

# OMRÅDELØFT IN COPENHAGEN



## COLOPHON

### Kvarterløft in Copenhagen

**Published**  
October 2007

**Publisher**  
City of Copenhagen  
The Technical and Environmental  
Administration

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**Print**  
Jønsson & NKN

**Paper**  
Printed on Galerie Art Silk  
ISO 14001, ISO 9002, EMAS

**Front page photo**  
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It is the residents of an urban district who decide which problems and solutions are to be focussed on

## Urban renewal

The blue lights in the pavement in Holmbladsgade, renovation of Nørrebro Park and the nature playground in Urbanplanen are all measures that have been carried out as a part of The Municipality of Copenhagen's totality orientated urban renewal and "Områdeløft" (Integrated Urban Regeneration, also known as Kvarterløft). The renewal of a city is by no means just the refurbishment of the physical infrastructure. "Områdeløft" is an initiative which focuses on specifically selected and clearly limited quarters which have a wide range of problems and shortfalls. The purpose of the initiative is to initiate new and positive physical, social, cultural and environmental development in the area.

## Resident decisions

One of the most unique aspects of the "Områdeløft" projects is that resident

requests and reservations play a major role in determining project implementation. Local stakeholders are actively involved in all project development phases, to strengthening resident and user involvement and ownership in the quarter. Strengthened ownership helps ensure that project initiatives continue beyond project completion.

## Neighborhood regeneration, area renewal or partnership project?

The Integrated Urban Regeneration initiative in Copenhagen had, up to 2007, several different names. These were Kvarterløft, area renewal and partnership projects and they all had approximately the same goals. Kvarterløft was the name of the first attempt at integrated urban regeneration, which started in 1996. This name was changed, as requested by the government, in 2004 to area renewal (områdefornyelse). However, in 2007 the municipality decided

to incorporate all these initiatives under one new name, 'Områdeløft'. The intention is that the new name should signal a continuation of the close relationship with the now well-tested and successful Kvarterløft concept, whilst promoting an association with the formal name area renewal. The initiative today consists of two neighborhood regeneration projects which end at the end of 2007. In addition the application for a new "Områdeløft" project in 2008 is in progress.

## The projects

"Områdeløft" projects should promote positive development. The selected project area districts are therefore to have high levels of potential and qualities prior to development. The areas are furthermore typically characterised by having a high proportion of small, obsolete housing units, a relatively poor or run down infrastruc-



1. North-West
2. Nørrebro Park
3. Mimersgade
4. Haraldsgade
5. Øresundsvej





ture (recreational areas, institutions etc.), integration problems and a high proportion of inhabitants outside the labour market.

Physical and social planning are therefore both an important part of the “Områdeløft” process. The physical development of the area is to a great extent the most visible aspect of “Områdeløft” to residents and the public at large. The physical projects are also capable of attracting high levels of interest from residents when forming working groups and at resident meetings. Social initiatives have focussed on network building measures to get the district to function better socially. Almost all activities have as one of their goals the strengthening of the district’s social network. Activities which are aimed at social problems are carried out in close co-operation with The Municipality of Copenha-

gen’s other social and housing projects.

#### Financing

“Områdeløft” is characterized by an unconventional financing model in which the state, the municipality, private funds, private landowners, companies and associations all contribute. Even though “Områdeløft” is funded at the initial stage by public funds, many projects are co-financed. Co-financing is contributed by funds such as The Danish Foundation for Culture and Sports Facilities, by residents and businesses.

#### The Områdeløft process - general outline

“Områdeløft” projects pass through three different phases. The first phase is the area plan phase. At this stage the first resident meetings are held, working groups are formed and an area plan is developed in

co-operation with the municipal administration. The area plan is prepared and is then approved by the political system. The implementation phase then begins. At this stage, project ideas are developed, planned in detail and implemented to the greatest extent possible. The process ends with the anchoring phase in which the future of the many activities and physical projects implemented are clarified.

It is important to be aware that anchoring is carried out to ensure that implemented projects are maintained and that the implemented activities and initiatives continue to progress. The anchoring phase is also used to accumulate experience and to incorporate the methods developed in “Områdeløft”.

