

# Creating a new Neighborhood from scratch





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**Earlier:**

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# Fælledby

Living together  
- Closer to nature

Architizer

A+AWARDS

2020  
WINNER



# Facts about: Fælledby

- Three neighbourhoods
- About 5000 residents
- 2000 homes in total
- 500 homes public housing
- Public school for 1400 pupils
- Two daycare centers
- Elderly homes



# Facts about: Fælledby

- Car-poor area
- All-timber construction
- Ambitious climate strategy:  
below 8 kg. CO<sub>2</sub>e pr. m<sup>2</sup>  
building
- Further reductions in the  
future of CO<sub>2</sub>e pr. m<sup>2</sup> building
- Internal energy sources,  
primarily solar panels on all  
roofs





# Building on a land fill

- One of Copenhagen's largest land fills from early 1900's up to 1974
- Land fill has been sealed off with layers of sand and soil several times from 1974 to 2010
- We add a 0,5 meter clay membrane and precautionary ventilation channels below all building sites.
- No basements.
- After building, we monitor regularly for concentrations of methane
- Today's surface concentrations are below all thresholds

2010



2021



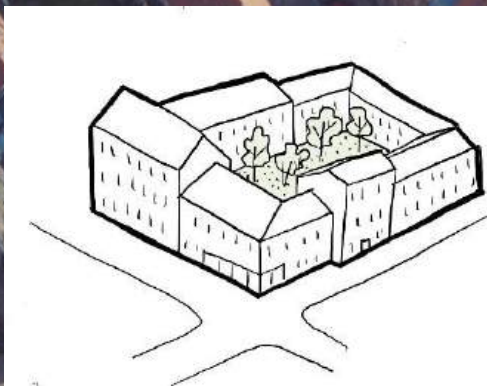
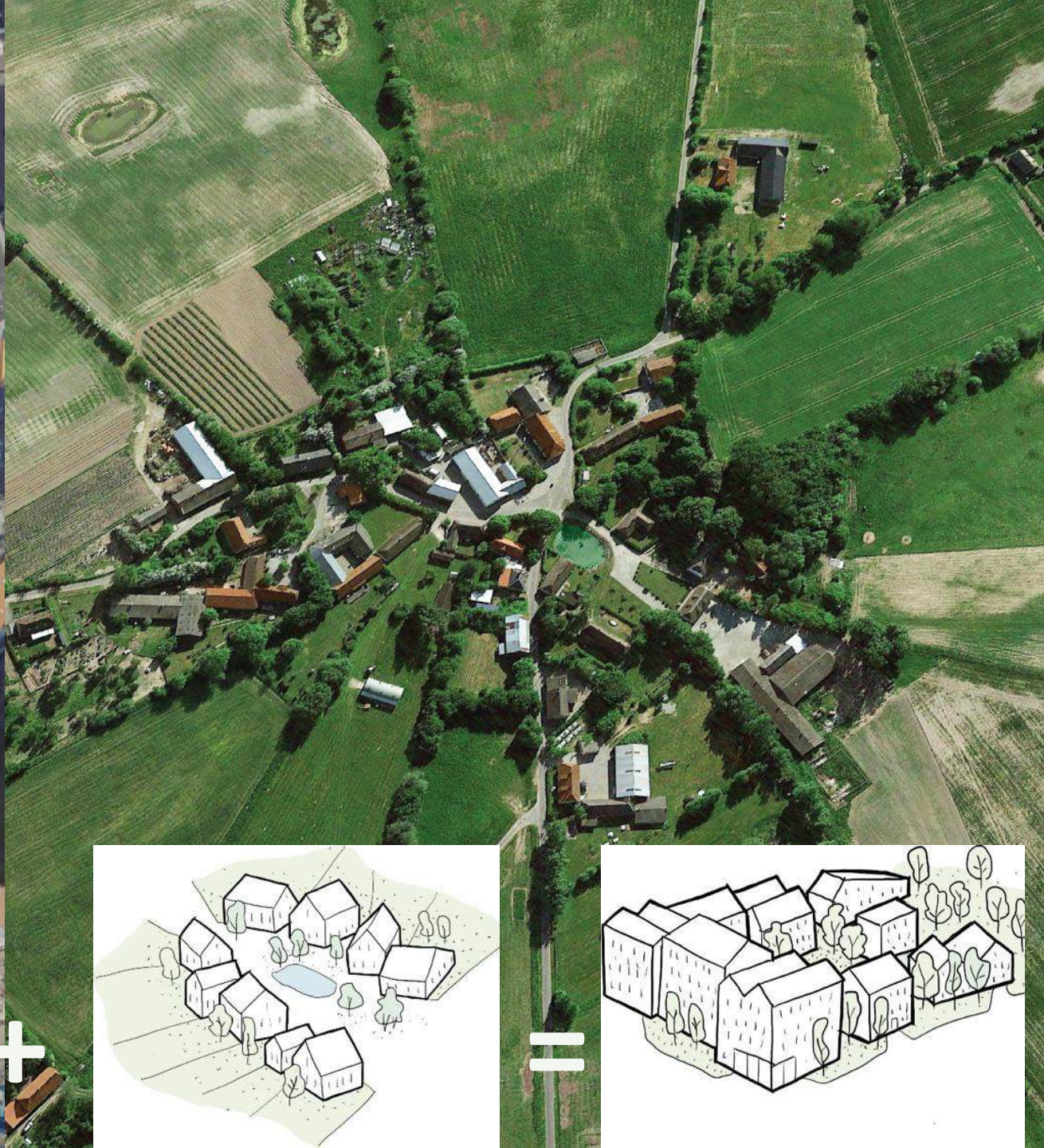
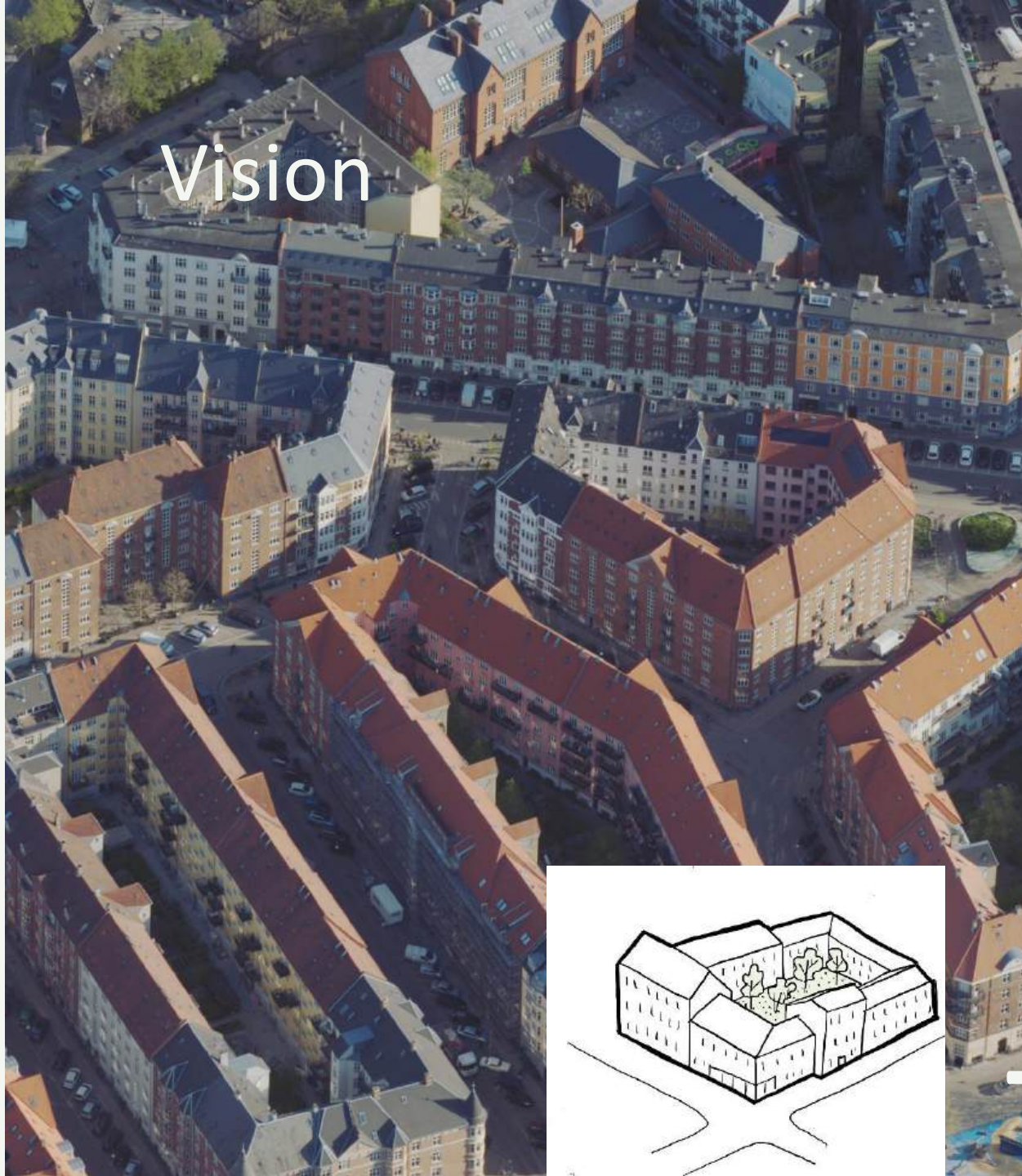


