Reinventing Cities – LionCity II

28 May 2024
PROGRAMME

- Introduction
  Catherine Moureaux, Mayor of Molenbeek-Saint-Jean
  Benjamin Cadranel, CEO of citydev.brussels
- Presentation of the "Reinventing Cities" competition by Hélène Chartier, C40 Director of Urban Planning
- Presentation of LionCity II by citydev.brussels
- Presentation of circus activities by UP Circus & Performing Arts
- Q & A
- LionCity II site visit
Introduction: citydev.brussels

1974
Founding of the “Brussels Regional Development Agency”

2013
First management agreement

2024
New Urban Renewal approach: Emphyteusis
Introduction: citydev.brussels

Three main assignments

Economic development
• Supporting economic development and employment
• Made-to-measure conversion
• VSE/SME park
• Business centres
• Production activities, etc.

Urban renewal
• New-build housing subsidised by the Brussels-Capital Region
• High quality requirements (passive, floor-through apartments, green spaces, etc.)
• Owner-occupied homes, means-based access criteria

Mixed-use projects
• Redynamization, symbiotic functions, mixed use
• Facilities
+ Temporary use, environment, etc.
Introduction: citydev.brussels

- 58 economic activity sites, comprising:
  - 7 operational SME parks
  - 10 SME parks in development: 3 by 2025 + 7 by 2030
  - 5 incubators
  - 8 business centres
  - 3 fab labs

- = 190 hectares of land managed (97.5% occupied)
- = 212,000 m² of buildings owned (93% occupied)
- = more than 495 companies set up
- = more than 20,400 jobs created

- 4,646 housing units built or under construction (since 1988)
- 1,000 housing units being planned

- 77,400 m² in temporary use
- 34 sites in temporary use
- 63 temporary tenants
General context

Line 28
3 stations – Brussels-West Station, Osseghem, Beekkant
4 metro lines – 1, 2, 5, 6
General context

Studies and projects underway in the area

Various urban renewal studies and/or programmes have been carried out in the area or in its immediate vicinity

- Vision Molenbeek-Saint-Jean 2050 - studio Paola Vigano
- Urban Renewal Contract No. 3 “Gare de l’Ouest” scheduled to end on 1 December 2024;
- Sustainable Neighbourhood Contract “Autour du Parc de l’Ouest” scheduled to end in 2024;
- Gare de l’Ouest PAD (Plan d’Aménagement Directeur — Master Development Plan), which defines the strategic objectives for the area and the regulatory prescriptions — approved in 2021
Brussels-West Station - a 13-hectare brownfield site

Objectives of the Master Development Plan for Brussels-West Station

Mixed-use development, economic activities, affordable housing (almost 400 homes), public and green spaces, metropolitan facilities, soft mobility - 90,000 m² of urban development in total

State of affairs

- **3-hectare public park** - notification of study/design contract June 2024 - delivery in late 2026

- **Development of Place Beekkant and the bus terminal** - planning permit application in progress - works to start in 2025

- **Beekkant footbridge** - call for expressions of interest launched in December 2023 - selection of 4 consulting agencies mid-2024

- **C28 cycle path** - awarding of study/design contract in 2023 - start of works in 2025

- **Temporary use** - citydev.brussels/ municipality of Molenbeek-Saint-Jean and SNCB - 1-hectare plot dedicated to recreational and creative activities - ASBL Koala Crazy Games - opening in June 2024
LionCity I - guidelines and programme

Project ambitions

• mixed use
• biodiversity and rainwater management
• circular economy
• alternative mobility
• social connections
• remembering the site’s past
• citizen participation process
• energy:
  ✓ urban heating net,
  ✓ zero energy,
  ✓ assistance to the contracting authority with regard to sustainable strategy
• acoustic comfort
• heat islands

Programme

± 24,440 m²: owner-occupied citydev.brussels housing
± 4,113 m²: SLRB social housing
± 15,240 m²: citydev.brussels workshops
± 3,442 m²: Delhaize supermarket
± 1,000 m²: citydev.brussels shops
± 2,100 m²: retail and/or catering and/or facility to be paid for by the developer
Development contract in progress - 50,335 m² aboveground

Roof of the production building: urban agriculture (2,000 m²)
LionCity I - temporary use

Call for expressions of interest: 17 March 2023
Temporary activation of the site during 3 years
=> site manager: Entrakt
Reinventing Cities
Brussels Meet-up Event
A global competition for zero-carbon & resilient projects

Hélène Chartier
Director of Urban Planning and Design
C40 Cities
C40 Cities

C40 is a network of mayors of nearly 100 world-leading cities collaborating to deliver the urgent action needed to confront the climate crisis and to create greener and fairer urban spaces.

