

Urban Development and housing in Aalborg

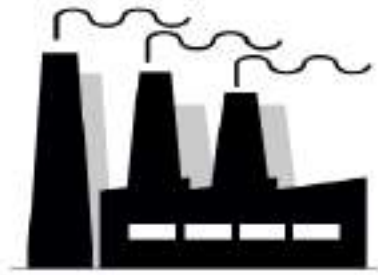
Anne Juel Andersen
Teamleader, By og Land
August 21st, 2023



Aalborg – from market city and industrial city into a city for people



1 RIG KØBSTAD



2 INDUSTRIBYEN (1900 -70)



3 STORBYEN



4 EN STORBY FOR MENNESKER?



1975



2016

Aalborg – Norddanmarks dynamo

Aalborg is the local metropol i North Denmark

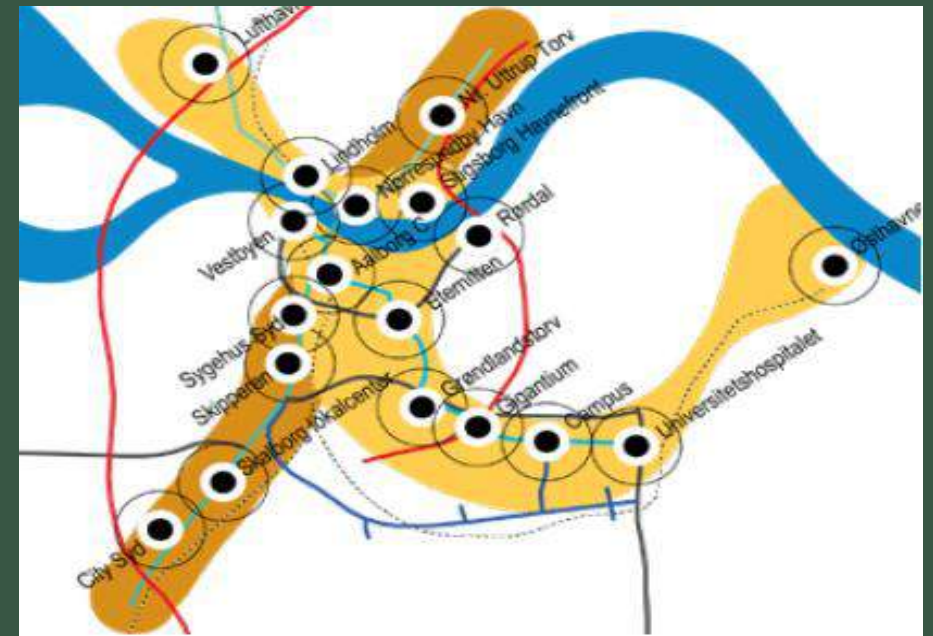
Aalborg is frontrunner in the green transition

Aalborg must be developed in interaction with the landscape



Koncentrated urban development

Sustainable mobility related to urban quality and green transition



Challenges

Brydningstid...

åbner nye muligheder og kalder på nye løsninger

Sikkerhedssituationen i Europa/verden

Fødevarerkrise

Inflation

leverings-(u)sikkerhed

Mangel på arbejdskraft

Sundhed

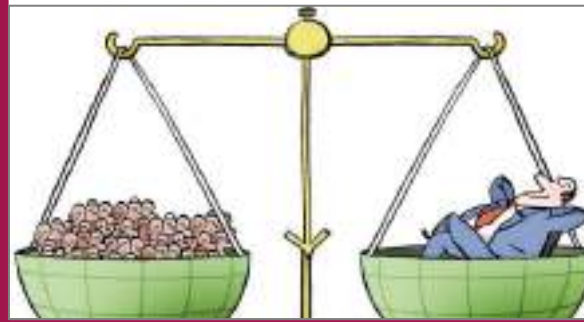
Pandemi(er)

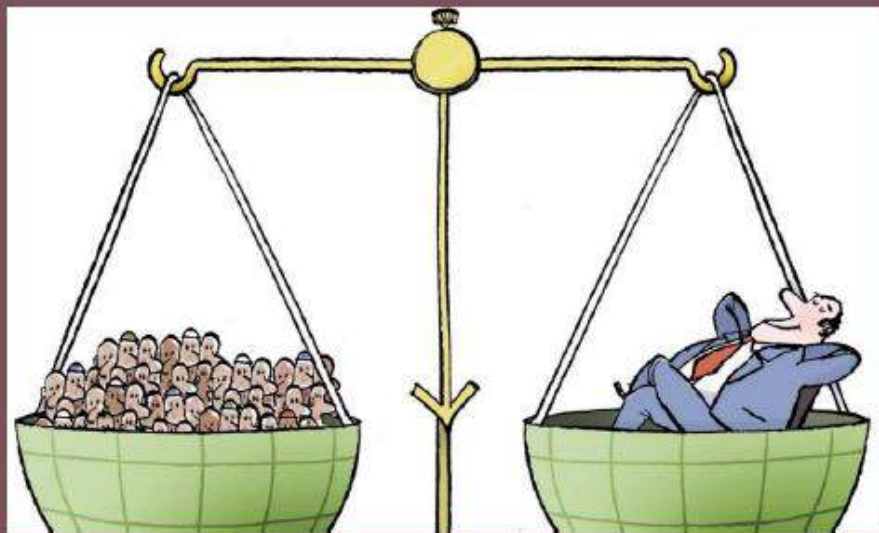
Klimakrise

Biodiversitetskrise

Ulighed, social balance

Ressourcerkrise





Social balance

- De 3 rigeste i USA ejer det samme som de fattigste 160 millioner tilsammen
- Uligheden er også steget i Danmark
- Ingen parallelsamfund eller udsatte boligområder i Aalborg Kommune men to forebyggelsesområder i Aalborg: Grønlandskvarteret og Løvvangen
- Forskellige livsformer og sammenhængskraft i Aalborg Kommune - på tværs af by og land

Overskudsmad fra Lidl hjælper trængte familier i Aalborg i julen

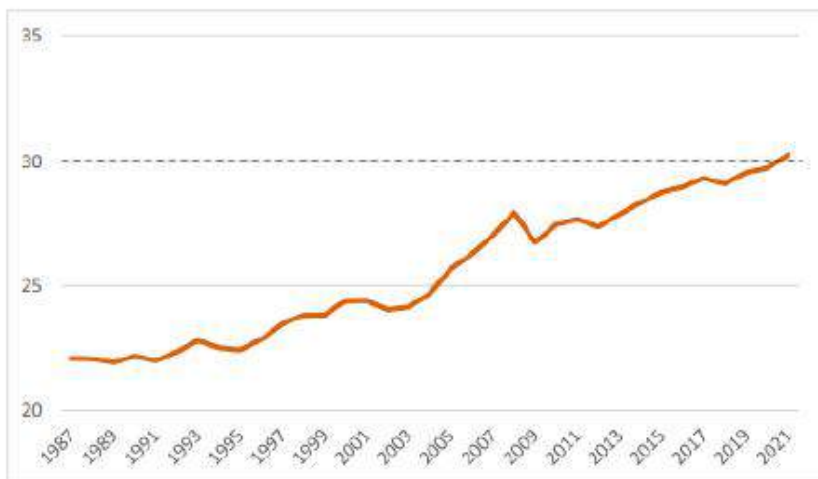
19.12.2022 07:00:00 CET | Blå Kors Danmark



Behovet for julehjælp er rekordhøjt i år. Derfor uddeler to familienetværk i Aalborg overskudsmad fra en række lokale Lidl-butikker til trængte familier og enlige i byen, der har svært ved at få økonomi og julestemning til at gå hånd i hånd.

