



Federal Institute for  
Research on Building,  
Urban Affairs and  
Spatial Development

within the Federal Office for  
Building and Regional Planning



# RESEARCH NEWS

No 2 / November 2014

Dear Readers,

The end of 2014 is approaching in big strides! We would like to take the opportunity to spotlight the *Yearbook Building and Space 2013/14*, which you can order at the price of 19,90 € at the publishing office of the Federal Office for Building and Regional Planning (BBR) ([selbstverlag@bbr.bund.de](mailto:selbstverlag@bbr.bund.de)). For the fifteenth time, the BBR is presenting activities of the previous year in its German- and English-speaking "Yearbook Building and Space".

It shows the large variety of topics of the Office, which is subdivided in a part supervising construction projects and the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR). The construction sector of the BBR is responsible for federal construction projects, especially related to the Federal Government, the constitutional organs and the ministries in Berlin, Bonn and abroad, and for cultural buildings managed by the Prussian Cultural Heritage Foundation. The range of construction tasks the BBR assumes is demonstrated by projects presented in the present Yearbook.

The articles in the Yearbook reflect also the entire spectrum of topics dealt by the BBSR within the BBR, which, as a departmental research institution, advises the Federal Government in the fields of urban and spatial development as well as housing, real estate industry and building at national and international level. The topics range from European urban and spatial policy between 2014 and 2020 and the conversion of non-residential buildings into housing to a 3D project for the Berlin Palace-Humboldtforum. In the present issue of the Research News, some of these topics will be treated in more detail. We wish you happy reading!

The editors

- **Spatial Development**  
Spatial monitoring of Germany and its neighbouring regions – page 2  
INTERREG B joining forces: more than 50 interested partners at German-Polish networking event in Berlin – page 3
- **Urban Development**  
Die city after tomorrow – a new approach in the BBSR – page 4  
Potentials of rural small towns in peripheral areas – page 5
- **Building and Architecture**  
The German residential portfolio market – new results from the BBSR Transaction Database – page 6  
Turning non-residential into residential buildings – page 7
- **Housing**  
Sustainable Building Results – It's up to us! – page 8  
Cooperation between the BBSR and the University of Naples Federico II – page 9
- **Latest Map**  
Core areas of macro-regional strategies in Europe – page 10

## Spatial Development

### Spatial monitoring of Germany and its neighbouring regions

#### Contact:

Volker Schmidt-Seiwert  
Division I 3  
European Spatial and  
Urban Development  
Phone: +49 228 99401-2246  
Volker.Schmidt-Seiwert@  
bbr.bund.de

This was the motto of a workshop on 9 September 2014 at the Federal Office for Building and Regional Planning (BBR), Ernst-Reuter-Haus, in Berlin, that dealt with spatial structures and development trends with a cross-border perspective. The workshop was organised against the background of activities of the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) integrating regions bordering on Germany as an independent territorial unit into the existing spatial reporting systems for Germany and Europe.

The need for spatial information has already been considered in many cross-border cooperations by processing and analysing regional statistical but also geographical data for relevant regions. This information, however, primarily serves to specifically shape cooperations, and efforts in the regions to gain information often run parallel.

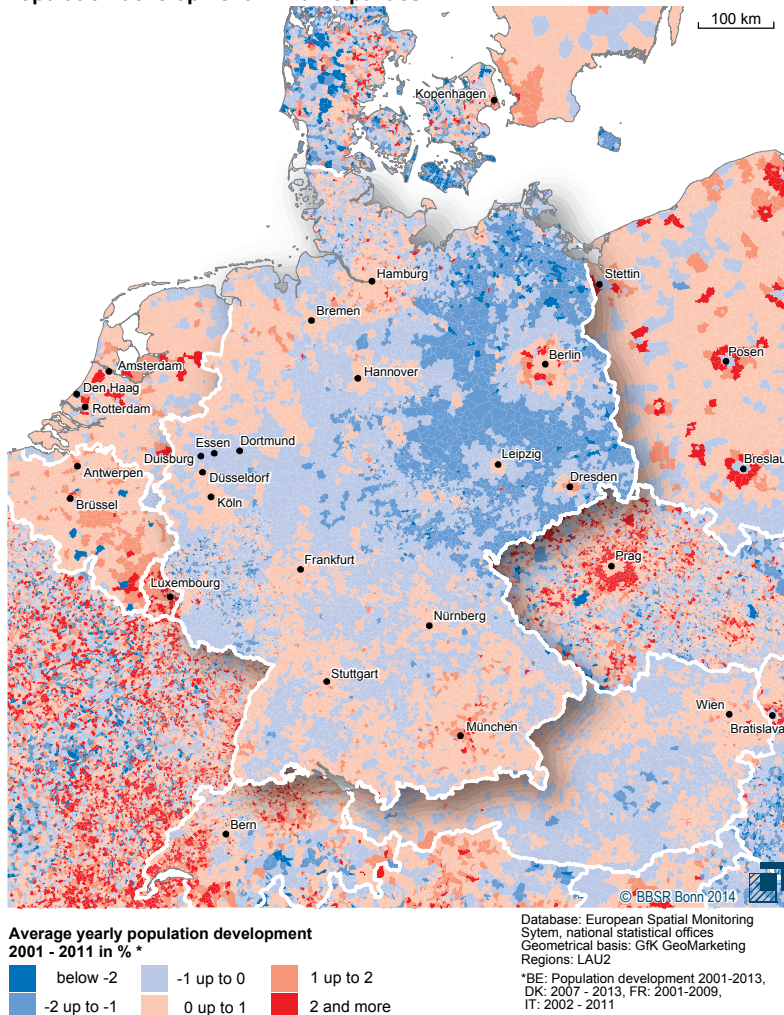
From a federal German perspective, a look across borders is required due to changing functional relationships. Metropolitan regions are increasingly specified against cross-border backgrounds, labour markets grow together across borders and structural adaptation processes on one side of the border are from case to case supported by impetus from the other side. Regional structures and trends increasingly cannot be considered within a national context. This is why, for many aspects, neighbouring regions have to be involved in regional analyses.

