# Integrated Plans for Sustainable Urban Development (IPSUD) in Europe

Michael Nadler





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### **Table of Contents**

1	Int	Introduction				
2	De	Defining integrated urban development				
			nmon understanding on sustainable urban development			
			objectives of the Leipzig Charta as relevant background			
			ving contents of integrated urban planning instruments			
2						
J			e integrated spatial planning instruments	14		
	3.1		situation and practical adaption of urban planning e European Union	12		
	3.2	Apply	ying the German spatial planning system as an benchmark for th n of sustainable urban development	ie		
		3.2.1	The German planning instruments and their benefit for urban development projects	13		
		3.2.2	Integrated planning instruments in urban regeneration: the case of "Phoenix" in Dortmund (Germany)	16		
	3.3		mization criteria of urban development projects e JESSICA context	29		
4			nents of integrated planning for able urban development (IPSUD) in the EU	36		
	4.1	Over	view on the context of national and regional planning instrument	ts36		
	4.2	Detai	iled analysis of the municipal planning instruments for urban			
		devel	opment investment projects in the JESSICA context	37		
		4.2.1	Austria	37		
		4.2.2	Belgium	39		
		4.2.3	Bulgaria	42		
		4.2.4	Cyprus	45		
		4.2.5	Czech Republic	47		
		4.2.6	Denmark	51		
		4.2.7	Estonia	53		
		4.2.8	Finland	55		
		4.2.9	France	57		
		4.2.10	0 Germany			
		4.2.11		59		
			l Greece			
		4.2.12		62		
			1 Greece	62 65		
		4.2.13	1 Greece2 Hungary	62 65 69		

4.2.16 Lithuania	80
4.2.17 Luxembourg	82
4.2.18 Malta	
4.2.19 Netherlands	86
4.2.20 Poland	88
4.2.21 Portugal	100
4.2.22 Romania	104
4.2.23 Slovakia	107
4.2.24 Slovenia	109
4.2.25 Spain	112
4.2.26 Sweden	
4.2.27 United Kingdom	119
5 Consequences for the use of IPSUDs in	
urban development projects in Europe	121
5.1 Relevant urban development projects to create impact in the JESSICA context	
5.2 Enlargement of investment manager skills	123
5.3 Influence for the success of implementing financial engineer instruments – the example of JESSICA funds	ring
6 References	135

### **List of Figures**

Figure 1:	Relevance of integrated planning for sustainable urban development	2
Figure 2:	Sustainability objectives in the Leipzig charta	7
Figure 3:	German Planning instruments with relevance for the JESSICA initiative	14
Figure 4:	Urban regeneration project: former brownfield Phoenix (source: city of Dortmund)	17
Figure 5:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (regional development plan = regional level)	18
Figure 6:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (strategic urban development concept= city level)	19
Figure 7:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (master plan)	19
Figure 8:	Urban regeneration project: former brownfield Phoenix West (technology park)	20
Figure 9:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix West (zoning plan for technology park)	21
Figure 10:	Urban regeneration project: former brownfield Phoenix East (residentail and recreation area)	22
Figure 11:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix East (zoning plan for residentail area)	23
Figure 12:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix East (zoning plan for mixed area)	24
Figure 13:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix East (zoning plan for recreational area)	24
Figure 14:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (ex ante outcomes in 2003 regional level)	25
Figure 15:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (ex ante outcomes in 2004/5 regional level)	26
Figure 16:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (on going outcomes in 2006/7 urban level)	26
Figure 17:	Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (on going outcomes in 2009/10 district level)	27
Figure 18:	Sustainability outcomes for the urban regeneration project: former brownfield Phoenix	28
Figure 19:	Sustainability outcome indicators for the urban regeneration project: former brownfield Phoenix (derived from IPSUDs)	29
Figure 20:	Life cycle of urban assets	32
Figure 21:	W-Questions for UDFs	
Figure 22:	National and regional planning instruments (overview) for the EU 27 Member States	
Figure 23:	IPSUDs (formal and informal) on the municipal level in Austria	
Figure 24:	IPSUDs (formal and informal) on the municipal level in Belgium	40

Figure 25:	JESSICA projects in Belgium with IPSUDs	41
Figure 26:	IPSUDs (formal and informal) on the municipal level in Bulgaria	43
Figure 27:	JESSICA projects in Bulgaria with IPSUDs	44
Figure 28:	IPSUDs (formal and informal) on the municipal level in Cyprus	45
Figure 29:	JESSICA projects in Cyprus with IPSUDs	
Figure 30:	IPSUDs (formal and informal) on the municipal level in the Czech Republic	48
Figure 31:	JESSICA projects in the Czech Republic with IPSUDs	50
Figure 32:	IPSUDs (formal and informal) on the municipal level in Denmark	51
Figure 33:	IPSUDs (formal and informal) on the municipal level in Estonia	53
Figure 34:	JESSICA projects in the Estonia with IPSUDs	54
Figure 35:	IPSUDs (formal and informal) on the municipal level in Finland	55
Figure 36:	JESSICA projects in Finland with IPSUDs	56
Figure 37:	IPSUDs (formal and informal) on the municipal level in France	
Figure 38:	JESSICA projects in France with IPSUDs	58
Figure 39:	IPSUDs (formal and informal) on the municipal level in Germany	59
Figure 40:	JESSICA projects in Germanywith IPSUDs	61
Figure 41:	IPSUDs (formal and informal) on the municipal level in Greece	62
Figure 42:	JESSICA projects in Greece with IPSUDs	64
Figure 43:	IPSUDs (formal and informal) on the municipal level in Hungary	66
Figure 44:	JESSICA projects in Hungary with IPSUDs	68
Figure 45:	IPSUDs (formal and informal) on the municipal level in Ireland	70
Figure 46:	IPSUDs (formal and informal) on the municipal level in Italy	72
Figure 47:	JESSICA projects in Italy with IPSUDs	77
Figure 48:	IPSUDs (formal and informal) on the municipal level in Latvia	78
Figure 49:	JESSICA projects in Latvia with IPSUDs	79
Figure 50:	IPSUDs (formal and informal) on the municipal level in Lithuania	
Figure 51:	JESSICA projects in Lithuania with IPSUDs	81
Figure 52:	IPSUDs (formal and informal) on the municipal level in Luxembourg	82
Figure 53:	JESSICA projects in Luxembourg with IPSUDs	83
Figure 54:	IPSUDs (formal and informal) on the municipal level in Malta	84
Figure 55:	IPSUDs (formal and informal) on the municipal level in the Netherlands	
Figure 56:	JESSICA projects in the Netherlands with IPSUDs	87
Figure 57:	IPSUDs (formal and informal) on the municipal level in Poland	90
Figure 58:	JESSICA projects in Poland with IPSUDs	99
Figure 59:	IPSUDs (formal and informal) on the municipal level in Portugal	101
Figure 60:	JESSICA projects in Portugal with IPSUDs	103
Figure 61:	IPSUDs (formal and informal) on the municipal level in Romania	104
Figure 62:	JESSICA projects in Romania with IPSUDs.	106
Figure 63:	IPSUDs (formal and informal) on the municipal level in Slovakia	107
Figure 64:	JESSICA projects in Slovakia with IPSUDs	
Figure 65:	IPSUDs (formal and informal) on the municipal level in Slovenia	
Figure 66:	JESSICA projects in Slovenia with IPSUDs	
Figure 67:	IPSUDs (formal and informal) on the municipal level in Spain	
Figure 68:	JESSICA projects in Spain with IPSUDs	115

Figure 69:	IPSUDs (formal and informal) on the municipal level in Sweden	116
Figure 70:	JESSICA projects in Sweden with IPSUDs	118
Figure 71:	IPSUDs (formal and informal) on the municipal level in the United Kingdom	119
Figure 72:	JESSICA projects in the United Kingdom with IPSUDs	120
Figure 73:	Relevance of investment projects for sustainable urban development in the EU27	121
Figure 74:	Relevance of IPSUD quality for investment projects for sustainable urban development in the EU27	122
Figure 75:	Classification of sustainability indicators	124
Figure 76:	State of play concerning the implementation of the JESSICA iniative (January 2014)	128
Figure 77:	Diversification in the implementation of the JESSICA iniative (January 2014)	128
Figure 78:	State of play concerning the (overall) financial contribution of the JESSICA iniative in EUR millions (January 2014)	129
Figure 79:	Combining ISPUD availability with JESSICA prerequisites and implementation to a cluster model	130
Figure 80:	ISPUD availability, JESSICA prerequisites and implementation for the EU27	131
Figure 81:	Linear regression concerning relevant IPSUD characteristics for the financal contribution to specific funds (January 2014)	134

Introduction Page 1

#### 1 Introduction

The Joint European Support for Sustainable Investment in City Areas is a policy initiative of the European Commission developed with the European Investment Bank and supported by the Council of Europe Development Bank, having as a primary objective the use of EU Structural Funds through financial engineering mechanisms to support sustainable urban development.

In order to be eligible for ERDF financing (grants as well as financial engineering instruments) at all, urban development projects have to fulfil two basic requirements according Art 44 EC 1083/2006 that states: "...urban development funds, that is, funds investing in public-private partnerships and other projects included in an integrated plan for sustainable urban development." Thus, urban development projects have to be part of an *integrated urban development plan* and they have to be used for *sustainable* urban development.

Furthermore, state aid control requires (not only) in the context of JESSICA to:

- Limit aid to the minimum necessary to achieve the desired market outcome;
- Minimize potential distortions of competition and trade;
- Promote urban development by remedying market failure and/or enhancing socio-economic equity.

From the perspective of DG Competition, every project has to fulfil the so called *Balancing test* based on the principle of "proportionality": The better the economic rate of return (ERR) of the urban development project, the greater the benefits to the public from the favourable conditions provided to the private sector by the UDF's financial products!

Introduction Page 2

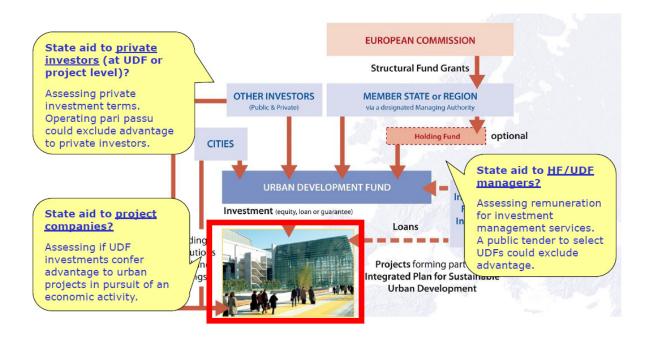


Figure 1: Relevance of integrated planning for sustainable urban development

Therefore, positive external effects ("benefits") are the precondition for ERDF funding with grants as well as revolving financial instruments (via UDF). They can be achieved by integrated urban planning instruments. However, the COCOF note 08/0002/03-EN of 22/12/2008 states that the Structural Fund regulations for the period 2007-2013 do not include a definition of, or specific requirements for, an "integrated plan for sustainable urban development". Consequently, Member States and Managing Authorities should define these plans. They should take account of Article 8 of Regulation (EC) No 1080/2006 and the specific urban, administrative and legal context of each region. Since the integrated planning instruments seem to be a crucial selection criteria for all urban development fund managers in Europe, in the following working paper we will first try to define "integrated urban planning". Furthermore, I will systemize the existing planning instruments in all 27 Member States of the European Union. The resulting reference guide could be helpful for investment managers in the different states, especially if they have no or little experience in financing urban development projects. Furthermore, the results could be interesting for the European Commission as well as for the European Investment Bank because the lack of integrated planning instruments could be a major obstacle in the establishment of financial engineering instruments. I will come back to this hypothesis in the last section of this working paper.

#### 2 Defining integrated urban development

#### 2.1 A common understanding on sustainable urban development

UDFs can only finance projects that are *part of an integrated urban development plan* (Art 44 EC 1083/2006). Given the different planning conventions, however, there is no unified definition of integrated urban development planning.

The Revised Guidance Note on Financial Engineering Instruments under Article 44 of Council Regulation (EC) No 1083 / 2006 states (p. 18): "The Structural Funds regulations do not include a definition of, or specific requirements for, an integrated plan for sustainable urban development. Consequently, such plans or strategies, and conditions for inclusion of projects in such plans or strategies, should be defined by the competent authorities in the Member States and/or managing authorities, taking account of Article 8 of the ERDF Regulation and the specific urban, administrative and legal context of each region."

However, even within the individual Member States, there is often no clear definition, that can be applied to evaluate the plans. EU law does not define the form and content of such plans more precisely, so this is a task at the national level. As a starting point for shaping these plans, the Commission refers to the Strategic Guidelines<sup>1</sup> on Cohesion 2007–2013, of which 2.1 sets out:

"Second, the preparation of a medium- to long-term development plan for sustainable urban development is generally a precondition for success as it ensures the coherence of investments and of their environmental quality. This will also help to secure the commitment and participation of the private sector in urban renewal. In general, a multi-disciplinary or integrated approach is needed. For area-based actions, for example, to promote social inclusion, this requires that actions seeking to improve the quality of life (...) or the level of services to citizens be combined with actions to promote the development of new activities and job creation in order to secure the long-term future of the areas concerned. The new JESSICA initiative is designed to promote and facili-

Council Decision of 6 October 2008 (2006/702/EC), Official Journal L 291 of 21 October 2006.

tate the development of financial engineering products to support projects included in integrated urban development plans."

Although there is no European law that exactly defines an integrated urban development plan, discussions at the European level have resulted in a mostly uniform definition of *common understanding of sustainable development* as objective ("meeting the needs of the present without compromising the ability of future generation to meet their own needs"<sup>2</sup>). It consists of the three constituent parts environmental, economic and socio-political sustainability. However, the need for a research approach especially made for the comparison and evaluation of the different sustainability statuses of the Member States, remained. With the enlargements of the EU in 2004 and 2007, this need was further increased.

Despite the fact that the EU has only shared competence and no exclusive competence in urban and regional planning, the EU started to tighten the corridor of competences of the Member States concerning planning matters, especially when it came to the basic principles of eligibility for EU funding. Based on several earlier EU initiatives (e.g., the Aalborg Charter, Agenda 21 and Commission communication towards thematic strategy on the urban environment) the Bristol Accord of 2005<sup>3</sup> pointed out the benefit to all Member States of sustainable communities and formulated six key prerequisites and eight characteristics of sustainable communities<sup>4</sup>:

#### Prerequisites:

- Economic growth as basis for further investments of any kind;
- Social inclusion and social justice as Europe's unique tradition;
- Cities with strong cultural identities as catalysts for sustainable development;

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United Nations (1987): Report of the World Commission on Environment and Development, General Assembly Resolution 42/187, 11.12.1987, New York.

The Office of the Deputy Prime Minister (2005): Bristol Accord – Conclusions of Ministerial Informal on Sustainable Communities in Europe, 6.–7.12.2005, Bristol.

<sup>&</sup>lt;sup>4</sup> This approach is comparable to the experiences and program approaches in North America (cf. Roseland (2012).

- Responding to the challenge of social segregation at all levels;
- Embodiment of the principles of sustainable development;
- Awareness of sustainable development at different spatial levels.

Characteristics (taking into account that there cannot be a standard template due to the diversity of cities and their local circumstances):

- Active, inclusive and safe fair, tolerant and cohesive with a strong local culture and other shared community activities;
- Well run with effective and inclusive participation;
- Well connected with good transport services and communication linking people to jobs, schools, health and other services;
- Well served with public, private, community and voluntary services that are considerate of the environment;
- Environmentally sensitive providing places for people to live that are considerate of the environment;
- Thriving with a flourishing, diverse and innovative local economy;
- Well designed and built featuring quality built and natural environment;
- Fair for everyone including those in other communities, now and in the future.

Furthermore, the Bristol Accord of 2005 acknowledged the need for consistency of territorial cohesion (as supported by the EU) with other sectorial policies having a spatial impact (integrated development). This is a consequence of the different general principles in urban planning. The most prominent general principle is the vision of a modern European city based on the *Leipzig Charta*.

#### 2.2 The objectives of the Leipzig Charta as relevant background

Based on the agreements of the Bristol Accord the EU enhanced the realization of the described sustainability goals and the coordination of sectorial policies in the Leipzig Charta 2007<sup>5</sup>. It directly links integrated urban development to the European objective of sustainable European cities and gives a precise definition of the first. In addition to that and as a total novelty, it defines the concrete framework of a new planning instrument called "integrated urban development programme" including well-described constituent parts. Of course, due to the lack of competence on the EU level in the field of urban planning, the different Member States are free in the realization of those integrated urban development programmes, but the EU has never determined a framework in urban planning in such a detailed way before.

The Leipzig Charta extends the existing definition of sustainable development (economic prosperity, social balance and healthy environment) by including cultural and health aspects and relating everything to the institutional capacity in the Member States. European cities offer unique cultural and architectural qualities, show strong forces of social inclusion and provide exceptional possibilities for economic development. At the same time, they have to face demographic problems, fight social inequality, tackle social exclusion of specific population groups, and reduce lack of affordable and suitable housing and deal with environmental problems. Therefore, the Leipzig Charta concretizes the general sustainability objectives by stating: "With the objective of protecting, strengthening and further developing our cities...all dimensions of sustainable development should be taken into account at the same time and with the same weight. This includes economic prosperity, social balance and healthy environment. At the same time attention should be paid to cultural and health aspects." The Leipzig Charta therefore picks up the three main objectives of the so-called "sustainability tirade" by stating that sustainable development consists of *economic, environmental* and

<sup>&</sup>lt;sup>5</sup> European Union (2007): Leipzig Charta on Sustainable European Cities agreed on the Informal Ministerial Meeting on Urban Development and Territorial Cohesion in Leipzig on 24 / 25 May 2007, Leipzig.

<sup>6</sup> Leipzig Charta on Sustainable European Cities from 24. May 2007, p. 1.

#### socio-cultural aspects:

Economic objectives	Environmental objectives	Socio-cultural objectives
•economical land management	•conservation of nature and environment	•high-quality living environment and neighbourhood improvement
•strengthening the economical base of municipalities		
	• improvement of the municipal energy balance	•resource-friendly control of mobility
•improvement of the general conditions for		
companies	•increase of environmental quality	•strengthening of urban design and maintaining culture heritage

Figure 2: Sustainability objectives in the Leipzig charta

The Leipzig Charta reveals that it is important to attract innovative companies and business operations (*economic sustainability*). This will strengthen the competitiveness of the business location and can promote the growth of the local economy and attract new companies. This helps to improve the local job market and the rate of employment. At the same time, updating the infrastructure can strengthen and promote current and new business operations. Integrated urban development planning should agree with economic policy strategies and keep an eye on the impact of the individual measures. Urban development projects can contribute to *environmental issues* by promoting sustainable forms of transportation, which reduce emissions and lower energy consumption. Public transportation in particular offers the opportunity to support energy efficiency. Lessening and recycling waste can also reduce resource consumption. Projects can support renewable energies or energy saving methods. In the urban planning context, especially public green and unused spaces play an important role. Another central issue for urban development projects is whether and to what extent it is pos-

sible to reclaim current public space for construction and to reuse Brownfield land. From the socio-cultural perspective, one focus of integrated urban development policy is on deprived neighbourhoods with social issues. Improving the social infrastructure and integrating new populations is especially important in these neighbourhoods. This particularly means improving the educational facilities. At the same time, special offers and facilities for children, young people and seniors, as well, can also form part of integrated urban development policy. Additional tasks include making residential space and other social facilities available to poorer sections of the population. Integrated urban development policy should therefore make an issue of linking urban development projects to social programmes and strategies. The architectural quality of new buildings and public spaces (the urban design) contributes strongly to sustainable urban development. High quality urban development projects can improve the social interaction of residents and ensure the long-term value of buildings and public spaces. Hence, efforts are necessary in urban regeneration, and particularly in the design of public spaces, to ensure a high quality of form and function. Protecting and maintaining historically protected buildings and locations is another important contribution to upholding cultural values. By renovating and, if necessary, changing the function of historic buildings, their architectural heritage can be safeguarded.

#### 2.3 Deriving contents of integrated urban planning instruments

Given this definition of sustainability, integrated urban development as a method to achieve this objective is

- the simultaneous and fair consideration of concerns and interests which are relevant to urban development;
- the coordination of spatial, sectorial and temporal aspects of key areas of urban policy;
- the involvement of economic actors, stakeholders and the general public as well as being the prerequisite for implementing the EU Sustainable Development Strategy.

This characterization does not only phrase precise work instructions for cities, but also points out the uniqueness of *integrated urban development* as a way to sustainable development in the EU. The Leipzig Charta even names a single planning instrument to be realized by each Member State for carrying out integrated urban development (integrated urban development programmes (IUDP)) and provides the following *minimum requirements* to the different realizations in the Member States:

- Describe the strengths and weaknesses of cities and neighbourhoods based upon an analysis of the current situation,
- Define consistent development objectives for the urban area and develop a vision for the city,
- Coordinate the different neighbourhood, sectorial and technical plans and policies and ensure that the planned investments will help to promote a well-balanced development of the urban area,
- Coordinate and spatially focus the use of funds by public and private sector players and
- Be coordinated at local and city-regional level and involve citizens and other partners who can contribute substantially to shaping the future economic, social, cultural and environmental quality of each area.

Furthermore, the cooperation between cities and rural areas as well as between small-, medium-sized and large cities within their urban and metropolitan regions is underlined as a key factor for success and the following main strategies for action are proposed:

- Creating and ensuring high-quality public spaces,
- Modernizing infrastructure networks and improving energy efficiency,
- Realize proactive innovation and educational policies,
- Paying special attention to deprived neighbourhoods.

