co-krøgenes 01
community is care

community is care. Since the beginning of time, people have come together, lived together, and taken care of themselves and their community. This is how our cities and societies came into being. In today's fast-paced world, these community ties are often diminishing and people are becoming more and more lonely, despite growing cities. Self care is good, but a sign that the larger context is not taking care of you enough.

The concept of co-krøgenes sees the solution in an approach that focuses on the community, the immediate lived environment and all those involved in it. Community is care! In contrast to the classic profit-oriented or simply housing-focused approach, the concept of co-krøgenes stands for a holistic approach. A caring community focuses on the needs of the residents; the environment and the future. A community is a space where people live, love and work. Through the encounters in the community, connections can be made and people get to know each other and understand their needs and can thus take care of them. A mindfulness for the lived environment is created.
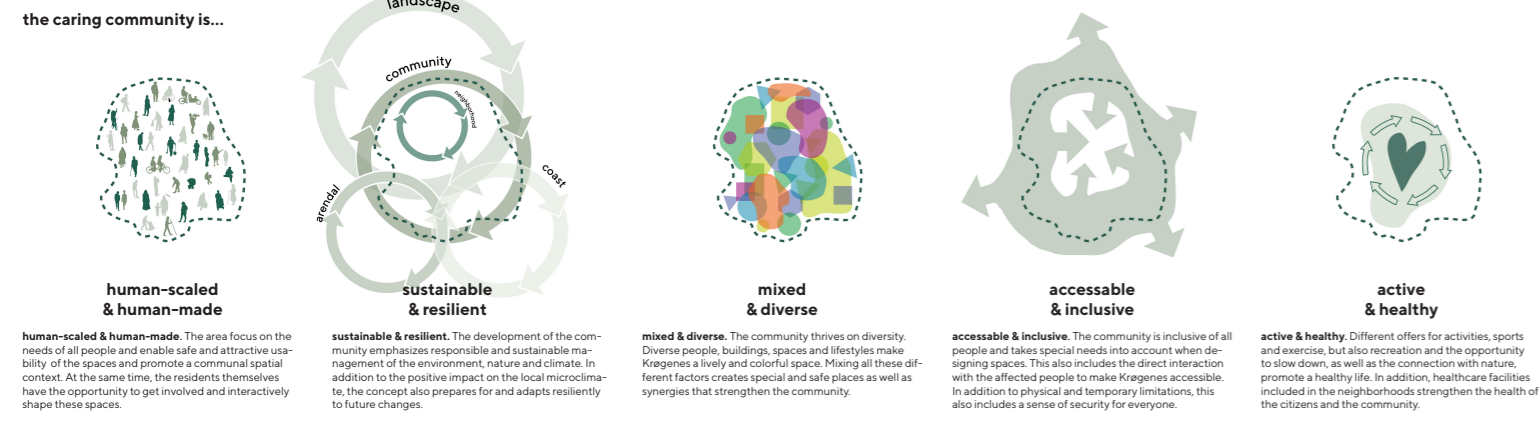
The concept creates a community in Krøgenes that promotes social interaction. The new part of the city offers diverse spaces for living, working, health, education, activities, nature, culture and much more. Co-krøgenes lives from its public spaces. These are the engine of the community. People meet here and synergies can arise. Cultural or generational barriers can be broken down by understanding the needs of other people.

From the small encounter in everyday life, with a nice greeting among neighbors, to close social contacts. Co- krøgenes offers space for all kinds of community and promotes the feeling of togetherness. The community itself benefits from these encounters and the resulting synergies. The residents individually utilize the spaces, form networks and have an interest in actively shaping the environment. In this way, the residents not only take care of the people in the community, but also of the community itself.

The concept of co-krøgenes is not a finished design, but rather a first impulse for the development of a caring community in Krøgenes, which can always be adapted to current needs. Thus, this concept establishes the first spatial guidelines, sets out what resources planners have to design these spaces, and suggests how the process can be shaped.

An area full of big box buildings and...
...big box buildings and...
...big box buildings with heavily sealed surfaces and...
...big box buildings.