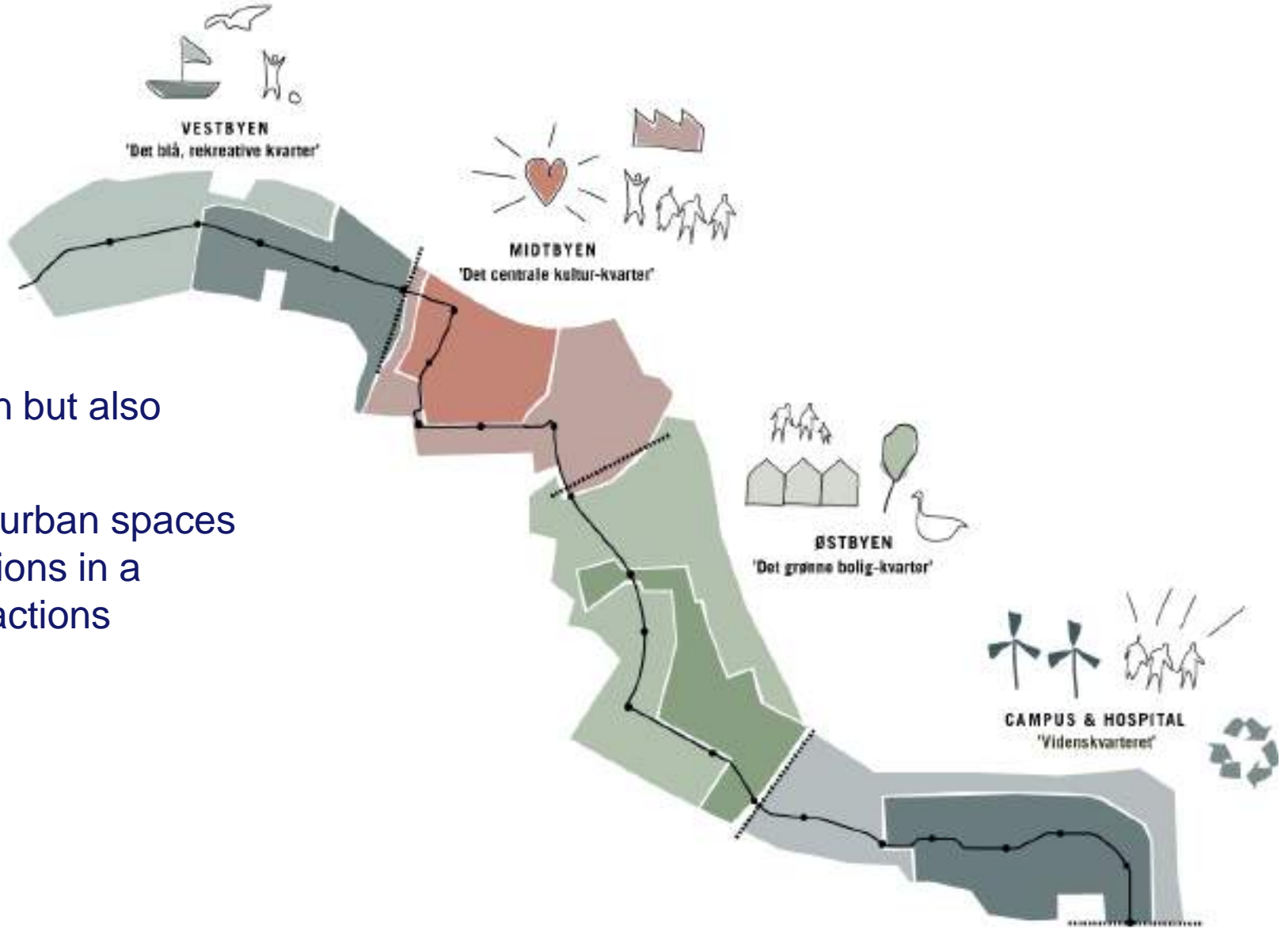


Figur 1 Gini-koefficienten for disponible indkomst, 1987-2021



Årn.: Den stiplede linje markerer en Gini-koefficient på 30. Gini-koefficienten afspejler fordelingen af indkomstmassen i samfundet. Den er beregnet på baggrund af den husstandskvivalerede disponible indkomst i Danmark i hvert givent år.
Kilde: Statistikbanken.dk, tabel IFOR41

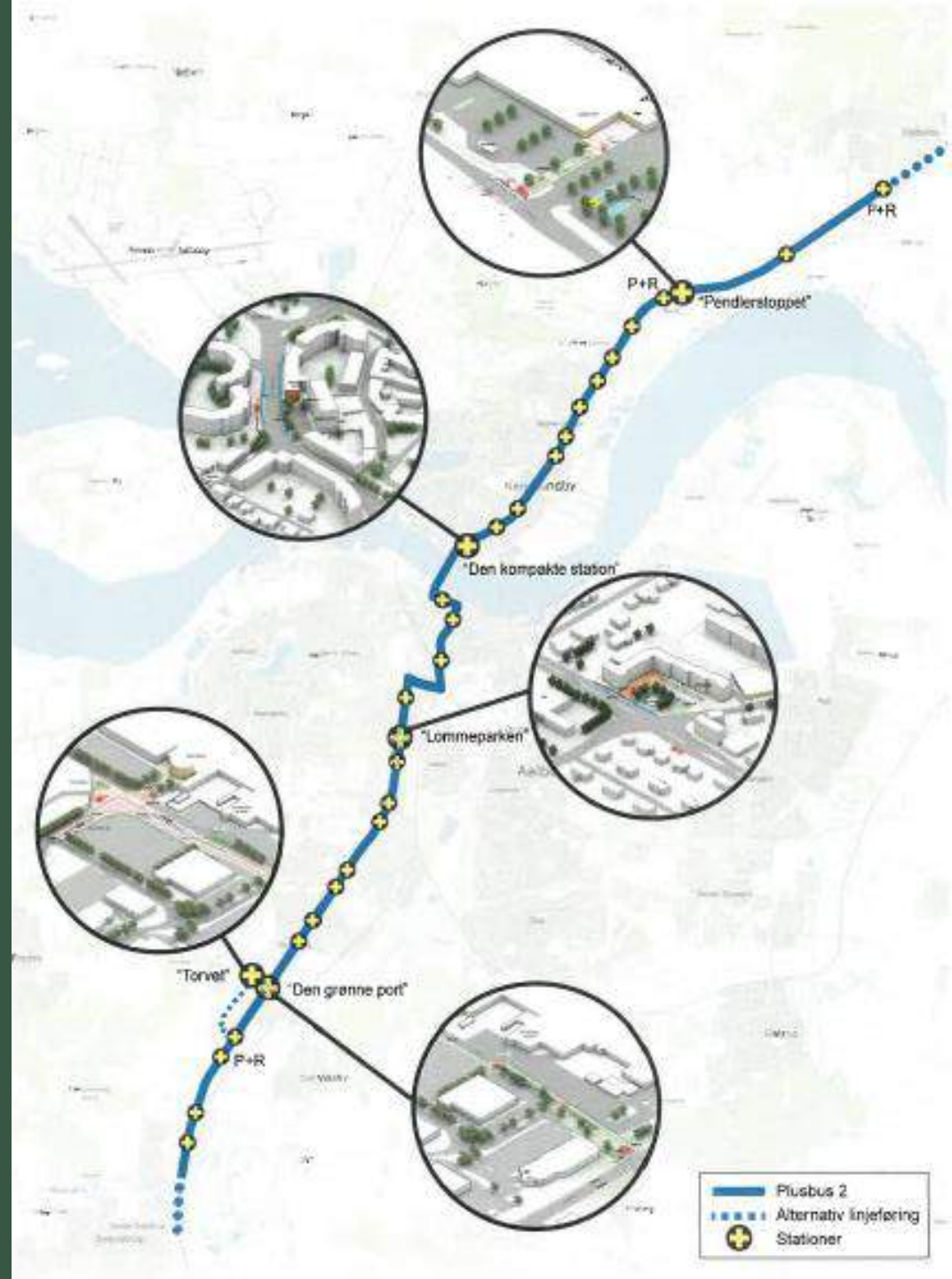
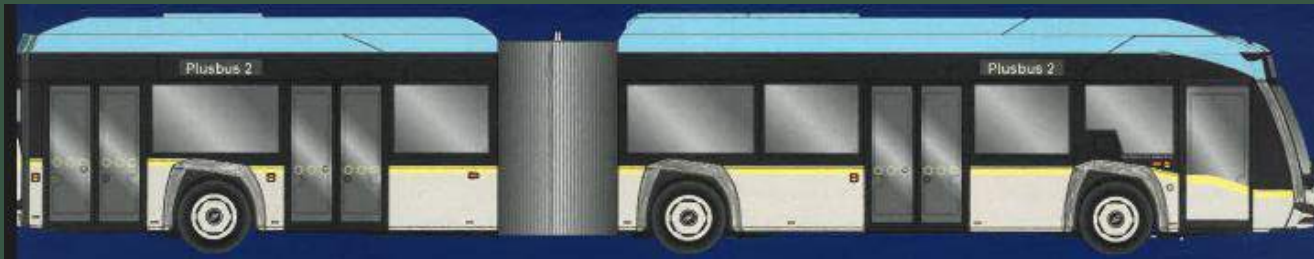
+BUS – urban connection through different neighbourhoods in Aalborg



- Not only transportation but also urban development
- Connection of central urban spaces and recreational functions in a string of pearls of attractions

Plusbus2

- Support urban development corridor north-south
- Preliminary study
- A state pool must be applied for BRT
- Different than plusbus1: less capacity but more congestion



