

Hochschule Niederrhein
University of Applied Sciences



NIERS

Institut für Regional-
und Strukturforschung
Institute for Regional-
and Structural Research

A MASTERPLAN FOR URBAN RESURGENCE

**THE CASE OF MÖNCHENGLADBACH, GERMANY
(2008 – 2019)**

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PS17 Historical Roots of Regional Performance

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1. Introduction and Research Questions

*“Expectations, **visions** and conventions are key to analyze in future research on **new path development**. (...) How do they influence new path development?”*

(Hassink et al., 2019, p. 7)

*“For almost as long as we have had cities, we have predictions of their decline and, for almost as long ..., we have had **prophecies of resurgence**.”*

(Storper & Manville, 2006, p. 1269)

- Is an urban masterplan – the formulation of a common vision - a suitable tool to trigger a resurgence process?
- What are reliable signs of a resurgence and how do they reflect in economic indicators?

2. Theoretical Background

- **Resurgence** is described as ...
 - ... a collaborative effort, “a multi-actor construction” (Grillitsch & Sotarauta, 2019, 5)
 - ... an ongoing process dealing with the mobilization, coordination and promotion of new paths (MacKinnon et al., 2019)
 - ... which highlights the importance of **place-based leadership** ...
 - ... orchestrating agents and their actions
 - ... encompasses actions aiming at the transformation of places via the integration of competencies, powers and resources (Grillitsch & Sotarauta, 2019, 5)
- Conceptual access:
 - Organising Capacity (van den Berg et al., 1997)
 - Trinity of Change Agency (Grillitsch & Sotarauta, 2019)
 - Corporate Urban Responsibility (Albers & Hartenstein, 2017)
- Measurement of Resurgence based on the “urban health” concept by Glaeser & Gottlieb (2006)

3. Research Design and Methodology

- Exploratory single case study design
- Selection of the case study „Masterplan MG 3.0 in Mönchengladbach“ due to ...
 - ... the project’s idiosyncrasy: supra-regional role model function and public attention
 - ... the city’s comparability: Mönchengladbach as a typical old industrial city in decline or rather stagnation (in recent years)
- Scope: the masterplan process itself, its perceived consequences within the city boundaries and a quantitative assessment of the effects on urban development over the last 15 years by a set of economic indicators
- Analysis based on desktop-research of documentation and archive material, as well as statistical time-series analysis of quantitative data

3. Case Study Findings

Background Mönchengladbach

- Located in the West of Germany (Federal State of Northrhine-Westphalia)
- Important regional centre with approx. 261.000 inhabitants
- Textile tradition dating back to the 16th century
 - From 1900 to 1910 Mönchengladbach was described as the “Rhenish Manchester” marking the top of its economic prosperity.
 - Globalization triggered decline of textile and clothing industry in Germany and further Western European countries (1950s/1960s), marking the beginning of structural change processes



3. Case Study Findings

Masterplan MG 3.0 – catalyst of urban development?

Project MG 3.0 (2008 – 2019)