Based on existing cross-border spatial reporting systems and activities in the German federal states and regions and based on first analyses of neighbouring regions by the BBSR, the workshop's aim was to gain experience and to discuss how to continue further reporting activities.

The discussion more concretely focused on the thematic aspects of a comparative perspective of the regional analyses and to what extent neighbouring regions are dependent on related issues and functional relationships. In addition, the interest in and possibilities and character of a related cooperation among the German regions, federal states and the Federation were discussed.

As a first result of the workshop, the BBSR is going to publish the first analysis of spatial structures and development trends formulated from a federal German perspective and taking neighbouring regions into account. It will summarise the discussions and the conclusions drawn during the workshop. The conclusions also include the foundations for a potential future cooperation establishing a spatial monitoring system for Germany and its neighbouring regions.

#### Population development in municipalities



## INTERREG B joining forces: more than 50 interested partners at German-Polish networking event in Berlin

The results of recent transnational cooperation between Germany and Poland look presentable: stakeholders from research, administration, business and non-governmental sectors have cooperated within over 160 projects over the last few years. With the beginning of the new funding period 2014-2020, many of them have to search again for adequate partners to put their ideas into practice. Especially “newcomers”, who did not have any or only little experience with INTERREG B so far, face the big challenge to develop project descriptions and to find the right partners. In order to support these activities, the German BBSR and the Polish Ministry of Infrastructure and Development on 14 October 2014 tested a new kind of event: a partner search for around 50 potential partners exclusively from the two countries.

There was enormous interest! Nearly 120 registrations had been submitted in the run-up to the event. The number of participants finally had to be limited to fifty organisations, mainly representing cities and regions, in order to allow intensive exchange.

After a short introduction into the new Central Europe and Baltic Sea Region programmes by Monika Schönerfeld-Grasser and Bartłomiej Wierzbicki from the Joint Secretariats in Vienna and Rostock, the participants got in touch with practice: Three very successful partners (Grzegorz Borón, city of Bydgoszcz, Rafał Modrzewski, Kuyavian-Pomeranian Voivodeship, and Gunnar Pajer, Business and Innovation Center BIC Frankfurt/Oder) provided them with an insight in their project work. The real networking then started with 99-second elevator pitches by the participants. Following these presentations, many already had a first idea of possible transnational cooperation partnerships. After the long lunch break, five round tables were carried out on the topics “Innovation in Economy, Working Environment and Living”, “Future Energy System and Climate Change”, “Environment and Natural Resources”, “Mobility and Transport” and “Regional Development and Governance” enabling detailed exchange on planned projects and providing further input.

The tables again showed the enormous interest in transnational cooperation, the commitment by the Polish partners from local authorities and voivodeships being particularly positive. After ten years of EU membership, most initial

difficulties have been overcome and benefits offered by EU programmes can be completely exploited. The networking event gave first impetus – further support especially for local and regional actors in Germany seems to be useful. Many of the fifty stakeholders were able to establish interesting contacts and develop first ideas in one day. Others returned with a good load of input and knowledge encouraging them to advance their projects. All this makes up the basis of transnational projects.

### Contact:

Jens Kurnol  
Division I 3  
European Spatial and  
Urban Development  
Phone: +49 228 99401-2304  
jens.kurnol@bbr.bund.de



## The city after tomorrow – a new approach in the BBSR

Although taking a look into the future has always counted among the typical topics pursued by a research institution, the BBSR would like to use the headline “The city after tomorrow” to deal more intensively with this topic and thus with our future. The question is why? Those who follow the scientific scene and social policy discussions quickly realise that there is great uneasiness about future trends. One of the reasons is that the mutual relations of possible future trends become more and more inexplicable. Exogenous shocks such as the financial and economic crisis of 2008 imply that people do not only rely on steady trends but also have to be prepared for unexpected things. It is therefore understandable that people have never talked so much about the future than nowadays. However, opinions vary as to the direction of these trends. While some for example say, technology solves our problems, others point to the fact that exactly technology makes our future incalculable because it is prone to both internal and external disturbances. It becomes really complicated if these trends or at least perceptible exogenous shocks are put into a geographical context. How do they affect urban-rural relationships, urban-suburban relationships, the urban system of large cities, medium-sized cities, small towns, villages or inner-city structures such as inner city, heart of a city/old town, outskirts? Do these trends or exogenous shocks promote regional convergence or rather divergence? Despite these uncertainties, urban policy-makers are expected to provide orientation and show the political direction in formulating objectives.

