

Lágmúli

Lágmúli 2, 108 Reykjavík, Iceland

Reinventing
Cities

The uniqueness of the 5700 sq. m. site of Lágmúli is the geothermal heat pumped from the ground on-site.

This site is an emblematic landmark located in one of the main corridor of Reykjavík, and an essential corner of the city with a mixed neighbourhood of business, retail and hotels.

The new City Line will also run along this location and transform the cityscape in the

area, creating a more urban, sustainable and liveable place.

The site enjoys an ideal location with good connections to the sports facilities in Laugardalur and with the city centre.

Building on such assets, bidders are expected to develop ambitious projects with an open programming, revealing and finding use for the exceptional geothermal heat on site.



Expected program:

Open programming. Given the prime landmark location with good connections to the sports facilities in Laugardalur and the city centre, almost anything would be possible.

The geothermal heat in the area is a great inspiration for future programming, such as a geothermal activity park or museum, urban farming, vertical farming etc. Greenhouses, winter gardens and health related activities would also be well suited

Owner:

Reykjavík Energy (owned by the City of Reykjavík). The City is finalizing a purchase from Reykjavík Energy in order to prepare the development of the site.

Plot area:

Approximately 5700 sq. m.

Type of property transfer intended:

Land lease agreements in Reykjavík are for 50 years.

Note that Land lease agreements in Reykjavík are for 50 years. In general, all land lease agreements are renewed after the duration of 50 years. If they are not renewed, there has to be a great need for changes in land use, for example, from industrial to residential. In such cases the owner is reimbursed for the buildings on the land according to a valuation of an independent real estate company.

Presentation of the site and expectations for its redevelopment

Lágmúli is situated close to the city centre. It is currently a parking lot lined with green buffer area for the adjacent Suðurlandsbraut. It has a great view over to mount Esja and the ocean to the north. The location is also close to Laugardalur the city's sports and recreational hub, with a swimming pool, national football field, botanical garden, zoo and theme park.

The uniqueness in this site is the presence of a geothermal well where natural warm water is pumped up for warm water and heating. The low temperature field has four wells and one of those is located on site. The sustainable production of the field is 162 l/s of 125 C° hot water. Over the years, the City of Reykjavík has developed environmentally friendly use of water for consumption and the production of district heating and electricity, with the help of geothermal energy.

The site is already well connected and accessible by all means of transportation. There is also planned a path for Borgarlína, the new transit system of Reykjavík, along Suðurlandsbraut.

A major bus stop is located in the vicinity and it is in a key location for bike paths. One of the city's main bicycle paths from east to west runs along the site. Reykjavík has an ever-extending bike path network, which is constantly under development.

Main Bicycle paths (site marked with red dot)



Borgarlína – City Line will run along Suðurlandsbraut on the north edge of the site. It will travel in dedicated lanes and have signaled priority between high-quality stations with a 7 minutes frequency during the day. All stations will have a raised platform for

level boarding, real time arrival/departure information, off-board fare payment equipment and quality bicycle storage to encourage first/last mile biking.

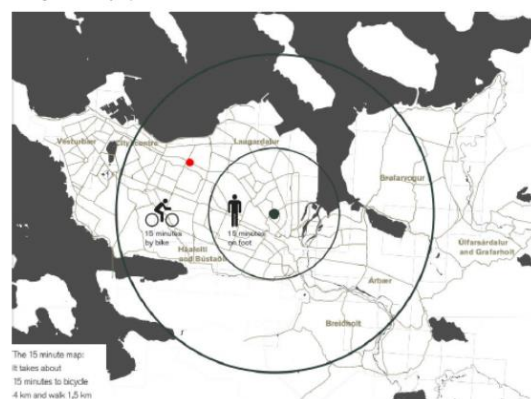
Borgarlína - City line (site marked with red dot)



All Borgarlína vehicles will run on electricity and offer multi-door access. The current bus network will be optimized and adapted to the high-quality system, creating a two-layer coherent public transport network with seamless connections for the whole area.

