

NEIGHBOURHOOD

WE MAKE IT POSSIBLE



GERCH



CUSHMAN &
WAKEFIELD

**URBAN NEIGHBOURHOOD DEVELOPMENTS
AS THE FUTURE OF CITIES AND
THE REAL ESTATE MARKET**

A study by Cushman & Wakefield
and GERCH

DEVELOPMENT

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WHEN WE PLAN TODAY,
IT'S NOT FOR OURSELVES,
BUT OUR CHILDREN AND
THEIR CHILDREN: WE PAVE
THE WAY FOR TOMORROW.

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PROF. CHRISTA REICHER
RWTH Aachen

LIFE IS WHAT WE MAKE IT



**CUSHMAN &
WAKEFIELD**

FOREWORD

How do we want to live and work tomorrow?

The city of the future, the needs of the urban population and sustainable urban development - these are major issues for society. A common question is: "How do we want to live and work tomorrow?". In order to shape tomorrow, we have to start today, because the planning of a new urban neighbourhood can easily take in excess of a decade to proceed through framework planning, acquisition and realisation phases.

Our approach to the topic of new neighbourhood developments is intended to offer something for newcomers to the subject as well as for professionals: basic considerations of new neighbourhood developments and their success factors, a case study as well as current facts and figures regarding the real estate market and new neighbourhood developments.

"We", that is, international real estate consulting firm Cushman & Wakefield and property developer GERCH, are both concerned with the provision of real estate for people, companies and institutions - advising, marketing, planning and developing.

We asked ourselves; are neighbourhood developments harbingers of the future of the city and the real estate market? And, in a nutshell: we believe they are. We are convinced that neighbourhood developments offer advantages for many stakeholders: residents and users, developers, investors and owners, the municipal authorities and the surrounding area.

In this study, we bring together the experience of our two companies, supplemented by current practical and academic perspectives in the form of interviews with two experts in new neighbourhoods and related research. We would like to thank Prof. Christa Reicher from RWTH Aachen University, Dr. Marion Klemme from BBSR and Dr. Olaf Schnur from vhw Bundesverband für Wohnen und Stadtentwicklung for the stimulating discussion.

We hope you enjoy reading our report.

Helge Zahrnt

Head of Research & Insight Germany
Cushman & Wakefield

Mathias Düsterdick

CEO
GERCHGROUP AG

**URBAN NEIGHBOURHOODS NEED
AN ATTRACTIVE RANGE OF OPEN SPACES
AND RECREATIONAL ACTIVITIES. THE
COVID PANDEMIC HAS SHOWN US THAT
MANY AREAS REQUIRE UPGRADING.**

DR. MARION KLEMME
BBSR

OVERVIEW

Urban neighbourhood developments, often referred to as “Quartiere” in Germany, form part of the current debate on sustainable urban development, they offer scope for shaping megatrends, they reduce urban density pressure and are a solution for brownfield redevelopment areas.

The first part of this study deals with the goals and success factors of neighbourhood developments, with normative ideas on how they should be optimally designed. In view of the challenges, the contribution of many actors is crucial: the (city) administration, developers and investors as well as occupiers.

In the form of the INquartier neighbourhood development in Ingolstadt, designed and realised by GERCH, we provide an example of how a sustainability approach for large-volume projects can be integrated into the planning from the very beginning, so that it can then also be implemented in concrete terms in the realisation phase.

In the current investment market environment, sales of urban neighbourhood developments are challenging due to their high investment volume. It is easier to market the individual properties or building sites of which it comprises. The penultimate chapter provides facts and figures on the transaction volume and office take-up in urban neighbourhood developments in Germany's real estate strongholds.



THE URBAN NEIGHBOURHOOD AS LIVING SPACE

What is a “Quartier”?

The term “Quartier” has several different meanings in urban research. Firstly, in some countries and cities, under the guise of a “Quarter”, it is understood as an administrative unit smaller than a district. Secondly, it can simply mean an evolved neighbourhood. And thirdly, meaning a new neighbourhood (development), it is a spatial unit encompassing an ensemble of several buildings with a mixture of uses developed under a unified urban planning concept. These are often planned and developed via a single source and provide the subject matter of this study.

For some years, urban neighbourhoods and urban neighbourhood developments have been booming as an asset class in the real estate market. This is due to the increased supply of use-conversion and brownfield sites as well as population growth pressure in conurbations. In this context, quality is of great importance: an urban neighbourhood implies both a high quality of urban environment planning and development as well as a higher quality asset class rolled up in the “Quartier” urban neighbourhood development investment product.

A construction culture that makes the highest demands on the design of buildings and public spaces creates both economic and social added value.

Prof. Christa Reicher

The term urban neighbourhood development has positive connotations: small-scale and neighbourly coexistence with social contact, a mixture of functions to meet a variety of needs and to increase attractiveness, as well as an identity-forming and sustainably developed urban neighbourhood.

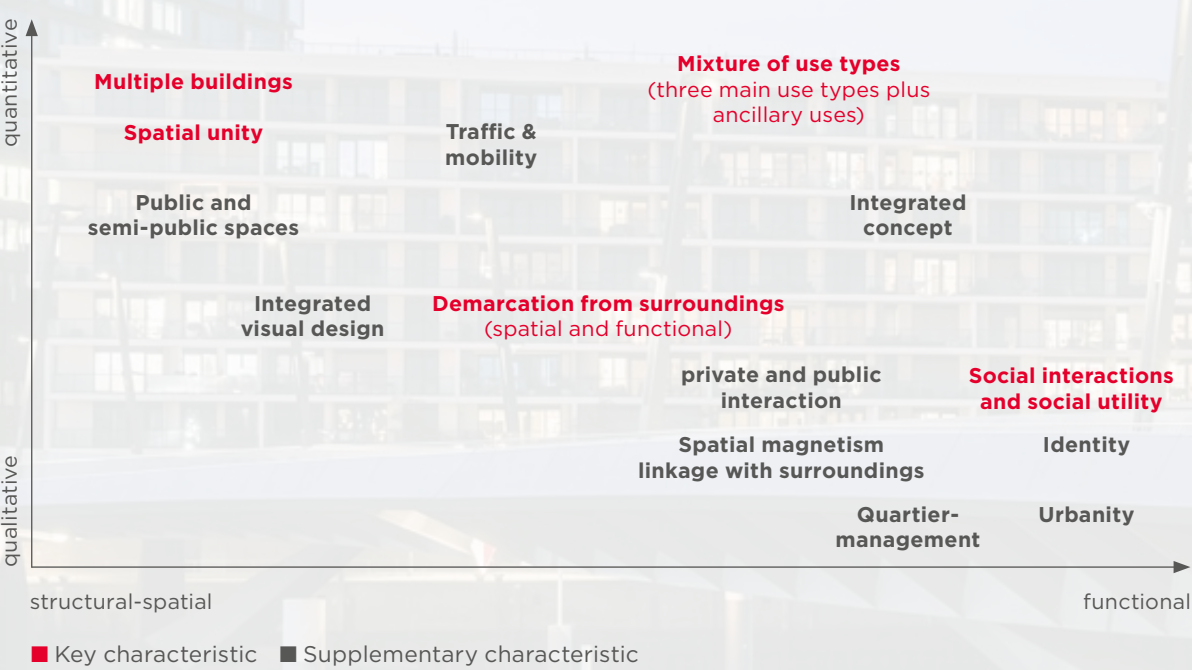
According to Dr. Olaf Schnur, such an urban neighbourhood is a socially constructed place. This can be supplemented by the perspective of an economically and structurally constructed place. Thus, a “Quartier” is a social, structural-spatial and economic construct.

An urban neighbourhood consists of various built and spatial elements and structures and thus has a number of functional and socio-spatial functions and characteristics. Some of these are mandatory, others are possible additions. No urban neighbourhood is identical to any other: location, type and degree of building use, history, integration and connection with the local environment, infrastructure and other aspects differ.

It is possible to identify key characteristics, or central components, of an urban neighbourhood, which are largely agreed upon. The urban neighbourhood matrix shows these key features and supplementary characteristics.