The BBSR would like to face up to these uncertainties and, in the context of its research activities, answer the following questions with regard to the future urban development:

- Which trends are considered to be robust in the future?
- Where is urban development planned on a short-term basis due to huge uncertainties or discontinuous future perspectives?
- Which direction of future development becomes apparent?
- Where can plausible conclusions provide at least orientations?

For 2015, we have founded a research cluster investigating the impacts of new technologies on cities. It will first of all deal with the topic “SMART CITIES – what is it and to whom is it of use? The topic “Online trade: impacts to the city within the city” serves to answer the question how online trade as an expression of technology might change inner cities and which adaptation strategies might be used in the case of a non-intended development. The topics underline the central motive of futurology pursued in the BBSR: Not the question “How will we live in cities?” will be important. As an institute providing policy advice the question “How do we want to live in cities?” will be important. A first milestone of this path of research is to analyse urban visions and urban futures in the fields of art, literature and media.

### Contact:

Dr. Markus Eltges  
 Department I  
 Spatial Planning and  
 Urban Development  
 Phone: +49 228 99401-2000  
 markus.eltges@bbr.bund.de

## Potentials of rural small towns in peripheral areas

The title of this new research field of the Experimental Housing and Urban Development research programme is surprising. Peripheral locations in Germany? And why dealing with small towns in such areas?

With 230 inhabitants/km<sup>2</sup>, Germany is one of the most populated countries of the EU. For Scandinavians, it might sound strange when people in Germany are talking about peripheral locations. But the population distribution in Germany is also not homogeneous and this type of position can for example be found in northern Hesse, Mecklenburg-Western Pomerania or in Bavaria along the German-Czech border. Besides rural municipalities, the small town type can be found the most frequently there. Statistical analyses of the BBSR and a preliminary study on the new research field prove that small towns in such locations face special challenges. The following conclusion was drawn from the preliminary study: Small towns in peripheral areas form an important intersection of “city” and “rural area”. In peripheral areas, many small towns have the function of a central place. They also fulfill a supply function for their surrounding area.

Within the competition of local authorities, small towns in peripheries often face structural disadvantages. They are especially affected by a decline in population and employment, a decreasing purchasing power with simultaneously increasing costs or by a loss of central place functions. It is foreseeable that regional disparities will increase. The system of central places will become increasingly inhomogeneous and the network of so-called “anchor cities” more porous. Due to this cumulation of problematic situations and the danger of a downward spiral, small towns in peripheral areas are an important topic of research and national policy. The research field is important with regard to urban policy trends and political decisions in order to fill an essential gap within the urban system and its sustainable development.

However, can small towns still react to all these challenges in view of their limited room for manoeuvre? How can they develop

and implement the appropriate strategies for their local peculiarities? How can they be supported in order to activate potentials and maintaining their functions for the surrounding area simultaneously?

So far, urban research in Germany has rather attached marginal importance to small towns. It concentrated on metropolises and large cities. But the results of research on large cities cannot be transferred to small towns as their logic of acting follows other rules as the one of large cities. However, research on peripheral areas and thus mostly rural areas intensively focuses on agricultural, regional and village development issues. In earlier years, research only rarely dealt with the role of small towns and their potentials beyond established patterns of agriculture and tourism.

This gap is to be closed with this research field. Their specific problematic positions and innovative possibilities of action shall be investigated via selected model towns and cities from mid-2015 on. Their concrete potentials shall be identified and transferable development strategies be formulated.

### Further information:

[www.bbsr.bund.de](http://www.bbsr.bund.de) > English > Programmes > Experimental Housing and Urban Development (ExWoSt) > Studies > Pre-study: Potentials of Rural Small Towns in Peripheral Areas

### Contact:

Lars Porsche  
Division I 5  
Transport and Environment  
Phone: +49 228 99401-2351  
[lars.porsche@bbr.bund.de](mailto:lars.porsche@bbr.bund.de)



Aerial photo Bodenwerder, Copyright: Sabine Weißer / pixelio.

## Building and Architecture

### The German residential portfolio market – new results from the BBSR Transaction Database

Since the late 1990s, transactions with residential portfolios and sales of entire housing companies have gradually increased. To observe the market activities and analyse changes in the ownership structure, the BBSR devised a transaction database for residential portfolios. The database contains large-scale portfolio deals with more than 800 housing units since 1999 and – beginning in 2006 – small transactions with 100 up to 800 flats as well.