**Områdeløft**

- Wishes to promote positive development
- Is focussed on specific areas and has clear geographical delimitations
- Is integrated
- Builds on resident involvement and local commitment
- Is limited in time to a period of 5 years
- Is initially publically financed, but is co-financed by funds, residents and businesses.
- Passes through three phases - district plan phase, implementation phase and anchoring phase

**The projects**

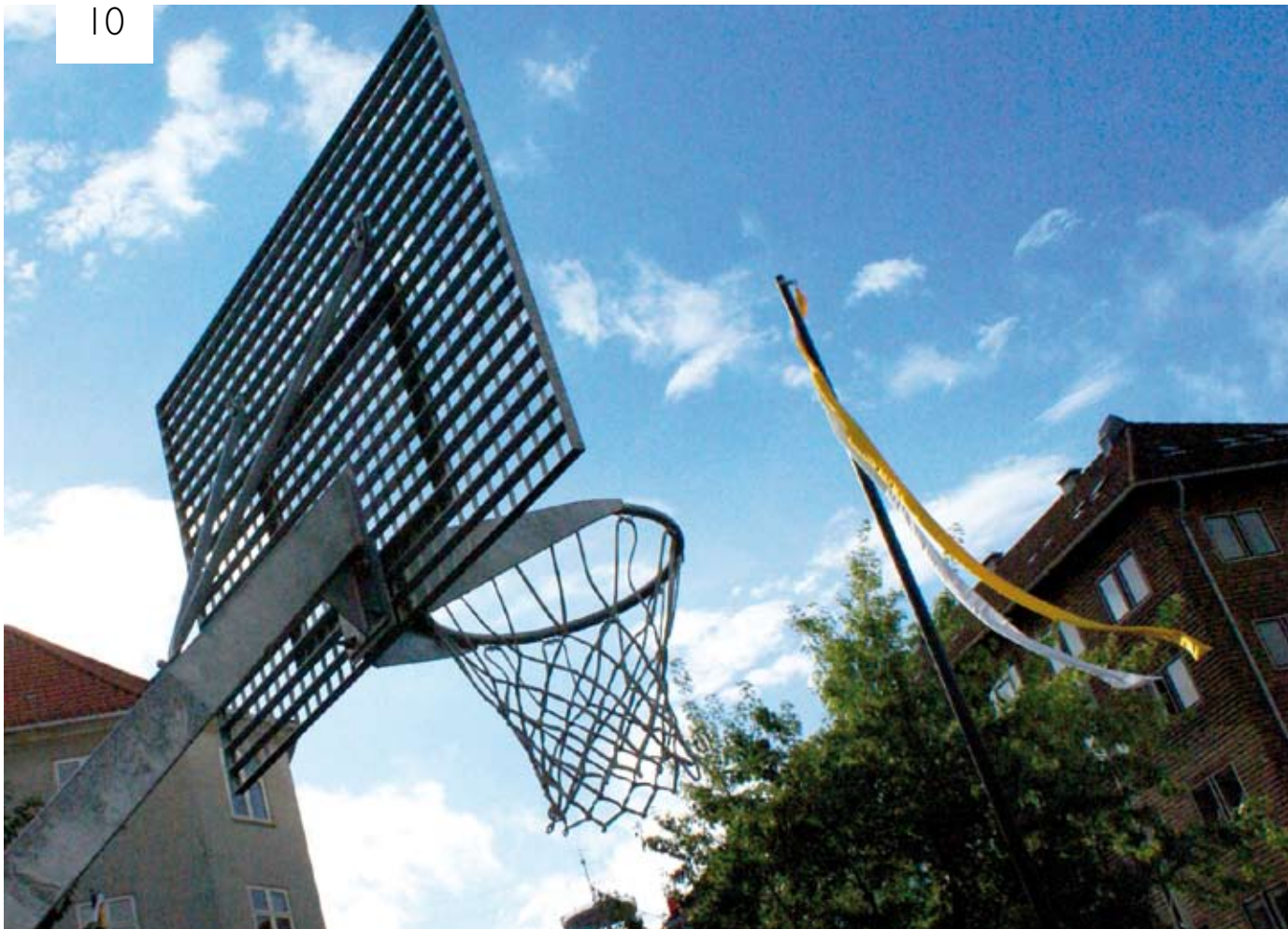
- **Neighborhood regeneration projects** (Kvarterløft)  
Nørrebro Park and North-West, both started in 2001 and both ending at the end of 2007.
- **Area renewal projects**  
Øresundsvej and Mimersgade started in 2004 and end in 2010
- **Områdeløft**  
Haraldsgade started in 2007 and ends in 2012.  
Application for a new project starting in 2008