# As a new type of city

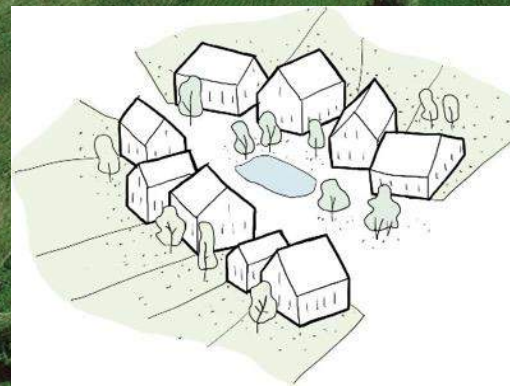




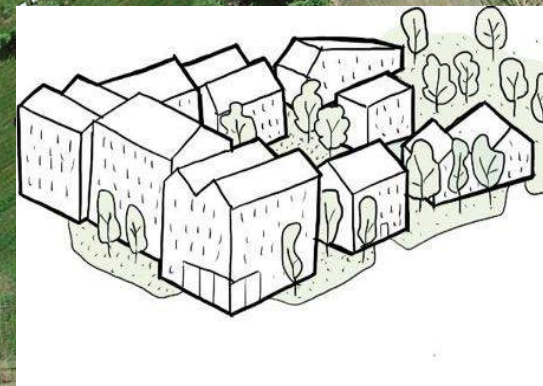
Vision



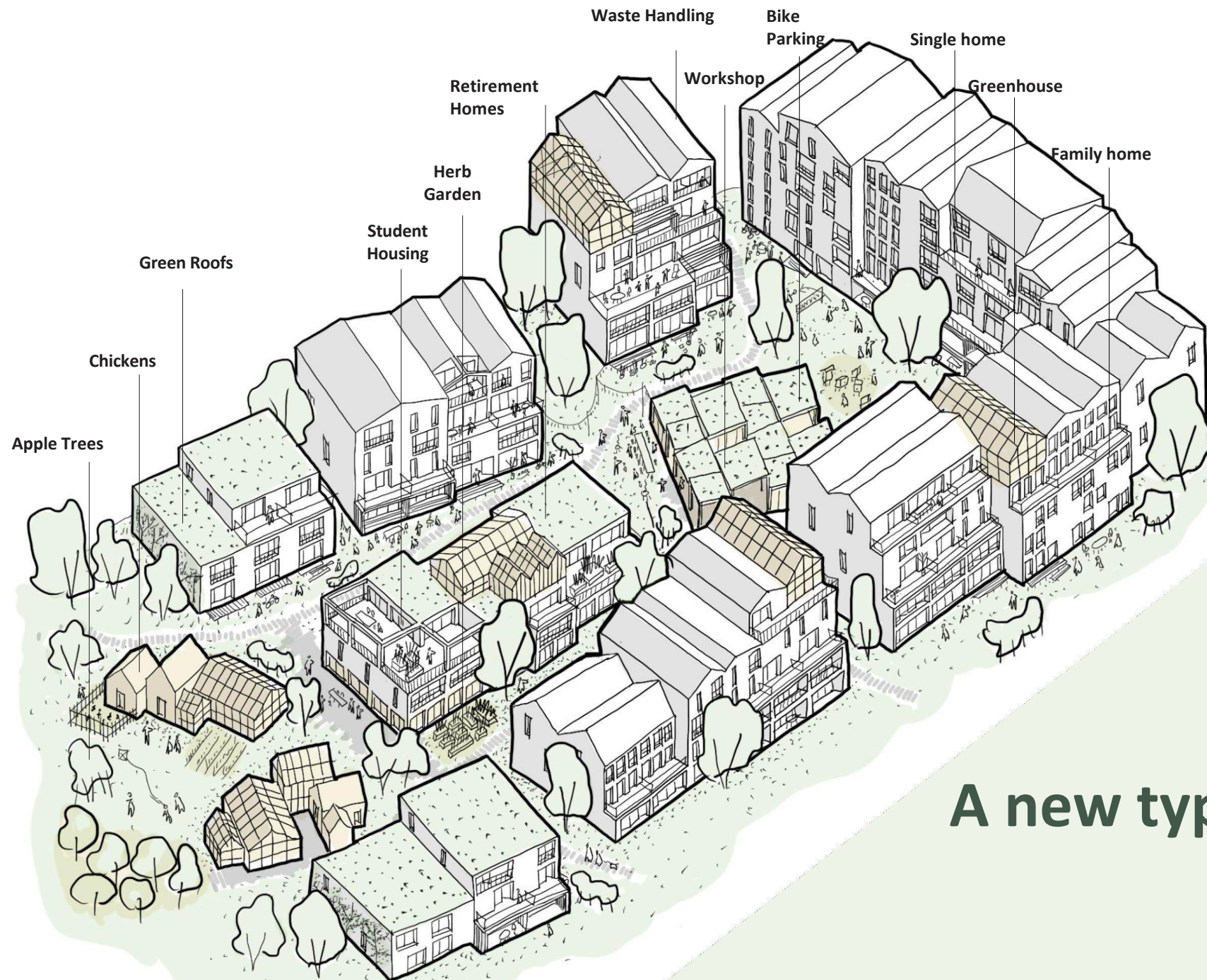
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**A new typology**



# Fælledby Masterplan

Surrounded  
by nature  
- at all sides





# Principle #1 – Most possible nature in the city



- We create 1/3 of the site as nature
- Green Corridors criss cross the site
- Biodiversity strategy based on 72 local species
- Habitats like the surrounding Fælled
- We harvest local species to strengthen the biodiversity
- All residents have a view over the surrounding nature which strengthen their well being.



# Principle #2 – Landscape first – buildings after

- Traditionally you build first – and the landscape will follow.
- In Fælledby we create the landscape parallel to the buildings.
- Main design driver is the landscape and city nature.
- That includes the edge zones which collect and distributes the rain water.





# Principle #3 – Built for the future

- The future calls for even more bio-based construction – therefore, we are now maximizing the use of biogenic building materials  
Wood in all primary structures – approx. 80% of the construction in wood
- Investment in signature projects with even more biogenic material – straw, clay, and wood fiber  
Partnerships influencing public regulation:
- **BioFacades Up High** (with e.g. DBI) – bio-based façade in multi-storey buildings without sprinklers and chemical impregnation
