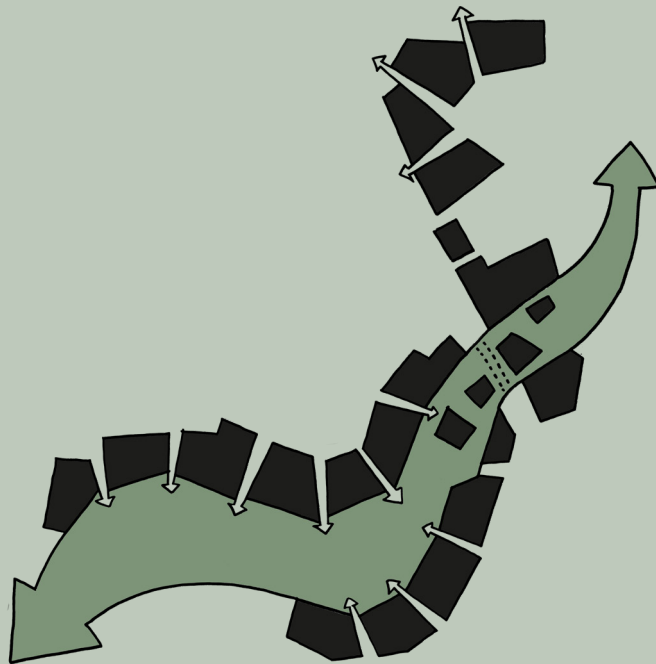


KELDUR



“THE GREEN RIVER”

DEVELOPMENT AREAL, REYKJAVÍK

1931724

VISION

The vision for “The Green River” is to develop a vibrant neighborhood with soul and character. With The Green River, we want to introduce a new type of urban quarter that oozes local quality and invites everyone to actively and intuitively participate in the neighborhood’s diverse public spaces and urban communities. In the future, Keldur will buzz with community events, family gatherings, school trips, business visits, public transport, and cyclists. Keldur is for everyone - for everyday life and for celebrations!

Our vision is to create a strong and robust concept for the future urban development of Keldur. To achieve this, it is crucial to consider societal changes and to create community, greater flexibility in everyday life, minimize transportation time, and increase sustainability standards.

With this strategy, we propose 13 dogmas that will form the framework for the future urban development of housing and business. These 13 principles will ensure a strong community for residents and ensure unique, inclusive, and market-relevant housing.

13 dogmas for urban development of Keldur:

1. Unfold the potential qualities of the site
2. Create diversity
3. Think spacial variation
4. Think social harmony
5. Gather rather than spread
6. Think carparking smart
7. People before cars
8. Create green & community orientated future
9. Creating healthy everyday life
10. Inviting nature in
11. Life between buildings
12. Robust masterplan
13. Listen to each other and be ambitious

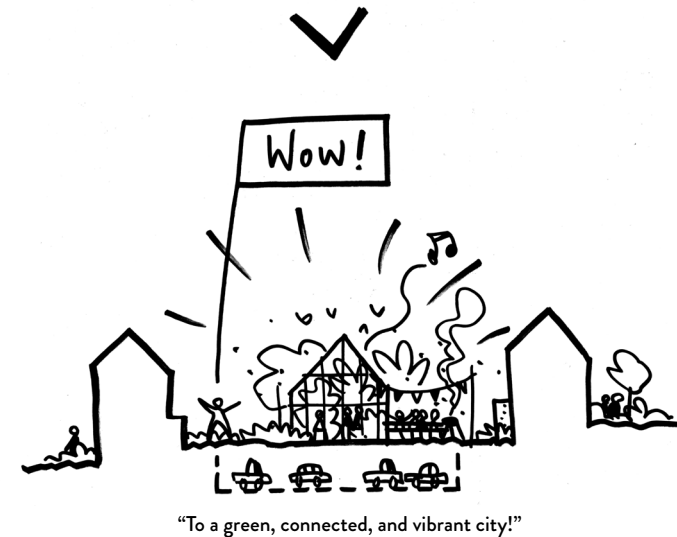
CONCEPT

Our concept is to create an area that is in symbiosis with nature and inspires new encounters and communities across generations. The Green River provides an opportunity to live an active city life in close and connection to nature.

The new urban neighbourhood is designed to bring people together in both small and large communities. This creates engagement, activity, security, and increases quality of life.

With precise architectural and functional interventions, our goal is to create an extremely attractive urban area with high spatial variation and a strong individuality for the benefit and enjoyment of the new residents as well as visitors to the area.

At The Green River, there will always be something happening - either in the green heart of the development, at the town square, or at the small local public spaces. Active and outward-facing functions are strategically placed around the large and small public spaces to ensure synergy and activity.