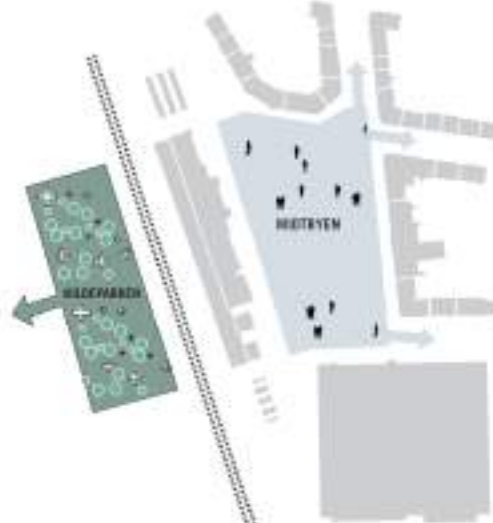
J. F. Kennedy Square



FRA EN FRAGMENTERET FLADE MED STORE TRAFIKALE BARRIERE



TIL ET INDBYDENDE OG SAMMENHÆNGENDE BYRUM



FRA ET OPDELT AALBORG MED TOGBANEN SOM BARRIERE



TIL ET SAMMENHÆNGENDE AALBORG

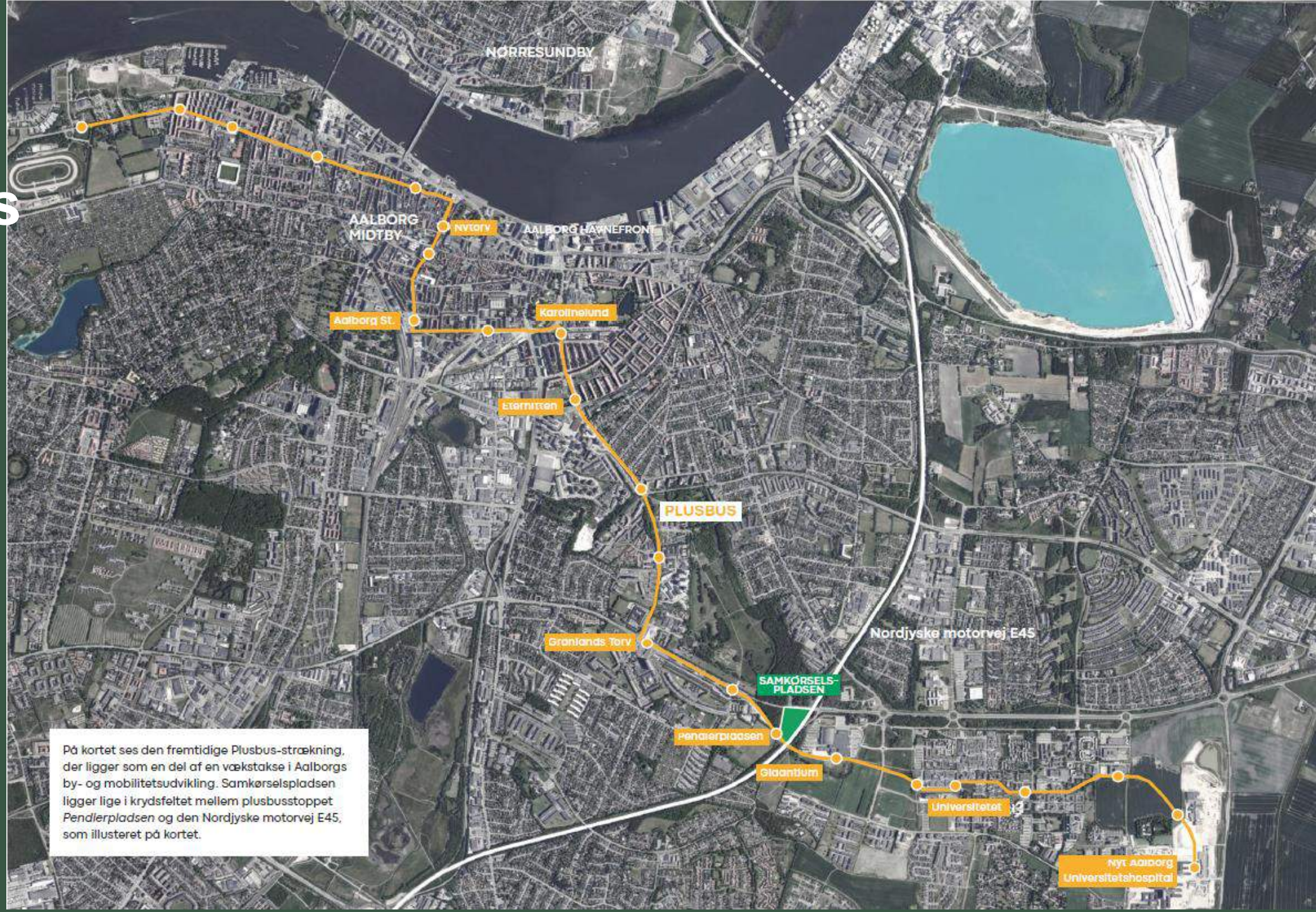


August 2022



August 2023

Plusbus



På kortet ses den fremtidige Plusbus-strækning, der ligger som en del af en vækstakse i Aalborgs by- og mobilitetsudvikling. Samkørselspladsen ligger lige i krydsfeltet mellem plusbusstoppet Penderpladsen og den Nordjyske motorvej E45, som illustreret på kortet.

Godsbane neighborhood 2010



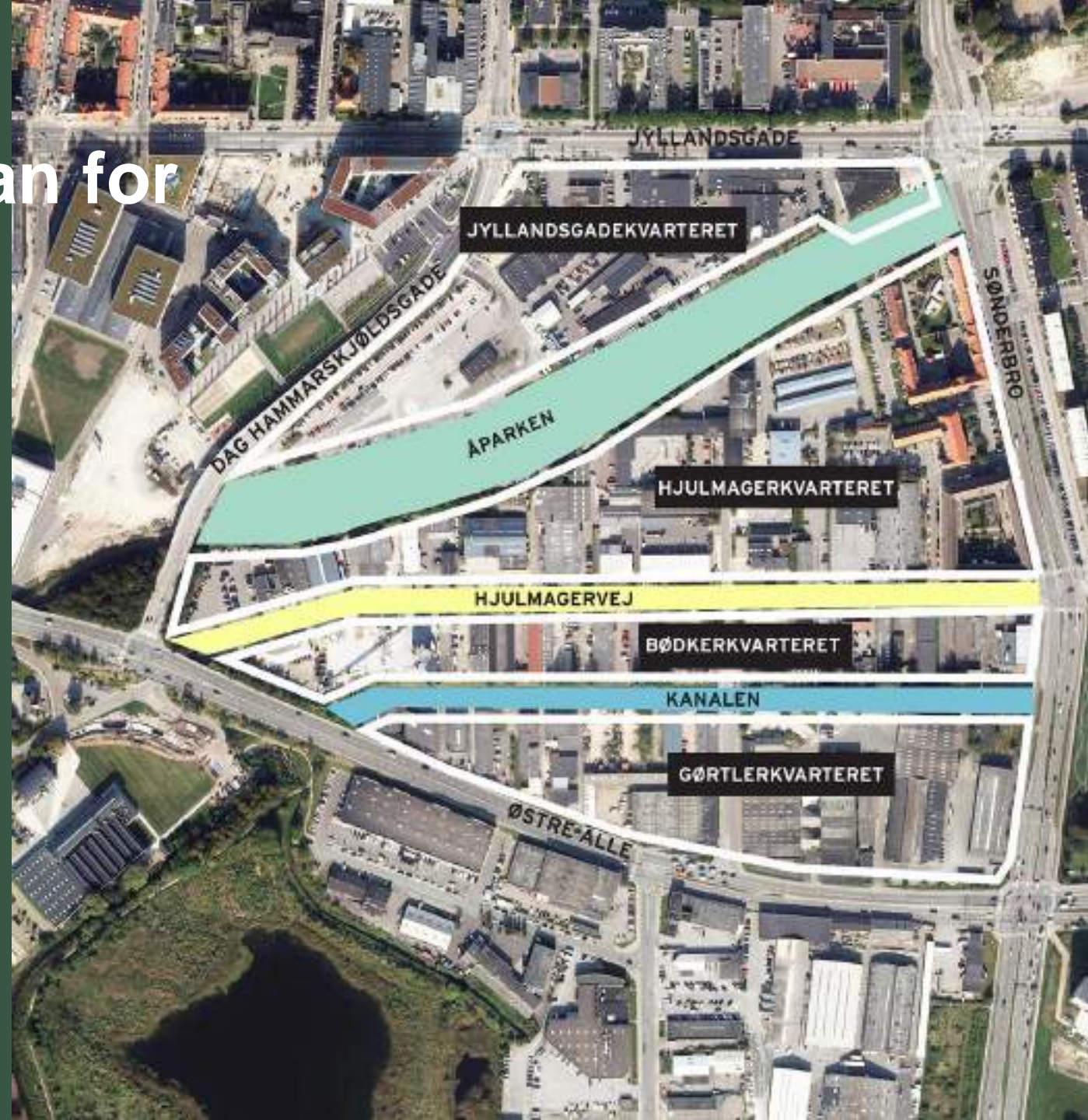
Godsbanearealet



Urban development plan for Hjulmagerkvarteret

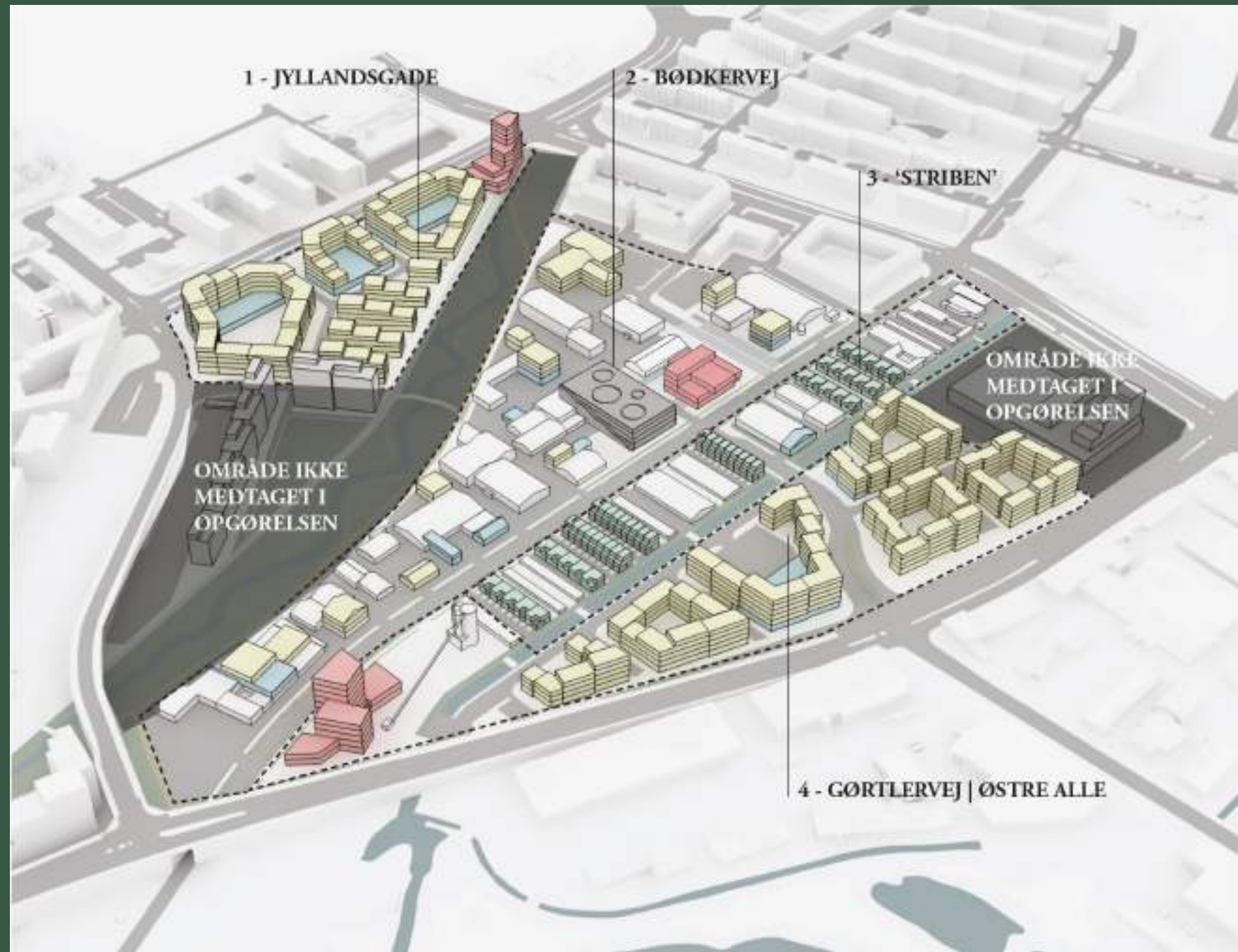


- Del af midtbystrategien 'Liv i Centrum'
- 4 delområder opdelt af 3 blå-grønne landskabsrum – Åparken, Hjulmagervej og Kanalen



