer grow in the future. The experiences with the digital building application have been positive, and we are strongly advocating for increasing this part of the application figures.

The Foundation for Building Culture advocates for a “new conversion culture” as the future of construction. How does the LBK approach this topic? Are special approval procedures necessary for this?

For us at the Munich Building Authority, this topic is by no means new. Especially in heritage protection, renovation is a regular occurrence, particularly in a city like Munich with its characteristic historical cityscape that we want to preserve. The LBK already has a lot of experience when it comes to the renovation, expansion, or alteration of buildings. Of course, new constructions still have their place. However, I think the discussion about conversion and remodeling is very positive because it opens up possibilities – especially in light of climate change.

For me, this also involves the topic of circular economy, meaning the question of how building materials that are deconstructed can be reused. Remodeling is rarely the simplest solution

but often leads to extremely interesting results.

The approvals for conversion projects are often very complex and require a great deal of openness and creativity from my staff. However, this challenge is also enjoyable. So far, we have been able to find a solution for every project.

An important aspect: The topic of remodeling extends the life cycle of buildings, which used to be significantly longer. For me, this is the area where conversion culture can truly demonstrate its strengths.

A livable environment includes a successful urban form. What influence does the LBK have on the cityscape?

The Munich Building Authority does not impose purely formal requirements on the cityscape but rather on the appearance of buildings. Our goal is to work with applicants to achieve a building outcome that fits well into

Sophie-Scholl-Haus in the Student Village



Christoph-Probst-Str.

10

the city. Since the building law in Munich is always utilized as much as possible for economic reasons, we often receive most projects that influence the cityscape during the planning stage. Here, we can exert influence through consultation, which is also expected of us. These are not always spectacular individual projects, but usually buildings that appear rather unremarkable but blend harmoniously because of that.

Buildings that have a highly prominent effect on the city are presented to the Commission for Urban Design. It has the important function of publicly discussing projects before they are built. Often, the highly qualified commission helps improve the buildings in their final form, which investors also greatly appreciate. Additionally, with the facade award and the award for urban image maintenance, we recog-

nize builders and investors who make special efforts to present the city with a successful building.

A particular challenge that the LBK staff eagerly and dedicatedly addresses are the so-called interim uses, such as Sugar Mountain in Sendling, Fat Cat in the Gasteig, or HP8 with the Isar Philharmonic Hall. These temporary uses create vibrant splashes of color in the cityscape. The LBK ensures that they are made possible through creative solutions. In its current form, Munich functions extraordinarily well as a city.



Thomas Rehn,
Head of the Munich Building
Authority

The Munich Building Authority (LBK) is the largest building permit authority in Germany. With thousands of individual decisions and consultation hours, it shares responsibility for the quality of life in Munich and ensures the preservation of an orderly cityscape, compliance with legal standards, and safety in construction.



The temporary location of the Gasteig: HP8 in Sendling



Briefly Explained

● Commission for Urban Design

When something is being built or structurally altered in Munich that significantly influences the cityscape, it is often a matter for the Commission for Urban Design. The commission advises on the design and provides recommendations to the city council and the authorities involved in the project. This voluntary body was established in its current form in 1970 and consists of 27 members.

● Digital Building Application

Since the beginning of 2024, the Munich Building Authority has allowed the submission of often very extensive building applications in digital form. This greatly facilitates the work of both the submitting architectural firms and the staff of the LBK.

● Facade Award

With the Facade Award, the City of Munich honors property owners every two years who preserve the cityscape through exemplary renovation and design measures of their historic facades.

● Urban Image Maintenance Award

The Urban Image Maintenance Award is presented as part of the competition "Building and Renovating in Historic Surroundings" and recognizes exemplary examples of contemporary architecture in ensemble areas and in connection with historic monuments every four years.

● Heritage Protection

Anyone wishing to remove, alter, or relocate historic buildings or parts thereof requires a permit under the Bavarian Heritage Protection Act. This also applies to changes in the external appearance of buildings in ensembles or near historic monuments. The responsibility for enforcing the law and thus for issuing heritage protection permits lies with the Lower Heritage Protection Authority in the Department of Urban Planning and Building Regulations in the City of Munich. This authority is part of the Munich Building Authority.



"I am pleased that the Olympic Park has overcome another hurdle on its way to UNESCO World Heritage status. Munich has gained a unique ensemble with the Olympic Park, where architecture and landscape merge into a cohesive whole – timeless, modern, and beautiful." Elisabeth Merk

A living monument on the way to World Heritage

More than 50 years after its opening for the 1972 Olympic Games, the Munich Olympic Park is livelier than ever. Cultural and sporting events attract tens of thousands of visitors each year. With 85 hectares of meadows, wooded hills, and a lake, it is a popular local recreation area. The ensemble is also considered an architectural and landscape planning icon of the second half of the 20th century. In short, the Munich Olympic Park is a world-renowned example of the successful repurposing of an Olympic venue.

In line with this extraordinary heritage, the Munich Olympic Park has now taken the next step toward

UNESCO World Heritage status: Following a decision by the Conference of Ministers of Education in December 2023, it has been added to the so-called Tentative List, which serves as a basis for future nominations for World Heritage status. Proposals for World Heritage designation will be gradually submitted to the UNESCO World Heritage Centre in Paris for evaluation over the next few years.

During the evaluation process, it must be thoroughly justified that the Olympic Park possesses an exceptional universal value in an international comparison and how this value will be preserved and protected in the long term.

The Munich Olympic Park has been on the heritage list of the Free State of Bavaria since 1998. In 2018 the Munich City Council supported an application for the UNESCO title. The Olympic Park could fill a gap in the list of UNESCO sites as a living heritage of the 20th century.

Currently, a so-called management plan is being developed under the leadership of the Department of Urban Planning and Building Regulations, which is part of the nomination process. As part of an integrated planning and action concept, this plan outlines the goals and measures for the protection, maintenance, use, and development of the Olympic Park. Various stakeholders and the public, particularly residents of the Olympic Village, are involved in this process.

By 2038, the Munich Olympic Park could achieve World Heritage status. To keep interested residents and citizens informed about the progress of the World Heritage process, regular public events are held to discuss the topic of World Heritage, the nomination process, and the management plan being created in this context.

The Olympic Park is constantly evolving and remains true to its identity as a vibrant sports and cultural venue. Following the demolition of the old Olympic cycling stadium, planning began for a modern multifunctional hall, which opened in the fall of 2024 after four years of construction. After the departure of EHC Red Bull Munich from the old Olympic Ice Sports Centre, the SAP Arena has now become the new home ground for the multiple German ice hockey champions. Additionally, the FC Bayern basketball team will host around twenty home games here each season. Three separate ice rinks are also available for club and recreational sports.



Olympic Stadium

Olympic Park Munich with SAP Arena

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