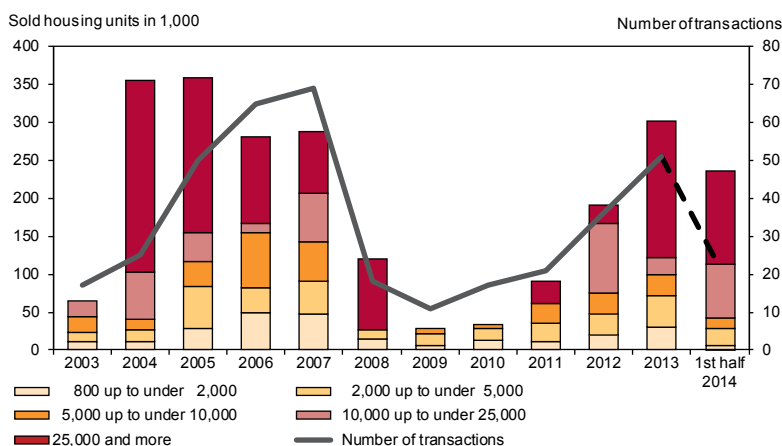
#### Contact:

Jonathan Franke  
Division II 13  
Housing and Property  
Industry  
Phone: +49 228 99401-1655  
jonathan.franke@bbr.bund.de

Between 1999 and the first half of 2014, 2.78 million units in 457 portfolio transactions with more than 800 housing units have been dealt in Germany. After low market activities until 2003, the market for residential housing

portfolios reached its first height between 2004 and 2007 with more than 280,000 dealt units annually. The global financial crisis of 2008 led to an abrupt decline of the transaction activity in the following years, forcing opportunistic investors to adjust their strategies and become portfolio holders to attain their long-term investment goals. In the light of improving market conditions over the last years, transaction dynamics have accelerated again since 2011. With 300,000 housing units dealt in large-scale transactions in 2013, the market activity reached the pre-crisis level of 2007. The first half of 2014 supports the current development with over 230,000 traded flats in residential portfolios.

#### Sold housing units and number of transactions on the German transaction market, 2003 – first half of 2014



#### Sales and purchases by type of owner/investor

	Sales		Purchases		Balance Housing units
	Housing units	Share	Housing units	Share	
<b>Public sector</b>	<b>1.011.000</b>	<b>36 %</b>	<b>378.000</b>	<b>14 %</b>	<b>-633.000</b>
Municipality	392.000	14 %	168.000	6 %	-224.000
National/Federal state	619.000	22 %	209.000	8 %	-410.000
<b>Private sector</b>	<b>1.620.000</b>	<b>58 %</b>	<b>2.361.000</b>	<b>85 %</b>	<b>741.000</b>
German companies	698.000	25 %	711.000	26 %	13.000
Anglo-Saxon companies	751.000	27 %	1.108.000	40 %	357.000
Continental European companies	115.000	4 %	322.000	12 %	207.000
Private owners without classification	56.000	2 %	219.000	8 %	163.000
<b>Others (cooperations, church, no information etc.)</b>	<b>148.000</b>	<b>5 %</b>	<b>41.000</b>	<b>1 %</b>	<b>-107.000</b>
<b>Total</b>	<b>2.779.000</b>	<b>100 %</b>	<b>2.780.000</b>	<b>100 %</b>	

Please note: discrepancies in sum totals due to rounding up/down; only sales of residential portfolios with 800 housing units or more.

Data source: BBSR Transaction Database

© BBSR Bonn 2014

Since 2012, large deals have significantly contributed to the high transaction volume: in 2013, seven transactions contained more than 10,000 housing units each; in the first six months of 2014, eight of 22 recorded deals had a volume larger than 10,000 units. For the most part, international investors used the currently favourable market conditions to exit their investments by listing them on the stock market. The GSW Immobilien AG, the LEG Immobilien AG as well as the Deutsche Annington SE were all listed and subsequently sold by their investors over the course of the last three and a half years. 173,000 units in 2013 and 134,000 units in the first half of 2014 were sold on the stock exchange making up 57 % of the total transaction volume in this period.

Private companies are the key group on the German transaction market. Especially investors from Anglo-Saxon countries purchased housing units from German companies and the public sector between 2004 and 2008. As a result of the current disinvestment of these investors since 2011, their importance has been decreasing and less and less housing units are owned by Anglo-Saxon companies. In contrast to this, German and continental European companies have had a transaction surplus in recent years. Municipal housing companies refrained from selling residential portfolios over the last years, while national and federal state housing companies continued to reduce their housing stock.

## Turning non-residential into residential buildings

Numerous large and university cities in Germany have a shortage of housing. As a consequence, rents have at first moderately and from 2010 on more intensively increased. In 2013, the highest rents could be found in the cities of Munich, Frankfurt am Main, Freiburg im Breisgau, Hamburg and Stuttgart. Although the residential housing construction has increased in the last few years, it cannot cover the shortage. At the same time, there is a considerable structural vacancy rate among non-residential buildings. In Frankfurt am Main, for example, 14 % of the office buildings were empty in 2012.

Against this background, the relevant German federal ministry responsible for building and the Federal Institute for Research on Building, Urban Affairs and Spatial Development have been investigating since 2013 to what extent converting non-residential buildings might help to increase the housing supply. In order to answer the question, a study was commissioned aimed at providing a systematic overview of the conversion activities in Germany.

The contractor conducted interviews with local authorities with more than 50,000 inhabitants and a media research to identify current conversion projects. A total of 229 realised and planned conversion projects (in the period 2006 to 2013 and with more than 10 residential units) was identified, 49 of them being turned into residential units for students. Within these projects, a bit more than 18,000 residential units are created. Around 60% of them have been completed at the time of the investigation, just under a quarter is still being converted and the rest is still being planned.

