



ULI Denmark: Creative Placemaking  
Report and key Findings

10 JUNE 2021



# AGENDA

- 9:00 - 9:05 Welcome – **Lisette van Doorn**, ULI Europe & **Jesper Bo Hansen**, ULI Denmark
- 9:05 - 9:20 Introducing the Creative Placemaking Report – presentation of main findings and recommendations – **Mette Søs Lassesen** & **Kristian Riis**, ULI DK
- 9:20 - 9:30 Case: Sydhavnskvarteret in Århus – **Bente Lykke Sørensen**, Aarhus Municipality
- 9:30 - 9:40 Case: Banegaarden in Copenhagen – **Søren Ejlersen**, Årstiderne
- 9:40 – 9:55 Q&A and input to next steps – **Mette Søs Lassesen**, ULI DK
- 10:00 Closing





Urban Land  
Institute



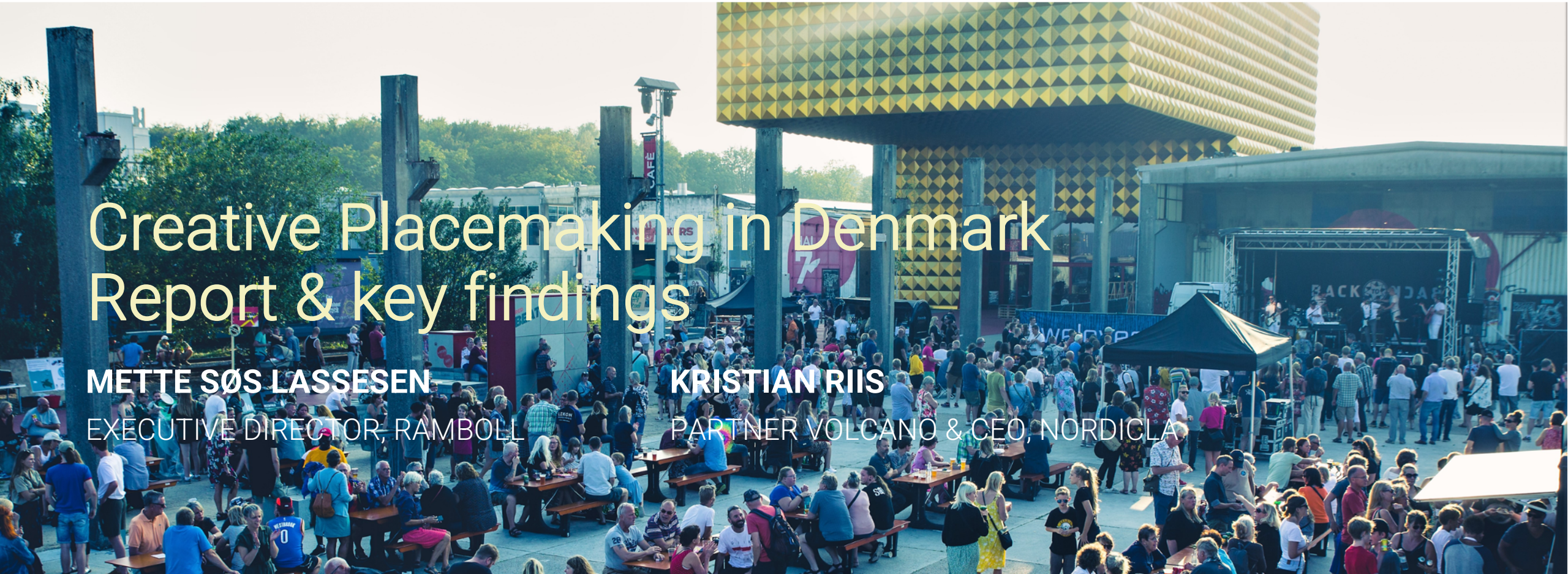
# Creative Placemaking in Denmark Report & key findings

**METTE SØS LASSESEN**

EXECUTIVE DIRECTOR, RAMBOLL

**KRISTIAN RIIS**

PARTNER VOLCANO & CEO, NORDICLA





# Intro – Creative Placemaking

- Creative placemaking = liveable cities
- Background & Process
- Ramboll - Volcano – ULI Denmark