Overall plan

- 2018-2020
- Tool for dialogue with partners



Hjulgager neighbourhood



Vision

North of Hjulgagervej

- Lively neighbourhood
- Combination of new and old buildings to give identity
- Perpendicular structure

South of Hjulgagervej

- New townhouses
- 3-4 etager

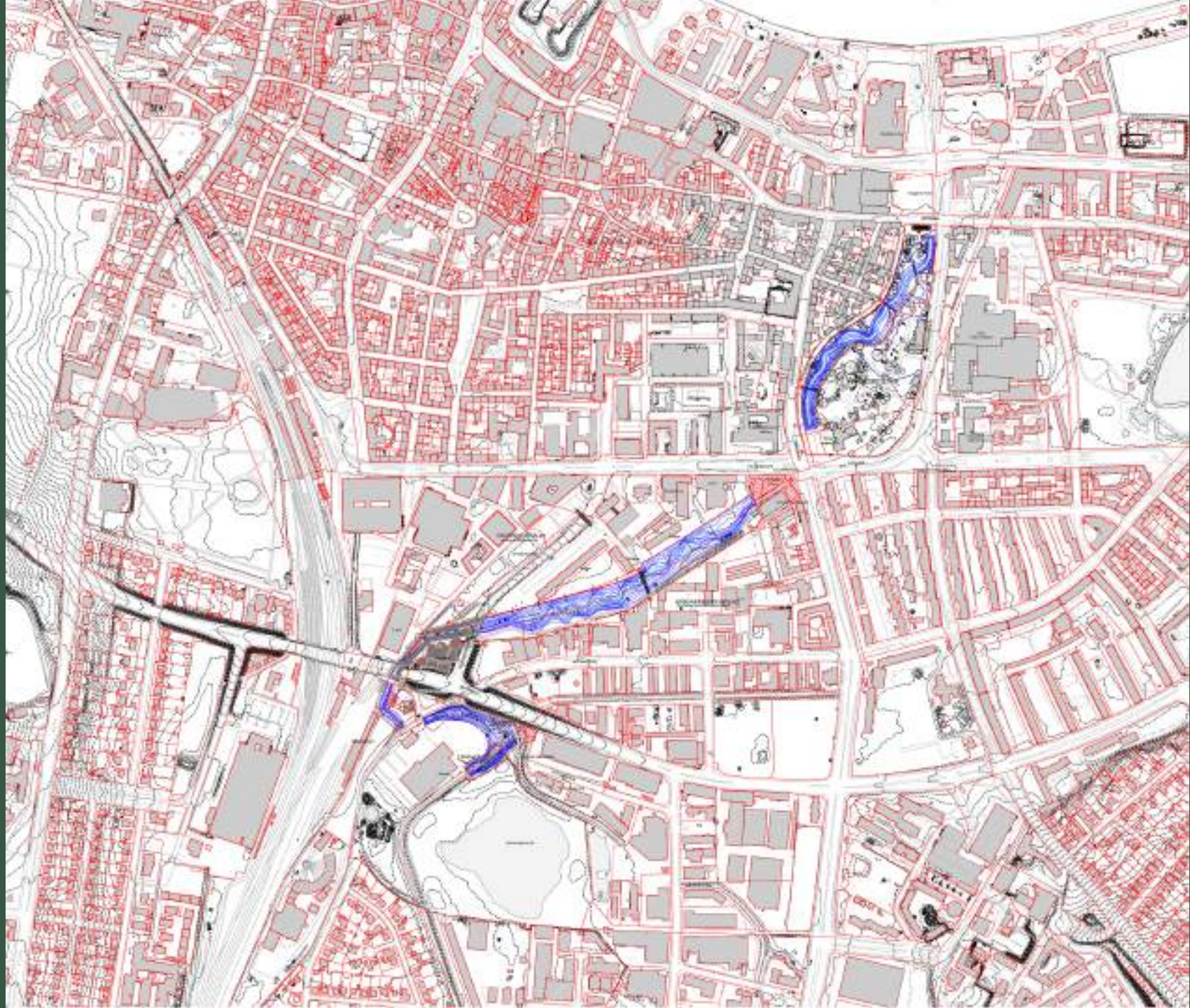


Østerå project

Climate adaptation

Better environment – water
and green recreation

Urban Development – driver
for Østre Havn,
Jyllandsgadekvarteret,
Hjulfmagerkvarteret samt
grøn/blå rute gennem
Aalborg