The Marseille Statement<sup>7</sup> strengthened the objectives of the Leipzig Charta by demanding again the implementation of the Leipzig Charter in favour of integrated sustainable urban development, taking account of the special demands resulting from climate change and promoting the use of EU cohesion policy in support of integrated urban development. The latter means that the urban dimension of the ERDF Operational Programmes is fostered, leading to a significant increase in the proportion of ERDF funds in the following programme period and thus to a framework of integrated urban operations for the implementation of the coming Operational Programmes. The worldwide economic and financial crisis led to an even stronger focusing on the integrated approach in urban development policies pointed out in the "Toledo Declaration". In this declaration, the EU emphasises the importance of integrated urban regeneration bearing an important strategic potential for smarter, more sustainable and social inclusive urban development in Europe and of the reinforcement of developing instruments to implement the Leipzig Charter at all levels, inter alia by describing the key features of integrated approaches with more detail:

- Holistic approach and thinking: multi-dimensional/multi-sectorial and considering the city as a whole;
- Resolving conflicts and overcoming discrepancies and interferences between the effects that each dimension/sector and each neighbourhood have on each other;
- Organization of timescales and spatial scales and conjunction between the two;
- "Inclusiveness" combating social exclusion and spatial segregation as well as

Furopean Union (2008): Final Statement by the Ministers in Charge of Urban Development, 25.11.2008, Marseille. At the same meeting, the Ministers favored the expansion of the JESSICA initiative to enhance urban impact investments (cf. European Union (2008a): Statement on JESSICA by the Ministers in Charge of Urban Development, 25.11.2008, Marseille). The ministers used for this statement the presented comprehensive study of Nadler et. Al. (2008).

<sup>&</sup>lt;sup>8</sup> European Union (2010): Toledo Informal Ministerial Meeting on Urban Development Declaration, 22.06.2010, Toledo.

• Linking global and comprehensive visions of the city as a whole to territorialized actions and distinct projects.

Consequently, the JESSICA division of the European Investment Bank suggests, that an *integrated plan for sustainable urban development (IPSUD)* should ideally have the following elements<sup>9</sup>:

- Precisely defined geographical area ("Target Area");
- Underlying investment strategy, justifying public interest and the need for public intervention (i.e. a planning-led approach);
- Normal elements of a land-use plan with sufficient physical definition of public works needed to achieve the plan's objectives;
- Compliance with environmental and other procedures under EU law;
- Analysis of needs (expected demand for urban assets/services) to which the proposed investment should respond;
- Analysis of socio-economic objectives and impacts;
- Robust governance structure timetable and responsibilities including applicable public consultation procedures;
- Funding structure ensuring implementation and long-term financial sustainability;
- Components to be jointly assessed to satisfy the economic, social, environmental and financial requirements.

In the following, we will have a look at all 27 Member States. The goal of our research is to identify the quality of the prerequisite, the IPSUD, for the diffusion of a financial innovation like urban development funds.

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<sup>&</sup>lt;sup>9</sup> Cf. Carbonaro (2010).

#### **3** Possible integrated spatial planning instruments

#### 3.1 The situation and practical adaption of urban planning in the European Union

Although there is a general political acceptance of the objectives of sustainable development in European cities, there is no consistent vision of a European city due to diverging frameworks, problems and potentials of different cities. In addition to that, the existing planning instruments in the EU Member States vary amongst others in respect of:

- Implementation process;
- Participation of the public;
- Legal force;
- Scope of space and time;
- Integration of sectorial policies;
- Quality of content;
- Relevance of urban policy in comparison with other (sectorial) policies.

The characteristics of the Integrated Planning for Sustainable Urban Development (IPSUD) pointed out in the Leipzig Charter lead to the question how well the *existing* planning structures and procedures in the different Member States fit into the framework of the new planning instrument. In 2007, the BMVBS described the significance of integrated urban development in the EU Member States as follows:<sup>10</sup>

 Member States with matching programmes up to the national level (Belgium, Denmark, Germany, France, Italy, Netherlands, Sweden, United Kingdom), sometimes even linked with the allocation of public funding;

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<sup>&</sup>lt;sup>10</sup> Cf. BMVBS (2007).

- Member States with matching approaches on regional and municipal level (Austria, Ireland, Lithuania, Portugal, Spain);
- Member States with individual matching approaches on project level (Bulgaria, Cyprus, Czech Republic, Estonia, Finland, Greece, Hungary, Latvia, Luxembourg, Malta, Poland, Romania, Slovak Republic, Slovenia);

Taking also into account that the Leipzig Charta was developed during the German presidency of the council of the European Union, a closer look at the German planning system could be a useful option in order to get a detailed overview of the status quo of the implementation of integrated urban development. To be more precise, we are looking for integrated planning instruments that form a perfect starting point of integrated urban development projects funded by UDFs (in any Member State). In this respect, the integrated urban planning instruments in Germany could function as a *benchmark* for other Member States. <sup>11</sup>

# 3.2 Applying the German spatial planning system as an benchmark for the design of sustainable urban development

# 3.2.1 The German planning instruments and their benefit for urban development projects

The German planning system follows the Baugesetzbuch (BauGB – town and country planning code, first implemented in 1960) and the several codes concerning spatial planning of each federal state. In the past, planning processes in Germany were only realized via the legally binding ("formal") instruments defined in the above-mentioned legal sources:

In reality, this benchmark function is true for many middle and eastern European countries, which use the experiences of German planning instruments to establish their own new urban planning system.

Planning Instrument	Region	City	District	Project
Formal (legally binding, mandatory)	Federal state development programme; Regional development plan	Land-use plan	Zoning plan	Urban development contract; Development & infrastructure plan
Informal (voluntary)	Regional strategy; Regional development concept	Urban development concept	District development concept; Master plan	Workshops, Mediation process, Free contest

Figure 3: German Planning instruments with relevance for the JESSICA initiative

The federal state development programme comprehends programmatic conclusions on the future development of the federal state (time horizon of 10 years) by setting up an overall concept and filling it with textual and cartographic settings and allocations. It includes analytical and sectorial planning contributions (non-binding or informal) as well as spatial structure objectives (binding or formal), e.g. development axis of settlement areas, infrastructure and natural resources or a general provision of land for certain uses, which are then further developed in the regional development plan. The basic principles and objectives of spatial development are derived from a broad analysis of the general status quo of the federal state including the participation of municipalities, associations and citizens. As a legally binding programme, a strategic environmental assessment is mandatory.

The *regional development plan* picks up the basic principles and objectives of spatial development for the advised region and shapes them according to the special situation in that region. Like the federal program, it shows sectorial planning contributions (non-binding), too. Its contents are binding vis-à-vis the planning instruments on the municipal level and its time horizon is roughly equal to the one of the federal program. In addition to substantial propositions, the regional development plan also points out the different needs for cooperation with neighbour regions. As a legally binding plan, a strategic environmental assessment is mandatory.

The *land use plan* defines the distribution of land uses over the entire municipal area every 10 to 15 years. Based on a detailed survey on the general framework of spatial development in the municipality it develops a spatial concept and derives planning guidelines inter alia in the fields of spatial structure, ecology, housing areas, places of work and industrial areas, infrastructure and transport. In practice, most of the municipalities update their plan over decades instead of setting it up new, so that many municipal planning authorities still work with (updated) plans, which are older than 20 or 30 years. The setting up of a land use plan is only possible with an intensive participation process. As a legally binding plan, a strategic environmental assessment is mandatory.

The *zoning plan* defines the way and the intensity of the property use. It is the only plan, which is directly binding for property owners and has to be developed from the land use plan. It has to take into account the spatial objectives of sound living and working conditions, social and cultural matters, protection of historic monuments, environmentalism, economy and transport. The implementation process incorporates an intensive participation procedure and a strategic environmental assessment.

Project investors can conclude an *urban development contract* with the municipality in order to set up a zoning plan *only* for their project. The investor takes over the costs for planning and the responsibility to realize the infrastructure and development necessary for the use of the respective site according to the development and infrastructure plan by guaranteeing the planning quality of a "regular" zoning plan. The advantage for the investor is the quicker development of the site.

The use of *informal (non-binding) planning instruments* started in the 1970s in order to provide additional information for the legally binding planning instruments, to set up a framework for political planning decisions, to implement larger public urban development projects, to match eligibility criteria of funding programmes and to build up acceptance for urban planning decisions. Nowadays informal planning instrument no longer focus only on public planning decision but incorporate private projects, too. In Germany, integrated *development concepts* already exist on regional, urban and city district level, whose contents have to be considered in the development processes of

the respective legally binding planning instruments. *Master plans* are generally concepts for large urban development projects with only limited relations to the surrounding city districts. On project level, the objective of building up acceptance for urban development projects comes to the fore in most cases to the disadvantage of a comprehensive integrated approach, leading to *workshops, mediation processes and free contests respectively open competitions*.

Against the background of integrated urban development, from the author's point of view the most important informal planning instrument is the *integrated development concept on city and district level*. It generally shares the characteristics of the land use or zoning plan (concerning scale, time frame, objectives, etc.), but has some important *additional features*: it names measures and projects to achieve the planning objectives (usually as a result of an intensive participation process) and may link them with decisions on the allocation of funds.

According to theses aspects, the German integrated urban and district development concept follows the definition of integrated urban development plans of the Leipzig Charta in a perfect way. However, urban and urban district development concepts could be a *perfect link* for an integrated planning, but might be not yet widespread in the other EU Member States. Therefore, it is necessary to analyse whether these concepts are widespread in other Member States, too.

## 3.2.2 Integrated planning instruments in urban regeneration: the case of "Phoenix" in Dortmund (Germany)

Because of the previous section, the sustainability as well as the integration of a single urban development project to be financed is a result of planning instruments on the level of municipals. They might exist for a whole city but often the administration plans for a district or neighbourhood or just for a single project area. Therefore, fund managers need to have *knowledge* not only on the city level. Furthermore, they have to look for district development and area development planning. The micro-level (area or site level) and the meso-level (district or neighbourhood level) could prove to be very important because here the outcomes and impacts of a single urban development pro-

ject is clearly visible. They are part of the ex-ante planning of these development projects. We will show this by applying a case study in Germany, more precisely in Dortmund. Accordingly, we picked out a district of Dortmund that is part of ERDF NRW: Hoerde. In this district, I looked for a project that was supposed to have sustainable impacts not only on district level, but also on urban and regional level. Apart from that, in order to be able to analyse impacts, we needed a project that has been going on for quite a few years. The project "Phoenix" started in 2001. It is a big-scale urban regeneration project on a former Brownfield.





Figure 4: Urban regeneration project: former brownfield Phoenix (source: city of Dortmund)

Phoenix fulfils perfectly the requirement of the JESSICA Initiative by being part of the

regional development plan (F-Plan) because of its overall size of more than 200 ha:



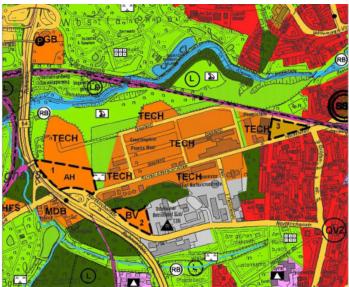


Figure 5: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (regional development plan = regional level)

Furthermore, it has been and still is a central part of the integrated urban development concept of the city of Dortmund and the integrated district/neighbourhood development concept of Dortmund-Hoerde<sup>12</sup>:

All information concerning the following integrated plans for sustainable development at the Phoenix brownfield development project is available from the urban planning authorities of the city of Dortmund. Of special relevance is the IPSUD ("Integriertes Stadtbezirksentwicklungskonzept" for Hoerde, 2009).

#### Integriertes Stadtbezirksentwicklungskonzept Hörde (InSEKt)

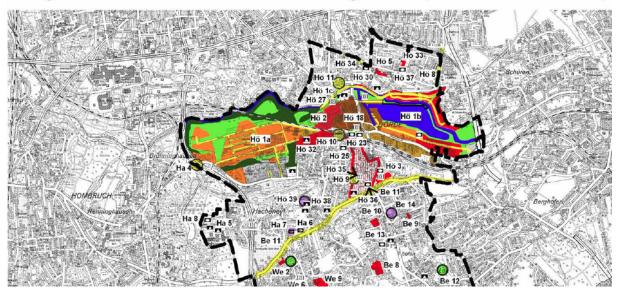


Figure 6: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (strategic urban development concept= city level)

The regeneration project includes the development of a technology park (overall 113 ha) and a residential area including the creation of a lake (overall 100 ha). The project management from NRW Urban not only applied several informal planning instruments (like workshops and open competitions), but also used master and zoning plans on the level of the district respectively neighbourhood as shown below:

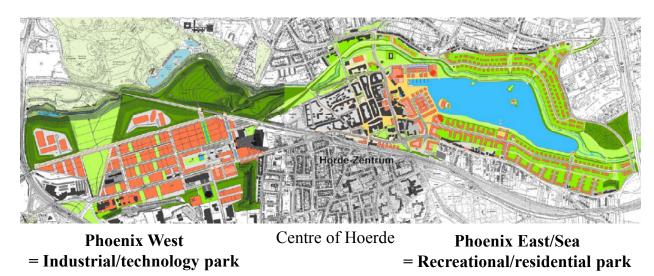


Figure 7: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (master plan)

On the former steel plant, the plan foresees to develop a technology park for information and communication industry as well as micro- and nanotechnology (45 ha) with

the MST.factory and the softwarehalle as competence centres and incubators (providing infrastructure) for founding enterprises:



Figure 8: Urban regeneration project: former brownfield Phoenix West (technology park)

As expected, on this detailed project level there is also a suitable IPSUD, the zoning plan:

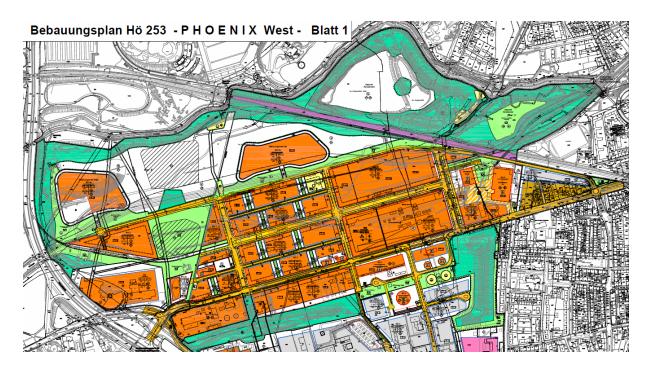


Figure 9: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix West (zoning plan for technology park)

At Phoenix East, the detailed concept foresees to develop a residential area including the creation of an artificial lake and a recreation area (overall 100 ha):





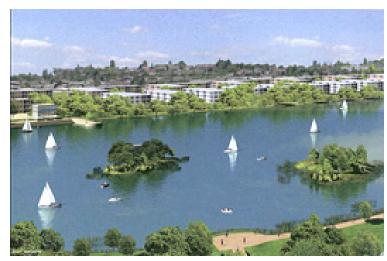


Figure 10: Urban regeneration project: former brownfield Phoenix East (residentail and recreation area)

For this part of the project altogether three zoning plans were necessary:



Figure 11: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix East (zoning plan for residentail area)

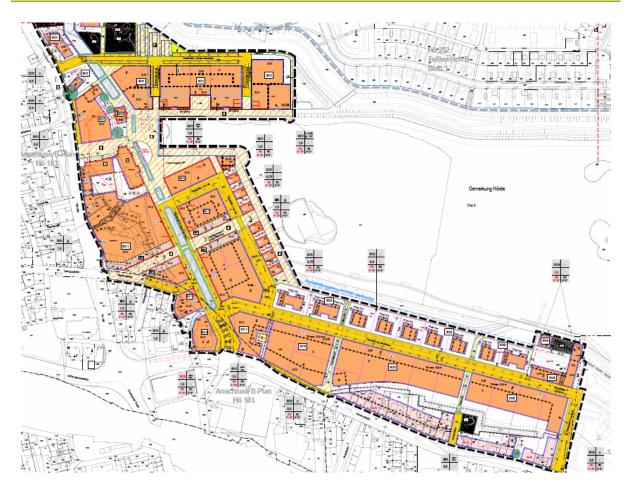


Figure 12: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix East (zoning plan for mixed area)



Figure 13: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix East (zoning plan for recreational area)

The case study clearly demonstrates the benefits of an existing sophisticated planning system for the JESSICA context. By starting on regional level the expected outcomes of this integrated urban regeneration project have to be clarified. The original information from 2003 for the regional planning very clearly shows the expected outcomes (in German):

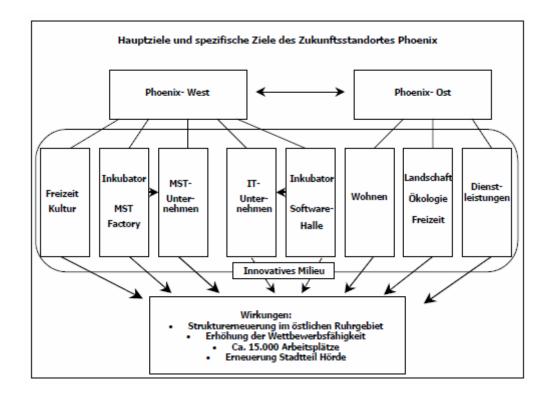


Figure 14: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (ex ante outcomes in 2003 regional level)

As can be seen from the integrated planning, project PHOENIX would fulfil the typical development goals and outcomes requested for ERDF funding in the JESSICA context: there are outcomes like job creation (in the technology area), urban rehabilitation of a district (Hoerde), promotion of structural changes and improving competiveness. In the following years (with the creation of Phoenix East), the outcome goals expanded: Here there are social outcomes (high quality housing and recreational area and leisure facilities for the public) as well as environmental outcomes (like soil replacement, creation of green parks or preservation of biotopes):

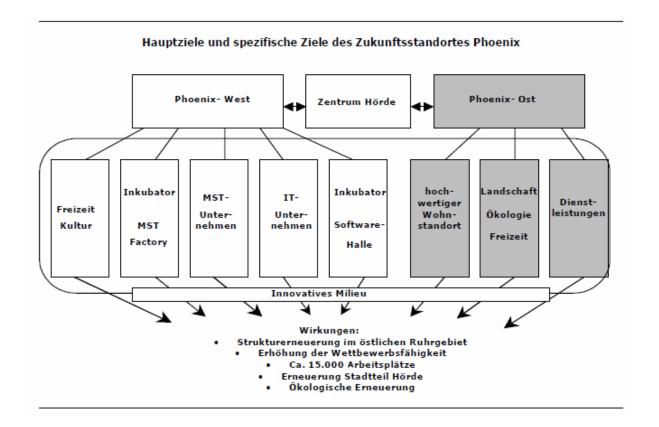


Figure 15: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (ex ante outcomes in 2004/5 regional level)

Just to give some expressions concerning the ecological outcomes of the Phoenix project, e.g., the developers exchanged on a large-scale contaminated land and built a new water channel:



Figure 16: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (on going outcomes in 2006/7 urban level)

During the development phase of the project, even further external effects have evolved for the urban stakeholders, for example by developing a complete public acessible promenade with public spaces, cycle pathes and even more green spaces at the shore of the lake. In the meantime, the project has become a frequently visited recreation area for the entire city of Dortmund:

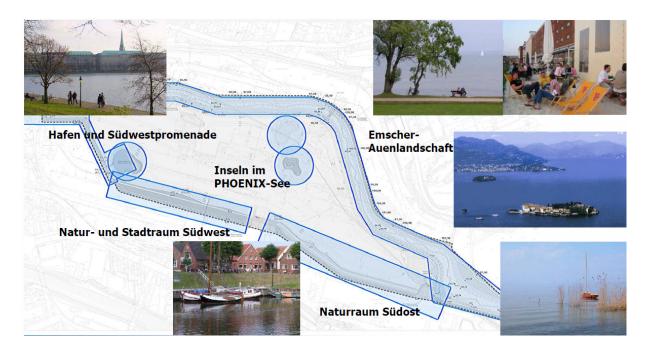


Figure 17: Integrated Plan for Sustainable Urban Development (IPSUD) for the urban regeneration project: former brownfield Phoenix (on going outcomes in 2009/10 district level)

What can we learn from the planning of this integrated urban regeneration project in the JESSICA context? The planning system in itself "delivers" possible external benefits or outcomes that justify funding by an urban development fund. These outcomes or impacts in the integrated planning instruments are valuable for the UDF management: usually, the verbal justification of these planning instruments verify the (expected) outcomes in the form of additionality of the relevant intervention. This is true for *all management phases* (ex-ante, on-going as well as ex post).