Nearly 90% of the converted residential units are situated in growing regions, i.e. in those areas where additional units are urgently needed. When looking at cities, Berlin, with 5,830 residential units, turns out to be on top in terms of conversion activities. It is by a wide margin followed by Frankfurt am Main (1,470 residential units) and Cologne (1,230 residential units).

When considering how the buildings were previously used, it can be observed that office and administrative buildings are the most frequently converted buildings. This type of building makes up about one third of the conversion projects. Just under one quarter are industrial buildings, 17 % are buildings formerly used as hospitals, hotels or public institutions. Military properties and industrial areas are more rarely converted but often shape whole neighbourhoods.

A major part of the converted properties are completely or partly under a preservation order. Taking legal requirements for the preservation of monuments into account is a special challenge when converting buildings and involves cost-intensive measures. Listed buildings are also preferred for the high-priced housing market owing to their representative appearance. Due to the high share of listed buildings among the conversion projects identified, it is understandable that most residential units in these projects are created within the higher price segment. Anyhow, nearly one third are created within the middle and low price segment.

Altogether, the analysis of conversion activities in Germany shows that converting non-residential into residential buildings may contribute to easing housing markets in growth regions. Conversions may furthermore reduce structural vacancies with negative impacts on their surrounding areas. In addition, conversions contribute to maintaining buildings well worth preserving in terms of their building culture and help reduce land consumption.

### Contact:

Karin Lorenz-Hennig  
Division II 13  
Housing and Property  
Industry  
Phone: +49 228 99401-2630  
karin.lorenz-hennig@  
bbr.bund.de

### Price segments of conversion projects

Price segment	Number of projects	in %	Number of residential units	
				in %
Low-price	10	4 %	1.556	9 %
Mid-price	60	26 %	4.162	23 %
Mid-price to high-price	8	3 %	1.211	7 %
High-price	88	38 %	7.273	40 %
Luxury	15	7 %	1.183	7 %
Non specified	48	21 %	2.734	15 %
<b>Total</b>	<b>229</b>	<b>100 %</b>	<b>18.119</b>	<b>100 %</b>

## Housing

### Sustainable Building Results – It's up to us!

#### Publications

"Guideline for Sustainable Building"

"Assessment System for Sustainable Building – Administration Buildings"

#### Download available at:

[www.nachhaltigesbauen.de](http://www.nachhaltigesbauen.de)  
(Sustainable Building – English speaking information)

#### Contact:

Dipl.-Ing. Andreas Rietz  
Division II 5  
Sustainable Building  
Phone: +49 30 18401-2750  
[andreas.rietz@bbr.bund.de](mailto:andreas.rietz@bbr.bund.de)

"Are we moving as quickly as we should? – It's up to us" was the motto of the World Sustainable Building Conference 2014, which was held from 28th to 30th of October in Barcelona. Therefore, the focus of the Conference was to assess the actual values of buildings to prove that the planned qualities will be achieved in reality. The Federal Ministry of Environment, Nature Conservation, Building and Nuclear Safety (BMUB), supported by the BBSR and accompanying research projects, took part in a related competition and presented some selected buildings at the Conference. In addition to a presentation of the German strategy for sustainable building during an exhibition, two special sessions were organized.

Researchers of the BBSR presented their results in different sessions and poster presentations:

- Dr. Tanja Brockmann/Stefan Haas/Nicolas Kerz: "Embodied Energy in Materials – how is this addressed within BNB?"
- Dr. Tanja Brockmann/Stephan Rössig: "Life cycle assessment within BNB – online tool eLCA and materials data base Ökobau.dat."
- Dr. Tanja Brockmann: "Role of building products within BNB"
- Andreas Rietz: "Assessment system sustainable laboratories – experiences from the initial implementation."

#### Special session "Sustainable use and operation of public buildings"

Moderated by Prof. Thomas Lützkendorf (KIT), the participants discussed experiences from different points of view. The workshop was opened by four keynotes:

- Julia Müller (BBSR): "The use and operation module as part of the BNB."
- Lutz Leide (BImA): "Considerations of sustainability aspects in operation from the perspective of BImA."
- Gerd Schablitzki (BMUB): "Sustainable building operations on the properties of the Federal Environment Agency."
- Prof. Andreas Wagner (KIT): "Assessment of occupant satisfaction in building performance evaluation based on systematic surveys."

#### Special session "SB Challenge - Do our buildings perform as intended?"

Selected buildings with a high sustainability standard have been analyzed in the preparation of the conference. The speakers presented the results of some projects:

- Gerd Schablitzki (BMUB): "Extension building and Refurbishment of the Federal Ministry for the Environment, Nature Conservation, Building and Nuclear Safety"
- Dr. Günter Löhnert (solider planungswerkstatt): "Paul-Wunderlich-Haus"
- Nicolas Kerz (BBSR): "Main Customs Office Hamburg-City"
- Toon Possemiers (CENERGIE): "Aeropolis II"
- Richard Atkins (Glasgow Caledonian University): "Norton Park Project"
- Nils Larsson (iiSBE): "Several projects from Japan, Mexico, Singapore and Hong Kong"

Moderated by Andreas Rietz (BBSR), the participants discussed the lessons learned from analyzing the difference between predicted and actual performance of the buildings. This comparison can provide us with understanding of how fast we are moving towards sustainability.

