KCAP ARCHITECTS & PLANNERS

Large development and transformation areas,
a multi-disciplinary, design-led approach.

Ir. Jeroen Dirckx

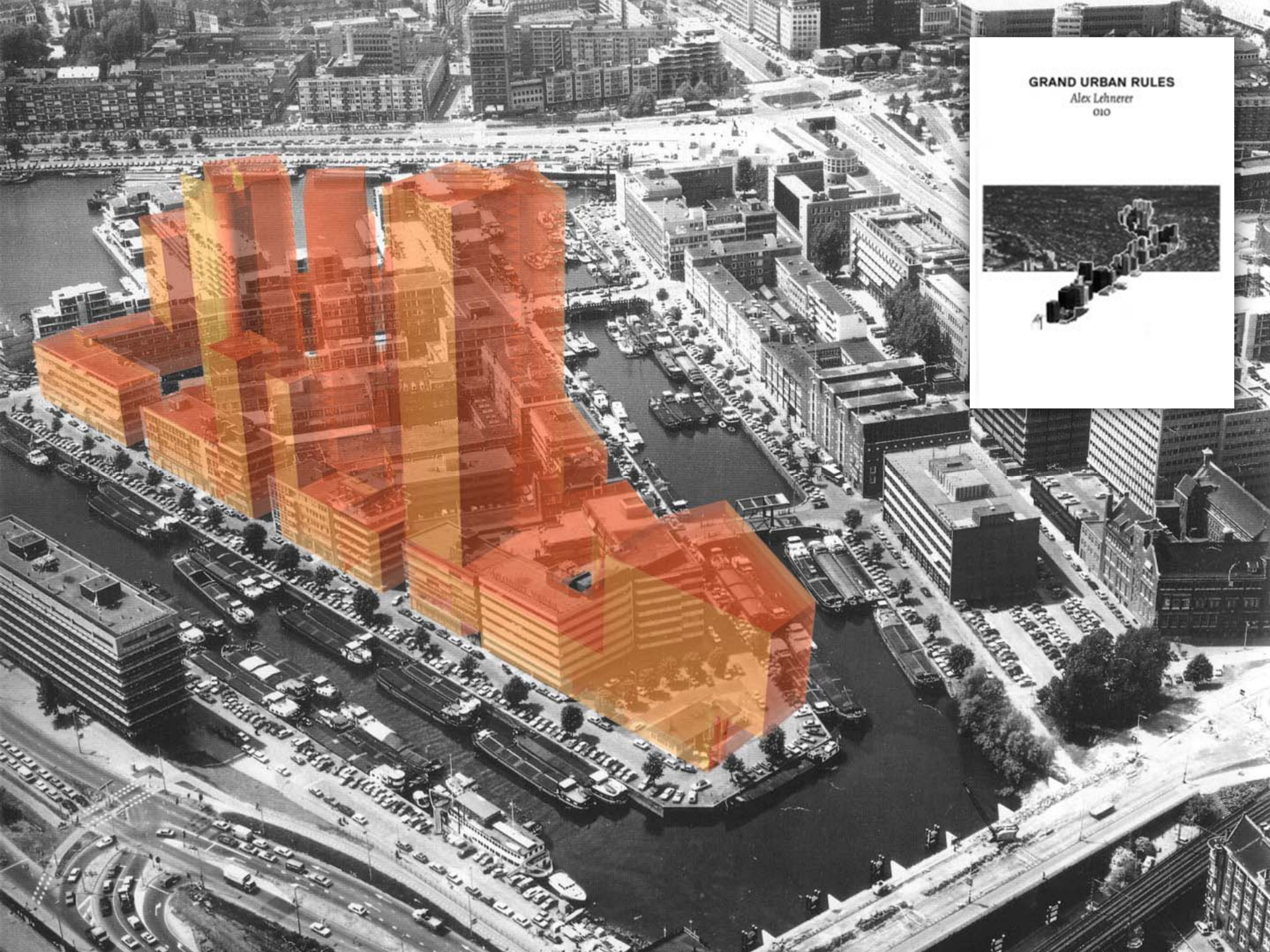International Conference on Urban Development
Prague, 11.04.2013

CITY
AS
LOFT

Adaptive Reuse
as a Resource for
Sustainable Urban
Development
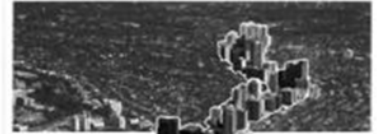
Martina Baum
Kees Christiaanse
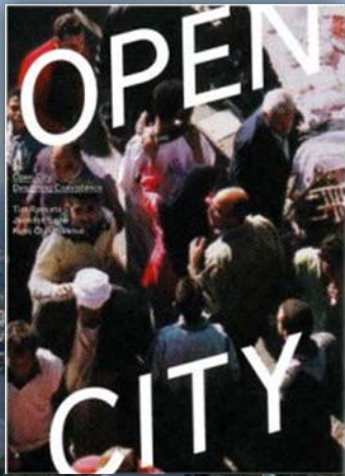(eds.)

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GRAND URBAN RULES
Alex Lehnerer
010

The Red Apple and Wijnhaven Island

De Red Apple en het Wijnhaven Eiland

Paul Jasse

010

Edited by Kerstin Hoeger and Kees Christiaanse

Campus
and the City

Urban Design for the Knowledge Society
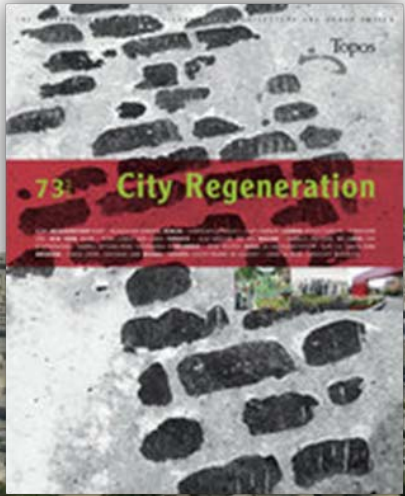
With contributions by
Edzo Birdels
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Large development and transformation areas.

- **Framework planning**
- **Multi-disciplinary approach**

How Our Greatest Invention Makes Us Richer,
Smarter, Greener, Healthier and Happier

TRIUMPH
OF THE CITY

EDWARD L.
GLAESER

Fordismus

Manager, Eigentümer

Hierarchische Organisation

Steuerungsmedien:
bürokratisch-administrative
Kontrolle
Marktbeziehungen nur an
den Grenzen des fordisti-
schen Betriebes

Angestellte

Abteilung z.B.
„Fuhrpark"