Furthermore, with scaling down from the regional development plan to the detailed zoning plan it is possible to define the *outcomes as well as the benefits* in-depth. For example, whereas on the regional development planning level (in Dortmund: the F-plan) now a detailed statement concerning the possible outcome goal "Hectares of

The relevance of spatial impact analysis (as given in the IPSUDs) has been revealed also by ODPM (2004) and PWC (2013), p. 34 ff., and the Department for Business, Innovation and Skills (2009).

brownfield land reclaimed or redeveloped" is achieved, this becomes possible already on the city level (the master plan and/or the integrated urban development concept). If one would also like to derive a statement concerning e.g. the possible outcome goal "Number of jobs created in problem areas, including jobs for women", this becomes possible with the concrete zoning plan, because the structure and use of the building is determined. With a given empirical space factor (for example square meter per workplace in a given industry) it is possible to calculate the number of jobs created by the development. These are only two examples of deriving outcome goals from integrated planning instruments. The analysis of the IPSUDs of the Phoenix project (on all territorial levels) reveals that this project has an impact on all sustainability objectives:

Economic objectives	Environmental objectives	Socio-cultural objectives
•economical land	•conservation of nature and	•high-quality living
management	environment	environment and
+ use of Brownfield's	+ new utilisation concept	neighbourhood
	to avoid environmental	improvement
<ul><li>strengthening the</li></ul>	pollution	+ impact on image,
economical base of	+ creation of green spaces	quality and functionality
municipalities		of neighbourhood areas
+ increase in municipal	•improvement of the	
taxes	municipal energy balance	•resource-friendly control
	+ strengthening of	of mobility
•improvement of the	ecomobility	+ improvement of local
general conditions for		bicycle route network
companies	•increase of environmental	•strengthening of urban
+ promotion of employ-	quality	design and maintaining
ment in the municipality	+ exchange of	culture heritage
through cluster	contaminated soils	+ quality of urban deve-
formation	+ maintenance of worth	lopment concept as
	protecting soils	landmark

Figure 18: Sustainability outcomes for the urban regeneration project: former brownfield Phoenix

In the first column of the above figure one can see that the project contributes to the three economic objectives by the re-use of Brownfields, the increase in taxes and the promotion of employment. Phoenix also contributes to the environmental objectives: the developers converted the former steel plant into a technology park, therefore avoiding the former pollution. Apart from that, the new utilization concept also inte-

grates green spaces and improves the quality of the soil. Finally, it also contributes to eco mobility by encouraging people to use the bike instead of the car. As to the socio-cultural objectives, Phoenix already has a positive image effect on the neighbouring districts and it extends the bicycle route network of the district. Furthermore, the high quality of the planning concept of Phoenix is supposed to serve as a landmark for other projects. Through the conservation of historic monuments, it contributes to protect cultural heritage. Certain indicators can measure these outcomes in a direct or indirect way. Very often, they are directly part of the integrated planning process, since they give the justification for the relevant new use of land (e.g. for an industrial development, one would need the creation of additional jobs and enterprises as justification):

Econo- mical	Revenue from property sales for municipality	Impact on gross dome- stic product (GDP) through job creation & founding of enterprises	Improvement of general conditions for companies through cluster formation
Envi- ron- mental		Hedonic influence on land values by increased green spaces	Maintenance of worth protecting soils
Socio- cultural		Avoided costs for expansion of bicycle network	Impact on image of urban district and neighbourhood

Figure 19: Sustainability outcome indicators for the urban regeneration project: former brownfield Phoenix (derived from IPSUDs)

Of course, in an ex-ante view the indicator values are only estimates. However, if an on-going monitoring (of the investment manager) and an ex-post evaluation (by auditors) follow the ex-ante funding decision, this is no problem due to the revision of original estimates.

### 3.3 Systemization criteria of urban development projects in the JESSICA context

In order to characterize and systemize whether a planning instrument has an integrated approach or not, it is important to define integrated planning in Europe. Furthermore, it is necessary to define the characteristic elements of an integrated plan for sustainable urban development (IPSUD). From the author's point of view the major elements of

#### **IPSUDs** are:

- Analysis of the socio-economic situation, including
  - Social issues
  - o Environmental issues
  - o Economic issues
  - o Transportation issues
- Development of objectives or goals concerning sustainable development;
- Development of principles, strategies and measures to fulfil these objectives;
- Definition of an urban target area or an area of action;
- Definition of projects;
- Emergence in a consensual and cooperative way of vertical and horizontal integration of stakeholders;
- Underlying investment strategy, justifying public interest and the need for public intervention (i.e. a planning-driven approach);
- Normal elements of a land-use plan with sufficient physical definition of public works needed to achieve the plan's objectives;
- Compliance with environmental and other procedures under EU law;
- Analysis of needs (expected demand for urban assets / services) to which the proposed investment should respond;
- Robust governance structure-timetable and responsibilities including applicable public consultation procedures;
- Funding structure ensuring implementation and long-term financial sustainability;
- Components to be jointly assessed to satisfy the economic, social, environmental and financial requirements.

From a theoretical point of view, these elements characterize an ideal IPSUD. However, one cannot expect this on a practical level, since IPSUDs are a very young – and in many countries not approved – planning instrument. Furthermore, it is difficult to identify this (often) informal instrument by only getting information on formal planning instruments. In the following overview of EU 27 planning systems, I analyse the

existing planning instruments in terms of having an "integrated approach". Having an integrated approach means, that these instruments show elements of an IPSUD and/or have the potential to become one by making some adaptions. This point is also an important aspect concerning an IPSUD. It is not a static instrument with a determining character. It must be approved and evaluated and, if necessary, be revised in order to be a guide to sustainable urban development.

To come to a conclusion concerning the relevance of the planning system in the JESSICA context the forthcoming national research for the 27 Member States will not only discuss the existing IPSUD-instruments in the national context. Furthermore, we will have a look at the *identified sustainable urban development projects* in the respective Member States. Here we analyse which kind of planning instruments are of relevance in the countries. If we look at the case study of Dortmund, the possible planning instruments are able to deliver information concerning the expected impact of the funded urban development projects. Since even in 2014 only a very restricted number of projects are already in operation, the following analysis uses the JESSICA *evaluation studies* published by the EIB as a reference point. For this analysis we applied all 77 *evaluation studies* published (68 national studies and 9 horizontal studies) to come to conclusions.<sup>14</sup>

If the above definition of integrated plans for sustainable urban development is accepted, then a *large variety of possible urban development projects* could be eligible for support from a UDF. In each typical sequence of the life cycle of assets, we can identify JESSICA project types with different characteristics that are suitable for funding by a UDF. I will use the following life cycle model:<sup>15</sup>

In Estonia, the Managing Authority decided not to evaluate the JESSICA implementation ex-ante but directly to start because of an existing financial engineering instrument (KredtEX). The analysis will use the presentations from the Member States on the JESSICA networking platform as an "alternative" evaluation study.

<sup>15</sup> Cf. Nadler/Malottki (2006).

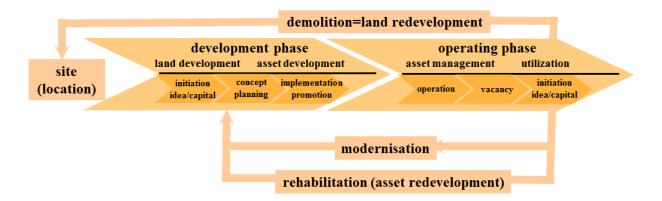


Figure 20: Life cycle of urban assets

In the first stage, the land development phase, (land) infrastructure projects (e.g. building roads, providing access to public transport, telecommunication or drainage) could serve as a prerequisite for further development of greenfields or even brownfields. Social infrastructure projects in the form of buildings (e.g. kindergartens, schools, hospitals) can also form an important part of projects for the second stage, the asset development phase. Here, I will separate (public) infrastructure development projects (e.g. for community, cultural and recreational facilities or for transport facilities) form (private) real estate development projects (e.g. residential or commercial properties). Once the development has been completed, the third stage, the operating phase, begins. In this stage, UDFs could either finance the operators (but not the owners) of real estate by issuing, for example, a rental guarantee, or provide funding for the improvement of buildings, such as energy-efficient renovation, directly to the owners. Furthermore, the financing of an intermediary purchase of developed land and/or buildings could make sense, if for example single private owners are not able to initiate integrated urban development. If existing buildings no longer meet market demands (e.g. evidenced by high vacancy rates), it might not be enough to renovate the buildings (modernization). Rather, they are in need of a completely new utilization concept resulting out of a feasibility study carried out before. This study could conclude, for instance, that turning a former hotel into an office building would respond better to market demands and therefore form part of a successful rehabilitation or asset redevelop*ment*. In contrast to mere renovation of buildings while preserving the old utilization concept, redevelopment is characterised by a new concept of utilization, which usually requires a much higher project investment. In this stage, a UDF could act as an intermediary purchasing old buildings or brownfields, redeveloping these sites and selling them back to the market. If this is not possible anymore, one could only demolish the existing assets and properties and do a land redevelopment. Very often, promoters realize this is on former (industrial or military) brownfields. Here the life cycle model concludes on the original site (with new location features).

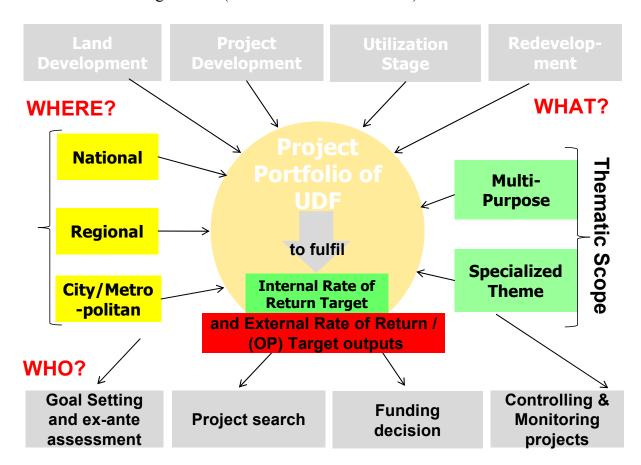


Figure 21: W-Questions for UDFs

Since every fund represents a portfolio of different projects, the portfolio can either *diversify* or *specialize* in a certain region or certain asset utilization ("theme" or sector purpose). As for *geographic scope*, it is possible that a UDF finances projects on a national, regional or only city/metropolitan level. At the same time, UDFs either can finance a wide range of asset utilizations in a multi-purpose fund or can specialize in a certain investment type, e.g. an energy saving fund or an infrastructure fund. Very often the kind of property and infrastructure financed in combination with the final use of the assets developed (e.g. educational, tourist or recreational use) determines the "*specialized theme*" of the fund. For example, if a UDF finances the development of a "recreation park" it will be necessary not only to develop buildings but also the corre-

sponding infrastructure (such as streets, access to public transport, water connections or public green areas).

One possibility would be to focus on one special theme such as energy efficiency improvements in a certain city or metropolitan area. Such a focus would at the same time limit UDF investments to assets in the operational phase of their life cycle. In contrast to such a *niche strategy*, a UDF could also finance the nationwide development and utilization stage of multi-purpose urban assets. A Managing Authority that has to decide on the degree of *thematic specialization* of their UDFs has to keep in mind two countervailing effects: if a UDF specializes in certain assets (for example by financing only infrastructure assets), this could enhance the expertise of the fund management in the chosen sector. At the same time, however, it could result *in higher financial risks* for the UDF, since there is no cross-sector risk diversification. Furthermore, there is also the possibility that the fund may be unable to find enough viable projects in its chosen sector. This may lead to insufficient demand for UDF financing at project level. If such a situation persists over time, the UDF may have to pay back part of its capital resources to the ERDF by the end of the programming period. Therefore, excessive thematic specialization may create a further risk factor for the UDF.

As a first result, we can expand the analysis of the integrated planning instruments through the investigation of the identified sustainable urban development projects in the respective Member States. For this, we will use the systemization in figure 20 and 21 concerning the geographic scope, the project type ("what is funded?") and the thematic scope. We will then combine this with the relevant integrated urban planning instrument. From this analysis, we can detect three groups of Member States with different JESSICA relevance:

- Group 1: Member States without JESSICA evaluation studies and development projects
- Group 2: Member States with JESSICA evaluation studies without defining concrete urban development projects
- Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

In the last two groups, integrated planning instruments can either occur or not. After the presentation of the relevant planning instruments, each Member State is classified according to the group it belongs to. I will come back to the results of this systematization in the section 5 of this study. In the following analysis, I combine for the first time available national information concerning the spatial planning instruments in Europe<sup>16</sup> with the existing evaluation studies on urban development projects from the European Investment Bank and DG Regio.

A side effect of this analysis is the identification of *relevant development project types* in European urban policies. From the JESSICA evaluation studies published by the EIB it is possible to identify more than *320 urban development investment projects* and to come to conclusions concerning the relevance of certain project types in urban policies in Europe.

Besides typical comparative studies (cf. e.g. Tosics (2010), Reimer/Getimis/Blotevogel (ed.) (2014), Altrock (2006), Larsson (2006), Oxley et. Al. (2009), BMVBS (2009), Dasi (ed.) (2006), European Commission (1997), the author contacted the relevant national ministries and managing authorities as well as DG Regio.

# 4 Instruments of integrated planning for sustainable urban development (IPSUD) in the EU

#### 4.1 Overview on the context of national and regional planning instruments

Since the planning instruments on the level of cities, districts and projects have the advantage that they usually comprise *the expected outcomes and benefits* for the urban stakeholders, I will give only a short overview on the national and regional instruments:

Member State	National Planning	Regional Planning
Austria	Austrian Spatial Development Concept (ÖREK)	State Development Plan; Regional Development Plan
Belgium		Regional Structure Plan/Province Structure Plan
Bulgaria	National Integrated Spatial Development Scheme	District Development Scheme
Cyprus		
Czech Republic	Spatial Development Policy	Spatial Development Principles
Denmark	National Planning Report	Regional Spatial Development Plan
Estonia		County Plan
Finland		Maaskuntakavaa
France		Regional Plan
Germany		State Development Plan / Programme
Greece	National Economic and Social Development Plans	Regional Spatial Plans
Hungary	National Territorial Regulatory Plan	County Regulatory Plan
Ireland	National Development Plan; National Spatial Strategy	Regional Planning Guidelines
Italy		Territorial Regional Plan or Strategic Regional Plan
Latvia	National Spatial Plan	Structural Spatial Plan
Lithuania	Master Plan	Master Plan
Luxembourg	National Planning Programme	
Malta	Structure Plan	
Netherlands		Regional Plan
Poland	Outline of the national policy of spatial development	regional plan
Portugal		PROT
Romania	Spatial Plan for National Territory	Spatial Plan for Zonal Territory/for County Territory
Slovakia	Slovak Spatial Development Perspective	Regional regulatory plan
Slovenia	National strategic spatial plan; Plan of National Importance	Regional Conception of Spatial Development
Spain	National Plan	Territorial Coordination Director Plan
Sweden		Regional Plan
United Kingdom	National Planning Legislation and Planning Policy	Regional Spatial Strategy

Figure 22: National and regional planning instruments (overview) for the EU 27 Member States

The focus will be on the municipal level with their formal (binding) and informal (non-binding) IPSUDs. Only on this level, we will link the instrumental analysis with the JESSICA project analysis. Here we will distinguish between the thematic scope, the geographic scope and the life cycle phase of the relevant urban assets, which the promoters like to develop (see section 3.3).

## 4.2 Detailed analysis of the municipal planning instruments for urban development investment projects in the JESSICA context

#### 4.2.1 Austria

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Örtliches Entwick- lungskonzept etc. (Local Development Scheme)	Municipality	<ul> <li>Preparatory stage before zoning plan</li> <li>Long-term development of the municipality</li> <li>Drawn up only in five states</li> </ul>	Not Binding	Not obligatory	Yes, providing long-term visions and strategies for a sustainable development; preparatory stage of the Zoning plan and therefore looking at different sectors; is based on an analysis
Flächenwidmungsplan (Zoning plan)	Municipality	<ul><li>Determining the possible uses of properties</li><li>Land use categories</li></ul>	Binding for authorities	Obligatory	Yes, it is based on the Local Development Scheme and comparable to a German preparatory land use plan
Bebauungsplan (Building regulation plan)	Parts of the municipality	<ul> <li>Subordinate to zoning plan</li> <li>Determines building regulations for building land or parts of it drawn up in the zoning plan</li> </ul>	Binding for property owners	Obligatory	No

Figure 23: IPSUDs (formal and informal) on the municipal level in Austria

In order to solve social problems in city areas, some activities in Austrian cities become evident. They were developed in the framework of EU initiatives (e.g. URBAN II) and use integrated urban development strategies to coordinate these activities.

#### **Planning Instruments in JESSICA Urban Development Projects:**

Group 1: Member States without JESSICA evaluation studies and development projects

## 4.2.2 Belgium

Local Plan	Geographic Scope	<b>Investment Strategy (Content)</b>	Legal Status	Production Obligation	Integrated Approach
Municipal Spatial Structure Plan	Municipality (Flanders)	<ul> <li>Binding land-use visions/ regulations</li> </ul>	Partly Binding		Partly integrated, is concentrating on different sectors and is giving visions for a future development
Municipal Destination Plan	Municipality (Flanders)	<ul> <li>Implementation of the structure plan via regula- tions</li> </ul>	binding		No
Particular Destination Plan	Parts of the municipality (Flanders)	<ul> <li>Detailed zoning elements</li> </ul>	binding		No
Schema de structure communal (Municipal Structure Plan)	Municipality (Walloon)	<ul> <li>Determining conditions for municipal development projects</li> </ul>	Binding for authorities		Integrated approach by determining conditions for municipal development projects
Schema directeur (Guiding Structure Plan)	Parts of the municipality (Walloon)	<ul> <li>Guiding document which amplifies the destination of a part of a municipality</li> </ul>	Binding for authorities		No
Particular Destination Plan	Parts of the municipality (Walloon)	<ul> <li>Detailed zoning elements</li> </ul>	binding		No

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Ontwikelingsplan/ Plan de developpement (Municipal Develop- ment Plan)	Each of the 19 municipalities of Brussels Capital Re- gion	<ul> <li>Development objectives, action schemes, priority ar- eas and general destination of an area</li> <li>Binding for zoning provi- sions</li> </ul>	Partly binding		Partly integrated by looking at development objectives, action schemes, priority areas and general destination of an area
Particular destination plan	Parts of the municipality (Brussels Cap- ital Region)	<ul> <li>Specification of the Municipal Development Plan</li> <li>Binding regulations and provisions</li> </ul>	binding		No
Master Plan	Key Zones in the Brussels Capital Re- gion	<ul> <li>Instrument for organising key zones</li> <li>Defining an urban area</li> <li>Actions, developments and measures</li> <li>Basis for binding plans</li> </ul>	Not binding		Yes, has an integrated approach. It is called the most important spatial instrument within the development of projects in the framework of the JESSICA evaluation study for the Brussels Capital Region.
Master Plan	Different Projects in Flanders	<ul> <li>Instrument for defining an urban area of action of an development project</li> <li>Problematic in some cases because of unrealistic approaches</li> </ul>	Not Binding		Integrated approach by defining an urban area and being called within the JESSICA evaluation study for Flanders.

Figure 24: IPSUDs (formal and informal) on the municipal level in Belgium

Remark: Not all Belgian names are available.