The series of SB-conferences will be continued with several regional conferences in 2016, e.g. in Hamburg and the next World Conference 2017 in Hong Kong.



Photo: Dr. Löhnert, Solider Planungswerkstatt



## Cooperation between the BBSR and the University of Naples Federico II

From April to July 2014 Fabrizio Ascione, an assistant professor of the University of Naples Federico II, visited the BBSR in the context of a short-term mobility programme. His stay in Berlin was funded by the Poligrad project (under the POR Campania FSE 2007/2013 programme). Mr. Ascione gave an interview to Christian Schlag, during which he talked about his motivation for the visit, the organization of the visit and experiences made during his visit:

**Q: Why did you choose the BBSR for your short-term mobility stay?**

**A:** The BBSR has for a long time been considered as a suitable partner for sharing experiences and knowledge for several reasons. First of all, this research centre has an excellent scientific background in terms of energy efficiency and low-carbon future referring to both energetic renovation of existing buildings and efficient new architectures.

**Q: How did you get in contact with the BBSR?**

**A:** The heads of the "Building and Housing" department, Dr. Robert Kaltenbrunner, and of Division II 7 "Energy-Optimized Building", Dr. Olaf Böttcher, were contacted by Prof. Rita Mastrullo, Scientific and Academic Coordinator of the Division of Energetics, Applied Thermofluidynamics and Environmental Conditioning, Department of Industrial Engineering (Director Prof. Antonio Moccia), and by Prof. Nicola Bianco.

**Q: What are your professional interests in the work at the BBSR?**

**A:** My research mainly focuses on the energy performance of buildings. Investigations refer to energy efficiency measures on the building envelope, the heating and cooling system, and renewable energy sources in the context of building. Analytical and numerical studies are mainly adopted, even if the experimental approach was applied. In June 2014, these studies allowed the publication as a co-author of around 45 papers in national and international journals, conference proceedings and book chapters. Within Division II 7, I am mainly involved in the numerical modelling and hourly energy simulation of Federal net zero-energy buildings. I can combine the results of the monitoring activity of the BBSR with the numerical approach of my background. In this way, calibrated models can then be



**Fabrizio Ascione (1979)**

Assistant Professor for the Italian Scientific Sector "Applied Thermodynamics and Heat Transfer for Buildings" at the Department of Industrial Engineering (DII) of University of Naples Federico II (Italy).

used for testing design alternatives. The daily cultural exchange, brainstorming ideas and knowledge with the working team and the head of division, Dr. Olaf Böttcher, makes the job very interesting. I cannot imagine something better.

**Q: Do you think that the cooperation of both institutions should be intensified?**

**A:** Definitely yes – it is quite clear that our work concentrates on the same field: improving the energy efficiency of the "built" and "in-building" environment first of all in order to reduce related emissions. With the joint aim of sustainability, we carry out similar research with different approaches and boundary conditions. All experiences and results can be combined and I think that this international cooperation will improve our expertise, competences and capabilities. The actual work shows that the work of the BBSR and my university brings about a lot of benefits, at the moment especially in the field of energy-optimized buildings. The availability of measured data for buildings with a top level of energetic quality helps to evaluate our simulation tools. In the same way, our simulation results are very useful for the Berlin colleagues. So, based on my experiences in Berlin, a general collaboration between our institutions would be a benefit for both sides.

**Q: Do you enjoy your stay in Berlin?**

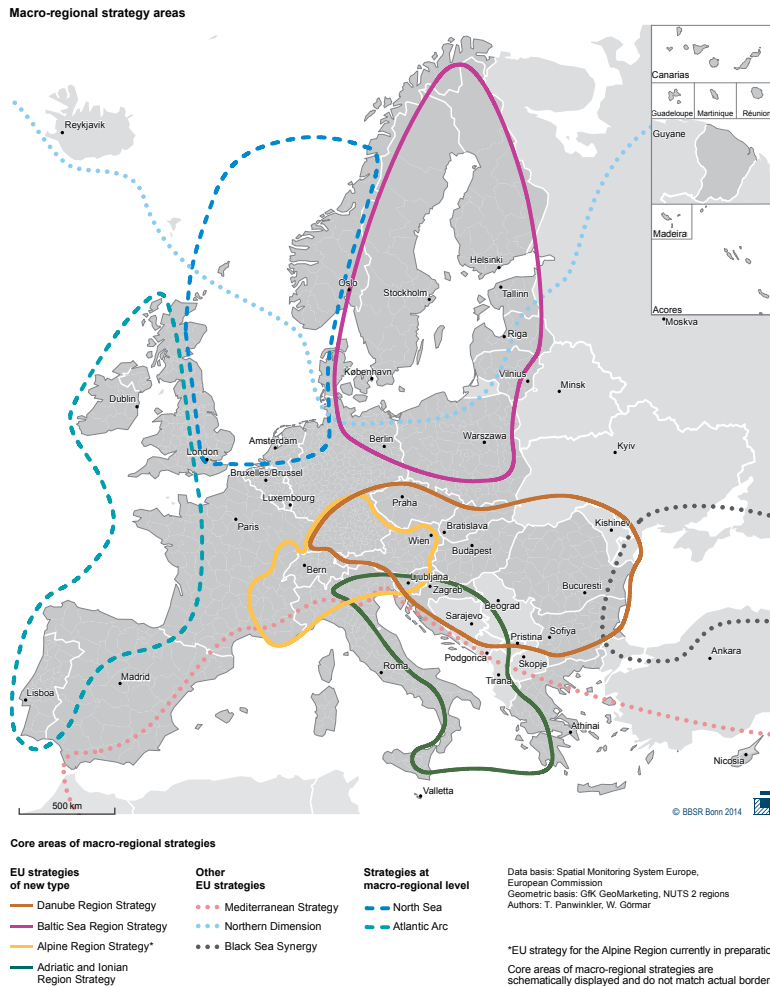
**A:** Berlin is not just a city. It is a little world where you can listen to twenty languages and appreciate many cultures everyday. It is my idea of Europe, our joint future. Finally, Berlin is the place I have been waiting for.