Einkauf von
Arbeitskräften
und
Rohmaterialen

ArbeiterInnen

Verkauf von
Fertigwaren

Fluss der Produktion
„Fließband"
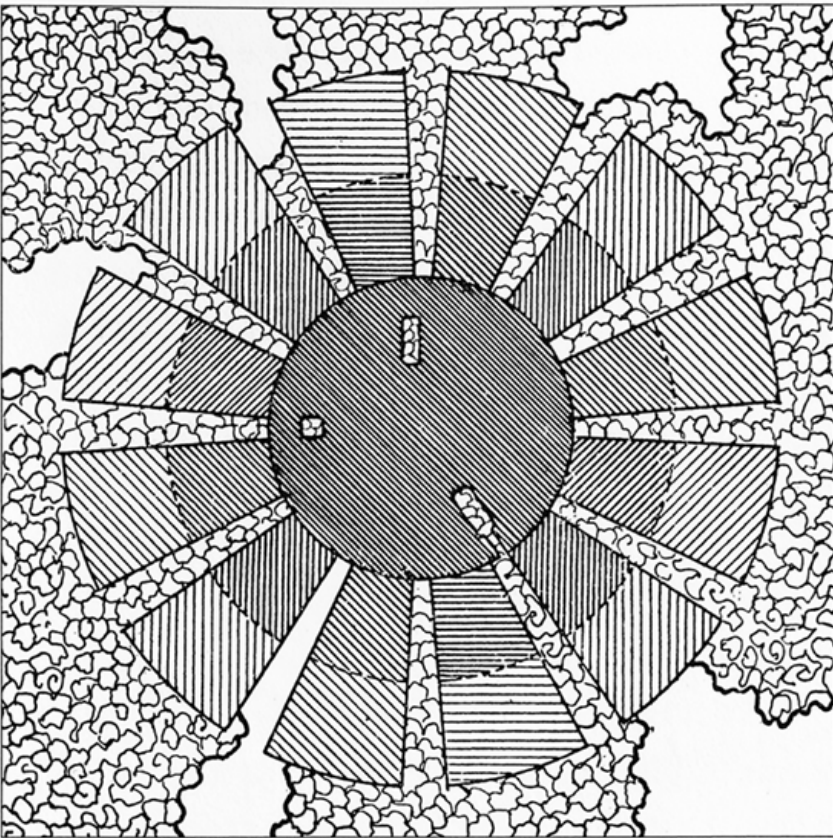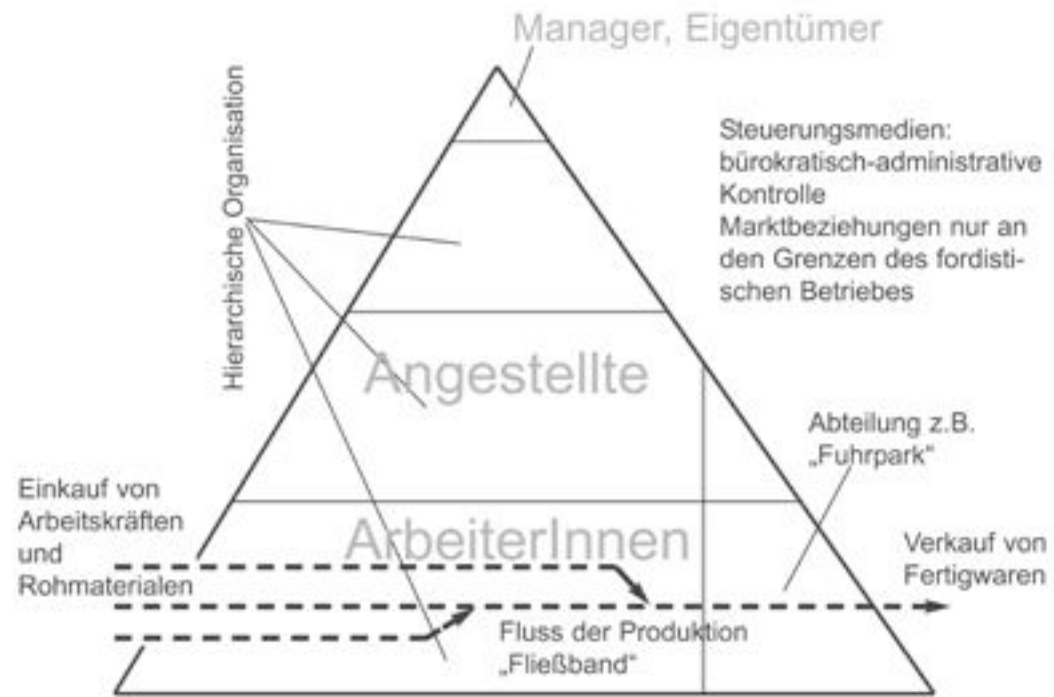
OLD MODEL

GOVERNMENT DRIVES ECONOMIC DEVELOPMENT
THROUGH POLICY DECISIONS AND INCENTIVES

NEW MODEL

COLLABORATIVE PROCESS INVOLVING
GOVERNMENT AT MULTIPLE LEVELS, COMPANIES,
TEACHING AND RESEARCH INSTITUTIONS, AND
INSTITUTIONS FOR COLLABORATION