A caring community with...
...lively neighbourhoods and...
...green and blue parks and...
...a sustainable living environment.

From a gray monofunctional commercial area...
...to a lively and colorful community!

grow local
co –working living community

the caring community is...

landscape
community
social
coast

human-scaled & human-made
human-scaled & human-made. The area focus on the needs of all people and enable safe and attractive usability of the spaces and promote a communal spatial context. At the same time, the residents themselves have the opportunity to get involved and interactively shape these spaces.

sustainable & resilient
sustainable & resilient. The development of the community emphasizes responsible and sustainable management of the environment, nature and climate. In addition to the positive impact on the local microclimate, the concept also prepares for and adapts resiliently to future changes.

mixed & diverse
mixed & diverse. The community thrives on diversity. Diverse people, buildings, spaces and lifestyles make Krøgenes a lively and colorful space. Mixing all these different factors creates special and safe places as well as synergies that strengthen the community.

accessible & inclusive
accessible & inclusive. The community is inclusive of all people and takes special needs into account when designing spaces. This also includes the direct interaction with the affected people to make Krøgenes accessible. In addition to physical and temporary limitations, this also includes a sense of security for everyone.

active & healthy
active & healthy. Different offers for activities, sports and exercise, but also recreation and the opportunity to slow down, as well as the connection with nature, promote a healthy life. In addition, healthcare facilities included in the neighborhoods strengthen the health of the citizens and the community.

co-krøgenes

---

co-krøgenes 02
the path to a caring community

It is not possible to plan a caring community, but the spaces and opportunities can be offered that a caring community can emerge. This requires certain spatial as well as processual guidelines, which are the foundation for the development from today's Krøgenes to a caring community. The concept of co-krøgenes is based on three levels.

learning framework. This provides the overall spatial structures and adapts to developments and needs.

