

Tunnelfabrikken

THE TUNNEL FACTORY



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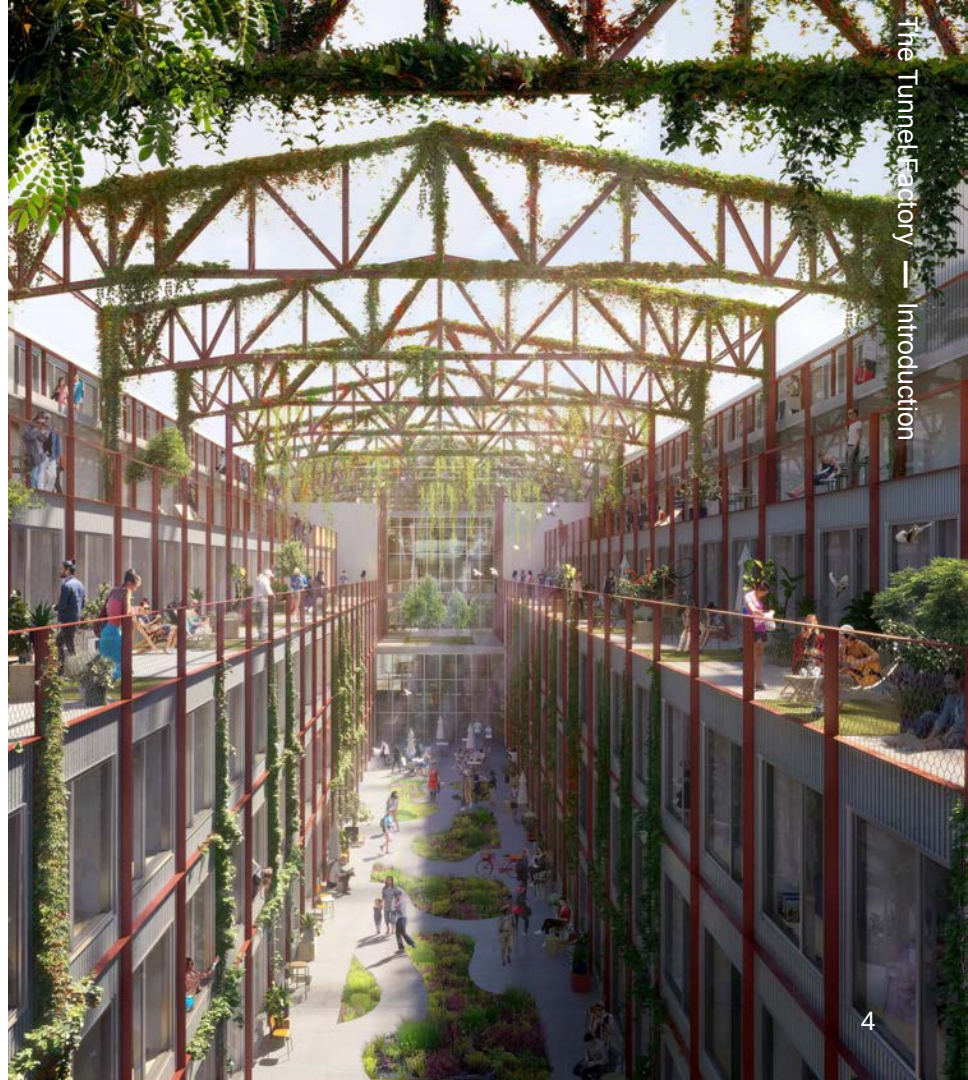
Introduction

From a harbour area with free port status to an urban ecosystem of independent neighbourhoods, islands and canals, Nordhavn is the largest and most ambitious metropolitan redevelopment project in Scandinavia.

The Tunnel Factory is by size and design a monumental testimony of Nordhavn's industrial past. The 19.000m² former Øresund Tunnel element fabrication yard will be transformed into a 70.000m² multi-disciplinary space surrounded by 12 hectares of urban nature for people to work, live, play, experience, eat, share and engage in.

The transformation of The Tunnel Factory into a greener landmark and integration of the building's unique heritage and character will re-contextualise existing structures and surfaces as platforms of opportunity for more sustainable choices.