Urban neighbourhood matrix – key and supplementary characteristics



CONCEPT DEFINITION “URBAN NEIGHBOURHOOD DEVELOPMENT”

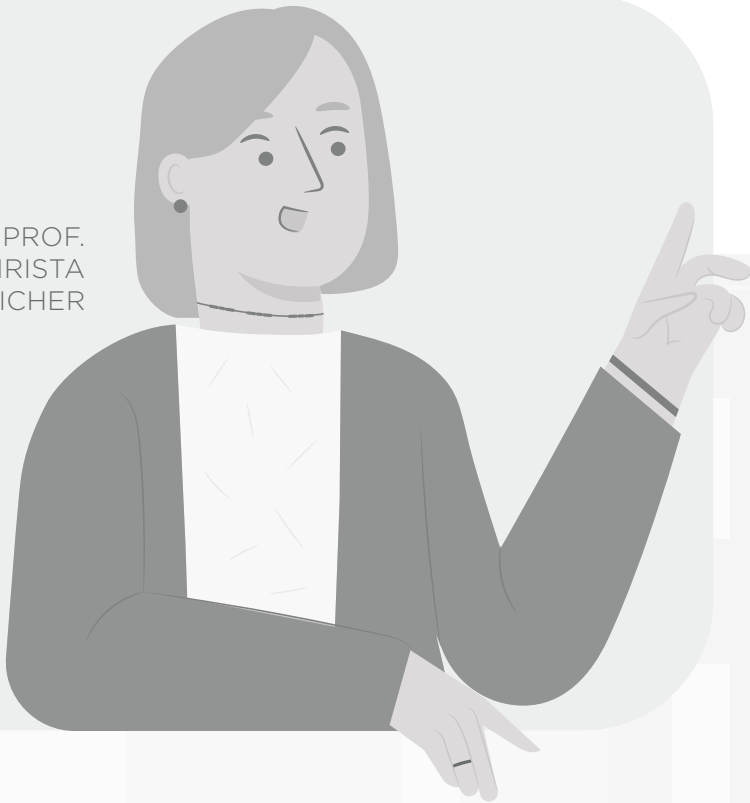
An urban neighbourhood development is a heterogeneous, structurally dense spatial unit consisting of several buildings on an urban site, characterised by a mix of uses (the three core uses; living, working and retail plus additional types) and offering opportunities for social interaction. It has a certain independence, is delimited from its surroundings and conveys a particular identity. The neighbourhood is integrated into the urban fabric via transport and social networks. The neighbourhood development enables a holistic urban planning development experience and is often, but not necessarily, developed from a single source. From a real estate perspective, an urban neighbourhood is increasingly regarded as a “niche” asset class. However, it rather constitutes a specific investment product encompassing different use-types of real estate.

THE 5-MINUTE NEIGHBOURHOOD

Similarly to the 15-minute city, we can also talk of a **5-minute district**. Our three interviewees commented on this:

With the 15-minute city, a comprehensible image of urban development has been created that is very easy to communicate. We need such vivid images and strategies to be able to convince planners, investors and users of the new quality of these concepts.

PROF.
CHRISTA
REICHER



The 15-minute city is a narrative that does not aim at expanding routes, but at saving time. This communicates quality of life. However, our living and working environment is functionally differentiated and not all types of jobs or cultural amenities can be available in every neighbourhood. Nevertheless, the 5-minute neighbourhood offers good starting points for reducing the amount of travel.

DR.
MARION
KLEMME



DR.
OLAF
SCHNUR

The 15-minute city approach is not new - it can be found again in the well-known "city of short distances". The 5-minute district can contribute to reclaiming the street as part of the personal living environment. Of course, certain groups of people have to be taken into account, such as older people, whose range of mobility with a walker is much smaller than that of younger, more mobile people.



Development of the urban neighbourhood concept

Based on the characteristics of an urban neighbourhood development, two types are discernible: **Urban Renewal** on inner-city brownfield sites in large cities and **Urban Expansion**, new construction projects on peripheral greenfield locations of metropolitan regions and large towns. These two types correspond to the future availability of sites and the demand for housing due to migration. The latest data from the German Federal Institute for Population Research show that the cities themselves are losing migration, while rural districts and towns in their surrounding regions are gaining. INquartier in Ingolstadt (our case study) is an example of an urban renewal neighbourhood development.

	Urban Renewal	Urban Expansion
Metropolitan area or city	Major city or city	Large town or city within a metropolitan region
Location	City centre, inner city, integrated or integratable location	More on city periphery, non-central
Development type	As a rule conversion area (brownfield, former railway stations, military or industrial sites)	Usually greenfield
Use types	Three core uses (residential, work and retail for local supply and aperiodic necessities) and additional uses	Three core uses (residential, work and retail for local supply) and few additional uses
Demography	Influx region (work and education migration)	Stable to influx (commuter related to town centre)
Town planning objectives	Quantitative: Creation of living and working space as well as space for other uses	Quantitative: Creation of housing; use-mix as complement
	Qualitative: Upgrading of conversion areas and neighbourhoods and realisation of urban development goals; focus on redevelopment, refurbishment and modernisation	Qualitative: realisation of urban development goals; Relieving pressure on inner cities
Examples	Überseequartier in Hamburg, Quartier Heidestrasse in Berlin, Projekt Four in Frankfurt, Quartier Central in Düsseldorf, INquartier in Ingolstadt	Stadtquartier Beautiful Neuss in Neuss, Seestadt mg+ in Mönchengladbach

From a normative perspective, against the background of sustainable housing development and climate protection, conversion, inventory development and renovation should be the priorities in urban development. In this sense, demolition and new construction should be the exception. Neighbourhood developments on greenfield sites require clear development and mobility plans in which adjacent infrastructure can be used.

If new construction is to take place, then with a clear focus on quality.

Dr. Marion Klemme

Goals of neighbourhood development

Neighbourhood development is usually associated with several goals. From a quantitative point of view, this involves the creation of living, working, commercial and cultural space and infrastructure. From a qualitative point of view, the conversion of brownfield sites, the improvement of urban quality, the intensification of social networks and the achievement of higher-level urban development goals may be intended. The various actors have their own objectives and interests: the public sector, as both planning authority and the body responsible for the provision of living and housing space, the private sector and private individuals as neighbourhood users, the real estate industry as creators, operators and owners, as well as actors from a variety of associations or organisations.



CONTEXT AND DEVELOPMENT LAND SHORTAGE

Dr. Marion Klemme and Prof. Christa Reicher emphasise the consideration of **context and lack of building land** with regard to neighbourhood developments:



DR. MARION KLEMME

The context in which it is developed is essential for the planning orientation of a district. Who lives here? What are the main challenges in this location? What are the deficits? Which types of use need to be represented more strongly? What can this district do, and what must it do, for the city as a whole?

PROF. CHRISTA REICHER

Against the background of the lack of available land, the planning focus is on multiple developments within cities. In addition to the question of where to build, the designation of open and green space and an integrative view of mobility and infrastructure must be taken into account.



DR. MARION KLEMME

The lack of space also means that areas can no longer be planned for just one purpose. The keyword here is multi-coding: the area (especially green and open space) is coded for various themes, uses and challenges. So it is used multiple ways.



Neighbourhood developments and megatrends

Urban planning and urban development must be geared to the needs of people and the economy. Accordingly, the social and technological megatrends are incorporated into the target setting of planners and developers.

Megatrends are the major drivers of change. They create epochal transformations, by exerting significant influence on all aspects of society.

Zukunftsinstitut

As an instrument of urban development, neighbourhood developments can have a positive effect on social processes, but are themselves also influenced by social megatrends. Only if current and future social developments are taken into consideration can the associated problems and opportunities be addressed and the successful marketing and use of neighbourhoods succeed.



Starting with megatrends, you have to consistently zoom in to the local level: They have very different effects in any specific environment.

Dr. Marion Klemme

Megatrends and their relevance for neighbourhood developments

Megatrend	What is it	Derived objective regarding neighbourhood development
Demographic shift	Overall population is declining, while ageing means the elderly population is increasing; this generation is fitter than their parents' generation; More immigration from abroad.	Promote senior-friendly housing and multi-generational housing, shorter distances for daily care, strengthen social interaction, strengthen the integration of the various population cohorts
Digitalisation	Digital technologies are developing rapidly in all areas of life and the economy	Networking of actors, use of apps and promoting integration in platforms (e.g. car sharing, smart home, e-commerce)
Sustainability	Environment, social issues and the economy should be taken into consideration in an integrated manner; this is not a new approach, but is experiencing a strong boost from the climate protection debate; Legislation is becoming ever more extensive, for example the EU taxonomy.	Environment: Sustainability must extend through the entire life cycle of the neighbourhood, promoting subsequent use of land Social: Increasing the attractiveness of neighbourhoods, preservation of existing buildings that create identity, establishing social meeting places Economy: Job creation
Urbanisation	Pull factors: Attracted by educational facilities, jobs, leisure and cultural amenities, more people are moving to the (major) cities Push factors: Leaving due to high rents and changes in living conditions; there is a juxtaposition of growth and shrinkage regions	Creating living space and enabling social interaction; Recognising the need for new urban planning qualities, even in shrinking regions - strengthening area use conversion here in particular; cities, as resource-intensive places, must take up the fight against climate change.
Mobility	Mobility is differentiated. Sharing offers are growing strongly; car-focused traffic is increasingly being pushed more out of the cities, or more space is being given to other modes of transport	Integration into mobility networks (public transport, sharing offers, bicycle traffic) and concepts; promote low-car neighbourhoods and neighbourhood garages (also car-free neighbourhoods, depending on accessibility integration and location)
New Work	Personal development, more flexible work locations, blurring the boundaries between work and everyday life, focus on value-oriented activities	Strengthening interpersonal interaction (networks, collaboration, cooperation) and thus creating innovative micro-spaces ; flexible office space (Coworking)

As well as those necessitated by megatrends there are further **real-estate-economic goals** for neighbourhood developments

1.

For property developers:

Identification of intended projects and their market-appropriate realisation and marketing

2.

For banks and investors:

Investment opportunities with risk spreading via use-mix and synergies

3.

For owners:

Long-term income opportunities and potential value uplift.

4.

For occupiers:

Use of attractive residential, office and retail spaces as well as further space types. For owner-occupiers, long-term location security and the possibility of additionally influencing the neighbourhood.