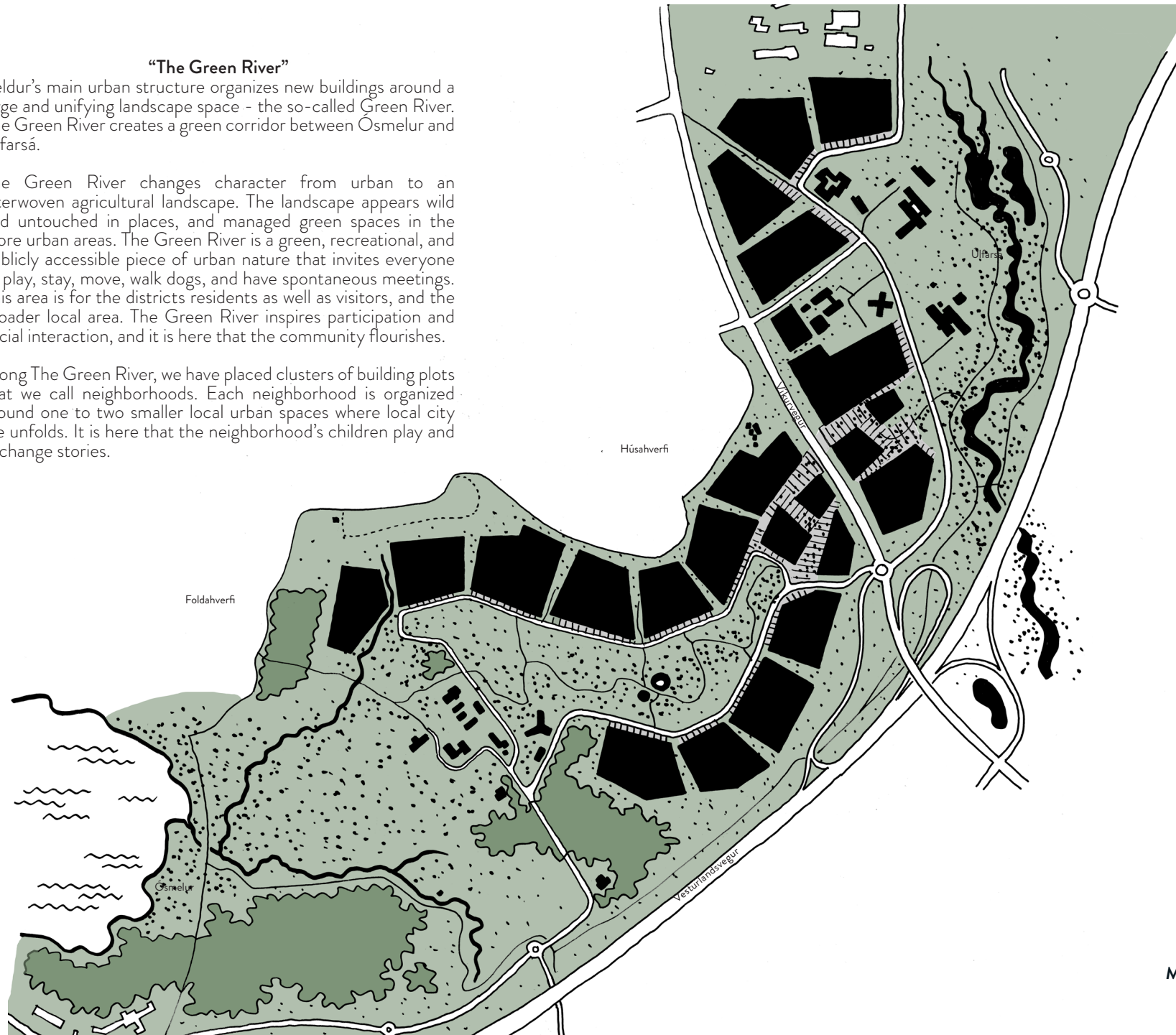


“The Green River”

Keldur’s main urban structure organizes new buildings around a large and unifying landscape space - the so-called Green River. The Green River creates a green corridor between Ósmelur and Úlfarsá.

The Green River changes character from urban to an interwoven agricultural landscape. The landscape appears wild and untouched in places, and managed green spaces in the more urban areas. The Green River is a green, recreational, and publicly accessible piece of urban nature that invites everyone to play, stay, move, walk dogs, and have spontaneous meetings. This area is for the districts residents as well as visitors, and the broader local area. The Green River inspires participation and social interaction, and it is here that the community flourishes.

Along The Green River, we have placed clusters of building plots that we call neighborhoods. Each neighborhood is organized around one to two smaller local urban spaces where local city life unfolds. It is here that the neighborhood’s children play and exchange stories.



MASTERPLAN 1:10.000

DOGMA 1.

UNFOLD THE POTENTIAL QUALITIES OF THE SITE

01. LAND VALUE AND QUALITY

The vision is a strategic masterplan that can be developed in stages, separately or together. Therefore, the plan contains a robust “backbone” that gathers the city’s energy and movement around an axis where it provides the greatest value to get people to meet and move. When the “backbone” is strong, cohesive, and flexible, then complex ownership structures, fluctuating economic conditions, and staged development can be accommodated.

To create a successful city, it is important to start with the qualities of the place and enhance these qualities in the future urban development. Today, Keldur is a diverse green landscape space that is well used as a recreational area. Our vision is to invite the landscape qualities into the city and create a green, cohesive place where you live in close contact with nature.

We believe it is important to anchor the community and co-ownership before the district is built. Therefore, we suggest developing a temporary strategy that can help brand and start up a new narrative about the neighborhood as early as possible. As part of the temporality strategy, we propose that the existing buildings be used as a catalyst for urban life. In other words, we suggest that one of the existing buildings become the first community center, where the first community gardens can be launched, and first events initiated.