In the context of defining a new people-centered and planet-sensitive sustainable development agenda in Copenhagen, The Tunnel Factory will be transformative.





Exhibiting these cities
and their communities
through food and urban
agriculture

Vision



The Tunnel Factory will be a living ecosystem of sustainable urban growth and beacon of thought-leadership in inclusive, culturally-rich and affordable community building. The project will be designed and brought to life according to a contemporary aesthetic that both honors the area's industrial heritage and maintains its architectural significance for decades to come.

The Tunnel Factory's dynamic landscape will support a healthy and resilient environment for its residents and visitors. The renaturing of the surrounding area will create a biodiverse habitat that will support a rich nature experience while also engaging people in active and playful ways throughout the urban landscape.

Through community empowerment, participation, and collective action, TF will evolve with time, according to the needs and ideas of its inhabitants. The project will be an urban prototype that will explore the role of a cultural hub to transform the area into a destination not only for its neighbours, but also people living in Copenhagen at large, as well as tourists.

Our value based approach will connect people with ideas to become a rich and multi-disciplinary space where thoughts and exchanges can be nurtured, celebrated and shared.



Values

Culture will be the fabric of The Tunnel Factory's identity, creating an environment that promotes citizen participation, community empowerment, and social cohesion. The project's values will contribute to a rich, shared ecosystem for TF, the city and the planet.

01



Inclusivity

Diverse, flexible and affordable spaces, which attract creative and explorative residents.



02

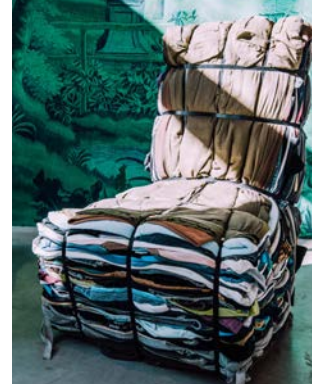


Community

Opportunities for people to come together in ways that make us think, feel and engage with one another.



03



Sustainability

A circular flow of materials, resources and knowledge to ensure that we build a future that lasts for generations.



04



Collaboration

The culmination of a creative and diverse, physical and social environment.







THE TUNNEL FACTORY

The Tunnel Factory hosts six thematic verticals that interact with one another and utilise space both inside and outside the building, together making up the ecosystem of the area.

01



Art & Culture

A vibrant cultural hub of ateliers, creative studios, event spaces and alternative retail concepts

02



Build & Innovate

Office and lab spaces building the future of sustainable urban development combined with shared and flexible utilities

03



Craft & Workshops

Unique spaces for makers, craftspeople and labs adaptable to combine production with boutiques and showrooms

04



Play & Experience

Playful spaces and engaging landscapes to promote fun, adventure and creativity for all ages

05



Food & Produce

Social restaurants, markets, educators and producers emphasising good, healthy and climate-conscious food in innovative ways

06



Live & Learn

Home to 1.000 students combined with a diverse ecosystem in which students can learn and grow through collaboration and professional development

01 ART & CULTURE



ART & CULTURE

The Tunnel Factory will be a vibrant cultural hub, which takes a diverse and cross-disciplinary approach to the facilitation of synergies between residents, visitors and communities. The space will host artists ateliers and creative studios, as well as an evolving cultural agenda and collaborative programme of local and international festivals, conferences, cultural institutions, galleries and student exhibitions.



A Culture House

The 5.000m² Culture House will set the scene for much of The Tunnel Factory's cultural programming. Serving as the cultural heart of The Tunnel Factory, it will be an inclusive social space, which hosts immersive events for people of all ages, passions and backgrounds. The Culture House's programme of open-air events will transform the outdoor area into a performative urban space, with stages for learning and experience. Designed with flexibility in mind, the Culture House will be completely adaptable, with a host of features that will allow it to change configuration and bring together all branches of the arts.

Atelier and Studio Spaces

We will host 5.000m² of affordable studio space designed for a mixture of art collectives, creative schools, galleries and cultural institutions. With adaptable access and interiors, residents will be able to use the space both as their private studio as well as a public gallery or event venue. At The Tunnel Factory we will embody a vibrant community, which will benefit directly from close proximity to one another as well as to the Cultural House and its cultural programme.