“Creative Placemaking is an evolving field of practice that intentionally **leverages the power of the arts, culture and creativity** to serve a community’s interest while driving a broader agenda for change, growth and transformation in a way that also builds **character and quality of place.**”





# What characterizes Creative Placemaking in Denmark?

Significant Danish factors:

- low hierarchical society
- tradition for cross-sector collaboration - PPP
- early stakeholder engagement
- high degree of trust between people
- strong tradition for communal life and activities
- holistic thinking and social responsibility
- funds and philanthropies with high willingness to take risks
- Both top down and bottom up cases





# How to succeed with creative placemaking?

- The site, context and history
- The vision and success criteria
- Identifying and engaging stakeholders
- The timeframe
- Organizing creative placemaking
- Early community engagement



# The next steps

- Measure return on investment and financial, social and environmental values of creative placemaking – the business case(s)
- Measure the impact of creative placemaking on different levels
- Working methods guiding how to plan and operate successful creative placemaking projects
- The connection between sustainability and creative placemaking
- National and international creative placemaking networks - to share knowledge and best practices within the field







**TEKNIK OG MILJØ**  
Aarhus Kommune



# **THE SOUTH HARBOUR AREA**

**Creative Placemaking launch event 10th of June 2021**

**Bente Lykke Sørensen, Director of Strategic City Development, Municipality of Aarhus**





**THE DOCKLANDS**  
approx. 800.000 floor space



## URBAN DEVELOPMENT IN AARHUS

City of Aarhus has its own unit for urban development. We work as a public developer – we buy, develop and sell areas and plots in agreement with and to fulfil both political visions, market interests and citizens wishes. The task of development ensures that we can translate and implement policies and strategies of the city council on eg. Climate, Housing, Culture, Business and Social Affairs into urban development.



