



SHAPING SPACES, INSPIRING LIFESTYLES

Urban developpement of the „Metzeschmelz“

From steel factory to city factory

16/06/2023



Introduction

Development company AGORA

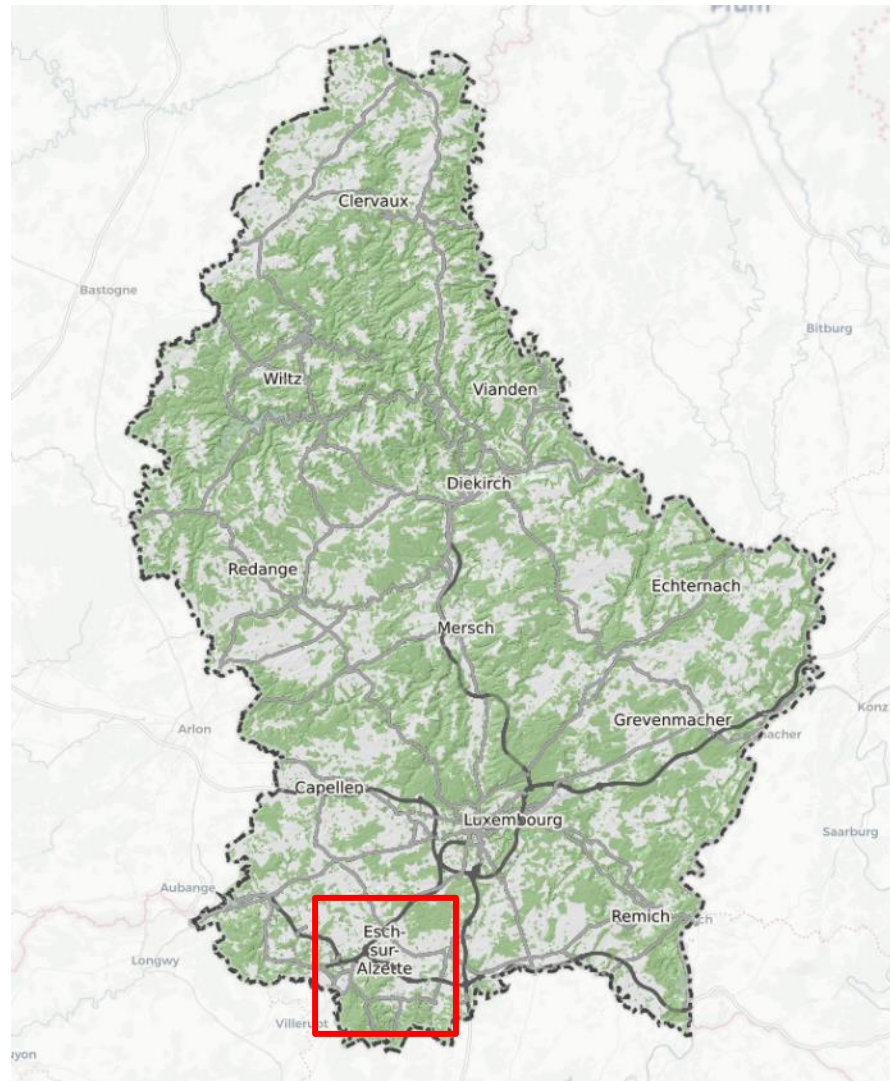
- The development company was founded in 2000 within the framework of a partnership between the State of Luxembourg and ArcelorMittal.



- The company's mission is to develop former brownfield sites into global and sustainable urban neighbourhoods.
- The international and experienced team is responsible for the conception, planning and implementation of the urban concepts, starting with the elaboration of urban master plans to the marketing of the plots of land and the realisation of the development measures