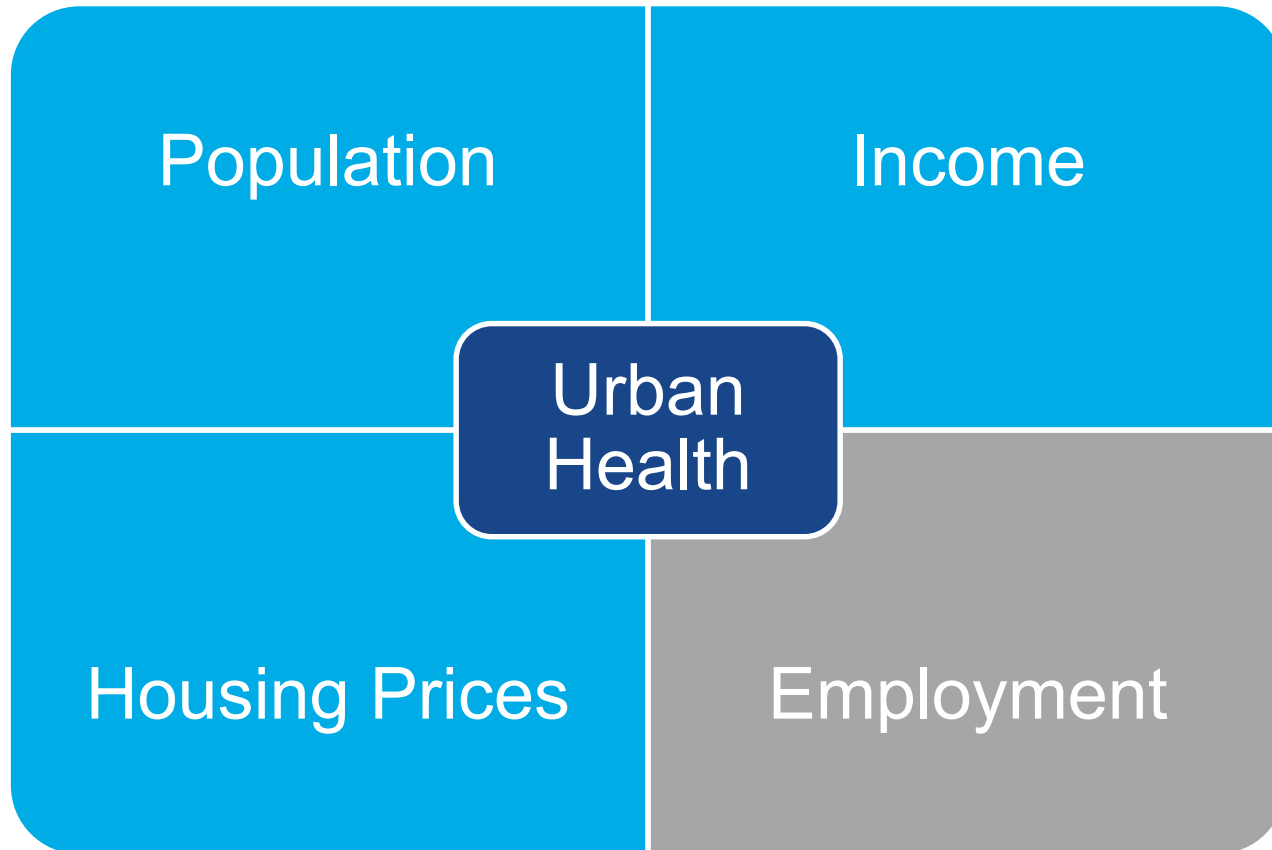
- a bottom-up citizens' initiative initiated by the city's architecture association
- objective: new ideas for the city development & vision showing the city's potential

Effects

- Private-sector financing of an urban masterplan worth > 500.000 €
- Elaboration of a (common) vision for Mönchengladbach's urban development – strengthening of a multi-actor network - fresh impetus for a new atmosphere of departure
- Marketing tool to attract (external) investments and companies
- Adaptation into the official city development strategy, which provides for its continuity and implementation of urban planning ideas
- Role model for further citizen participation procedures