#### Other integrated development activities on the municipal level:

Flanders: Different funds for integrated development have been established since 1992. The requirement to benefit from them was to develop an integrated action programme/concept by municipalities in cooperation with experts.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
The Loop Ghent	Flanders Region	Real Estate development	commercial properties	Master Plan
The Mont Congress Centre	Wallonia Region	Infrastructure development	community, cultural and recreational facilities	integrated plan, but not specified
The Ecopole Charleroi	Wallonia Region	Land redevelopment	multi-purpose (com- mercial + cultural)	integrated plan, but not specified
Pre Madame Herstal	Wallonia Region	Real Estate redevelopment	residential properties	integrated plan, but not specified
Abatan 2020	Brussels	Real Estate redevelopment	multi-purpose (com- mercial + residential)	Master plan and particular destination plan

Figure 25: JESSICA projects in Belgium with IPSUDs

## 4.2.3 Bulgaria

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Master development plans for the territories of municipalities and towns	Municipality	<ul> <li>overall spatial planning of the areas of municipalities</li> </ul>	Binding	Obligatory	Partly, covering different sectors and try- ing to develop objectives for a sustainable development
Municipal Develop- ment Plans	Municipality	<ul> <li>define the objectives and priorities for development of the respective Municipalities.</li> <li>These planning documents, featuring the highest degree of detail, possess also a strong operational nature.</li> </ul>	Binding	Obligatory	Partly, The urban development dimensions are related to the site remediation and preparation, basic urban infrastructure, urban public transport, human capital infrastructure – health and education, science/business parks and clusters, restoration of historic buildings, cultural complexes, modernisation of housing stock, protection of the environment, etc. OPRD definition accepts Municipal Development Plans and Master Plans as integrated plans.
Detailed Development Plan	Up to three blocks	<ul> <li>particularize the spatial planning and building development of settlement territory and plots</li> </ul>	Not Bind- ing	Obligatory	No

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Integrated Urban Development Plan (in progress for Sofia)	Municipality	<ul> <li>Target and SWOT analysis;</li> <li>Sofia 2020 Vision;</li> <li>Intervention zones selection – October 2012;</li> <li>Main stakeholders and interested parties identification;</li> <li>Public discussions and forums;</li> <li>Strategy, aims and goals – May 2012;</li> <li>Indicative list of projects and PPPs</li> <li>Execution programme of the IP and for the Intervention zones;</li> <li>Budget;</li> <li>Evaluation and monitoring indicators;</li> <li>SEA and EIA Scoping;</li> <li>UP's briefs + Detailed plans for the zones;</li> <li>Investment &amp; Architectural Projects'</li> </ul>	Not Binding		Yes, it is a classical IPSUD in the sense of JESSICA; they are developed on the basis of the municipal development plans; they are just in progress for Sofia, other cities and agglomerations are planned

Figure 26: IPSUDs (formal and informal) on the municipal level in Bulgaria

The Integrated Urban Development Plan (in progress for Sofia) and the Master plan are mentioned in the JESSICA evaluation study.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Renovation of the National Palace	Bulgaria	Infrastructure development	community, cultural and	Municipal development plan and Master Plan
of Culture	Duigaria		recreational facilities	ividincipal development plan and iviaster Fian
Beautiful Maritsa	Bulgaria	Infrastructure development	multi-purpose (resources	Municipal development plan and Master Plan
	Duigaria		+community)	ividincipal development plan and iviaster I fair
Renovation of Lyulin Residential	Bulgaria	Real Estate redevelopment	residential properties	Municipal development plan and Master Plan
Complex	Duigaria			Widinerpar development plan and Wiaster Fran

Figure 27: JESSICA projects in Bulgaria with IPSUDs

## **4.2.4 Cyprus**

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Local Plan	Urban Areas (esp. under development pressure)				No
Local Operational Programmes	4 main Urban Areas	<ul> <li>analysis of existing demographic, socio-economic, planning and physical environment</li> <li>evaluation of development programmes and budgets</li> <li>proposal of 28 projects</li> <li>revitalisation and regeneration of urban areas</li> </ul>			Yes, developed for the programming period 2007-2013, development and election of projects and they are mainly mentioned in the JESSICA evaluation study.
Area scheme	Small areas, project orient- ed	<ul> <li>Regulations on urban design aspects (setbacks, access, architecture etc.)</li> </ul>	binding		No

Figure 28: IPSUDs (formal and informal) on the municipal level in Cyprus

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Nicosia Central Core Multi-Storey Car Park	Cyprus	Infrastructure development	transport	Local Plan and Local Operational Programme
Refurbishment of Pallas Square in Larnaca City Centre	Cyprus	Infrastructure development	community, cultural and recreational facilities	Local Plan and Local Operational Programme
Student Dormitories	Cyprus	Infrastructure development	learning, heath, aged care, senior facilities	Local Plan and Local Operational Programme
Bus Acquisition, Maintenance and Services	Cyprus	Infrastructure development	transport	Local Plan and Local Operational Programme
Water Works in the Nicosia Distribution Network	Cyprus	Infrastructure development	resources & environment	Local Plan and Local Operational Programme

Figure 29: JESSICA projects in Cyprus with IPSUDs

## 4.2.5 Czech Republic

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Local plan	Municipality	<ul> <li>Land-use plan</li> </ul>	binding	Optional, voluntary	No
Regulatory plan	Parts of the municipality	<ul><li>Working on plot size</li><li>Building regulations</li></ul>	binding	Optional, voluntary	No
Integrated Urban Development Plan	Municipalities bigger than 50,000	<ul> <li>Deprived areas suffering from a high concentration of negative phenomena, e.g. high unemployment, criminality, social exclusion;</li> <li>Territories with high growth potential, where the leveraging of structural funds will bolster competitiveness;</li> <li>Thematic focus – a set of measures within one or more thematic areas: Attractive Cities, Environment, Accessibility and Mobility, Economic Development, Social Integration, Public Affairs Administration.</li> </ul>			Yes, integrated approach with a focus on projects, but varying design and quality; depending on the MA, if it would have JESSICA potential

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Integrated Area Development Plan	Functional Urban Area (Central Mo- ravia Region)	<ul> <li>Focus on tourism related infrastructure</li> <li>Development tourism projects (hotels etc.)</li> <li>Concentration on rural areas</li> </ul>			Yes, having an integrated approach and in relation to the JESSICA evaluation study, they have a high potential to meet the requirements of an IPSUD

Figure 30: IPSUDs (formal and informal) on the municipal level in the Czech Republic

Because of the transformation process and resulting problems, Strategic Plans, in form of Integrated Urban Development Concepts, shall be established in the Czech Republic in a consensual way on municipal level.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instru- ment
U Hrocha	South-East Cohesion Region	Infrastructure development	community, cultural and recreational facilities	Integrated Urban Development Plan Brno II
Multi-purpose cultural centre	South-East Cohesion Region	Infrastructure development	community, cultural and recreational facilities	Integrated Urban Development Plan Brno II
Sports and regeneration centre	South-East Cohesion Region	Infrastructure development	community, cultural and recreational facilities	Integrated Urban Development Plan Brno II
Underground garages in Brno city centre	South-East Cohesion Region	Infrastructure development	transport	Integrated Urban Development Plan Brno II
Protective housing	South-East Cohesion Region	Infrastructure development	community, cultural and recreational facilities	Integrated Urban Development Plan Brno II
Havirov	Moravia-Silesia Region	Land redevelopment	multi-purpose (commercial+cultural)	Integrated Urban Development Plan
Opava Sport and Recreation Zone	Moravia-Silesia Region	Infrastructure development	community, cultural and recreational facilities	Integrated Urban Development Plan
Ostrava, Industrial Zone Hrusov	Moravia-Silesia Region	Land development	industrial properties	Integrated Urban Development Plan

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Spa Complex	North-East Cohesion Region	Infrastructure development	community, cultural and recreational facilities	Integrated Urban Development Plan
Outdoor Pool	North-East Cohesion Region	Infrastructure development	community, cultural and recreational facilities	not part of a plan
Healthcare Equipment	North-East Cohesion Region	Infrastructure development	learning, heath, aged care, senior facilities	not part of a plan
Zone Regeneration	Central Moravia Cohesion Region	Land redevelop- ment	industrial properties	Integrated Urban Development Plan Olomouc  – City Development Strategy
Parking House	Central Moravia Cohesion Region	Infrastructure development	transport	Integrated Urban Development Plan Zlin
Department House and Public Parking	Central Moravia Cohesion Region	Real Estate redevelopment	commercial properties	Integrated Urban Development Plan Zlin

Figure 31: JESSICA projects in the Czech Republic with IPSUDs

#### 4.2.6 Denmark

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Kommuneplan (comprehensive municipal plan)	Municipality	<ul> <li>general structure with overall objectives for development and land use in the municipality;</li> <li>guidelines for land use;</li> <li>framework for the content of local plans for the specific parts of the municipality</li> </ul>	Binding for local plans	obligatory	No
Lokalplan (local plan)	District, specific part or project	<ul> <li>vary in detail widely</li> <li>four general kinds of plans can be found:         <ul> <li>theme-oriented</li> <li>framework</li> <li>project oriented</li> <li>neighbourhood</li> </ul> </li> </ul>	Binding	obligatory	No
Kvarterplan	Disadvantaged Quarters	<ul> <li>Different thematic areas</li> <li>Financial budget needed</li> <li>Project</li> <li>Implementation process</li> </ul>	Not binding	Upon need	Yes, old kind of integrated urban policy in the framework of urban renewal of disadvantaged quarters. Financial requirements and the development of projects are included.

Figure 32: IPSUDs (formal and informal) on the municipal level in Denmark

Not available.

**Planning Instruments in JESSICA Urban Development Projects:** 

Group 1: Member States without JESSICA evaluation studies and development projects

#### 4.2.7 Estonia

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Uldplaneering (comprehensive plan)	Whole municipality or part of it; several municipalities or their parts	<ul> <li>Assessment of potential economic, social, environmental and cultural impact of spatial development</li> <li>General use and building provisions, building exclusion areas</li> <li>Areas of cultural and environmental value</li> <li>Functioning of the green network</li> <li>Location of transport infrastructure, general traffic management</li> <li>Location of principal utility network routes and technical infrastructure</li> <li>Management of protected areas</li> <li>Areas for national defence needs</li> </ul>	in urban areas binding basis for detailed planning; in rural areas binding for all le- gal bodies	Based on Need	Yes  Assessment of potential economic, social, environmental and cultural impact of spatial development Planning for different thematic space related topics
Detailplaneering (Detailed Plan)	Part of the municipality	<ul> <li>Division of plots</li> <li>Building rights and clearances</li> <li>Limitation of building area</li> <li>Streets and traffic management</li> <li>Public services and planting vegetation</li> <li>Utility networks and technical infrastructure</li> <li>Environmental provisions, environmental impact analysis</li> <li>Management of protected areas</li> </ul>	binding	Mandatory as the basis for the construction of buildings (excl. small buildings) and for the division of land into plots	No

Figure 33: IPSUDs (formal and informal) on the municipal level in Estonia

Not available.

### **Planning Instruments in JESSICA Urban Development Projects:**

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects<sup>17</sup>

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Modernisation of Multi-	Lithuania	Real Estate redevel-	residential properties	Energy Efficiency Action
Apartment Houses (85)	Dittituania	opment		Plan

Figure 34: JESSICA projects in the Estonia with IPSUDs

In Estonia, the Managing Authority decided not to evaluate the JESSICA implementation ex-ante but directly to start because of an existing financial engineering instrument (KredtEX). The analysis will use the presentations from the Member States on the JESSICA networking platform as an "alternative" evaluation study. Therefore, the mentioned projects are not ex-ante but directly on-going projects. Because of the existing institute, the implementation was very short term.

#### 4.2.8 Finland

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Yleiskaava (Master plan)	Urbanized part of the town area (some cases covering the entire munici- pality)	<ul> <li>Assessment of environmental impacts</li> <li>Strategic visionary plan of different sector OR specific approach for the guidance of building</li> </ul>	Binding for detailed planning	Obligatory but flexibility in type and design	Depending on municipality / plan design; can be called integrated in cases of being a strategic visionary plan, which covers a wide range of different sectors and develops certain planning objectives in combination with measures -> e.g. Helsinki Master plan
Detaljikaava (local detailed plan)	Parts of mu- nicipality	<ul> <li>Control of building in dense settlement areas</li> <li>Public infrastructure</li> <li>Can be specialized for shorelines or rural areas</li> </ul>	binding		No

Figure 35: IPSUDs (formal and informal) on the municipal level in Finland

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Vitapolis	Western Finland region	Infrastructure development	learning, heath, aged care, senior facilities	local land use plan / Master plan (Yleiskaava)
Voimala	Western Finland region	Real Estate develop- ment	industrial properties	local land use plan / Master plan (Yleiskaava)
Eteläportti	Western Finland region	Real Estate develop- ment	industrial properties	local land use plan / Master plan (Yleiskaava)
Innoroad Park	Western Finland region	Real Estate develop- ment	industrial properties	local land use plan / Master plan (Yleiskaava)
Aviapark	Western Finland region	Real Estate develop- ment	industrial properties	local land use plan / Master plan (Yleiskaava)
Event squares at Lutakko harbor	Western Finland region	Infrastructure development	community, cultural and recreational facilities	local land use plan / Master plan
Korkeakoskenlahti	Western Finland region	Real Estate develop- ment	industrial properties	local land use plan / Master plan

Figure 36: JESSICA projects in Finland with IPSUDs

#### **4.2.9** France

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Schéma directeur, SD (framework or structure plan)	Area determined by the prefect, based on interests of the mu- nicipal councils concerned	<ul> <li>Basic orientations for the development of the area covered</li> <li>General land uses</li> <li>Major development projects</li> </ul>	Binding to POS	voluntary	No
Plan d'occupation des sols, POS (building plan)	Municipality or parts of it or joint authority for several member communes	<ul> <li>Determining general rules for the use of land</li> <li>Compatible to the SD</li> <li>Areas divided in zones of land use</li> <li>Determining building density of certain areas</li> </ul>	Binding		No
Plan local d'urbanisme (PLU)	Municipality or parts of it or joint authority for several member communes	<ul> <li>Rapport de presentation: A report which presents the PLU; it is to include a detailed diagnosis of the territory with identified chapters dedicated to "Environment" and to the impacts of the project on its' different aspects</li> <li>Projet d'aménagement et de Développement Durable (PADD): This document presents the sustainable development strategy and the principles and general measures which are to implement this strategy.</li> <li>Maps and namely le Plan de Zonage (zoning plan) which delimits the different areas of the municipality's territory and the possible land uses.</li> <li>Règlement, which gives the landuse rules for each zone.</li> </ul>	Binding		Yes

Figure 37: IPSUDs (formal and informal) on the municipal level in France

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Le centre europeen des textiles inno-	Nord-Pas-de-Calais	Infrastructure devel-	knowledge: Research &	
vants (CETI)	Region	opment	Development (R&D)	
Les rives de l'escaut	Nord-Pas-de-Calais	Real Estate develop-	multi-purpose	
Les lives de l'escaut	Region	ment	(commerical+residential)	
L'eco-quartier de l'horlogerie	Nord-Pas-de-Calais	Infrastructure devel-	energy	
L'eco-quartier de l'horiogene	Region	opment		
La zana da l'union	Nord-Pas-de-Calais	Real Estate redevelop-	multi-purpose	
La zone de l'union	Region	ment	(commercial+cultural)	

Figure 38: JESSICA projects in France with IPSUDs

## **4.2.10 Germany**

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Flächennutzungsplan, FNP (Preparatory land use-plan)	municipality	<ul><li>Determining land-uses</li><li>Zoning plan</li></ul>	Binding for authorities	Obligatory	Yes, covering different sectors and aspects, is developed in a cooperative process, is often based on integrat- ed development concepts
Bebauungsplan, B-Plan (Binding land use-plan)	Parts of the municipality	<ul> <li>Type and extend of land use</li> <li>Specific land uses, scale of development</li> <li>Areas covered with building</li> <li>Local traffic purposes</li> </ul>	Binding	Upon need	No
Integriertes Stadtentwicklungs- konzept (Integrated Urban Development Concept), other names possible	Municipality or parts of it	<ul> <li>Covering different space related topics</li> <li>Development of projects</li> <li>Partly financial background</li> <li>Cooperative process</li> <li>Often developed in the framework of Urban Renewal initiatives (Stadtumbau West / Soziale Stadt)</li> </ul>	Not binding	voluntary	Yes, but not in the whole sense of an IPSUD required for JESSICA, missing funding structure and financial analysis
Master plan	Municipality or parts of it	<ul> <li>Varying in detail</li> <li>Often an urban design focus</li> <li>Development strategies for urban areas and integration of regeneration projects</li> </ul>	Not binding	voluntary	Partly

Figure 39: IPSUDs (formal and informal) on the municipal level in Germany

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Projektentwicklung mit Bestandshal-	North Rhine West-	Real Estate redevelopment	commercial properties	Integrated Urban Development
tung Kultur Ruhr Büro, Bochum	phalia (region)			Concept
Verwaltungsgebäudeentwicklung Kie-	North Rhine West-	Real Estate redevelopment	industrial properties	Comprehensive land development
kert, Heiligenhaus	phalia (region)			strategy
Ankauf Zwangsversteigerungsobjekte	North Rhine West-	Real Estate redevelopment	residential properties	Strategic Master Plan and Urban
Bochumer Straße, Gelsenkirchen	phalia (region)			Development Framework plan
Brachflächenentwicklung Pumpen	North Rhine West-	Land redevelopment	multi-purpose (commercial	Detailed Framework Plan
Müller, Herne	phalia (region)		+cultural)	
Klöckner-Humboldt-Deutz (KHD) Flä-	North Rhine West-	Land redevelopment	multi-purpose (commercial	Integrated Action Plan
chenentwicklung, Köln	phalia (region)		+residential)	
Projekt Klosterviertel und Molken-	Berlin,	Land redevelopment	multi-purpose (commercial	Integrated Urban development con-
markt	Klosterviertel		+residential)	cept
Forschungszentrum Maschinenbau und	Berlin	Infrastructure development	knowledge: Research &	Master plan
Informatik (FMI)			Development (R&D)	
Protonen-Therapiezentrum Adlershof	Berlin	Infrastructure development	learning, heath, aged care,	Development Concept
(PTZ)			senior facilities	
Forschungsinstitut Kultur und Informa-	Berlin	Infrastructure development	knowledge: Research &	Part of different regional develop-
tik (FKI)			Development (R&D)	ment plans

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Gewerbeflächen Tempelhofer Feld	Berlin	Land redevelopment	industrial properties	Master plan, preparatory land-use plan
Kunst-Kubus Heidestraße (Europacity)	Berlin	Real Estate development	multi-purpose (commer-cial+cultural)	Master plan
Energiebunker	Hamburg	Infrastructure development	energy	City of Hamburg's model
Wärmeverteilnetz Weltquartier	Hamburg	Infrastructure development	energy	City of Hamburg's model
Weltgewerbehof	Hamburg	Infrastructure development	energy	City of Hamburg's model
Zentrum für lokale Ökonomie, Bildung und Qualifizierung	Hamburg	Infrastructure development	learning, heath, aged care, senior facilities	City of Hamburg's model
Bildungszentrum "Tor zur Welt"	Hamburg	Infrastructure development	learning, heath, aged care, senior facilities	City of Hamburg's model
Dienstleistungs- und Gesundheitszent- rum (DGZ) Mümmelmannsberg	Hamburg	Real Estate redevelopment	multi-purpose (commercial+learning, health)	Integrated Urban Development Concept for Soziale Stadt initiative
Bildungs- und Gemeinschaftszentrum Neugraben-Fischbek	Hamburg	Infrastructure development	learning, heath, aged care, senior facilities	General Development Plan and development scheme
"Glasfaser-Leuchtturmprojekt" Dillingen	Saarland (region)	Infrastructure development	knowledge: Research & Development (R&D)	Community Development Concept
Terentiushof/Wilhelm-Heinrich-Straße Ottweiler	Saarland (region)	Real Estate redevelopment	multi-purpose (commercial+cultural)	Community Development Concept and Urban Development Framework
Nahwärmeversorgung der Gemeinde Nalbach	Saarland (region)	Infrastructure development	energy	Development Concept
Stadthotel "Spitzbunker" Neunkirchen	Saarland (region)	Real Estate redevelopment	touristic properties	Urban Development Concept 2020
Revitalisierung der Fußgängerzone Lebach	Saarland (region)	Infrastructure development	transport	Community Development Concept

Figure 40: JESSICA projects in Germanywith IPSUDs

#### **4.2.11** Greece

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
geniko poleodomiko schedio-GPS (General development plan)	Municipality	<ul> <li>plan of general guidance, setting the basic directions of a settlement's future development</li> <li>planning framework for the development of the urban area concerned and for its equipment with utility and production infrastructure</li> <li>land uses and average planning regulations</li> <li>special zones within the plan area</li> </ul>	Binding to the town plan		No
Poleodomiki Meleti, Schedio Poleos (Different types of townplans)	Neighbour- hood	<ul><li>variety of different plans, depending on location</li><li>in fact a zoning plan</li></ul>	Binding		No

Figure 41: IPSUDs (formal and informal) on the municipal level in Greece

Not available.

## **Planning Instruments in JESSICA Urban Development Projects:**

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
The energy efficiency plan of Rhodes' Municipality	Greece	Infrastructure development	energy	Energy Efficiency Action Plan for the Period 2009-2011
The Green Energy Plan in Corfu Community: Energy Efficiency Measures in Commerce and Service Shops	Greece	Infrastructure development	energy	Energy Efficiency Action Plan
An Integrated RES system based on pump storage for producing electricity and hydrogen	Greece	Infrastructure development	energy	Energy Efficiency Action Plan
Mechanical Treatment (Sorting) Plant – Mixed Wastes – West Attiki	Greece	Infrastructure develop- ment	resources & environment	Waste Framework Directive
MBT Plant – Mixed Waste – Biological Drying – West Attiki	Greece	Infrastructure development	resources & environment	Waste Framework Directive
MBT Plants – Mixed Waste – Anaerobic Digestion – East Attiki	Greece	Infrastructure develop- ment	resources & environment	Waste Framework Directive
Composting Plants – Biowaste – Composting – East Attiki	Greece	Infrastructure develop- ment	resources & environment	Waste Framework Directive

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
MBT Plant – Biowaste – Composting – West	Greece	Infrastructure develop-	resources & en-	Waste Framework Directive
Attik	Greece	ment	vironment	
MBT Plant – Mixed Waste – Mavrorachi	Greece	Infrastructure develop-	resources & en-	Waste Framework Directive
	GICCC	ment	vironment	

Figure 42: JESSICA projects in Greece with IPSUDs

## **4.2.12 Hungary**

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Település szerkezeti terv (Settlement structure plan)	Settlement	<ul> <li>defines the underlying structure of a settlement</li> <li>characterizing the possible use of its different parts</li> </ul>	Binding	Obligatory	No
Szabályozási Keretterv (Budapest Master Plan)	Capital City	<ul> <li>Gives the overarching framework for the district settlement master plans</li> <li>Sets out the basic parameters of land use in Budapest</li> </ul>	Binding	Obligatory	No
Szabályozási Terv (Settlement Master Plan)	Municipality	<ul> <li>Spells out in details in exactly what ways a certain territory can be used</li> </ul>	Binding	Obligatory in cases defined by the law	No
Helyi építési szabályzat (Local building Regula- tions)	Parts of the Municipality	Building regulations	Binding	Obligatory in cases defined by the law	No
Settlement Development Concept	Municipality or parts of it	<ul> <li>Should developed as an Integrated Urban Development         Strategy     </li> <li>Should cover all space related thematic fields</li> </ul>	Not Binding	Optional	Yes, should be developed as an Integrated Urban Development Strategy, basis for urban renewal measures, covers all space related thematic fields and should be developed in a cooperative process

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Integrated Urban Development Strategy (IUDS)	Municipality or parts of it	<ul> <li>an integrated approach (focused on creating connection of several measures in a smaller area to maximise effect),</li> <li>mobilisation of public (EU and national) and private contributions,</li> <li>transparency of the selection of development action areas,</li> <li>strong local partnership, assurance of transparency for the public</li> </ul>	Not Binding	Optional	Yes, such IUDS meet the EC requirements that urban rehabilitation projects financed by Structural Funds from 2007 should form part of an Integrated Sustainable Urban Development Plan (IPSUD). This is also a requirement for projects financed from JESSICA investments.
Action Plan (AP)	Municipality or parts of it	The AP is the harmonised urban development execution plan of the local government, which supports the IUDS, and structure plans. It is steered and controlled by the local government, which provides an execution plan (structural, technical and financial) for the municipality (similar to feasibility studies).	Not Binding	Optional	Yes, an urban development AP for a complex municipal development has timeframes, defined technical, economic, social and urban architectural results along with defined financial parameters (expenses and income). This methodology is a result of the structured cooperation of the public and private sector.