**THE SOUTH HARBOUR**  
approx. 120.000 floor space





# MID-TOWN AARHUS



P-HUS



FRAGTMANDSCENTRALEN



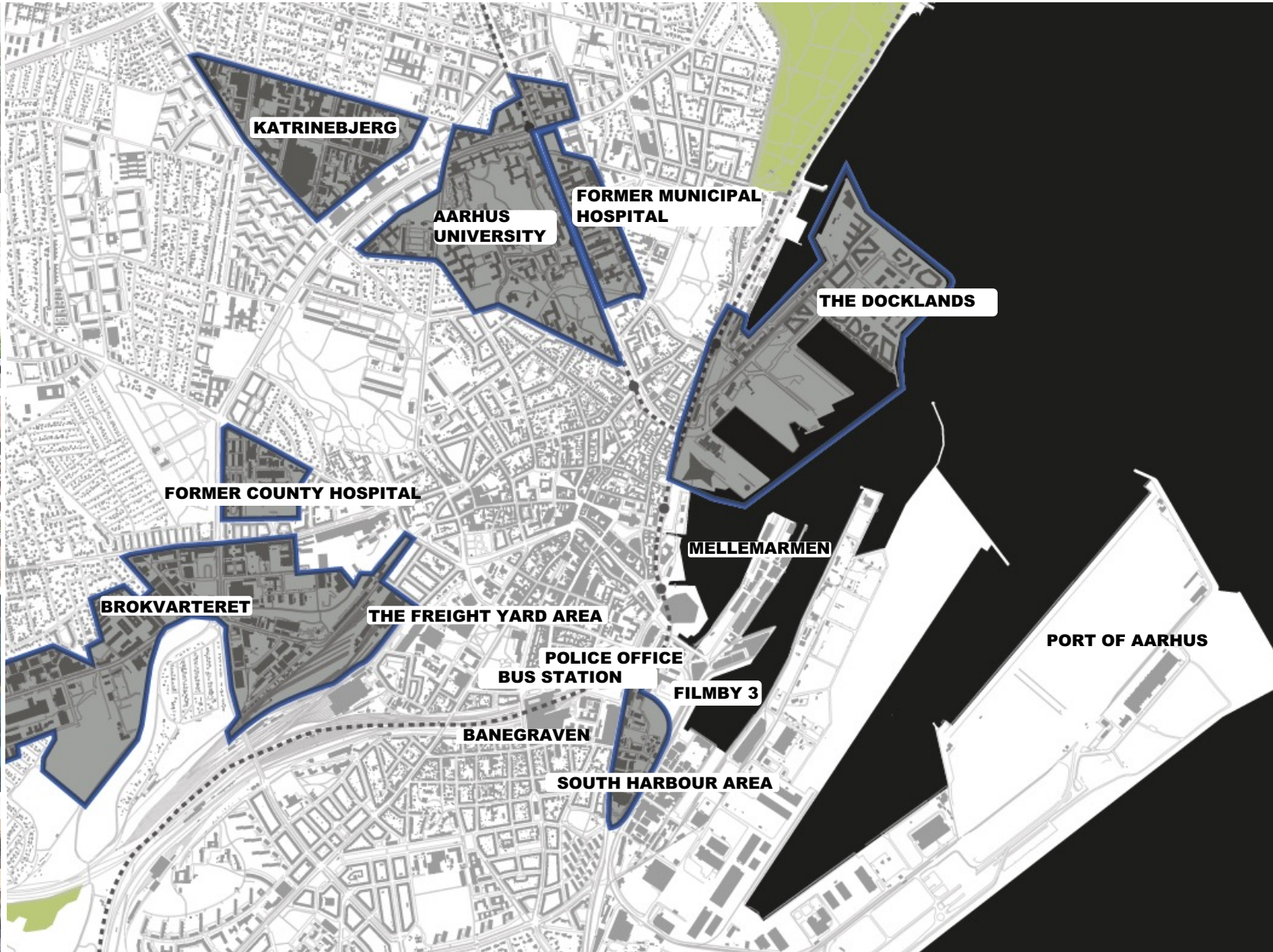
NICOLINEHUS



THE COAL TRACK



FILMBY 3



KATRINEBJERG

AARHUS UNIVERSITY

FORMER MUNICIPAL HOSPITAL

THE DOCKLANDS

FORMER COUNTY HOSPITAL

MELLEMARMEN

BROKVARTERET

THE FREIGHT YARD AREA

POLICE OFFICE BUS STATION

FILMBY 3

BANEGRAVEN

SOUTH HARBOUR AREA

PORT OF AARHUS



BUS STATION



SCHOOL OF ARCHITECTURE



AARHUS



FORMER HOSPITAL



HOSPITAL



# NEW COMPANIES IN AARHUS



\*Nye virksomheder, som overlever en periode på fem år.



# FUNCTIONS IN THE AREA BEFORE URBAN DEVELOPMENT

- KontaktHuset som en del af Center for Misbrugsbehandling (relocated) - Broen
- Varmestuen Naapiffik (relocated)
- Det Udendørs Opholdssted
- Foreningen Oplysning Om Gadeliv og SAND - Aarhus og omegn.
- Hus Forbi (relocated)
- Gas station
- Collaboration of artists
- Architect firms
- Slaughterhouse
- Tapetown
- Small businesses such as a driving school, asian supermarket ect.
- Kohalen (restaurant)
- Public functions (Spanien 19)
- Entrepreneurial environment