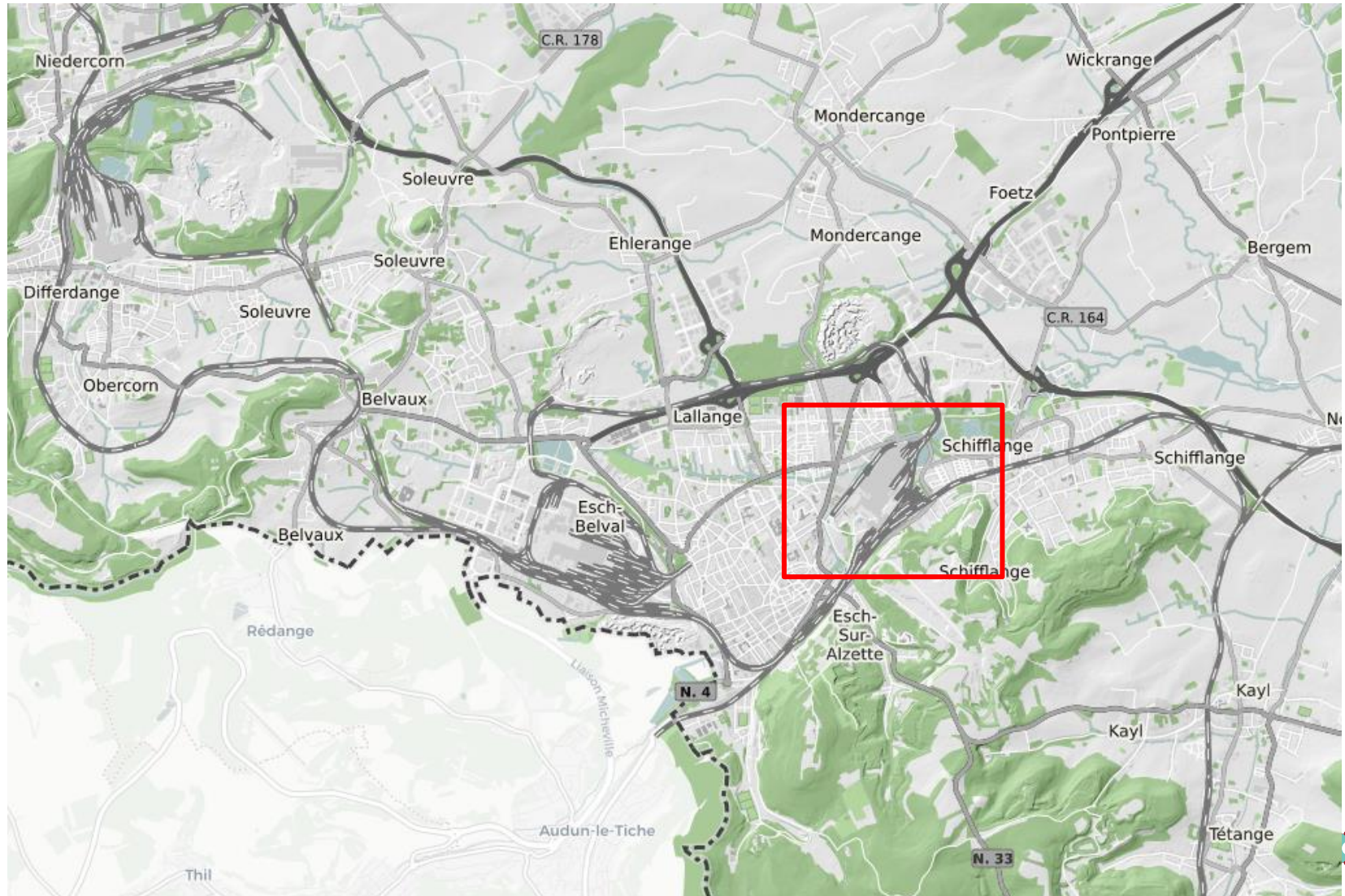
The site and its history

Location



The site and its history

Location



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Location



The site and its history



Simon Schmitt - www.globa1view.be

The site and its history

Location

The Metzschmelz is located on the territory of 2 municipalities



Administration Communale de
Schiffflange

91 %

9 %

Total area: 62,9 ha





Schiffstraße

Landwehrweg

Landwehrweg

Esch

Urban vision

Actual planned space programme

Current planned gross floor area : +/- 800,000 m²

of which:

Residential (30 % subsidised)	min. 50 %
• Office space	10 - 18 %
• Craft enterprises (small businesses)	4 – 5 %
• Trade and gastronomy	1 – 2 %
• Public facilities	10 %
• Mobility hubs	9 %
• Other uses	4 %

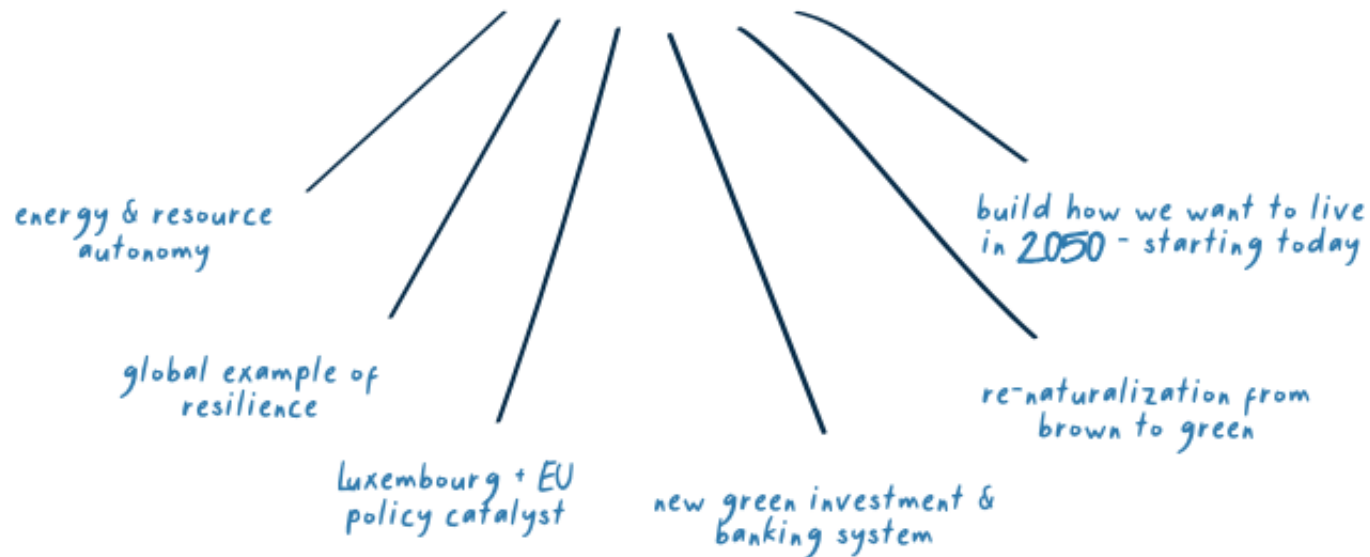
Actually re-evaluated by an additional study of urban programming

