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Eternitten Village 21: the city of knowledge From industrial contamination to social and cultural contamination

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Abstract

The paper describes the decontamination and regeneration process of the Eternitten district, an abandoned industrial complex for the production of cement and asbestos south of Aalborg, in a new multifunctional and sustainable neighbourhood. The designation of the district as an urban transformation area is part of a general regeneration of Aalborg whose industrial profile is gradually being replaced by a new profile more oriented towards culture and innovation.

Eternittens Vidensby Village 21, from eternit factory to knowledge factory, is the vision – developed by Kjær & Richter for Søren Enggaard A/S – for an innovative use of the neighbourhood. The vision, which is inspired by the village as a self-sufficient organization, is to create a mixed urban area with an international profile for modern life with its fluid transitions and contaminations between work, leisure, functionality and urban experiences. The mix and flexibility of urban uses, with a settlement densification adapted to the landscape, alternate with numerous living spaces with high biodiversity. Urban design is functional to adaptation to climate change and attention to respect for the environment is guaranteed by energy-saving buildings and the creation of climate boulevards as ecosystem services. The identity of the industrial district is preserved thanks to the recycling of the existing industrial heritage, giving life to an active and lively neighborhood in a place that is one of the most significant testimonies of Aalborg's cultural and industrial heritage.

Keywords: Aalborg, sustainable development, urban regeneration, Eternitten, local plan

1. Aalborg's dedication to a sustainable transition

Aalborg is one of the European cities facing an intense process of urban transformation. The process was started in the 1970s following the closure of numerous factories that were located in the city and which made it one of the most important industrial centers in Denmark and a strategic port in international trade.

The closure of the large industrial and port complexes has led to a series of problems, the most significant of which are the need to reconvert the city's economy by finding new sectors of use and the need to reclaim and refurbish the vast abandoned industrial areas.

The city administration has decided to adopt a new project to get out of the economic crisis, converting its image from a port and industrial center to a strategic and innovative hub at an international level in the sector of services for education, health, renewable energy and digital technologies.

The process of changing lifestyles and patterns of production, consumption and use of spaces was based on the principles of environmental sustainability, addressing one of the main issues of urban development with respect to the carrying capacity of the environment. Thanks to this commitment, the city of Aalborg was chosen in 1994 as the venue for the *First European Conference of Sustainable Cities* [1]. The outcome of the conference was the signing of the *Charter of European Cities & Towns Towards Sustainability*, known as the Aalborg Charter, dedicated to the implementation of Agenda 21 [2] at the local level.

Pursuing the objectives of social justice, sustainable economies and environmental sustainability, the renewal process of the city has achieved important results, so much so that Aalborg was again chosen

in 2004 as the site of the *Fourth European Conference of Sustainable Cities*, from which the *Aalborg Commitments* were defined [3]. Aalborg's transition process continues with a series of urban transformation projects that today place it among the cities most active towards a sustainable development dimension.

2. Economic conversion and sustainable urban transition

In Aalborg, the conversion of the industrial economy was implemented by encouraging new production sectors aimed at the most advanced technologies, transforming a city with a predominantly working-class vocation into a cultural and scientific center. The strengthening of the University and the link between scientific research and its applications in the fields of technology, health, culture and creativity has created a new sector and attracted new populations.

The new residents, made up mainly of students, researchers, young families and new entrepreneurs, express new needs in terms of residences, services and infrastructures. To respond to their new needs, Aalborg has initiated a sustainable transition at the urban level by minimizing land consumption: the former industrial buildings have been converted or replaced to house research centers, cultural activities, new residential complexes and community services.

The reconversion of the waterfront on the Limfjord and the transformation of industrial districts and buildings into residential services and neighborhoods are among the most impressive urban regeneration processes already carried out, while numerous other reconversion projects are foreseen in the strategic plan of the city [4].

3. Industrial contamination and environmental sustainability: the Eternitten neighborhood

The sustainable urban development of the former industrial city must also address, in many cases, the problem of reclamation of contaminated soils. This is the case of the conversion of the Eternitten district, an industrial complex no longer in use located 1.5 km south-east of the city center.