**MARKET-  
AND DEMAND-DRIVEN  
HOUSING SUPPLY**



**POLITICAL/  
STRATEGIC VISIONS**

**UDVIKLINGSPLAN**  
Lisbjerg – midt i landskabet og samtidig en del af Aarhus



**GODSBANE-  
AREALERNE  
AARHUS K**



**SYDHAVNS-  
KVARTERET  
AARHUS C**



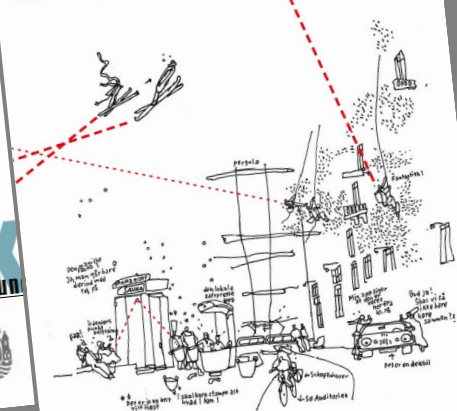
FORSLAG TIL UDVIKLINGSPLAN FOR  
**INDRE  
AARHUS Ø**  
SEPTEMBER 2018



**Boligpolitik**  
Aarhus Kommune



**KLOG VÆKST FREM MOD 2050**  
Planstrategi 2015





# INVOLVEMENT OF CITIZENS, STAKEHOLDERS AND POLITICIANS – THREE YEARS OF WORK WITH THE VISION

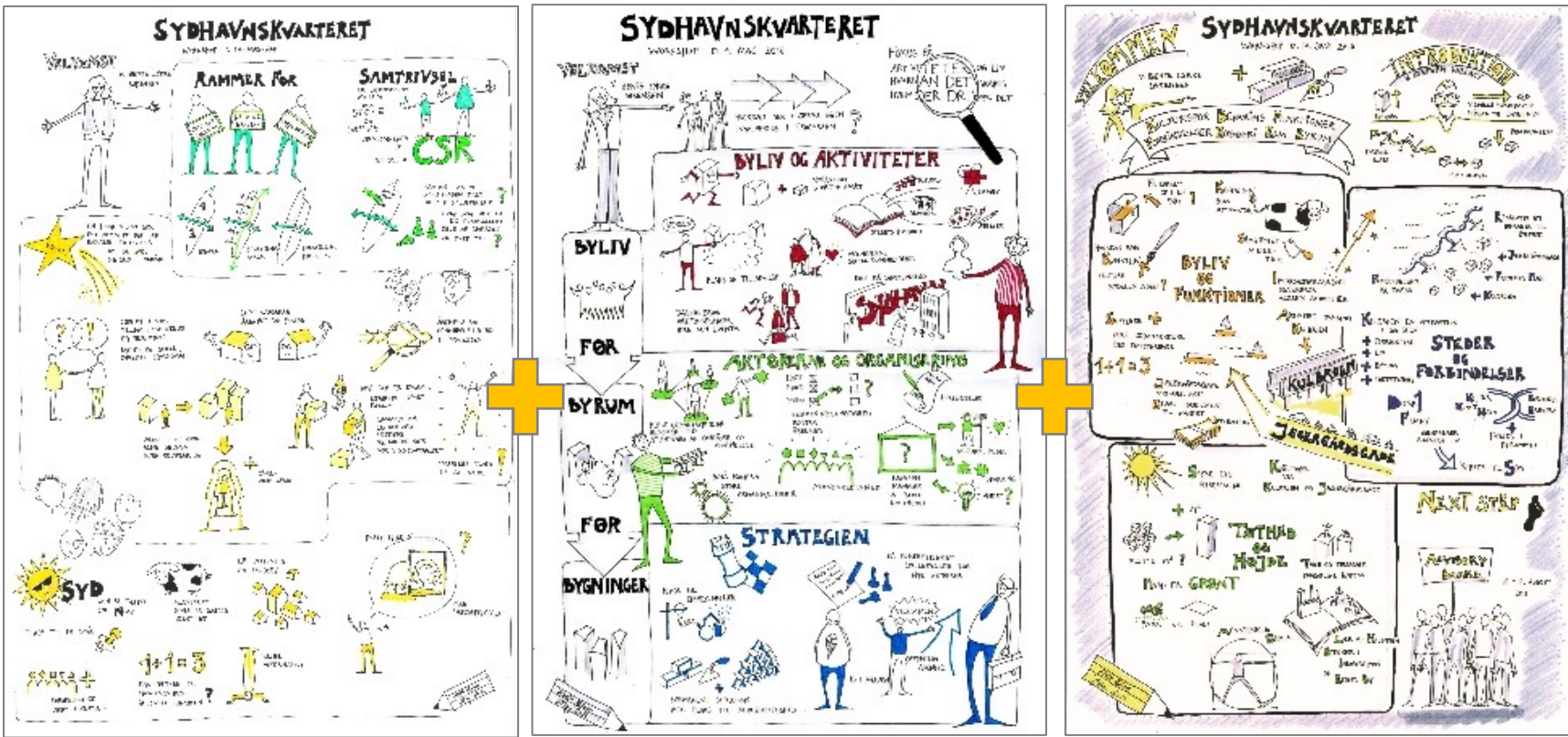
From 2015 to 2017 a three year long proces with **meetings, workshops, processes of dialogue and involvement and interviews** with politicians, stakeholders and citizens in the South Harbor Area.

Furthermore, a professional **Advisory Board** has been councelling on the development of the South Harbour Area.



