



den grønne flod

Vi forestiller os yderligere, at der vil være mulighed for at implementere lysgårde og ovenlys til de indeliggende arealer, samt at bastionerne varieres i kanten og at der indbygges tilbagetrukne pladsdannelser og adgangslommer. Det er vigtigt at pointere deres funktion som støjskærm for de bagvedliggende boligområder.

Der være mulighed for dobbeltanvendelse i forhold til idræt, erhverv og boliger – hvilket kan muliggøre en økonomi der er rentabel, også for eventuelle billigboliger i karrébyen.

Benzinøen

Vi støtter den planlagte jordvold og foreslår en supplerende skovbeplantning. Udsigten mod øen vil være et grønt fortæppe med de runde hvide benzinbeholdere som markant signal om byens sammensathed. Kunstnerisk belyst vil de oven i købet kunne blive et oplevelsestilskud til aftendrinken, indtaget på en bar langs kanalkanten. Hvem ved – måske har Amager fået et nyt udflugtsmål for Københavnerne.

Brugerinddragelse

At lave god borgerinddragelse er erfaringsmæssigt meget vanskeligt, men selvfølgelig nødvendigt, når vi udvikler større byområder som Kløvermarkskvarteret. Fra primært at være et spørgsmål om borgernes demokratiske hørings- og indsigelsesret, bliver borgere og brugere i dag inddraget i byudviklingen, fordi det anerkendes, at de som slutbrugere skal fylde byen med det ønskede og forventede liv og aktivitet. Og alle erfaringerne

viser, at det kommer ikke af sig selv.

Vi mener, at en veltilrettelagt inddragelses- og kommunikationsproces er en integreret del af det kommende udviklingsarbejde og en nødvendighed for:

- at sikre og videreudvikle det liv, som allerede er i området, også før og under byomdannelsen.
- at formidle områdets kvaliteter og muligheder og derigennem bidrage til værdiforøgelsen gennem øget kendskab.
- at skabe lokalt ejerskab, stolthed og engagement blandt brugere og naboer.
- at præcisere kravene til byens mange anlæg og faciliteter til sport og fritidsaktiviteter.

I nogle tilfælde er dem, der skal inddrages, naboer med særinteresser, de ønsker at beskytte, andre gange er det sportsfolk med ideer til, hvordan faciliteter kan udvikles. En samlet strategi for inddragelse tager højde for delprocessernes forskellige formål, målgrupper og metoder.

Vi tror på værdien af, at skabe en fysisk lokalitet centralt i området, der fra starten af er omdrejningspunkt for inddragelsen. Et hus, som udvikler sig i takt med at bydelen udvikler sig - som starter som et forankringspunkt for formidling og dialog om områdets udvikling, og som løbende tilbyder og inddrager borgere og interessenter i stadig flere aktiviteter og måske i sidste ende fortsætter som byområdets kulturhus.

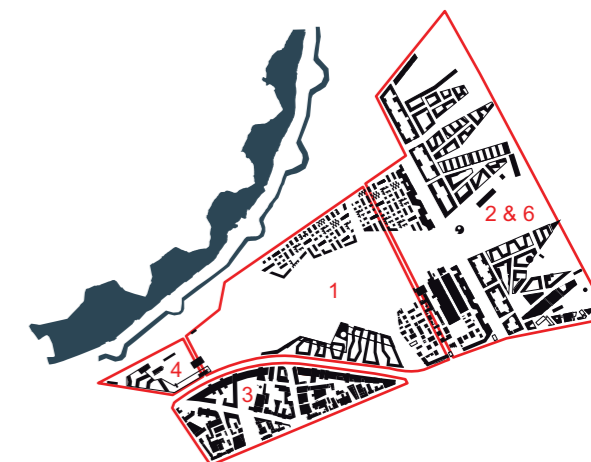
Teamets 5 principper for god brugerinddragelse:

- Lav brugerinddragelse når inddragelsen kan sætte sig reelle spor
- Kridt spillebanen tydeligt op og undgå skuffelse og uindfrie forventninger
- En bred palet af metoder er nødvendig for at ramme en bred palet af interessenter
- Brugere skal tages alvorligt, men ikke nødvendigvis bogstaveligt
- Undgå overinddragelse

Efterskrift

Vel vidende, at der er emner, som ikke er blevet selvstændigt behandlet, vil vi gerne understrege, at vi har set det som vores fornemmeste opgave at anvise en robust masterplan. En plan der kan håndtere en stor mangfoldighed og variation i udtrykket set over tid. Der skal være plads til murede og pudsede huse, alvorlige, eksperimenterende huse eller bare helt almindelige, gode og billige boliguse.