Symbiosis

Technical concept for an innovative circular
urban resource management

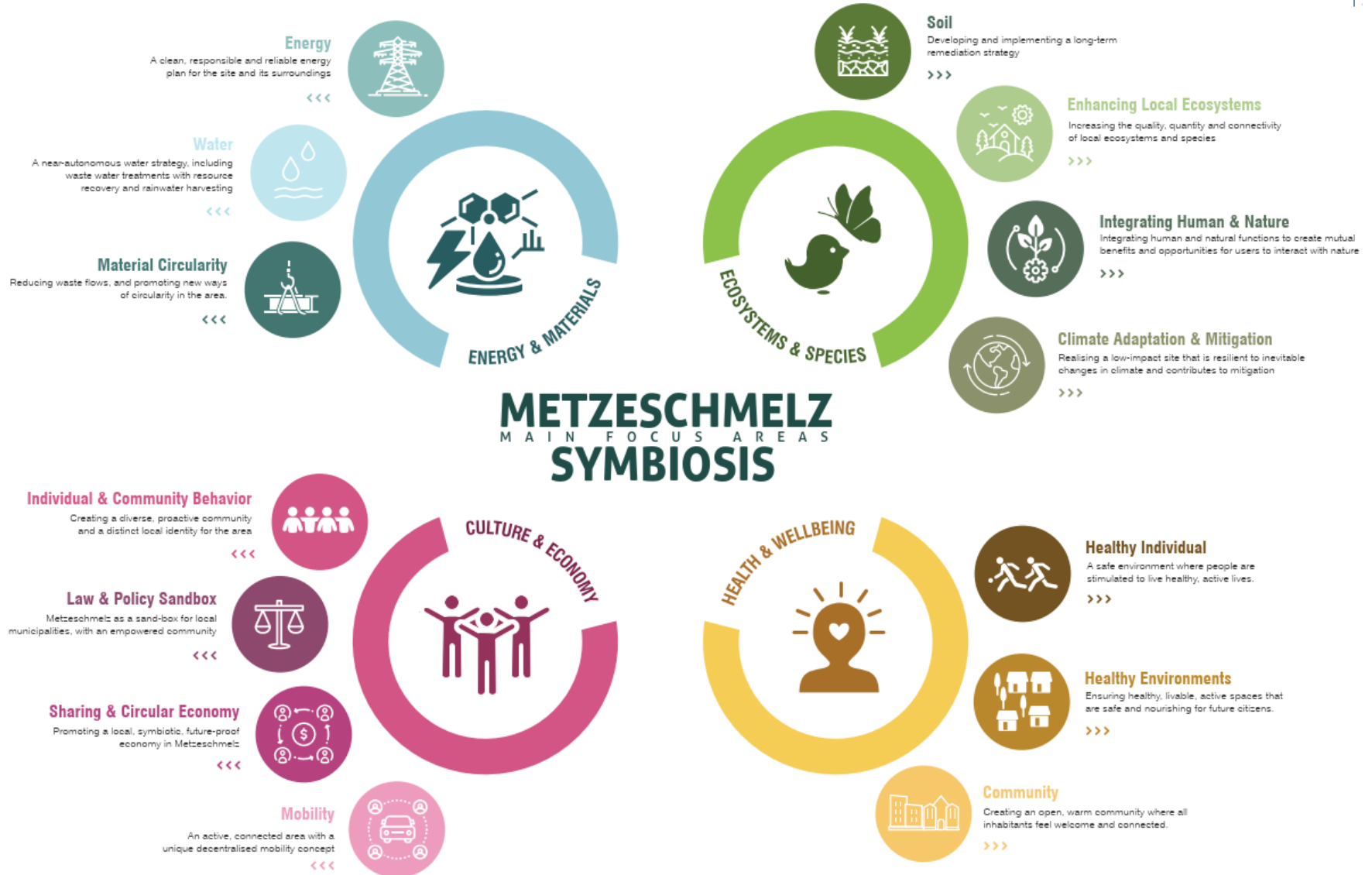
Metzeschmelz SYMBIOSIS

Manifesting the future
of Luxembourg



Symbiosis

Main focus areas



Symbiosis

Main focus areas

Energy

A clean, responsible and reliable energy plan for the site and its surroundings



Water

A near-autonomous water strategy, including waste water treatments with resource recovery and rainwater harvesting



Material Circularity

Reducing waste flows, and promoting new ways of circularity in the area.



Symbiosis

Main focus areas



Soil

Developing and implementing a long-term remediation strategy



Enhancing Local Ecosystems

Increasing the quality, quantity and connectivity of local ecosystems and species



Integrating Human & Nature

Integrating human and natural functions to create mutual benefits and opportunities for users to interact with nature



Climate Adaptation & Mitigation

Realising a low-impact site that is resilient to inevitable changes in climate and contributes to mitigation



Symbiosis

Main focus areas

Individual & Community Behavior

Creating a diverse, proactive community and a distinct local identity for the area



Law & Policy Sandbox

Metzeschmelz as a sand-box for local municipalities, with an empowered community



Sharing & Circular Economy

Promoting a local, symbiotic, future-proof economy in Metzeschmelz



Mobility

An active, connected area with a unique decentralised mobility concept



Symbiosis

Main focus areas



Healthy Individual

A safe environment where people are stimulated to live healthy, active lives.

>>>



Healthy Environments

Ensuring healthy, livable, active spaces that are safe and nourishing for future citizens.

>>>



Community

Creating an open, warm community where all inhabitants feel welcome and connected.

>>>

Symbiosis

Object-Level-Goals

- Energy goals (e.g.: 100% clean energy, responsible energy use)
- Material circularity goals (e.g.: on-site waste management system)
- Water goals (e.g.: water autonomy for all non-potable water uses)
- Mobility goals (e.g.: creating mobility centers with multiple social and commercial functions)
- Climate adaptation and mitigation goals (e.g.: creating climate-resilient ecosystems)
- Reconnecting humans & nature goals (e.g.: creating safe eco-tunnels/passes connecting surrounding ecosystems)

Symbiosis

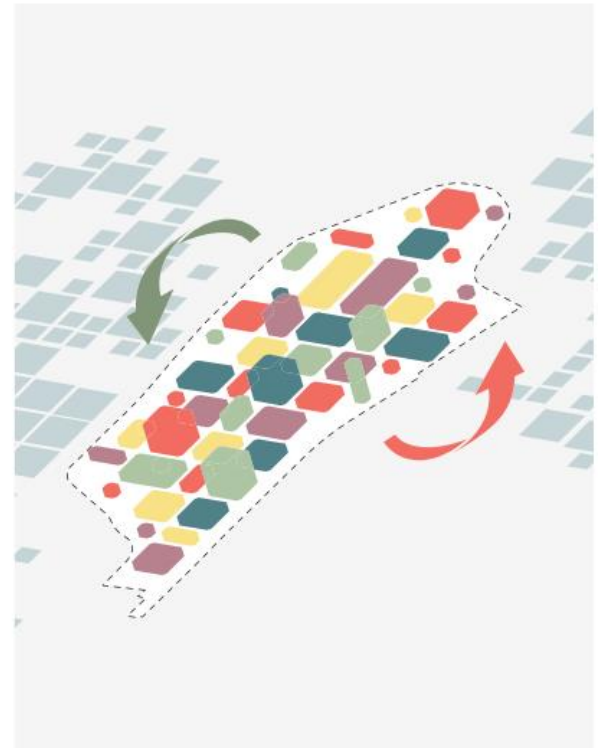
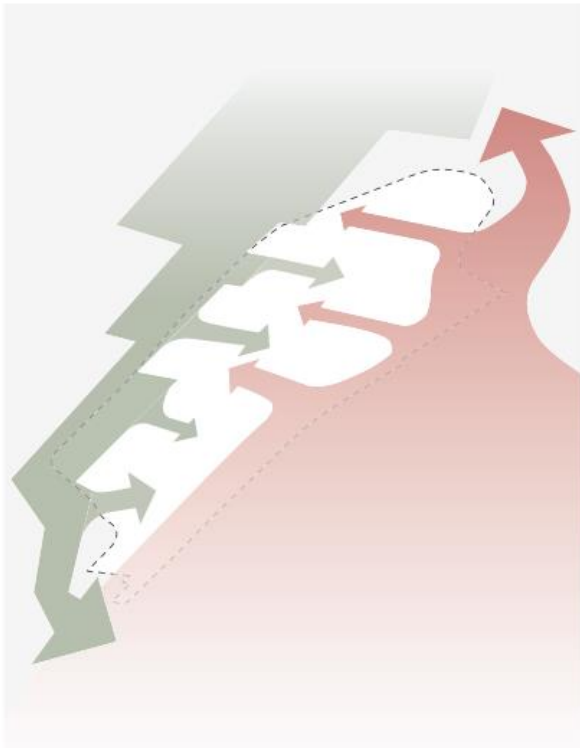
Object-Level-Goals