### Contact:

Dr.-Ing. Olaf Böttcher  
Division II 7  
Energy-Optimized Building  
Phone: +49 30 18401-2770  
olaf.boettcher@bbr.bund.de

## Latest Map

### Core areas of macro-regional strategies in Europe



#### Further information:

[www.ec.europa.eu](http://www.ec.europa.eu) >  
Regional Policy > Cooperation  
> Macro-Regional Strategies  
[www.ec.europa.eu](http://www.ec.europa.eu) > Maritime  
Affairs > Policy > Sea basins  
[www.interreg.de](http://www.interreg.de)

#### Contact:

Dr. Wilfried Görmär  
Tobias Panwinkler  
Division I 3  
European Spatial and  
Urban Development  
Phone:  
+49 228 99401 2328/2227  
wilfried.goermar@bbr.bund.de  
tobias.panwinkler@bbr.bund.de

Recently, the preparation of strategies, so-called macro-regions, which cover several countries, gains momentum for large European areas. The European Union designs strategies for these areas while adjusting the Agenda 2020 to specific macro-regional challenges and conditions. This can be considered a place-based approach at macro-regional level. The map shows areas for which macro-regional strategies exist or whose preparation was decided on. These are the EU Strategies for the Baltic Sea Region (2009), the Danube Region (2010), the Adriatic and Ionian Region (2014) and the Alpine Region (to be elaborated until June 2015). The map only shows the core areas of these strategies. No precise delimitation of borders is intended. Macro-regional strategies mainly cover areas in the eastern part of the EU thus enabling cooperation especially between old and new

EU member states and promoting territorial cohesion. Third countries are involved with different intensity in the elaboration and implementation of such strategies. Norway and Serbia, for instance, take active part in the whole process. Russia has designed an own strategy for its north-western macro-region and cooperates on the implementation of the EU Baltic Sea Region Strategy mainly through specific actions and projects.

Macro-regional approaches are not new at EU level. Thus, beginning in the 1990s, first initiatives or strategies respectively have been launched for the Mediterranean Region (in 1995 and since 2000), the Baltic Sea Region (1996), the Northern Dimension (since 1999) and the Black Sea Region (Black Sea Synergy since 2007). Some of them are still valid. The new types of EU strategies, however, differ from their predecessors especially in the complexity of the approach, the participatory process, the governance of the elaboration and implementation process, the coupling with “rolling action plans” and the orientation effect for financial instruments. Besides, the term “macro-regional strategies” was first used for the four new strategies which have been developed since 2009. Macro-regional strategies, however, might not be elaborated and adopted at EU, but at the level of the respective macro-regions. Thus, a North Sea Region 2020 strategy was prepared as a bottom-up process in the framework of the North Sea Commission, adopted in 2011 and implemented through a number of activities. First concepts towards a macro-regional strategy were discussed and several initiatives launched also for the Atlantic Arc. Moreover, for sea basins, maritime strategies are also being prepared or already available, e.g. for the Atlantic Ocean area (2011) and for the Adriatic and Ionian Seas (2012).

The development of large European areas, which comprise several countries, has also been supported by transnational cooperation programmes since the 1990s. 16 transnational programmes will be launched for the period of 2014–2020, 12 of them on the European continent. Some of these programmes play an increasing role in implementing macro-regional strategies since their emergence and mostly cover the same or similar territories.

### **Shoppen – in der City? (Shopping – in the city?)**

Informationen zur Raumentwicklung (Information on Spatial Development) (IzR), Issue 1.2014, Ed.: BBSR, Bonn 2014

City centre and retail trade are closely connected with each other. Retail trade means exchange of goods, on the one hand, and supply of goods, on the other. But shopping also has much to do with interaction and communication and helps to bring city centres to life, to raise their status and their image. In addition, retail trade with its various formats and trends has – at least so far – found expression in our towns and cities through its architecture thus also having left its mark on the cityscape.

Especially entrepreneurial decisions and technological trends lead to changes in structures, processes and retail sector formats. Examples are the growing number of shopping centres in city centres or online trade, which has been increasing for years and which many permanent retailers consider as a concrete threat. How do various trends mesh and how do they become manifest locally? How and by which strategies can they be steered? And in how far might the changes in the retail sector bear development potentials for city centres? The present issue looks at various aspects of the current discussion about the relations between city centre and retail trade.