The district owes its name to the Dansk Eternit Fabrik cement and asbestos factory, built in 1927 near a gypsum quarry from which the raw material for the production processes was extracted (Figs. 1-3).

The site was previously the Blegkildeparken, a public park with tall trees, nature trails, waterways and sports equipment. In the 1960s the factory reached the peak of its production, expanding the industrial warehouses and extending the pertinent area; in 1968 the public park was closed and its surface was almost entirely occupied by the factory.

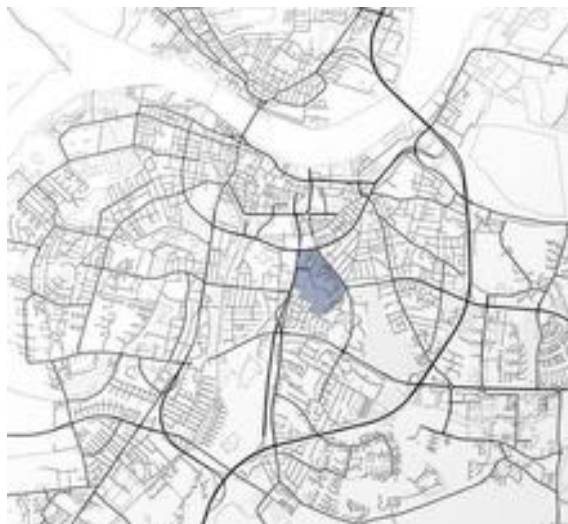


Fig. 1: Localization of the Eternitten industrial district in the city of Aalborg.



Fig. 2: Industrial buildings in the Eternitten district before demolition (highlighted in purple).



Fig. 3: Aerial photograph of the industrial buildings in the Eternitten district before demolition. Source: COWI, 2009.

With globalization and a growing demand for efficient production methods and competitive manpower, the factory slowly lost importance, until finally closing in 2004.

After the closure of the factory, whose industrial buildings were made of cement and asbestos, the ground is highly contaminated and profoundly modified by the excavation activities of the gypsum quarry. Excavations have left a disfigured landscape with steep slopes and large bare plateaus, and asbestos production residues have been left in almost the entire area.

In 2006, most of the area was sold to local real estate developers and the urban transformation process was initiated in collaboration with the municipality of Aalborg. In the municipal strategic plan, the area, approximately 363,000 m², has the status of a high priority urban transformation area for mixed urban uses.

From 2009 to 2015, the City Council adopted three local plans for three large sub-areas and the conversion process started with the reclamation of the soil contaminated by asbestos, accompanied by a study on the risk of atmospheric pollution. The transformation is underway by private landowners, developers and housing associations.

3.1 The residential area

The first part of the Eternitten district to be transformed, starting from 2009, was the southern and eastern area (Figs. 4-5). The area - subject of the local plan 4-2-105 [5] - was designed to be converted mainly for residential purposes with particular attention to environmental restoration. Nature has "adapted" to the very particular growth conditions that the excavation of the raw material had left. The large areas with calcareous soils support a very particular but sparse herbaceous vegetation, while the areas subject to nourishment have been planted with richer scrub vegetation, integrated with native meadows and trees.



Fig. 4: Delimitation of the urban part in transformation. The Eternitten district is highlighted in white. The intervention area, batch 2009, is highlighted in red.



Fig. 5: Local Plan area boundary. Batch of 2009. Source: Aalborg Kommune, 2009.

The area is divided into three sub-areas with different functions. The northern sub-area is intended to accommodate mixed urban functions, such as offices, schools, cultural and health services, restaurants, bars, hotels and multi-storey homes for young people and students.

For this latter function, the C.R. Møller Architects developed the project for the Henius House (named after Isidor Henius, the owner of the Eternit areas in 1896), a residential complex of 240 new homes for young people that develops the concept of social community with particular emphasis. The project was carried out from 2011 to 2013 and develops 16,000 m² (of which 12,000 m² for 240 youth residences and 4,000 m² for 45 family homes).