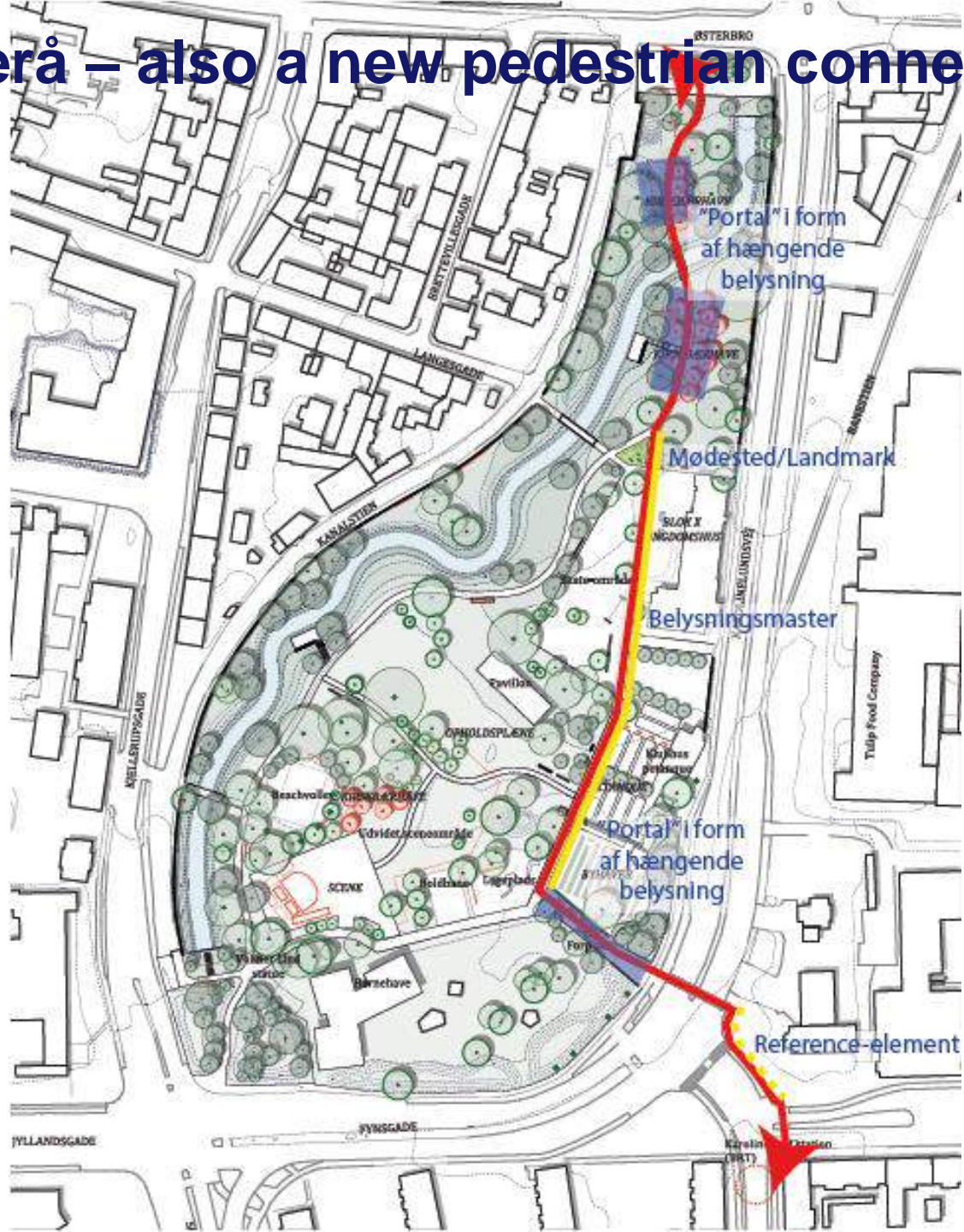
Østerå stream park will open in 2026



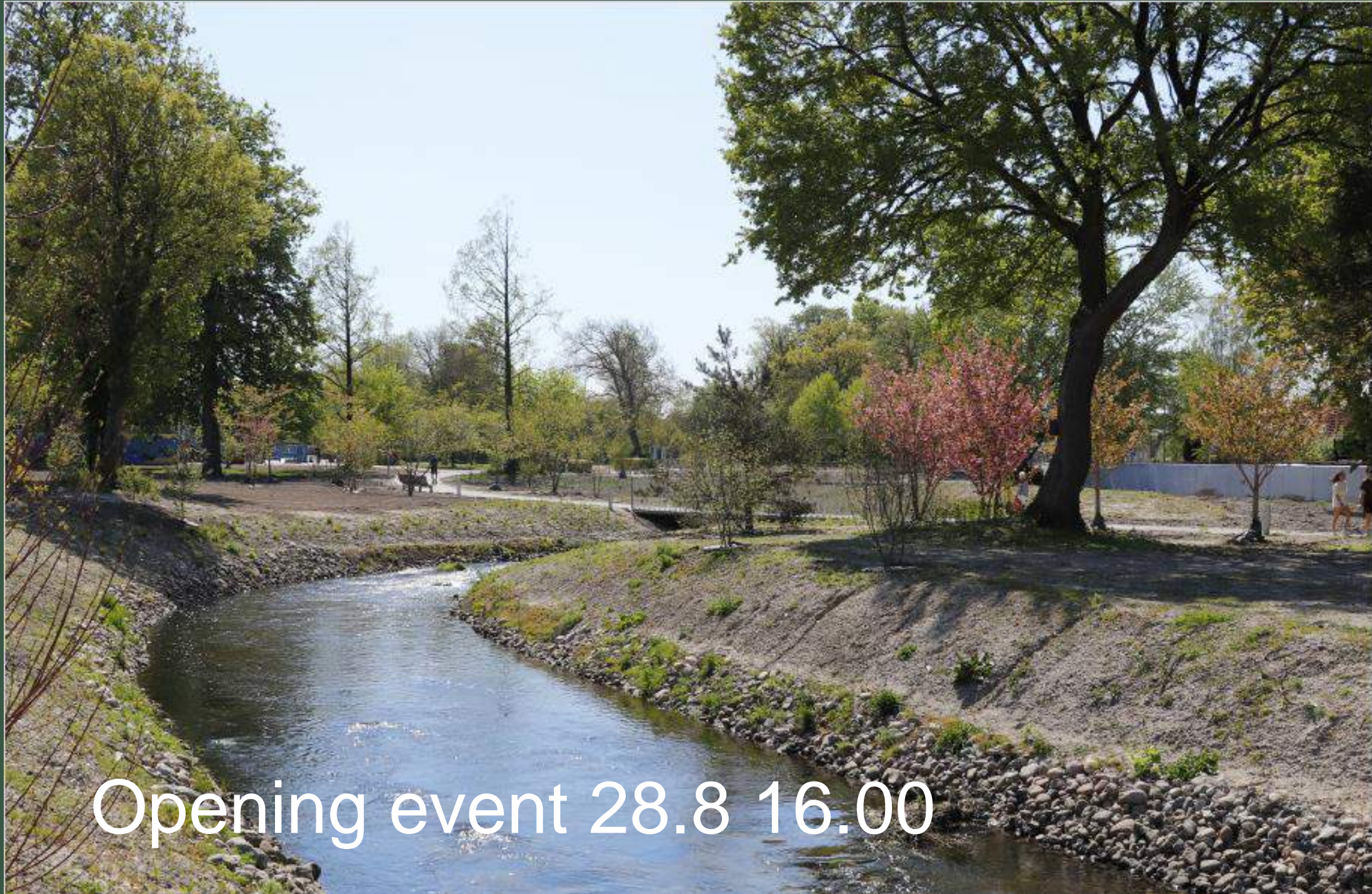
1. etape was opened in 2018



Karolinelund and opening of Østerå – also a new pedestrian connection







Opening event 28.8 16.00

Eternitten – roof tile factory



Eternitten – cleaned area





Lejligheder, reaktive områder, detail og kontorbygninger i ét

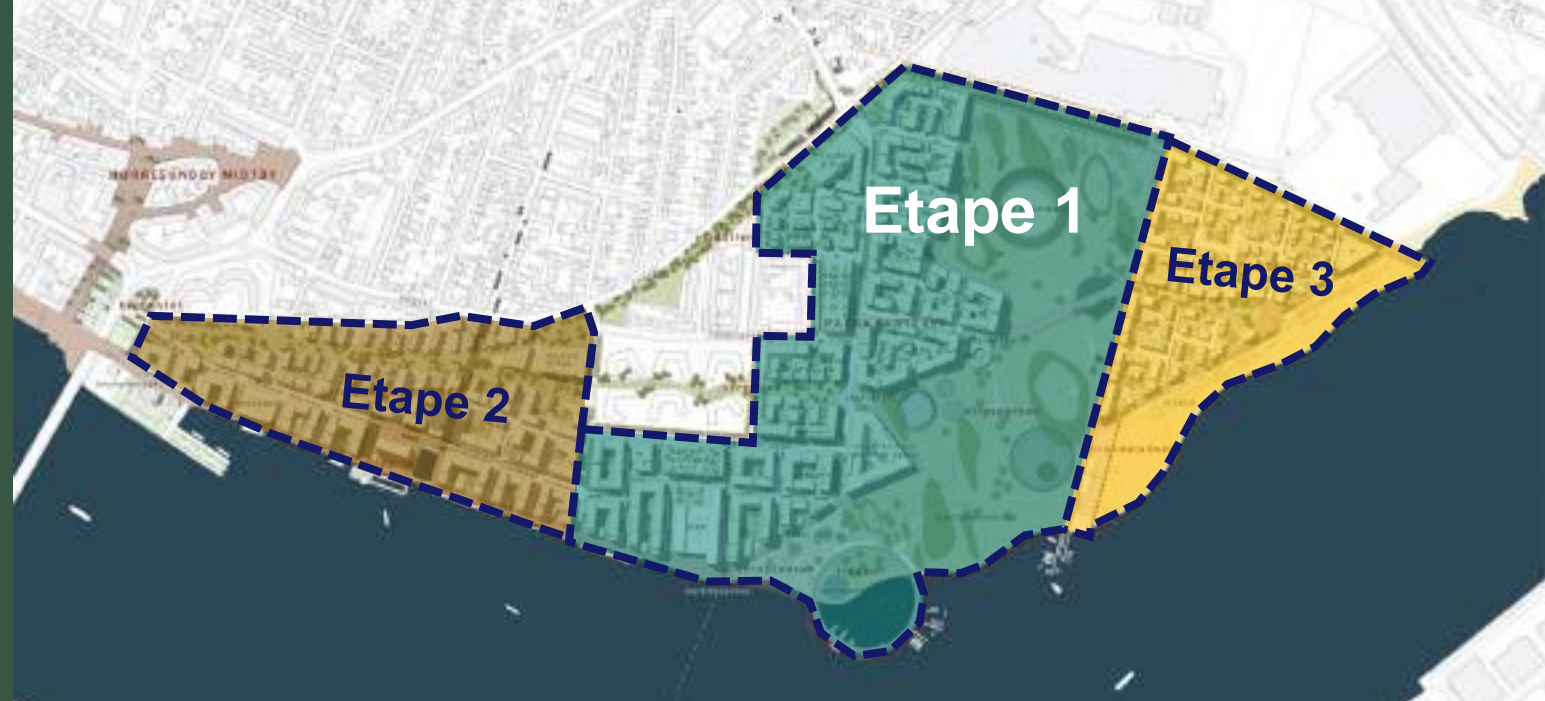




Stigsborg

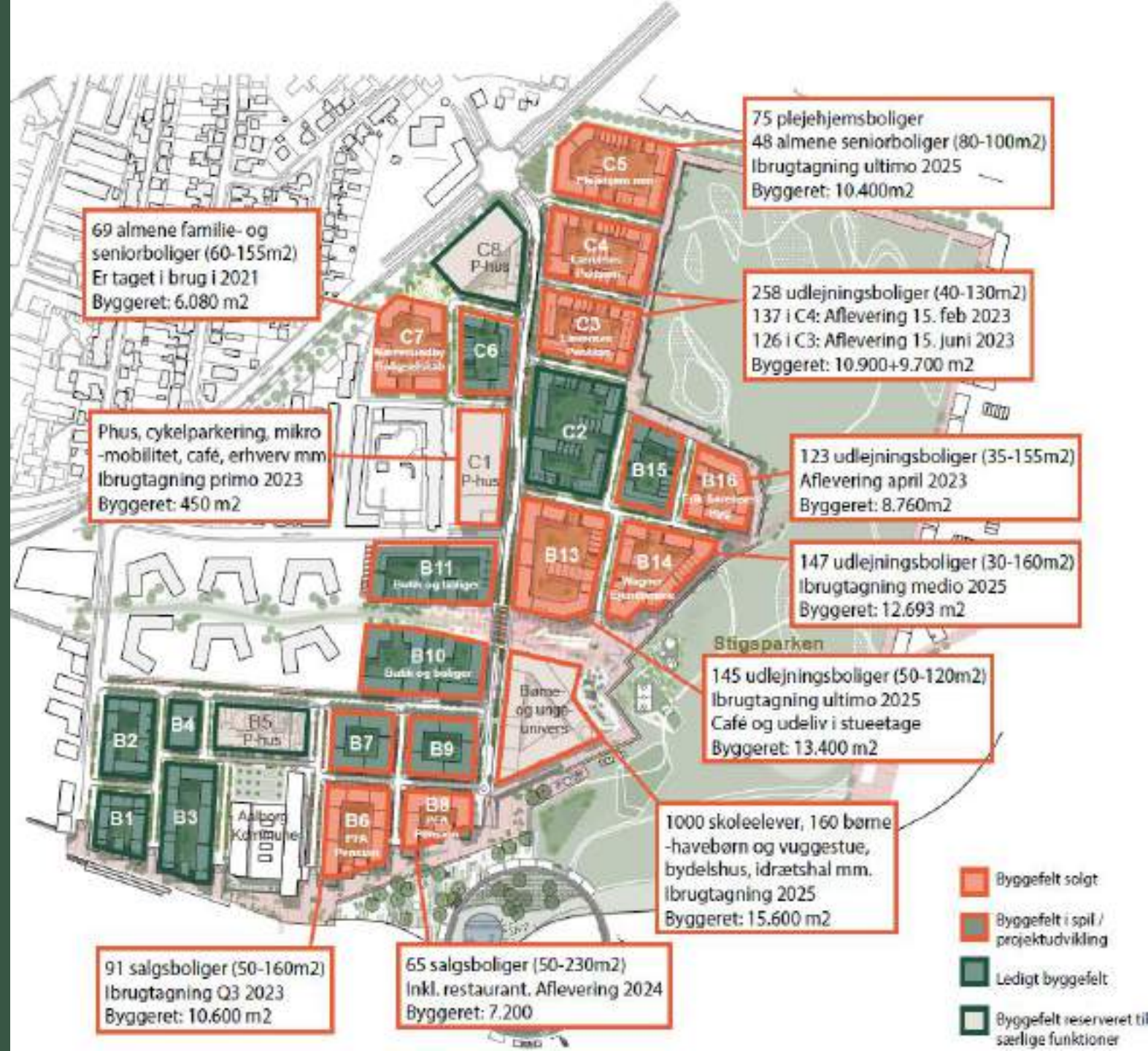
Stigsborg

- Etape 1 – i alt
 - Ca. 2000 boliger i alt (3-4.000 beboere)
 - 10.000 m² kontor, butik, service og lignende
 - Skole, idrætshal og institutioner
 - 'En hel bydel'
 - Forventes fuld realiseret 2030
- Hele Stigsborg
 - 20-25 år
 - Ca. 4.000 boliger (7-8.000 beboere)
 - 400.000 etagemeter