**Table of housing and population in Områdeløft areas in Copenhagen**

Housing and population	Small housing units		Without bath/WC		Residents from non western countries	
	I. jan. 2000	I. jan. 2007	I. jan. 2000	I. jan. 2007	I. jan. 1999	I. jan. 2007
<b>Nørrebro Park Quarter</b>	42 %	38 %	42 %	26 %	15 %	15 %
<b>North west</b>	49 %	47 %	32 %	24 %	18 %	20 %
	I. jan. 2004	I. jan. 2007	I. jan. 2004	I. jan. 2007	I. jan. 2002	I. jan. 2007
<b>Area renewal in Mimersgade</b>	37 %	38 %	22 %	18 %	33 %	30 %
<b>Area renewal in Øresundsvej</b>	63 % *	61 % *	27 %	23 %	10 %	11 %
	I. jan. 2004	I. jan. 2007	I. jan. 2004	I. jan. 2007	I. jan. 2003	I. jan. 2007
<b>Områdeløft in Haraldsgade</b>	–	38 %	–	5 %	–	35 %
<b>Copenhagen</b>	34 %	33 %	17 %	12 %	14 %	14 %

\* Small housing units in Øresundvej include 1-2 room apartments. In the other districts, small houses include housing units of less than 60 m2.





The goal is to apply for a new Områdeløft to the Ministry of Social Affairs every year

**Why is it important to participate in the generation of Områdeløft?**

Copenhagen has passed through a period of rapid development in recent years, which has changed the city significantly since the neighborhood regeneration programs started in 1996. This does not however mean that there no longer are any districts which require assistance to keep up with general development.

**How does the process proceed?**

A process which takes around one year, is run before an application can be submitted to the Ministry of Social Affairs. The process starts with the central Områdeløft secretariat preparing an analysis based on statistics and observations. The statistics are structured into five city topic which show where challenges are most concentrated. The five topic cards cover the following five development criteria:

1. proportion of small housing units (under 60 m<sup>2</sup>)

2. proportion of housing with lack of facilities (toilet/bath/central heating)
3. proportion of residents outside the labour force
4. proportion of residents with ethnic backgrounds from non-western countries
5. proportion of privately rented housing and co-operative housing.

Based on this statistical analysis four districts are then selected, and then investigated via observations. How do they look and which functions are available in the district? Are there green city areas? Are buildings and streets in good condition? Is there life in the streets? Is it safe on the streets?

The area with the greatest need for “Områdeløft” is then selected based on these statistics and observations. Copenhagen City Council then decides whether an application will be submitted for a new “Områdeløft”. The application is submitted to

The Ministry of Social Affairs.

**What happens if the application is approved?**

If the Ministry of Social Affairs approves the application, work begins on forming a steering group, recruiting a project manager and finding suitable premises. The local Områdeløft secretariat is responsible for the introductory process, including calling the first public meetings.

The first public meetings inform residents of what “Områdeløft” is and give those present the opportunity to meet the project manager and the steering group chairman and Copenhagen’s Technical and Environmental Mayor encourages those present to participate in influencing the development of their district.

The work on writing a district plan begins after the public meeting has been held and a new “Områdeløft” is ready to embrace five years’ hard, fun and enriching work!

## NØRREBRO PARK

### Project period

2001-2007

### Residents

Around 16,000 people live in the Nørrebro Park area.

### Financing

DKK 45 million for totality orientated projects  
DKK 145 million for housing and recreational area improvements

### Steering group

Chairman:  
Ole Meinild, owner-occupier representative

### Representatives:

Co-operative housing representatives (4), tenants in the public sector (2), tenants in private rental property (1), owner occupier associations (2), Nørrebro Lokalforsamling (1), Nørrebro Handelsforening (1), Lokalcenter Nørrebro (1), children's institutions (1), sports and cultural life (1) and the district's schools (1).

### Observers

The Technical and Environmental Administration  
The Employment and Integration Administration

### Project manager

Jesper Langebæk

### Web site

[www.parkkvarter.dk](http://www.parkkvarter.dk)

### Secretariat

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A waiting taxi, two boys painting graffiti, a mother cycling with full shopping bags and a child in the rear child seat - The Nørrebro Park area is dynamic and alive at all times of the day

The district around Nørrebro Park has become a Hot Spot. This relates not only to the plans to install a Hot Spot in Nørrebro Park which will allow users to connect laptop computers to the wireless network. But also to the area around the park becoming more attractive to live and work in. The renewal of Nørrebro Park has been one of the measures that have made the area hot and is a part of the “Områdeløft” initiated in 2001.