- Enhancing local ecosystems goals (e.g.: connecting surrounding nature parts)
- Soil remediation goals (e.g.: a long-term treatment strategy)
- Sharing & circular economy goals (e.g.: local food production)
- Law & policy goals (e.g.: Sandbox at the local and national levels)
- Individual & community behavior goals (e.g.: Evolve the historical narrative/identity of the site)
- Community goals (e.g.: Design for inclusivity and connection between social groups)
- Healthy environments goals (e.g.: Healthy buildings)
- Healthy individuals goals (e.g.: Design for active lifestyles)

Urban vision

Principles

green habitats
reused industry
sustainable mobility



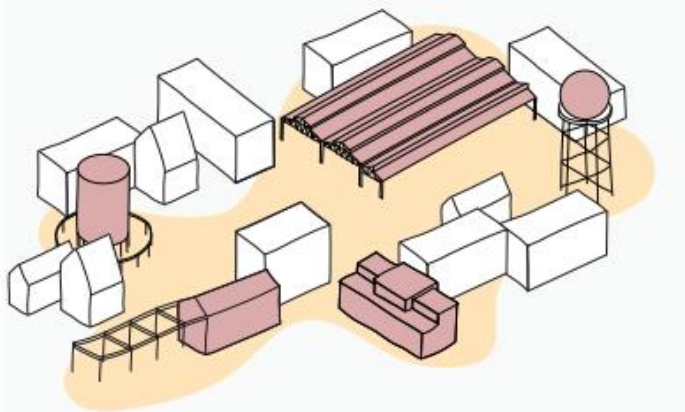
Urban vision

Preserve and reuse by giving existing structures new life

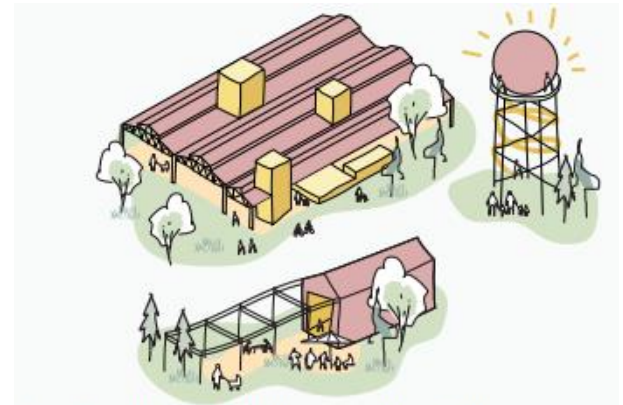


Urban vision

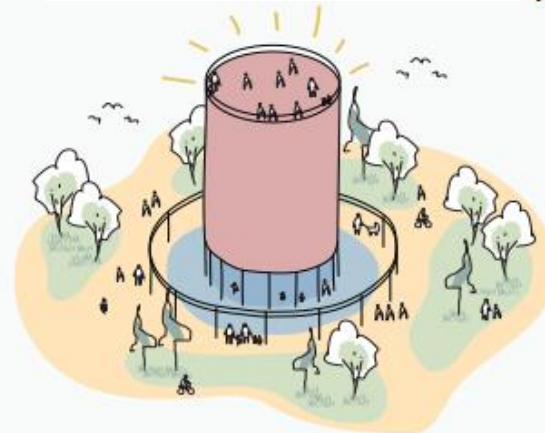
Preserve and reuse by giving existing structures new life



Preserve & reuse min. half of the existing buildings,
and integrating them into the new dense urban fabric



Giving existing buildings new life with new functions



Preserving and developing existing identity
by placing new spaces at existing structures