- **Architects' Association Implement Materials** (with e.g. Lokal Arkitekter and Ecococon) – terraced houses in straw, wood, clay, and plant fibers
- **Reduction Roadmap** – we are currently building according to the voluntary CO2 class. But our climate strategy states that we must follow RR v1: From 2026, we must build to a maximum of 6 kg CO2e/m<sup>2</sup>





## Principle #4 – A diverse city

- Følleby responds to a political ambition for greater diversity in the city's housing supply. That means 25% public housing – distributed across the ENTIRE district
- A variety of housing options for broad target groups: singles, young couples, families with children, and seniors – including both affordable 2-room or 3-room apartments and larger premium homes
- Care homes and referral housing for socially vulnerable citizens  
More shared square meters: We are building three large neighborhood houses plus community facilities in all three neighborhoods, supporting strong community life  
Daycare institutions and a school within the district





# Principle #5 – Inspired by the “good life”

- To be aware of climate change and live to have more environmentally friendly habits.
- Transport: Only electric shared cars on the site to nudge people to live without private cars.
- Shared amenities: Share tools, books, toys and more with the neighbors.
- In the nature: Pedestrians and cyclists is prioritized before cars.
- Buy locally: Groceries, cafés, yoga and a local health center within a few minutes walk.
- From cradle to grave: Fælledby have housing for every generation in one community.