#### Why?

Nørrebro Park is the area's recreational area and is an important identity and structure generating element. The character of the quarter however is also strongly defined by the business life around Nørrebrogade and the life around Nørrebros Runddel and Nørrebro Station which function as traffic nodes.

The Nørrebro Park area is an area of great potential but was also a neighbor-

hood with a number of social and physical shortfalls such as lack of facilities in a large proportion of the district's housing. This was why it was selected as an “Områdeløft” project in 2001.

#### How?

The many apartments without bath and toilet have been renovated and modernised. Borups Plads has also been renovated and given a new appearance based on the ideas and wishes presented by the area's residents, refined and developed by specialists. ‘Cultural Market Days’ as an annual cultural event, has become a permanent tradition for the whole of Nørrebro and is seen as being a significant driver in the area's positive development.

Nørrebro Park created a Traffic Plan in 2003. The plan shows how safe and pleasant city and street areas can be developed, for example via the introduction of a 40 km speed limit throughout the area, the

installation of safety measures where cycle paths cross Jagtvej, Stefansgade, Hillerødgade and Nørrebrogade and the renovation of Borups Plads.

The “Områdeløft” project began its final year in 2007. Projects which are to continue after the end of the period are to be anchored. The opening of the renovated Nørrebro Park and the building up of a football club based at the park's new football pitches, Cultural Market Days and the set up of a multi-cultural centre in the district will be prioritized.

In the physical area, ‘The Green Connection’ plan has been anchored. The Technical and Environmental Committee has resolved to include the plan in the 2009 Municipality Plan, starting with a resident involvement process in the course of 2007.



## NORTH-WEST

**Project period**

2001-2007

**Financing**

DKK 120 million for housing and recreational area improvements  
DKK 20 million for totality orientated projects  
DKK 12.5 million for resident involvement, information and secretariat

**Steering group**

Chairman Jørgen Rose, resident representative for public housing

**Representatives**

Tenants in the public sector (2), co-operative housing associations (2), owner occupier associations (1), tenants in private rental property (2), Bispebjerg Lokalråd (1), the ethnic minorities (1), the schools (1), Kulturhuset Bispebjerg (1), youth (1), business (1), libraries (1), Lokalcenter Bispebjerg (1), Københavns Grundejerforeninger (1) and Nordvest Idræt (1).

**Observers**

The Technical and Environmental Administration

**Project manager**

Cecilie Bredenfeld Matzen

**Web site**

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**Secretariat**

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Foto Gitte Lotinga







Large and small projects, both social and physical, have contributed to the area becoming an even better place to live after neighborhood regeneration

Youths in the skater environment have got a skate park, X-hall, in an unused tunnel pipe, where they can meet to skate and ride BMX. Food loving residents of all ethnicities have met to make food and have managed to get two cook books published. Children have gained the opportunity to pursue sporting interests without having to become a member of a club, as neighborhood regeneration has made a sports container and a sports consultant available to them. The area's senior citizens have gained a club where trips and lectures are held based on their wishes.

Kvarterløft North-West is an area which is characterised by a close relationship between housing and businesses. Buildings with completely different purposes such as housing, business, and institutions are side by side, in between each other and provide the district with a very special atmosphere. The area is positioned at the transition between Copenhagen's densely populated inner residential areas and detached housing

areas. When the neighborhood improvement program began, residents emphasized the diversity of the buildings, people and impressions as something they valued most in their district.

#### Why?

The area was selected for kvarterløft because it was generally run down. Buildings and city areas showed clear signs of being in need of maintenance and renovation and the local network between residents also needed kick starting. The area was additionally characterised by being crossed by large traffic arteries. Many people therefore passed through the area without stopping.

#### How?

North-West has invested particularly high levels of resources in Public Private Partnerships (PPP) in urban renewal. There was a clear wish that recreational areas and new residential areas should be made to interact at the two previous industrial land sites, the Glud and Marstrand site and the HUR site.

The developers of both sites have agreed to create developments which are surrounded by green areas which the public have access to. The projects have therefore resulted in better recreational areas for the district's residents. The PPP co-operation has therefore contributed to developers, residents and the municipality together developing a solution which will benefit all parties.

