

RD642



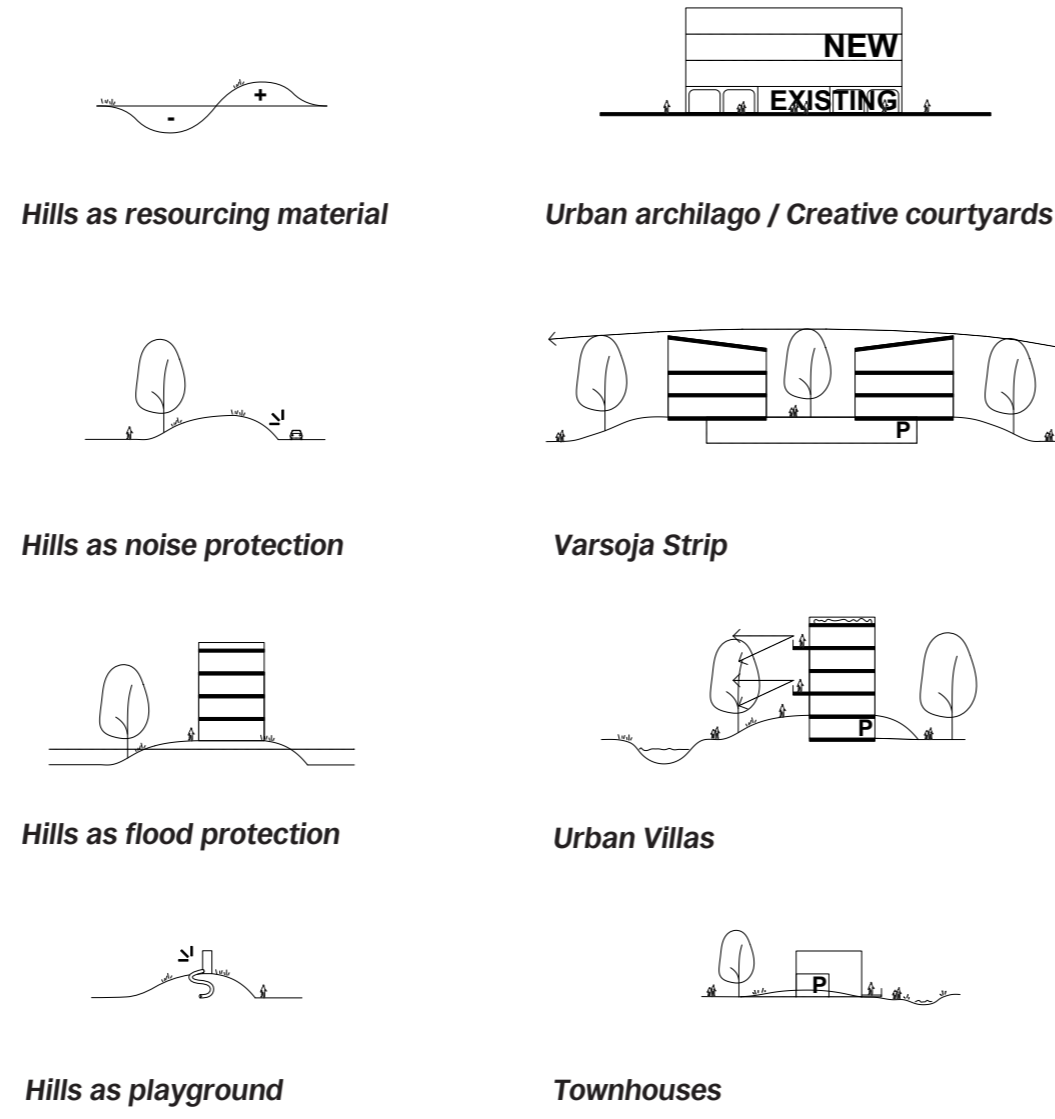
Figure-ground plan 1:10000

Architecture

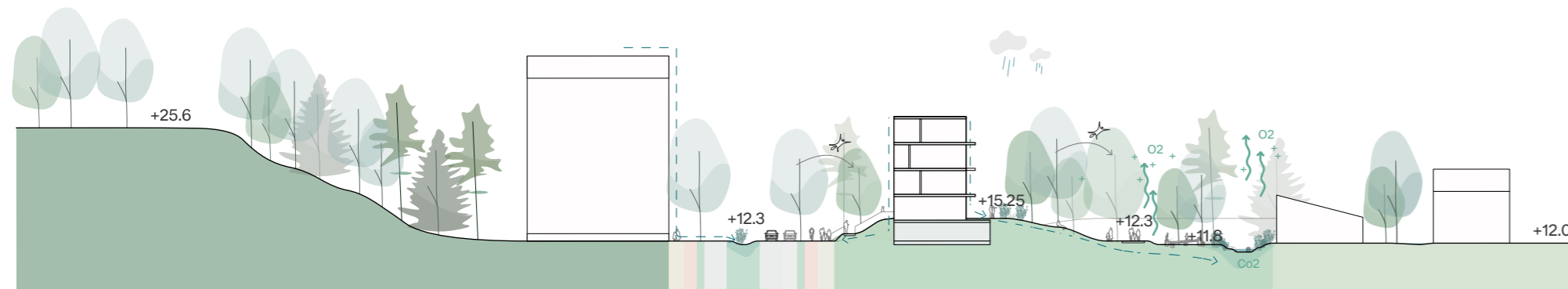
Rather than scattering development throughout the site, the concept concentrates on maintaining density in carefully chosen areas by building new hills. Buildings are grouped into small neighborhoods and placed atop these hills, which serve multiple functions.