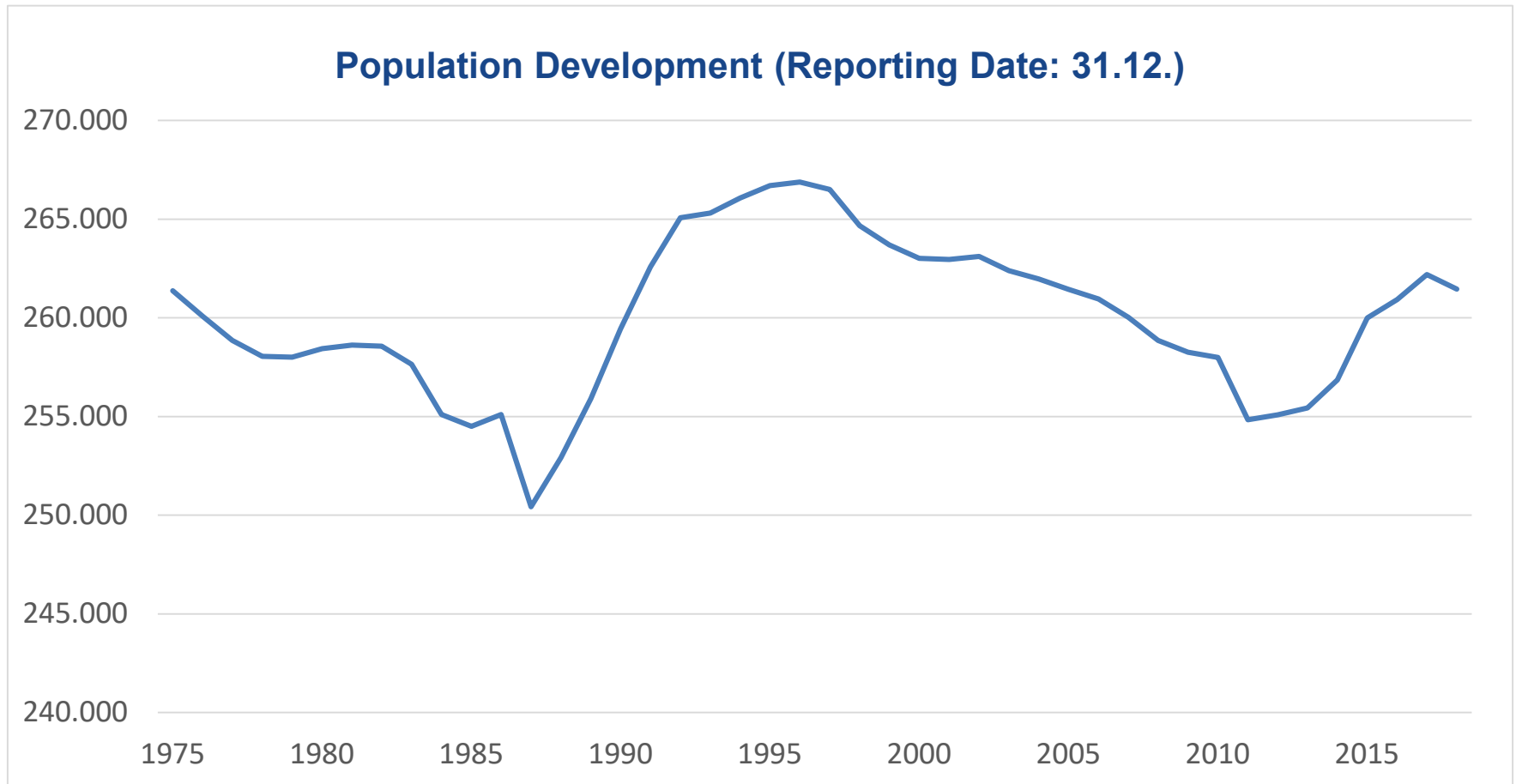
3. Case Study Findings

Grey zone of resurgence – evidence in economic data?