### **Informeller Urbanismus (Informal urbanism)**

Informationen zur Raumentwicklung (IzR), Issue 2.2014, Ed.: BBSR, Bonn 2014

Over a long time, the discussion about informality in the field of urban development referred to developing countries and crisis regions and was associated with a lack of formal regulatory structures and with makeshift infrastructures, often also with illegality. This is, however, only a short description fading out what is obvious: the importance of informality also in post-industrial countries. In European and North-American cities, conventional top-down planning approaches with their established player constellations are increasingly called into question.

Current urban governance concepts consider the production of spaces no longer to be based on municipal planning. According to them, spaces develop as a conglomeration of – to a large extent – informal processes based on the own initiative of entrepreneurial and civil players. This is why informality is to be reconsidered in this issue: as a permanent element of urban life and of urban development policy.

### **Räumliche Organisation des Güterverkehrs (Spatial organisation of goods traffic)**

Informationen zur Raumentwicklung (IzR), Issue 3.2014, Ed.: BBSR, Bonn 2014

During the OECD's International Transport Forum 2014 in Leipzig, the impacts of global mega trends on future mobility were investigated under the title "Transport for a Changing World". New technologies, demographic change, changed lifestyles, climate change and the shift of regional priorities within the global economy are the mega trends shaping transport in the future.

In most national economies, the supra-local transport supply is centrally organised by state institutions. In Germany, supra-local transport planning is organised at the federal level and covers all federal traffic routes. Apart from motorways and A roads they include federal waterways and the railway network. In order to find out the need for new building and extension measures, it is important to know the spatial organisation of goods transport and being able to judge it. The present issue deals with the various perspectives, techniques and approaches within the current discussion.

### **Zwischen Erhalt, Aufwertung und Gentrifizierung – Quartiere und Wohnungsbestände im Wandel (Between preservation, upgrading and gentrification – neighbourhoods and housing stocks in the process of change)**

Informationen zur Raumentwicklung (IzR), Issue 4.2014, Ed.: BBSR, Bonn 2014

In view of the strained situation on urban housing markets and increased investment activities in many large cities, the role as well as impacts of upgrading processes in cities are increasingly discussed again. Structural and qualitative upgrading measures are a permanent element of urban development, the wide range between maintenance and upgrading also involving gentrification processes. Against this background, changes in neighbourhoods are an expression and result of individual decisions, social trends, economic activities and political decisions. This is why the topic is so complex and requires to be analysed from different perspectives.

The journal IzR is available in German language with English abstracts. Some issues contain articles in English language. The abstracts are available as free downloads ([www.bbsr.bund.de](http://www.bbsr.bund.de) > English > publications > Informationen zur Raumentwicklung).

The IzR can be obtained from the Franz Steiner Verlag ([service@steiner-verlag.de](mailto:service@steiner-verlag.de)) and from bookshops as single issue or by yearly subscription. The price for a subscription is 72 euros, a single issue costs 19 euros. All prices plus postage and packing.

**Editor, Producer and Publisher**

Federal Office for Research on Building,  
Urban Affairs and Spatial Development  
within the Federal Office for Building and Regional Planning, Bonn  
Harald Herrmann, Dr. Karl Peter Schön

Selbstverlag des BBSR, Postfach 21 01 50, 53156 Bonn, Germany

**Z****Editing**

Brigitte Ahlke, Marion Kickartz, Beatrix Thul

**Contact and subscriptions**

beatrix.thul@bbr.bund.de

**Print**

Federal Office for Building and Regional Planning, Bonn

**Citing:**

Research News BBSR 2/2014 – November

ISSN 1437 – 5850

RESEARCH NEWS is published twice a year.

It is available in the internet at the website  
of the BBSR at [www.bbsr.bund.de](http://www.bbsr.bund.de)

Print copies can be ordered free of charge.

Free to reprint. Please send a voucher copy to the editor.

**News****Transnational cooperation – relaunch of the [www.interreg.de](http://www.interreg.de) website****Contact:**

Brigitte Ahlke  
Jens Kurnol  
Division I 3  
European and Spatial  
Development  
Phone:  
+49 228 994012-2330/2304  
[interreg@bbr.bund.de](mailto:interreg@bbr.bund.de)

Five years ago, the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) started the internet portal [interreg.de](http://interreg.de) with the aim to provide compact and latest information about transnational cooperation in Europe.

The BBSR used the start of the new programming period 2014 to 2020 as an opportunity to update the information and to adjust the website structure to new habits of use. In addition to a stronger orientation to special target groups – newcomers, project partners and programme players – and an even more outstanding presentation of selected projects illustrating the whole range of INTERREG topics, new elements were added. Apart from features like Twitter and videos, they include our blog, where you will find individual reports about and impressions from programme work and projects. With this regular information, our authors and us would like to show what is possible based on commitment and innovative ideas in cooperation with our European neighbours.

[interreg.de](http://interreg.de) mainly addresses INTERREG players in Germany. As Germany is involved in six programme areas, the website might also be interesting to readers in other countries. The most important information on transnational cooperation, on the programme areas, on national funding opportunities in the context of the Federal funding programme "Transnational Cooperation" and important key documents are therefore also provided in English.

Please come and have a look at our website!  
[www.interreg.de](http://www.interreg.de).