Future perspectives for the Munich Metropolitan Region
an integrated mobility approach

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Outline

- Background: Munich Metropolitan Region
- Web-Survey on Residence, Work, Mobility
- Empirical Findings: Focus on Mobility
- Policy Implications
Background:
Munich Metropolitan Region
Spatial Analysis

• High accessibility in centers
• Dense urban development vs. second and holiday homes near the Alps
• Immigration, at the same time high fluctuation
• Transport networks under strain

Municipal organizations in the Munich Metropolitan Region form the basis of consideration. The data is extracted from the official statistics.
Demographic Development and Accessibility

Source: Bayerisches Landesamt für Statistik 2015
GeoBasis-DE / BKG 2013
Workplace Development and Accessibility

Source: Bayerisches Landesamt für Statistik 2015
GeoBasis-DE / BKG 2013
Elements of Structural Analysis

• **Accessibility**: MIV, PT, net commuter flow

• **Settlement structure**: population and employment density

• **Amenities**: shopping, recreation, culture, schools

• **Accommodation costs**: rent and buying price

• **Building structure**: detached and semi-detached houses, rent and ownership

• **Tourism**: percentage of holiday homes
Spatial Typology of the Munich Metropolitan Region
Web-Survey on Residence, Work, Mobility
Structure of the Survey

Present situation
• Residence
• Work
• Mobility

Search Process
• Reasons for relocation
• Alternative locations

Previous Situation
• Residence
• Work
• Mobility

Household structure
• Household members
• Income
• Age and education
Response Rates over Time

Total of 7302 respondents
Revealed Preferences

Previous Place of Residence

Alternatives

Present Place of Residence

$t_{-2}$ → $t_{-1}$ → $t_0$
Empirical Findings:
Focus on Mobility
Significant Savings on Duration and Costs of Commute

- Change of duration: -33%
- Change of mobility costs: -25%
Average rent in € per m² 2014

Source: Immobilien Scout 2014
GeoBasis-DE / BKG 2013
Commuting Distance Is Not Desirable, But Accommodation Size Is More Important
Policy Implications
Policy Implications

Providing affordable housing in central locations

Fostering integrated nodes and polycentrism

Enhancing intercommunal cooperation
Questions?

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You can find an English summary of the report at www.wam.tum.de