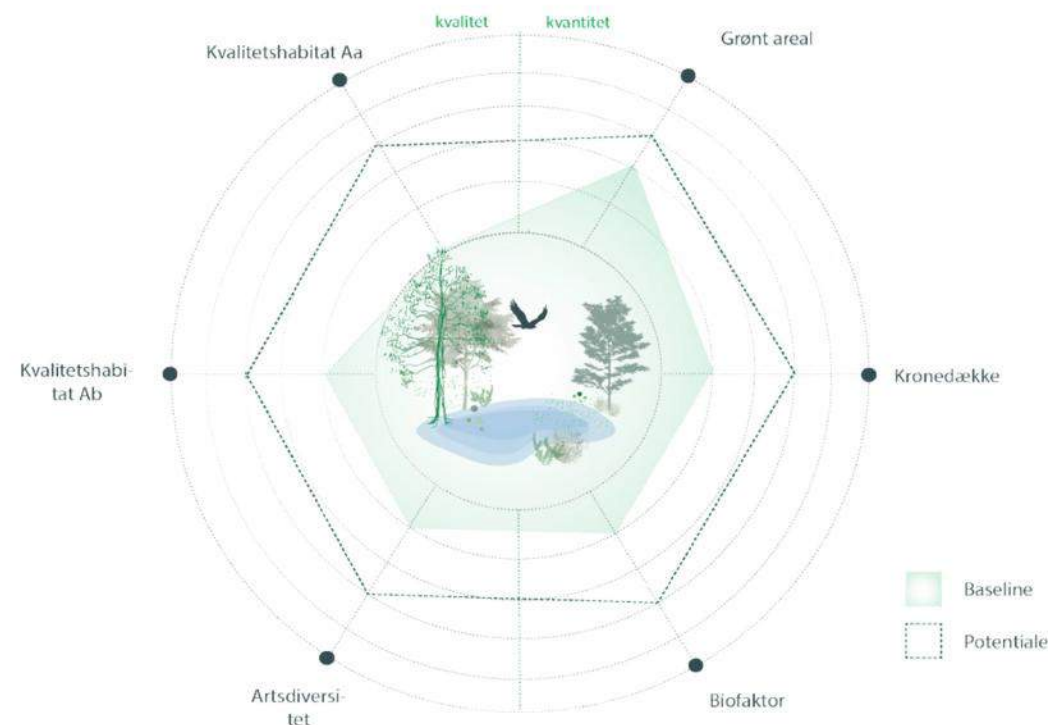




# Principle #6 – Ambitiuos contribution to biodiversity in 2030

- Føelledby will live up to PensionDanmarks biodiversity strategy from 2022.
- Which means that we should deliver a positive mark on the local nature
- We will deliver tools to report to fx EU taksonomy
- In the future, we will work towards being transparent on *off-site* loss of biodiversity through our building materials

## Potentiale og målsætning for biodiversitet



Karup Jensen

Fra PensionDanmarks biodiversitetsstrategi 2022



# Principle #7 – Protection of animal species

- During the building phase, we will protect the animal species.
- We have build a 400 meter stone wall to secure endangered species during winter.
- We try not to disturb birds nesting during the breeding season.
- We will try to reintroduce local species, which lived on Amager Fælled earlier.
- We try to coordinate breeding programmes with Copenhagen Zoo.











# How to build a new mobility culture from the start

Experience from the development of Fælledby 2025 - 2028



# Mobility strategy

## Mobility Principles



Promoting a healthy mobility diet



Tailored Mobility Solutions for Residents



Promoting Shared Cars over Private Cars



Evaluating Mobility Solutions during Fælledby's growth



The most vulnerable are put first



Safe and sustainable during every stage of construction

## Success Criteria



High Resident Mobility Satisfaction Through Surveys



Less than 25% of trips are by car



Less than 30% of households own a car.



