

Report from site visit in Bergen

The site visit in Bergen was held April 16th, 2015

The visiting teams were given an introduction of the site and task at hand from Isabel Melo, representative from the planning department of the municipality of Bergen, and a tour of the study area and project site.

Images from the site visit will be made available online with the following labels:

Study area: BERGEN-NO-SS-P31 – P38

Project site: BERGEN-NO-PS-P63 – P123

During the event the following topics came up:

Underground parking:

It will be possible to build an underground parking garage on the site but it will be difficult and expensive due to the water and risk of flooding and polluted masses on the site. There are no rules against an underground parking in the plan.

The polluted masses on the site:

It is a problem with contaminated soil on the site due to former industrial activity hence; water should not drain through it. The road between the student housing and the project site functions as a water collector that leads the storm water, on the surface, back to the river. It is important to maintain this road as it is today. The surface run-off from this road is polluted, but the level is acceptable according to the municipality.

Time perspective:

BIR (owner of the site together with the municipality of Bergen) is ready to leave when someone is ready to build on the area called S1 in the regulation plan. Both the municipality and BIR are very interested in developing the European site as soon as possible.

Will the city remain as owners or sell of land?

This is not yet decided. The municipality of Bergen owns the land and have the possibility and interest in being a strong actor in the development of the site. There are currently people in the local administration working with looking at potential models for taking the process further after the competition and making the winning team part of the future development of Grønneviksøren.

How strict are the boundaries between the parcels of land in the regulation plan?

The regulation plan should be the starting point of the projects. The local authority has invested a great deal of time and work into the plan but it is possible to work creatively with the plan. The plan opens up for adjustments of the boundaries with the aim of achieving good urban design solutions.

In the case of challenging the boundaries, it is important to explain why.

How far into detail should the entry go?

The level of detail has to do with how the participants approach the site and solve the program. Usually projects tend to work at different scales. The level of detail has to do with the individual approach to the task and what is needed to explain the chosen concept.

How many housing units are planned on the site?

The municipality recommends looking at the suggested density as a starting point and test out the urban design, types of units and their sizes. The plan is meant as a robust but flexible framework for the participants to work with.

Water quality and depth of Store Lungegårdsvann:

The quality of the water in Store Lungegårdsvann is getting better, but it is not yet possible to take a swim in the lake due to polluted sediments on the seabed. The polluted sediments will be removed when the new park is built. The water quality in the Møllendal River is good. The municipality of Bergen will provide a map that shows the elevation lines of the seabed of Store Lungegårdsvann.

Will the location of the new Bybane affect the promenade or will it be going on the old railway tracks?

The information on where the new Bybane will go is not yet available. The stop in Møllendal is not yet defined either but it has been suggested that the location is in close proximity to the new art academy.

Is it possible to continue the promenade along the waterfront when the inner marina is relocated?

Yes, that is possible but the relocation of the marina is not yet approved. The participants can think about the marina(s) as a continuation of the waterfront promenade. Today the marina serves only private leisure boats, but the nature of the marina can be challenged in the future. The eastern, inner part of Store Lungegårdsvann should be for non-motorized activities.

The district heating pipes:

The district heating pipes are in use today and all major buildings must plug into this system.