

# Gufunes

Reykjavík, Iceland



Gufunes is a new development zone in Reykjavík. The proposed site is a former industrial site, mostly on landfill, now in the process of becoming a hub for the creative arts. Situated on the coastline facing east and bordered by green areas this site has all the possibility of becoming a unique mix of movie industry, experimental residential units, co-living, business and leisure.

On site today are big scaled industrial buildings, some used for a movie production studios.

The plan is for Gufunes to become a versatile and different neighbourhood creating a dense urban structure enveloped in natural areas with great access to recreational activities.



### Expected program:

The site is a harbor site and would be well suited for health related activities, such as a steam bath, sea swimming facilities and hot tubs linked to hospitality industry or other programming the teams feel suitable. This kind of programming has proved to be very successful in Iceland, both for locals as well as visitors, using the geothermal heat and closeness to nature as an attraction. The view from the pier is fantastic and programming on the site should make the most of it.

### Owner:

The areas are all on lots owned by the city or subsidiaries of the city. The plots can be released when a new area plan has been confirmed.

### Plot area:

The total size of the plot is 4928m<sup>2</sup> and the allowance is to build a service building 1628m<sup>2</sup> other than residential.

### Type of property transfer intended:

50 years land lease agreement (in general, all land lease agreements are renewed after the duration of 50 years).

### Deadline for the submission of the Expression of Interest :

Monday 6 July 2020 - 2pm local time in Reykjavik (UTC+0)



Fig. 1- The proposed site



Fig. 2- The plot

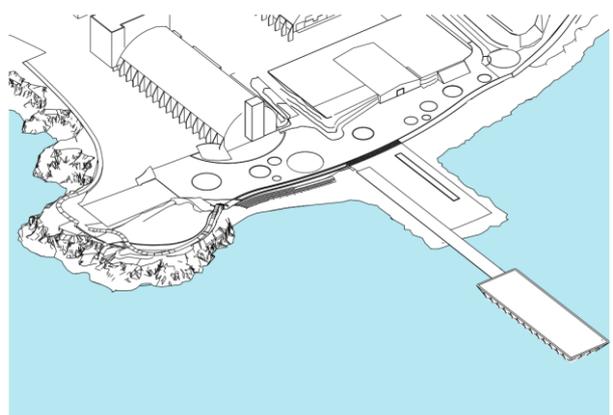


Fig. 3- Current situation

## Presentation of the site and expectations for its redevelopment

In Iceland, the swimming pool is like the public square in other cultures. Here people gather to change opinions and discuss all matters in society. The most visited sites in the country are bathing sites and big investments are being made in the sector around the island. In the building plot on land, the expected program is a cultural hub for the area including public facilities on the ground floor such as a restaurant, café, etc. The plot is different in the aspect of it being at early development stages, having the option for the right project to create the core of the new neighborhood as well as creating its uniqueness in its character. Becoming the drive for change.

Most of the large industrial buildings already on site will remain, creating a unique urban landscape where the former industry becomes a part of the new urban form. Currently the area is disconnected from public transport and the nearest bus stop is at approx. 1 kilometer distance. The public transportation to the area will be revised during the development. The first construction has already started and the first housing development, with 500 new inhabitants, is planned to start in 2020.

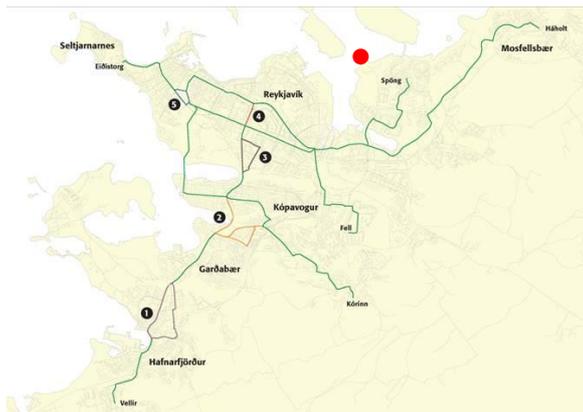


Fig. 6- Borgarlína – the future of transportation in Reykjavík, site marked with red dot



Fig. 7- Main Cycling paths- location marked with red dot



Fig. 8- the pier and coast

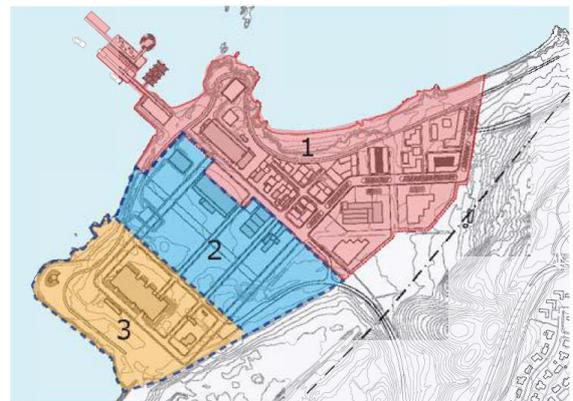


Fig. 9- planning phases. (phase 1: 2018-2024, phase 2: 2025-2030, phase 3: undetermined)

## Specific planning rules and regulations regarding the development of the site

According to the masterplan, the area is now categorized as an area for recycling and waste management. This will change according to the new areal plan and is being replaced by mixed use, housing, film industry, recreation, offices and other services. Reykjavik is now in the process of gentrifying the whole proposed area.

The goals of densification in Reykjavik is to diversify housing stock by defining new housing opportunities, promote efficient use of current infrastructure, improve the green spaces, improve services and retail within neighbourhoods. To create a versatile, livable, sustainable and loveable urban area.

## Specific climate or environmental issues regarding the development of the site

The site is facing west and this can be a challenging aspect in terms of weather in Iceland. The site is also on the coast so special measures must be made in order to flood prevent and protect against heavy wind and sea. The built structures on site should have elevation at 4m above sea level.

The biggest challenge facing the site is possible contamination from the former industry. A research on possible contamination will be done before construction. If contamination is found in the area it shall be removed by the developer on site.

## Precisions regarding the property transfer

Land lease agreement for 50 years. After the duration of the agreement almost all contracts are automatically renewed. There is a clause which enables the city to take back allotted land after 50 years if there is a great need for changes in land use. In such cases the owner is reimbursed for the buildings on the land according to independant valuation.

The site needs to be offered for purchase in an open manner to ensure that all interested parties can make a bid. An advertisement in the local newspaper where the plot and selection criteria is explained is in most cases considered adequate.

## Provisional Timeline

- Date of announcement of the finalists: July-August 2020
- Submission of the final proposals: January-February 2021
- Date of announcement of the winning project: April 2021

## Language requirements

All the documents of the EOI must be submitted in English