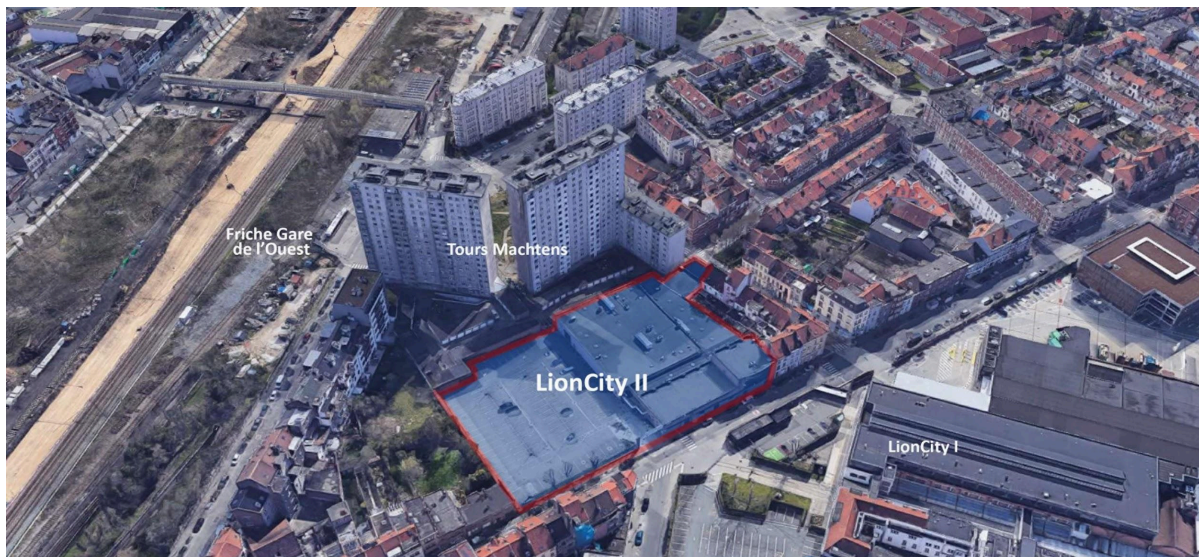


LionCity II, Brussels

50-56 RUE OSSEGHEM 1080 Molenbeek Saint Jean

The site, known as LionCity II, is located in the Brussels commune of Molenbeek-Saint-Jean, in the heart of the Ossegem district. It is part of the Brussels Region's Urban Revitalisation Zone, which includes the most vulnerable neighbourhoods where public investment is being stepped up. It borders the Gare de l'Ouest site, a vast 13-hectare railway brownfield that is part of the Master Development Plan and an Urban Renovation Contract aimed at its development. The proximity of the two sites of Gare de l'Ouest and LionCity II and the planned links between them should be stressed (in particular the pedestrian link

from LionCity II to the Gare de l'Ouest brownfield site via the Place Beekkant which is currently being refurbished. The LionCity II site is located in an area with excellent public transport links. More specifically, the site was occupied until 2019 and for almost 150 years by the Ahold-Delhaize group, known for developing and operating supermarkets in Belgium. The site is part of a complex of around 4.4 hectares acquired by citydev.brussels and comprising two distinct sections (LionCity I zone and LionCity II zone). The project aims to redevelop the LionCity II area with a mixed-use programme that is exemplary in terms of sustainability and includes the future *Cité du Cirque*.



Plot Area:

The site to be developed comprises a building ('l'Imprimerie'/printing works' \pm 3,188 sqm) and a car park (\pm 3,123 sqm) on a plot of 6,243 sqm.

Expected Land Use:

Develop and partially finance a mixed programme (minimum 7,500 sqm of floor area) and open spaces comprising:

- housing (minimum 4,000 sqm, with at least 50% subsidised);
- public amenities (minimum needed for the 'Cité du Cirque'/UP Circus: 1,100 sqm for a stage infrastructure and minimum 2,500 sqm for a training area);
- shops or other facilities (where possible) aiming to stimulate circular economy and green services;
- open spaces that encourage soft mobility and green spaces (private and public, including the pedestrian walkway to Beekkant metro station).

Site Ownership:

citydev.brussels acquired the entire LionCity II site in March 2020.

Type of Property transfer intended:

- citydev.brussels wishes to retain ownership of the land and buildings used for public programming (*Cité du Cirque* facilities).
- The subsidised housing is sold by citydev.brussels to the buyers (see internal procedure), and the corresponding share of the land is either transferred under a long lease or sold to the buyers by citydev.brussels.
- The shops can be transferred under a long-term lease or a possible sale, as long as it does not generate co-ownership with citydev.brussels.
- The land for any non-subsidised housing can be sold as long as it does not generate co-ownership of the land with citydev.brussels.