The "Områdeløft" project has in addition had great success with the lighting project Light over Ørnevej, which is a model lighting strategy and model project for the street Ørnevej. The strategy is a presentation of an everyday city area which is based on simple means with great effect.

The social and cultural projects have been important in the lack of relationships and network in the district North-West as residents made clear at the start of the project. The North-West Festival is an event which has been an important corner stone in this work.



## MIMERSGADE

### Project period

2005-2010

### Residents

There are just over 16,000 residents in the Mimersgade area.

### Financing

DKK 30 million for totality orientated projects, resident involvement, information and secretariat  
DKK 27.5 million for housing and recreational area improvements

A partnership has been entered into between the Realdania Foundation and The Municipality of Copenhagen which is co-financed by Områdefornyelsen. The partnership is carrying out projects in Nørrebrohallen and the so called Super-

kile, which is the green area between Nørrebrogade and Tagensvej. A park project for part of the DSB railway area behind Mjølner Park is also expected to be established.

### Steering group

Chairman:

Troels Glismann, representative for co-operative housing

### Representatives

Co-operative housing associations (2), tenants in the public sector (2), tenants in private rental property (2), owner occupier associations (1), Mjølner Park (1), environmental associations (1), culture and sports life (1), Nørrebro Lokalfællesskab (2), Ydre Nørrebro's Ældreudvalg (1), Nørrebrohallen (1), Nørrebro Bibliotek (1), free time and youth clubs (1) the schools (1)

### Observer status

The Technical and Environmental Administration  
The Employment and Integration Administration