A variety of living environments are proposed within the area, ranging from urban to suburban lifestyles and from co-living arrangements to traditional housing. These include diverse housing types such as townhouses, urban villas, linear blocks, and co-living spaces, which cater to a wide range of preferences and needs.

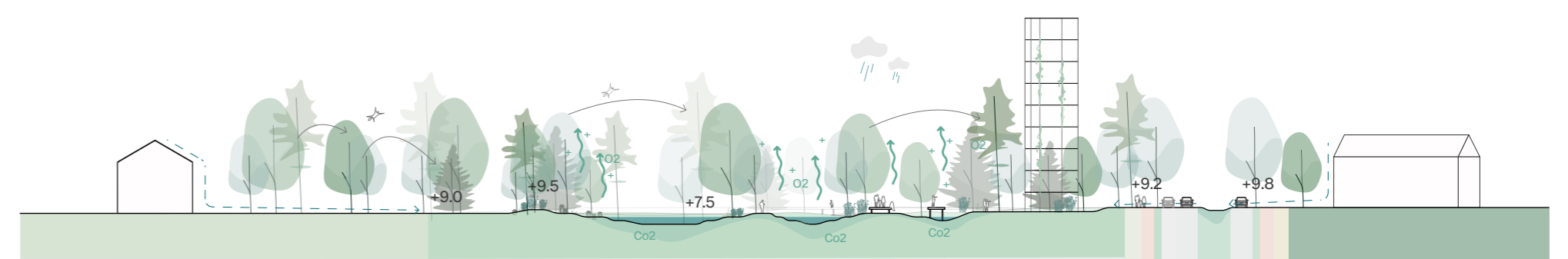
Each archipelago have building types that form a cohesive yet diverse neighborhood: The Urban Archipelago / Creative Courtyards, the Varsoja block Archipelago, the Urban Villa Archipelago, the Townhouses Archipelago.