CITIES ALREADY HAVE TO ORGANISE
VARIOUS TRANSITIONS: THESE
INCLUDE CLIMATE CHANGE, THE
MOBILITY TRANSITION AND
DIGITALISATION AND SOME OF
THE ADJUSTMENTS RELEVANT TO THE
TRANSFORMATION INTO A
SUSTAINABLE CITY OF TOMORROW –
AND THEY ALSO APPLY TO
NEIGHBOURHOOD DEVELOPMENTS

DR. OLAF SCHNUR

vhw
Bundesverband für Wohnen und
Stadtentwicklung e.V.

Neighbourhood development success factors

The definition of "success" depends on the respective actor (public sector, real estate sector, user), who each pursue their own goals, which can point them in the same or in divergent directions. The time horizon, i.e. short, medium or long term, must also be included in the assessment. The success of a district is essentially measured by the ability of the actors to define consensual goals and to achieve these together. Not everyone will be able to pursue all of their own goals to the optimum level of achievement. In order to make meaningful statements about the achievement of district development goals, **success factors** must be identified:

1. Structural-spatial success factors

1. 

The neighbourhood must be developed in an **attractive location** with good transport links. The situation is often predetermined ex ante and of course cannot be changed. Then it is a question of creating a location through "good" neighbourhood development.

2. 

Special **architecture**, high-quality and sustainable building materials, people-friendly buildings and a high level of **building culture** (planning, art in buildings and in public spaces) enhance the value of a neighbourhood. Refurbishment of existing buildings, especially in urban renewal districts, is less resource-intensive than new construction.

3. 

Users need a high **quality of stay** in (semi-)public space that exudes safety and invites them to linger. Green and open space must be provided.

4. 

Despite its character as a structural unit, the neighbourhood must be **well connected** with its surroundings. This requires pathways connecting the inside with the outside.

2. Functional success factors

1. 

Mix of uses: A demand-oriented mix and synergy of different uses increases flexibility, attractiveness and footfall in the district (day and night population). In particular, the local supply amenities are of great importance for residents and workers. In addition, the mix of uses increases the resilience of the neighbourhood. Multi-coding of free spaces plays an increasingly important role

2. 

A mixed **population and social structure** can revitalise a neighbourhood and have a positive effect on social capital. However, this is not a panacea; it requires various measures to bring people together. This requires spaces for (accidental and planned) meetings as well as neighbourhood management that organises and holds social structures together.

3. 

A high level of **social commitment** is both the cause and the effect of an attractive neighbourhood. Local people need institutional structures and social networks for community engagement and promotion. This creates "social cement" that holds together the neighbourhood and promotes identity.

4. 

A strong neighbourhood **identity** ensures greater demand for space and uses in the quarter. Identity-forming factors can be based on architecture, use and, in particular, social interaction. In the case of conversion projects, the history of the location should be adopted as an identity-forming feature. This is where the "genius loci" comes from.

5. 

A district that follows the goals of **municipal urban planning** is considered successful from the city's perspective.

6. 

In a neighbourhood development, **digitalisation** can take on great importance. There are countless possibilities, processes or pieces of information to be digitally captured, analysed and made available to those involved. That includes all phases of planning, construction or operation and users can rely on the support of neighbourhood apps or other digital communication channels in their everyday activities.

The stated success factors also apply from a real estate industry perspective. A neighbourhood that is developed in line with demand has good marketing opportunities. High profitability and low risk are two major factors for investors, developers and landlords of a neighbourhood. **ESG compliance** (environmental, social, governance) are a social success factor.

The "E" has become an integral component of structural factors. CO2 neutrality and the circularity of material flows form an integral part of any sustainable development. A neighbourhood is predestined to achieve the "S", as social cohesion and social capital are fundamental elements of the raison d'être here. The "G" is addressed via the legal planning requirements and the processes that involve the various parties involved in the development of the neighbourhood. Neighbourhood developments offer ideal conditions for creating real sustainability.

PLANNING INSTRUMENTS

Prof. Christa Reicher and Dr. Olaf Schnur comment on the **planning instruments necessary for urban and neighbourhood development:**

A very central success factor which is addressed at the very beginning of a neighbourhood development: urban planning. In addition to formal planning instruments, such as the development plan, informal instruments are becoming increasingly important. Discussions with the people from the surrounding area and the future enable the integration of relevant topics early in the planning process.

PROF.
CHRISTA
REICHER

The public planning institutions and the private real estate companies are well advised to cooperate and negotiate matter-of-factly at eye-level with private and public interests. It is equally important to involve civil society in co-productive planning processes. This pays off decisively in the quality of projects and thus also on their acceptance. For this reason, common and divergent goals should be discussed very early in a "phase zero" and suitable solutions identified.

DR.
OLAF
SCHNUR

Case Study

INquartier in Ingolstadt

For INquartier, GERCH is developing a large-scale former industrial site in the city of Ingolstadt. What prompted GERCH to invest in this location and what the experiences were in the course of the planning process in order to achieve the objective of a socially and economically functional neighbourhood?

The issue of ESG compliance plays an important role in issues regarding a sustainable neighbourhood. GERCH is committed to sustainable development. In this context, it supports the Sustainable Development Goals (SDG) of the United Nations to ensure sustainable development.

As a brownfield development, INquartier offers comprehensive opportunities to positively influence ecological, social and economic aspects (ESG). In the following, the supported SDGs are marked in the corresponding locations, with the official symbol.

The inner-city site is located in the North-East district of Ingolstadt, on the Römerstrasse and Friedrich-Ebert-Strasse transport axes. In the context of this study, the INquartier development falls under the Urban Renewal category. Accordingly, it is in a mature location with positive preconditions for neighbourhood development:



Local supply retail such as supermarkets, discount supermarkets and DIY stores in the vicinity



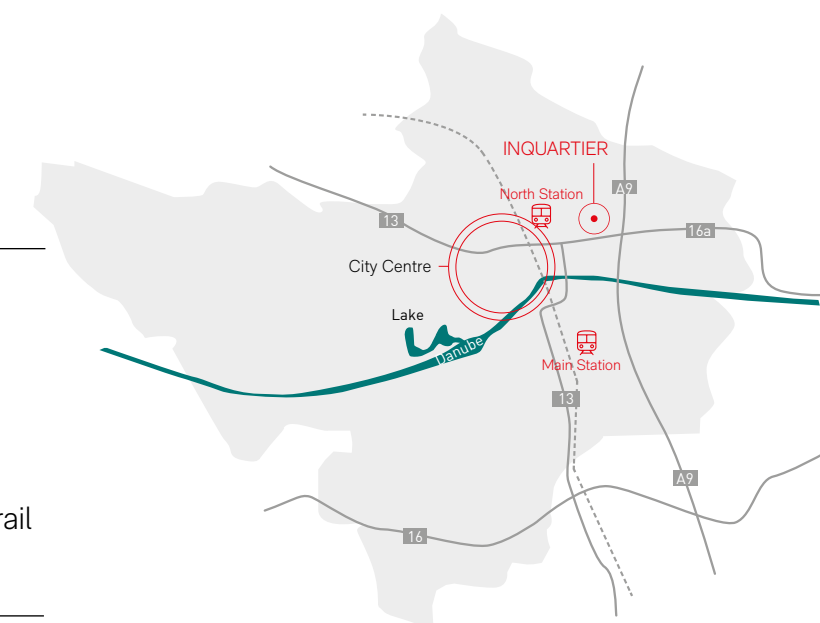
Strong interest from the municipal authorities in the urban planning re-orientation of the former industrial site.



Integration into the city and supra-regional road network (A9)



Existing public transport links to the district via diverse bus routes and access to supra-regional rail services (Nordbahnhof)



History of the location

The origin of the site dates back to 1881, to the epoch of the Kingdom of Bavaria. At that time, a main laboratory for the production of ammunition and a gun foundry operated at the site. In 1920 these were closed down and the premises transferred to Deutsche Werke AG. In the course of time, the use and development changed constantly. Most recently, the site was used by the textile industry, a small area by Bäumler AG and the majority by Rieter GmbH. In the meantime, both companies have ceased production at the site, which paved the way for the urban planning redevelopment of the entire property.

Due to the constant population growth in the city of Ingolstadt in recent decades, the project site is now predominantly surrounded by residential areas. Various industrial and commercial settlements round out the district around INquartier, forming an organically established and homogeneous urban structure.



INquartier

Taking stock



The demarcation of the INquartier site prior to demolition measures

Source: Hajo Dietz Fotografie

In 2018/19, GERCH acquired the site with a total area of approximately 153,000 sq m in order to put it to a new use as a neighbourhood development with a focus on housing. The main reasons for GERCH to invest in this location were:

Ingolstadt is a **prospering city**, both economically and demographically.

Central location and very good local and regional links.

Attractive **residential market** in the vicinity with rising rents and purchase priced, coupled with high demand provides high development potential.

Initial **discussions with the City of Ingolstadt** municipal authorities in which the intended project was positively received.

A building plan drafting and approval procedure was required for the conversion of use and redevelopment of the site. Due to the great interest of the municipal authorities, this was set in motion shortly after the acquisition of the property. The main milestones and processes of the neighbourhood development are shown in the timeline on the next page.