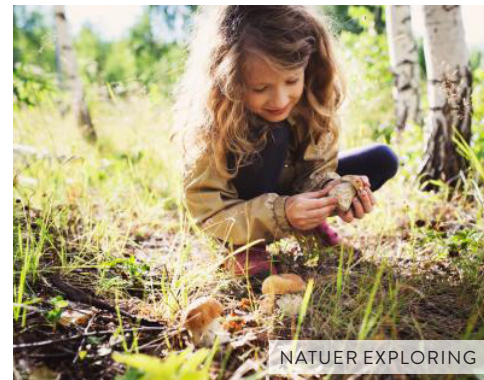
COMMUNITY GARDEN



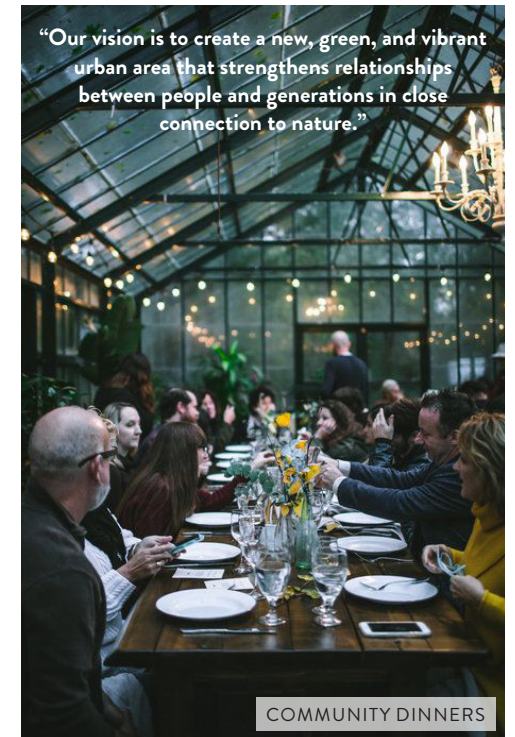
ANIMALS



ACTIVE LIFESTYLE



NATUER EXPLORING



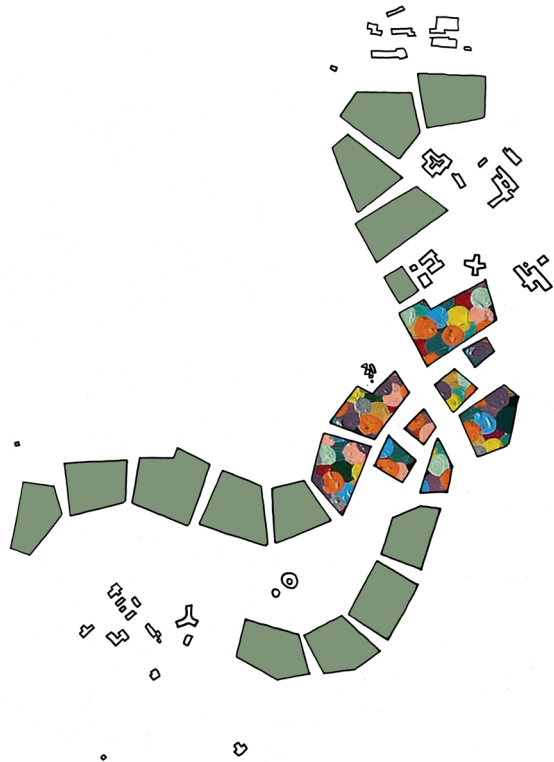
COMMUNITY DINNERS

“Our vision is to create a new, green, and vibrant urban area that strengthens relationships between people and generations in close connection to nature.”

DOGMA 2.

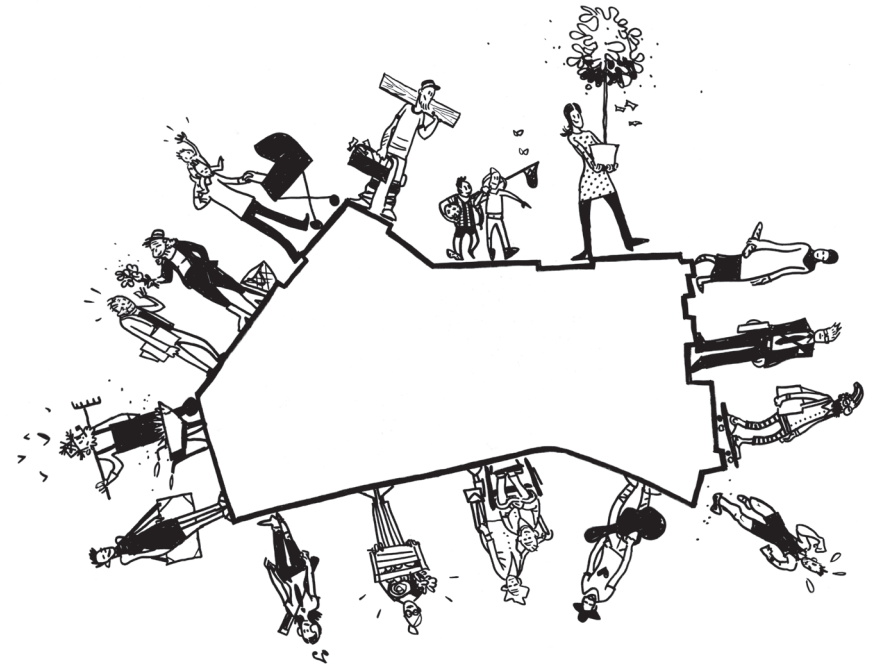
CREATE DIVERSITY

02. MIXED USED



Mixed-use city

Mixed-use cities require courage - but they change society! Our strategy is to create a mixed-use district - a blend of people, functions, and building typologies. The mixed-use city consists of a combination of 5 functions: housing, culture, business, retail, and education.



The city is for everyone

There must be space and room for everyone in the district - a mixture of families with children, single parents with children, families without dependent children, seniors, elderly people, and singles. A mixture of resourceful and community-oriented people. Experience shows that residents are resourceful and responsible individuals who contribute positively to the local area, as well as to the cultural and recreational life. We propose compact homes where one can live simply and efficiently. Guest rooms, music rooms, trampolines, pizza ovens, etc. are shared with others in the communal house. This anchors the community and at the same time saves mother earth's precious resources. It also means that housing can be affordable.

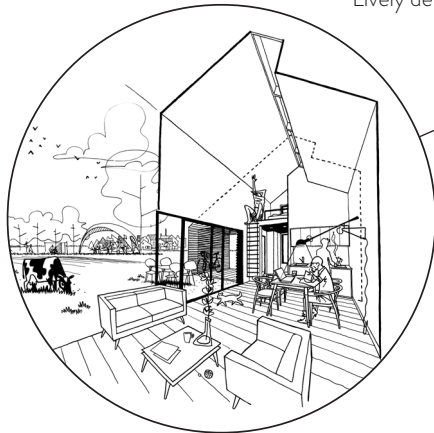
DOGMA 3.