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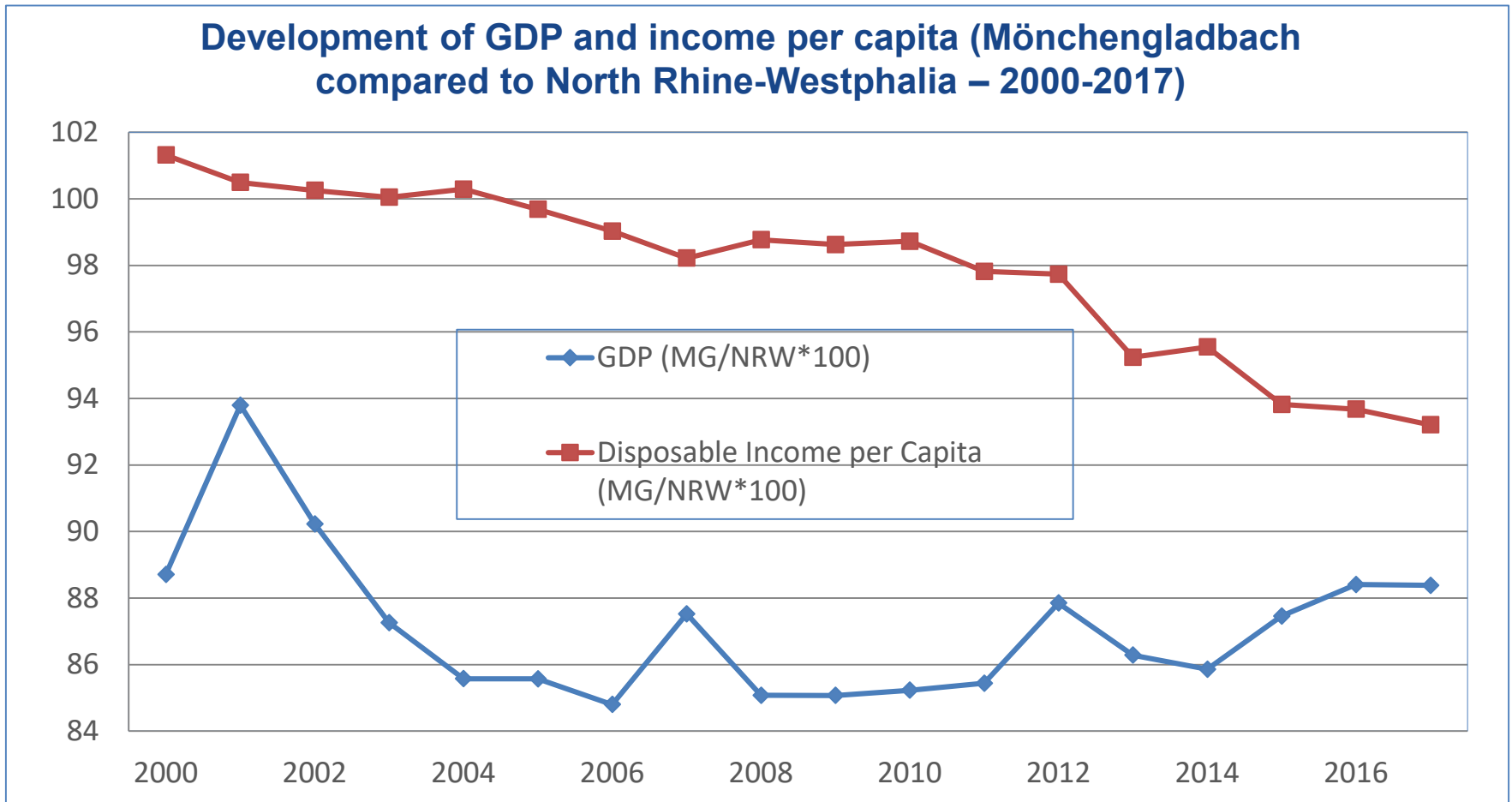
Grey zone of resurgence – evidence in economic data?



Source: Landesdatenbank NRW (IT.NRW 2019)

3. Case Study Findings

Grey zone of resurgence – evidence in economic data?