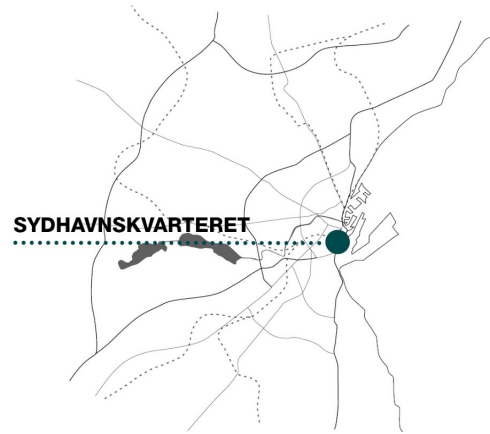
From vision to urban district – through three workshop processes with stakeholders and users of the South Harbour Area, the following themes were discussed before the actual development plan was made:

- W1: Urban life before urban space and urban space before buildings
- W2: Framework for marginalized population, creative businesses and start-ups
- W3: Cultural heritage and traces, conservation, functions, connections, buildings and urban spaces





# THE SOUTH HARBOUR AREA – NEW URBAN AREA FOR BUSINESSES



## VISION – NEW, OLD, BORROWED AND BLUE

*The South Harbour will be an area where New meets Old. The area will be a mix of the areas history along with inspiration from the most exciting cities in the world. The colour blue from the bay will be the symbol of the changeability of the living area.*



## STRATEGIES

- A dynamic ecosystem of businesses
- Art - and culturel production in the open urban space
- Including the marginalised
- A moving area
- To, from and around in the district
- Conservation, renewal and transformation
- Living urban spaces
- Temporary activities

## THE OPENING LINES

- The old coal track as a new high line in Aarhus
- The recreational connection line
- Plot for building of domicile (Danske Bank)
- Founding of Area Association
- Art installations
- International street art
- Accommodations for the marginalized
- Drop-ins for the marginalized
- The south harbour moving
- Total parking solution





# RETHINKING THE TENDERING STRATEGY

## TENDERING SOUTH HARBOUR AREA

Winning Tenderer creates the district plan in close collaboration with Aarhus Municipality

## TRADITIONAL TENDER

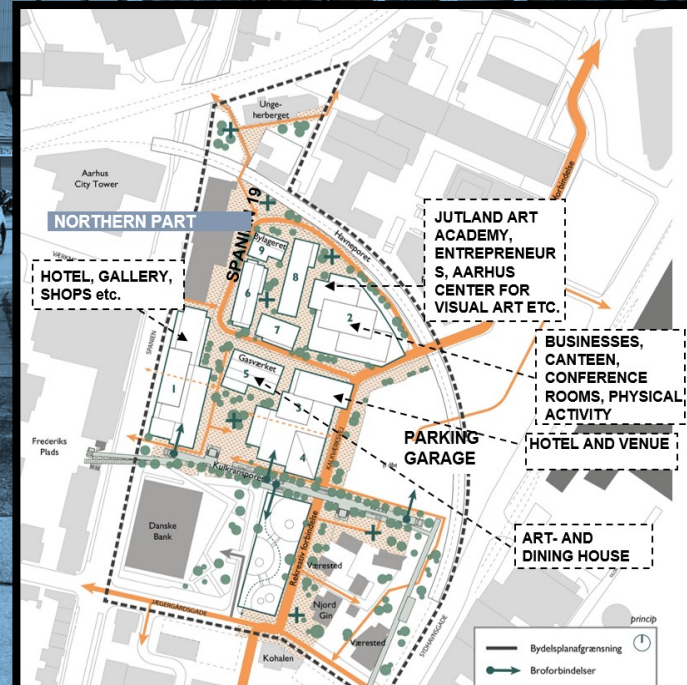
Aarhus Municipality creates the district plan in advance

URBAN LIFE

URBAN SPACE

BUILDINGS

BUILDING- AND PROJECT TEAM: PROJECT MAKING





# POLITICAL WELFARE AGENDAS IN URBAN DEVELOPMENT

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*The development plan for the South Harbour district and the tender strategy obliges the private developers and investors on contributing to handle important cultural and social agendas in Aarhus.*

*It is not easy – a vision with headwind!*





# TODAY, THE SOCIALLY MARGINALIZED IN THE AREA ARE SEEN BY DEVELOPERS AND INVESTORS AS A RESSOURCE

## MAKING SOMETHING TOGETHER

A basic approach to working with socially marginalized in the South Harbour Area is making something together. Not making activities for the marginalized, but with them. Many socially vulnerable persons want to contribute to the development of the area, and the challenge is to find possibilities for this to happen – based on the individual prerequisites.