Det er vel netop i denne mangfoldighed at den rigtig levende by kan opstå. Vi mener, vi har anvist en række konkrete, bæredygtige og markante tiltag og antydte en masse stemninger, der vil være i stand til at definere rammerne for denne nye bydel i en lang årrække fremover.



KLØVERMARKEN - BILAG A

SKEMA til udfyldelse

1.	Samlet bebygget areal	65.000m ²
2.	Samlet etageareal	219.000m ²
3.	Samlet boligetageareal	175.000m ²
4.	Antal boliger, herunder antal billige boliger	1800/1800
5.	Samlet etageareal til serviceerhverv, herunder butikker	23.000m ²
6.	Samlet etageareal til offentlige formål: sport, institutioner mv.	21.000m ²
7.	Antal parkeringspladser	2670
8.	Antal parkeringspladser på terræn	500
9.	Antal parkeringspladser i konstruktion	2170
10.	Samlet friareal (ubebygget areal eksklusive parkerings- og tilkørselsareal)	95.000m ²
11.	Antal fodboldbaner	33 *
12.	Vej- og stiarealer	—

*resterende baner er placeret NØ for Rafinaderivej

Område 1/ Kløvermarken grundareal: 430.000 m²

	Bolig	Sport	Institution	Erhverv	I alt
Havebyen 2-3 etager	50.000 m ²	1000 m ²	1000 m ²	-	52.000 m²
Karrébyen 5 etager på bastion	90.000 m ²	18.000 m ²	-	12.000 m ²	120.000 m²
IC-byen 2-4 etager	35.000 m ²	1000 m ²	-	11.000 m ²	47.000 m²
I alt	175.000 m ²	20.000 m ²	1000 m ²	23.000 m ²	219.000 m²

	Parkering i konstruktion	Parkering på terræn	I alt
	375 stk	125 stk	500 stk
	1700 stk *	-	1700 stk
	120 stk	350 stk	470 stk
	2.195 stk	475 stk	2.670 stk

* Heraf 500 ekstra pladser til sportsarrangementer

Område 4 / Herjedalsgade grundareal: 45.000 m²

	Sport	Genbrugs st.	Materialegård	Erhverv	I alt
Sportsbyen 5 etager på bastion	4.000 m ²	1.800 m ²	1.200 m ²	18.000 m ²	25.000 m²

	Parkering i konstruktion	Parkering på terræn	I alt
	230 stk	30 stk	250 stk

Område 2+6/ Kløverparken grundareal: 540.000 m²

	Bolig	Sport	Institution	Erhverv	Butikker	I alt
Havebyen 2-3 etager	43.000 m ²	-	-	7.000 m ²	-	50.000 m ²
IC-byen 2-4 etager	8.000 m ²	-	-	57.000 m ²	-	65.000 m ²
Kanalbyen 4-6 etager	325.000 m ²	4.000 m ²	12.000 m ²	52.000 m ²	5.000 m ²	398.000 m ²
I alt	376.000 m ²	4.000 m ²	12.000 m ²	116.000 m ²	5.000 m ²	513.000 m²

	Parkering i konstruktion	Parkering på terræn	I alt
	425 stk	75 stk	500 stk
	450 stk	200 stk	650 stk
	3.800 stk	400 stk	4.200 stk
	4.675 stk	675 stk	5.350 stk

* Heraf 500 ekstra pladser til sportsarrangementer

Område 3/ Prags Boulevard grundareal: 155.000 m²

	Boliger	Erhverv	Butikker	I alt
Industribyen 1-6 etager	35.000 m ²	140.000 m ²	10.000 m ²	185.000 m²

	Parkering i konstruktion	Parkering på terræn	I alt
	350 stk	1500 stk	1850 stk

Summary

'THE GREEN RIVER'

The Kløvermark district is one of the very big unpolished gems in Copenhagen, and it has been a great pleasure to unleash its potential.

We see an ideas competition as a very good opportunity to throw all balls into the air and start from scratch, which is why our proposal suggests a solution that treats Kløvermarken and Kløverparken as a single, coherent area.