Figure 43: IPSUDs (formal and informal) on the municipal level in Hungary

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Millenáris 3.	Hungary	Infrastructure development	community, cultural and recreational facilities	included in the local IUDS
Castle bazaar, Várbazár	Hungary	Real Estate redevelopment	commercial properties	included in the local IUDS
Puskás Ferenc Stadion	Hungary	Infrastructure development	community, cultural and recreational facilities	included in the district IUDS
Multimodal Centre Debrecen	Hungary	Real Estate development	multi-purpose (commercial+transport)	included in the local IUDS and AP
Market Hall development, Nyíregyháza	Hungary	Real Estate redevelopment	commercial properties	included in the local IUDS and AP
Development of old barrack sites in Nyíregyháza	Hungary	Land redevelopment	multi-purpose (commeri- cal+residential)	included in the local IUDS
Development of sewage system in Miskolc	Hungary	Infrastructure development	resources & environment	included in the local IUDS
Inner-city rehabilitation in Miskolc	Hungary	Infrastructure development	multi-purpose (cultur- al+transport)	included in the local IUDS
Market Hall development	Hungary	Real Estate redevelopment	commercial properties	included in the local IUDS
Old Glass factory	Hungary	Land redevelopment	industrial properties	included in the local IUDS

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Green Energy, Sajókaza	Hungary	Infrastructure development	energy	
Intermodal Centre Kecskemét	Hungary	Real Estate development	multi-purpose (commercial+transport)	
Miskolc Intermodal Centre	Hungary	Real Estate development	multi-purpose (commercial+transport)	
Regional Public Transportation Centre	Hungary	Real Estate development	multi-purpose (commercial+transport)	
Intermodal Public Transportation Centre, Pécs	Hungary	Real Estate development	multi-purpose (commercial+transport)	
Intermodal Centre, Eger	Hungary	Real Estate development	multi-purpose (commercial+transport)	
Intermodal Centre, Kaposvár	Hungary	Real Estate development	multi-purpose (commercial+transport)	
Talentis core programme	Hungary	Infrastructure development	knowledge: Research & Development (R&D)	
Talentis inner-city rehabilitation	Hungary	Real Estate redevelopment	commercial properties	included in the local IUDS
Talentis transport network development	Hungary	Infrastructure development	transport	included in the local IUDS
Millenáris 3.	Hungary	Infrastructure development	community, cultural and recreational facilities	included in the local IUDS
Castle bazaar, Várbazár	Hungary	Real Estate redevelopment	commercial properties	included in the local IUDS
Puskás Ferenc Stadion	Hungary	Infrastructure development	community, cultural and recreational facilities	included in the district IUDS
Multimodal Centre Debrecen	Hungary	Real Estate development	multi-purpose (commer- cial+transport)	included in the local IUDS and AP

Figure 44: JESSICA projects in Hungary with IPSUDs

### **4.2.13** Ireland

I Local Plan	Geographic Scope	Investment Strategy (Content)		Production Obligation	Integrated Approach
Develonment Plan	Urban or rural areas	<ul> <li>Land use zoning</li> <li>Traffic infrastructure</li> <li>Development and renewal of obsolete areas</li> <li>Water supply and sewerage</li> <li>Divided in a strategic and detailed part</li> </ul>	bind- ing	obligatory	Yes, especially the strategic part covers integrated approaches by investigating different sectors, this can be underlined by the development of an action area plan
Action area plan AAP / Local Area Plan LAP (since 2000)	Parts of urban areas	<ul> <li>Project oriented plan for areas of significant development</li> <li>Strategic planning approach for a sustainable development, containing;</li> <li>1. Land Use Zoning &amp; Density</li> <li>2. Public Open Space</li> <li>3. Private Open Space</li> <li>4. Car Parking</li> <li>5. Provision of Infrastructure</li> <li>6. Conservation of Built Heritage</li> <li>7. Conservation of Natural Environment</li> <li>8. Provision of Traveller Accommodation</li> <li>9. Community Facilities</li> <li>10. Design &amp; Development Standards.</li> </ul>	bind- ing	Obligatory for towns bigger than 2000 inhabitants	Yes, covers many sectors, is project oriented and for areas of significant development. Submissions can be made during the planning process.

Local Plan	Geographic Scope	Investment Strategy (Content)		Production Obligation	Integrated Approach
Integrated Area Plan IAP	Parts of urban areas	<ul> <li>An IAP consists of a written statement and a plan indicating the objectives for: (a) the social and economic renewal, on a sustainable basis, of the area to which the plan relates, and (b) improvements in the physical environment of that area.</li> <li>Additionally other aspects of sectoral planning can be integrated in to the plan</li> </ul>	Bind- ing	Optional	Yes, an IAP consists of a written statement and a plan indicating the objectives for: (a) the social and economic renewal, on a sustainable basis, of the area to which the plan relates, and (b) improvements in the physical environment of that area.

Figure 45: IPSUDs (formal and informal) on the municipal level in Ireland

Not available.

# **Planning Instruments in JESSICA Urban Development Projects:**

Group 1: Member States without JESSICA evaluation studies and development projects

# **4.2.14** Italy

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Piano Regulatore Generale (PRG) (General plan)	Municipality	<ul><li>Land use plan</li><li>Expropriation rules</li></ul>	Binding	Obligatory	No
Piano di lottizzazione (PDL)	Parts of the municipality	<ul> <li>Plans by private initiatives for developments</li> </ul>	Binding	voluntary	No
Piano per l'Edilizia Economica e Popolare (PEEP)	Parts of the municipality	• implement policies for social housing through the finding and making available to the builders (firms, cooperatives, local or national housing authorities, etc.) of areas where low-cost building is possible by means of either low-cost loans or capital grants			No
Piano per gli Insedia- menti Produttivi (PIP)	Parts of the municipality	<ul> <li>implement policies for the development of industry, crafts and services, specifically by the finding and making available to businesses of low cost sites with facilities</li> </ul>			No

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Piano Integrato di Sviluppo Urbano Sos- tenibile (Integrated Plan for a sustainable urban development)	Municipality	<ul> <li>development concept with strategic approach</li> <li>covering thematic fields</li> <li>development of projects</li> <li>financial analysis and funding opportunities</li> </ul>	Not binding	voluntary	Yes, plan in form of an IPSUD, also mentioned in JESSICA evaluation studies.

Figure 46: IPSUDs (formal and informal) on the municipal level in Italy

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Genoa University Technology Centre	Liguria region	Land development	multi-purpose (commeri- cal+residential)	can considered to be an IPSUD
Piombino	Toscana region	Land redevelopment	multi-purpose (commercial +residential)	Piano Integrato di Sviluppo Urbano Sostenibile

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Livorno – Dogana d'Acqua and Scoglio della Regina	Toscana region	Infrastructure development	knowledge: Research & Development (R&D)	Piano Integrato di Sviluppo Urbano Sostenibile
Firenze – former Sant'Orsola monastery and Villa Mondeggi	Toscana region	Infrastructure development	community, cultural and recreational facilities	Urban Development Plan
"Quartiere delle Piagge", Florence29	Italy	Real Estate redevelopment	multi-purpose (commercial +residential)	
"Baia di Levante", Piacenza30	Italy	Infrastructure development	community, cultural and recreational facilities	ntegrated plans "Piacenza X Piacenza"; "Contratto di Quartiere 2"
"Barriera mobile", Turin31	Italy	Infrastructure development	multi-purpose (transport+cultural)	
"San Raffaele del Mediterraneo" - Taranto32	Italy	Infrastructure develop- ment	learning, heath, aged care, senior facilities	
Pesaro – Requalification and revitalising of the historic centre	Marche region	Real Estate redevelop- ment	multi-purpose (commercial +residential)	Strategic Plan
Zipa Verde A New Urban and Territorial hub, Jesi	Marche region	Real Estate develop- ment	commercial properties	Strategic Plan
San Raffaele del Mediterraneo Hospital	Puglia	Infrastructure develop- ment	learning, heath, aged care, senior facilities	
Pescara – redevelopment of the Area of Risulta	Abruzzo region	Infrastructure develop- ment	transport	Piano Integrato di Sviluppo Urbano Sostenibile
Teramo – renewal of the former psychiatric hospital	Abruzzo region	Infrastructure develop- ment	learning, heath, aged care, senior facilities	Piano Integrato di Sviluppo Urbano Sostenibile
Chieti – people mover	Abruzzo region	Infrastructure development	transport	Municipal Strategic Plan
L'Aquila – former Italtel industrial area	Abruzzo region	Real Estate redevelop- ment	industrial properties	General Plan

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
"Parking and Square", Portici	Campania region	Infrastructure development	transport	Piano Integrato di Sviluppo Urbano Sostenibile
"Educational Building" in Scafati	Campania region	Infrastructure develop- ment	learning, heath, aged care, senior facilities	Piano Integrato di Sviluppo Urbano Sostenibile
"Ex Manifattura tabacchi", Scafati	Campania region	Infrastructure develop- ment	community, cultural and recreational facilities	Piano Integrato di Sviluppo Urbano Sostenibile
Interventions aimed at upgrading the road network of the province 1 (Olbia-Tempio)	Sardinia region	Infrastructure develop- ment	transport	IPSUD
Interventions aimed at upgrading the road network of the province 2 (Olbia-Tempio)	Sardinia region	Infrastructure develop- ment	transport	IPSUD
Improvement (in terms of energy efficiency) of the school buildings owned by the Province (Olbia-Tempio)	Sardinia region	Infrastructure development	energy	IPSUD
Alghero Gate: Intermodal hub of Alghero	Sardinia region	Infrastructure develop- ment	transport	IPSUD
Alghero Creativity - Urban creativity system: regeneration of two buildings: "ex Cotonificio" and "ex Caserma"	Sardinia region	Infrastructure develop- ment	community, cultural and recreational facilities	IPSUD
Pilot Quality Project dedicated to the tourist regeneration of the coastal suburb of Fertilia - Città di fondazione	Sardinia region	Real Estate redevelop- ment	touristic properties	IPSUD
Parking basement under Square Mercede (Alghero)	Sardinia region	Infrastructure development	transport	IPSUD
Intermunicipal system of Heliports	Sardinia region	Infrastructure develop- ment	learning, heath, aged care, senior facilities	IPSUD

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Intermunicipal system of parkings and sustainable mobility	Sardinia region	Infrastructure development	transport	IPSUD
"The Green Street". Park multifunctional system of the Eba Giara –Rosello Valley	Sardinia region	Infrastructure development	community, cultural and recreational facilities	IPSUD
Urban regeneration of the historical centre – San Donato area	Sardinia region	Real Estate redevelop- ment	touristic properties	IPSUD
Regeneration of "Santa Maria di Pisa" area	Sardinia region	Infrastructure development	community, cultural and recreational facilities	IPSUD
Regeneration of "ex-Cinema Astra" area	Sardinia region	Infrastructure development	community, cultural and recreational facilities	IPSUD
Regeneration of "Carbonazzi" area	Sardinia region	Real Estate redevelop- ment	multi-purpose (commercial +residential)	IPSUD
Regeneration of Livorno Street	Sardinia region	Infrastructure develop- ment	transport	IPSUD
Environmental protection of the "ex Saline di Stato di Molentargius" area	Sardinia region	Infrastructure develop- ment	resources & environment	IPSUD
Regeneration of a building located in Palamontis area and of backwater tanks in order to realize a spa.	Sardinia region	Infrastructure development	resources & environment	IPSUD
Recovery of buildings ex-Sali Potassici, ex-Capannoni Scalo, and ex-Magazzini	Sardinia region	Infrastructure development	community, cultural and recreational facilities	IPSUD
Expropriation and acquisitionas capital assets of waste land in order to support agriculture	Sardinia region	Infrastructure develop- ment	resources & environment	IPSUD
Natural Campus of Cagliari	Sardinia region	Real Estate redevelop- ment	multi-purpose (touristic +residential)	IPSUD

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Gallura Nautical System (GNS)	Sardinia region	Infrastructure development	learning, heath, aged care, senior facilities	IPSUD
Extension of runway airport Olbia	Sardinia region	Infrastructure development	transport	IPSUD
Aeronautical Centre	Sardinia region	Infrastructure development	learning, heath, aged care, senior facilities	IPSUD
Multifunctional centre PTE dedicated to the nautical district of Olbia	Sardinia region	Infrastructure development	knowledge: Research & Development (R&D)	IPSUD
Surface urban transport service in Olbia, connecting the airport, the port, the city centre, the beaches and Golfo Aranci.	Sardinia region	Infrastructure develop- ment	transport	IPSUD
Regional logistics system for Intermodal Transport of Goods.	Sardinia region	Infrastructure development	transport	IPSUD
Regeneration of historic buildings - "Case cantoniere"	Sardinia region	Infrastructure development	energy	IPSUD
Centre for specialised training in the hotel sector located in Arzachena	Sardinia region	Infrastructure development	learning, heath, aged care, senior facilities	IPSUD
Regeneration and refunctionalization of the waterfront of the Porto Grande, Sira- cusa	Sicily region	Infrastructure develop- ment	resources & environment	
Trapani - new auditorium e renovation of Palazzo Lucatelli	Sicily region	Real Estate redevelopment	touristic properties	
Caltagirone - construction of a hospice and a new hospitality structure	Sicily region	Infrastructure develop- ment	learning, heath, aged care, senior facilities	city planning instrument (PRG)
Ragusa – Renewal of via Velardo to establish hospitality structures, catering and handcrafting	Sicily region	Real Estate redevelop- ment	multi-purpose (commercial +residential)	Piano Particolareggiato Esecutivo (PPE)

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Palermo - construction of a new urban centrality - the Lollinotarbartolo Node	Sicily region	Infrastructure development	multi-purpose (transport+cultural)	PIAU, integrated planning (PRUSST, PIT).
"Green Energy" Pilto project	Sicily region	Infrastructure develop- ment	energy	
Hydro-electric power plant in the Province of Massa	Tuscany region	Infrastructure develop- ment	resources & environment	IPSUD
Expansion of the industrial estate at Montopoli in Valdarno	Tuscany region	Land development	industrial properties	IPSUD

Figure 47: JESSICA projects in Italy with IPSUDs

#### 4.2.15 Latvia

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Vietējās pašvaldības teritorijas plānojums (Local Municipality Spatial Plan)	Municipality	<ul> <li>Description of current usage of the territory and spatial devel- opment preconditions, spatial development aims and direc- tions, planning solutions and their justification.</li> <li>Utilization and building regula- tions</li> </ul>	binding	obligatory	Yes: The plan should cover all space related sectors, furthermore it is based on sustainability aspects and provides in its explanatory note development aims, directions their solutions and measures
Detālplānojums (Detailed Plan)	Parts of the municipality	<ul> <li>Same as local municipality spatial plan</li> </ul>	binding	voluntary	Same as local municipality spatial plan

Figure 48: IPSUDs (formal and informal) on the municipal level in Latvia

# Other integrated development activities on the municipal level:

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Renovation of multi-apartment build-	Latvia	Real Estate redevelop-	residential	Energy Efficiency Action Plan
ings	Latvia	ment	properties	
Energy Performance Contracts from	Latvia	Real Estate redevelop-	residential	Energy Efficiency Action Plan
Energy Service Companies	Latvia	ment	properties	

Figure 49: JESSICA projects in Latvia with IPSUDs

### 4.2.16 Lithuania

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Bendrasis Planavimas (Municipal Compre- hensive Plan)	Municipality or parts of it	<ul> <li>balanced territorial development;</li> <li>preconditions for detailed plans;</li> <li>development of residential areas and infrastructure,</li> <li>land use regulation;</li> <li>prudent use and protection of natural resources</li> <li>cultural heritage;</li> <li>harmonising of interests of</li> <li>promoting of investments</li> </ul>	Binding for detailed planning	Obligatory	No

Figure 50: IPSUDs (formal and informal) on the municipal level in Lithuania

A few cities developed Strategic Plans to show up their problematic quarters. Measures and strategies in these plans are based on national programmes and are therefore not well adapted to the planning object.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Modernisation of Multi-Apartment Houses	Lithuania	Real Estate redevel- opment	residential properties	Energy Efficiency Action Plan
Modernization student dormitories	Lithuania	Real Estate redevelopment	residential properties	Energy Efficiency Action Plan
Regeneration of ex-Military Zone "Šiaurės miestelis" in Vilnius	Lithuania	Land redevelopment	multi-purpose (commercial +residential)	Vilnius Development Strategy
Construction of Water Amusement Park in Druskininkai	Lithuania	Infrastructure development	community, cultural and recreational facilities	Vilnius Development Strategy
Implementation of Project "Park of Architecture" in Vilnius	Lithuania	Land redevelopment	residential properties	Strategic Plan
Development of Science and Technology Park "Sunrise Valley"	Lithuania	Infrastructure development	knowledge: Research & Development (R&D)	
Greenfield investments and development of Industrial Park in Marijampolė	Lithuania	Land development	industrial properties	Strategic Plan

Figure 51: JESSICA projects in Lithuania with IPSUDs

# 4.2.17 Luxembourg

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Projets d'aménagement communal (municipal development plans)	Municipality	<ul> <li>Kind of structural plan, less detailed, ex- plains the development especially for not parcelled land</li> </ul>	Binding	Obligatory	No
Concept Integré du Transport et du Déve- loppement Spatial pour le Luxembourg (IVL)	Municipality / project	<ul> <li>Integrated Urban Development Concept for whole Luxembourg including different Master plans and projects</li> <li>Key projects:</li> <li>The development in the area to the southwest of Luxembourg city on the basis of an interactive planning process;</li> <li>A new residential area in the South built close to the local public transport network;</li> <li>The regional park for the creation of the 'Zone Verte Interurbaine';</li> <li>The Nordstad development plan;</li> <li>The implementation of region-specific measures in rural regions, such as using farm buildings for new purposes; and various projects for inner development in rural and urban areas.</li> </ul>			Yes, mentioned in the JESSICA Evaluation study, matching the requirements of IPSUD by formulation projects with a strategic and comprehensive development and a focus on sustainability aspects.

Figure 52: IPSUDs (formal and informal) on the municipal level in Luxembourg

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Nordstad - Multi Stagma	Luxembourg	Land development	multi-purpose (commer-	Master plan and IVL
Nordstad - Width Stagina	Luxemoodig		cial + residential)	
Nordstad - Central Axis	Lumanahamma	Real Estate redevelop-	multi-purpose (commer-	IVL
Nordstad - Central Axis	Luxembourg	ment	cial + residential)	
Wiltz	Luvembourg	Real Estate redevelop-	multi-purpose (commer-	phasing plan, no further plan available
VY IILZ	Luxembourg	ment	cial + residential)	

Figure 53: JESSICA projects in Luxembourg with IPSUDs

### 4.2.18 Malta

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Structure Plan	Maltese Island	Strategic guidance on land use		Obligatory	Yes, covering different sectors with a slight focus on sustainability; no development of projects, revision of the instruments is planned.
Local Plan	7 Local Areas	<ul> <li>Local Plans set a framework to base decisions on land use and development over the next ten years. Decisions on the use and development of land clearly affect all members of the community including residents, businesses and visitors.</li> <li>The main purpose of the plan is to provide a land use strategy that balances environmental, economic and social issues.</li> <li>The Plan includes protective policies to safeguard the area's remaining open spaces and historic buildings but also highlights opportunities for development.</li> <li>Government and the private Sector implement the plan.</li> </ul>	Binding	Obligatory	No

Figure 54: IPSUDs (formal and informal) on the municipal level in Malta

Not available.