Stigsborg, Etape 1

- Status marts 2023
 - Byggemodning i fuld gang
- Boliger
 - Opførte: 160
 - Under opførelse: ≈ 450
 - "På tegnebrættet": ≈ 340
- Øvrige funktioner:
 - Første p-hus (mobilitetshus) Opført og taget i brug
 - Plejehjem På vej i udbud



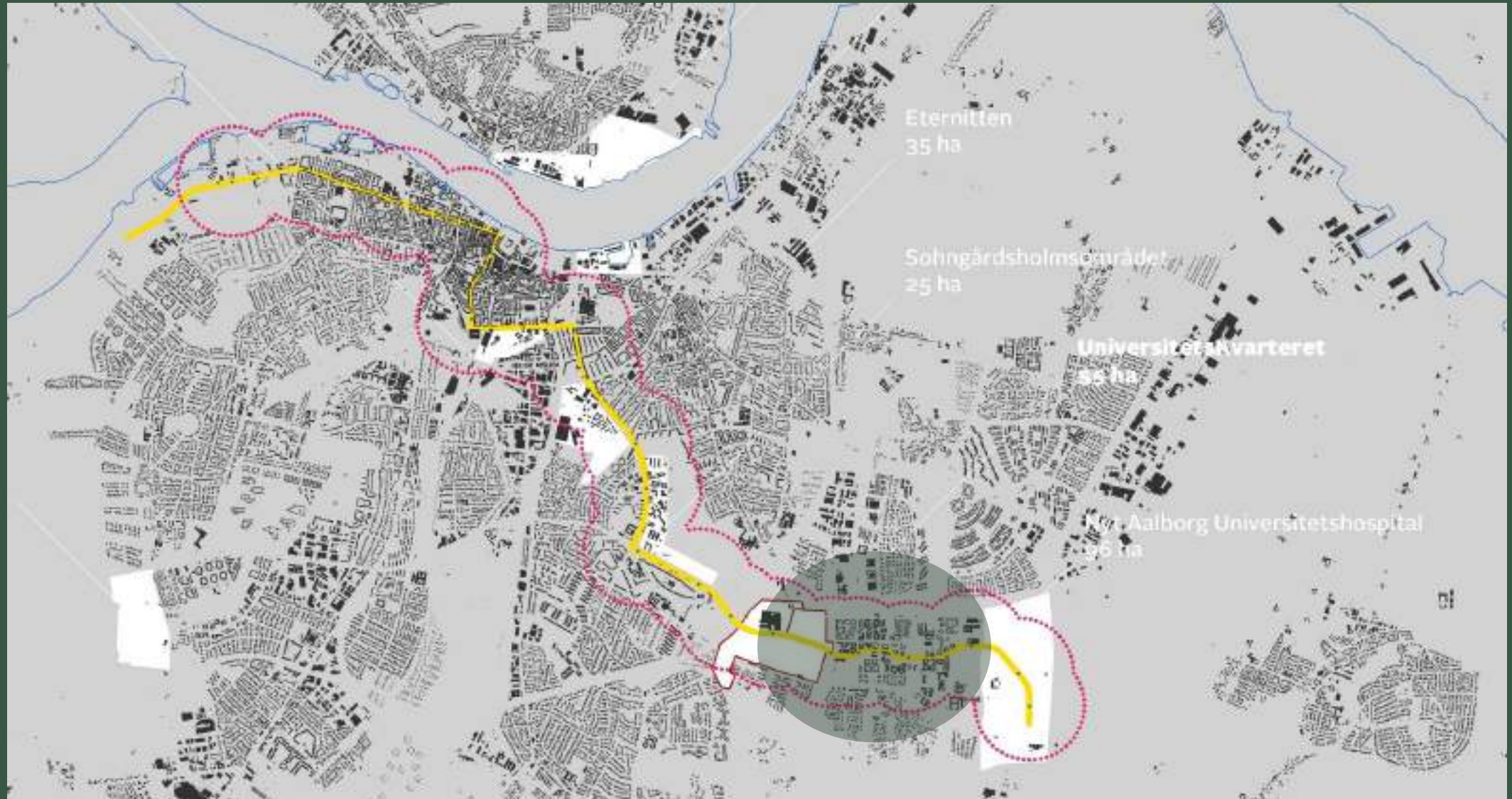
Børne- og Ungeunivers

- Skole: 1000 elever
- Børnehave: 100 børn
- Vuggestue: 60 børn
- Bydelshus – ‘forsamlingshuset’
- 1. spadestik: 11.11.2022
- Åbner: 2025