CLUSTER

PROGRAMMATIC ZONING
项目分区

URBAN CLUSTERS
城市组团

EUROPAALLEE
CENTRAL STATION ZURICH

Swiss

Pedestrians

Squares

Green

Entrances

Cyclists

Tram

Taxi

Logistics

Parking

Masterplan

Massing and shading

Envelope and density

Scenario

Program with residential

Phasing
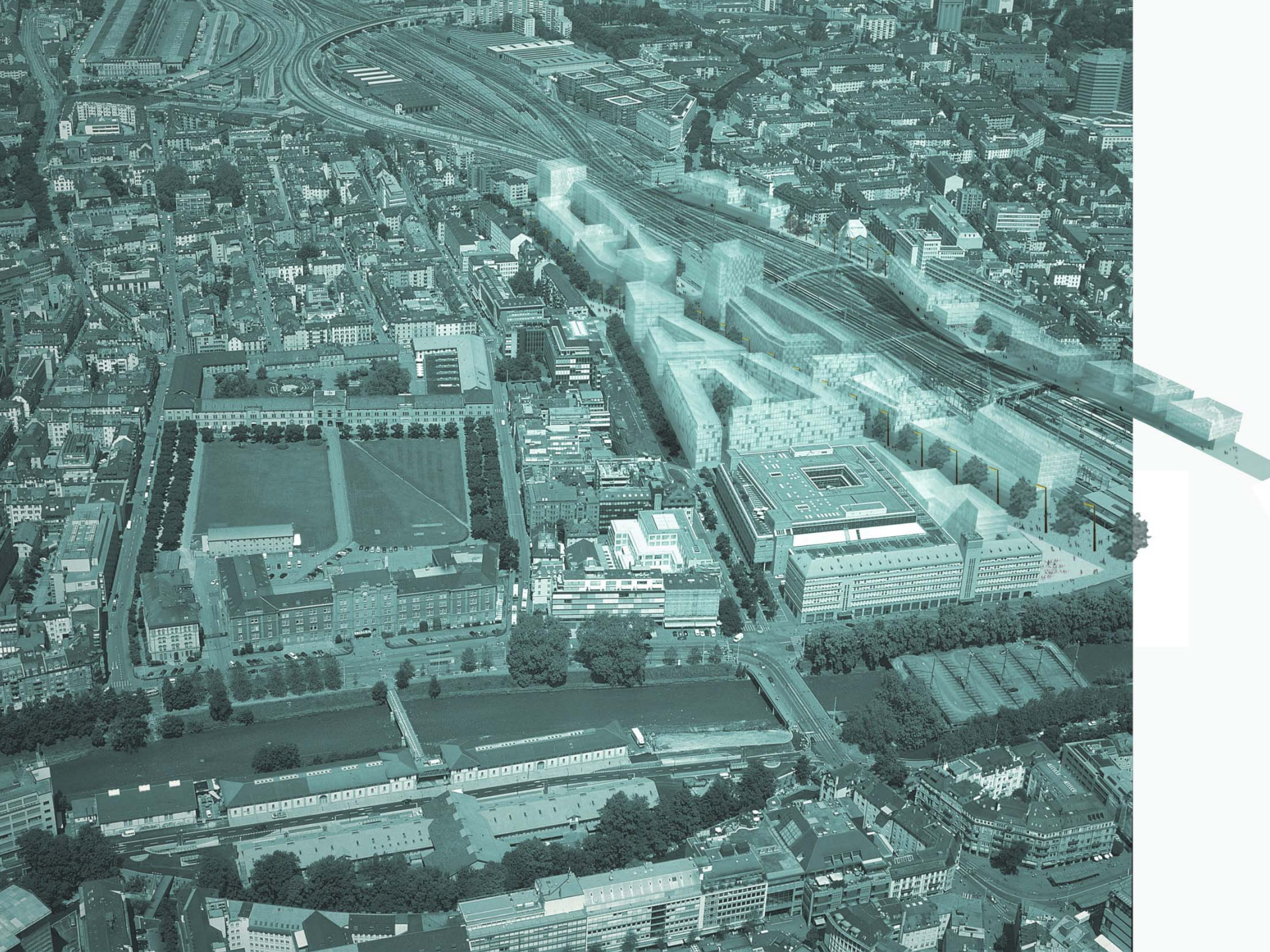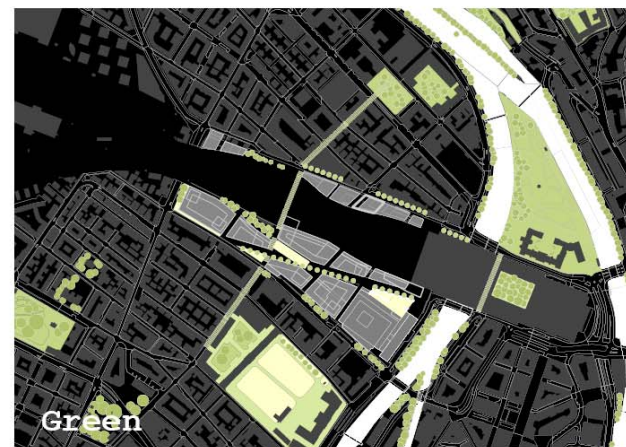