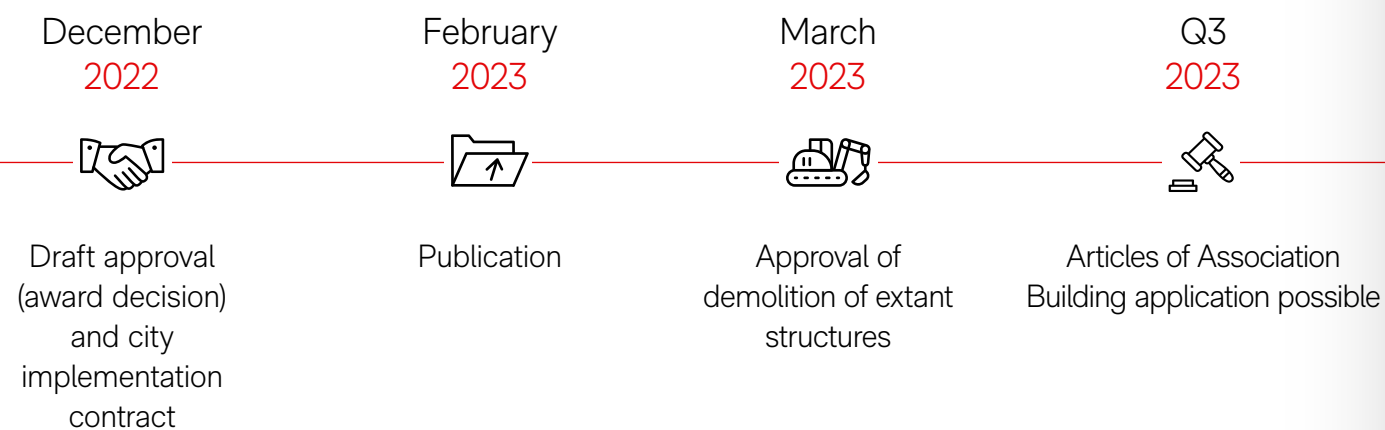
INquartier

Timeline and milestones

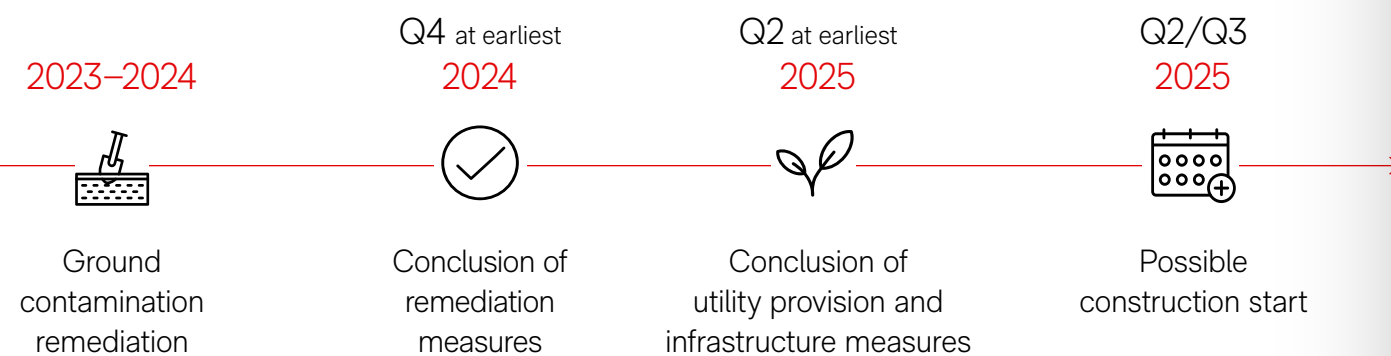
Preparatory measures



City planning process



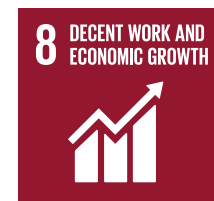
Construction measures



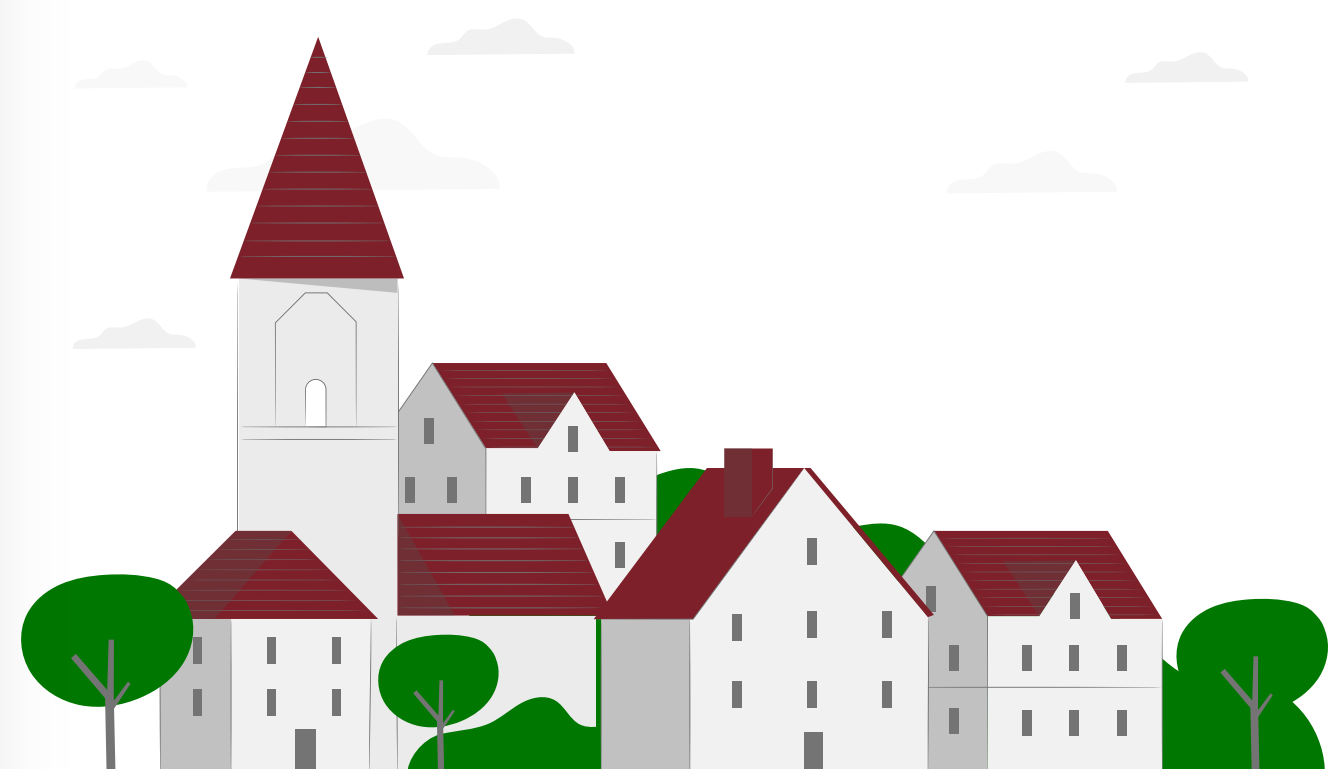
Future buildings and special features

According to the urban development concept, INquartier can have an above-ground GFA of approx. 256,000 sq m. And is to be mixed-use neighbourhood providing residential, children's daycare, nursing home, office, business, gastronomy and retail space. At 73% of the total area, the focus is on residential space, of which 70% is to be privately financed and 30% subsidised.

The basis for the development plan procedure was the design by kister scheithauer gross architekten und stadtplaner which won the urban development competition. The draft was further developed in the course of the procedure. Findings from various reports and citizen participation were also incorporated. The three listed buildings (water tower, shed roof hall, Elfinger building) and the former cinema, which is also worthy of preservation, were analysed intensively and integrated into the planning design. The resolution on the articles of association is to take place in the summer of 2023. The concept currently envisages the following mix of uses and locations in the neighbourhood.



Sustainable Development Goals (SDG) of the United Nations



INquartier

Use-mix



- Residential (privately financed) (50%)
- Residential (subsidised) (23 %)
- Commercial (office, retail, gastronomy) (19 %)
- Nursing care/senior home (4 %)
- Children's day care (2 %)
- Car park (1 %)
- Public use (1 %)

Source: kister scheithauer gross architekten und stadtplaner

Special concepts and qualities

In the context of this study, the areas in which the INquartier has special concepts and qualities that may be relevant for the planning and use of future similar neighbourhood developments are described below.



Car parking:

All necessary parking spaces, including visitor parking spaces, are located underground and do not mar the neighbourhood's appearance. Ground-level parking spaces are freely accessible and offer spaces for supra-neighbourhood services such as charging stations, parcel services or car sharing.



Attention to green spaces:

Green spaces and attractive recreation areas are central components of a neighbourhood. In addition to their social importance, they are important for micro-climatic improvement and as habitats for flora and fauna. In the case of INquartier, the existing north park could be extended in a westerly direction into the "Central Park" of the new neighbourhood, thus ensuring an urban planning compliant barrier-free connection. Social interactions are thus fostered via the break-through of the neighbourhood boundaries.