THINK SPACIAL VARIATION

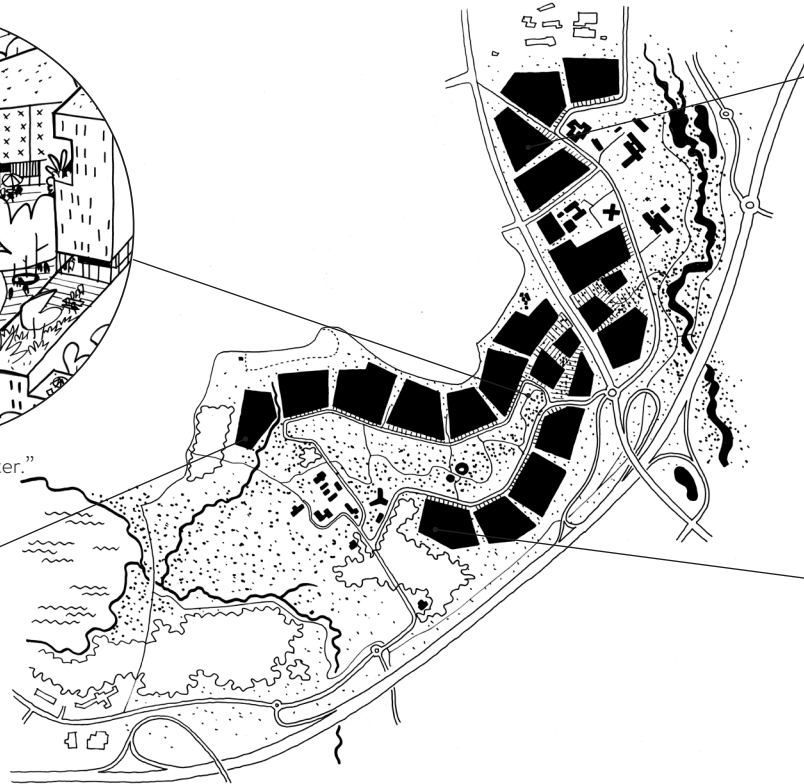
03. DENSITY DISTRIBUTION AND FORM



"Lively dense city center."



"Live in harmony with nature."



Spatial variation!

The Green River will be a mixed and varied district, where there is room for everyone. Each neighborhood has different building typologies and densities. We suggest that the district is densest at the center, where there is the highest concentration of life, and fragments towards the north and south. In the center, there is the possibility of higher buildings in certain places, although generally, we see the district as 4 stories or less.



Children's community

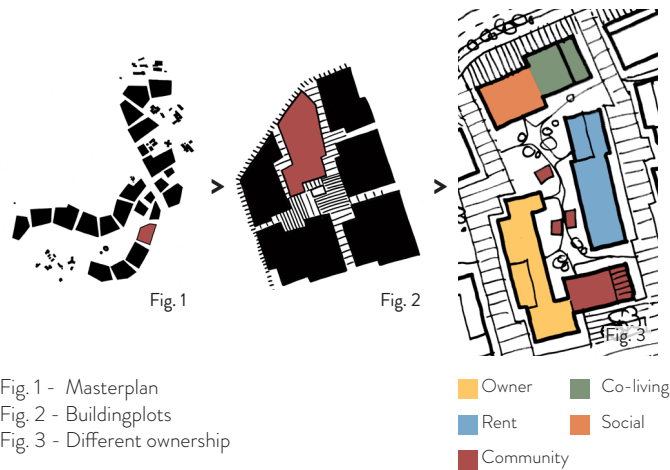


"Nature in the backyard."

DOGMA 4.

THINK SOCIAL HARMONY

04. SOCIAL MIXING



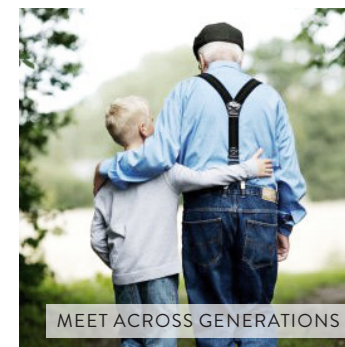
Neighborhoods!

Along the green river, the city's neighborhoods are each organized around one to two smaller local public spaces. This is where we see the neighborhood unfolding, where children play, and residents meet. We aim for neighborhoods with mixed ownership structures that offer different types of housing to attract a variety of people to create a mixed sustainable city.

We go to great lengths to ensure social sustainability in our projects. We want to offer compact housing in combination with a wealth of shared facilities available to everyone. Optimized floor plans, extensive shared facilities, and outdoor spaces will provide plenty of room for play and for functions that are not used regularly every day.



Local public spaces in neighborhood



MEET ACROSS GENERATIONS

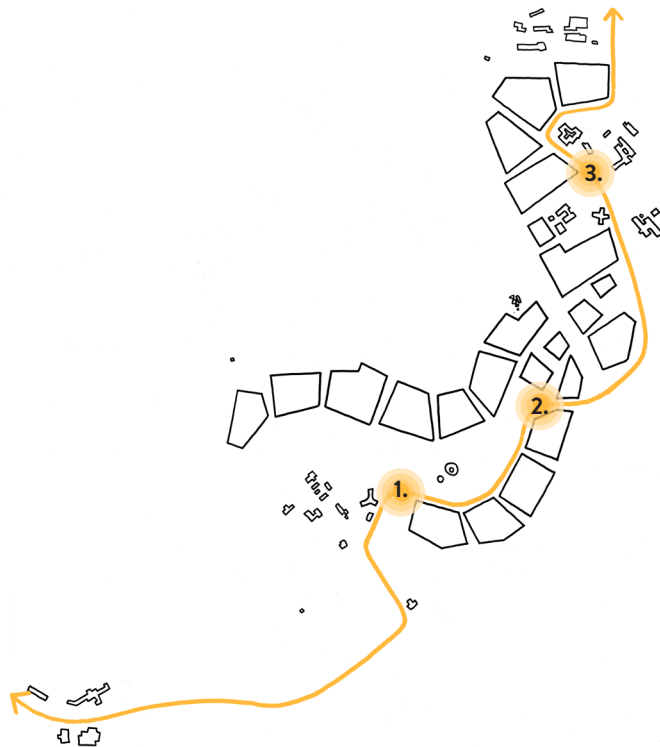


SOCIAL MEETING

DOGMA 5.