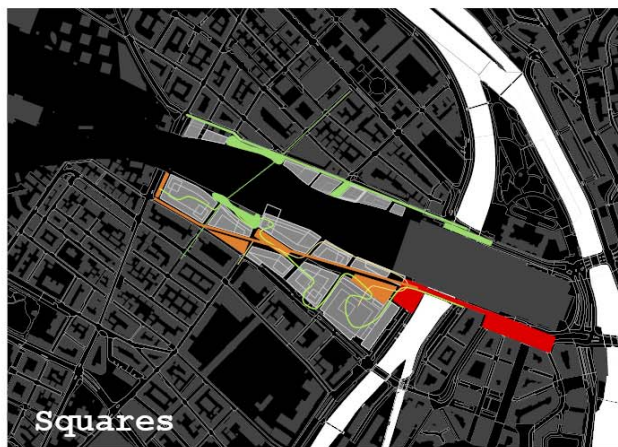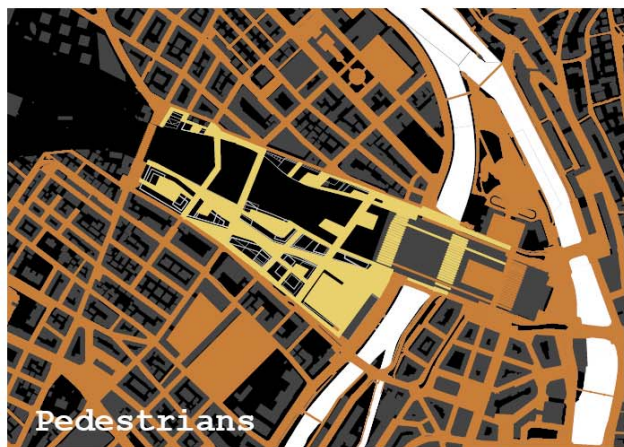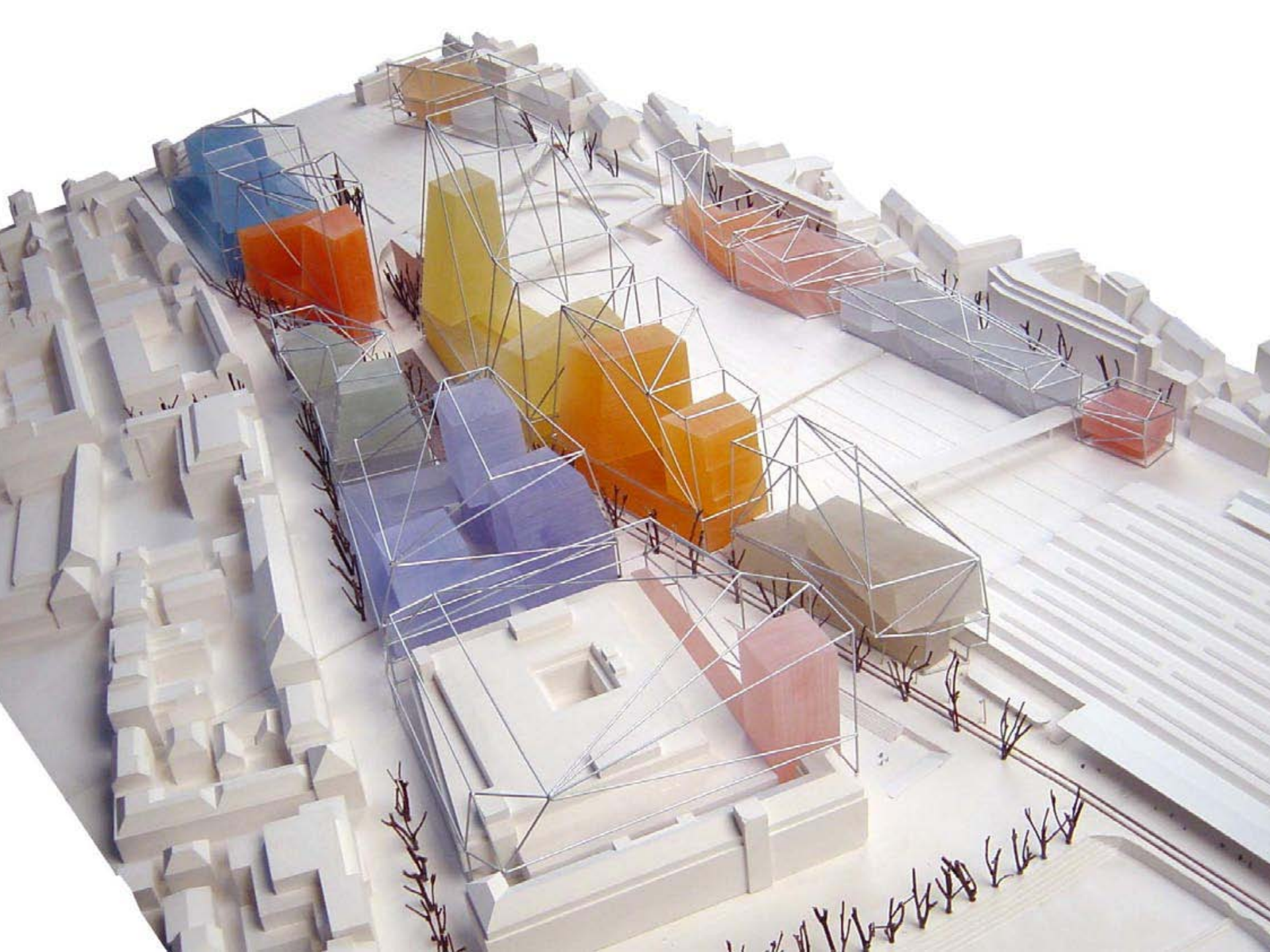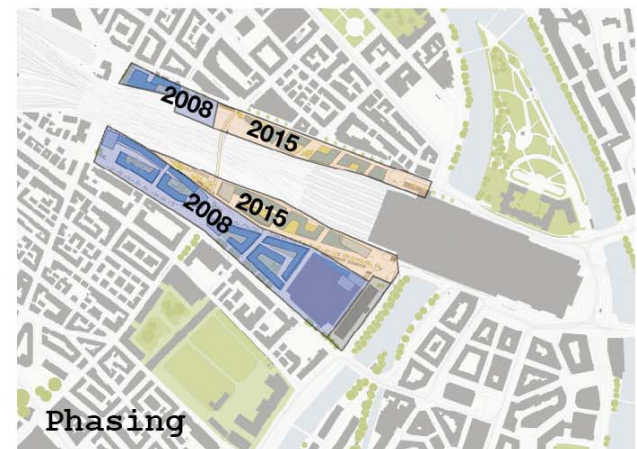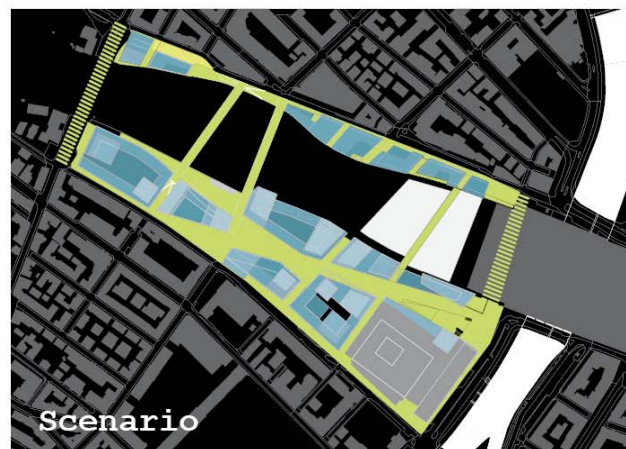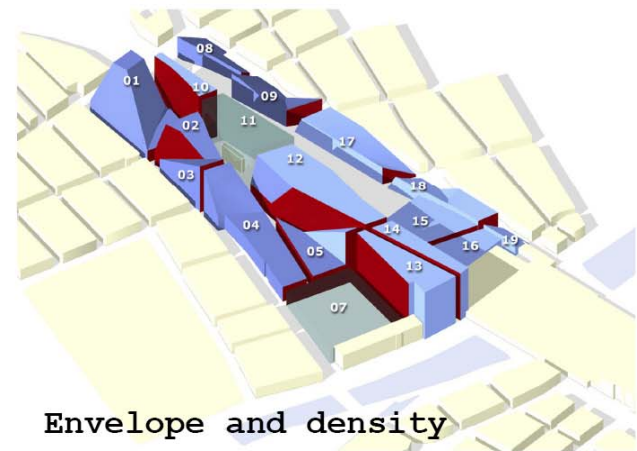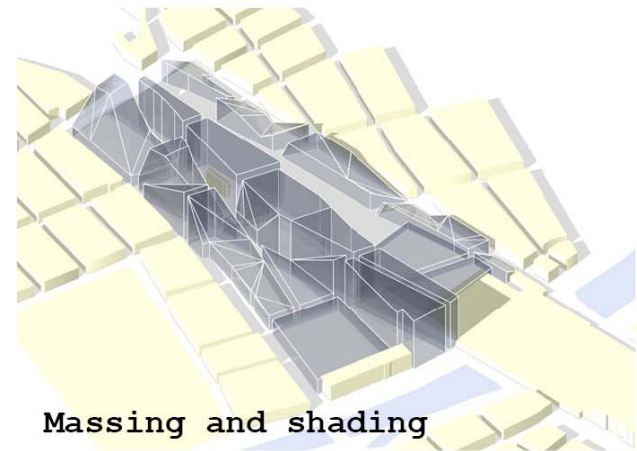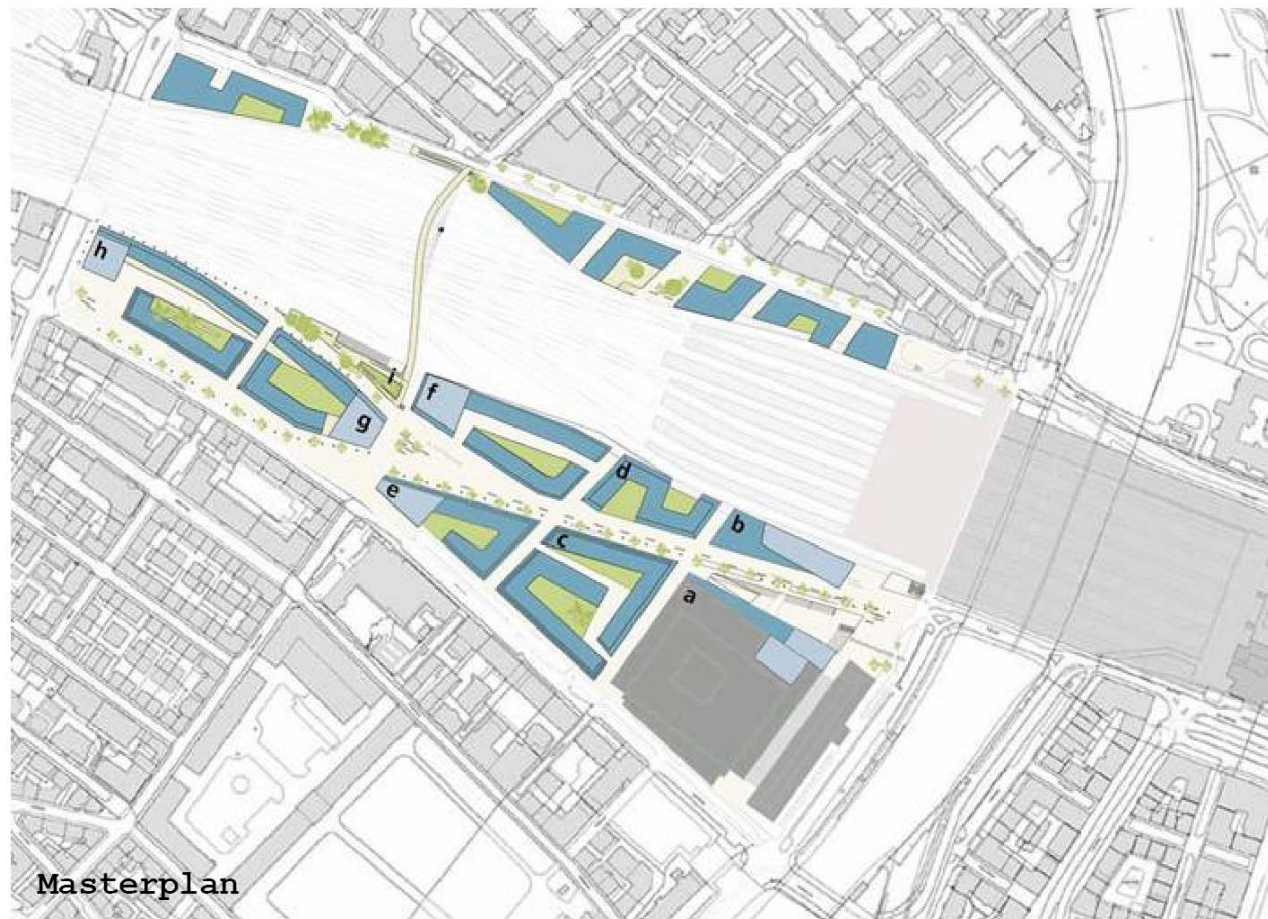
Neuplanung Umfeld HB Zürich
workshop 28-11-03

