

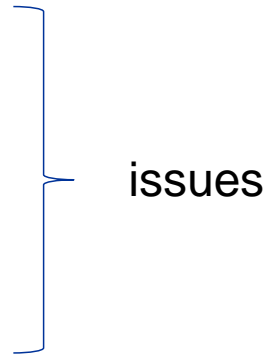
PotentialBalancer.District

Assessment tool for
Economic effects of Urban District Development

28th of October 2016, Freiburg
LOCAL RENEWABLES CONFERENCE 2016 Plenary 3
Smart Cities: Governance challenge or business model
for local renewables in smart cities

Company profile

- Germany based (Weimar and Leipzig)
- independent and interdisciplinary consulting and research
- ... around reliable and economic infrastructure
- ... focussed on
 - economic
 - strategic
 - economic-technical
 - organisational
 - interdisciplinary
- ...for our main clients
 - public administrations,
 - research institutions and
 - companies providing public services



**German
Infrastructure
Management
Consultant**



➔ National and international projects, 98% public-sector clients,
More than EUR 11 billion accompanied project volume

Smart City Project Graz - Vision and Introduction

National funding by the Climate and Energy Foundation



THE CONSORTIUM

13 national and international partners are taking part in the first Smart City Graz project.



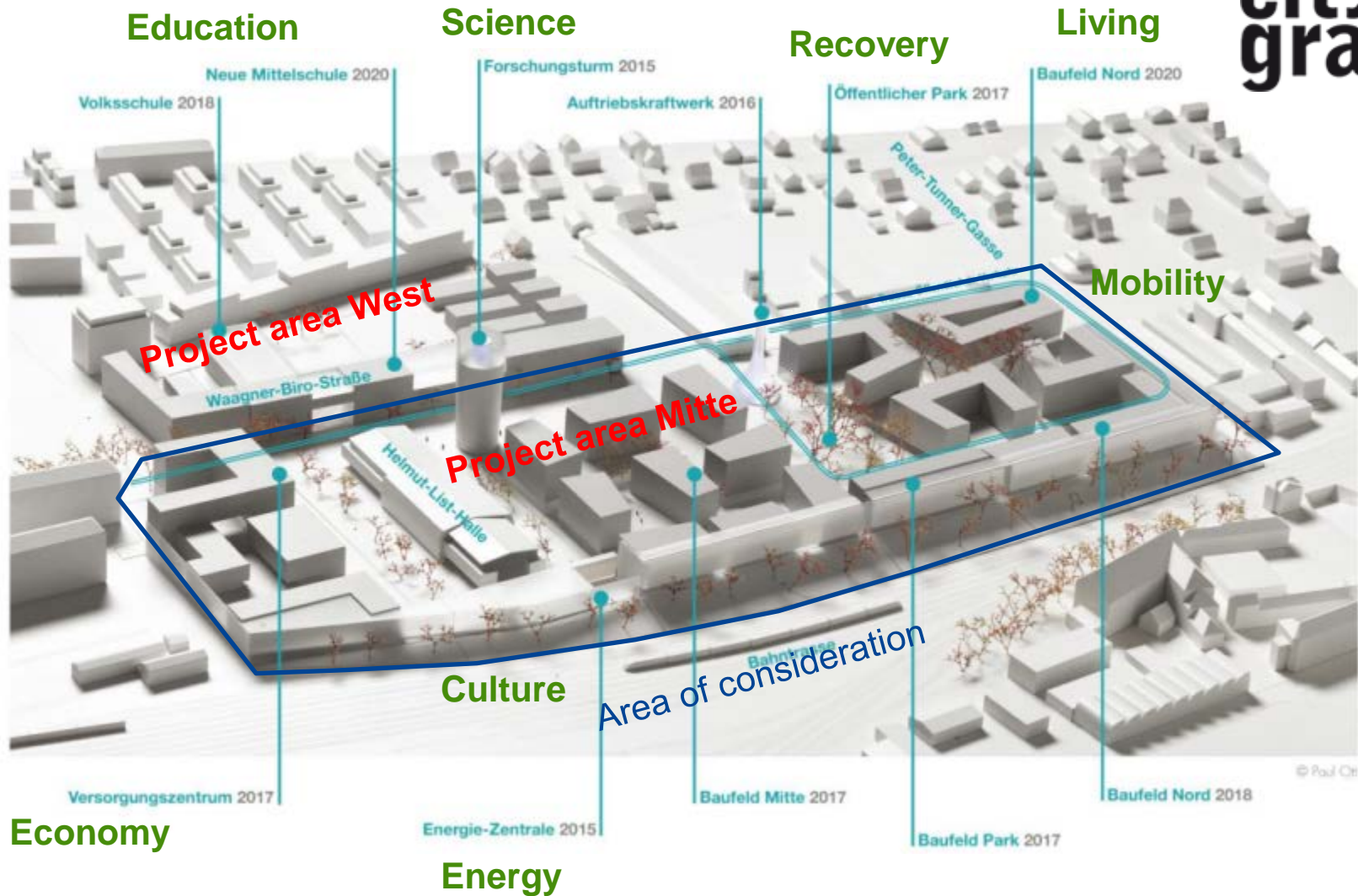
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KEY FEATURES

- Currently the only Smart City flagship project in Austria
- Realizing the first local energy network
- Implementing Grätzel cell technology in building facades
- Meeting Smart City goals through PPP contracts in the energy, mobility, building technology and public space sectors
- Accompanying city district management to involve all actors

Smart City Project Graz – District (Wagner-Biro-Straße in Graz West)

smart city graz



... Main questions

How can the different **individual objectives** be balanced ?