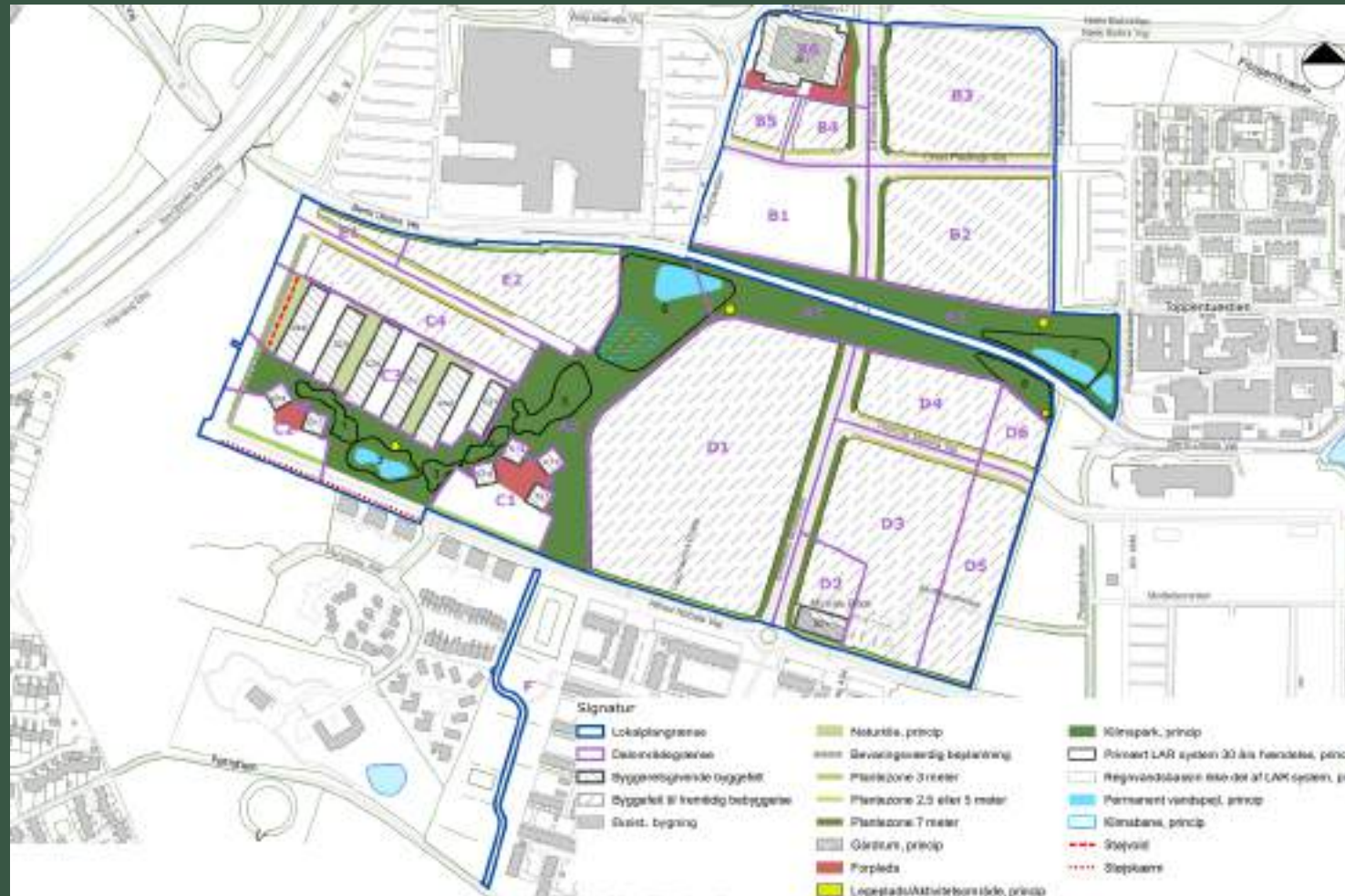




University neighborhood



Gigantium neighborhood – Urban spaces and landscape



University neighborhood

- visualisation of a project east of Gigantium



Illustration: Kjær & Richter

Sygehus Nord og Gåsepigen



Sygehus Nord og Gåsepigen



Sygehus Nord





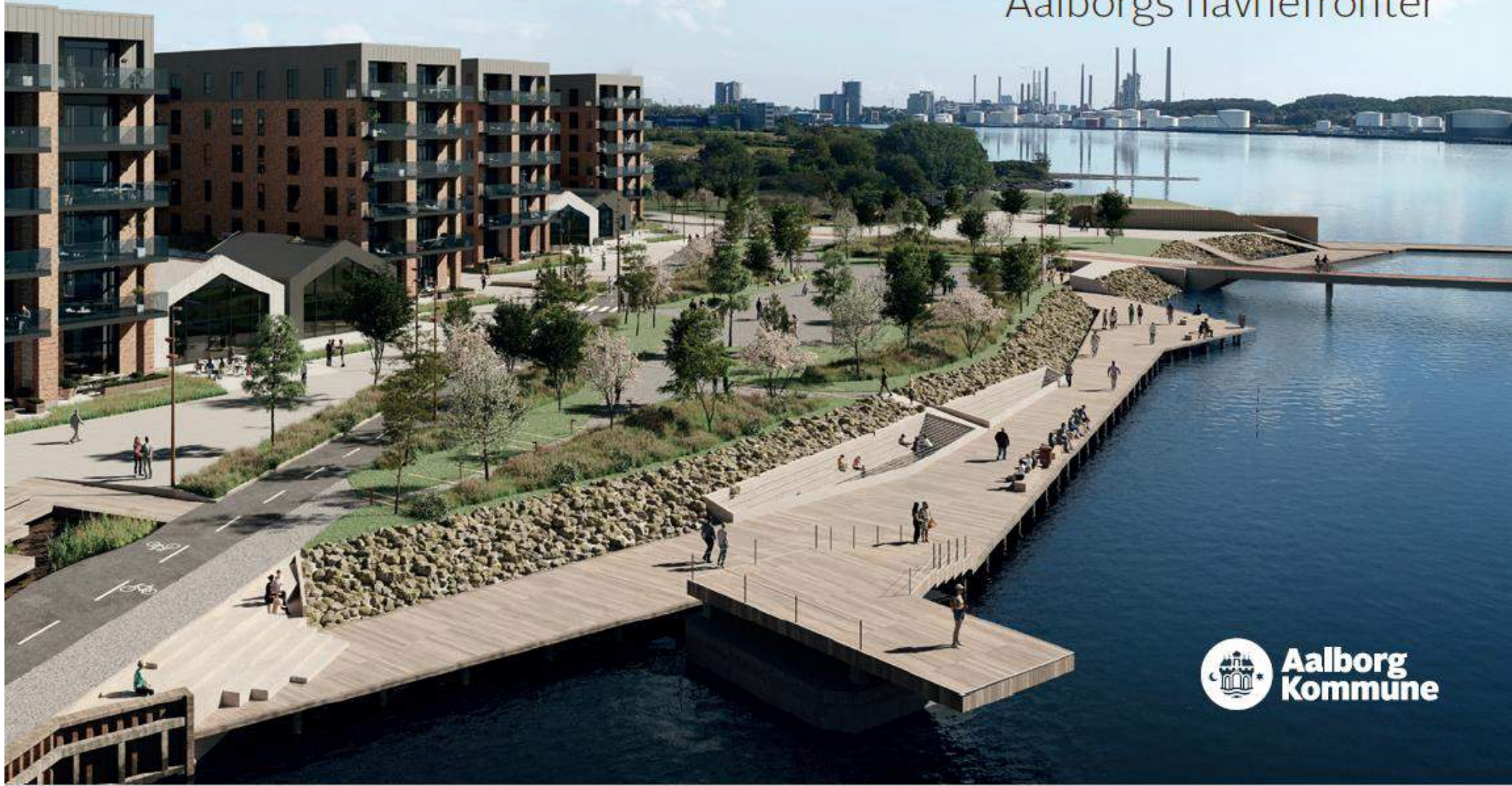
*Reberbansgade
III.: SLA Architects*

*View fra højhuset mod
Folkeparken og Katedralen
III.: SLA Architects*

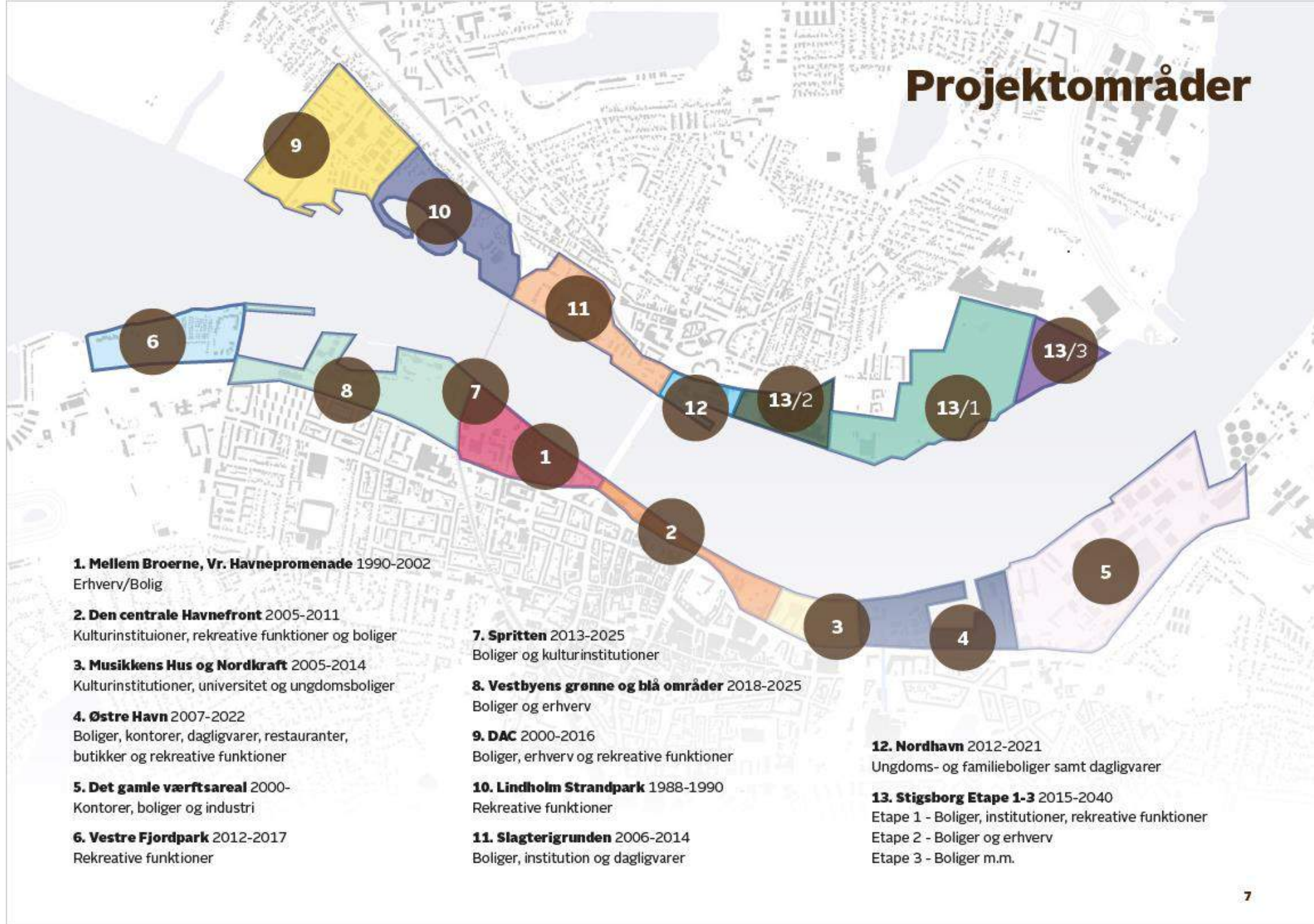


Fjorden og byen

Omdannelsen af
Aalborgs havnefronter



Projektområder



1. Mellem Broerne, Vr. Havnepromenade 1990-2002
Erhverv/Bolig

2. Den centrale Havnefront 2005-2011
Kulturinstitutioner, rekreative funktioner og boliger

3. Musikkens Hus og Nordkraft 2005-2014
Kulturinstitutioner, universitet og ungdomsboliger

4. Østre Havn 2007-2022
Boliger, kontorer, dagligvarer, restauranter, butikker og rekreative funktioner