resources. These show what tools planners have to create caring places and communities. These are subdivided into the four main themes of space, life, ecology and mobility and can be adapted to different developments. This is not a simple toolbox, but rather an overview of measures that must be individually examined, selected and scaled for each location.
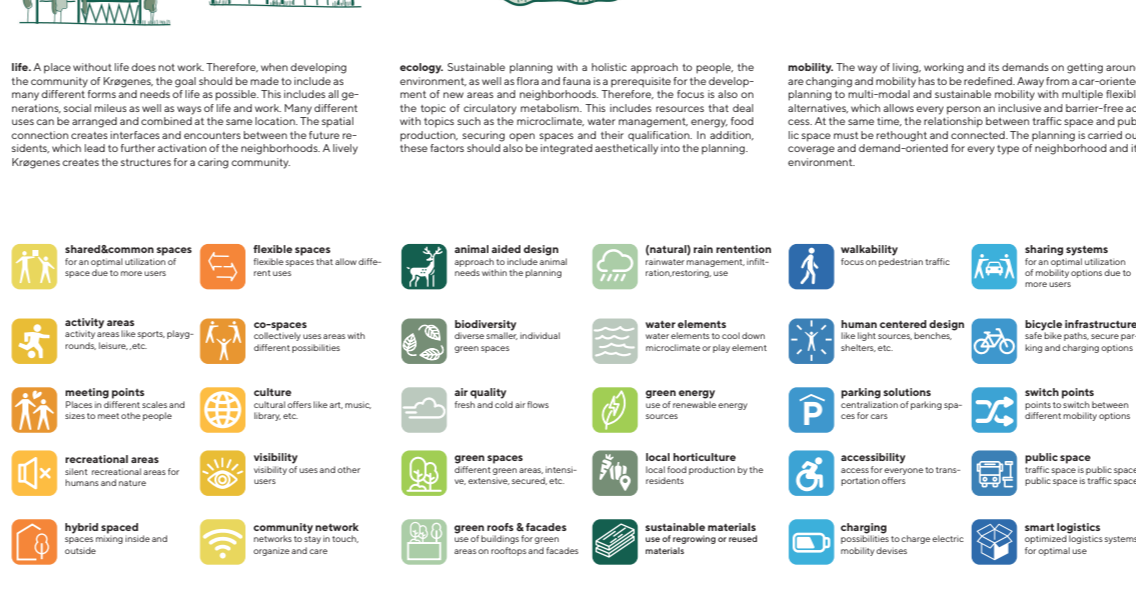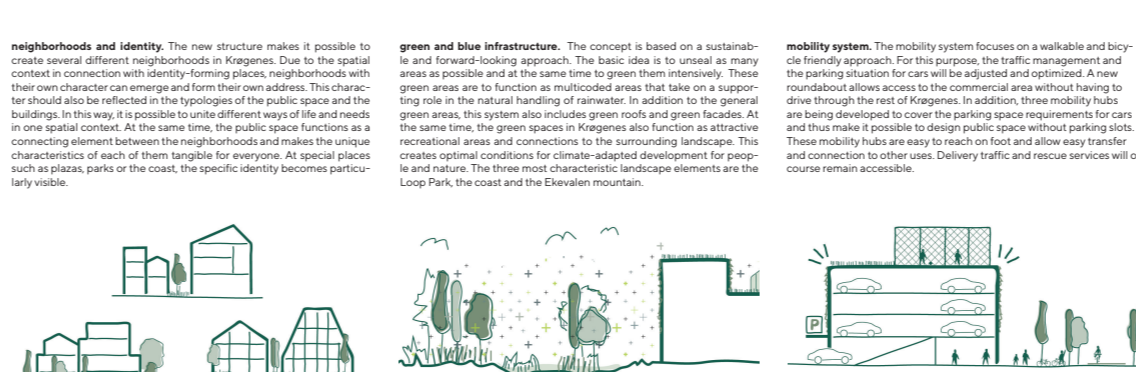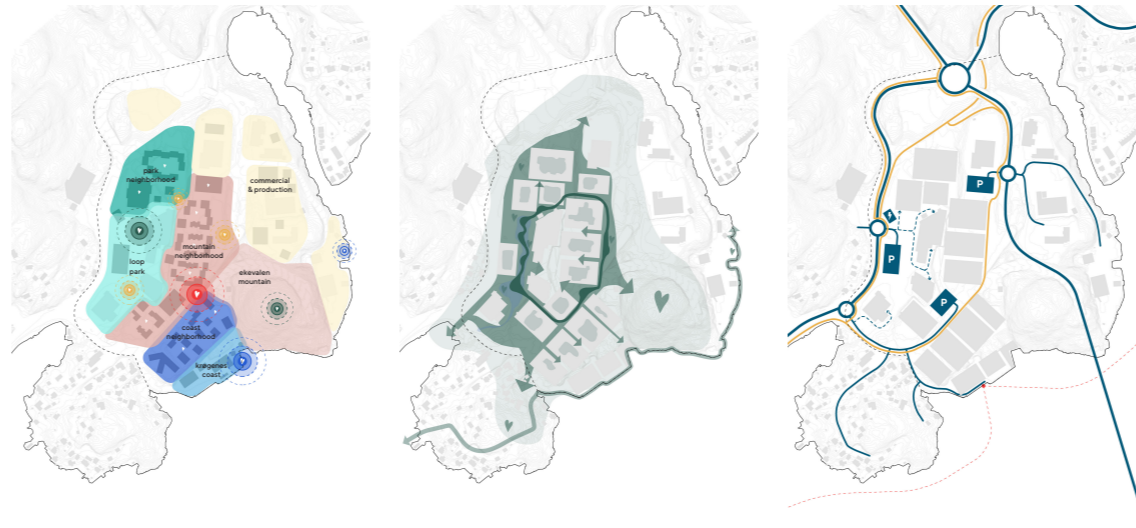
living lab. The Living Lab functions as a sustainable and flexible process that investigates, tests, adapts, implements and optimizes the developments within Krøgenes.