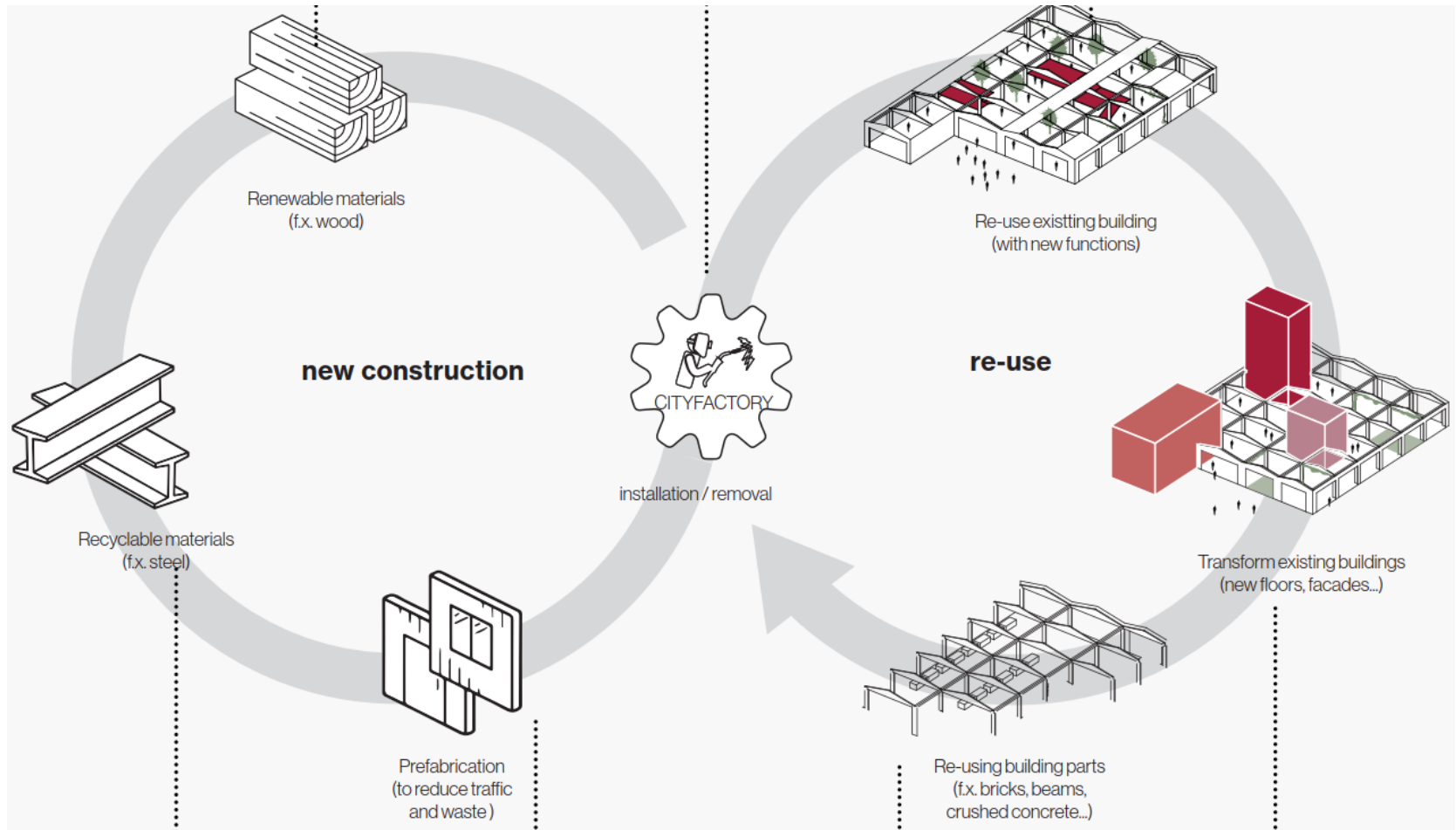
Urban vision

Stadfabrik



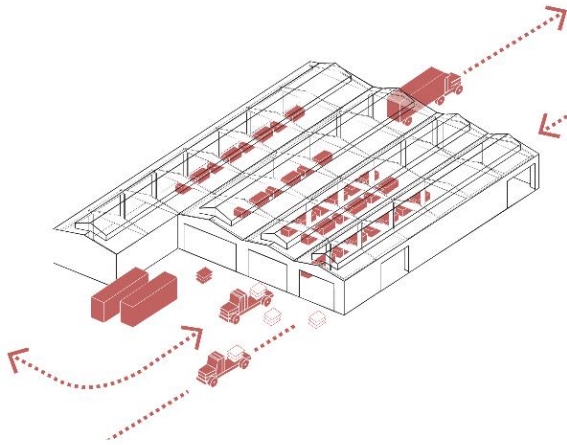
Urban vision

Stadfabrik

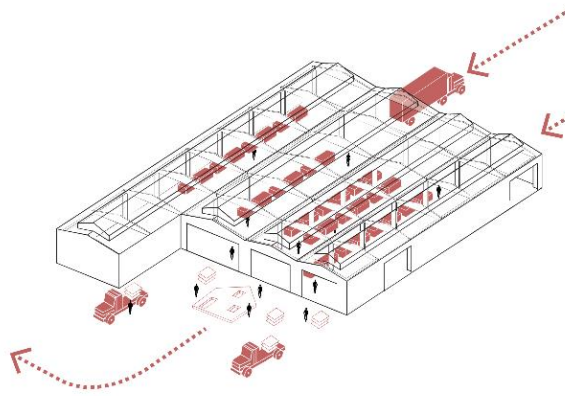


Urban vision

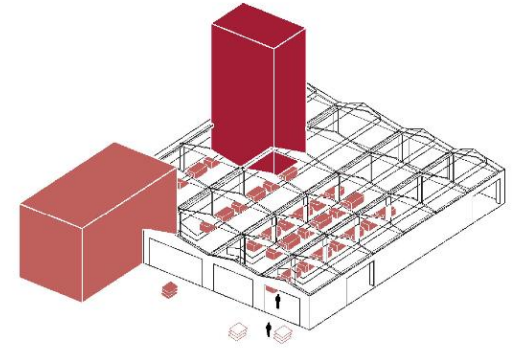
Stadfabrik



Logistical use f.x. for urban mining



Prefab on site, f.x. CLT

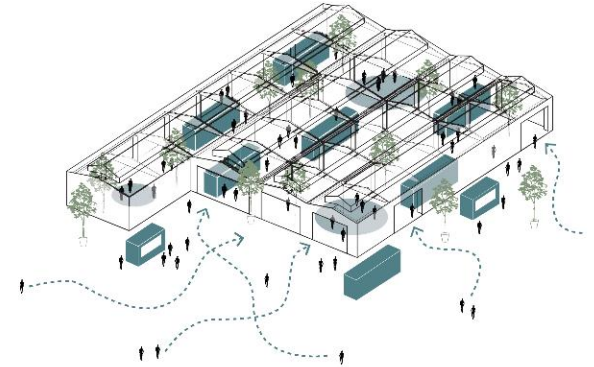
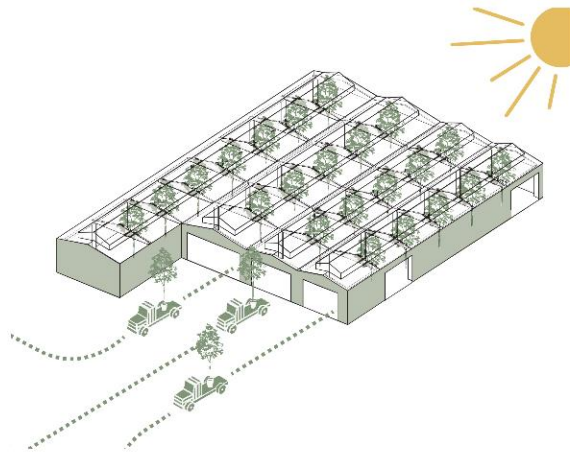
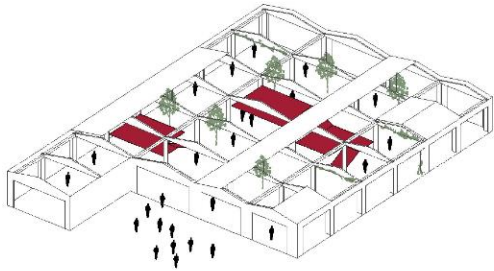