Further information will be provided in phase II of the competition. The open spaces will be returned to the local commune free of charge.

Deadline for the submission of the Expression of Interest:

Thursday 5th September 2024, 14:00 CET

Presentation of the site and development expectations



Figure 1: Aerial view of LionCity I and II

This project focuses on the so-called LionCity II area (the LionCity I area is already the subject of a separate contract for mixed development), with a total plot area of approximately 6,243 m² (plot number: 21526D0191/00Y000). It currently comprises a 3,188 m² building (a former printing works comprising a ground floor and part of an upper floor) and a 3,123 m² car park, both of which are temporarily occupied by the non-profit association UP Circus under an agreement. UP Circus organises circus training and performance activities. The site extends deep into the block and adjoins the plot owned by the social landlord, Logement Molenbeekois, who is also considering the demolition-reconstruction of the two housing towers known as the "Machtens Towers".



Figure 2: Plan view of LionCity II

Reinventing Cities

This prospect opens up the possibility of eventually reconfiguring a large part of the block with, in particular, new social housing on the adjacent plot, as well as the creation of a pedestrian-cyclist passage along the route of the old railway tracks, between Beekkant metro station and the LionCity I area. The Region is therefore considering a future large-scale vision for the whole block. The redevelopment of the citydev.brussels properties will thus incorporate the start of this pedestrian-cyclist passageway, which should subsequently continue through the adjacent site as far as Place Beekkant.

The Brussels Government commissioned citydev.brussels and perspective.brussels to carry out an exploratory urban planning study (see attached Government decision) of the 2 LionCity I & II zones, with the aim of defining a programme and guidelines for the development of the site, published in December 2020. The results of the exploratory study led to the approval in 2020 by the Regional Government of a series of planning principles to be implemented during the development of the two zones. These principles are summarised in the appendix hereto.

Following the temporary occupation of the LionCity II site and the results of the studies carried out, citydev.brussels wishes to perpetuate UP Circus' activities on the site, as the association's project meets all the criteria set out in the urban planning analysis by activating the area and mobilising the connection between Beekkant station and the site.

Consideration is already being given to building a stage infrastructure on part of the car park along rue Osseghem, with a floor area of over 1,100 m², to complement the current temporary facilities. This infrastructure project is a real opportunity to create a performance venue in a municipality that has no dedicated infrastructure of this type.

In this context, a collaboration between citydev.brussels and Beliris has been initiated on the side of the public stakeholders. citydev.brussels will profile itself as the project owner and Beliris will provide part of the financing for the project via a dedicated subsidy. An agreement is currently being drawn up between the two parties and should be signed in the first half of 2024. The requirements for the mission of project authors will be developed by citydev.brussels as part of the agreement concluded with Beliris and included in this call for tenders. The overall project will have to take account of this collaboration that has already been initiated.

Beyond the part devoted to the stage infrastructure (1,100 m²), the rest of the mixed programme remains to be developed and partially financed:

- housing (minimum 4,000 m² of which at least 50% subsidised);
- facilities (minimum for the Cité du Cirque/UP Circus: 2,500 m² for a training area) ;
- shops or others (if applicable) ;
- open spaces that encourage soft mobility and green spaces (private and public, including the pedestrian walkway to Beekkant metro station).

No public financing is planned at this stage for the remainder of the programme (excluding subsidised housing).

Particular attention will need to be paid to activating the ground floors to improve conviviality and social control, as well as ensuring the link created between the stage infrastructure and the training zone, which together will make up the Cité du Cirque.



Figure 3: Plan view of LionCity II with some elements of the programme

Specific planning rules and regulations

The plot is located in a high-mix zone in the Regional Land Use Plan ([PRAS - prescription 4](#)). According to the PRAS, these zones are reserved for housing, community facilities or public services, offices and productive activities (see details and conditions in the PLAN).

The parcel adjoins the Gare de l'Ouest development plan and is therefore not subject to its regulations. The perimeter is not covered by a Plan Particulier d'Affectation des Sols or a subdivision plan.

The planning regulations in force for this zone are the Regional Planning Regulations ([RRU](#)).

There are no local planning regulations for this area.

City climate priorities and environmental challenges

The Brussels Region has adopted a new Air-Climate-Energy Plan (PACE), with a long-term objective: a 55% reduction in greenhouse gas emissions by 2030, and carbon neutrality for the Region by 2050. The PACE proposes new concrete actions and defines key objectives, including energy policy concerning facility management, public spaces and transport, the reduction of greenhouse gas emissions, integrated rainwater management, zero waste management, circular resource management, sustainable food systems and biodiversity.