A serie of succesful collaboration initiatives has been made in the South Harbour Area:

- Sydhavnspedellerne (The South Harbour Janitors)
- Skraldecaféen (The Garbage Café)
- Værestedet Jægergårdsgade
- Værestedet Naapiffik
- Kirkens Korshær – Ungeherberg
- Nålepark



*Visions shape ways of thinking, and we have come a long way...*

*We have made a 'social development agreement'*

*– but we are not there yet!*



# FOUNDING AN AREA ASSOCIATION

In the work of establishing and realizing the strategies in the ongoing development of the South Harbour area, the City Council also decided in 2019 to establish an Area Association.

The Area Association contributes to creating a solid organizational framework for the realization of the vision for the South Harbour area.

The Area Association consists of 10 members, of which eight members represent the four primary strategies for respectively business, art and cultural production, the socially marginalized and movement. The last two members in the Area Association are held by representatives from the South Harbour Association.





# THE OLD COAL TRACK

Inspired by the city of New York the old coal track will be the new city high line as well as it will connect the south harbour with Frederiks Plads and the rail way station. At the same time it will be an urban space with lots of activities both on and under the track.

TRANSFORM with Dissing+Weitling, Lendager Group, VEGA landskab og Søren Jensen as sub-consultants, won the competition of transforming the old track. The team will have a consulting role in the next proces – implementation of the project.