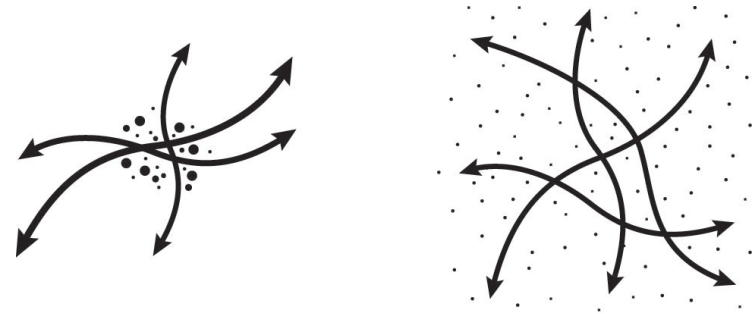
GATHER RATHER THAN SPREAD

05. BORGARLÍNA AND BUS ROUTES



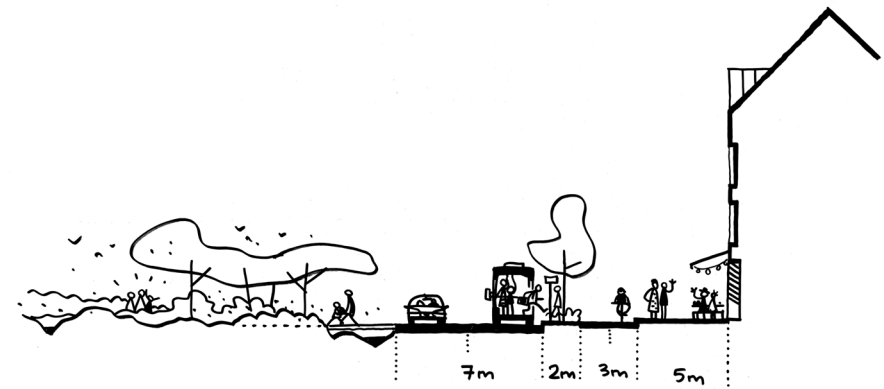
Borgarlínan and busstops

1. Keldur South - located in the south next to the future school.
2. Keldur Center - located in the middle where there is the highest density.
3. Keldur North - located in the north next to the daycare center.



Gather rather than spread

Our vision is to unite rather than to spread out, which is why we focus on creating a city where people gather. Our desire is to minimize sprawl, preserve natural areas, and reduce environmental impacts.



Borgarlínan is a road profile.

The area's vision is for future residents to use Borgarlínan, therefore we see it as crucial to gather the bus line and traffic flows in order to consolidate rather than spread out.

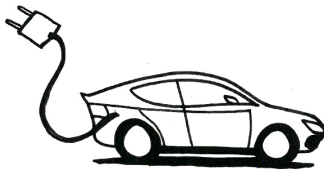
DOGMA 6.

THINK CARPARKING SMART

06. PARKING



5-10 privat cars

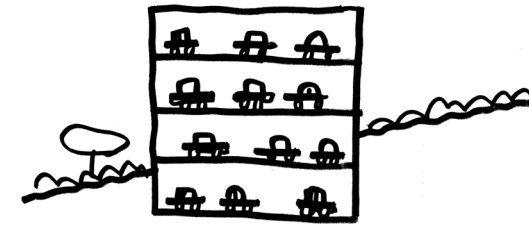


One shared car

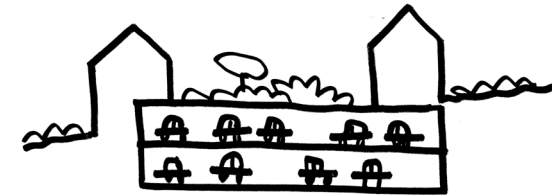
Sharing is caring

Strategically, each neighborhood has its own parking facilities so that parking is always nearby. We propose 3 principles for parking: 1. parking houses, 2. basement parking, 3. car sharing in the basement.

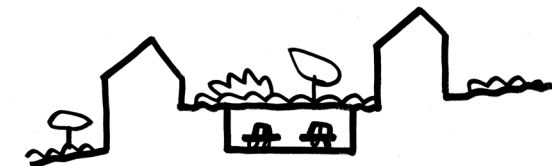
We propose a strategy where we establish an electric car sharing scheme, that could benefit the entire area. According to research, one shared car can replace 5-10 private cars. Therefore, we also expect people to choose to have fewer privately owned cars.



Princip 1 - Parkinghouses



Princip 2 - Basement parking



Princip 3 - Carsharing

DOGMA 7.

PEOPLE BEFORE CARS

07. STREETS, PATHS AND CONNECTIONS



You are what you transport yourself with!

With the development of Keldur, we want to take the lead. Therefore, we have prioritized soft modes of transportation and created neighborhoods where it is easy to use public transport, bike, and walk. An expanded network of bike and pedestrian paths with good accessibility in all directions will support our vision of a greener future. The pedestrian and bike path network is a hierarchy of interconnected paths ranging from high-traffic volume bike paths to experiential walking paths.