Meet Vision Zero Targets



Favorable Conditions for Shared Mobility Services in Fælledby



Amenities within Walking Distance



# Fælledtorvet



## Mobility Plaza



# Building a mobility culture

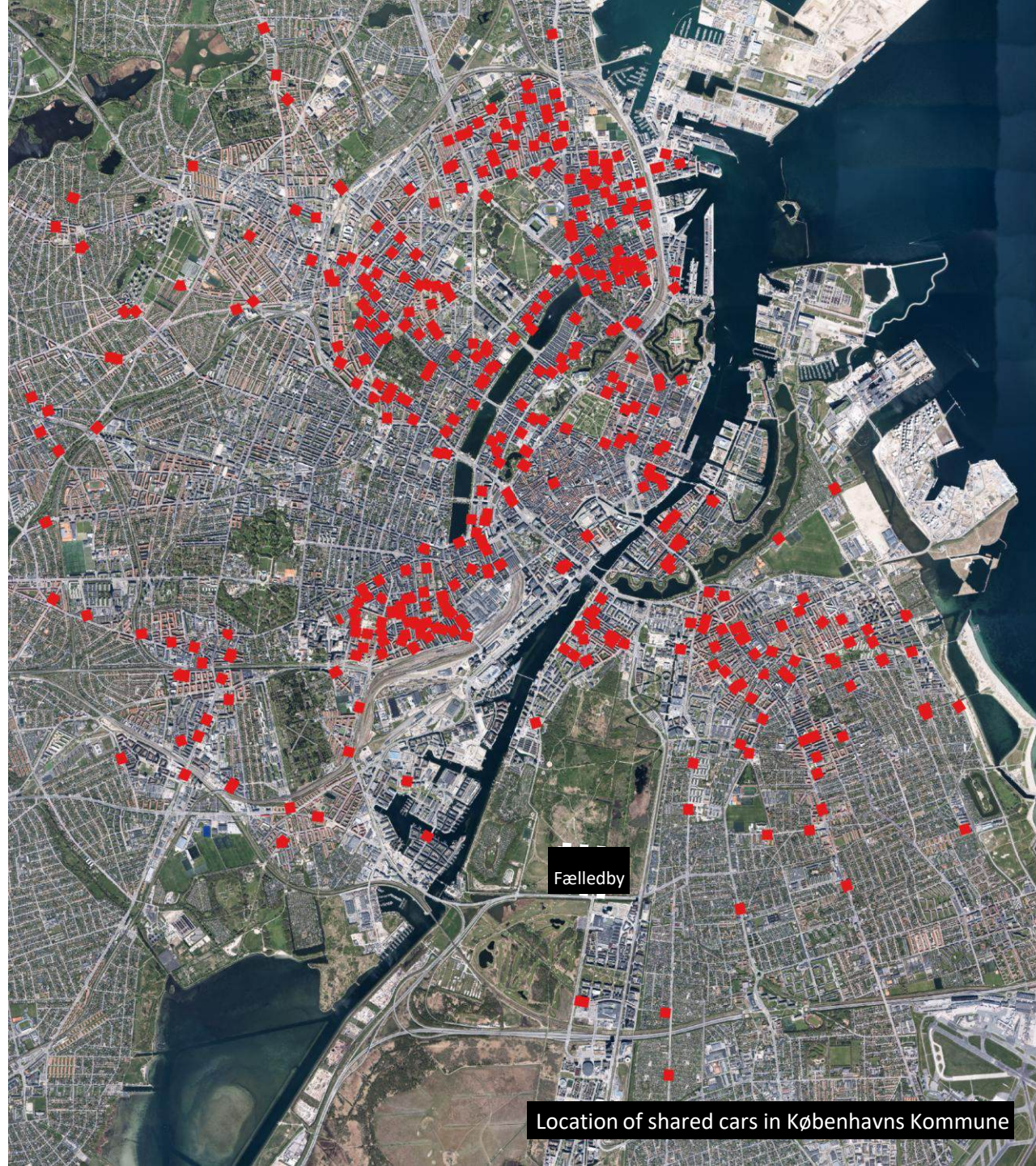
Integrate shared, public, and active mobility from the start. The first residents become ambassadors.