Perspective from the Varsoja Strip



Cross-section AA' new neighborhood 1:800



Cross-section BB' forested area 1:800

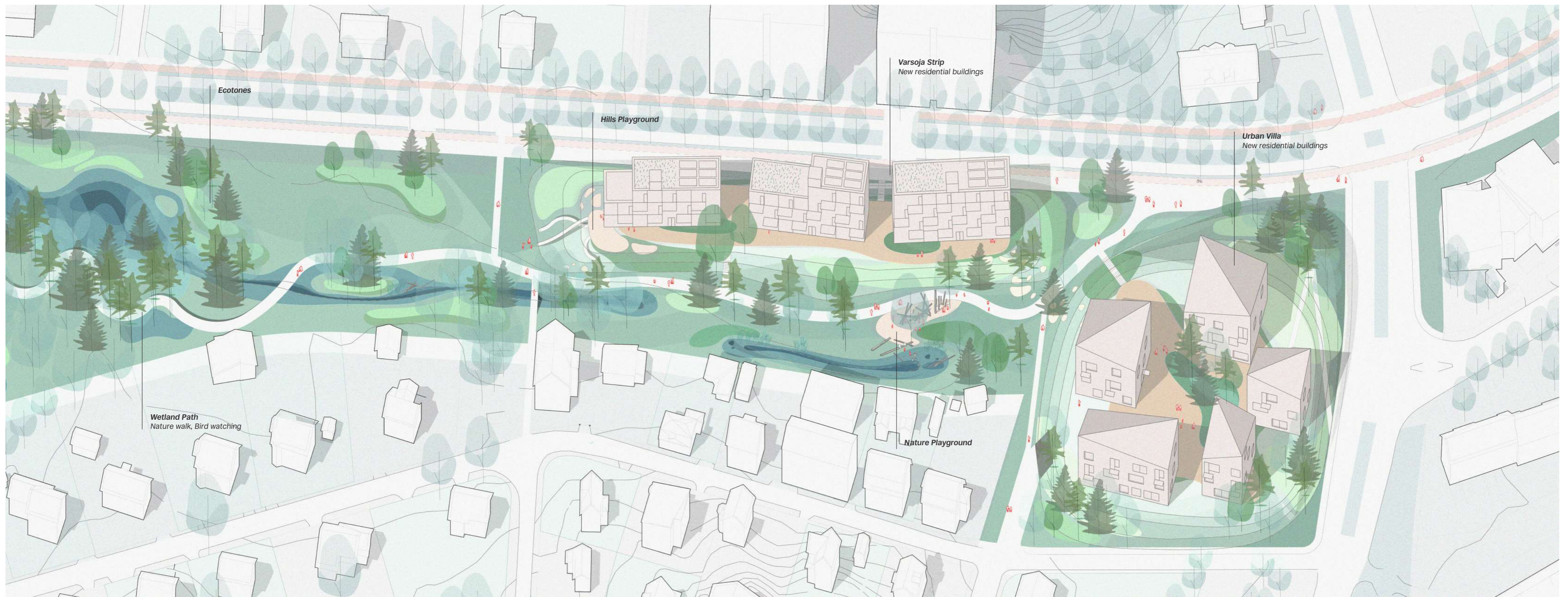
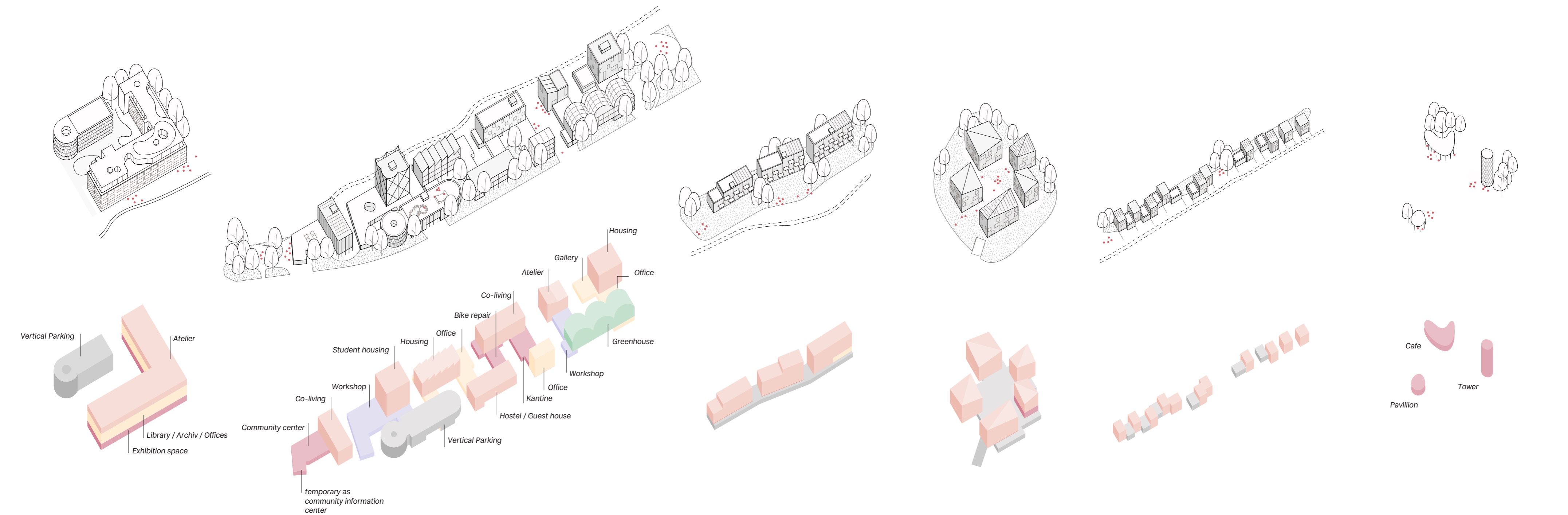


Illustration of the first area to be developed 1:800



Existing office building

- Living area aprox. 2.400 m2 GFA
- Offices aprox. 4.800 m2
- Public uses aprox. 2.400 m2
- Vertical parking for 75 cars

Creative Courtyards

- Living area aprox. 8.800 m2 GFA
- Workshops / Production aprox. 1.850 m2
- Public uses aprox. 1.650 m2

- Offices / Administration aprox. 2.500 m2
- Greenhouse, aprox. 1.400 m2
- Vertical parking for 75 cars / 574 bikes

Varsoja Strip

- Living area aprox. 3.330 m2 GFA
- Retail aprox. 170 m2
- Parking for 29 cars / 124 bikes

Urban Villas

- Living area aprox. 4.110 m2 GFA
- Public uses aprox. 190 m2
- Parking for 43 cars / 104 bikes

Townhouses

- 11(+) Townhouses with shared Parking
- Parking for 12 cars / 24 bikes

Public uses

- Public uses aprox. 760 m2