Art Park



Explore the winding natural landscape surrounding The Tunnel Factory to discover art created by diverse creatives, each with their own story to tell. The Tunnel Factory will be home to interactive urban furniture, dynamic installations, sculptures and light art, which will serve both as guidance around the area, as well as destinations in themselves. The goal is to build a dynamic and recognized art park that serves as a destination in itself for locals as well as visitors.

Culturally Driven Retail

The Tunnel Factory will host a curated retail concept born out of our resident ecosystem of makers, designers, artists and producers. As a cultural destination of unconventional boutiques, bold personalities and distinctive spaces, The Tunnel Factory will confirm each space's position as a neighbourhood institution.



Curation & Programming



In addition to its programme of regular events curated by an in-house team of globally respected curators, a wide range of temporary exhibitions will be presented regularly at The Tunnel Factory. Inspired by the diversity and endeavours of The Tunnel Factory's creative residents, the programme will range from intimate exhibitions to world-class festivals, positioning the space as an eccentric platform, which attracts respected cultural institutions, curators and diverse audiences.

Cultural Fund

To ensure the promotion and advancement of art and culture in and around The Tunnel Factory, a flagship initiative will be launched to establish The Tunnel Fund. All payments made in The Tunnel Factory ecosystem—from rental revenues and event tickets to food and retail purchases—will include a small cultural contribution. Through this initiative, both residents and visitors will have the opportunity to jointly support projects initiated by the artists and cultural change makers of The Tunnel Factory.



02 BUILD & INNOVATE



BUILD & INNOVATE

The Tunnel Factory will bring together a diverse community of startups, businesses, city stakeholders and creatives exploring the future of sustainable urban development. The 25.000m² of flexible workspaces and labs, which tenants will be able to customise and adapt to their specific needs, will host and promote collaborative capabilities. The Tunnel Factory will become a micro-city of local and international companies and changemakers seeking an active and supportive community in a creative environment.



Flexible & Shared Spaces

In addition to fully-leased studio spaces, we will also offer flexible and shared working spaces, where start-ups and freelancers can rent a desk and other facilities tailored to their needs. Whether you have your own office space or join the co-working space The Tunnel Factory will offer access to shared spaces ranging from meeting and conference rooms, to event space and prototyping facilities. Regardless of space needs, all tenants will be able to enjoy the many cultural, social and culinary offerings of The Tunnel Factory.

Co-creation

The Tunnel Factory will be home to individuals and companies, which value sharing, community and innovation. It will not just be a place where diverse actors such as architects, product developers, urban planners and engineers interact, but a space, which facilitates the emergence of a highly-collaborative community. To nurture and develop the feeling of belonging and ownership as well as to provide a dynamic and learning environment, the space will host regular skill sharing and networking events.



03 CRAFT & WORKSHOPS



CRAFT & WORKSHOPS

The Tunnel Factory offers 4.000m² space for makers, craftspeople and labs. From traditional workshops to cutting edge fabrication facilities, Fab Labs and Makerspaces, the versatile workshop spaces will have direct street access through large garage doors, which will create unique opportunities to combine production with boutiques and showrooms.

Circularity

Rather than perpetuate a throw-away culture, an emphasis will be placed on promoting more sustainable ways of living. At The Tunnel Factory we will focus on curating partners and tenants that share a passion for creating more circular societies—of making more with less, repairing rather than replacing and using responsible materials whenever possible. The aim will be to put in place the means to help people to consume, make and design more consciously and cooperatively at The Tunnel Factory.





Upcycle

Material usage at The Tunnel Factory will be shaped around the philosophy of reducing and reusing before recycling. With centralised material collection and processing, The Tunnel Factory will set an example for how we can reuse more effectively, dispose more responsibly and wherever appropriate divert waste streams into useful second lives. Recognising the need for connecting waste management practices to the whole product life-cycle, we intend to implement smart waste management from the collection and transport to its treatment.