Future crafts and production



Urban vision

Stadfabrik



Temporary use



Tree nursery

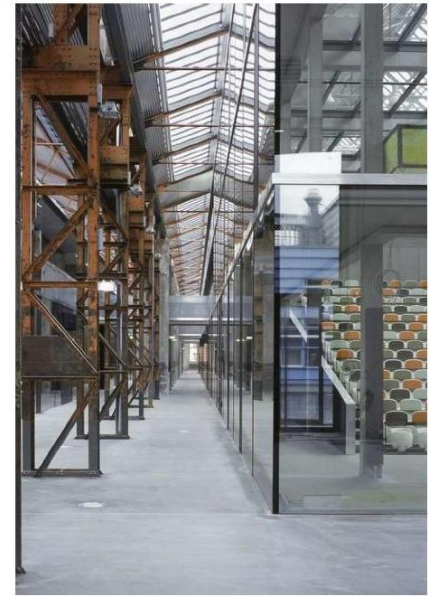


Innovative office



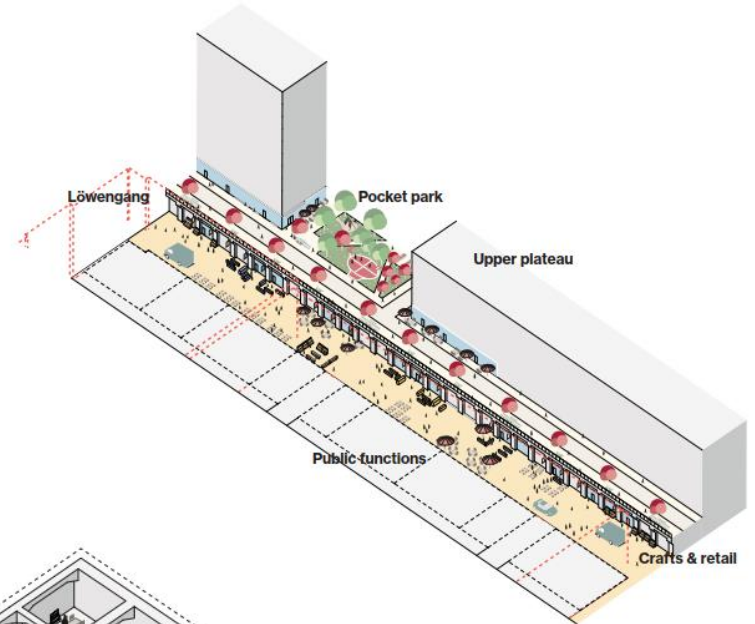
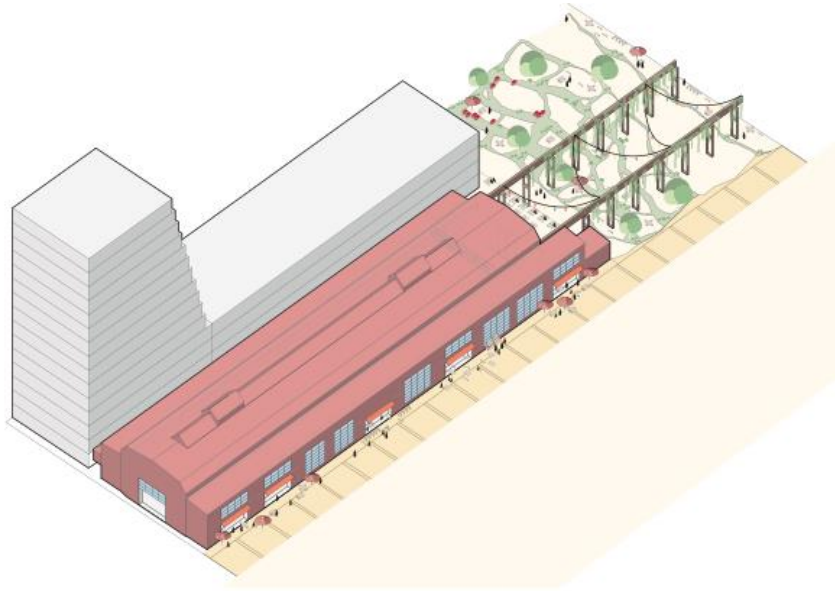
Urban vision

Stadfabrik

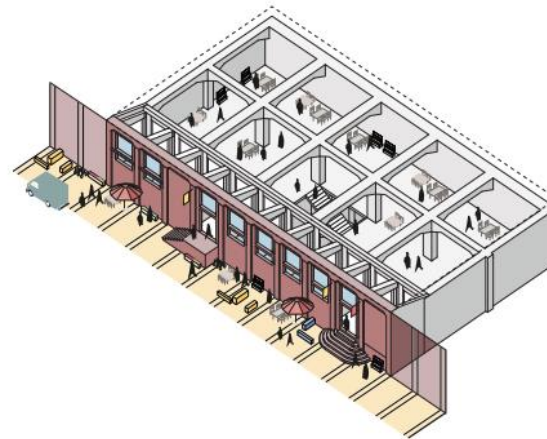


Urban vision

Preserve and reuse by giving existing structures new life



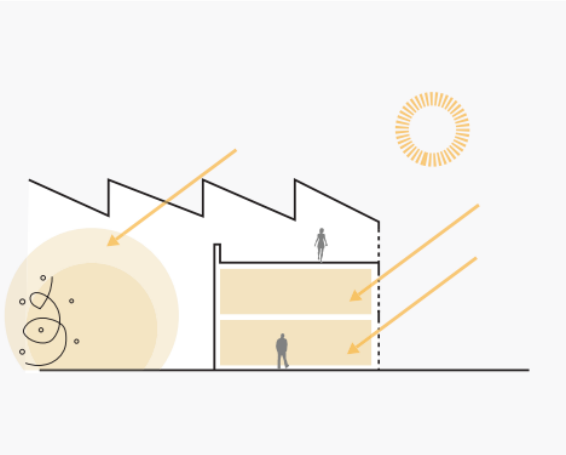
Zentralwerkstatt



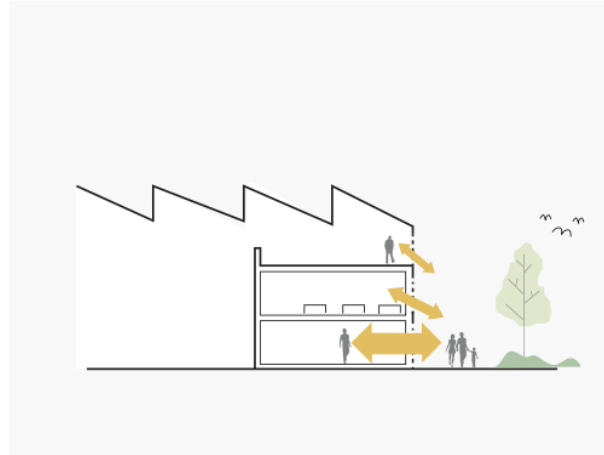
Zentralmagazin

Urban vision

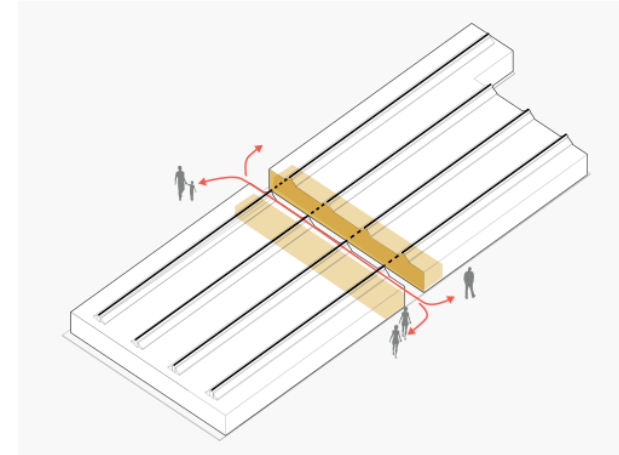
Preserve and reuse by giving existing structures new life