In line with PACE's key objectives and the ten climate challenges identified by the competition framework, the project's specific ambitions in terms of carbon reduction and environmental performance are as follows:

GREEN BUILDINGS AND ENERGY EFFICIENCY

- **Energy-efficient design:** See materials section below.
- **Use of green energy:** Solar energy should be used wherever possible with the installation of photovoltaic panels. The project must develop a feasibility study for setting up a heating network.

- **Energy storage:** Proposals expected at site level.

GREEN CONSTRUCTION AND THE BUILDING LIFE CYCLE

- **Materials, circular resources and sustainable waste management:**
 - A rational and harmonious use of environmentally-friendly building materials.
 - Particular attention will be paid to reducing the environmental impact in terms of waste, emissions and discharges, taking into account the efficient use of resources through the choice of materials and construction techniques, and optimal management of site and operating waste.
 - High content of recycled materials;
 - The material's suitability for dismantling;
 - Favour mechanical fixations and avoid adhesives (except solvent-free) between building components;
 - Recovery of materials in the event of dismantling or demolition ;
 - Choosing materials with a low ecological footprint, limiting the use of resources, reducing the amount of waste.

- **Flexibility/reversibility:**

Particular attention will be paid to the possible flexibility over time of the fittings of public service premises (changing use of the premises over time with minor work).

- **Sharing space** where possible.

LOW-CARBON MOBILITY

- **Participation in the development of a soft mobility network** with the creation of part of the path between LionCity I and Beekkant metro station through the site.

SUSTAINABLE WATER MANAGEMENT

- **Integrated rainwater management:**

Following on from the studies previously carried out by citydev.brussels on this issue as part of the development of the LionCity I zone, the project will have to develop sustainable water management at both plot and construction level, with the aim of returning rainwater to the natural environment as far upstream as possible.

The project must also provide for domestic use of rainwater and use for watering any green spaces.

In order to reduce the consumption of drinking water, the project should, as far as possible, provide for the recycling of on-site grey water to supply the water needs of uses that do not require drinking water, such as toilet flushing and building maintenance (consider a separate drainage system).

The project will have to comply with the requirements of the current Regional Planning Regulations, particularly with regard to storm water basins (in coordination with the systems installed on the LionCity I site).

CLIMATE RESILIENCE AND ADAPTATION - GREEN SPACES, URBAN NATURE AND BIODIVERSITY

- **Drainage of the plot, greening of future open spaces and management of heat islands:**

The green spaces will be designed with a diversity of typologies in mind, as unfragmented as possible, inclusive and accessible to all, allowing for a variety of uses, the animation of spaces and their recreational function.

- **Greening flat roofs;**
- **Treatment of soil pollution:**

Plots in categories 0 and 4 of the regional inventory of polluted soils: potentially polluted plots - polluted plots under investigation or treatment.

SOCIAL INCLUSION AND COMMUNITY INVOLVEMENT

- **Citizen participation:**

citydev.brussels has developed a protocol for consulting and informing citizens about its development projects - the aim for this project is to incorporate at least the standard procedures put in place by citydev.brussels (additional information will be provided in phase II of the competition) and to aim to set an example in terms of citizen participation on subjects linked to environmental issues.

Appendix

General principles for the development of the LionCity II site resulting from the Regional Government's decision of 17 December 2020:

- Integration of studies carried out by citydev.brussels on water management (additional information will be provided in phase II of the competition), soil quality preservation and energy management (including studies relating to the implementation of a heating network) and inclusion in a desire to set an example in these areas.
- Green spaces will be designed with a diversity of typologies in mind, as unfragmented as possible, inclusive and accessible to all, allowing for a variety of uses, the animation of spaces and their recreational function;
- Integration into the classic participatory process of citydev.brussels and linkage to other participatory processes in place (where appropriate, with the regional "participation" service);
- Choices to reuse/transform/demolish existing buildings will involve considering optimising the sustainability of the project;
- Incorporation of the three principles of circularity set out in the Government's decision;
- Involvement of Brussels Environment's Sustainable Neighbourhood Facilitator service (including [Be Sustainable tool](#)) for project guidance;
- Development of the area around and at the foot of the two towers of the Logement Molenbeekois to improve conviviality and social control (introduction of activities open to the public), redevelopment of car park areas) and strengthening the green network and soft mobility links between the LionCity I area and the West Station site;
- Provision for a mix of functions, leaving plenty of room for productive activities (particularly for the LionCity I zone) according to a grid allowing flexibility in the size of the units, while guaranteeing the quality of life of the housing and the liveliness of the site;
- Sufficient areas are reserved for public facilities of regional interest and local public facilities that meet the needs of the district;
- Creation of an activity hub to liven up the public spaces in the LionCity II area (along the planned soft mobility axis towards Beekkant station).