04 PLAY & EXPERIENCE



PLAY & EXPERIENCE

The Tunnel Factory will be an engaging landscape for all ages, designed to encourage children to lead more creative, active and adventurous lives. The emphasis will be on creating playful spaces that encourage children and their parents to interact and experiment with the world together in immersive ways. Nordhavn will be home to the ultimate “playground” where hands on learning is combined with a healthy lifestyle, fun and recreation.

Education Through Play



The Tunnel Factory will promote an artistic, playful and human-based approach to learning for kids as well as adults with young, curious minds. We will offer 6.000m² of playful indoor spaces, including a kindergarten, to encourage children to explore and investigate the physical space around them.

Extending beyond what children might learn in school, we will also focus on ensuring children understand healthy sustainable food through community-led urban allotment gardens as well as local education initiatives.

Digital Playgrounds

While playing in the physical world is crucial, technological advances are also opening up entirely new territories for digital and virtual fun. At The Tunnel Factory we will explore new technologies in playful ways to see how they can be used to increase social engagement, enhance our senses and dive into different, uncharted realities.





Active Lifestyle and Sports

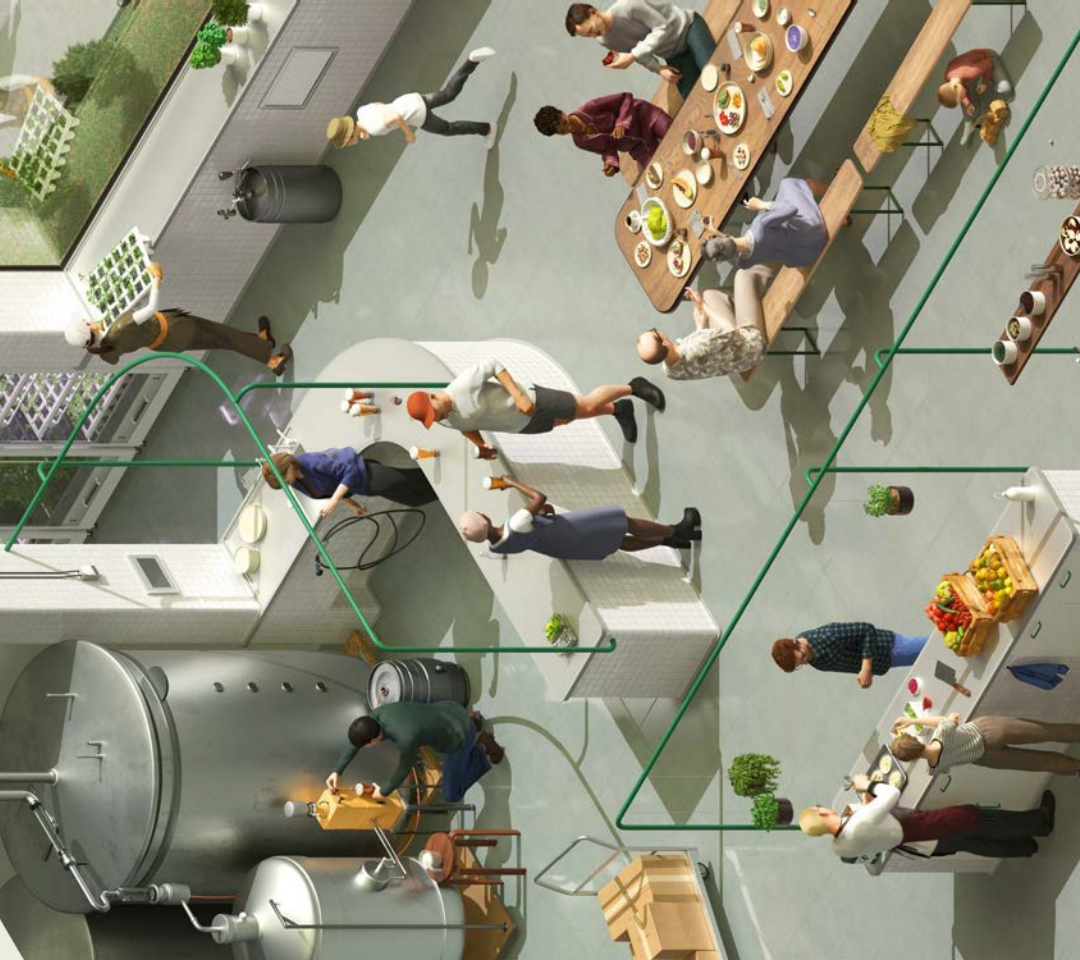
Situated among a landscape of playful installations and sports arenas, conceptualised and brought to life by artists and designers, The Tunnel Factory will be a living and breathing environment for clubs and communities to meet. From tennis clubs and e-sport teams to skateparks and street art, The Tunnel Factory will activate spaces, which are not only used, but lived.