Lagerplatz

FREDERICIA C

Denemarken

FredericiaC DEVELOPMENT PLAN

The Canal Town by Lillebælt strait

Approx. 21 hectare
Approx. 265,000 m2 building area
Approx. 1,000 dwellings
Approx. 2,800 jobs
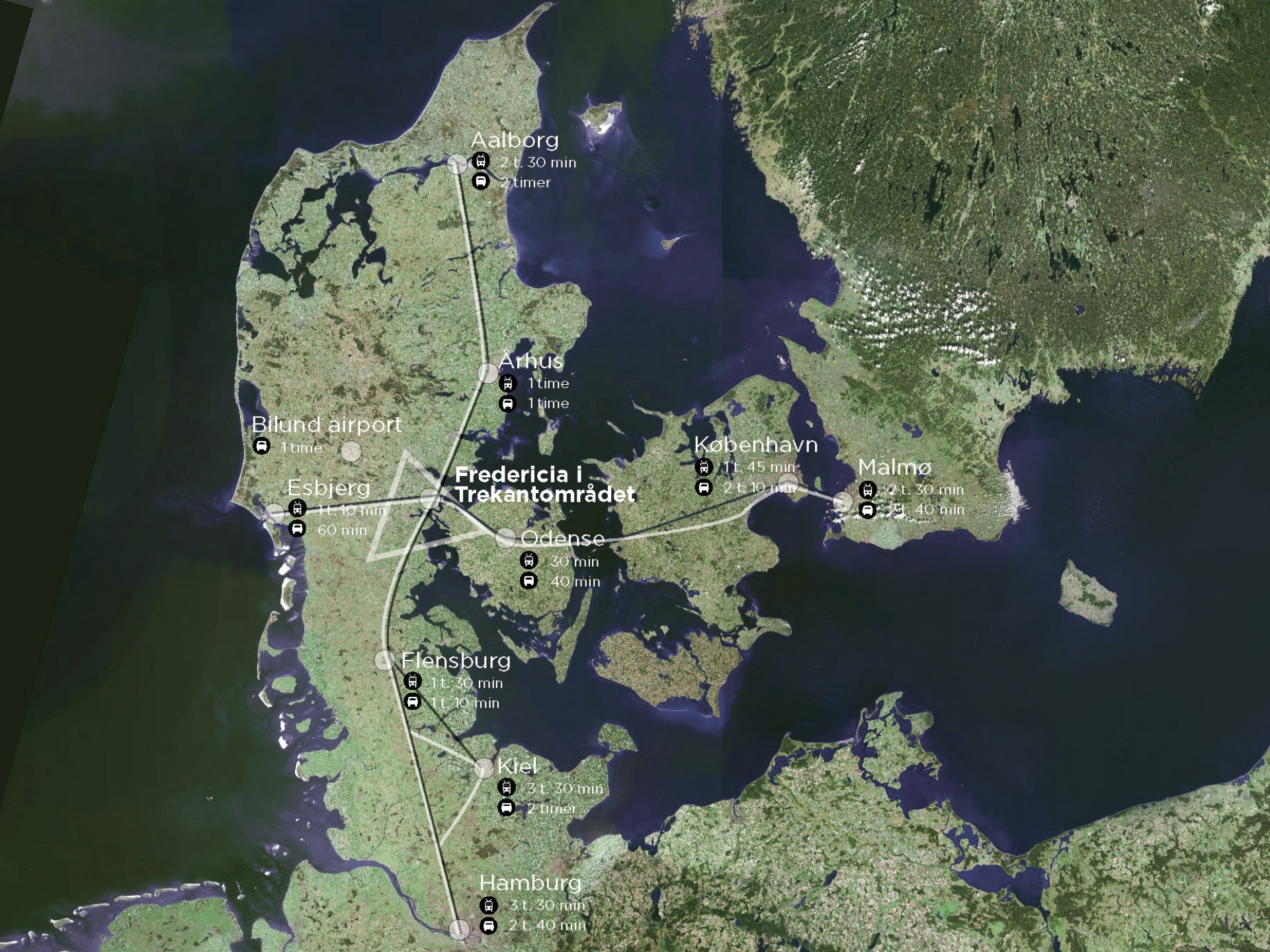
Aalborg
2 t. 30 min
2 timer

Århus
1 time
1 time

Bilund airport
1 time

Fredericia i Trekantområdet

København
1 t. 45 min
2 t. 10 min

Malmø
2 t. 30 min
2 t. 40 min

Esbjerg
1 t. 10 min
60 min

Odense
30 min
40 min

Flensburg
1 t. 30 min
1 t. 10 min

Kiel
3 t. 30 min
2 timer

Hamburg
3 t. 30 min
2 t. 40 min

THE PROJECT AREA

The urban plan for FredericiaC is a development strategy for a 21 ha brownfield site at the seafront of Fredericia, which will expand the inner city by 25%.

The city centre

Shipyard

Fertilizer factory

The Lillebælt strait

The historic rampart

Shell
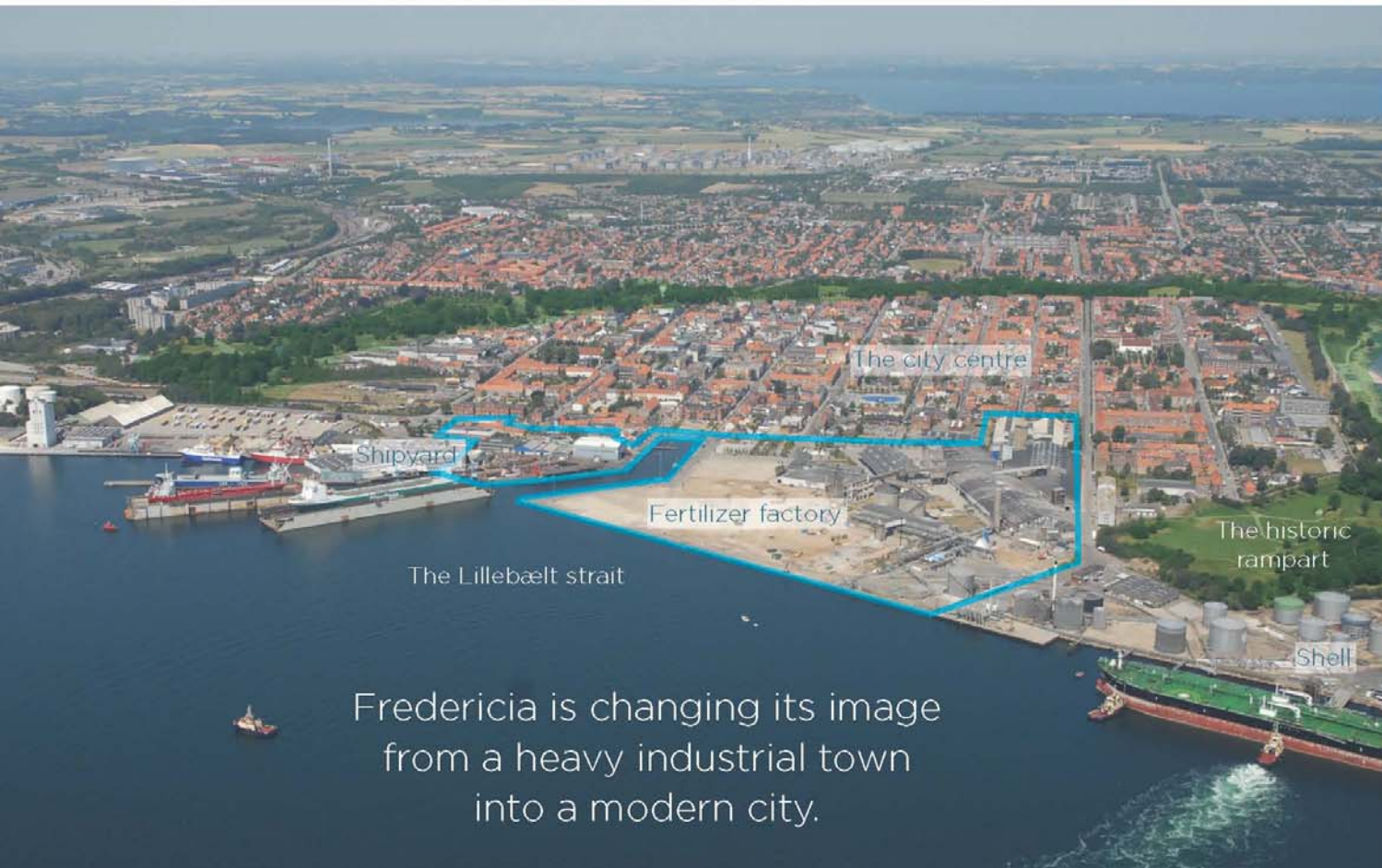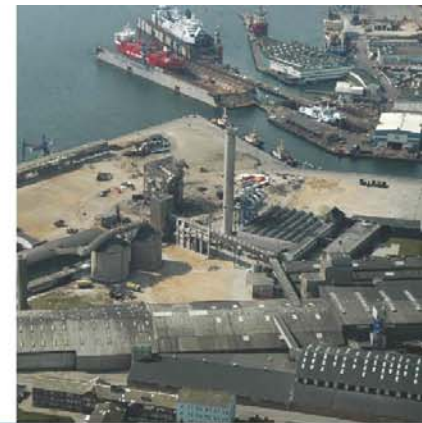
Fredericia is changing its image from a heavy industrial town into a modern city.