UDBUDSZONE D

AARHUS CITY TOWER

AARHUS DOMKIRKE

SYDHAVNEN / BYGNING 2

FREDERIKS PLADS

EY HUSET

SYDHAVNEN / BYGNING 3

FILMBYEN

DANSKE BANK





# BaneGaarden

En hemmelig grøn oase  
på den anden side af skinnerne





**i den  
forvildede  
natur**







Under en flok  
fredede træer står  
**9 trælader**  
fra 1909





# Nu vågner de...



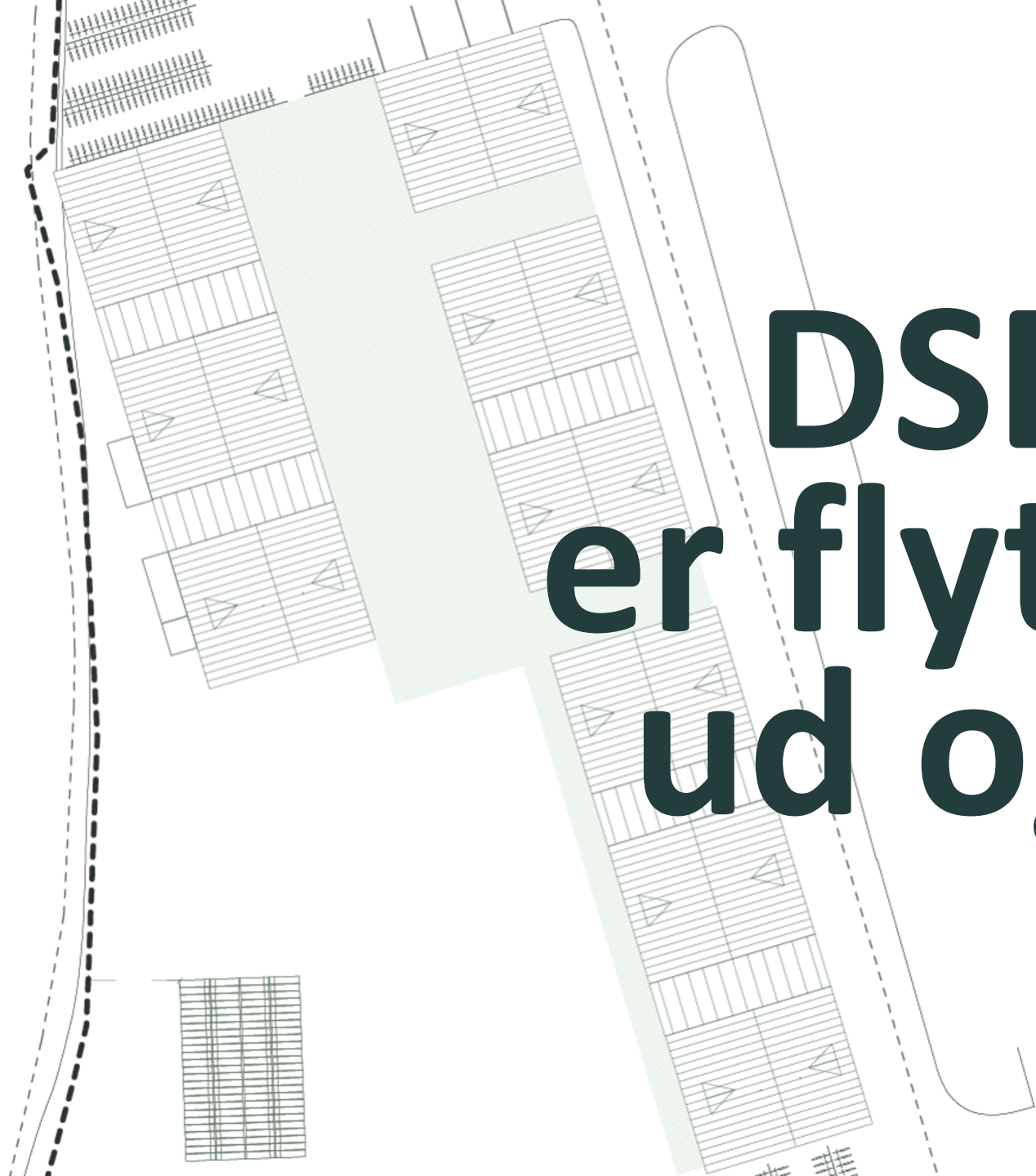












# DSB er flyttet ud og ...











Nu åbner  
BaneGaarden  
portene  
på klem...





**På BaneGaarden  
kan du blive klogere  
på, hvordan du kan  
skabe små grønne  
oaser i dit eget liv**







En hem'lig grøn base på den anden side af skinnerne



**BaneGaarden  
arrangerer foredrag  
og videndeling  
sætter film på lærredet  
og afholder koncerter**



Kort sagt

## BaneGaarden

# Mad til Tiden i naturtro omgivelser

iscenesat af:  
Axelsen, Ejlersen, Harttung,  
Husted & Nordahl





En hem'lig grøn base på den anden side af skinnerne





En hemmelig grøn oase på den anden side af skinnerne





ENDE-  
STATIONEN  
TOILETTER

→ ♀

7500 KR

En hem'lig grøn oase på den anden side af skinnerne



# BaneGarden

Spisehus, landkøkkener, kurser, talks, koncerter, Sløjdlyst, kombuchaworkshop, BIOBIO, Karl-Ejnar's bryggeri, verdensmesterskaberne i troldsplint, kogeskoler for kantiner, hospitaler, sticks & sushi, øko blomstermarked med DUSK, Vilde violer, Taryn Humprey, markens marked, havets marked, bier, høns, højbede, væksthuse, kunstnere, AFUK med trapezer, ringe, poledance, gårdbutik, café, planteskole, charcuteribod, mellemøstenbod, mexicobod, vinbar, fermenteret cocktailbar, kefirworkshops, impactiværksætttermiljø på 1 ste sale.  
Evigt fermenteringsværksted.