### Project manager

Peter Christensen

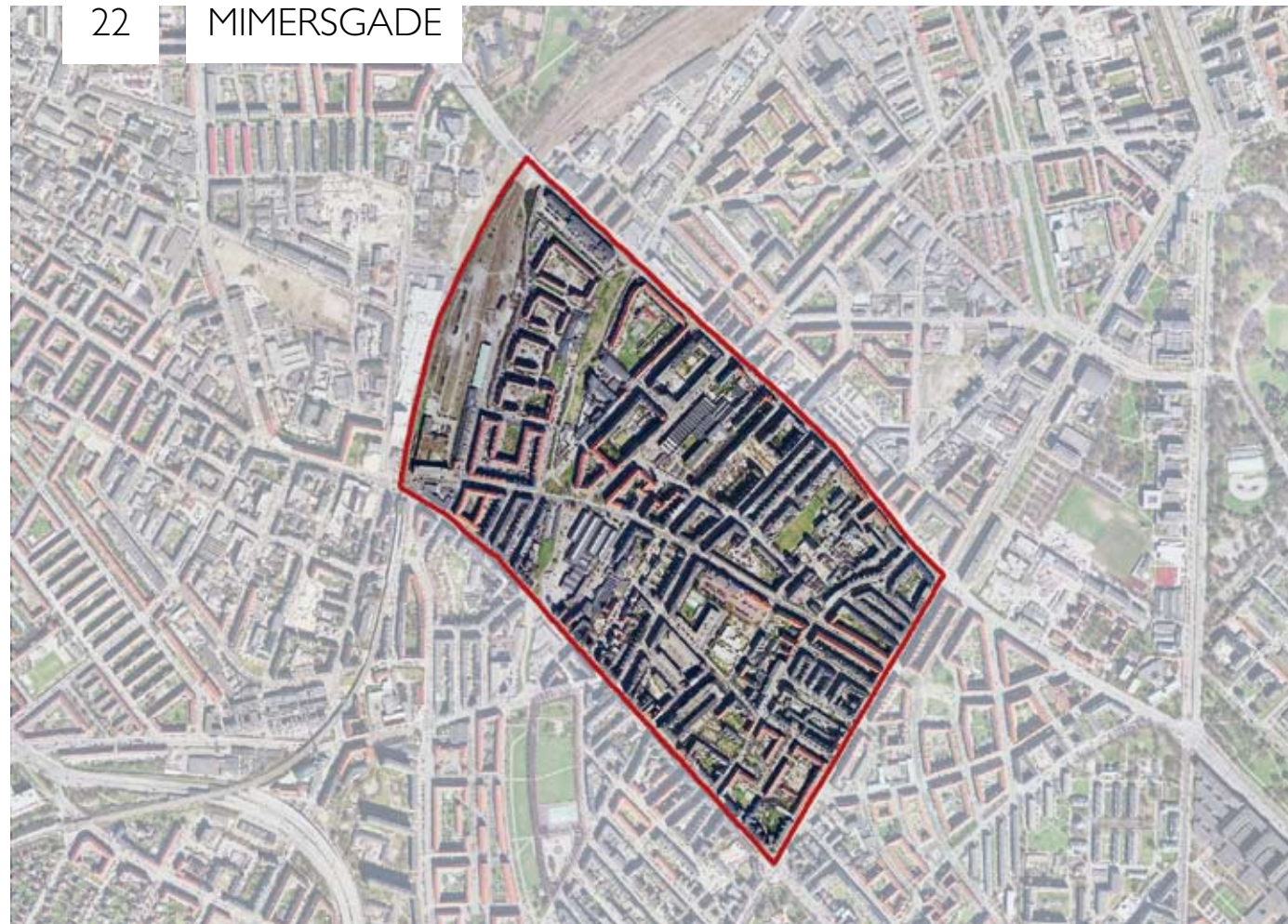
### Web site

[www.Mimersgadekvarteret.dk](http://www.Mimersgadekvarteret.dk)

### Secretariat

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Mimersgade is the backbone of an area in Outer Nørrebro where streets and squares are named after Nordic mythology gods

Mimer is the giant that guards the well of knowledge to which Odin pawned his one eye to gain permission to drink from. New street signs in the district tell the myths behind the street names.

But the street signs are only a small part of what is happening in the “Områdeløft” project in Mimersgade. Mimersgade is in Outer Nørrebro in Copenhagen and is bordered by Tagensvej, Jagtvej, Nørrebrogade and the railway to the north west. The area is a densely built up metropolitan district which is characterized by a very complex intermixture of housing, business, shops and institutions. The area is lively and has many cultural and leisure facilities, such as Nørrebrohallen, which is one of the area’s most important activity facilities. The DSB company’s disused railway area provides a unique opportunity to significantly increase the number of green and recreational square meters in the district and the newly developed Superkile, which stretches as a green strip through the district from Nørrebro Park to Tagensvej, has already given

the district an attractive recreational area.

#### Why?

Residents have clearly requested physical changes and improvements in the Mimersgade area. The area and the housing environment has for many years been characterised by physical dilapidation and neglect. In addition, there is a great need for better integration in the district, as a large proportion of residents who are outside of the labour market are concentrated in Mjølner Park and other public housing areas.

#### How?

The basis for the selection of the områdeløft’s main projects was the desire to develop the district’s few but distinct identity generating physical elements so that they can function as meeting points for the district’s residents and confer prestige on the district. Work should also focus on removing or stopping through traffic and reducing the speed of remaining traffic, to ensure less noise and pollution and to

create better living and playing environments in the quarter.

The physical opening of Mjølner Park will create better relationships with the other districts. Interaction between built up area residents and the area’s other residents is to be strengthened. This is to include built up area, playing areas and new meeting areas for youths being made available to everyone in the neighborhood.

An International Cultural Centre adjacent to Nørrebrohallen is also one of the district’s large projects. The centre is intended as an activity centre and a meeting place with a focus on cultural exchange and social interaction. Locating an activity centre in the district and through this telling the story of the district and its residents, gives the district a value which can contribute to creating greater self-esteem and self knowledge of residents and a respect for the district and its opportunities.



## ØRESUNDSVEJ

**Project period**

2005-2010

**Residents**

Around 13,000 people live in the Øresundsvej area.

**Financing**

DKK 45 million for building improvements  
DKK 32 million for totality orientated projects  
DKK 6.5 million for resident involvement, information and secretariat

**Steering group**

Chairman  
Torben Nielsen, resident representative for co-operative housing

**Representatives**

Co-operative housing associations (4), tenants in private rental housing (2), tenants in the public sector (2), owner occupier associations (2), Sundby Handelsforening (1), Amager Erhvervsråd (1), sporting life (1), Sundby Lokalråd (1), Ældrerådet (1), cultural life (1), Amager Kulturpunkt (1), Lokalcenter Sundby Nord (1), libraries (1), schools (1), Agendacenter Sundbyøster (1) and Folkesundhed København (1).