FREDERICIA, DENMARK IN EUROPE

Søg

FredericiaC = Public Private Partnership between Fredericia Municipality and Realdania By

FredericiaC   Parallel competition
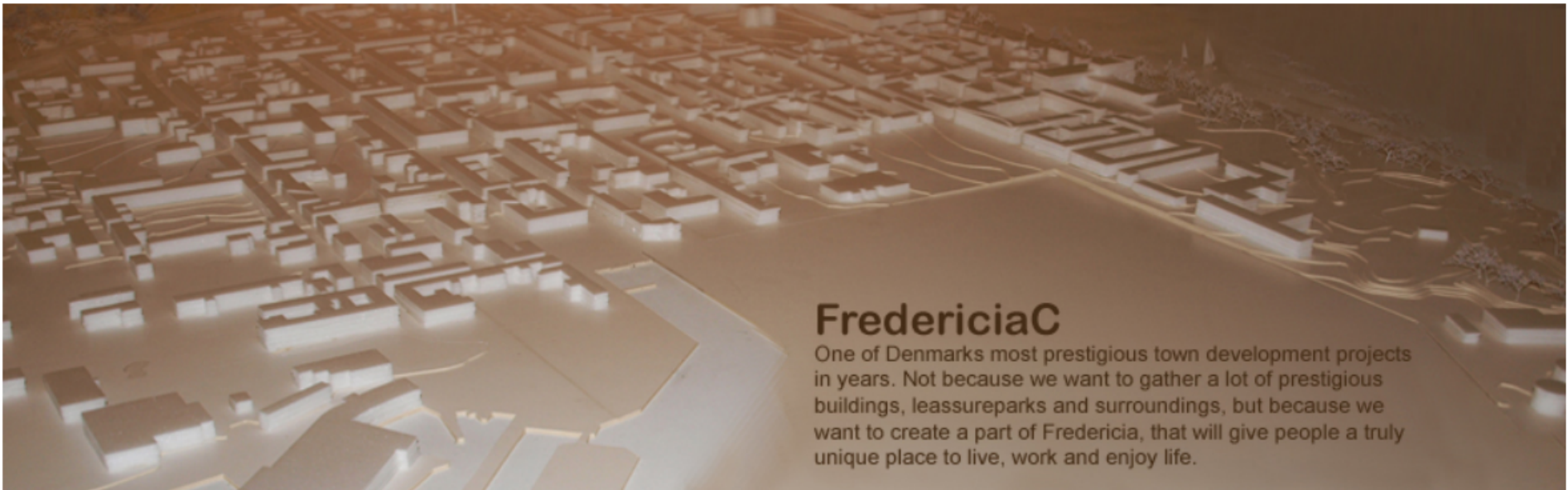
FredericiaC

One of Denmarks most prestigious town development projects in years. Not because we want to gather a lot of prestigious buildings, leassureparks and surroundings, but because we want to create a part of Fredericia, that will give people a truly unique place to live, work and enjoy life.

Team proposals

The final four teams have submitted their final proposals. You can download the four teams' final proposals here.

▸ Read more

Parallel competition

FredericiaC has organized a parallel completion. You can read more about the background for this type of competition, the jury report and more here

Read more

Competition Brief

The Competition Brief is now ready for download in English

▸ See the Competition Brief here
▸ See the Background Material here
See the Process tool and note on economy - January 2011 here

FredericiaC

A prestigious town development for all the right reasons

▸ Read more

TRANSITIONAL DEVELOPMENT

The development plan points out how and where temporary measurements can be applied in order to facilitate the process, help to create life and identity under the way, increase attraction values and promote the positive development of the town district.

Temporary seafront

Temporary "beach"

Temporary sport

Plan of transitional activities

PARTICIPATORY DEVELOPMENT

Public participation and cocreation are well integrated into the project. The plan sets out a flexible phasing strategy with short term interventions and temporary events to promote the site. A key driver is local urban agriculture.

Public participation for the younger inhabitants.

Cocreation of FredericiaC.

Inhabitants participate.

International competition

- **Extensive Brief**
- **Workshops**
- **Dialogue**

Competition:

Team KCAP

RAMBOLL:
- Engineering
- Traffic
- Parking
- Sustainable Energy
- Soil contamination
- Hazards
- Costing

KCAP:
- Project management
- Strategy
- Urban Design
- Landscape
- Architecture
- Process

FAKTON:
- Plan Economy
- Market Strategy

Multi-disciplinary approach

A HOLISTIC APPROACH

The public space framework brings the renaissance street grid, the historical rampart and the sea together in one comprehensive environment.

The streetgrid with sightlines towards the sea is enhanced.
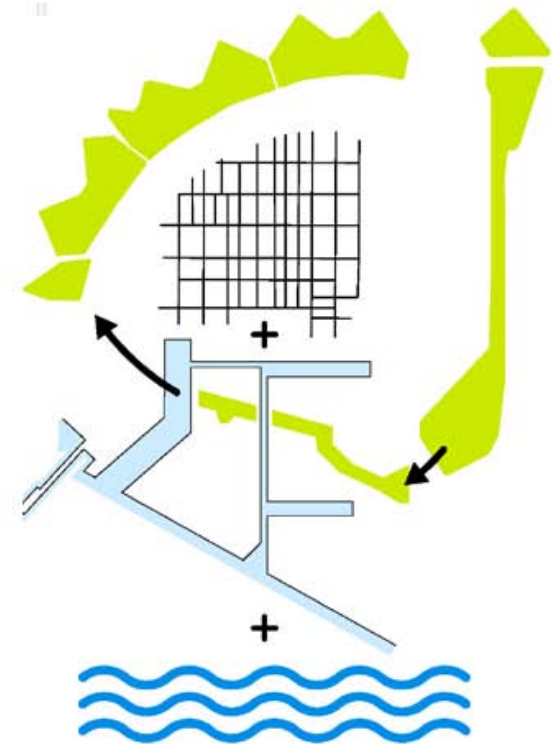
The canals where previously envisioned in historic designs for the garrison town but where never realized. They set conditions for an intensive interaction between the existing city, the new buildings and the water and offers an appealing overarching maritime character.

Envisioned canals on a historic design.

Impression of the new north canal, illustrating active use of the water and continuous pedestrian promenades along the quays.

The existing seafront will be enriched by a network of canals, offering a strong presence of water into the city.
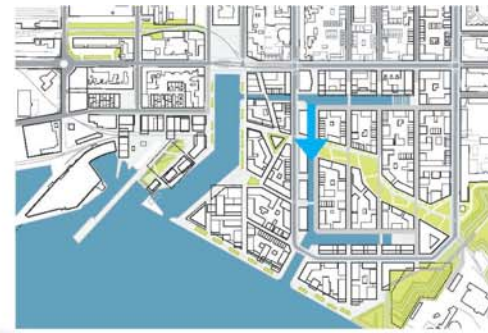
Impression of the canals running north south along Palazzo buildings at the crossing of the bridge which connects Karolinelunden with the retail area. The buildings and the public pocket squares connect to the water.

THE FredericiaC DEVELOPMENT PLAN

Sequences and variation of
spaces inspire dynamic and
diverse public spaces as well as
activity and recreation.

IN TUNE WITH THE HISTORY

With respect to the city's scale and history, the development strategy sets out a robust framework, with a sensitive network of public space.

Building hights in the historic town.