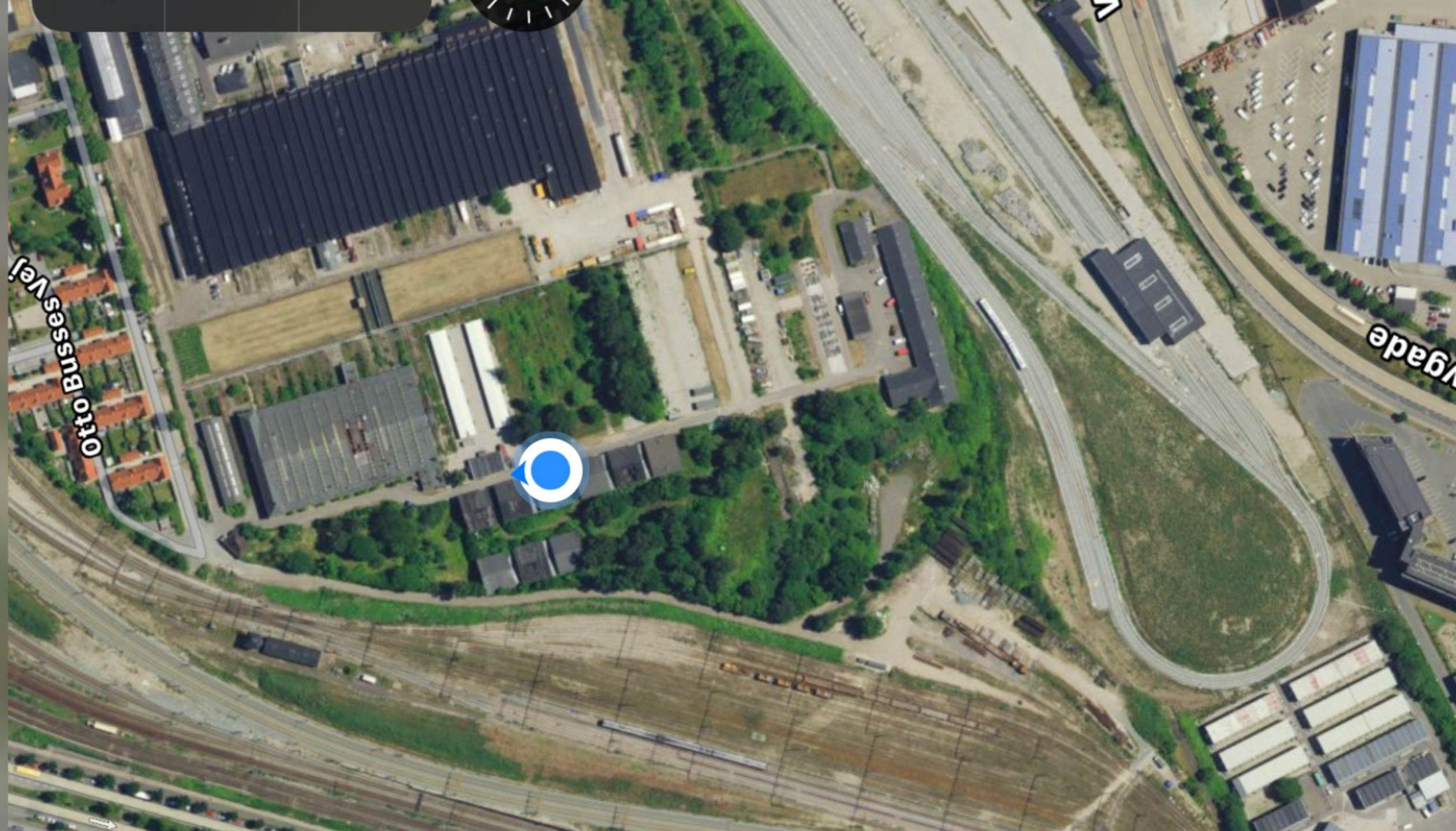
Og meget mere

**Et grønt fyrtårn til Vesterbro, København,  
Danmark og verden**



13:07

DK 4G





Indgang til BaneGarden  
via Den vilde Bivej

Antropologer designer  
oplevelsen med os, så du  
går derfra og bliver grønnere

PHD I landskabsarkitektur  
Understøtter landskabet  
over de næste 3 år

Vilde bier, honningbier,  
Kompost, klogt vand,  
Biodiversitet og andre gode  
læringsmønstre



Et grønt og vildt postløb til  
demonstration af naturens cyklus  
og  
inspiration til en mere bæredygtig  
adfærd I hverdagen.

Aha agtig viden du tager direkte med  
hjem og gentager. Sorterer du dit  
affald. Har I kompostanlæg I  
gårdmiljøet. Har I balance I jeres kost.  
Hvor lokalt spiser du og din familie.  
Taler du med dit barn.  
Læring uden løftede pegefingre.





## Det grønne bispor

Vitaliseret vand

Vilde bier

Honningbier,

Kompost

Biodiversitet

Biodynamik

Fermentering

og andre gode

Læringsmønstre