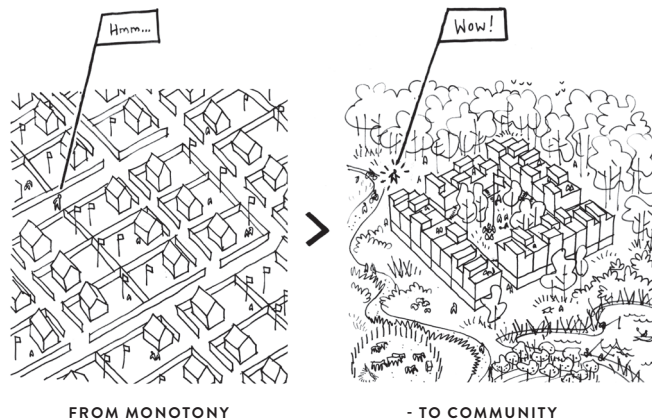


Infrastructure principle

DOGMA 8.

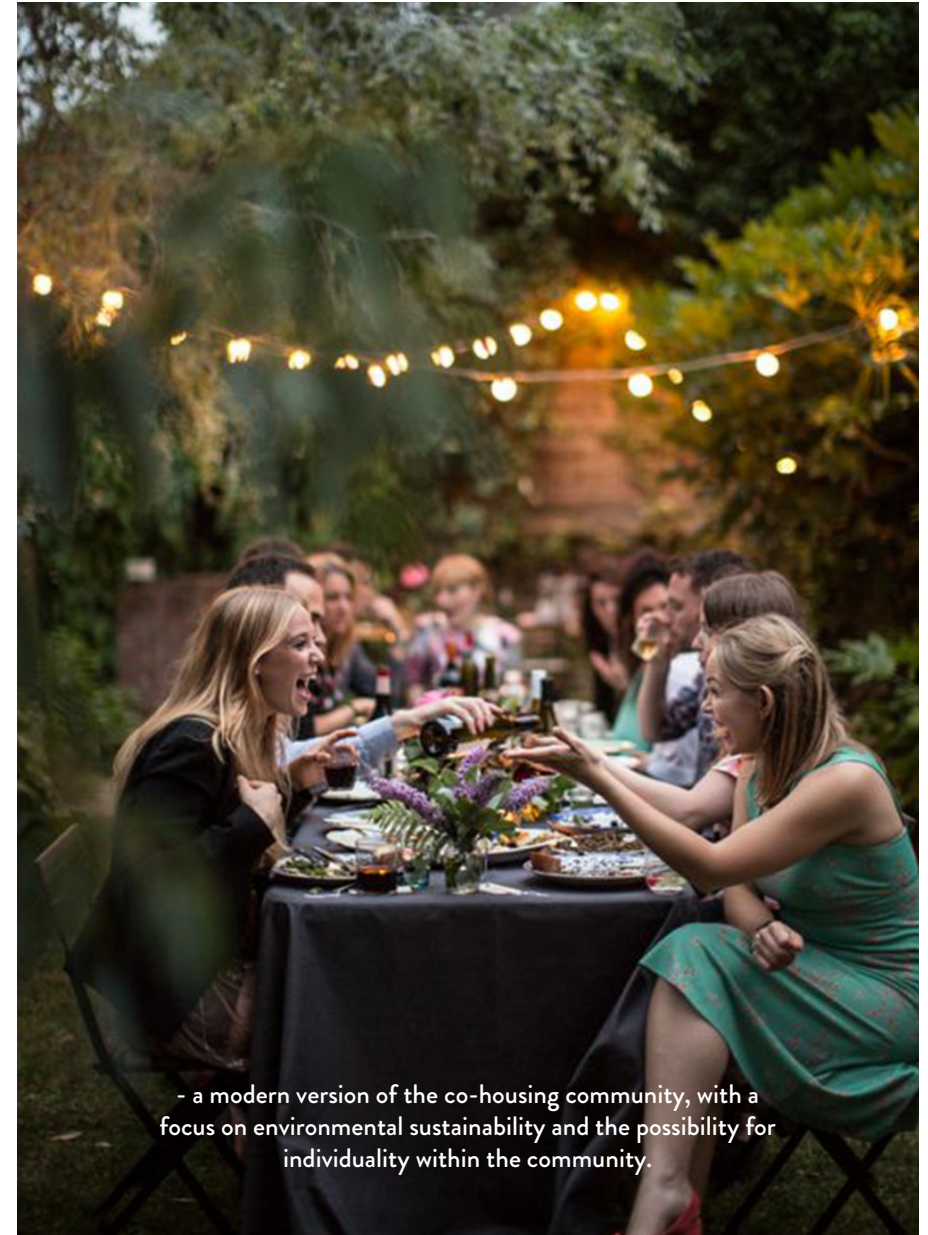
CREATE A GREEN & COMMUNITY ORIENTATED FUTURE

8. Sense of place and place branding



We believe in community engagement as a response to many challenges in our society, especially in big cities. Community engagement can help to counteract loneliness, stress, nurture challenged children, and connect people after divorce. Our vision for Keldur is that the community always comes first, we create places where people meet and get to know each other.

The buildings we create are flexible and can accommodate urban activity for families, seniors, older people, families with shared custody, single parents, or singles. Therefore, we do not just build homes with a master bedroom, walk-in wardrobe, and two children's rooms, because society looks different today, especially in larger cities. 50% of the population no longer live together as traditional nuclear families, but in a myriad of diverse family forms, as well as an increasing proportion of the population that is aging.



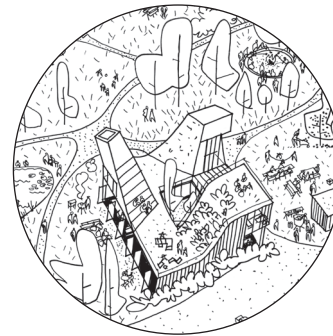
DOGMA 9.