Surrounding Communities

Situated in close proximity to Nordhavn's waterfront, The Tunnel Factory will embody the harmonious union between urban and maritime culture. In addition to its in-house play and learning areas, The Tunnel Factory is also encircled by a network of other, independent sports clubs and recreation facilities including a trampoline and climbing park, mini golf course, padel tennis courts and CrossFit gym. Residents and visitors will be able to benefit from the unique urban experience of fishing, sailing and kayaking in the harbour as well as sauna and winter bathing clubs.



05 FOOD & PRODUCE



FOOD & PRODUCE

The Tunnel Factory will dedicate 5.000m² to restaurants, food markets, educators and producers, which emphasise good, healthy and climate-conscious food. The surrounding natural environment will also be activated with urban agriculture programmes and community allotments. Residents and visitors will be able to buy fresh and local produce from The Tunnel Factory's urban farm store and experience the future of grocery shopping at a supermarket concept store. Social food experiences will be emphasised at The Tunnel Factory's canteen, commercial kitchen and communal event space for food artisans and cookery schools. Children will also learn through immersive and hands-on experiences because we want to cultivate a sustainable society where people feel connected to our food and the land and thus become good stewards of the earth.

Social Eateries

Social dining and shared dinners at The Tunnel Factory's canteen will connect people and communities through healthy and delicious food experiences. The Tunnel Factory's food experiences will be dedicated to cultivating these connections to build resilience, reduce social isolation and enhance a sense of wellbeing and embedding within the community.



Experimentation



The Tunnel Factory will curate some of Denmark's most innovative start-ups, producers and chefs who are working to redefine the relationship between urban and rural food production as well as promote healthy and sustainable eating. We will also host a curated selection of food and beverage companies and start-ups working with test kitchens, third-wave roasters, community restaurants and food educators.

Urban Farming

With the capacity to incorporate elements ranging from community allotments to vertical farming, The Tunnel Factory aims to promote access to fresh, healthy and seasonal produce for residents and visitors. By fostering connections with local producers as well as farmers' markets and organic food markets, The Tunnel Factory will bring a unique social and cultural aspect to food production and in an otherwise urban environment.



06 LIVE & LEARN



LIVE & LEARN

The Tunnel Factory will host a vibrant ecosystem of social innovation connecting students with businesses and startups. By nurturing internal synergies between its many residents, The Tunnel Factory will create opportunities for both students and businesses to thrive and influence one another.

Student Housing



The Tunnel Factory's housing for 1.000 students will integrate seamlessly with the area's unpolished atmosphere to create life, diversity and authenticity. Student housing will be a key asset to The Tunnel Factory, as a magnet for dynamic and talented young people, as well as companies, and source of cultural, social and intellectual life.