Sustainable and future-proof energy concept:

The use of fossil fuels was ruled out in the planning from the outset. The intensive examination of various possibilities for local energy generation led to the conclusion that, due to the circumstances, a predominant proportion of district heating is required. Coordination with the local supplier revealed that only a small proportion of the available district heating is generated from fossil fuels and will be completely replaced by other sources in the coming years. It can therefore be assumed that by the time the neighbourhood is completed, the district heating supply will be generated entirely without fossil fuels. Local electricity production takes place via large-scale photovoltaic systems in order to achieve operation with the lowest possible emissions. In addition, the energy supply can be supplemented by the local, building-related and use-related, deployment of air heat pumps.



Mobility concept:

The planned mobility concept is innovative and offers tailor-made measures. The primary goal here is to reduce the number of journeys. In this way, the required proof of adequacy of parking space is fulfilled and the users receive contemporary alternatives.



Certification:

As one of the first neighbourhood developments in Germany, the INquartier is aiming for DGNB neighbourhood pre-certification in platinum as the recognised benchmark for sustainability, diversity and top technological quality. This ensures, the planning requirements and guidelines for future developments are already defined today.



Climate resilience and water balance:

The redesign of a former industrial wasteland offers not only the (re)development of the area for local residents, but also the potential to reintegrate formerly completely sealed areas into the natural water cycle. On the one hand, this is done by un-sealing surfaces and creating spacious green areas, and on the other hand by the targeted seepage of collected rainwater. A well thought-out surface design protects against flooding in heavy rain and the green areas form a natural heat sink within an overheated city.



Integration of existing buildings that are listed monuments or otherwise worthy of preservation:

Existing buildings reflect the history of the location and are important for the identity of the neighbourhood. In the INquartier these are the water tower, the shed-roof hall, the former cinema and the Elfinger building. With the integration of these buildings into the district, social meeting points can be created, and an overall exciting architectural language is made possible.

Seamless transition to the scale of the surrounding architecture:

the urban design reacts to the heights of the surrounding built landscape. In particular, the small-scale and lower number of storeys towards the southern interface with the neighbourhood development is sympathetically taken into account.



Diverse building typologies and development structures:

These are the key to a mixed and flexible mix of uses. Depending on the requirements, the various urban planning approaches offer different possibilities for a qualitative implementation of the respective function.



INquartier

Experience in neighbourhood development



Visualisation of one future building scenario

Source: HH Vision GbR

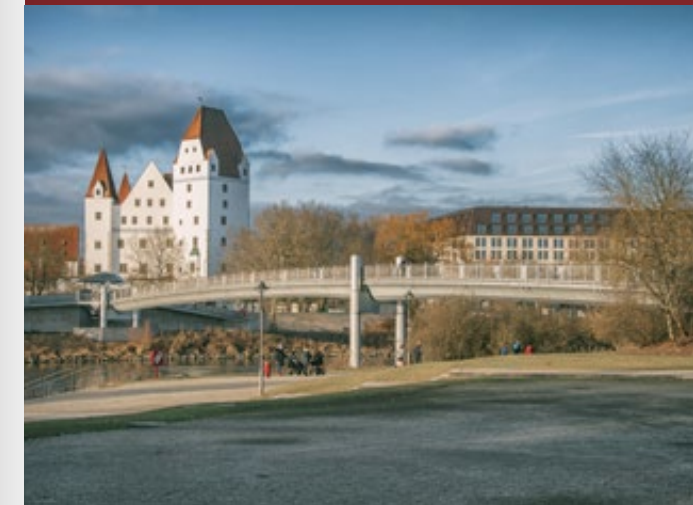
Before and during the development plan process for the INquartier, the GERCH team gained experience that was important for the development in Ingolstadt, but may also be of interest for the neighbourhood developments in general. In the course of the project, the following fields of activity required a lot of attention, where answers had to be developed that were not defined in advance.

Location and accessibility:

A needs-oriented binding of the neighbourhood with the existing infrastructure, analysed in the course of the project, leads to less resource consumption and easier urban and social integration with the surroundings. The INquartier has a system of primary and secondary access routes for motorised private and public transport, as well as for cyclists and pedestrians.

Concept:

It was important to avoid functional and social barriers, both within the neighbourhood and between it and the surrounding area. In INquartier, the focus is on residential construction, so the boundaries to the residential surroundings are dissolved. The mixture of privately financed and subsidised housing increases social diversity. Facilities such as children's day-care and nursing homes for the elderly complete the overall social structure. Commercial uses are located on the adjacent and existing traffic axes in order to create good access and to enable appropriate establishment of the location as a prestige address with striking visibility. Regarding the mix of uses, the short-distances concept is always taken into consideration.





Energy and development:

Due to the existing mix of uses with their differing operating times, there are many possibilities for a demand-oriented, sustainable energy concept. However, this must be intensively examined from the outset as part of the development process, in order to check the various available energy sources and give these due consideration during the process. The prospect, for example, of using waste-water heat, requires the early involvement of municipal utility companies. The development of the geothermal potential could be performed along with the soil remediation work which will be required in any case.

Identity:

There are four buildings on the site, which have been preserved and integrated into the planning. The listed water tower, a district landmark was sold at an early stage to a local entrepreneur who already had their headquarters on the site in the past. On the ground floor of the building, which is adjacent to the public (green) areas, a café will be built to serve as a social meeting place within the neighbourhood.

Public participation:

In the course of the urban planning competition and the development plan process, numerous citizen participation measures were implemented in order to inform the public about the project and to incorporate their concerns and suggestions into the process. In addition, in cooperation with a communications agency, a website was set up on which the procedural steps and dates were publicly displayed and studies and documents on the procedure were posted.

Communication and transparency:

Conflicts of interest are unavoidable in any development plan process. However, these can usually be solved promptly via a willingness to compromise and open communication. In addition to professional project management, it also makes sense to use communications agencies. Transparent and professional communication with the city administration, city council, political committees and the public is indispensable in this. In the case of INquartier, a great deal of attention was paid to this aspect and the approach was praised by all those involved.

Compromise:

In order not to jeopardise the joint success and the planned timeline of the project, the parties must approach each other and work out compromises. At the request of the city of Ingolstadt, the proportion of subsidised housing was increased from 20 to 30 percent during the process. This led to calculative and planning revisions as well as a change in the location and arrangement of housing construction.

Flexibility:

During the development plan process, a further building was placed under monument protection (Elfinger Building). In this sub-area, the planning and building configuration as well as the scope of necessary reports and specialist surveys had to be fundamentally revised.

Remediation of contamination:

Historically industrially-used properties are usually contaminated. With a detailed redevelopment plan, it was possible to create a coordinated framework for the necessary remediation measures for the INquartier, which will enable future use of the area with the planned functions. The requirements regarding soil-person, soil-groundwater and soil-air pathways must be fulfilled for a "healthy" neighbourhood. The redevelopment plan was very-well received by the city authorities, and a high level of cost certainty was also created for the analysis of the necessary measures.

Time frame:

The time required for an extensive neighbourhood development must be taken into account. Despite cordial and efficient cooperation from the city of Ingolstadt, the period from the purchase of the property to possible construction commencement extends over about seven years. Assuming that not all buildings are constructed in parallel, it may be assumed that the INquartier will be completed in 2030, twelve years subsequent to purchase.



GERCH



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THREE NEIGHBOURHOOD DEVELOPMENT EXPERTS HAVE THEIR SAY

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As part of this study, we conducted interviews with three experts from the fields of urban planning, urban development and neighbourhood research. In the interviews, the current trends in urban planning and development as well as concrete neighbourhood developments were discussed, with a view to the future. A key question was: How can or must we act today in order to realise “neighbourhoods of the future”?

THREE QUESTIONS FOR PROF. CHRISTA REICHER

How should we be planning now for cities 30 years in the future?

We are not planning for ourselves today, but we are setting the course for the next several generations. For the neighbourhoods of the future, this means creating an appropriate structural and social density. In principle, it is a matter of multiple internal developments: the various use-types, infrastructure, open space and mobility must be brought together in an integrative way to form a convincing alliance. This requires the highest standards for the design of buildings and open spaces with a view to the respective users. It is also important that the various socio-political goals, such as the creation of housing and ecological requirements, are not played-off against each other. Only if we succeed in reaching agreement on these issues despite their many competing aspects can we achieve the goal of "quality of life for all".

Which planning instruments can pave the way for successful neighbourhoods?

The Charter of Athens celebrates its 90th anniversary in 2023. Should this be celebrated or mourned? Of course, the respective contexts in which urban development models are developed

must be taken into account. For example, the Athens Charter with its concern for segregation of functions declared war on the catastrophic housing conditions resulting from industrialisation. But in the post-war period, the charter as a dogmatic model was destructive for our inner cities. There are plenty of new guiding principles: With the New Leipzig Charter or the 15-minute city, other planning accents are set. As long as these are not dogmatically applied as a maxim for action, but leave room for local conditions, they open up good future opportunities for our cities. The 15-minute city, in particular, offers an attractive image for urban development. Broken down to a 5-minute neighbourhood level, it reflects good supply, short distances and a lively mix of uses. What seems almost self-evident in theoretical discourse, however, must also be implemented in reality. It is important for a successful planning and implementation process, that informal strategies and instruments are applied which, in addition to the formal instruments of urban land use planning, take into account deficits and needs and develop ideas of possible futures for the local people – people are the measure of all things.