CREATING HEALTHY EVERYDAY LIFE

9. Location of schools and other services



“A city where you can walk to everything - to pick up your child,
buy your milk, meet friends for a drink - everything is within a
short distance.”



1. Community house



4. Nature center



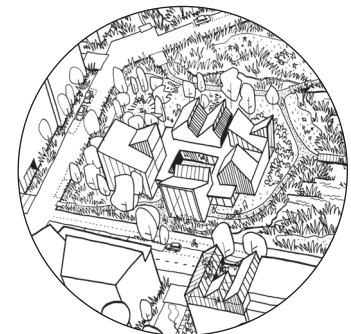
2. School



5. Central square



3. Sports facilities



6. Daycare

DOGMA 10.

INVITING NATURE IN

10. Natural and urban context

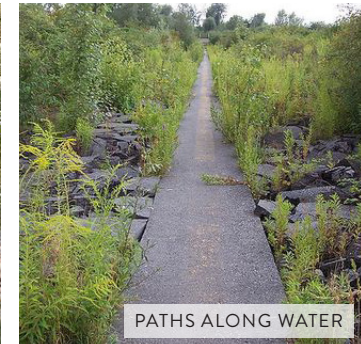


The green is brought into the city
“The Green River” is a green, recreational and publicly accessible piece of urban nature that invites everyone to play, stay, explore, move, walk dogs, and have spontaneous meetings. The space is for the neighborhood’s residents, visitors, and the broader local area.

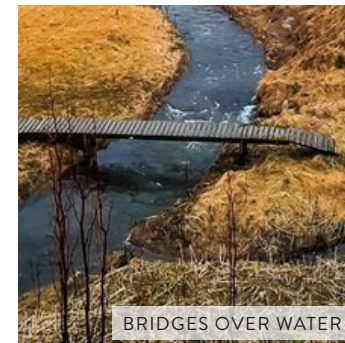
Rainwater is collected and directed through a network of open green trenches to create varied experiences of the city as the weather changes. Biodiversity can flourish and community can gather around water.



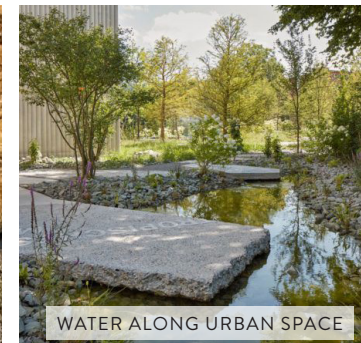
DRY WATERBASSIN



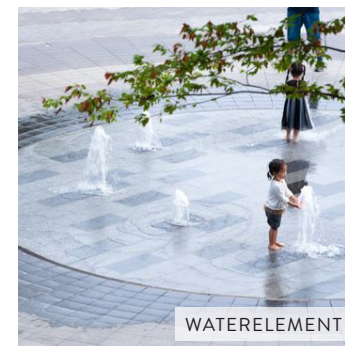
PATHS ALONG WATER



BRIDGES OVER WATER



WATER ALONG URBAN SPACE



WATERELEMENT



WATERBASSIN

LIFE BETWEEN BUILDINGS

11. Puplic space and open areas

Living in the middle of nature

The larger landscape is visible and accessible throughout the area. At the local squares, small green wedges of nature reach in and provide direct access and views to the surrounding green areas. The private or shared courtyard spaces are designed to be as lush as possible, with bushes, trees, and passages with shortcuts out to the common areas.

Around all building plots, green rainwater trenches give the streets a rich and landscape-like expression and a high experiential value for residents. The network of local squares supports local connectivity. The layering of semi-public, and semi-private zones is crucial for the residents to be able to connect with each other.



Lively and artistic urban spaces.

We propose an art strategy where local artists can be part of forming the city from the start and can contribute to community engagement.

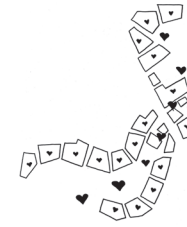


Fig. 1



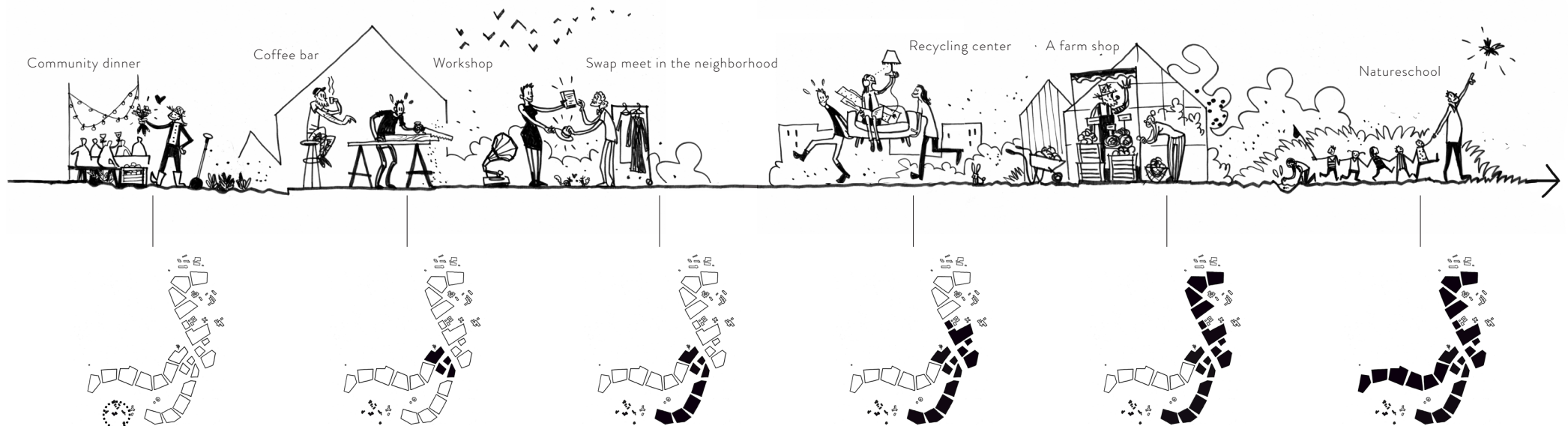
Life between buildings

The Green River's urban network creates inclusive, vibrant, and sustainable public spaces that promote social interaction, community engagement, and quality of life for everyone.

