



CATEGORY Architectural/urban

LOCATION Lisbjerg, Aarhus

POPULATION City of Aarhus (270000) Lisbjerg (900)

STUDY SITE First stage of urban development: 283 hectares

SITE OF PROJECT Building zone BO04: 0.9 hectare

SITE PROPOSED BY City of Aarhus

OWNER OF SITE City of Aarhus

COMMISSION AFTER COMPETITION The winning proposal will be a part of the development plan and Århus Municipality intends to sell the projectsite with the winning proposal to a developer after the competition.

TRANSFORMATION OF SITE

The new town in the Lisbjerg area will be the exemplary project for future urban planning in the City of Aarhus. The new town will be a high-density, high-rise area which provides space and closeness to a distinctive green urban landscape that includes a 20-hectare landscaped park, green wedges and woods. Over the next few decades, the new town will develop from a small village community with 900 inhabitants into a large urban conglomeration with 25,000 new residents. The masterplan (2009) for the first stage of the Lisbjerg development makes room for 10,000 inhabitants. The centre structure, commercial facilities, public spaces, green areas and infrastructure are spread out over 55 building zones. The BO04 building zone is located close to the town centre of Lisbjerg and is to be used for housing units of different sizes. The masterplan indicates mixed ownership and a varied population mix. The buildings in the BO04 zone must therefore be made of industrial prefabricated wood elements. The BO04 zone should be an example of sustainable urban planning in its selection of functions and

materials, so development of the zone should be innovative and distinctive, just as it should provide architectural badge value to Aarhus. It is expected that the building zone, just like the rest of the plan, will attract a great deal of public interest and obtain extensive media coverage.

CITY STRATEGY

A total of 75 000 new inhabitants by 2030 will make Aarhus the main city in western Denmark. The growth of the city is to be generated by means of densification and greenfield development (Municipal Plan 2009). The new town in Lisbjerg belongs to the latter category, and the planning will be based on a high-density high-rise approach. The light railway that will go through Lisbjerg will ensure easy access to and from Aarhus city centre. It is the objective of the City of Aarhus to become carbon-neutral by 2030, which requires a focus on sustainable planning in new urban areas. It is desired that the town features experimental and resource-saving buildings, and this calls for looking into new housing types and new types of development.



SITE DEFINITION

The new town is located in a distinctive hilly landscape approximately six kilometres north of Aarhus city centre. According to the masterplan, the 'town common' will surround the original town of Lisbjerg to the north of the competition site. The common will be a green, recreational area that will serve as a hinge between the 'old district' and the new. To the east and south of the BO04 zone are some landscape wedges that provide access to open areas that will be shared by everyone in the new town. The school's playing fields are located to the north-west. Rainwater must be made visible in the landscape and should be led through a number of open canals and rainwater basins into the Egå stream to the south. The themes are closeness, identity and innovative sustainable wood architecture. The competition should promote the development of new housing types.

Entries should reflect the contemporary need for individuality and privacy at home. Increased participation in the community may be stimulated, for example by the creation of common eating and kitchen facilities, a common

laundry house, a shared workshop/office facility, a shared garden, etc. The philosophy is that sustainability will arise when the various functions are connected. A total housing floor area of 4,000 m² may be built in the zone.

NEW URBAN MOBILITY

The masterplan features a system of paths and roads that provide easy access to Bygaden, which is the main street in the first development stage. Furthermore, the Light Rail, which is connected with a park-and-ride system, will run through the area. There will be easy access to public transport, which is an important sustainability objective for the City of Aarhus. The main road to the BO04 zone is located to the north-west of the zone. Entrants are requested to present proposals for the internal organisation of roads and buildings and their interrelationships.

NEW SOCIAL LIFE

The BO04 zone should be seen as a small urban district within a larger urban district. The shared activities in the development and in the multipurpose spaces should give residents and users a sense of belonging to the

district and should tell a story about the area. The plan should help of raise awareness of and care for the environment in which people live and move around.

NEW SUSTAINABLE ENVIRONMENT

The plan must be sustainable, which means that it must comply with the principles of environmental, social and economic sustainability set out in the masterplan. Multipurpose solutions that enable several groups of residents and users to use the functions will help achieve this goal.

On a more detailed scale, industrial prefabricated building materials with a small CO₂ footprint should help to ensure the sustainability of the project.





VIEW OF THE PROJECT SITE FROM NORTH TO EAST



VISUALIZATION FROM THE MASTERPLAN: PUBLIC GREEN WEDGES