What are the most important steps for the private real estate industry in developing successful neighbourhoods?

The real estate industry must commit itself to pursuing the most ambitious goals possible for neighbourhood development. This can only be achieved in close cooperation with public institutions. This is because the latter set the framework conditions, set planning law and can thus act as pilots for quality. There is often a mistrust between private and public actors. Whereas, they need each other here. An appropriate process structure that relies on communication, feedback loops and customisation options in the often-long planning and implementation phase is essential. If courageous politicians, the administration with its expertise and ambitious real estate developers pull together, then we are on the right track to innovative and liveable neighbourhoods.

/// EXPERT IN URBAN DESIGN AND URBAN PLANNING ///

Holder of the Chair of Urban Planning and Design at RWTH Aachen University as well as founder and managing partner of the RHA REICHER HAASE ASSOZIIERTE planning office based in Aachen and Dortmund

Prof. Christa Reicher

RWTH Aachen

Source: Michael Kitenge

THREE QUESTIONS FOR DR. MARION KLEMME

What can be taken over from the 15-minute city guiding principle for neighbourhood development?

The 15-minute city is a helpful narrative. This is not aimed at expanding routes, but at saving time. This adds value, an increase in quality of life is communicated. However, our working world is functionally differentiated and spatially decentralised. Not all types of jobs, supply provisions or leisure activities can be available in every neighbourhood. Cultural amenities such as museums or theatres in particular need a larger catchment area. Nevertheless, the 5-minute neighbourhood offers a good approach to reducing travel costs and focusing on pedestrian traffic and sustainable mobility.

EXPERT ON URBAN DEVELOPMENT AND THEY CITY OF THE FUTURE

Head of Department "Urban Development" at the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) in Bonn

Dr. Marion Klemme

BBSR

What are the consequences for the "urban neighbourhood of the future"?

No one can say today what cities will look like in 30 years. The imponderables are currently very large. This makes it all the more important to be able to deal with a certain degree of uncertainty in planning. Flexibility, adaptability and resilience are required. And it is very important that there is less new construction and, instead, more refurbishment of existing buildings, with climate-friendly building materials. When new construction is realised, it should be with a clear focus on quality. It is also important to learn from the mistakes of the past, for example to better equip currently monofunctional single-family housing estates or isolated large housing estates on the outskirts of cities for the future via a new mix of uses.

Against the background of the lack of available space, large plots of land can no longer be planned on only a monothematic basis. The keyword here is multi-coding: The area (especially green and open space) is coded for various themes, uses and challenges – in other words, it is used multiple ways. For example, a floodplain can also serve as a green space and water infiltration area, where games and leisure activities can also be carried out on a daily basis.

What are the most important steps for the private real estate industry in developing successful neighbourhoods?

Until recently, it was possible to develop and sell quickly. This logic has now changed with rising interest rates. Developers need to think more integratively in order to successfully market their projects. The real estate industry must be aware of its responsibility for the city, society, the climate and the future of living spaces. What is built today must last for decades. The more integrated the view of different requirements and actors' interests, the more successful a neighbourhood can become. In addition, you need strong partners. The real estate industry must pull together with the planning institutions and local actors. To achieve this, it is important to highlight the common goals.

THREE QUESTIONS FOR DR. OLAF SCHNUR

How do you assess the diverse definition landscape of neighbourhoods and what does your approach to “fuzzy” neighbourhoods encompass?

The world of neighbourhoods is colourful – and each neighbourhood is its own microcosm. The view can therefore only be multi-perspective, i.e. the public sector, urban planning, architecture, the real estate industry and the local community all have a different view of one and the same neighbourhood. There are also many definitions in science – that’s a good thing and a pragmatic approach to dealing with the diversity of phenomena. However, it is important that the current state of research is not simply ignored arbitrarily. This includes, among other things, that the neighbourhood also represents a social construct. Individuals, and also different social groups, which through their activities each create neighbourhood realities of their own with varying meanings, expectations, symbolisms and demarcations. The contents and boundaries are thus blurred, i.e. fuzzy. And that, of course, is relevant to planning.

What is the significance of social capital for living together in the neighbourhood?

Quite a lot – that can’t be overestimated. Under social capital we understand the

benefits that each and every individual, but also the community as a whole, can generate via social relationships. It is about the social cohesion of a society and the associated positive side effects such as trust, participation, cooperation and reliability. This has something to do with neighbourhood, social activities and networks in the neighbourhood. And it not only applies to the residents, but to all users. In the best case, social conflicts are lower, the local ties and mindfulness in the neighbourhood are higher and consequently costs are lower, for example due to the absence of vandalism.

The crucial question is how social capital is generated. There is no blueprint for this. The environment, local needs, residents and users must be taken into consideration. For example, people need common spaces that can be used flexibly. There is a need for meeting places. The open spaces should offer a high quality of stay. Places like cafés, sports fields, and playgrounds are helpful. It is also important how the ground floors of buildings are handled. They should be active ground floors that invite use, that are transparent to a certain extent and not isolated. And: Networks do not always work by themselves, especially in heterogeneous neighbourhoods, which is why support from the community work department, for example, is often important.

What are the most important steps for the private real estate industry in developing successful neighbourhoods?

The three most important things are: First, to create and promote social capital. At the professional, planning level, this means good communications and cooperation with all relevant stakeholders and at the life-world level, the promotion of good neighbours and social networks. Secondly, integrate neighbourhoods into their surroundings. Neighbourhoods should open up to the surrounding urban space – this has structural and social components. The theoretical “fuzzy approach” has one of its practical applications here. Thirdly, create quality in planning. This includes process itself, as well as dealing with the various actors in the sense of comprehensive co-production including the involvement of civil society and the perspective of sustainability as an objective. The EU taxonomy in particular is likely to be central here and influence future value development.

NEIGHBOURHOOD DEVELOPMENT RESEARCH EXPERT

Head of Research
vhw Federal Association for Housing and
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Dr. Olaf Schnur

**vhw Bundesverband
für Wohnen und Stadtentwicklung e.V.**

THE NEIGHBOURHOOD DEVELOPMENT REAL ESTATE MARKET

FACTS AND FIGURES

New neighbourhoods and neighbourhood developments offer advantages that investors also appreciate. This applies to both residential and commercial real estate. From an investor's perspective, a mix of uses as a central criterion of a neighbourhood means risk diversification. In the following, we take a look at the neighbourhood real estate market, more precisely, office take-up in neighbourhoods and the development of the investment market in this segment.

As a rule, neighbourhoods are recorded in the statistics as "mixed-use", but individual neighbourhood properties in

their separate respective use categories. It would be much more appropriate to speak of a "specific investment product" comprising various property use-types (asset classes). Their small contribution to the total commercial real estate transaction volume does not diminish the attractiveness of neighbourhoods as an investment product. A product developed from an urban planning perspective (i.e. the neighbourhood) is able to attract high capital flows and at the same time contributes to the sustainable transformation of our cities in terms of ESG. This fulfils the investment criteria of almost all institutional investors.

METHODOLOGY

Office take-up in neighbourhoods in the German top-5 markets (Berlin, Düsseldorf, Frankfurt, Hamburg and Munich) was examined. As of the end of 2022, there were around 170 new neighbourhoods in the top-5 markets fulfilling the definition given on page 8, with at least three building use-types.

For the **investment market**, we have taken into account not only "en bloc" sales, but also individual or partial sales of real estate in a new neighbourhood. Commercial use types in the top-7 markets (Berlin, Düsseldorf, Frankfurt, Hamburg, Munich, Cologne and Stuttgart) were analysed. As of the end of 2022, there were around 200 new neighbourhoods in the top-7 markets which fulfil the criteria of the definition.