Offer temporary facilities such as a kiosk, café, and parcel lockers to increase quality of life and avoid long trips.

Use early offerings as social hubs and connections to urban life.

Test solutions early to assess potential and scalability.

Provide incentives to operators to support market development.



Location of shared cars in Københavns Kommune





Delebiler

Fælledby Hub

Fælleshus

Cykelværksted







Cykelværksted

Lån en ladcykel







# Gomore





# Økoskabet









# Donkey Republic





# Larry vs Harry





# Surveying future residents



## Kære kommende beboer i Fælledby

Allerførst vil vi gerne sige tak fordi du har valgt Fælledby som dit nye sted at bo. Vi håber at du bliver glad for din beslutning og kommer til at trives godt her.

I et forsøg på at sikre Fælledby bliver den bydel du håber på, er det vigtigt for os at kende dine ønsker til hvad der er du håber på at bydelen vil indeholde samt hvad du vil prioritere i din hverdag.

I Fælledby har vi en høj ambition om at skabe en ny bydel, hvor det er muligt at leve i nærhed af og i pagt med naturen. Samtidigt er der fokus på at nedsætte forbruget af ressourcer ved hjælp af nye og mere ressourcebevidste rammer for bylivet i Fælledby.

Hvad er jeres ønsker og drømme om bylivet i Fælledby - hvad skal der være af faciliteter og tilbud, som gør livet bedre og rigere - både på kort og længere sigt.

Når vi taler om mobilitet i Fælledby, så mener vi måden hvorpå vi bevæger os rundt på i hverdagen; hvordan vi bevæger os både internt i bydelen men også hvordan vi bevæger os ud i den omkringliggende by på de mest ressourcebevidste måder. Vælger vi at gå, cykle, benytte os af lokale ordninger med delecykler, delebiler, offentlig transport, så som busser og Metro?

I den forbindelse har vi udarbejdet en række spørgsmål omkring bylivet og bydelens faciliteter, som vi håber at du vil svare på.

## Survey - Hvad er dine ønsker til transport, indkøb og faciliteter de første år i Fælledby?

30 Responses 12:24 Average time to complete Active Status

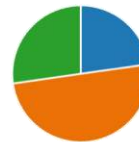
### 1. Hvem skal bo i din husholdning?

Voksne	22
Voksne og børn	8
Other	0



### 2. Hvor mange voksne skal bo i din husholdning?

1	5
2	11
Other	6



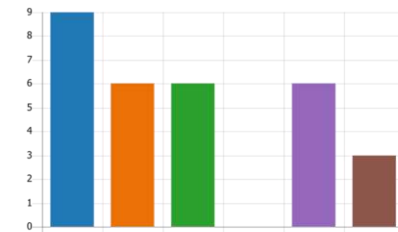
### 3. Hvor mange voksne skal bo i din husholdning?

1	1
2	6
Other	1



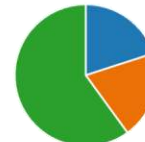
## 21. Kunne du forestille dig helt at opgave din private bil, hvis Fælledby tilbød et bredt udvalg af delte transportmuligheder, såsom biler, elcykler, ladcykler, scootere og nem adgang til offentlig transport? Dette ville inkludere delebiler til længere ture og ferier.

Ja	9
Nej	6
Måske	6
Jeg har ingen bil, men vil stadi...	0
Jeg har ingen bil, men vil over...	6
Ved ikke	3



## 22. Kunne du være interesseret i at deltage i en bæredygtighedskomité for at udvikle og udrulle nye bæredygtige transportløsninger i Fælledby? (Ikke bindende)

Ja	6
Du har min interesse, men jeg ...	6
Nej	18





Føelledby









An architectural rendering of a modern urban development at dusk. The scene features several multi-story buildings with large windows and balconies, some with plants. A central courtyard area has trees with autumn foliage, a small pond reflecting the lights, and people walking and sitting. The sky is a mix of blue and orange from the setting sun. Large white text is overlaid on the image.

# Thank you!

# Time for your questions

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