The optimization of the circulation spaces and the areas pertaining to the complex has provided the possibility of including collective structures in the project: the buildings offer both shared kitchens and common rooms on various floors, fitness facilities, internet cafes and laboratories, as well as outdoor designed for sport, movement, health and social life (Fig. 6). The roofs are used for a basketball court (Fig. 7) and various roof terraces, and the common structures are highlighted with colors, graphics and scenic lighting to emphasize their overall importance.

Six buildings in all, from four to five floors each, are oriented to ensure the best possible light for all residents and a panoramic view of the Østerådal valley and the Limfjord strait. The buildings meet the requirements for the low energy class.

Youth residences are flexible in their design to ensure optimal opportunities for future interior adaptations, so that two youth residences, for example, can be merged into a family home or shared apartment.

The residential complex is built with gray concrete, which provides clear associations to the factory that was previously located on the site. The raw look is enlivened by colored panels placed in various points of the building, in stark contrast to the concrete.



Fig. 6: Henius House: internal courtyard.



Fig. 7: Henius House: use of roofs for sports equipment.

In the central sub-zone, the housing groups are partly located on the wide plateaus in the center of the area and partly on the characteristic west-facing slopes; the residential complexes enjoy good visual and functional contact with the surrounding landscape. The residential buildings were built within the depression of the quarry; the difference in level with respect to the natural ground, protecting the area from winds, creates a microclimate favorable to vegetation and improves the urban habitat (Figs. 8-9). Finally, the southern sub-area constitutes the recreational heart of the area, where sports and leisure facilities are provided, arranged on the sequence of panoramic plateaus at different heights of the former gypsum quarry.

The project for the refurbishment of the area has exploited in the best possible way the new conformation of the land modeled by the mining activities, mending the vast wound of the soil with the surrounding context and optimizing the height changes to create a welcoming and modern urban environment and new landscape values [6].



Fig. 8: Section of the gypsum quarry with the new residential settlement. Source: COWI.



Fig. 9: View of the residential area built inside the disused quarry.

3.2 Eternitten Village 21

The second transformation project [7], which began in 2010, involved the northernmost part of the area after the demolition of the large industrial pavilions (Figs. 10-11).

For the reconversion of the area, the "Village 21" Quality Program [8] was prepared, which proposed an innovative vision of Eternitten for the 21st century.

The intention is to recreate the qualities of self-sufficiency of a village through multiple uses of the neighborhood and proximity services, transforming the "eternit factory" into a "knowledge factory".

Eternittens Vidensby (Eternitten City of Knowledge) was conceived as a modern and advanced growth environment, capable of attracting the major companies operating internationally in the knowledge, culture and communication sectors. The co-location of companies with commercial and cooperation relations in the international market can in fact favour new possible creative alliances and attract the location of structures for research, innovation and experimentation.

Unlike a traditional business district, Village 21 has been conceived in a holistic way: it intends to offer an optimal context for modern life with its smooth transitions between work, leisure, functionality and experiences, creating opportunities for interaction between companies, residents and the surrounding city. To this end, common spaces have been set up in the buildings, equipped public spaces and flexible structures designed to encourage moments of meeting, networking and socialization between business workers, residents, students and families.

A new traffic structure, differentiated by type of vehicular traffic (public transport, private car, bicycle, parking lots), opens and connects the district - previously closed and not passable - to the surrounding urban context and makes it safe and easier to move within it [9].



Fig. 10: Delimitation of the urban part in transformation. The Eternitten district is highlighted in white. The intervention area, batch 2010, is highlighted in red.



Fig. 11: Local Plan area boundary. Batch of 2010. Source: Aalborg Kommune, 2010.

Although the area was intended to accommodate new functions no longer related to heavy industry, the historical memory of one of the most important manufacturing plants in Aalborg has been intentionally preserved. To this end, the large surviving trees of Blegkilde park, the factory gatehouse, some silos and a brick building of the cement factory have been preserved as characteristic elements of the new district and today stand out as landmarks that can be seen up to several hundreds of meters away (Fig. 12).