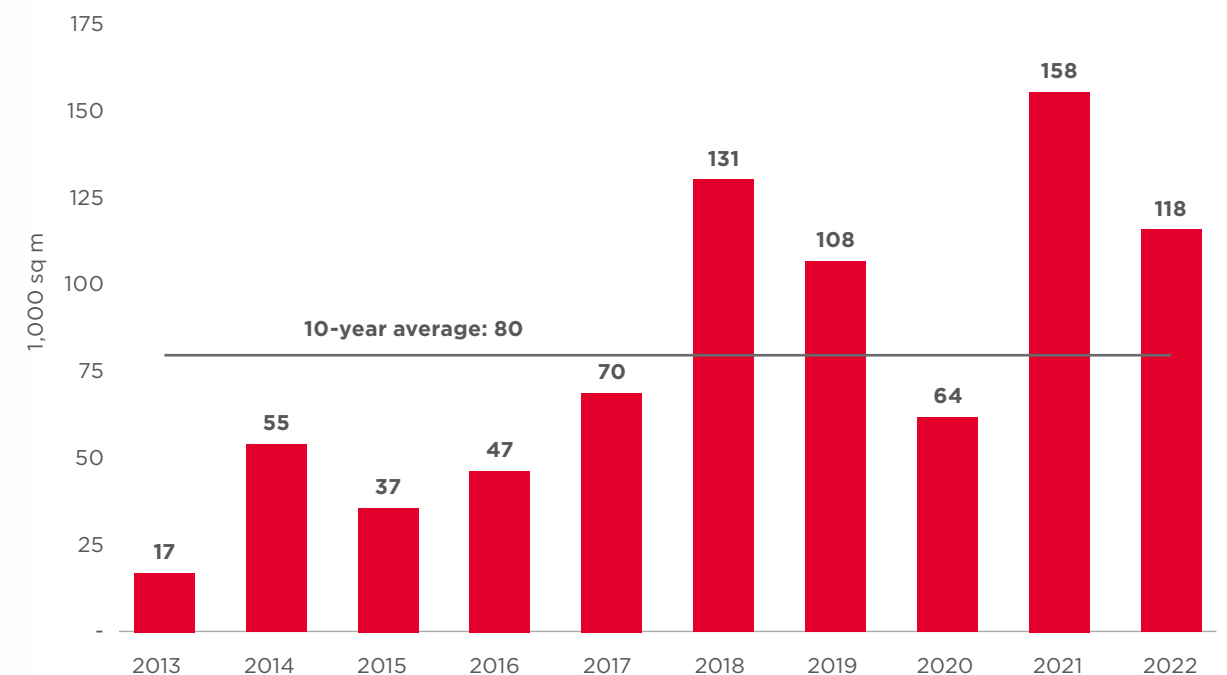
These analyses are based on bulwiengesa's own research and results regarding neighbourhood developments over the last 15-20 years.



Office take-up in neighbourhoods

Companies prefer to lease office space in a good location with good infrastructure and accessibility, and with local supply amenities in the immediate vicinity. These are characteristics that are often present in new neighbourhoods. But to what extent do the advantages of a neighbourhood affect the leasing decisions of occupiers?

Development of office take-up in neighbourhoods in the top-5 markets

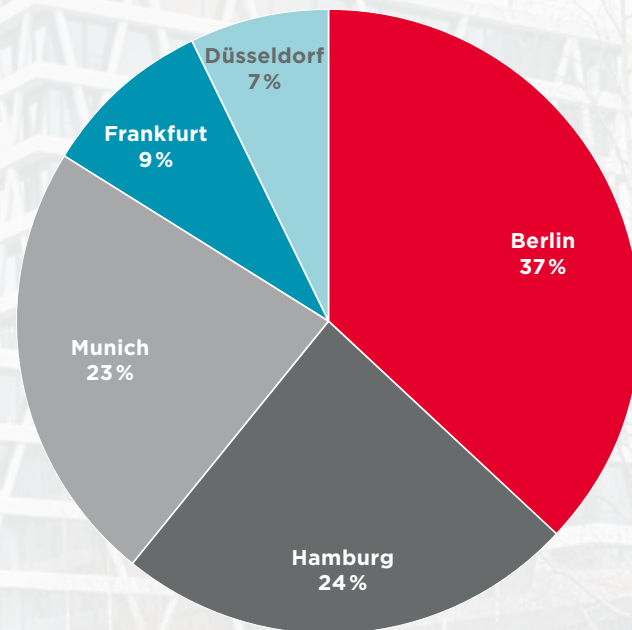


Source: Cushman & Wakefield Research

Office take-up within neighbourhoods has risen in waves over the past ten years. On a 10-year average, 80,000 sq m of office space in neighbourhoods in the top-5 markets was leased or assigned to owner-occupiers. Since 2013, take-up has increased from less than 20,000 sq m to around 130,000 sq m in 2018. The year 2019 was also at a high level, some 110,000 sq m. At the same time, the proportional contribution of neighbourhood leases to total office take-up has risen: from one-to-two per cent in 2013 to three-to-four per cent in 2018 and 2019. Despite the still small proportion, the absolute growth is remarkable.

In line with the overall weakening of leasing momentum with the onset of the Covid

pandemic in 2020, leasing of properties in new neighbourhoods also declined; to only 64,000 sq m in 2020. In the following two years, however, this trough was left behind and take-up grew to around 160,000 sq m in 2021, due to the large-scale leasing of around 45,000 sq m by the German Patent and Trademark Office in the "Pandion Soul" development in Munich's Werksviertel. In 2022 as a whole, take-up reached a good 120,000 sq m. The share of sales in neighbourhoods compared to the market as a whole rose to four-to-six percent. Berlin accounted for more than a third of new neighbourhood office take-up between 2013 and 2022 - followed by Hamburg and Munich.

Office take-up in neighbourhoods in the top-5 markets**2013-2022***Source: Cushman & Wakefield Research*

This positive development in office take-up in new neighbourhoods can be seen as an indication that office users appreciate the advantages of a neighbourhood and consciously base their leasing decisions accordingly. However, it is important to note that the take-up in neighbourhoods depends heavily on the respective space supply. This means that the more neighbourhoods are developed, the more likely there will be lettings in them.

The increase in take-up of the past ten years can therefore be traced back to various causes: Firstly, more new neighbourhoods have been developed, secondly, users are increasingly recognising the advantages of neighbourhoods and accordingly leasing there, and thirdly, economic developments have had a positive influence on office take-up. Until 2019, there were strong increases, followed by a slump due to the Covid pandemic, and since then the recovery.

BENEFITS AND RECOMMENDATIONS FOR OFFICE USERS

Due to their spatial compactness, neighbourhoods offer a high level of attractiveness and many advantages for office users: the mix of uses, utilities, public space and green spaces, transport links and short distances within the neighbourhood. Proximity to other companies or organisations can simplify networking as well as possible cooperation or subcontracting. Some users also have rental criteria such as special services or services in the immediate vicinity. For many office users, the property's ESG compliance is an important selection criterion: From an "E-point of view", these include: availability of car-sharing stations, e-charging stations and the supply of renewable energies – from an "S-point of view", for example, catering and service infrastructure. The catch-up and need for change on the part of office users after the pandemic triggered a "run" on quality, that is, on property and location quality, but also on the environment and quality of supply amenities. These are exactly the advantages that neighbourhoods offer and which can convince employees to return to the office.

In the context of renting in neighbourhoods, challenges for office users must also be taken into account. The possible monument protection status of existing buildings can restrict user-side planning of the areas. In the case of neighbourhood developments, the various individual buildings and outdoor facilities are often completed with a time delay. Thus, the overall completion may not yet have taken place by the date occupancy begins.

Even if not every office user can rent space in a neighbourhood because there are simply not enough of them, our recommendation is to take neighbourhoods into consideration when seeking space. This is all the more true for central locations within established office submarkets. The number of neighbourhoods will continue to grow. As a result, the supply of office space in this segment is growing and user demand is in line with this. Accordingly, we expect the letting situation in neighbourhoods to remain positive.

LUISA ROTTHAUS

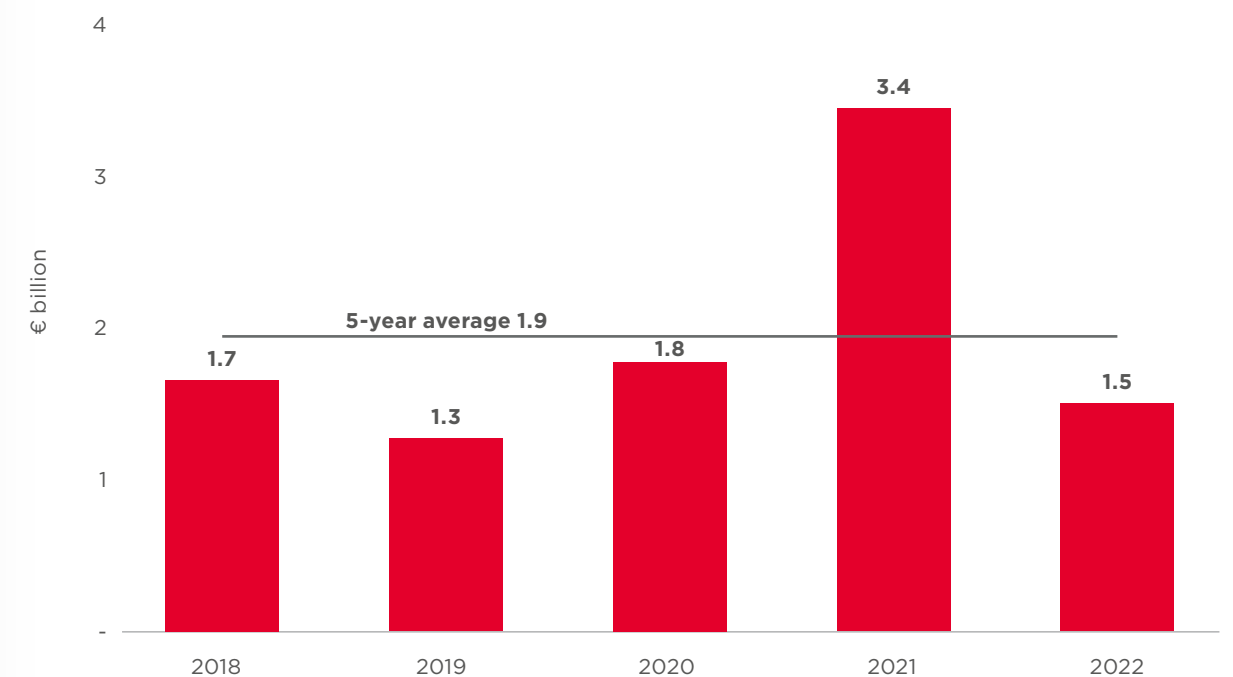
Head of Düsseldorf Branch, Cushman & Wakefield

INVESTORS HAVE RECOGNISED THE POTENTIAL OF NEIGHBOURHOOD DEVELOPMENTS OVER THE LAST TEN YEARS

Neighbourhood real estate investment market

In recent years, investors have recognised the potential of neighbourhood developments and have increasingly included them in their purchase profiles. The diversification of the functional and user structure suggests a lower risk of loss of earnings. During the Covid pandemic, investor demand for residential and food-oriented retail properties, which are typical of neighbourhoods and have proven to be a crisis-resistant use-type during the pandemic, increased.