**Planning Instruments in JESSICA Urban Development Projects:** 

Group 1: Member States without JESSICA evaluation studies and development projects

### 4.2.19 Netherlands

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Structuurplan (structure plan)	Municipality	<ul> <li>Desired future development of the planning object</li> <li>Based on results and consultations</li> <li>Integration and coordination of policies</li> </ul>	indicative	Obligatory	Yes, Is based on a cooperative process and detailed analysis. Provides future development aims and integrates national policies, such as neighbourhood improvements or urban renewal actions
Bestemmingsplan (local land use plan)	Parts of the Municipality	<ul> <li>Land-use plan for open space</li> <li>Also used for built-up areas in order to establish building regulations</li> </ul>	binding	Obligatory for territory outside built- up areas	No
Stadtsvernieuwingsplan (urban renewal plan),  Special type of the bestemmingsplan	Parts of the Municipality, disadvantaged neighbour- hoods	<ul> <li>Same content as the local land use plan, but with an special emphasis on urban renewal</li> <li>Additionally it includes an implementation programme with time-table, finance and public participation</li> <li>Special concentration on housing and commercial purposes</li> </ul>	binding	Upon need	Yes, Classical type of an integrated development concept for disadvantaged quarters and neighbourhoods with an special emphasis on urban renewal
Master Plan	Parts of the municipality	<ul> <li>Development Concept for Areas of Action with strategic development guidelines</li> </ul>	Not bind- ing	Upon need	Yes, is mentioned as an plan which meets the requirements of an IPSUD (Netherlands evaluation study)

Figure 55: IPSUDs (formal and informal) on the municipal level in the Netherlands

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Stadshavens Rotterdam - Case Katoenveem	Netherlands	Real Estate redevelop- ment	commercial properties	Master plan
Stadshavens Rotterdam - Case The Green Mile	Netherlands	Infrastructure develop- ment	transport	Master plan
Binnenhaven Enschede	Netherlands	Real Estate redevelop- ment	industrial properties	Master plan
Belvedere Maastricht	Netherlands	Land redevelopment	multi-purpose (commercial + residential)	Master plan

Figure 56: JESSICA projects in the Netherlands with IPSUDs

### **4.2.20** Poland

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Comprehensive plan of municipalities	Municipality	<ul> <li>establishing principles of sustainable territorial and economic development,</li> <li>identifying the physical development preconditions and directions of the commune</li> <li>functional zoning and indication of areas for housing and other direct investment,</li> <li>giving general proposals for technical infrastructure systems (e.g. sewage treatment), location of main roads and other technical networks,</li> <li>identifying the most important preservation areas due to their natural, economic (e.g. agricultural) and cultural value,</li> <li>establishing local planning policy (system of plans and monitoring),</li> <li>determining the boundaries of areas indicated for organized development or revitalization, and sites intended for implementation of public objectives (programmes).</li> </ul>	binding	obligatory	Yes, partly: Establishment of principles of sustainability, analysis and future development perspectives, guidance for detailed plans, implementation of programmes and identification of development areas

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Detailed Development Plan	Parts of the municipality	<ul> <li>land use and infrastructural services (amenities)</li> <li>establishing and observing local standards and building conditions</li> <li>dividing a given area (covered by the plan) into building plots</li> <li>binding land use plan</li> </ul>	binding	need	No
Urban Development Strategy	Municipality	<ul> <li>determining long term urban development trends</li> <li>strategies must be compliant to sustainable development</li> </ul>			No
Local Regeneration Programme	Deprived Urban Areas	<ul> <li>set out of measures to stop the run down certain selected urban areas</li> <li>the areas are selected on the basis of an criteria analysis</li> <li>in connection with Multi-annual investment plan certain projects can be defined in order to achieve the stop of the run down process</li> </ul>			Combination of Plans offer the possibility to detect projects, which are sustainable in the sense of urban renewal and also meet the requirements for the election of projects in the sense of JESSICA (cf. JESSICA evaluation study for Pomerania), also the basis for the eligibility of pilot projects in other Polish evaluation studies.

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Multi-annual invest- ment plan	Municipality	<ul> <li>list of the most important urban investments of the municipality in the next years</li> <li>concentrating on certain kinds of projects, which are also mentioned in urban sustainable development programmes, an integrated approach can be detected</li> </ul>			
Integrated Urban Development Plan	Municipality	<ul> <li>overall concept of sustainable development</li> <li>development of measures and projects to fulfil the objectives and strategies</li> </ul>			Ideal kind of an IPSUD, in fact not realized in a high amount in Poland today.

Figure 57: IPSUDs (formal and informal) on the municipal level in Poland

Polish names of the planning documents not available.

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Undeveloped post-industrial plots on the grounds of former coal mine "Siersza" in Trzebinia	South Poland region	Land redevelop- ment	industrial properties	local plans
Post-mining grounds of former "Trzebionka" Mining Company	South Poland region	Land redevelop- ment	industrial properties	local plans
Nadodrze Railway Station project (Dworzec Nadodrzański) Wrocław	South Poland region	Infrastructure development	transport	local plans
Underground car-parks project in Wrocław	South Poland region	Infrastructure development	transport	local plans
Old Gas Works in Poznań	West Poland region	Real Estate redevelopment	multi-purpose (commercial + cultural)	local plans, especially Local Regeneration Programmes
Centre for Sports Shooting (in Piła)	West Poland region	Infrastructure development	community, cultural and recreational facilities	local plans, especially Local Regeneration Programmes
Regeneration of Railway Station (Murowana Goślina)	West Poland region	Infrastructure development	transport	local plans, especially Local Regeneration Programmes
Quarter 21 (Szczecin)	West Poland region	Real Estate redevelopment	multi-purpose (commercial + residential)	local plans, especially Local Regeneration Programmes

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Station Koszalin – development of the Railway	West Poland re-	Infrastructure de-	transport	local plans, especially Local Regeneration
Station area in Koszalin	gion	velopment		Programmes
Construction of commercial pavilions within the medieval Old Town in Czeladz	Silesia region	Real Estate redevelopment	commercial properties	local plans, especially Local Regeneration Programmes
Development of a recreation centre in Lisiniec	Silesia region	Infrastructure development	community, cultural and recreational facilities	local plans, especially Local Regeneration Programmes
Construction of a multi-storey car park with commercial premises in Jaworzno city centre	Silesia region	Infrastructure development	transport	local plans, especially Local Regeneration Programmes
Construction of a new fair-centre in Gdansk Letnica	Pomerania region	Infrastructure development	community, cultural and recreational facilities	
Regeneration of sites around the railway station	Pomerania re-	Infrastructure de-	transport	Local Regeneration Programme
in Sopot	gion	velopment	_	
Construction of Culture Forum in Gdynia	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Regeneration of Letnica	Pomerania region	Real Estate redevelopment	touristic properties	
Regeneration of Orunia	Pomerania re-	Real Estate rede-	commercial properties	
	gion	velopment		
New port regeneration Gdansk	Pomerania region	Infrastructure development	community, cultural and recreational facilities	
Old suburb regeneration Plac Walowy	Pomerania region	Real Estate redevelopment	commercial properties	
Equipment for the museum of Amber	Pomerania region	Infrastructure development	community, cultural and recreational facilities	
Regeneration of former Gdansk Brewery	Pomerania region	Real Estate redevelopment	multi-purpose (commercial + residential)	

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Construction of Justice Center in Gdansk	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
New branch of the National Museum	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
New Exhibiton Center Gdansk	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Reconstruction and Regeneration of the	Pomerania re-	Infrastructure de-	transport	
Gdansk-Wrzeszcz train station and neighbour-	gion	velopment		
ing area				
Forum Kultury	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Sport Hall in Gydnia	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Gydnia Football Stadium	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Kartuzy Center Regeneration	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Kartuzy Entepreneurship Incubator	Pomerania re-	Infrastructure de-	knowledge: Research &	
	gion	velopment	Development (R&D)	
Kaszuby Entepreneurship Incubator	Pomerania re-	Infrastructure de-	knowledge: Research &	
	gion	velopment	Development (R&D)	
Sunny Kosclearzyna construction of solar col-	Pomerania re-	Infrastructure de-	energy	
lectors	gion	velopment		
Kosclearzyna friendly and attractive city	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Kwidnitzby park solar energy in Kwidzyn	Pomerania re-	Infrastructure de-	energy	
	gion	velopment		

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Regeneration of the Old City Center Puck	Pomerania re-	Real Estate rede-	touristic properties	
	gion	velopment		
Boulevard of Slupia land use in Slupsk	Pomerania re-	Infrastructure de-	resources & environment	
	gion	velopment		
Regeneration of Sopot train station	Pomerania re-	Infrastructure de-	transport	
	gion	velopment		
Browary recreation centre Starogard Gdanski	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Mlyny Hotel and Catering centre Starogard	Pomerania re-	Real Estate rede-	commercial properties	
Gdanski	gion	velopment		
Old City regeneration Starogard Gdanski	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Starogard infrastructure and housing	Pomerania re-	Real Estate devel-	residential properties	
	gion	opment		
Starogard aqua park	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Starogard Culture centre	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Starogard recreation centre	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Sport and recreation centre in Sztum	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
recreation centre in city park in Sztum	Pomerania re-	Infrastructure de-	community, cultural and	
	gion	velopment	recreational facilities	
Development of 14th century Gothic castle in	Pomerania re-	Real Estate rede-	commercial properties	
Sztum for the purposes of hotel-conference cen-	gion	velopment		
ter				

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Development of the Tczew sport and recreation	Pomerania re-	Infrastructure de-	community, cultural and	
centre	gion	velopment	recreational facilities	
Reconstruction and complex revaluation of the	Łódzkie Voi-	Infrastructure de-	community, cultural and	Local Revitalization Programme
Saski Palace in Kutno	vodship region	velopment	recreational facilities	
Revitalization of Chlewickich residence (Larch	Łódzkie Voi-	Infrastructure de-	community, cultural and	Local Revitalization Programme
Manor) in Kutno	vodship region	velopment	recreational facilities	
Revitalization of Troczewski residence in Kutno	Łódzkie Voi-	Infrastructure de-	community, cultural and	
	vodship region	velopment	recreational facilities	
Revitalization of the Old Town of Łowicz	Łódzkie Voi-	Infrastructure de-	community, cultural and	Local Revitalization Programme
	vodship region	velopment	recreational facilities	
Revitalization of building "EC-1 South-East	Łódzkie Voi-	Real Estate rede-	commercial properties	
(Se-Ma-For)" in Lodz	vodship region	velopment		
Revitalization, modernization and adaptation of	Łódzkie Voi-	Infrastructure de-	community, cultural and	Local Revitalization Programme
the postindustrial building for public purposes in	vodship region	velopment	recreational facilities	
Lodz				
Revitalization of urban buildings in the area of	Łódzkie Voi-	Infrastructure de-	community, cultural and	Local Revitalization Programme
railway station - Łódź Fabryczna	vodship region	velopment	recreational facilities	
Revitalization of buildings and their adaptation	Łódzkie Voi-	Infrastructure de-	community, cultural and	
for new purposes in Lodz	vodship region	velopment	recreational facilities	
Revitalization of a building "Otto Gehlig	Łódzkie Voi-	Real Estate rede-	residential properties	
House" and it adaptation for new purposes in	vodship region	velopment		
Lodz				
Relocation of historic wooden houses in Lodz	Łódzkie Voi-	Real Estate rede-	multi-purpose (commer-	
	vodship region	velopment	cial+cultural)	
Factory "Centre" – comprehensive revitalization	Łódzkie Voi-	Real Estate rede-	commercial properties	Local Revitalization Programme
of the post-factory building in Pabianice	vodship region	velopment		

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
"In XXI century with LED lamps" - replace-	Łódzkie Voi-	Infrastructure de-	energy	
ment of the street lighting in Piotrków Try-	vodship region	velopment		
bunalski				
Building of the Sport Gallery "Bugajskie	Łódzkie Voi-	Infrastructure de-	community, cultural and	
Błonia"	vodship region	velopment	recreational facilities	
"Young Old City" in Piotrków Trybunalski	Łódzkie Voi-	Infrastructure de-	community, cultural and	
	vodship region	velopment	recreational facilities	
Reconstruction of the railway station in Ra-	Łódzkie Voi-	Infrastructure de-	transport	Local Revitalization Programme
domsko	vodship region	velopment		
Revitalization of the area between Narutowicza	Łódzkie Voi-	Real Estate rede-	multi-purpose (commer-	Local Revitalization Programme
St., Kościuszki St., 3rd May Sq. and Reymont	vodship region	velopment	cial+cultural)	
St. Radomsko				
Increasing the recreational and tourist attrac-	Łódzkie Voi-	Infrastructure de-	community, cultural and	Local Revitalization Programme
tions of Łódzkie Voivodship through revitaliza-	vodship region	velopment	recreational facilities	
tion of historic routes of Skierniewice in terms				
of rail route Warsaw - Vienna				
Building of a medical-spa facility which uses	Łódzkie Voi-	Infrastructure de-	learning, heath, aged	
thermal water in Skierniewice	vodship region	velopment	care, senior facilities	
JUDO hall in Skierniewice	Łódzkie Voi-	Infrastructure de-	community, cultural and	Local Revitalization Programme
	vodship region	velopment	recreational facilities	
The council flats and business premises building	Łódzkie Voi-	Real Estate devel-	multi-purpose (commer-	Local Revitalization Programme
Zgierz	vodship region	opment	cial + residential)	
Modernization of the windmill for the cultural	Łódzkie Voi-	Real Estate rede-	commercial properties	Local Revitalization Programme
and entertainment purposes Zgierz	vodship region	velopment		
Building of restaurant in the Weaver House	Łódzkie Voi-	Real Estate rede-	commercial properties	Local Revitalization Programme
Zgierz	vodship region	velopment		

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Restoration and development for the purposes of	Mazovia region	Infrastructure de-	community, cultural and	Local Revitalization Programme
sport and recreation of post-industrial area on		velopment	recreational facilities	
the Sportowa St. in Grodzisk Mazowiecki				
Costs optimization of energy management in the	Mazovia region	Infrastructure de-	energy	
municipality of Grodzisk Mazowiecki		velopment		
Revitalization of the city passage along 1st May	Mazovia region	Real Estate rede-	multi-purpose (commer-	Local Revitalization Programme
St. together with construction of the multi-level		velopment	cial+cultural)	-
parking				
Revitalization of the railway station in the city	Mazovia region	Real Estate rede-	multi-purpose (commer-	Local Revitalization Programme
centre together with the historic building		velopment	cial+cultural)	
"Foksal Villa" in the city park				
Revitalization of the Jaracz theatre and devel-	Mazovia region	Infrastructure de-	community, cultural and	Local Revitalization Programme
opment of the adjacent surroundings in Otwock		velopment	recreational facilities	
Construction of a bridge for motorists and land	Mazovia region	Infrastructure de-	transport	Local Revitalization Programme
development		velopment		
Industrial Park / Medico-Nuclear Cluster	Mazovia region	Infrastructure de-	knowledge: Research &	
		velopment	Development (R&D)	
Modernization and extension of the heating	Mazovia region	Infrastructure de-	energy	
network in Otwock city		velopment		
Renewable energy sources – opportunity for en-	Mazovia region	Infrastructure de-	energy	
ergy safety of the Otwock city		velopment		
Revitalization of the "Urban Green Areas"	Mazovia region	Infrastructure de-	community, cultural and	
		velopment	recreational facilities	
Modernization of the railway station in Piasec-	Mazovia region	Real Estate rede-	commercial properties	Local Revitalization Programme
zno		velopment		
Installation of solar collectors in the public	Mazovia region	Infrastructure de-	energy	
buildings		velopment		

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Improving the supply of heat to residents on the	Mazovia region	Infrastructure de-	energy	
area A1MWU		velopment		
Modernization of the rail trail - "The Piaseczno	Mazovia region	Infrastructure de-	transport	Local Revitalization Programme
narrow-gauge railway"		velopment		
Replacement of street lighting in the city with	Mazovia region	Infrastructure de-	energy	
low-energy lamps		velopment		
Construction of multi-storey car park on the	Mazovia region	Infrastructure de-	transport	Local Revitalization Programme
Kościuszki St. In Plock		velopment		
Construction of multi-storey car park on the	Mazovia region	Infrastructure de-	transport	Local Revitalization Programme
Sienkiewicza St.		velopment		
Construction of a hotel and a sports hall in	Mazovia region	Infrastructure de-	community, cultural and	
Błonie		velopment	recreational facilities	
Reconstruction of public space for the purposes	Mazovia region	Infrastructure de-	community, cultural and	Local Revitalization Programme
of education and sports		velopment	recreational facilities	
Restoration and modernization of the recreation	Mazovia region	Infrastructure de-	community, cultural and	Local Revitalization Programme
areas in the "Alexandria" City Park, together		velopment	recreational facilities	
with amphitheatre and adjacent areas				
Reconstruction of the public space – Sikorski	Mazovia region	Infrastructure de-	community, cultural and	Local Revitalization Programme
Square		velopment	recreational facilities	
Revitalization of the post-industrial halls on the	Mazovia region	Infrastructure de-	knowledge: Research &	Local Revitalization Programme
Partyzantów St. and Łukasińskiego St.		velopment	Development (R&D)	
Thermomodernization of the primary school no.	Mazovia region	Infrastructure de-	energy	
173 in Warsaw		velopment		
Renewable energy sources in the Warsaw city	Mazovia region	Infrastructure de-	energy	
		velopment		
Adaptation of building for the office purposes	Mazovia region	Real Estate rede-	commercial properties	
		velopment		

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Adaptation of building for the catering purposes	Mazovia region	Real Estate rede-	commercial properties	
Renovation of the historic Konopacki Palace and its adaptation for the socio-cultural purposes	Mazovia region	Infrastructure development	community, cultural and recreational facilities	Local Revitalization Programme
Warsaw Innovative Entrepreneurship Area – Polfa Tarchomin S.A.	Mazovia region	Land development	commercial properties	
Strengthening of the Mazowieckie Voivodship's socio-economic potential through revitalization of the European heritage – factory village in Żyrardów		Infrastructure development	community, cultural and recreational facilities	Local Revitalization Programme
Tourist Information Centre "Industrial Mazovia"	Mazovia region	Real Estate redevelopment	touristic properties	Local Revitalization Programme
Restoration of the historic building "Cantor"	Mazovia region	Real Estate redevelopment	commercial properties	Local Revitalization Programme

Figure 58: JESSICA projects in Poland with IPSUDs

# 4.2.21 Portugal

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
PDM (Municipal Main Plan)	Municipality	<ul> <li>Strategic framework</li> <li>Principles and rules for land-use change</li> <li>Framework for detailed programmes</li> <li>Complementary elements included with intended time-scale of public works, financial overview and planning instruments</li> </ul>	Binding	Obligatory	Yes, Strategic framework with the possibility to include projects and development perspectives, has an comprehensive approach and concentrates on different objectives
Planos de Urbanizacao (Urban Development Plan)	(Parts of the) municipality	<ul> <li>Urban design plan, defining urban areas and boundaries</li> <li>Regulation building dimensions</li> <li>Schematic overview of urban elements like streets or open space</li> </ul>			No
Planos de Pomenor (Detailed local plan)	Specific area	<ul> <li>Defining land uses and building guidelines</li> <li>Design characteristics</li> <li>Land subdivision, location of buildings</li> </ul>			No

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Integrated urban regeneration plans	Municipality	<ul> <li>National Strategic Reference Framework (NSRF). Principles and rules for land-use change</li> <li>Urban rehabilitation regime enacted by urban rehabilitation law 104/2004 and 32/2012. This law is focused on the rehabilitation of critical urban areas and degraded historical centres with special emphasis on building rehabilitation. It created the Urban Rehabilitation Societies, which are Municipality or State owned companies in charge of the rehabilitation of these areas -from the rehabilitation plan to execution.</li> </ul>	Non Binding		Yes, the issue of urban regeneration is present in various instruments of Portuguese urban policy, all emphasising the importance of valuing territory and reinforcing its appeal within an integrated perspective. Several policies (between 2005 and 2007) were approved by the Government in order to create a strong framework focused on urban regeneration. The NSRF Programmes were designed to match cities" policies and provide support for regeneration interventions in cities. These instruments are in place and provide a framework for strategic planning on urban regeneration. The JESSICA initiative is based on the same assumptions as the NSRF and is already mentioned in the Regional Operational Programs as a possible source of funding for Urban Regeneration Partnerships.
Urban regeneration partnerships	Parts of Municipality	Polis XXI, approved in March 2007, is the cities policy programme for the sustainable development and national cohesion of the Portuguese cities. It is constituted by a set of integrated urban policy instruments aimed at promoting urban regeneration, competitiveness and innovation through networking as well as at improving quality of life and environment in the cities.	Non Binding		Yes, Urban Regeneration Partnerships are the specific instrument for regeneration interventions in urban areas and, as referred in Polis XXI and the NSRF, these partnerships can mobilise support from JESSICA -beside other National and EU resources.