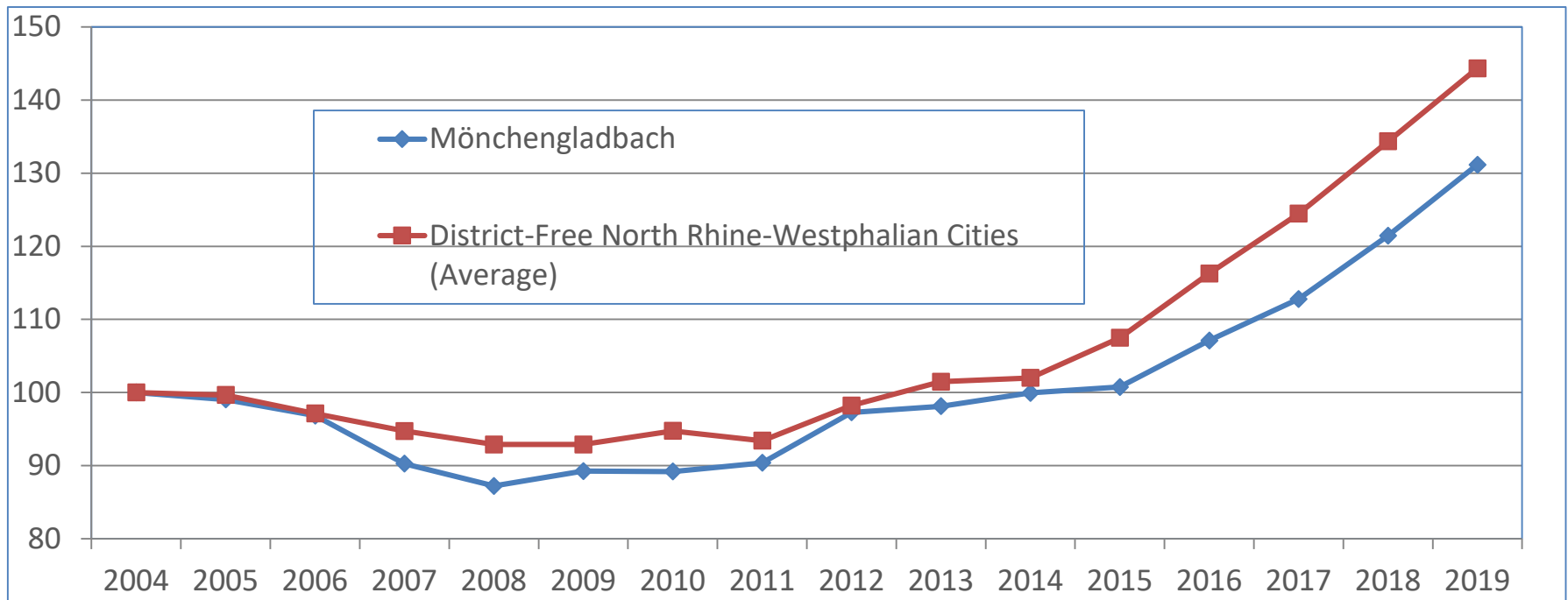


Source: Landesdatenbank NRW (IT.NRW 2019)

3. Case Study Findings

Grey zone of resurgence – evidence in economic data?

**Development of purchase prices for one- and two-family houses
(Mönchengladbach compared to the average of district-free North Rhine-
Westphalian cities – 2004-2019)**



Source: empirica ag

3. Case Study Findings

Grey zone of resurgence – evidence in economic data?

Employment Development in Selected Sectors for Mönchengladbach and North Rhine-Westphalia (indexed to 100 over the period 2010-2017)

		2010	2011	2012	2013	2014	2015	2016	2017
Total Employment	MG	100,0	101,8	102,8	104,1	106,3	109,8	111,4	114,4
	NRW	100,0	102,5	104,3	105,3	106,9	108,9	111,4	113,9
	Dev. Gap (%)	0,0	-0,7	-1,4	-1,1	-0,5	0,8	0,0	0,4
Manufacturing Industry	MG	100,0	97,9	97,6	96,3	96,6	95,9	95,1	95,4
	NRW	100,0	101,8	102,9	102,9	103,3	103,9	104,6	104,6
	Dev. Gap (%)	0,0	-3,8	-5,2	-6,4	-6,5	-7,7	-9,0	-8,8
Tertiary Sector	MG	100,0	103,6	104,7	106,5	109,4	114,4	116,6	120,3
	NRW	100,0	102,8	105,0	106,5	108,6	111,4	114,6	117,9
	Dev. Gap (%)	0,0	0,8	-0,2	0,0	0,7	2,6	1,7	2,0

Source: Landesdatenbank NRW (IT.NRW 2019)

4. Summary

- Case study reveals:
 - Importance of place-based leadership in developing an overarching vision on how to shape urban resurgence, including the greatest possible number of actors
 - Driving force of the business community, which is not limited to its financial resources but is also highly related to its hands-on entrepreneurial spirit
 - Positive effects of masterplan
 - Private-sector financing of an urban masterplan
 - Elaboration of a (common) vision for urban development – strengthening of a multi-actor network - fresh impetus for a new atmosphere of departure
 - Marketing tool to attract (external) investments and companies
 - Continuity and implementation of urban planning ideas via adaptation into the official city development strategy
 - Role model for further citizen participation procedures
 - Concept of "urban health" provides some indications of resurgence, additional indicator "employment" allows further insight and provides a more differentiated analysis

5. Further Research Ideas

- A continuous and more in depth quantitative analysis of Mönchengladbach's economic developments – perhaps including further indicators
- Focus on the actors involved in resurgence processes
 - actors' motives and obstacles
 - possibilities to encourage them to try new solutions
 - role of the business community and non-firm actors
 - successful structures of collaboration
 - active support of such processes by policy makers

Thank You for Your Interest!

Do you have
questions?

Pending publication in Special Issue “Urban Resurgence in European Cities” in Journal of Regional Science, Policy and Practice (RSPP) – happy to provide paper for personal use

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