**Observers**

The Technical and Environmental Administration  
The Employment and Integration Committee  
The Health and Care Administration

**Project manager**

Christian Kahr Andersen

**Web site**

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**Secretariat**

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## Good for the heart and the mind - Øresundsvej renews the district through music, theatre and green urban areas

There are many opportunities in the Øresund neighborhood both for those who love life in the city and for those who love life by the water. The recreational opportunities along Amager Strand have been improved and expanded via the development of Amager Strandpark. The area is located adjacent to Amagerbrogade's many businesses and pulsating city life and Øresundsvej contains many small special shops and eating places. The area is well served from a traffic point of view and culturally contains some of Copenhagen's biggest attractions, Amager Bio and Røde Kro Teatre.

### Why?

Øresundsvej is a complex district and was selected for "Områdeløft" because residents did not live in the district very long. This is due to the many small apartments and little family suited housing. There was also a great need to raise the housing standard, as a high proportion of housing units did not have toilets and baths in their apartments. The area has also been characterised by residents with substance abuse problems being clearly visible in the streets and by little outdoor life. Perhaps

most important of all was that residents were not proud of their district.

### How?

Housing and city area improvement are important themes in "Områdeløft". The project provides grants for establishing family friendly penthouses and work has also focussed on that as many houses as possible in the area are allocated urban renewal funds so that bath and toilet facilities can be installed in apartments.

Røddegård Park was very run down and was used by substance abusers. It has now been renovated in co-operation with residents living around the park. Work is being carried out in co-operation with the social authorities to do something for substance abusers. Sundby Kirkegård has agreed to open the graveyard towards Kirkegårdsvej so that it becomes a part of The Green Connection, a green traffic artery which is to be an attractive route for pedestrians and cyclists.

Residents pride in the area has been awoken through an annual neighborhood

festival, a jogging event (Ø-løbet), market days and two very large projects, Musiktorvet and the new Children's Cultural Centre. Musiktorvet will, when completed, be used for market days, musical events, fairs, artistry and theatre. It will be located in front of the two well known venues Amager Bio and Røde Kro Teater. The Children's Cultural Centre will be located alongside Musiktorvet and has been designed in accordance with children's requests. There will be the opportunity to express oneself creatively, musically and through sport via small and large events which will be initiated by the centre's personnel. Musiktorvet and The Children's Cultural Centre will both contribute to putting Øresundsvej on the map and is contributing even now to increasing resident's pride in their district.

Area renewal also works with the area's appearance by providing grants for gable paintings on the area's freestanding gables and to improve lighting conditions on the roads, which were dark and unsafe.



## HARALDSGADE

### Project period

2007-2012

### Residents

Around 9,300 people live in the quarter.

### Financing

DKK 54 million for totality orientated projects, resident involvement, information and secretariat  
DKK 24 million for housing and recreational area improvements

### Steering group

Chairman  
Tormod Ousager, representative for public housing

### Representatives

Tenants in the public sector (3), co-operative housing associations (1), tenants in private rental property (2), owner occupier associations (1), the culture and sport area (1), Ældrerådet (1), local libraries (1), Socialcenter Nørrebro (1), the local employment centre (1), Klostervængets school (1), and local committee, business and youth area which still are not represented.

### Observers

The Technical and Environmental Administration  
The Children and Youth Administration  
The Employment and Integration Administration