learning framework
living lab
resources

The transformation of Krøgenes is not about a quick implementation but a careful and gentle development. The local companies and structures also play an important role in this. Although Krøgenes in its current state is "only" a shopping and industrial park with space-intensive uses without great public amenities or quality of life, it nevertheless performs a number of important functions in the city of Arendal and the region. In addition to utilities such as supermarkets and social facilities such as a medical center and a gym, Krøgenes is home to a large number of workplaces. In the transformation of the area it will be important to include these existing structures, which are worth preserving, in the planning and to combine them with the new uses.
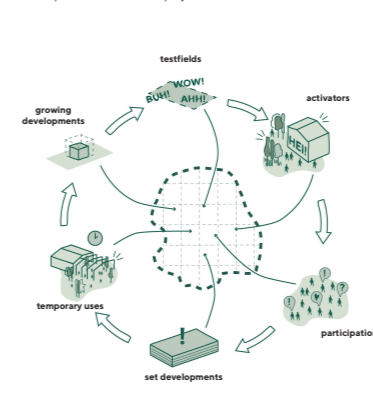

learning framework

structure and plots. The structure of the future building plots is based on the existing built structures and acts as a spatial backbone for Krøgenes. This allows for a flexible and sustainable development in several stages, in which the existing uses can be gradually transformed without being dependent on the overall structure. The building plots can be further subdivided into smaller ones. In addition to the plots, the public space is also strongly influenced by this structure. The Loop in particular, as the heart of Krøgenes, takes on a special role in this context. From this, a multitude of visual and spatial connections to the surrounding landscapes and neighborhoods are created.

neighborhoods and identity. The new structure makes it possible to create several different neighborhoods in Krøgenes. Due to the spatial context in connection with identity-forming places, neighborhoods with their own character can emerge and form their own address. This character should also be reflected in the typologies of the public space and the buildings. In this way, it is possible to unite different ways of life and needs in one spatial context. At the same time, the public space functions as a connecting element between the neighborhoods and makes the unique characteristics of each of them tangible for everyone. At special places such as plazas, parks or the coast, the specific identity becomes particularly visible.

green and blue infrastructure. The concept is based on a sustainable and forward-looking approach. The basic idea is to unseal as many areas as possible and at the same time to green them intensively. These green areas are to function as multicoded areas that take on a supporting role in the natural handling of rainwater. In addition to the general green areas, this system also includes green roofs and green facades. At the same time, the green spaces in Krøgenes also function as attractive recreational areas and connections to the surrounding landscape. This creates optimal conditions for climate-adapted development for people and nature. The three most characteristic landscape elements are the Loop Park, the coast and the Elevealen mountain.

mobility system. The mobility system focuses on a walkable and bicycle-friendly approach. For this purpose, the traffic management and the parking situation for cars will be adjusted and optimized. A new roundabout allows access to the commercial area without having to drive through the rest of Krøgenes. In addition, three mobility hubs are being developed to cover the parking space requirements for cars and thus make it possible to design public space without parking slots. These mobility hubs are easy to reach on foot and allow easy transfer and connection to other uses. Delivery traffic and rescue services will of course remain accessible.

resources

space. This cluster of resources represents the most important elements for spatial development in Krøgenes. This cluster of space offers creates a high-quality community that can be used by different user groups. Spatial inclusion is taken into account right from the start of planning. Through a step-by-step development, certain parameters can be adjusted and optimized. The cluster deals with typologies, organization and the management and development of the spaces.

life. A place without life does not work. Therefore, when developing the community of Krøgenes, the goal should be made to include as many different forms and needs of life as possible. This includes all generations, social milieus as well as ways of life and work. Many different uses can be arranged and combined at the same location. The spatial connection creates interfaces and encounters between the future residents, which lead to further activation of the neighborhoods. A lively Krøgenes creates the structures for a caring community.

ecology. Sustainable planning with a holistic approach to people, the environment, as well as flora and fauna is a prerequisite for the development of new areas and neighborhoods. Therefore, the focus is also on the topic of circulatory metabolism. This includes resources that deal with topics such as the microclimate, water management, energy, food production, securing open spaces and their qualification. In addition, these factors should also be integrated aesthetically into the planning.