City of GRAZ

Complex target system for urban Development consisting of:

- ecological
- social and
- **economic** objectives.

Land Owner / INVESTOR

Target system consisting of primarily:

- **economic** objectives with increasing focus on
- environmental, social, ethical objectives

Full use of building land

What **economic effects** are arising from the planning options ?

Which urban land-use planning option

- fulfils best the **objectives of the city**

and at the same time

- enables the investor for an **economically**

sustainable development ?



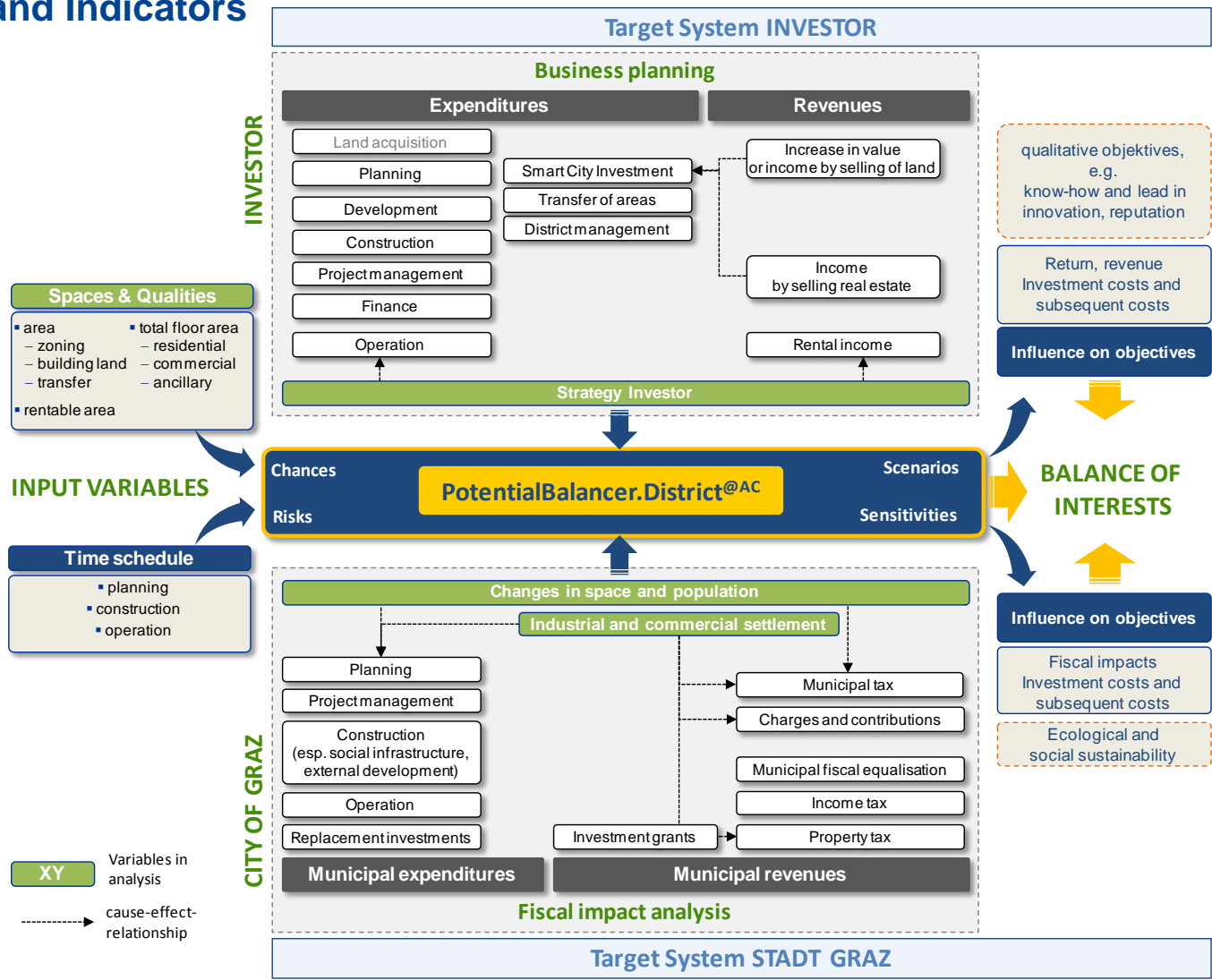
Balance of interests



Model Concept

Analysis of future (long-term) potential

Model and Indicators



The expenditure and revenue items will be examined for completeness and relevance with the calibration of the model .

■ ■ ■ Benefit of the Potential Balancer District

■ Planning and decision-making tool

- Operationalisation of the complex relations
- Transparency of the relevant economic effects/impacts
- Identification of sensitive parameters

■ Management tool for contract negotiation with investors

Support for achieving balanced decisions concerning

- different cost distribution or burden sharing options
- variation of cash flows in time and value
- possibly with the involvement of subsidy instruments to develop unprofitable districts

■ Communication tool

- Awareness creation of decision-makers and public departments concerned (Urban Planning Department, Department for Planning and Implementation, Office for the Development of Commerce and Tourism, Department of Green Spaces, Nature and Water, Cultural Office) and other public and private stakeholders
- Transparency of the decisions for public and private stakeholders