5. Det gamle værftsareal 2000-
Kontorer, boliger og industri

6. Vestre Fjordpark 2012-2017
Rekreative funktioner

7. Spritten 2013-2025
Boliger og kulturinstitutioner

8. Vestbyens grønne og blå områder 2018-2025
Boliger og erhverv

9. DAC 2000-2016
Boliger, erhverv og rekreative funktioner

10. Lindholm Strandpark 1988-1990
Rekreative funktioner

11. Slagterigrunden 2006-2014
Boliger, institution og dagligvarer

12. Nordhavn 2012-2021
Ungdoms- og familieboliger samt dagligvarer

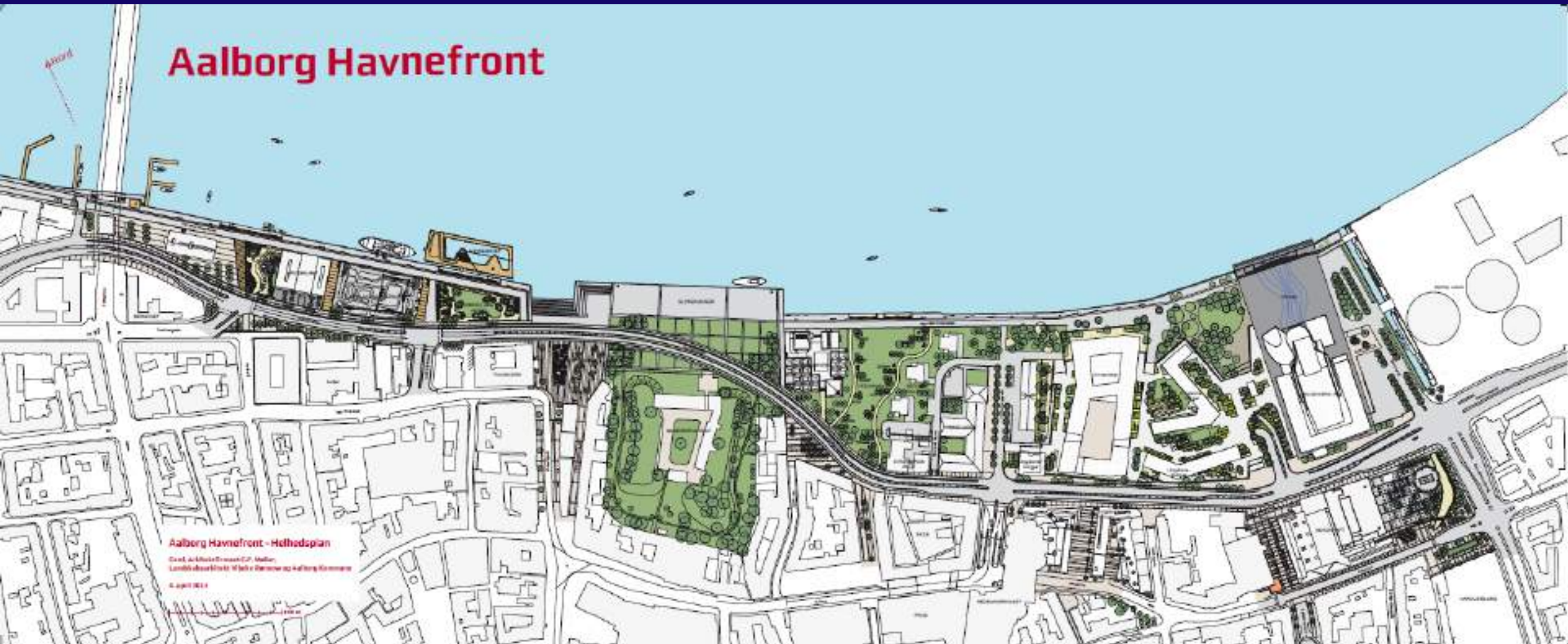
13. Stigsborg Etape 1-3 2015-2040
Etape 1 - Boliger, institutioner, rekreative funktioner
Etape 2 - Boliger og erhverv
Etape 3 - Boliger m.m.



Regeneration of the central harbourfront

- Investments
- Architecture and quality
- Urban spaces connected to inner city
- Liveability – urban living
- New narrative about culture and recreation
- New identity to the city

Aalborg Havnefront



Aalborg Havnefront - Helhedsplan

Dr. Arkitektfirmaet C.F. Møller
Landskabsarkitekt W. Jørgensen og Aalborg Kommune

© april 2011



**Aalborg
Kommune**

The Waterfront in Aalborg

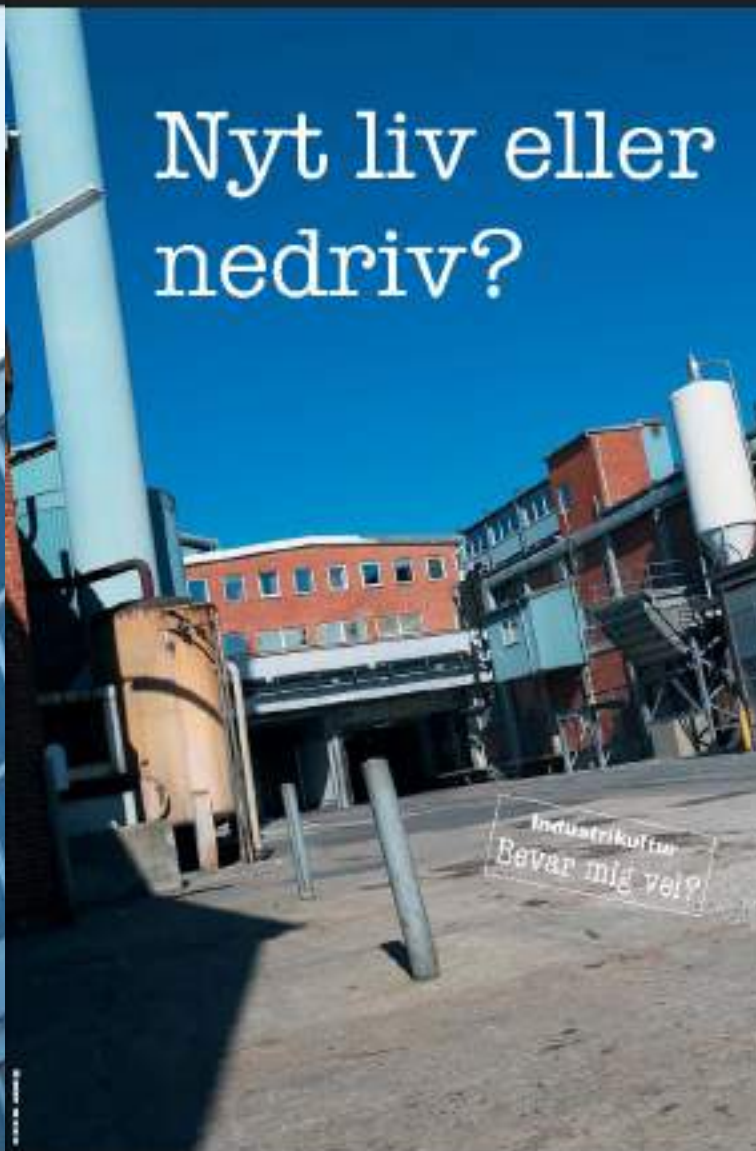
Urban spaces with identity facilitating diversity and social integration



Kraftværk
eller makværk?



Nyt liv eller
nedriv?



Whiskybælte eller
industrihistorie?



Hva' skal der ske med industriens
historiske bygninger?

Det er DIN by - giv din mening til kende på:
www.aalborg.dk/arkitektur



Skal slagteriet have nyt liv?

Det er DIN by - giv din mening til kende på:
www.aalborg.dk/arkitektur



Skal Aalborg have nyt look?

Det er DIN by - giv din mening til kende på:
www.aalborg.dk/arkitektur



Aalborg - The Tough Little Big City

- Transformation of Aalborg from heavy industrial city into a knowledge-based city
- The most successful example is the waterfront area.
- Today we have multiple and mixed areas where the most expensive apartments are neighbours to inexpensive apartments for students.
- The vision is a liveable and vibrant city



**‘The Art of City Building’: To understand the totality and act in chaos
Politics and planning is urban leadership.... to be conducted in interaction with
political leadership and citizens in a democratic proces – co-creation**





Housing Strategy work in progress

Aalborg 2023



1. Data-based, dynamic and web-accessible
2. Visions and clear political goals
3. Actions and tests



Strategic housing development

Prognosis for population: there will be a need for 10.000 homes in 12 years!?

Political challenges and dilemmas:

- Aalborg vs. hinterland towns 'with growth potential'
- Densification along high-class public transportation - Plusbus
- Urban densification vs. Urban sprawl
- Sequence planning?



"Oplandsbyerne med særlige byvækst-potentialer har en særlig mulighed for at supplere med nogle botilbud, som ikke findes i Aalborg"

"Koncentreret udvikling skaber sammenhængskraft og merværdi"

"Bæredygtig mobilitet er ryggrad i Aalborgs udvikling"



"Fortætning, hvor det giver mening, er strategisk værktøj for at opnå bæredygtige løsninger og kritisk masse i forhold til byfunktioner og kollektiv trafik"

26,3% of alle housing i the municipality are social housing

1,82 persons/home is average for Aalborg Municipality. In 2011 the number was 1,95

We are 221.107 citizens in Aalborg Municipality


***Citizens above 18 years:
60,5% live as couples and
39,5% as singles***

**There are 121.501 homes
in Aalborg Municipality**

*in 2022 have been built
254 detached houses,
205 dense homes and
668 apartments*

The most common
building type in the
municipality is
apartment buildings

Detached houses in
Aalborg Municipality
are 151 m² (average)



Some tendencies in housing development in Aalborg:

- Strong population growth is decreasing
- Urbanisation is continuing - apartments vs. detached houses
- Growing interest in finding new ways of living
- We want mixed urban areas



About the population:

- Population above 80 years will grow with 60%
- More and more singles – new neighbourhood needs
- Growing interest in finding new ways of living
- Families with children seek small towns

A photograph of a residential street with houses and a water tower in the background. The houses have red roofs and are built on a hillside. A water tower is visible on the right side of the hill. The street is paved and has several cars parked along the side. The sky is blue and clear.

Strategic vision:

- Diversity in housing types
- Balance between supply and demand
- mixed urban areas with social sustainability ('housing first')
- Sustainability (energy, materials/CO₂, land use)



Target groups

- 80+
- Seniors 60-70
- Families
- Singles



Aalborg:

- Transformation and densification
- Have we built too much?
- New housing types for families?
- Townhouses?
- Too much concentration of private rental housing?
- We need experiments



Hinterland towns:

- Transition and densification
- New detached houses
- Facilities for elderly are crucial
- Housing for singles

Small towns and villages:

- Depending on their own initiatives
- Focus on quality
- Pool for demolition
- 'flex-housing'
- Communities and experiments...





Actions and experiments

- Money from DK2020 – reduction of CO2 and create more social sustainability
- 3 'wicked' housing problems – (Housing Laboratory):
 - A need for more *diversity in housing types* to meet different kinds of housing needs – from different families and contexts
 - A need to *take care of our resources* and to build and live in more sustainable ways: fewer m2, more sharing, reuse etc.
 - A need for our housing to *support cohesion* – avoid 'parallel societies' and loneliness, highlight neighbourliness and common areas

-> Analysis of *housing preferences 2023* – potential group homes (about 50% are more or less interested)

-> Identify Aalborg *eksperiments**, ownerships and housing types: what, where, how...???

-> Support *development of relevant new housing types* in special case-areas?

-> Support *sustainable housing* – for example in the housing sector

*we have special curiosity for:

- Cooperative building and housing – fx learning from Tübingen
- Circular housing and construction
- Tiny houses – on/off grid
- Houseboats





**Aalborg
Kommune**