Figure 59: IPSUDs (formal and informal) on the municipal level in Portugal

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Morro da Sé intervention project	Dortugal	Real Estate rede-	multi-purpose (commercial	Action Programme
	Portugal	velopment	+cultural)	
Cardosas intervention project	Dortugal	Real Estate rede-	multi-purpose (commercial	Action Programme
	Portugal	velopment	+residential)	
Coimbra intervention project	Dortugal	Real Estate rede-	multi-purpose (residential	Requalification and Regeneration Plan
	Portugal	velopment	+cultural)	
Évora intervention area and urban rehabilita-	Portugal	Real Estate rede-	multi-purpose (residential	part of integrated plan, but no further in-
tion project	Fortugai	velopment	+cultural)	formation available
Mouzinho/Flores intervention area and urban	Portugal	Infrastructure de-	community, cultural and rec-	part of integrated plan, but no further in-
rehabilitation project	roitugai	velopment	reational facilities	formation available
D. João I intervention area and urban rehabili-	Portugal	Real Estate rede-	multi-purpose (commercial	part of integrated plan, but no further in-
tation project	roitugai	velopment	+residential)	formation available
Carlos Alberto intervention area and urban re-	Portugal	Real Estate rede-	residential properties	part of integrated plan, but no further in-
habilitation project	1 ortugar	velopment		formation available
Mouzinho da Silveira/Corpo da Guarda inter-	Portugal	Real Estate rede-	multi-purpose (commercial	part of integrated plan, but no further in-
vention area and urban rehabilitation project	1 ortugar	velopment	+residential)	formation available

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Lisbon intervention area and urban rehabilita-	Portugal	Real Estate rede-	multi-purpose (commercial	part of integrated plan, but no further in-
tion project	Fortugai	velopment	+transport)	formation available
Guimarães intervention area and urban rehabil-	Portugal	Infrastructure de-	community, cultural and rec-	part of integrated plan, but no further in-
itation project	Fortugai	velopment	reational facilities	formation available
"Zona Ribeirinha" – Setúbal intervention area	Portugal	Infrastructure de-	community, cultural and rec-	part of integrated plan, but no further in-
and urban rehabilitation project	Fortugai	velopment	reational facilities	formation available
"Parque Maior" – Maia intervention project	Portugal	Land redevelop-	multi-purpose (residential	part of integrated plan, but no further in-
	Fortugai	ment	+cultural)	formation available
Gaia intervention area and urban rehabilitation	Portugal	Real Estate rede-	touristic properties	part of integrated plan, but no further in-
project	ronugai	velopment		formation available

Figure 60: JESSICA projects in Portugal with IPSUDs

#### 4.2.22 Romania

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Plan Urbanistic General (General Urban Plan)	Municipality	<ul> <li>Settlement/city limits</li> <li>Land use, correlation with traffic planning limits</li> <li>Public easement</li> <li>Development and modernisation of technical and residential infrastructure</li> <li>Protected zones and historical monuments</li> </ul>	binding	obligatory	Small approach of integrated urban development by looking at different sectors and their correlation, but no real integrated urban development concept
Plan Urbanistic Zonal (Zonal Urban Plan)	Parts of the municipality	<ul> <li>Almost same content of the general urban plan</li> <li>Coordinates the urban development and the aims of the general urban plan on a smaller scale</li> </ul>	binding	obligatory	Same as above
Plan Urbanistic de Detaliu (Detailed Urban Plan)	Specific parcels of land and neighbour par- cels	<ul> <li>Accessibility/connection to infrastructure</li> <li>Maximum built area</li> <li>Functional and aesthetic compatibility with area</li> <li>Functional compatibility with green spaces</li> <li>Permitted forms of ownership and transfer of land</li> </ul>	Binding	Not obligatory	No
Integrated Urban Development Plan (IUDP)	Municipality (Approved for Brasov Region)	5 Parts (Analysis, Strategy, spatial profile of intervention area, action plan with list of projects, management of implementation)			IPSUD in the sense of JESSICA (cf. JESSICA evaluation study for the Brasov Region pp. 79-80)

Figure 61: IPSUDs (formal and informal) on the municipal level in Romania

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the eval- uation study	Type of project	Thematic scope	Integrated planning instrument
Brasov Business Center	Brasov Region	Real Estate development	commercial properties	Integrated Urban Development Plan of Brasov Growth Pole
CORESI Office and Trade Fair/Congress Centre	Brasov Region	Infrastructure development	community, cultural and recreational facilities	Integrated Urban Development Plan of Brasov Growth Pole
Rehabilitation of Patria movie theatre as a Cultural Center and Philharmonic Orchestra	Brasov Region	Infrastructure develop- ment	community, cultural and recreational facilities	Integrated Urban Development Plan of Brasov Growth Pole
Extension of parking capacity and construction of public transportation terminal in Poiana Brasov – the tourist resort	Brasov Region	Infrastructure develop- ment	transport	Integrated Urban Development Plan of Brasov Growth Pole
Rehabilitation of a building as Business Centre – regeneration project in Codlea	Brasov Region	Real Estate redevelop- ment	commercial properties	Integrated Urban Development Plan of Brasov Growth Pole
Rehabilitation for tourist use of Codlea Historic Center	Brasov Region	Real Estate redevelop- ment	touristic properties	Integrated Urban Development Plan of Brasov Growth Pole
Elevator for accessing Rasnov Castle	Brasov Region	Infrastructure develop- ment	transport	Integrated Urban Development Plan of Brasov Growth Pole

Project	Scope of the eval- uation study	Type of project	Thematic scope	Integrated planning instrument
Rehabilitation for tourist use of Rasnov Historic Center	Brasov Region	Real Estate redevelopment	touristic properties	Integrated Urban Development Plan of Brasov Growth Pole

Figure 62: JESSICA projects in Romania with IPSUDs

#### 4.2.23 Slovakia

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Local spatial/ land use plan or settlement regu- latory plan	Municipality	<ul> <li>Main lines of territorial development</li> <li>No concrete content available</li> </ul>	Binding	Obligatory	Should be done:  "The land-use plans are the main instruments for land allocation aiming to integrate social, economic and environmental issues in a given space, following the outputs of sectorial and some horizontal development policies."
Detailed regulatory plan	Specific zone	<ul> <li>rules and regulations for building activity</li> </ul>	Binding	Obligatory under circumstances specified by law	

Figure 63: IPSUDs (formal and informal) on the municipal level in Slovakia

Slovakian names of the planning documents not available.

Not available.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Energetic modernization of apartments	Slovakia	Real Estate redevelop-	residential	Integrated energy strategies (IES)
	Siovakia	ment	properties	
Reconstruction of the sports hall in the		Infrastructure develop-	community,	Integrated energy strategies (IES)
town of Malacky	Slovakia	ment	cultural and rec-	
	Siovakia		reational facili-	
			ties	

Figure 64: JESSICA projects in Slovakia with IPSUDs

#### 4.2.24 Slovenia

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Municipal Spatial Development Strategy  The Conception of Urban Development and the Conception of Landscape Development and Protection are part of the strategy and concretise it	Municipality	<ul> <li>Basic premises and goals of municipal spatial development</li> <li>Priorities and guidelines for achieving spatial development</li> <li>Conception of settlement, urban land use, renewal and restoration of urban areas</li> <li>Conception of transport, energy, municipal, utility and other infrastructure</li> <li>Conception of landscape, water resources management systems, natural/cultural values,</li> <li>Development, planning and management of settlement and landscape (e.g. via separate concepts)</li> <li>Implementing measures</li> </ul>	Binding	Not obligatory	Approach is detectable by concentrating on different sectors and formulating objectives and strategic aims. Furthermore it tries to implement certain measures and is therefore problem orientated.

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Municipal spatial plan (Občinski prostorski načrt – OPN)	Municipality	<ul> <li>Determining land use on plot level</li> <li>criteria for spatial planning and management, particularly the possibility of combining activities depending on land use, for the foreseen degree of building land utilization, defining plots of building land, for environmental protection, conservation of nature, protection of cultural heritage, and sustainable use of resources, protection against natural and other disasters, and for determining the zones of land development for construction, including standards of building land development</li> <li>subdivision of municipal territory into spatial units, for which spatial planning documents, and spatial protection criteria and conditions will be prepared</li> <li>implementing measures</li> </ul>	Binding	Obligatory	Yes, comparable to a German land use plan with an integrated approach covering different sectors and also concentrating on the implementation of measures
Local Detailed Plan	Parts of the municipality	<ul> <li>concentrating on planning conditions for the preparation of designs for obtaining building permits with respect to the pur- pose, position, size, and design of build- ings or structures</li> </ul>	Binding	Not obligatory	Important Instrument in combination with the strategy, especially for renewal areas determined in the Conception of Urban Development and the Conception of Landscape Development and Protection

Figure 65: IPSUDs (formal and informal) on the municipal level in Slovenia

Slovenian names of the planning documents not available.

#### Other integrated development activities on the municipal level:

It is planned to develop Urban Development Concepts for deprived urban areas.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Velenje Technological Park	Slovenia	Real Estate development	commercial properties	
Entrepreneurial Incubator in		Infrastructure development	knowledge: Research	
SAŠA Region	Slovenia		& Development	
			(R&D)	
Parking Garage in Maribor	Slovenia	Infrastructure development	transport	
Network of Park & Ride Sys-	Slovenia	Infrastructure development	transport	
tems in Ljubljana Urban Region	Siovenia			
broadband electronic communi-		Infrastructure development	knowledge: Research	
cation network in the munici-	Slovenia		& Development	
palities Dobrna, Laško, Štore	Siovenia		(R&D)	
and Vojnik				
Biogas power plant	Slovenia	Infrastructure development	energy	

Figure 66: JESSICA projects in Slovenia with IPSUDs

### **4.2.25** Spain

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Plan General (General Plan)	Municipality	<ul> <li>land use and its intensity</li> <li>protection areas</li> <li>measures and development programmes</li> </ul>	binding	obligatory	No
Normas Complementarias (complementary norms)	Municipality	<ul> <li>complementary norms regulate those aspects which are not provided for or developed in the General plan</li> </ul>	binding	Upon need	No
Normas Subsidiarias (subsidiary norm)	Municipality	<ul> <li>The subsidiary norms have two different objectives:         <ol> <li>establish a normative of general character for the totality or part of the province, and</li> <li>define specific urban planning zones of those municipalities which do not have a General plan.</li> </ol> </li> <li>Their scope and contents rests with the local authority or Provincial Corporation.</li> </ul>	binding	Upon need	No
Plan Parcial (detailed plan)	Parts of the municipality	<ul> <li>Plans for areas which are important to develop, can also be drawn up by private initiative</li> </ul>		Upon Need	No

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Urban Development Master Plans (PDU)	Municipality	<ul> <li>Law 3/2012 (12 February 2012), amending the revised text of the Urban Planning Law approved by Legislative Decree 1/2010 (3 August 2010)</li> <li>urban planning instrument for use within the supra municipal scope, in accordance with territorial planning and sustainable urban development, infrastructures, mobility of people and goods and public transport, protection of brownfield land and housing policies arranged with municipalities.</li> </ul>	Non- Binding		yes
Municipal Planning Organisation Pro- grammes; Plans de or- denación urbanística municipal (POUMs)	Municipality	<ul> <li>Law 3/2012 (12 February 2012), amending the revised text of the Urban Planning Law approved by Legislative Decree 1/2010 (3 August 2010)</li> <li>These usually cover one municipality, but may cover multiple municipalities. POUMs seek to classify land and to develop the urban implementation model and the structure and development of urban planning.</li> </ul>	Non- Binding		Yes, POUMS are integrated territorial urban planning organisation instruments

Figure 67: IPSUDs (formal and informal) on the municipal level in Spain

It is planned to develop Urban Development Concepts for deprived urban areas.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Sustainable mobility in Sanlúcar de Barrameda	Andalucía region	Infrastructure development	transport	Sustainable urban development plan (UDP)
Urban regeneration in Sanlúcar de Barrameda	Andalucía region	Real Estate redevelopment	residential properties	
Expansion Seville Conference Centre and regeneration of the surrounding urban area	Andalucía region	Infrastructure development	community, cultural and recreational facilities	Strategic Plan Seville
Enterprise and R+D+i areas in agrotowns: Loja	Andalucía region	Real Estate redevelopment	multi-purpose (commercial+transport)	
Sustainability and energy efficiency in Ja- én	Andalucía region	Infrastructure development	energy	Andalucia Energy Sustainability Plan 2007-2011
Cultural and economic regeneration: New Artists' Residence in Malaga	Andalucía region	Infrastructure development	community, cultural and recreational facilities	Malaga Strategic Plan
Energy efficiency in public buildings	Galicia region	Infrastructure development	energy	projects are parts of different, mostly sectoral, local plans
Biomass boilers	Galicia region	Infrastructure development	energy	projects are parts of different, mostly sectoral, local plans
Funding of clean urban transport fleets	Galicia region	Infrastructure development	transport	projects are parts of different, mostly sectoral, local plans

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Implementation of activities for executing	Castilla-La Man-	Real Estate develop-	commercial properties	
services in Barrio Avanzado	cha region	ment		
Implementation of activities for urban	Castilla-La Man-	Real Estate develop-	residential properties	Potential inclusion in a global IUP for To-
renovation in Benquerencia	cha region	ment		ledo
Integral rehabilitation of the Historic Cen-	Castilla-La Man-	Real Estate redevelop-	multi-purpose (commer-	Integral Rehabilitation Plan
tre of Toledo	cha region	ment	cial + residential)	

Figure 68: JESSICA projects in Spain with IPSUDs

#### **4.2.26** Sweden

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status Production Obligation		Integrated Approach
Översiktsplan (ÖP) (Comprehensive Plan)	Municipality	<ul> <li>Land uses</li> <li>Integration of national interests</li> <li>Development of the built environment</li> <li>Environmental aspects</li> </ul>	Binding	obligatory	No
Detaljplan (DP) (detailed plan)	Parts of the municipality	<ul> <li>Drawn up for development sites</li> <li>Boundaries of land use are determined</li> </ul>	Binding	Upon need	No
Strategic Urban District Plan	Parts of the municipality, disadvantaged quarters	<ul> <li>Are developed under the framework of Local Development Agreements</li> <li>Tools for urban development along with EU Structural Funds</li> </ul>	Not Binding	Upon Need	Yes

Figure 69: IPSUDs (formal and informal) on the municipal level in Sweden

It is planned to develop Urban Development Concepts for deprived urban areas.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Project Scope of the evaluation study		Thematic scope	Integrated planning instrument
IC Huset Malmö	Sweden	Infrastructure development	knowledge: Research & Development (R&D)	part of integrated plan
Rosent Shopping Centre Malmö	Sweden	Real Estate development	commercial properties	part of integrated plan
Holma-Kroksbäck Malmö	Sweden	Infrastructure development	transport	part of integrated plan
Vision Angered Göteborg	Sweden	Infrastructure development	learning, heath, aged care, senior facilities	Strategic Urban District Plan
Bla stället Göteborg	Sweden	Infrastructure development	community, cultural and recreational facilities	Strategic Urban District Plan
Hammerkullet orget Göteborg	Sweden	Infrastructure development	community, cultural and recreational facilities	Strategic Urban District Plan
Bergsjödalen Göteborg	Sweden	Land development	industrial properties	Strategic Urban District Plan
Hovsjö Cultural Centre Södertälje	Sweden	Infrastructure development	community, cultural and recreational facilities	Södertälje development programme
Subtopia Botkyrka	Sweden	Infrastructure development	community, cultural and recreational facilities	Development programme for Alby

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Decking over of the new E18 at Tensta and Rinkeby for housing Järvalyftet	Sweden	Land development	residential properties	Strategic Urban District Plan

Figure 70: JESSICA projects in Sweden with IPSUDs

#### 4.2.27 United Kingdom

Local Plan	Geographic Scope	Investment Strategy (Content)	Legal Status	Production Obligation	Integrated Approach
Unitary Development Plan	Each of the seven Metropolitan areas	<ul> <li>General policies and proposals in form of a structure plan</li> <li>Detailed proposals in measures for problematic areas</li> </ul>	Binding	obligatory	Small approach is detectable by concentrating on measures for problematic areas and areas for development or which shall be protected
Local plan	Each of the non - metropolitan districts	<ul> <li>Protecting land for certain purposes or development</li> </ul>	Binding	obligatory	No
Structure Plan	Each of the non - metropolitan districts	<ul> <li>Guidance for the whole area</li> <li>Strategic framework for local planning</li> </ul>	Binding	obligatory	No
Strategic Plan (The London Plan)	London	<ul><li>Strategic Plan</li><li>Development of projects</li></ul>	Not bind- ing	Not obligatory	Yes, is considered to be an integrated plan in the sense of JESSICA
Master Plan	Parts of the municipality	<ul> <li>Kind of integrated plan</li> <li>Covering different thematic fields</li> <li>Describing projects</li> </ul>	Not bind- ing	Not obligatory	Yes

Figure 71: IPSUDs (formal and informal) on the municipal level in the United Kingdom

It is planned to develop Urban Development Concepts for deprived urban areas.

Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects

Project	Scope of the evaluation study	Type of project	Thematic scope	Integrated planning instrument
Combined Heat and Power Network Barking	London	Infrastructure development	energy	London Plan
Liverpool Scenario A	North West Region	Land redevelopment	commercial properties	
Liverpool Scenario B	North West Region	Real Estate development	commercial properties	
Liverpool Scenario C	North West Region	Infrastructure development	transport	
Liverpool Scenario D	North West Region	Land development	multi-purpose (com- mercial +residential)	
Project A - Development of 30ha unused land	North East Region	Real Estate development	multi-purpose (commercial +residential)	Master plan
Project B - renewable energy project in Northumberland	North East Region	Infrastructure development	energy	
Project C - redevelopment of a brown-field site to create business quarter	North East Region	Real Estate development	commercial properties	Master plan
Project D - development of new approaches to university and business collaboration in Newcastle	North East Region	Infrastructure develop- ment	knowledge: Research & Development (R&D)	

Figure 72: JESSICA projects in the United Kingdom with IPSUDs

# 5 Consequences for the use of IPSUDs in urban development projects in Europe

## 5.1 Relevant urban development projects to create impact in the JESSICA context

The analysis of the 78 evaluation studies reveals an *unequal distribution* of investment project types for sustainable urban development in Europe:

			Life Cycle Phase						
			Infrastructure	Land	Land	Real Estate	Real Estate		
			development	development	redevelopment	development	redevelopment	Total	
thematic	commercial properties	Count	0	1	1	8	21	31	
scope		% of Total	0.0%	0.3%	0.3%	2.5%	6.5%	9.6%	
	community, cultural and	Count	76	0	0	0	0	76	
	recreational facilities	% of Total	23.6%	0.0%	0.0%	0.0%	0.0%	23.6%	
	energy	Count	29	0	0	0	0	29	
		% of Total	9.0%	0.0%	0.0%	0.0%	0.0%	9.0%	
	industrial properties	Count	0	4	5	5	3	17	
		% of Total	0.0%	1.2%	1.6%	1.6%	0.9%	5.3%	
	knowledge: Research &	Count	16	0	0	0	0	16	
	Development (R&D)	% of Total	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	
	learning, heath, aged care, senior	Count	18	0	0	0	0	18	
	facilities	% of Total	5.6%	0.0%	0.0%	0.0%	0.0%	5.6%	
	multi-purpose	Count	0	0	3	1	8	12	
	(commercial+cultural)	% of Total	0.0%	0.0%	0.9%	0.3%	2.5%	3.7%	
	multi-purpose	Count	0	0	0	0	1	1	
	(commercial+learning, health)	% of Total	0.0%	0.0%	0.0%	0.0%	0.3%	0.3%	
	multi-purpose	Count	0	0	0	7	2	9	
	(commercial+transport)	% of Total	0.0%	0.0%	0.0%	2.2%	0.6%	2.8%	
	multi-purpose	Count	0	3	6	3	13	25	
	(commerical+residential)	% of Total	0.0%	0.9%	1.9%	0.9%	4.0%	7.8%	
	multi-purpose (cultural+transport)	Count	1	0	0	0	0	1	
		% of Total	0.3%	0.0%	0.0%	0.0%	0.0%	0.3%	
	multi-purpose	Count	0	0	1	0	2	3	
	(residential+cultural)	% of Total	0.0%	0.0%	0.3%	0.0%	0.6%	0.9%	
	multi-purpose	Count	1	0	0	0	0	1	
	(resources+community)	% of Total	0.3%	0.0%	0.0%	0.0%	0.0%	0.3%	
	multi-purpose	Count	0	0	0	0	1	1	
	(touristic+residential)	% of Total	0.0%	0.0%	0.0%	0.0%	0.3%	0.3%	
	multi-purpose (transport+cultural)	Count	2	0	0	0	0	2	
		% of Total	0.6%	0.0%	0.0%	0.0%	0.0%	0.6%	
	residential properties	Count	0	1	1	2	12	16	
		% of Total	0.0%	0.3%	0.3%	0.6%	3.7%	5.0%	
	resources & environment	Count	14	0	0	0	0	14	
		% of Total	4.3%	0.0%	0.0%	0.0%	0.0%	4.3%	
	touristic properties	Count	0	0	0	0	10	10	
	^ ^	% of Total	0.0%	0.0%	0.0%	0.0%	3.1%	3.1%	
	transport	Count	40	0	0	0	0	40	
	-	% of Total	12.4%	0.0%	0.0%	0.0%	0.0%	12.4%	
Total		Count	197	9	17	26	73	322	
		% of Total	61.2%	2.8%	5.3%	8.1%	22.7%	100.0%	

		Value	Approx. Sig.
Nominal by Nominal	Phi	1.197	.000
	Cramer's V	.599	.000
	Contingency Coefficient	.767	.000
N of Valid Cases		322	

Figure 73: Relevance of investment projects for sustainable urban development in the EU27

In 61.2 % of all investment projects, the promoters have suggested infrastructure development to be their urban policy. A key characteristic of infrastructure is that it is composed of different parts that are quite insignificant on their own, but combine to produce economic benefits greater than the sum of their parts. This is true for infrastructure such as roads, railways, water, drainage, gas, electricity and telecommunications networks. Therefore, infrastructure projects typically show high external economic rates of return (ERR) for urban development. This is due to high external benefits resulting for example from community, cultural and recreational facilities or transport investments. Community and transport facilities are most significant for infrastructure development projects (23.6%/12.4%). However, in all remaining development projects real estate (properties) and land for real estate (properties) is the main theme for the promoters of urban development projects in Europe. Here, redevelopment of commercial and residential properties is of highest relevance. Furthermore, in many European Member States the not only the single redevelopment of properties but the joint redevelopment of all properties in one district ("district or portfolio development") is becoming increasingly important. The above analysis confirms the hypothesis that property-led investments are significant in European (Cohesion) policies on sustainable urban development. From the point of view of the promoters in Europe, infrastructure and real estate assets create the *highest urban investment impacts*.

		ISUDP					
			no IPSUD	full IPSUD	limited IPSUD	Total	
geographic scope	munici-	Count	87	125	70	282	
	pal	% of Total	27.0%	38.8%	21.7%	87.6%	
	national	Count	0	2	6	8	
		% of Total	0.0%	0.6%	1.9%	2.5%	
	regional	Count	8	18	6	32	
		% of Total	2.5%	5.6%	1.9%	9.9%	
Total	•	Count	95	145	82	322	
		% of Total	29.5%	45.0%	25.5%	100.0%	

Figure 74: Relevance of IPSUD quality for investment projects for sustainable urban development in the EU27

Furthermore, it is not surprising that 87.6% of the development projects are on the municipality level. On the contrary, it is surprising that 70.5% of the European promoters already use some kind of an ISPUD in their planning and forecasting of possi-

ble development results. 45.0% of the urban development projects follow a full IPSUD based on the definitions of section 3.18

Based on these first results, one can conclude that managers of the relevant investment funds (like the one in the JESSICA initiative) will especially need to have *knowledge* on these spatial planning instruments in the future. This aspect needs additional discussion in the next section

#### 5.2 Enlargement of investment manager skills

Research in the previous sections has revealed that every Member State has integrated planning instruments for urban development (IPSUD) fulfilling two *functions*:

- On the one hand, they are a *prerequisite* for the use of ERDF funding in urban development funds;
- On the other hand, fund manager could use the contents of the IPSUDs to evaluate the expected external benefits of the development projects to be funded.