Verdichtung über Tageslicht



Aktivierung der Fassaden durch
öffentliche Räume

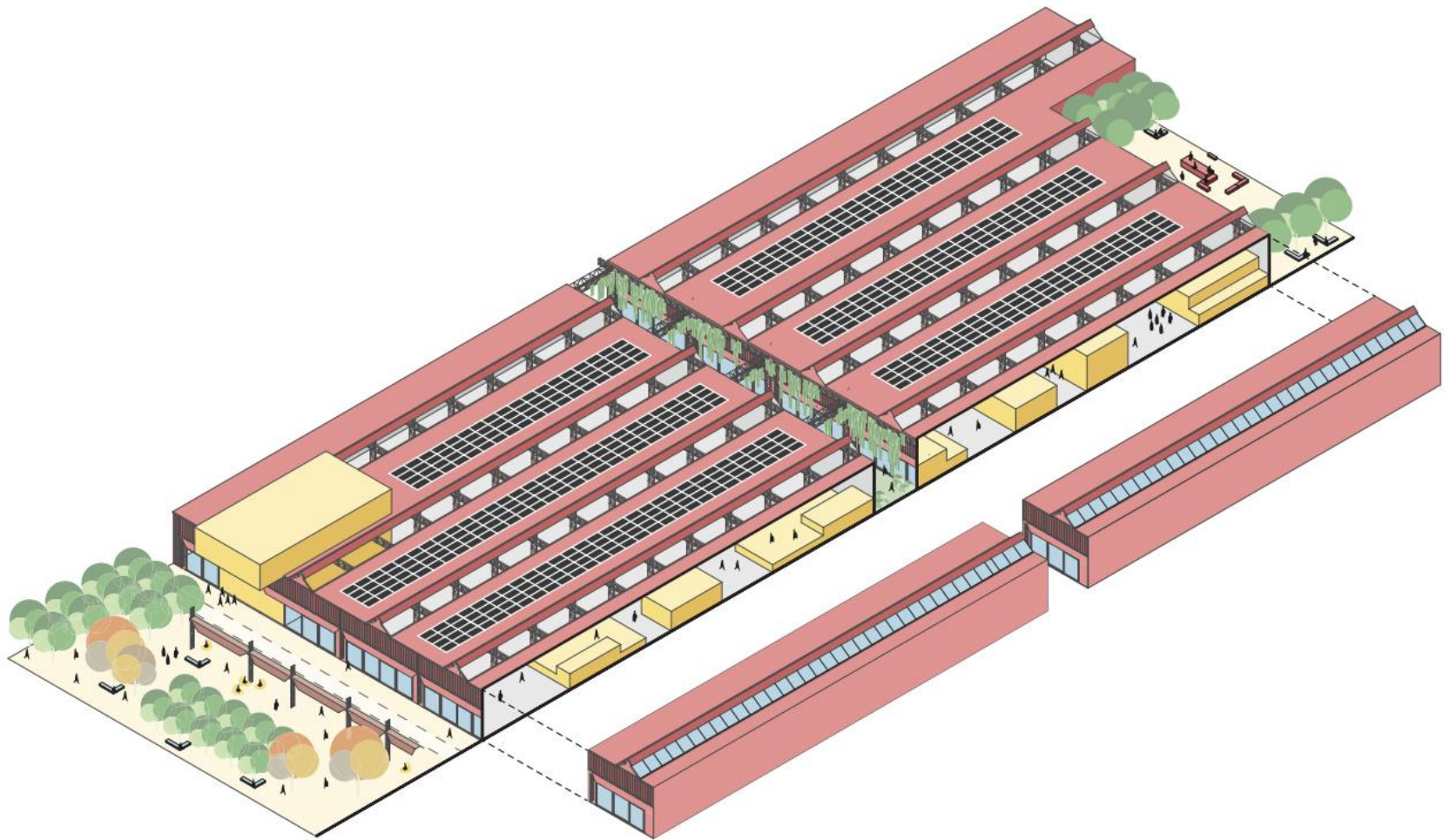


Duerchgang



Urban vision

Preserve and reuse by giving existing structures new life



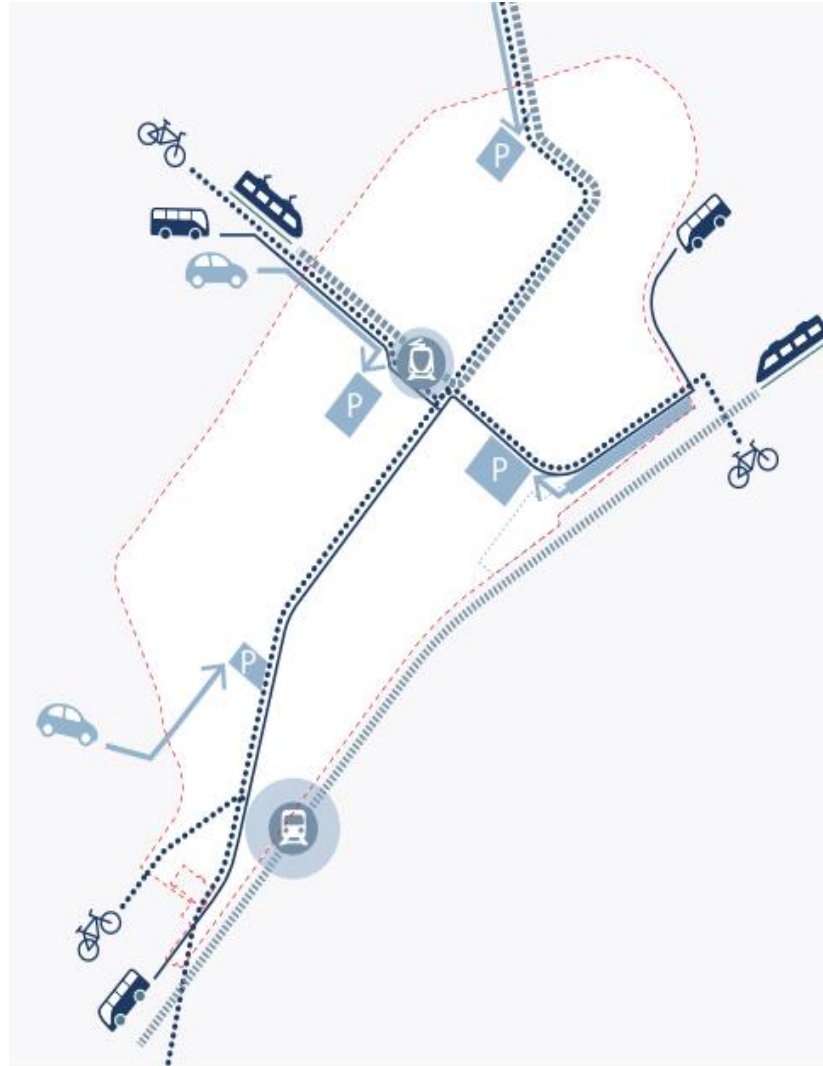
Urban vision

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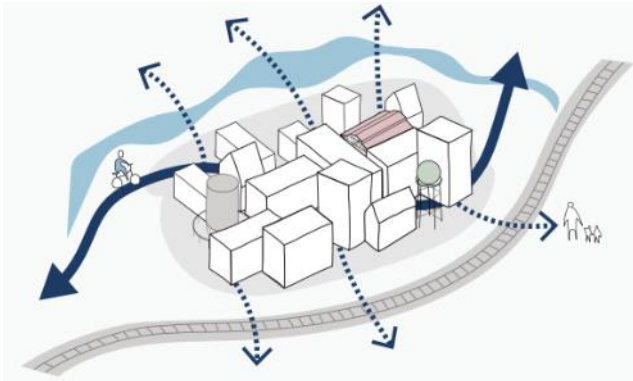
Urban vision

Interconnected mobility for car-free streets