Directly representing 582 million residents and 20% of the global economy
C40 Reinventing Cities

- Global competition to stimulate sustainable development and innovative solutions to environmental and urban challenges.
- Create a space where cities and private sector can collaborate for zero-carbon urban regeneration.
- Invites creative professionals including architects, developers and environmentalists to transform underutilized urban sites into sustainable & community-focused projects.
Participating Cities

28 CITIES ENGAGED
3500+ BUSINESSES
40 WINNING PROJECTS
15 CITIES IN 4TH EDITION
Lighthouse projects being implemented on the ground

Impulsion | Lyon
Repurposes an existing tower to provide new affordable housing: 50% dedicated to social housing incl. 6,000 sqm of green spaces and amenities in line with 15-min city concept.

The Kelsey Civic Center | San Francisco
Transforms an underutilised site into an all-electric, zero-carbon, disability-forward 100% affordable housing project.

Campus for Living Cities | Madrid
Net-zero carbon student hub, includes student housing & is the largest Cross Laminated Timber structure building developed in Spain.

40 winning projects under implementation creating green jobs & showcasing best practices globally.
How it works?

City / City partner propose underused sites, ready for redevelopment.

C40 organises the global call for projects.

Creative teams present their best proposals to redevelop the site.
Competition Framework

Regulations & Guidance

City-specific Requirements

Reinventing Cities
Guidance to Design a Zero-Carbon, Sustainable and Resilient Project

LionCity II, Brussels
50-56 RUE OSSECHEN 1080 Molenbeek Saint Jean

The site known as LionCity II located in the Brussels 10th arrondissement as part of the REGEN-City Brussels project.

Expected Land Use

- Mixed residential and commercial mixed residential and commercial buildings
- Building area: 30,000 m²
- Green area: 2,000 m²
- High density development
- Energy efficient buildings
- Pedestrian and bicycle-friendly environment

Site documentation

- Framework documents of the competition
- Site documentation

Type

- People
- Modified

6 Dec
Reinventing Cities framework

Common objectives that urban projects are invited to address.
Participating teams

Reinventing Cities aims to encourage **new types of collaboration** between actors to create innovative projects.

- **Multidisciplinary teams** including architects, planners, environmental experts, community groups, developers, start-ups etc.
- Include at least an **architect/planner & environmental expert**
- Have **financial capacity** to implement the project *(not required in phase 1)*
Two-phase competition

Phase 1
- Expression of Interest
  - Teams are expected to present a “light” proposal:
    - Description of the team
    - Presentation of the project & development concept for the site
  - Selection of 3 to 5 finalist teams

Phase 2
- Final Proposal
  - Detailed project (including design, uses, environmental performance etc.)
  - Financial offer to buy/lease the site & project business plan
  - Monitoring protocol
  - Selection of 1 winning team per site
How will the projects be evaluated?

- Relevance of the project to the **specifics of the site**
- **Strategy to minimise carbon emissions** & proposed solutions to address the 10 Climate Challenges
- **Suitability of the team** to successfully implement the proposal
- Soundness of the **business model** and the relevance of the **legal and financial agreement (Phase 2)**
Implementation of projects

After the competition process, the site owner **finalises the agreement** with the winning team. The **winning team** will then implement the project.

The implementation model can be **adjusted** by each city.
Provisional Timeline

15 February - 5 September 2024: Launch & Phase 1: Expression of Interest

15 October 2024

End of October - April 2025 (TBC): Phase 2: Final Proposals

May 2025 (TBC): Selection of the Winning Projects & Celebration
How can I apply?

A global competition for innovative, zero-carbon and resilient cities.

Reinventing Cities is a global competition to accelerate the development of decarbonised and resilient urban regeneration across the globe. Through this competition, cities identify under-utilised sites that are released and transformed and invite creative multi-disciplinary teams of architects, planners, developers, investors, environmentalists, creative holders, start-ups, academics and community associations to bid.