mobility. The way of living, working and its demands on getting around are changing and mobility has to be redefined. Away from a car-oriented planning to multi-modal and sustainable mobility with multiple flexible alternatives, which allows every person an inclusive and barrier-free access. At the same time, the relationship between traffic space and public space must be rethought and connected. The planning is carried out coverage and demand-oriented for every type of neighborhood and its environment.

re-use re-use of existing materials and structures from on site for buildings and public spaces	**space to grow** for longterm developments that can adapt within the process	**shared&common spaces** for an optimal utilization of space due to more users	**flexible spaces** flexible spaces that allow different uses	**animal aided design** approach to include animal needs within the planning
active ground floors visible and active use of the groundfloors in connection to the public space	**layering** layering of different uses and functions within one building	**activity areas** activity areas like sports, playgrounds, leisure...etc	**co-spaces** collectively uses areas with different possibilities	**biodiversity** diverse smaller, individual green spaces
diverse typologies diverse typologies of buildings, units, public spaces and uses	**temporary spaces** temporary spaces to test new developments and use space before other development	**meeting points** Places in different scales and sizes to meet othe people	**culture** cultural offers like art, music, library, etc.	**air quality** fresh and cold air flows
flexible grid manufacture with possibilities of different arrangements within the grid	**active architecture** possibility to activity use buildings and architecture	**recreational areas** silent recreational areas for humans and nature	**visibility** visibility of uses and other users	**green spaces** different green areas, internal, semi-external, secured, etc.
barrier-free barrier-free spaces that allows access to everyone	**mixed development** developments for all budgets and incomes mix together	**hybrid spaced** spaces mixing inside and outside	**community network** networks to stay in touch, organize and care	**green roofs & facades** use of buildings for green areas on rooftops and facades

(natural) rain retention rainwater management, infiltration, restoring, use	**walkability** focus on pedestrian traffic	**sharing systems** sharing of mobility options due to more users
water elements water elements to cool down microclimate or play element	**human centered design** like light sources, benches, shelters, etc.	**bicycle infrastructure** safe bike paths, secure parking and charging options
green energy use of renewable energy	**parking solutions** centralization of parking spaces for cars	**switch points** points to switch between different mobility options
local horticulture local food production by the users	**accessibility** access for everyone to transportation offers	**public space** traffic space is public space, public space is traffic space
sustainable materials use of regrowing or reused materials	**charging** possibilities to charge electric mobility sources	**smart logistics** optimized logistics systems for optimal use

co-krøgenes
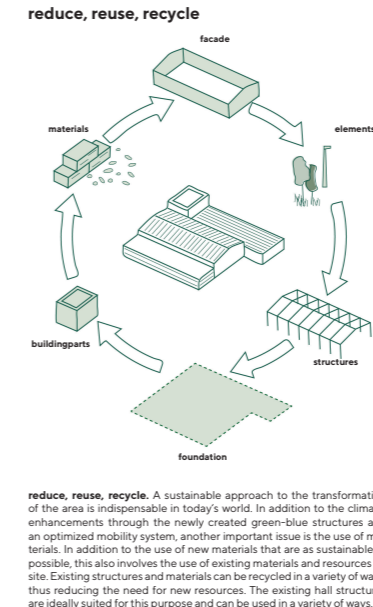
---

co-krøgenes 03
a dream of co-krøgenes

The dream of co-krøgenes is a possible scenario of the ideal state for the future area of Krøgenes. This is of course not a finished state or design, but rather an impulse to stimulate and imagine what Krøgenes could be one day. The overall goal is to create an optimal structure and conditions for a caring community that has established itself in the course of the transformation process at this location. Thus, the former gray monofunctional shopping and industrial park has become a lively and colorful sub centre in Arendal. Diverse and mixed spaces invite residents and users to linger and communicate. The newly created neighborhoods is subdivided into versatile residential typologies and thus makes it possible for all people with different income structures and lifestyles to find a place here. At the same time, the three different neighborhoods stand out from one another and have developed an identity adapted to the location. These neighborhoods are connected by the high-quality and formative public space. This coherent element is subdivided into several small public spaces and offers the users a variety of possibilities to appropriate them. In addition to small recreational and meeting spaces distributed throughout the area, the focus is particularly on the defining places for the community.