In our opinion, the combination of the two areas is crucial in designing a structure plan that is sufficiently robust to accommodate developments in the area in the coming decades.

Main concept

The intention behind our proposal is to weave into and build on the area's multi-coloured mosaic of functions, scales and people with future-oriented focus on sport, movement and sustainability.

The main concept is relatively simple. It redefines the extent of the existing Kløvermark area and establishes a new space that runs through the area like a riverbed, maintaining the significant qualities of the landscape: the sport and recreational facilities and the visual connection with the medieval city centre. This green river also creates a new attractive connection from the ramparts of Christianshavn to the Prøvesten Canal and the local centre of the new city district.

Along the banks of the river, where the open sport and leisure landscape meets the city, there will be public promenades with a rich variety of facilities for both organised and self-organised sports activities. This is where city life and movement unite in new hybrid forms and shapes.

Small neighbourhoods will emerge along the river over time. Each of them will have a unique profile, structure and scale adapted to the needs and requirements of the future. Each of these neighbourhoods will reflect and develop the special characteristics of the city areas behind them.

Our ambition is to create an attractive green city district in which movement and sustainability are fundamental values: a breathing space that will not only add new significance to the island of Amager but also add an extra urban dimension to the city of Copenhagen.

An active, dynamic city

We see a clear connection between increasing urbanisation and fundamental structural changes in our society. More and more people will move to the cities in the future and we must therefore endeavour to create good, healthy and sustainable conditions for city life. Seen in this perspective, the Kløvermark area may become the city district of the future.

We work with three types of movement, ranging from physical activity in the form of sport and physical activity as a means of promoting health to physical exercise in the form of play and experiences. These three types require different physical frameworks and may be integrated in an urban context in different ways. Our focus is on ensuring that the area will be able to form a good setting for working life, family life and sport. If we do it right, the three can supplement each other very positively. A successful symbiosis in this respect would give Amager an equivalent to the Lakes on the other side of the city centre and would give Copenhagen a new city district with a clear profile based on movement and sustainability that would help to realise Copenhagen's fundamental ambition of being a green city of knowledge.

A city for everyone

By developing the area's current functions we improve the current residents' and users' opportunities to engage in various activities, and by adding new mixed housing types, various types of enterprises and an unprecedented array of sports facilities, we ensure that the district will open up to new residents, sportspeople, visitors, workers and tourists.

Inexpensive housing is of course a very special element in the plan. We suggest that inexpensive housing units should be incorporated in the area in the first stage of development and subsequently developed on the basis of a model similar to that applied in the Karens Minde project. Perhaps it would even be possible to set up a small local production unit in the area to supply housing modules at competitive prices.

New transport connections will make it easy for people to go to the area, where the concentration of sport and city functions will provide very good reasons to visit it, just as the great flexibility of the structure and development plan will make it possible to adapt development to changing future needs and requirements.

City life and community

City life and community exist on several levels in a city. Obviously, classic active city life as we know it from high streets and squares cannot be generated everywhere, as it requires that several functions are placed together and connected with the district's infrastructure. The city district square on the waterfront is where retail trade, infrastructure and other public facilities meet and blend. The square is the natural centre and gathering point of the district. The promenades along the buildings at 'the green river' are other synergy zones where there is a conflux of activities inside the buildings and activities in the green river. People can feel safe and secure in this well-lit belt all around the clock, throughout the year.

A sustainable city

Several studies have shown that the main factor determining environmental performance is the behaviour of local residents. Consequently, the Kløvermark district should use the ambitious objectives concerning sport and movement to communicate that it is a place focusing on a healthy, sustainable lifestyle. Movement is not only sport; it is also a question of being able to move around safely and comfortably in the district as a pedestrian or cyclist going to and from work, day-care facilities, leisure activities and shopping facilities.

The anticipated stricter building regulations mean that the parts of the Kløvermark district that will be developed in the late stages will only need a limited supply of energy. It will therefore be possible to think along completely new lines in terms of energy, experimenting with utilisation of return heat in the district heating system and surplus power from offshore wind turbines or seawater heat pumps in the Sound. It may even be possible to use fuel cells from cars, thus making family cars individual sources of energy for people's homes.

The 'green river' is the physical symbol of the sustainable city. It will be a corridor of flora and fauna, a life-generating oasis in the city centre and a sustainable transport artery that makes it easy for pedestrians and cyclists to go through the city, surrounded by attractive and interesting urban spaces.