### Project manager

Birgitte Kortegaard

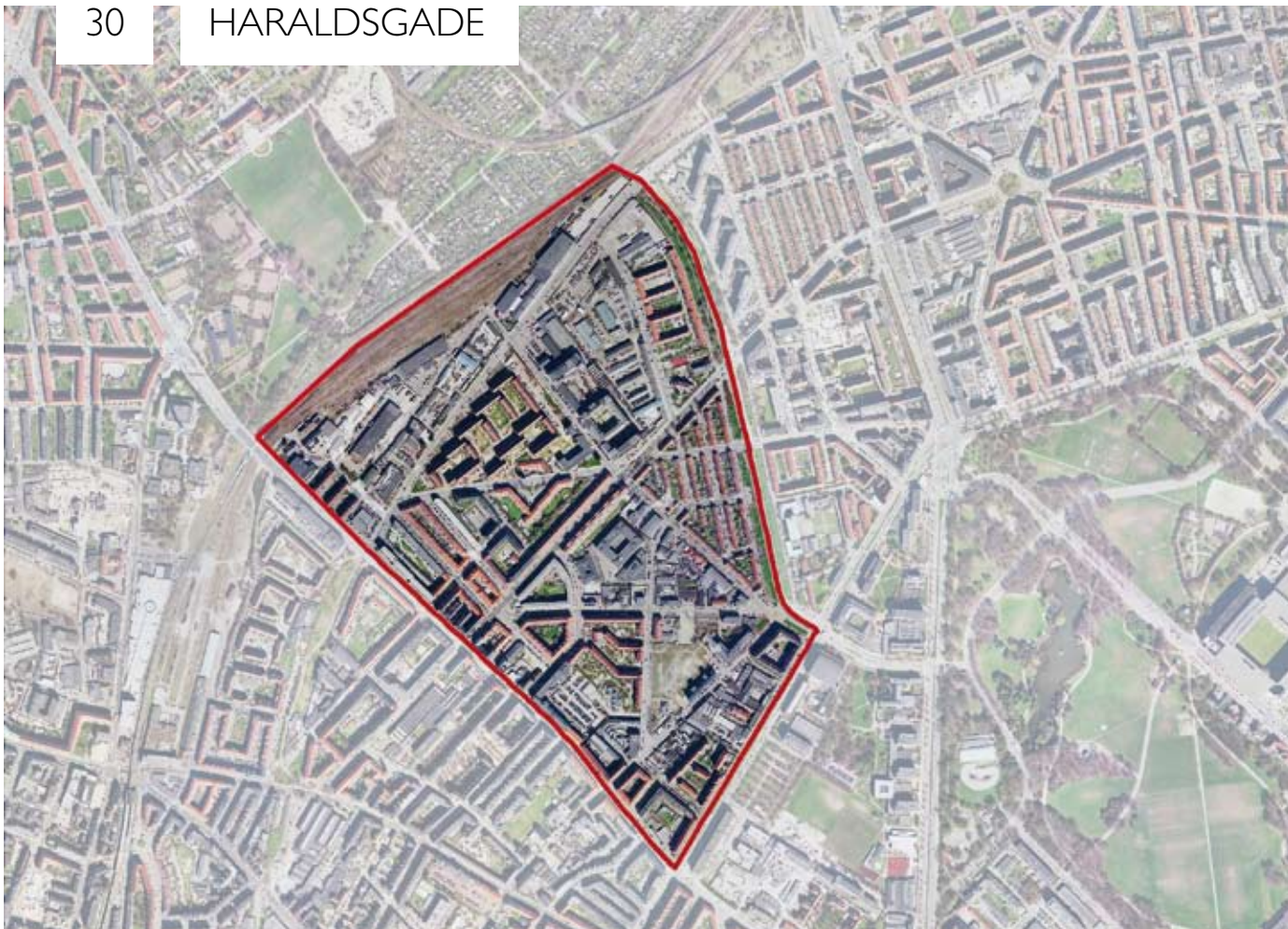
### Web site

[www.Haraldsgadekvarteret.kk.dk](http://www.Haraldsgadekvarteret.kk.dk)

### Secretariat

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Haraldsgade should be a unique part of Copenhagen, where you can hear, smell and taste that something special is going on

Everyone should feel that they belong and everyone is to feel great enthusiasm for self-development and being of use. This is the common vision described in the district plan for Haraldsgade in Outer Nørrebro.

The streets of the Haraldsgade area are wide, there is a lot of light and space and a large part of the area's properties are newer buildings with low cost external maintenance. There are a number of unutilized streets and land plots which are well suited to becoming well functioning and attractive green urban common areas. The neighborhood has a continuous strip from south to the north, with university

buildings and educational facilities in the south, a number of exciting older industrial buildings housing creative businesses and empty buildings and the railway land in the north. It provides, with the coming metro, a number of exciting opportunities for urban development in the district. The positive development in the adjacent areas of Outer Nørrebro, Nørrebro Park and Mimersgade also have an influence on the district.

#### **Why?**

The district has been selected for "Om-rådeløft" because it lacks urban functions and qualities. The area is very isolated and it will be a challenge to create relationships

both internally in the area and also to the surrounding urban areas. Around 2,000 children and youths under 18 years of age live in the district and there is a focus on implementing and coordinating more free time activities for the youngest residents. Another focus area for the district is to tell stories about the area and create a good reputation. Active measures are required to build resident pride in their district. By telling positive stories and by carrying out projects and events which promote the feeling of community and solidarity, "områdeløft" can contribute to residents experiencing their district as a safe, interesting and pleasant place to live.