Fig. 12: 3D model of the corner plot seen from the west. The industrial structures not demolished are highlighted in red. Source: COWI.

The factory entrance pavilion, located at the north entrance of the complex, was decorated by the artist Søren Elgaard with a mural depicting the production phases with conveyor belts (Fig. 13).

One of the old silos has been transformed into the museum of the site's history and a memorial to the workers of Dansk Eternit who suffered the effects of asbestos; on the outside, it was decorated with a mural by the Dutch artist Guido Van Helten depicting a worker (Fig. 14).

The twin silos were decorated by Jonas Pihl with the theme "Transitions". The mural illustrates Aalborg's development from an industrial city to a city of knowledge: the dark side of the artwork is called the worker side, while the positive side of the silo focuses on the city's status as a city of knowledge. The mural was created with the support of the real estate developer PlusBolg and in collaboration with Techcollege students who had the opportunity to do an apprenticeship (Fig. 15).



Fig. 13: Factory entrance pavilion with a mural by Søren Elgaard



Fig. 14: Re-functionalized silos in museum / memorial of the Dansk Eternit with murals by Guido Van Helten.



Fig. 15: Twin silos with murals by Jonas Pihl.

Based on an overall assessment of the historical-architectural potential and functionality of the structure, the brick building of the Dansk Eternit was not demolished. The Gavlhusene block of flats (Luplau & Poulsen Arkitekter) divided the industrial building into 29 modern houses, keeping the original historical-stylistic aspects clearly recognizable and integrating them with new architectural elements in a contemporary style (Fig. 16).



Fig. 16: Gavlhusene Block of flats. Project of Luplau & Poulsen Arkitekter.

3.3. The southwestern part and Vandværksparken

The transformation of the south-western third part began in 2015. The vision for the area is to create a cohesive district by operating an environmentally and socially sustainable urban transformation, strengthening its overall "brand" as a healthy, green and lively district (Figs. 17-18).

Local plan 4-2-111 [10], set on a strong blue and green vision, provides for the area a mixed urban use with flexible development opportunities and a built density calibrated according to the different landscape values. Particular attention is paid to the creation of equipped green spaces with high livability between the houses, respecting individual privacy and at the same time favorable to the socialization of the inhabitants.

The plan provides for the construction of housing in the inner eastern part, the construction of offices, services and other activities in the west. A wide range of urban functions are planned to be deployed in all urbanized areas.



Fig. 17: Delimitation of the urban part in transformation. The Eternitten district is highlighted in white. The intervention area, batch 2015, is highlighted in red.



Fig. 18: Local Plan area boundary. Batch of 2015. Source: Aalborg Kommune, 2015.

For non-built areas, the enhancement of the biodiversity of the natural environment is planned, the supporting structure of which is a *climatic boulevard* (Fig. 19). The functions of the "climatic avenue" are those of recreational green spaces, the local drainage of rainwater in the form of integrated LAR solutions of landscape and / or urban space (network of canals, waterways, rainbeds, basins) and the ecosystemic rebalancing of the habitat (Fig. 20).



Fig. 19: Climatic Boulevard between residential buildings.