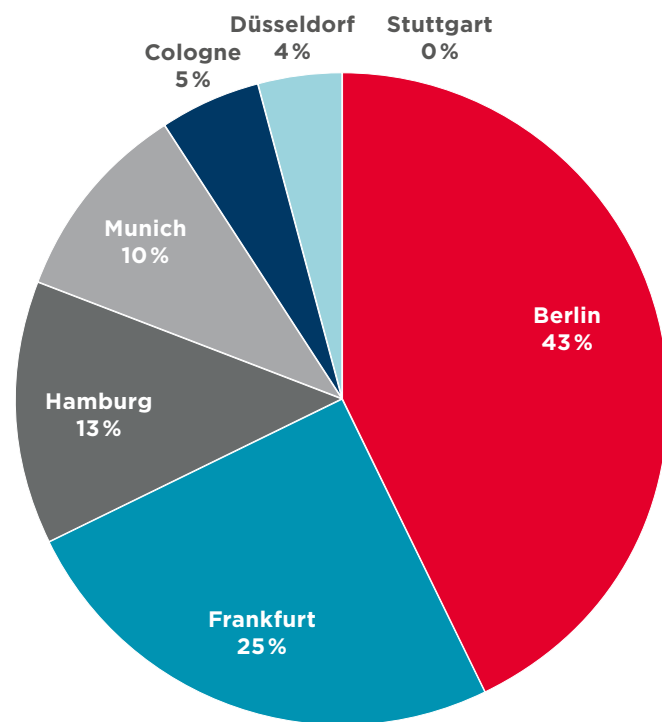
Neighbourhood real estate transaction volume in the top-7 markets



Source: Cushman & Wakefield Research

The mixture of risk diversification, expected returns and a lack of attractive investment opportunities within the classic use types during the low-interest phase has led investors to turn their attention to niche products such as new neighbourhood properties. The transaction volume for neighbourhood properties in the top-7 markets has remained largely stable over the past five years, contributing some three-to-six percent of the total. The sales of the FÜRST in Berlin and parts of the FOUR development project in Frankfurt caused a spike in 2021 and raised the proportion to ten percent. Without these two large-volume sales, the transaction volume would have remained below the €1 billion mark.

Since the beginning of 2022, the German real estate investment market has changed drastically due to rising interest rates – and with it the financing environment. Investment momentum slowed significantly from the second quarter of 2022. Nevertheless, the transaction volume for neighbourhood properties was comparable to those of previous years – with the exception of 2021. Over the past five years, an average of 1.9 billion euros has been invested annually in neighbourhoods or neighbourhood properties. Among the top-7 markets, Berlin accounted for half of the transaction volume for neighbourhoods in the years 2018 to 2022. Hamburg and Munich follow in second and third place in the ranking.

Transaction volume in neighbourhoods in the top-7 markets**2018-2022**

Source: Cushman & Wakefield Research

Of course, in the analysis of neighbourhood real estate transactions, the following also applies: A growing supply due to increasing numbers of neighbourhood developments increases the potential transaction volume for this segment. It remains to be seen whether and when neighbourhoods will become established as an independent asset class in their own right.



BENEFITS AND RECOMMENDATIONS FOR INVESTORS

The described advantages of new neighbourhoods for office users also have benefits for investors and owners. But it goes beyond the equation of "satisfied user = satisfied owner". Here, too, the mix of uses is of central importance. In the case of neighbourhoods, *ceteris paribus*, it can be assumed that there will be a more stable, granular, cash flow, a lower risk of loss of earnings due to multi-tenant structures, better re-letting prospects and more long-term potential for value appreciation than in the case of real estate, whose cash flow is primarily generated from a single type of use. While apartments mainly secure short- to medium-term income due to their fluctuation rate, office, retail or hotel space is primarily responsible for the long-term earnings component.

Neighbourhood properties as "en bloc" sales are particularly attractive due to their diversification and low risk of loss of earnings. This is ideal for investors who are convinced of the location and concept and want to invest large amounts of capital. However, investments in individual properties within a neighbourhood are no less attractive. Here, the neighbourhood's mix of uses and synergy effects act as positive externalities. Depending on the parcelling and division of the property, neighbourhoods offer the investor a high degree of flexibility for later sales: the exit can take place en bloc or at individual property level. In addition, the neighbourhood investor has the opportunity to reposition individual buildings more easily with regard to the types of use and to leverage development potential accordingly.

However, there are also a number of risks and requirements that must be taken into account when investing in neighbourhoods: The development risk is high due to the large investment volume. Neighbourhoods in smaller cities could fall outside the investment profiles of some investors if they have an investment limit for such locations. The pre-letting rate is often different for different types of use. Financing banks could take a critical view of this. In the case of individual sales of neighbourhood properties, mutual obligations are required to ensure that new owners continue to invest in quality, in the interests of the entire neighbourhood, and do not act as freeloaders. In such cases, there would be negative external effects. It should be noted that the mix of uses can mean a higher effort is required of asset management. In addition, in the event of a partition of the real estate, the neighbourhood management must be strongly contractually ensured.

In the current market environment with rising interest rates and an unfinished price discovery phase in the market, large volume transactions have become more difficult. Risk is priced-in at a higher level, capital has already become more expensive and, as a result, the potential buyer group is shrinking. Nevertheless, our recommendation for investors is to examine the possibility of purchasing neighbourhoods as a matter of principle. High prices due to the size can be raised through joint ventures if necessary. Once the current volatile market phase has stabilised, neighbourhoods will continue to play to their strengths as an investment product. This is especially true for long-term investors and those who pay attention to ESG compliance.

SIMON JESCHIORO

Head of Investment Advisory, Cushman & Wakefield

SUMMARY

Neighbourhood developments - trailblazing future cities and real estate markets

New neighbourhood developments fit into the current debate on sustainable urban development, they provide space for megatrends, alleviate urban settlement pressure, are a solution for conversion areas and are highly popular with users and investors. The interviews with new neighbourhood development experts highlighted these and other benefits of neighbourhoods.

In the first part of this study on the goals and success factors of neighbourhoods, there were many normative statements. We need these stipulations to address the challenges we face. It depends on the contribution of many actors: the (city) administration, the developers and investors, the users, as well as the building qualities and plans that are concretely implemented. In the INquartier, we are able to provide you with an example in which a sustainability approach is being pursued.

The task of the developer is to find the economically optimal solution based on the planning law requirements, which also include citizen participation - and in doing so, to take into consideration and exploit the guard rails of the planning law which applies, as well as possible leeway via dialogue with the city administration. In addition to planning law, the public authorities often stipulate further requirements in terms of content, for example in an urban development contract. In this, certain (social) uses or infrastructure are specified to the developer as a building obligation. In the residential sector in particular, the regulations are increasing, including a certain proportion of publicly subsidised or rent-controlled housing. An architectural competition can also be made mandatory in order to achieve a higher level of structural and conceptual quality. All of this adds to the effort required from the developer, but it is also what strengthens and defines a neighbourhood. From an ESG compliance perspective, many such specifications fall under the "S". As stated in the chapter on goals, the key is to harmonise the potentially divergent goals of the stakeholders. This requires communication and trust, which is part of the "G" of ESG compliance.

In the current investment market environment, en bloc sales of neighbourhoods are challenging due to the high investment volume. This is especially true for neighbourhoods in peripheral locations with a significant proportion of office space. It is easier to sell individual properties or building sites within a neighbourhood. The advantages of the neighbourhood as an investment product will remain and continue to be highly attractive.

Taking into account the goals and success factors of neighbourhoods, their potential is far from exhausted. The aforementioned megatrends will strengthen neighbourhoods further and, from the perspective of the real estate industry, the attractiveness of neighbourhoods will continue. The great strength of neighbourhoods is the broad consideration of ESG concerns they afford. When new neighbourhoods are developed, the focus should be towards urban renewal with redevelopment approaches - and on urban expansion only sporadically where there is strong

settlement pressure, and then only with good integration and transport connections.

Urban development has always been a mammoth task and is integrated into the context of the respective social and political developments. Let's use new neighbourhood developments as an important piece of the puzzle of sustainable urban development, that is, development for the future - so they show the way forward to the future of both the city and the real estate market.



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