[EN] SITE REQUIREMENTS_LIONCITYII_BRUS
[FR] REINVENTING CITIES_REGULATIONS (EXPRESSION OF INTEREST)
[EN] REINVENTING CITIES_REGULATIONS (EXPRESSION OF INTEREST)
[FR] GUIDANCE TO DESIGN A ZERO CARBON, SUSTAINABLE AND RESILIENT PROJECT

Questions?
If you have a question or would like more details on the Reinventing Cities competition, please use the form below. You will receive a response via email.

First name *
Last name *
E-mail *
Company
Message *

I agree to receive updates about the Reinventing Cities program and that my information may be used in accordance with C40's Privacy policy. You can withdraw this consent at any time.

Data room Access
Download specific documents for this site

c40reinventingcities.org/en/professionals/
'The Reinventing Cities competition has inspired exactly the inventive collaboration we need to combat the climate crisis.

It is more than an innovative competition - it is providing vital solutions to build the urban future we want.'

Mark Watts, C40 Executive Director

Contacts:
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c40reinventingcities.org
Until 2019, the Ahold-Delhaize group occupied the site for almost 150 years. The group is known for developing and operating supermarkets in Belgium. The site is part of a compound of around 4.4 hectares (44,000 m²) acquired by citydev.brussels and comprising two separate areas (LionCity I and LionCity II).
LionCity II (zone 2)
- Parcel 191y
- + 6,252 m²
- Comprising a “printery” and a car park
- Machtens Towers at the edge of the plot
- Regional Designated Land Use Plan (PRAS): intensive mixed-use zone (housing, facilities, offices and production activities)
LionCity II: Ambitions for the site (planning scheme)

- Mix of functions including a facility
- Soft-mobility connection between the LionCity I and II and the Brussels-West Station site
- Green network
- Creating a hub of activity in order to liven up the public spaces

- Temporary use and anchoring temporary-use projects on-site
- Synergy for social housing (Machtens Towers being considered)
LionCity II: Circus Village project (before Reinventing Cities)

Cité du Cirque

Printery: Training zone + performance infrastructure (Beliris funding)

Programme (tender specifications)
- A stage measuring 20 by 22 metres
- Stands (capacity of 400 to 600)
- A control room
- A foyer: reception / bar / changing rooms / toilets
- Backstage (5-metre offset): dressing rooms / toilets / stockroom, etc.
LionCity II: Reinventing Cities

- Showcasing the future site - conversion of an industrial site
- Setting up an innovative facility
- Search for a partnership / funding to completely carry out the programme
- Possibility of completing the entire programme in 1 phase
- Visibility and international emulation
- Ambitious integration of climate issues
LionCity II: Reinventing Cities - programme

\[ +6,500 \text{ m}^2 \text{ to be developed:} \]
- housing (of which 30% to 50% is to be sold at affordable prices)
- facilities
  - at least 2,500 m\(^2\) for the circus's training area
  - at least 1,100 m\(^2\) for performance infrastructure
- shops or other;
- open spaces (including pedestrian walkway to Beekkant metro station).

(Possibility of maintaining part of the printery building)
citydev.brussels wishes to retain ownership of the land in general and of the buildings for the stage infrastructure part of the circus facilities.

The land for housing, shops, and other facilities could be transferred via emphyteusis.

The open spaces will be transferred to the municipality free of charge.
Public funding:
Beliris: 4 million euros for the performance infrastructure

Timing:
Beliris: works to be completed within 5 years of the consortium’s appointment.
2025>2030

Time until planning permits are delivered:
• 75 days: without so-called “special publicity measures” (mesures particulières de publicité);
• 160 days: with “special advertising measures”;
• 450 days: with impact assessment.

+ 45 days: deadline for complete application
+ 30 days: holidays
LionCity II: Reinventing Cities – minimum requirements

- Development of a circus facility - stage area and training area (tender specifications)
- End user of the circus facility: UP Circus & Performing Arts (affordable rent)
- citydev.brussels retains ownership of the land
LionCity II: Reinventing Cities – climate goals

PACE + Reinventing Cities
• Green buildings and energy efficiency
• Eco-construction and the building life cycle
• Low-carbon mobility
• Sustainable water management
• Climate resilience and adaptation - green spaces, urban nature, and biodiversity
• Social inclusion and community involvement
Thank you for your attention.