To use the contents in a comprehensible way for investment management it is important to expand the usual indicator system in spatial planning in order to measure sustainability and integration of development projects.

Many authors have identified and developed sustainability indicators since the implementation of the sustainability concept in the 1990s. They show the interplay between environmental and socio-economic activities. Decision makers commonly use them to monitor and evaluate the progress and success of sustainability governance measures.

A wide range of *public* institutions provides different sets of sustainability indicators today, reaching from supranational to project level and including quantitative and qualitative indicators. In addition to that, *private* organizations have developed own sets of sustainability indicators, too, usually with restricted public access to the underlying data.

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<sup>&</sup>lt;sup>18</sup> It is possible that this number is even higher, since spatial planning experts are not present in all evaluation studies. Therefore, some experts from the financial sector did not go into detail concerning the quality of the integrated planning.

Level	Public	Private
Supranational	<ul><li>Urban Audit, ESPON</li><li>OECD eXplorer</li><li>EUROSTAT</li></ul>	•Global Reporting Initiative (GRI) standards
National	•Germany: Destatis sustainability indicators	•Corporate Social Responsibility (CSR) reporting & Social controlling
Regional/urban	• Regional and urban statistics	<ul><li>City return concepts</li><li>Indirect returns</li></ul>
District/neigh- bourhood	•Site appraisals (as part of an integrated neighbourhood planning process)	•Neighbourhood certificates and ratings (LEED, BREAM, DGNB, etc)
Project/object	•Site appraisals (as part of an integrated zone planning process)	•Building certificates and ratings (LEED, BREAM, DGNB, etc)

Figure 75: Classification of sustainability indicators

Sustainability indicators are widespread on the (supra-) national level. For example, the OECD uses two worldwide statistical databases (Regional Database of 2,000 regions in 30 countries, Metrodatabase of 90 large metropolitan regions<sup>19</sup>) to derive 32 sustainability indicators divided in the fields of regional competitiveness, inclusion and equal access to regional services and urban and regional environmental sustainability. Europe Eurostat (Directorat-General of the European Commission) provides the European Union with statistical information according to the different levels of data collection (NUTS 0 to 3). The European Observation Network for Territorial Development and Cohesion (ESPON) is an ERDF Programme using Eurostat data in order to provide information on territorial cohesion. Its internal database consists of a large number of indicators classified by themes (tourism, area, communication technology, public sector, environment, land use, wealth and production, transport, spatial typologies, utilities, household oriented infrastructure, agriculture, R&D, population, employment and labour market), which are in most cases available on the NUTS 2 level and for the past decade. The external database is accessible via the ESPON web site

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<sup>19</sup> Cf. OECD (2011) and OECD (2011a). The database is accessible via the web-tool OECD-eXplorer.

and combines Eurostat data with indicators coming from ESPON projects<sup>20</sup>. Urban audit is another data collection system defining more than 300 indicators out of 336 Eurostat variables, covering most aspects of quality of urban life (demography, housing, health, crime, labour market, income disparity, local administration, educational qualifications, environment, climate, travel patterns, information society, and cultural infrastructure).<sup>21</sup>

In the private sector the GRI Sustainability Report<sup>22</sup> measures an organization's significant economic, environmental and social impacts providing indicators in the fields of environment, human rights, labour practices and decent work, society, product responsibility and economy. According to the global GRI guidelines, many large-scale enterprises publish corporate sustainability reports with its key data on sustainability in order to improve internal processes, engage stakeholders and persuade investors. On German *national level*, the Federal Statistical Office of Germany (Destatis) manages the data of all federal states, regions and municipalities. In its report on sustainable development in Germany 2010, it defines 21 indicators of sustainability classified under the topics of intergenerational fairness, quality of life, social cohesion and international responsibility. In 2011, it published an update of economic and environmental indicators.<sup>23</sup>

Although (supra-) national sustainability indicators have *high data availability*, they face a different problem: the *quality of data*. Often, there seems to be no direct link between an outcome of the development project and a high-level indicator. This is a real problem for the evaluation of outcomes of development projects: The main issue in such an indicator-based outcome control is always the question of *causality*, i.e. the relationship between cause and outcome in the conjunction of two events. Ex ante, these causal relations between causes and outcomes only represent *potential* relationships.

22 ----

Cf. ESPON (2011). The European Union (2011) published most of the data in their regional year-book. All indicator information is public and free of charge in the Excel-format available at the website: http://epp.eurostat.ec.europa.eu/portal/page/portal/region cities/introduction.

The data are available at the same website like the regional database of Eurostat.

<sup>&</sup>lt;sup>22</sup> Cf. GRI (2011).

<sup>&</sup>lt;sup>23</sup> Cf. Destatis (2010) and Destatis (2011).

Only ex-post, the actual causality can be checked. If there is no verified data available, this evaluation is not possible. Unfortunately, this is true for indicators especially on urban level. Although this is an important theme for not only German municipals<sup>24</sup>, the regular and accurate data collection of relevant indicators is not yet very common due to high implementation costs. The statistic departments of regions and municipalities provide data. Project promoters merely use it to analyse the status quo when they set up a development concept or plan. In the past years, research institutions have developed city return concepts aiming to identify sustainability returns on investments. They focus on municipal housing companies that realize many neighbourhood projects in addition to the actual supply of housing. This concept does not work with an ex ante defined set of indicators but rather "collects" the observed effects. Even less widespread is the availability of sustainability indicators on the district or neighbourhood level as well as on the project or object level. Even in Member States with very sophisticated statistical departments, it is yet not possible to find sustainability indicators below the regional level in a comprehensive form available on a current basis.<sup>25</sup> In this context, urban investment managers have only two possible solutions to deal with this problem:

• On the one hand, fund managers can use (commercial) *certification or rating systems*. Private enterprises generally calculate indirect returns, apply different rating methods for site assessment or run through certification procedures (e.g., the DNGB, LEED or BREEAM certificate)<sup>26</sup>. They evaluate *single development projects and even district or neighborhood developments* in a standardized way. However, they only exist for a *small fraction* of urban development projects because their indicator information will only be available if there is a concrete award of contract (e.g., by the promoter or community). Since this is quite

<sup>&</sup>lt;sup>24</sup> Cf. Rat für nachhaltige Entwicklung (2011).

This problem has been identified also by PWC et. al. (2013), p. 34: "The selection of the most appropriate spatial area for impact analysis has implications for all of the key components that are relevant in measuring impact, particularly the assessment of additionality (and individual components such as product market displacement (competition), leakage of benefits and multiplier effects) as well as the measurement of outcome change."

<sup>&</sup>lt;sup>26</sup> Cf. e.g. DGNB (2012); BREEAM (2009), LEED (2009), Brett/Schmitz (2009); Winkler (2011).

expensive (especially on the district and neighbourhood level because of the resulting personal expenses), availability of this kind of information for urban investment manager will be rather the *exception* than the rule. However, I will discuss the value of such certification systems in more detail in the next research steps.

• On the other hand, fund managers as well as external auditors could use the *urban planning instruments* presented in this research paper directly to evaluate possible outputs, outcomes and benefits of urban development projects.

This research study very clearly shows that data availability is widespread and public information is very reliable. The only requirement is that investment managers (as well as certified external accountants) – coming usually from the financial sector – get used to work with *spatial information* given in the different formal and informal planning instruments for sustainable urban development. This approach would be conform to the views of the *Global Impact Investing Network (GIIN)*<sup>27</sup>. Following the GIIN statements, it might be necessary to standardize also the outputs, impacts and outcome-indicators of the IPSUDs. Therefore, I will present a framework on this topic in the next research steps.

# 5.3 Influence for the success of implementing financial engineering instruments – the example of JESSICA funds

Finally, the availability of IPSUDs together with the necessary preparation of the introduction of JESSICA in the national context seems to be important for the success of urban development funds in Europe. I come to this conclusion by combining the derived information in this research paper with the "state of progress" of the JESSICA idea in Europe at the beginning of 2014 in the 27 European Member States:

The GIIN/The Rockefeller Foundation (2010), p. 25-26, formulates the following requirement concerning the skills of impact investors: "Just as impact investments combine financial and social aims, the impact investor must be skilled in both investment management and the management of socially/environmentally-driven endeavors. ... The best impact investors will have a deep understanding of the social and political dynamics that will influence investment outcomes, especially for investments into companies that provide basic goods and services to underserved market segments."

			State										
		BUL	CZR	EST	GER	GRE	ITA	LIT	POL	POR	SPA	UK	Total
foun-	2009	0	0	0	0	0	1	1	2	1	1	2	8
dation	2010	1	1	1	1	1	1	3	4	0	0	1	14
	2011	1	0	2	1	2	2	1	5	3	3	8	28
	2012	1	2	0	2	3	5	0	1	0	0	1	15
Total		3	3	3	4	6	9	5	12	4	4	12	65

Figure 76: State of play concerning the implementation of the JESSICA iniative (January 2014)

Eleven of 27 European Member States have implemented JESSICA instruments. In the majority of these Member States Managing Authorities decided to establish funds in the years 2009 to 2011. However, after 2012 due to the ending of the funding period in 2013, they didn't create any more new funds. The funds diversify concerning the geographic and thematic scope (see Section 3.3), which I already expected from the analysis of the ex-ante evaluation studies in the previous sections. More than half (50.8%) of all urban investment funds in the JESSICA context are financing (land and real estate) redevelopments for urban regeneration. The rest finances infrastructure developments with special reference to energy and environmental projects. It is surprising that only 6.2% of the funds are only for projects of a single municipality. However, this is a consequence of those EU regulations relevant for the JESSICA initiative:

			geographic_theme			
			national	regional	municipal	Total
type_of_funds	holding	Count	18	0	0	18
		% of Total	27.7%	0.0%	0.0%	27.7%
	energy efficiency	Count	6	3	2	11
		% of Total	9.2%	4.6%	3.1%	16.9%
	infrastructure	Count	0	2	0	2
		% of Total	0.0%	3.1%	0.0%	3.1%
	environment	Count	0	0	1	1
		% of Total	0.0%	0.0%	1.5%	1.5%
	redevelopment	Count	1	31	1	33
		% of Total	1.5%	47.7%	1.5%	50.8%
Total		Count	25	36	4	65
		% of Total	38.5%	55.4%	6.2%	100.0%

	Value	Approx. Sig.
Nominal by Nominal Phi	1.043	.000
Cramer's V	.737	.000
Contingency Coefficient	.722	.000
N of Valid Cases	65	

Figure 77: Diversification in the implementation of the JESSICA iniative (January 2014)

While the size of equity capital of the 65 JESSICA funds amounts to 3.48 billion Euros, the size of the contribution from Operating Programmes (as part of the ERDF regime) to these specific funds is even higher:<sup>28</sup>

	N	Minimum	Maximum	Mean	Std. Deviation
op_contribution_ specificfunds	65	33.76	2822.31	920.09	840.07
op_contribution_ FEIs	65	183.01	2860.20	1209.19	800.17
projects	65	3	101	36.78	37.09
Valid N (listwise)	65				

Figure 78: State of play concerning the (overall) financial contribution of the JESSICA iniative in EUR millions (January 2014)

In the 11 Member States with JESSICA implementation, the financial contribution is on average 920 million Euros with certain countries investing more than 2.8 billion Euros in these specific funds. All of the Member States have completed an ex-ante evaluation of the market especially for urban development projects. On average 37 (36.78) projects were identified in these evaluation studies. The analysis of section 4 in this research confirmed this information. By aggregating the information about the JESSICA funds availability (*three groups:* not existent, limited and widespread), I can combine these groups with the already described three groups concerning JESSICA prerequisites (feasibility/evaluation studies, projects):

- Group 1: Member States without JESSICA evaluation studies and development projects (non-existing JESSICA prerequisites)
- Group 2: Member States with JESSICA evaluation studies without defining concrete urban development projects (*limited JESSICA prerequisites*)
- Group 3: Member States with JESSICA evaluation studies with defining concrete urban development projects (*widespread JESSICA prerequisites*)

Finally, from the derived information in Section 4.2 I come to a detailed statement on

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The OP contribution to specific funds is not only for urban development. Member States can support financial engineering instruments for enterprises, urban development and energy efficiency/renewable energies. Furthermore, the EU commissions separates this contribution from the overall contributions to all financial engineering instruments (FEI, including the holding funds). All above amounts are in million EUR and are available in the published statistics on financial engineering instruments of DG Regio.

the quality of existing integrated plans for sustainable urban development (IPSUDs) in the national context. Again, in theory I can separate three groups: Group 1 are Member States with no existing IPSUD instruments. This group is empty. Group 2 are Member States with a limited number of planning instruments. To this group for example belong countries that do not have a sophisticated spatial planning system but have relevant instruments available in certain sectors (e.g., energy action plans used for energy-efficiency development projects). In group 3, we have Member States with a sophisticated spatial planning system comparable to the one in Germany (see Section 3.2.1). By combining all three key dimensions the following *cluster cube* results:

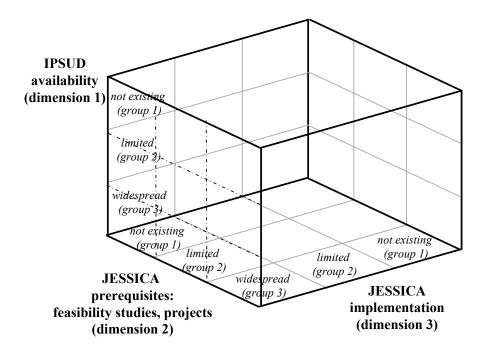


Figure 79: Combining ISPUD availability with JESSICA prerequisites and implementation to a cluster model

By combining the three described dimensions for the 27 Member States, I can come to a first conclusion, namely that there exist only *five clusters for all 27 European Member States*!

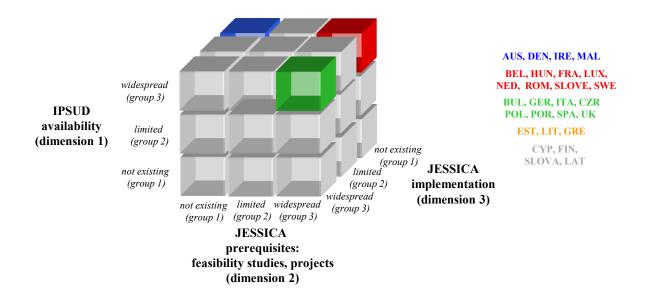


Figure 80: ISPUD availability, JESSICA prerequisites and implementation for the EU27

The first one consists of the *green country cluster* containing Bulgaria, Czech Republic, Germany, Italy, Poland, Portugal, Spain and United Kingdom. These countries do not only have a qualified spatial planning system with a variety of IPSUDs but also very good prerequisites for the implementation of JESSICA because of many evaluation studies with a large-scale number of identified development projects. Consequently, they are successful in the implementation of JESSICA meaning they have a variety of (holding and urban development) funds. They are pioneers in the field of using revolving financial instruments for urban development.

Then the second *(orange) cluster* evolving consists of countries like Estonia, Lithuania and Greece. These Member States have implemented JESSICA but "only" in a limited (simplified) way. Instead of financing complex urban regeneration projects like the one described in Section 3.2.2, they concentrate on sectorial funding especially for the (energetic) renovation of buildings. For this kind of investment projects, they do not need sophisticated planning instruments like the ones described in Section 3.2.1. Very often, they only use "energy action plans" that quantify renovation measures and possible energy savings. Sometimes the managers just use output criteria directly taken from the Operational Programmes in these countries. For this kind of investments,

such simple plans are accepted.<sup>29</sup> However, JESSICA implementation in these Member States is still limited since relevant ISPUD instruments for more complex urban regeneration project financing are not yet available or only on a limited scale. In these countries, JESSICA could play a more important role in urban development if IPSUD matured. This might only be a temporary problem. This argument might also be true for the *grey cluster* (Finland, Slovakia, Cyprus and Latvia). They are comparable in the limited relevance of ISPUD instruments but decided not yet to implement JESSICA funds.

In contrast to this, Austria, Denmark, Ireland and Malta form the *blue cluster*. These Member States did not express interest in evaluation studies and therefore did not identify potential development projects although they have advanced planning systems like in Germany. Consequently, there are no JESSICA funds. It seems that these countries do not have actual interest in the JESSICA concept now.<sup>30</sup> Although the result concerning the implementation is the same for the *red cluster* (consisting of Belgium, France, Hungary, Luxembourg, the Netherlands, Romania, Slovenia and Sweden), the reasons are different. This is because all of these countries have evaluated the feasibility of urban development funds and projects at large-scale. However, they decided not to implement JESSICA in their national context. In view of the widespread knowledge and existence of ISPUD instruments in these countries, this is a *signal or risk factor* for the JESSICA idea. The reason of this is that the relevant Managing Authorities obviously *do not see the benefit of JESSICA*. This opinion could be a result of too high implementation costs and/or too limited benefits in comparison to existing urban assistance programs in their national context.<sup>31</sup>

From this analysis, we can deduct the relevance of certain IPSUD instruments and objectives for the implementation of urban impact investment funds in Europe. For the

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<sup>&</sup>lt;sup>29</sup> Cf. ARUP (2013).

For the new funding period starting in 2014 onwards, Ireland has changed its opinion and has commissioned an evaluation study.

For the new funding period starting in 2014 onwards, the Netherlands have already introduced a JESSCA instrument.

described non-metric characteristics of the urban development funds in Europe (IPSUD quality, geographic scope, thematic scope (type of funds)) it is necessary to create dummy variables. Then, the following multivariate regression reveals that nine variables do not have a significant impact for the explanation of the financial contribution to these specific funds. However, two independent variables explain overall 28.8% (adjusted R Square). The regression reveals that only the existence of *full IPSUDs* (with the relevant indicator information concerning the urban impacts of the development projects) and *the infrastructure investment funds type* are highly significant for the overall contribution to the financial engineering instruments in the JESSICA context.

**Model Summary** 

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.417ª	.174	.161	769.41701
2	.557 <sup>b</sup>	.311	.288	708.68405

a. Predictors: (Constant). full IPSUD

b. Predictors: (Constant). full IPSUD. infrastructure

#### **ANOVA**<sup>a</sup>

		Sum of				
Mode	el	Squares	df	Mean Square	F	Sig.
1	Regression	7869462.077	1	7869462.077	13.293	.001 <sup>b</sup>
	Residual	37296159.313	63	592002.529		
	Total	45165621.390	64			
2	Regression	14027170.205	2	7013585.103	13.965	.000°
	Residual	31138451.185	62	502233.084		
	Total	45165621.390	64			

a. Dependent Variable: op contribution specificfunds

b. Predictors: (Constant). full IPSUD

c. Predictors: (Constant). full IPSUD. infrastructure

#### Coefficients<sup>a</sup>

		Unstandardized Coefficients		Standardized Coefficients		
Model		В	Std. Error	Beta	t	Sig.
1	(Constant)	255.984	205.635		1.245	.218
	full_IPSUD	846.409	232.150	.417	3.646	.001
2	(Constant)	255.984	189.404		1.352	.181
	full_IPSUD	776.208	214.764	.383	3.614	.001
	infrastructure	1790.118	511.240	.371	3.502	.001

a. Dependent Variable: op contribution specificfunds

Excluded Variables<sup>a</sup>

						Collinearity
					Partial Cor-	Statistics
Model		Beta In	t	Sig.	relation	Tolerance
1	projects	.224 <sup>b</sup>	1.967	.054	.242	.969
	holding	.003 <sup>b</sup>	.024	.981	.003	.995
	energy_efficiency	106 <sup>b</sup>	862	.392	109	.869
	infrastructure	.371 <sup>b</sup>	3.502	.001	.406	.991
	environment	034 <sup>b</sup>	295	.769	037	.996
	redevelopment	053 <sup>b</sup>	457	.649	058	.975
	national	066 <sup>b</sup>	563	.576	071	.960
	regional	.129 <sup>b</sup>	1.121	.267	.141	.983
	municipal	137 <sup>b</sup>	-1.186	.240	149	.982
	limited_IPSUD	, b	•			.000
2	projects	.199°	1.892	.063	.235	.965
	holding	.047°	.439	.662	.056	.981
	energy_efficiency	086 <sup>c</sup>	760	.450	097	.866
	environment	023 <sup>c</sup>	221	.826	028	.995
	redevelopment	.022°	.200	.842	.026	.936
	national	019 <sup>c</sup>	176	.861	023	.944
	regional	.075°	.696	.489	.089	.961
	municipal	115 <sup>c</sup>	-1.081	.284	137	.979
	limited_IPSUD	c ·				.000

- a. Dependent Variable: op contribution specificfunds
- b. Predictors in the Model: (Constant). full IPSUD
- c. Predictors in the Model: (Constant). full\_IPSUD. infrastructure

Figure 81: Linear regression concerning relevant IPSUD characteristics for the financal contribution to specific funds (January 2014)

This regression explains the importance of IPSUDs and of infrastructure development for the idea to promote projects through capital impact investments. The integrated plans for sustainable urban development are definitely not a handicap for the implementation. On the contrary, integrated plans for sustainable urban development are a *success factor* for the implementation and the management of urban impact investments in Europe. Therefore, these plans should be an essential part of the management of urban investments.

References page 135

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