The areas planning principles dictate a varied mix of different uses, urban typologies and architectures. Within these principles, the urban development is highly adaptable to any future changes that might affect the development process.
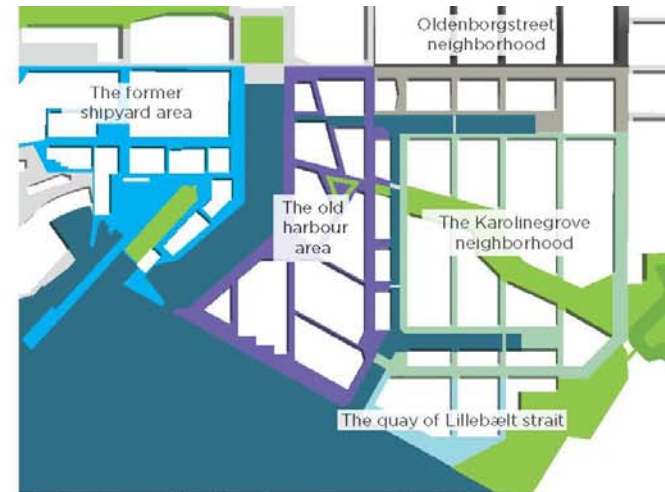
Overlapping neighborhoods create a variation in the city.

Examples of block typologies
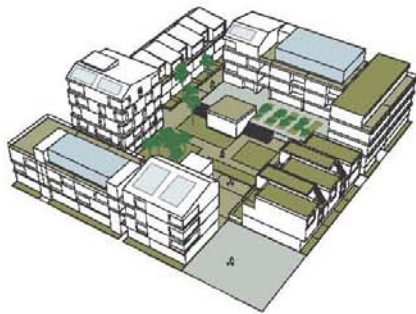
Open block
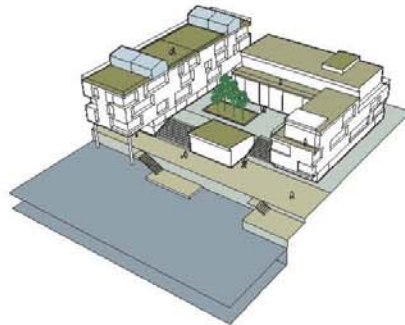
U-shaped block with raised courtyard

Block with programming
on the ground floor and raised courtyard
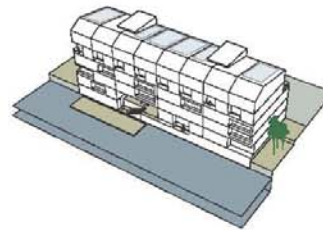
Palazzo building by the canal

AN ORGANIC FOOD STRATEGY

Local food production has potential as a major catalyst for the urban development. It promotes health and social coherence.

Grow your city workshop 2012

Fish cleaning station
Fish farming in the canal
Kitchen gardens
Communal gardens
'Grow your own city'
Greenhouses
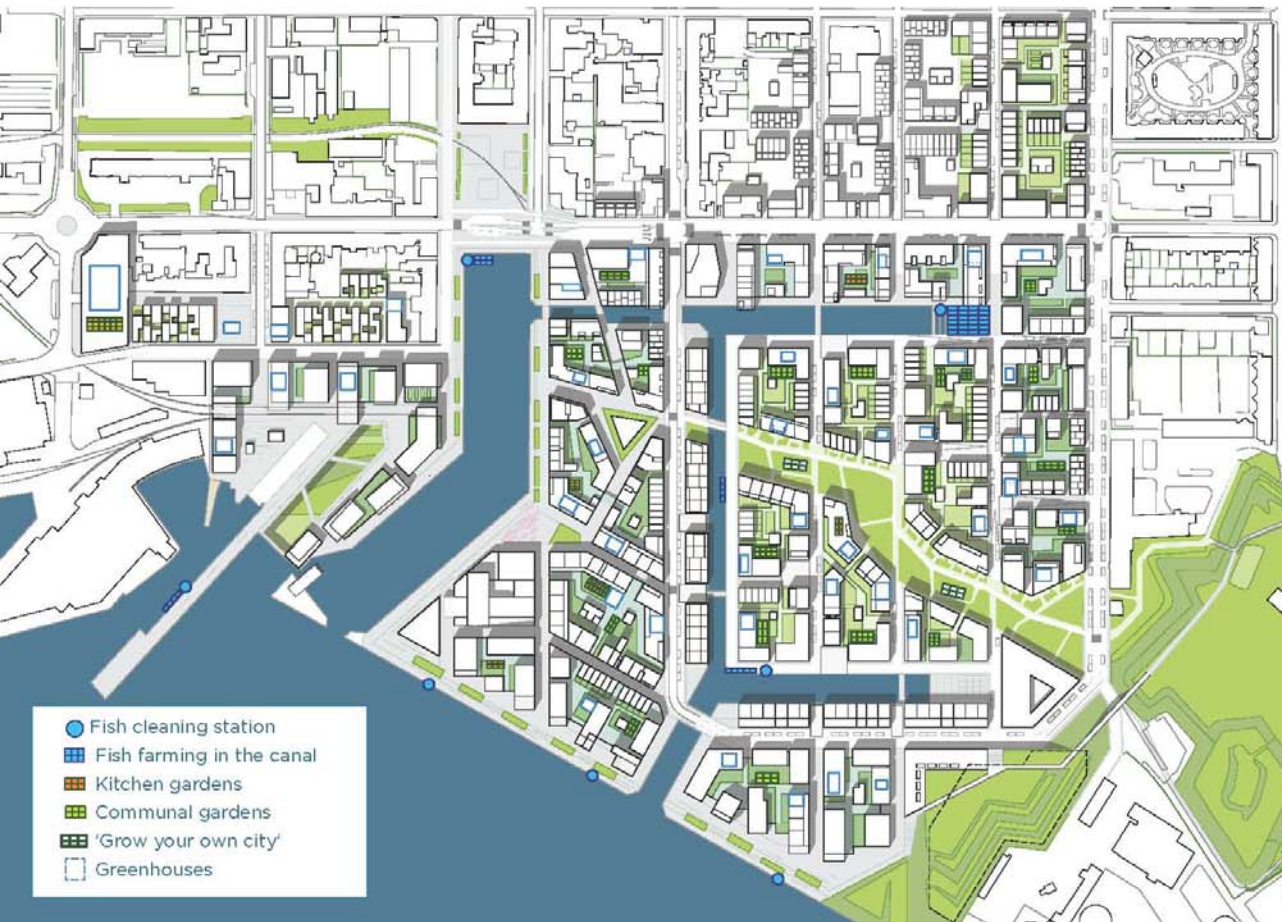
Opportunities are created in the physical plan for local growing of food in community gardens, in kitchen gardens, in courtyards, on walls, on roofs or in public spaces and parks.

Impression of the Karolinelund park, illustrating a community garden and active use of the park by the adjacent houses and school.

Project:

Team KCAP

KCAP:
- Project management
- Strategy
- Urban Design
- Architecture
- Process

RAMBOLL:
- Engineering
- Traffic
- Parking
- Hazards
- Wind modelling
- Costing

FAKTON:
- Plan Economy
- Market Strategy
- Parking

ESBENSEN:
- Sustainable Energy
- Sun and daylight

VANDKUNSTEN:
- Danish expertise
- Urban Design
- Architecture

ARUP:
- Urban farming
- Behavioural sustainability
- Program strategy

GRONTMIJ:
- Soil contamination

SLA:
- Landscape arch.

Multi-disciplinary approach

Design team

Stakeholders

Strategies

Design team	Strategies	Stakeholders
Urban designer	Program	Neighbours
Planner	Density	Owners
Architect	Typologies	Policy makers
…	Traffic, parking	…
Traffic engineer	Public transport	Municipal servants
Local Designer	Socio-Economic	– Planners
…	Public space	– Traffic
Landscape Architect	Framework	– Public space
Ecologist	Ecology	– Infrastructure
Sustainability engineer	Market	…
…	Energy	Organisations
Financial strategist	Water	Environmentalist
Cost surveyor	…	Activists
Marketing & Communication		Future inhabitants

Urban designer

Planner

Architect

…

Traffic engineer

Local Designer

…

Landscape Architect

Ecologist

Sustainability engineer

…

Financial strategist

Cost surveyor

Marketing & Communication

Program

Density

Typologies

Traffic, parking

Public transport

Socio-Economic

Public space

Framework

Ecology

Market

Energy

Water

…

Neighbours

Owners

Policy makers
…
Municipal servants
- Planners
- Traffic
- Public space
- Infrastructure
…

Organisations

Environmentalist

Activists
…

Future inhabitants

Investors

Developpers

Brokers
…

Dialogue

Sequential model

Old school

Simultanious model

Integrated approach

WORKING ORGANIZATION
工作組織

规土委
Land Planning Committee

区政府
District Government

专业顾问团队
Professional Consultants team

市民
Urban residents

土地业主
Land proprietors

建设单位
Construction unit

16个子单元的设计团队
Guidelines design team
Planning, construction, landscape

整体城市设计导则
核心团队
总设计师
规划、经济、建筑
景观、交通、市政
Overall urban design core team Chief designer
Planning, economy, construction, landscape, transportation, Municipal administration...