Lively places have been created here that make Krøgenes an attractive part of Arendal. Krøgenes lives from these public spaces that people like to use and spend time in. Here people come into contact and get to know each other and their needs. Interpersonal contacts are made and people care about each other and the community. In addition, the public space offers particularly versatile possibilities to use it actively. Sports and playgrounds as well as natural microclimate areas provide a healthy way to move. Due to the newly created green spaces and the climatic adjustments, a pleasant microclimate prevails, which provides for a cooling down on hot days. The rainwater that accumulates can be retained on site, stored and used later. In the process, the former parking lot acts as a natural retention area. The artificial channels could be eliminated and the areas unsealed. The focus is on a walkable approach by adjusting the mobility system and the traffic routing, as well as any offers of use in the immediate vicinity. Cars can be parked in the three mobility hubs and thus enable a car-free public space that ensures that a safe crossing for any age or user group is possible.

Thus, a new livable piece of the city has been developed in Krøgenes, where a community has grown naturally. This community has already taken care of Krøgenes during its development and will continue to do so in the future.

places for the community

loop park. The loop park is the green heart of Krøgenes and connects the entire area. Many public uses are oriented towards the loop and several other public places are connected to it. It offers a park-like structure with many diverse green and recreational uses.

coast bath. The new coast bath makes the coast a unique experience for the residents of Krøgenes. In the middle of the harbor, a meeting place for the community is being created with a variety of offers.

plazas. A few smaller and one large plaza situations are created within the neighborhoods. This is also where the interface to the public and community uses is created.

roofs. Large roof areas, such as on the mobility hub, can function as special places for the community. Unique sports and play facilities can be created here without disturbing other uses.

ekevalen. Ekevalen offers unique views over the landscape. A new mountain path and lookout point allow the area to be experienced. The local flora and fauna are taken into consideration.

the space between. Without cars between the buildings, new meeting spaces are created for the immediate neighborhoods. So daily encounters can strengthen social contacts.

courtyards. The courtyards offer a collective character that is easily manageable for the residents of the immediate neighborhoods. The daily encounters can strengthen social contacts.

sportpark. The sports park offers a wide range of sports activities and can be used in all-weather conditions. It is an attractive and active meeting place for the whole of Krøgenes.

co-krøgenes as a living-lab

status quo
quick wins
framework
dream of krøgenes

backcasting. The backcasting method is used for the long-term process of transforming Krøgenes. This planning method first defines a future dream of Krøgenes and then from there on goes step by step backwards and works out each step that need to be done to this state and derives the necessary courses of actions and measures. The process continually adapts to needs and current developments and can flexibly include new requirements. The dream is always the overriding goal and is pursued in all implementations of sub-projects.

testfields
growing developments
temporary uses
set developments
activators
participation

living lab. The transformation of Krøgenes is based on the living lab model. This does not intend a fixed plan, but an adaptive development of the areas. In this process, planned implementations can be adapted, changed, tested and evaluated, and new typologies can be experimentally explored. Instead of a classical plan in the top-down principle, the overall development can thus be optimally co-designed by the actual users. This ensures a sustainable approach that adapts to the needs of the people and users. At the same time, this ensures a stronger identification with the area and people care more about their surroundings.

reduce, reuse, recycle

facade
materials
elements
buildingparts
structures
foundation

reduce, reuse, recycle. A sustainable approach to the transformation of the area is indispensable in today's world. In addition to the climatic enhancements through the newly created green-blue structures and an optimized mobility system, another important issue is the use of materials. In addition to the use of new materials that are as sustainable as possible, this also involves the use of existing materials and resources on site. Existing structures and materials can be recycled in a variety of ways, thus reducing the need for new resources. Existing built structures are ideally suited for this purpose and can be used in a variety of ways.

CO-HUB

co-krøgenes