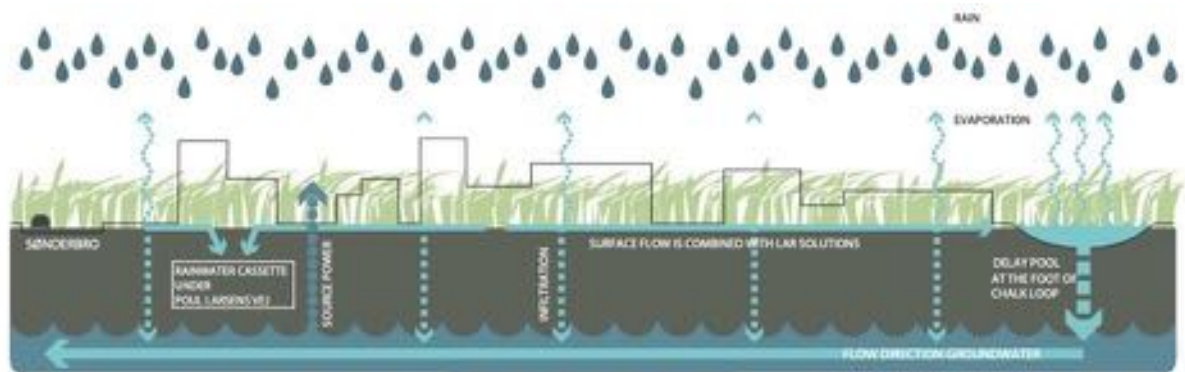


Fig. 20: Scheme of principal runoff directions and solution typologies. Source: Aalborg Kommune, 2015.

The plan provides for the recycling of abandoned industrial assets. Part of the former finished goods warehouse, with its ramp system, can easily be converted into a garage for residents.

As traces of memory, the plan is to preserve the old and precious trees of the historic Blegkilde park along Sønderbro, the landscape structure with slopes and plateaus, the underground water reservoirs.

4. Participatory planning

The reconversion process of the area began with a land sale negotiation between the owner of the factory and the Municipality of Aalborg; the Municipality wanted to involve the community in the decision-making process by launching a series of public consultations.

In 2001, the lifecycle of the factory expired, developer FLSSmidt, who owned Eternitten at the time, proposed a rough plan to change the use of the area to the mayor of Aalborg.

The initial planning considerations for Eternitten were developed in 2002 by Nybolig real estate and COWI (international consulting group, headquarters in Denmark) expressing the potential zoning of the area, as well as the road structure and possible use. The developer reached an agreement with the city of Aalborg with a holistic plan for the area in 2004.

Subsequently, the Municipality of Aalborg launched a public consultation to gauge the opinion of residents on the future of Eternitten. In the first meeting, organized in March 2005, the Municipality held an eight-week public debate, in which citizens were informed of the ongoing operations and encouraged to express their views on the potential future of the area.

The second meeting was held the following month, collecting the numerous written posts and suggestions on possible transformations of the area; in the context of the seminar, opinions were presented, in particular, on which buildings should be spared from demolition.

The result that emerged from the public consultation has oriented the redevelopment strategy towards a holistic approach. The strategy was developed in 2006 in collaboration with the Planning Department of the Municipality of Aalborg, FLS, C.R. Møller Architects and COWI [11]. The plan includes many of the proposals presented in the seminars that inspired the final result of the strategy, including the density of the buildings, the type of accommodation allowed, the enhancement of the historical-cultural heritage, the differentiation of traffic and the enhancement green areas and ecosystem services.

5. Conclusion

Within the current debate on the ecological transition of cities, three main themes emerge from the urban regeneration processes taking place in Aalborg: creativity, experientiality and the spatial dimension. The theme of the "creative city" intends to develop the ability of cities to adapt and become flexible to new global conditions. The construction of an innovative, multifunctional and versatile climate is today an indispensable precondition for attracting new activities and economic flows, essential for the development of city.

The "city of experience" is intended to enhance the functions, services and quality of the urban environment capable of attracting new human capital. In particular, Aalborg is focusing on the creative class, the younger generation and the advanced industrial sectors. By expanding its cultural dimension to accommodate alternative cultures, the city fosters the innovative potential inherent in the dimension of encounter and comparison, which becomes a crucial competitive parameter with respect to its attractiveness.

The theme of the "spacious city" is based on the ability of cities to provide diversified and meaningful spaces and places, capable of preserving, consolidating and enhancing the historical-cultural heritage of places through their refunctionalization aimed at satisfying the needs of different groups, in order to promote integration and combat social conflicts.

The urban regeneration process initiated in the former Eternitten industrial district, which also had to address and resolve issues of soil decontamination and recovery of an impressive disused building heritage (Figs. 21-22), highlights all these aspects and demonstrates how it is necessary to move from industrial contamination to cultural contamination in order to be on the road to truly sustainable development.



Fig. 21: Disused industrial building in the Eternitten district (2011).



Fig. 22: Industrial building (see previous figure) refurbished into a residential complex (2020).

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