管理规定
Administrative regulations

专家库选择
Selection of experts

协调规划的技术制定
Technical formulation that coordinates the planning

政策研究
Policy study

技术研究
Technical studies

技术把天
Technical check

大纲与指令
Outline development and instructions

提交子单元规划
Submission of the planning of the subunit

根据场地与纲要要求选取团队
employing professional teams according to sites and outline requirements

公共意见采纳
Adopted by public opinion

政策解释协商导则控制内容
Policy interpretation Contents of coordination guidelines control

按规划要求落实规划
Carrying out the planning according to the key points of the planning

规划检验
Planning interpretation

建设检验
Construction inspection

规划落实
Planning implementation

检验方案
Inspection scheme guidelines

落实图则
implementation

政策咨询
Design consultancy

落实导则要求
Implementation of the guidelines requirements

社会 sociology
建筑 construction
交通 transportation
生态 ecology
能源 energy
策划 planning
开发 development
经济 economy
政策 policy
......

TECHNICAL ROUTE
技術路徑

| 第一阶段
The first stage
目标与愿景的提出
The proposed objectives and vision | 第二阶段
Second stage
专题分析研究
Thematic analysis research | 第三阶段
Third stage
城市设计方案
City Design | 第四阶段
Fourth stage
城市设计导则设计
City Design Guide Design |

第一阶段 / The first stage / 目标与愿景的提出 / The proposed objectives and vision

大纲解读 outline interpretation

现状解读 status-quo interpretation

任务解读 tasks interpretation

案例解读 tasks interpretation

目标愿景 objectives

第二阶段 / Second stage / 专题分析研究 / Thematic analysis research

空间设计 space design
- 功能策略 functional strategy
- 空间品质框架策略 space quality
- 城市更新策略 urban renewal strategy
- 可持续发展策略 sustainable development strategy
- 实施策略 implementation strategies

政策设计 policy design
- 市场&经济分析 market and economic analysis
- 产业鼓励政策 industry encouragement policies
- 建设奖励政策 development incentives policies

过程设计 Process design
- 开发时序计划 development timing plan
- 过程建设指引 process construction guidance
- 实施检讨及组织机制 review implementation and organization mechanisms

第三阶段 / Third stage / 城市设计方案 / City Design

城市设计方案 urban design scheme

- 扶持产业租金补贴 rent subsidies, policy guidance to promote industrial development.
- 扶持产业政策引导 policy guidance to promote industrial

- 容积率的奖励 volume rate of reward
- 确定奖励诱导的街区范围 etermine the need for rewards induced block
- 制定奖励标准及审核程序 Make clear construction standards, requirements
- 发展权转移措施 Measures on transferring

引导

反馈

第四阶段 / Fourth stage / 城市设计导则设计 / City Design Guide Design

总则 general principles
- 城市形态与空间结构 urban morphological structure
- 城市景观 urban landscape
- 城市开放空间和公共活动 urban open space and public activities
- 城市运动系统 city sports system
- 城市特色分区/重要地段 the city's distinctive partition / important district
- 地下空间利用 underground space utilization
- 生态低碳可持续发展原则 ecological low-carbon sustainable development principles
- 政策设计 policy design

细则 detailed
- 各片区细则式控制要求 each district's controllability requirements
- 各片区的引导性要求 each district's guidance requirements

过程控制导引 process
- 功能业态 land functional format
- 城市景观 urban landscape
- 公共开放空间 public open space
- 建筑界面控制 architectural interface
- 市民活动 public activities
- 道路交通 road traffic

- 城市形态与空间结构 urban morphological structure
- 城市景观 urban landscape
- 公共开放空间 public open space
- 市民活动 public activities
- 建筑控制 construction control
- 道路交通 road traffic
- 重要节点 important node

- 建筑控制 construction control
- 可开发地块引导性要求 guidance requirements for lands that can be developed
- 环境要素及夜间照明 environmental elements& night lighting
- 特殊引导要求 special guidance requirements

实施策略 Implementation
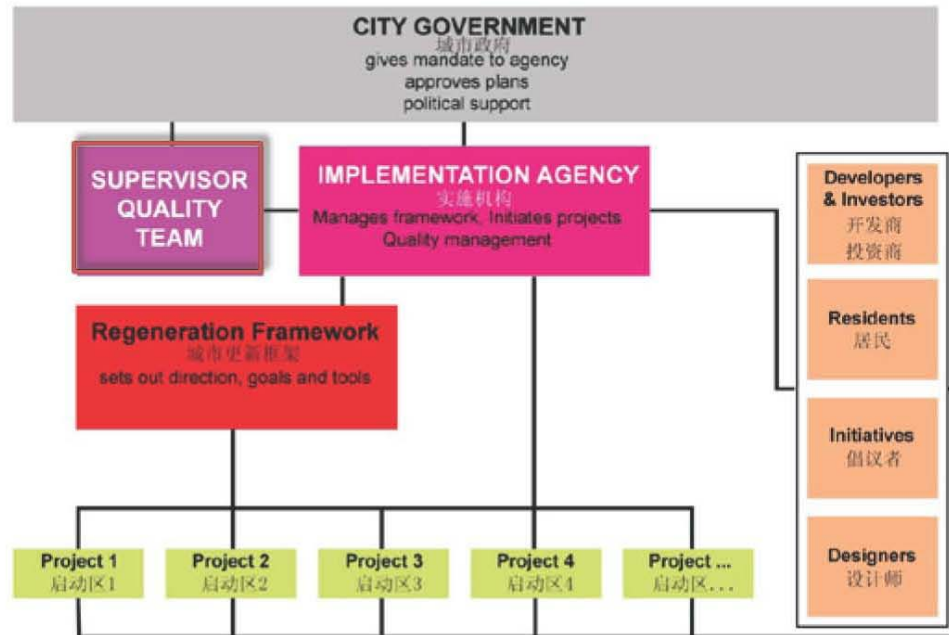
Role of implementation agency and Supervisor/quality team
1. Managing framework
2. Informing the administration and the political leadership and preparing and organizing their decision-making
3. Initiating projects
4. Coordinating projects
5. Marketing and promoting the area
6. Matchmaking between the parties
7. Supporting initiatives
8. Organizing review process
9. Updating the framework
10. Eventually channeling funds and subsidies and becoming a development party
11. Legislative and planning power

执行机构———— 质量控管

1.管理組織架構
2.通知行政和政治領導層以及決策的籌備和組織
3.啟動項目
4.協調項目
5.對該區域進行市場推廣
6.雙方之間牽線搭橋
7.支持舉措
8.組織審查進程
9.更新組織架構
10.最終提供資金補貼並成爲發展方
11.具有立法和規劃的權力

CITY GOVERNMENT
城市政府
gives mandate to agency
approves plans
political support

SUPERVISOR QUALITY TEAM

IMPLEMENTATION AGENCY
实施机构
Manages framework, Initiates projects
Quality management

Regeneration Framework
城市更新框架
sets out direction, goals and tools

Developers & Investors
开发商
投资商

Residents
居民

Initiatives
倡议者

Designers
设计师

| Project 1 | Project 2 | Project 3 | Project 4 | Project ... |
| 启动区1 | 启动区2 | 启动区3 | 启动区1 | 启动区... |

Thank you