Fig. 1: Small local communities in the buildingplots and bigger communities around the center and a long The Green River.

ROBUST MASTERPLAN

12. Phasing



From day 1

Existing buildings will be used as temporary community centers and information centers. Courtyards can be used for activities such as communal dining. The first Borgalínan bus stop will be established here.

Phase 1

The city center will be established as a mix of commercial and residential buildings, where ground floors will eventually be active and outward-facing. Borgalínan's second bus stop will be located here.

Phase 2

The neighborhoods along Borgalínan are established to create life along the 'back-bone'.

Phase 3

The central area on the east side of Víkurvegur will be established, and an underpass for pedestrians and cyclists will be built to create better connectivity between the east and west.

Phase 4

The northern area will be established where the final Borgalínan bus stop will be located, thus creating buildings along the entire Borgalínan.

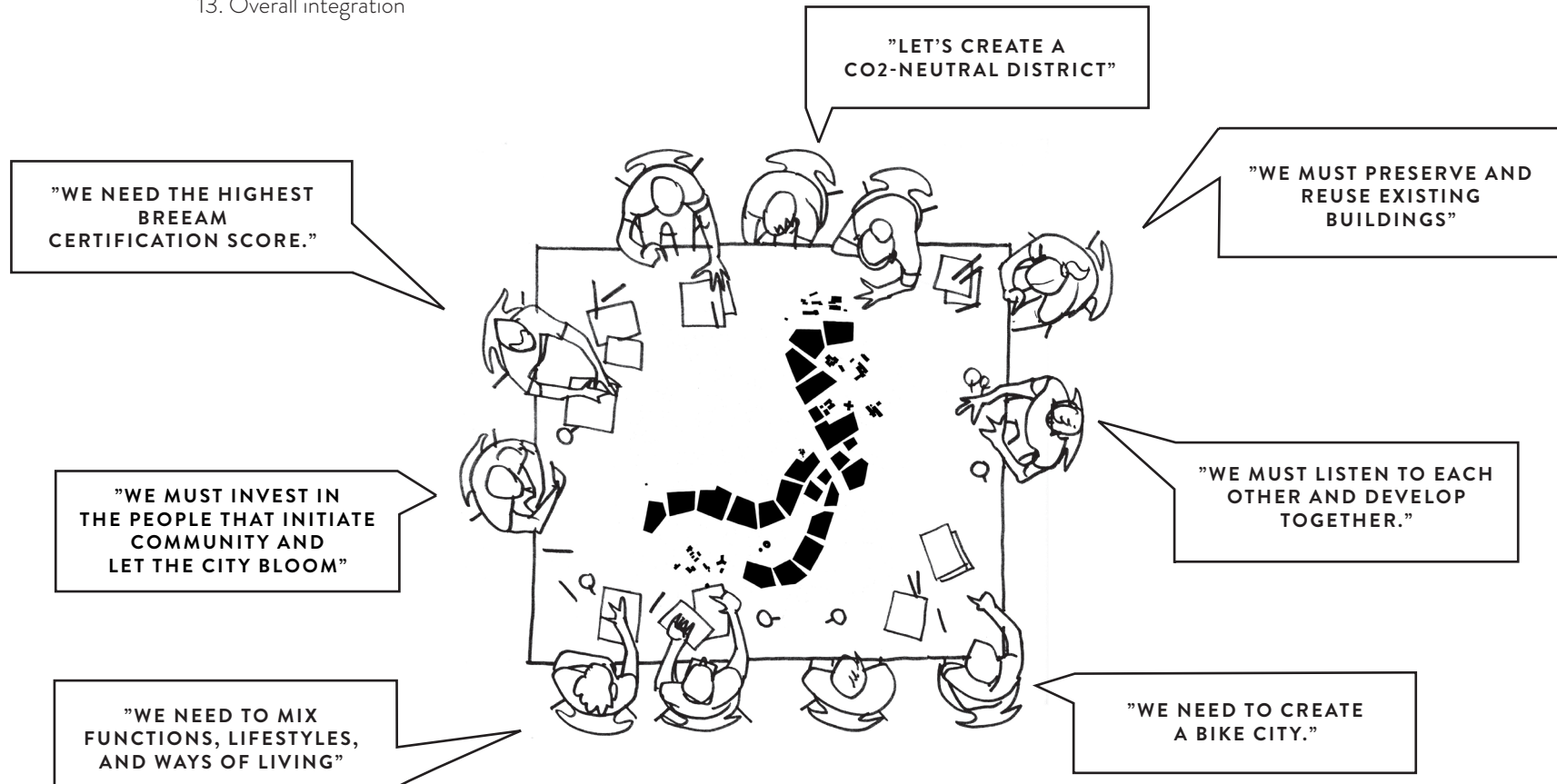
Phase 5-6

The last part of Keldur West is established.

DOGMA 13.

LISTEN TO EACH OTHER AND BE AMBITIOUS

13. Overall integration



Developing an urban area is a process that requires time, and for us, it is important to create the city together, to listen to each other and dare to be ambitious about our goals!