The size of the plot is 5700 sq. m. and on relatively flat land. The site is today unbuilt. There is a technical building for the geothermal well. We have however been preparing the plot for development, including finalizing a purchase from Reykjavík Energy. The plot can be released for redevelopment when a new area plan has been confirmed which can take from three up to six months time.

The 15 min map (site marked with red dot)



The 15 minute map:
It takes about
15 minutes to bicycle
4 km and walk 1,5 km

Specific planning rules and regulations regarding the development of the sites

The Municipal Plan proposes a policy for the development of the city towards the distant future. The Municipal Plan sets out where residential areas of the future and industrial areas are intended to be, where new roads and pathways should lie and which areas will be set aside as recreational areas.

Reykjavík is a young city and has grown considerably in the past decades. The main emphasis of the Municipal Plan in the past years has been to create suitable conditions for its continuous growth; to ensure that the city is ready to meet the demands of anticipated growth in population and industry. The project for the next decades is to fully develop the city on the peninsula. Over 90% of all new residential units until 2030 will rise within the current urban area if the Municipal Plan's proposals are implemented.

The objective is to create a coherent urban area with a city-oriented street system where environmentally friendly travel modes are a priority. Dense and mixed urban neighborhoods on a human scale will rise at developing areas, located within the current urban area. In such areas, residential units and offices as well as commercial and service activities will intertwine within the same street plots.

More environmentally friendly transport systems.

The main emphasis is placed on strengthening the transportation systems for pedestrian and cycling traffic as well as public transport. New east to west connections through the city are planned which are solely intended for environmentally friendly transportation. The Municipal Plan proposes a concise policy on parking that will encourage a change in travel habits. The policy aims at minimizing distances needed for travel, the need for travel and full utilization of current road infrastructure. A plan to re-design traffic veins as urban streets is proposed.

A more concise conservation of open green areas.

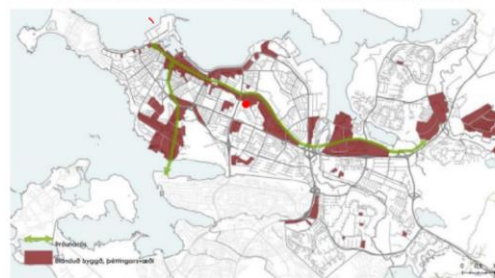
The plan proposes a sharp division of recreational areas and dense urban areas. Smaller recreational areas within city districts are strengthened in line with a denser urban area. The goal is that over 90% of the city's residents will remain as they are now, within 300m walking distance from recreational areas.

In the masterplan of Reykjavík 2010-2030 the area is categorized as M2c intended for retail, offices, service companies, restaurants and hotels. Apartments are also allowed on higher levels of buildings.

The site is situated on the densification axis identified in the Reykjavík Masterplan 2010-2030. This plan also reaffirms the east west connection for Borgarlína – City Line.

We have developed a method in order to ensure that valuable plots of land does not always go to the highest bidder. In this case, the site needs to be offered for purchase in an open manner to make sure that all interested parties can make a bid. With an advertisement in the paper we will require bidders to undergo a strict criteria of sustainability, green building materials not to mention the highest quality of urban design and architecture. These factors will be central concerning the Lágmúli plot.

Areas of densification in Reykjavík - Site marked with red dot



Specific climate or environmental issues regarding the development of the site

There are no apparent climate or environmental issues for this location. It is however situated close to the northern coastline, which makes it vulnerable to heavy wind. The major problem is heavy traffic in the area that causes noise and air pollution. The challenges in the area are few since it is an open plot. However, the challenge would rather be to find use for the geothermal heat on site and address the new Borgarlína – City Line on ground level.

Location of geothermal wells



Birdseye view

The site and effect zone (proposed Borgarlína City Line in orange)