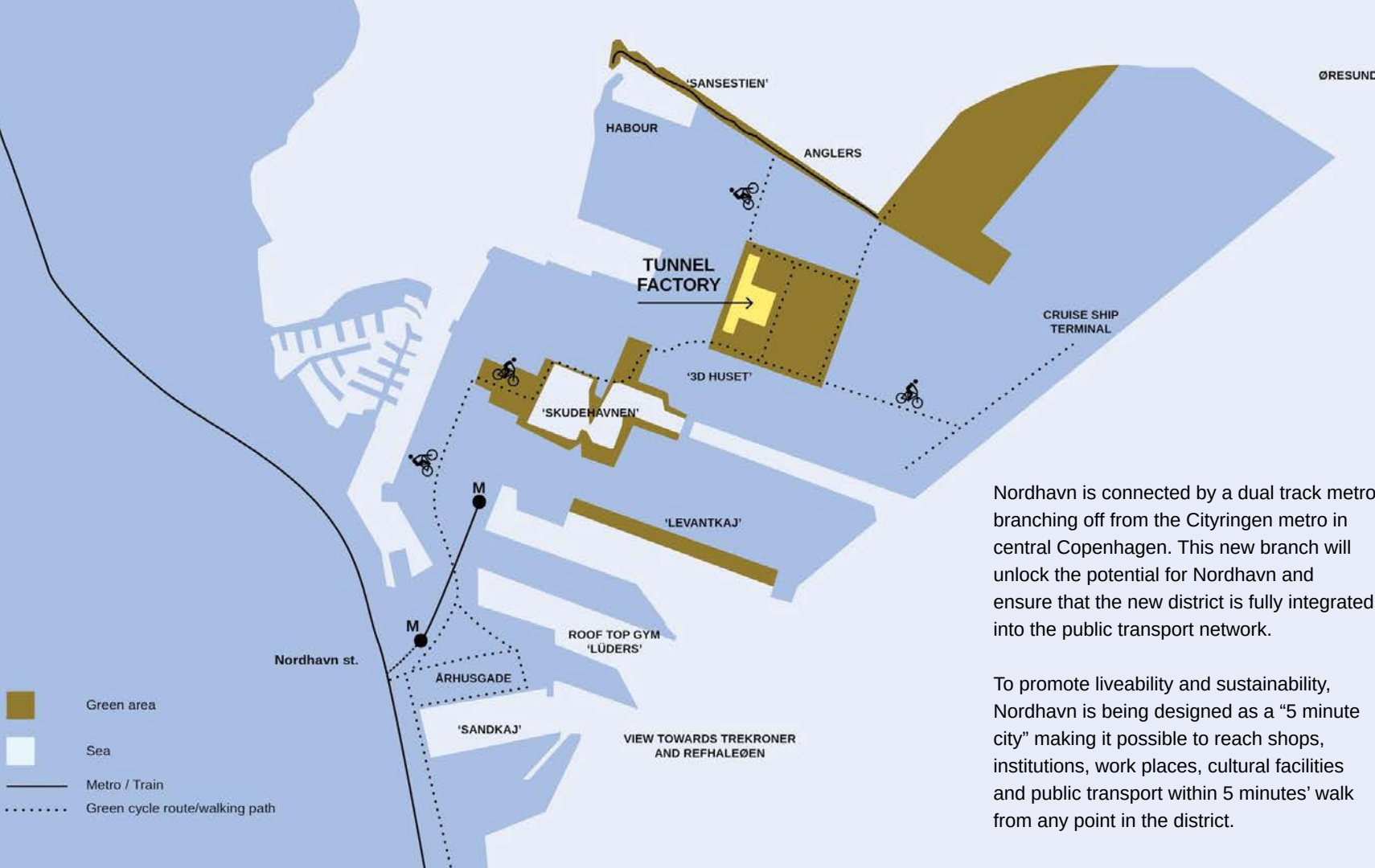
Green Spaces

We will promote the value of urban green space for health and wellbeing, including the direct health benefits of physical activity, socialising and relaxing in the outdoors. A more localised food system approach will also be promoted in the form of biodiverse urban farming, community allotments and sustainable food production. The 12 hectares of renatured urban space will be home to many of the same insects and birds that are more commonly associated with rural settings, making it a unique nature experience in an urban setting.



MOBILITY





Nordhavn is connected by a dual track metro branching off from the Cityringen metro in central Copenhagen. This new branch will unlock the potential for Nordhavn and ensure that the new district is fully integrated into the public transport network.

To promote liveability and sustainability, Nordhavn is being designed as a “5 minute city” making it possible to reach shops, institutions, work places, cultural facilities and public transport within 5 minutes’ walk from any point in the district.

For more information please visit :

www.XXXX.com

AY

ARCGENCY

Architect

SLA

Landscape architect

ART REBELS

Programming

BY&HAVN



NREP

UNIONKUL