Urban vision

Interconnected mobility for car-free streets



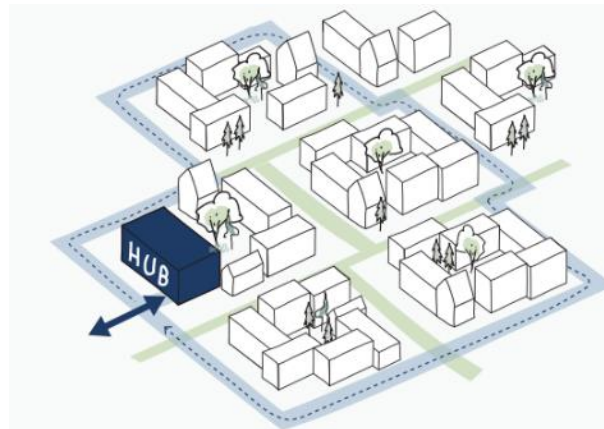
Well connected to its surrounding

max. 500 m between crossings for bikes and pedestrians



Integrated public transport in a walkable distance

network of rapid bus system, tram and train

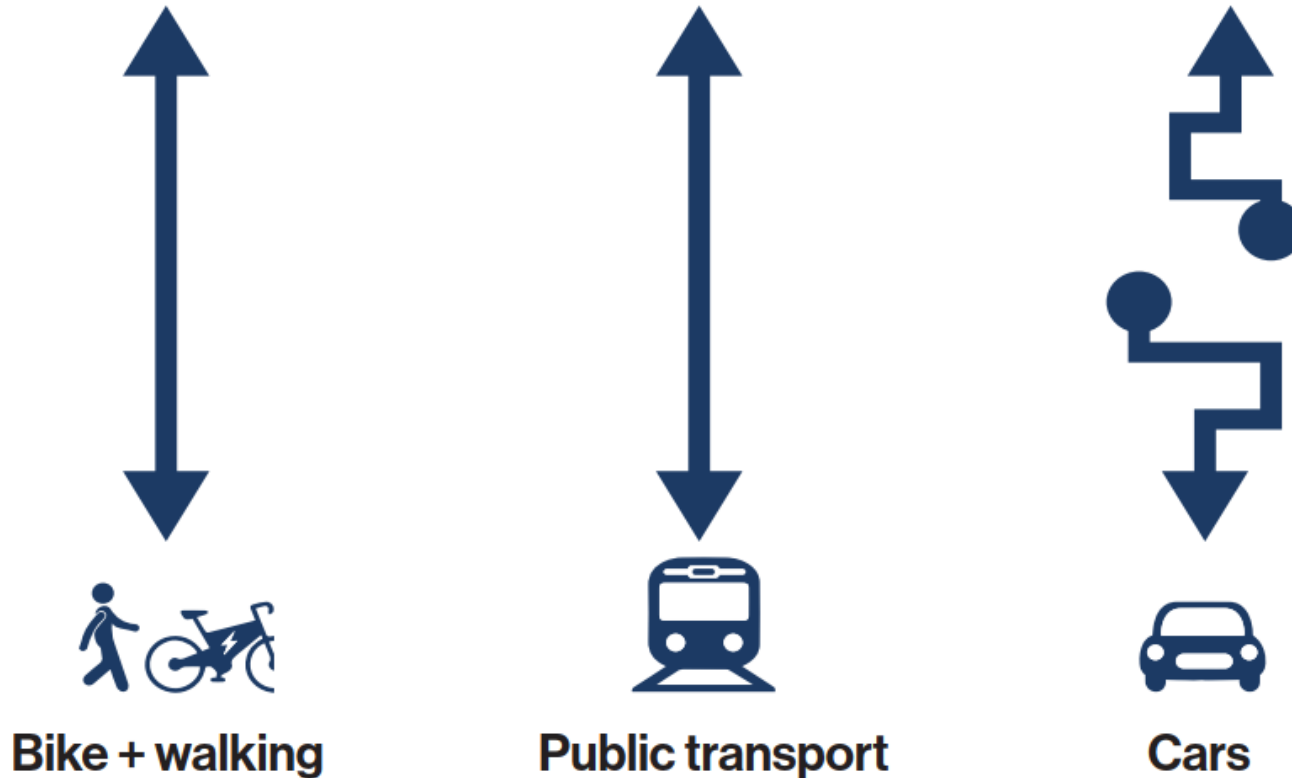


Limiting car traffic

consolidate all parking in the facility hub

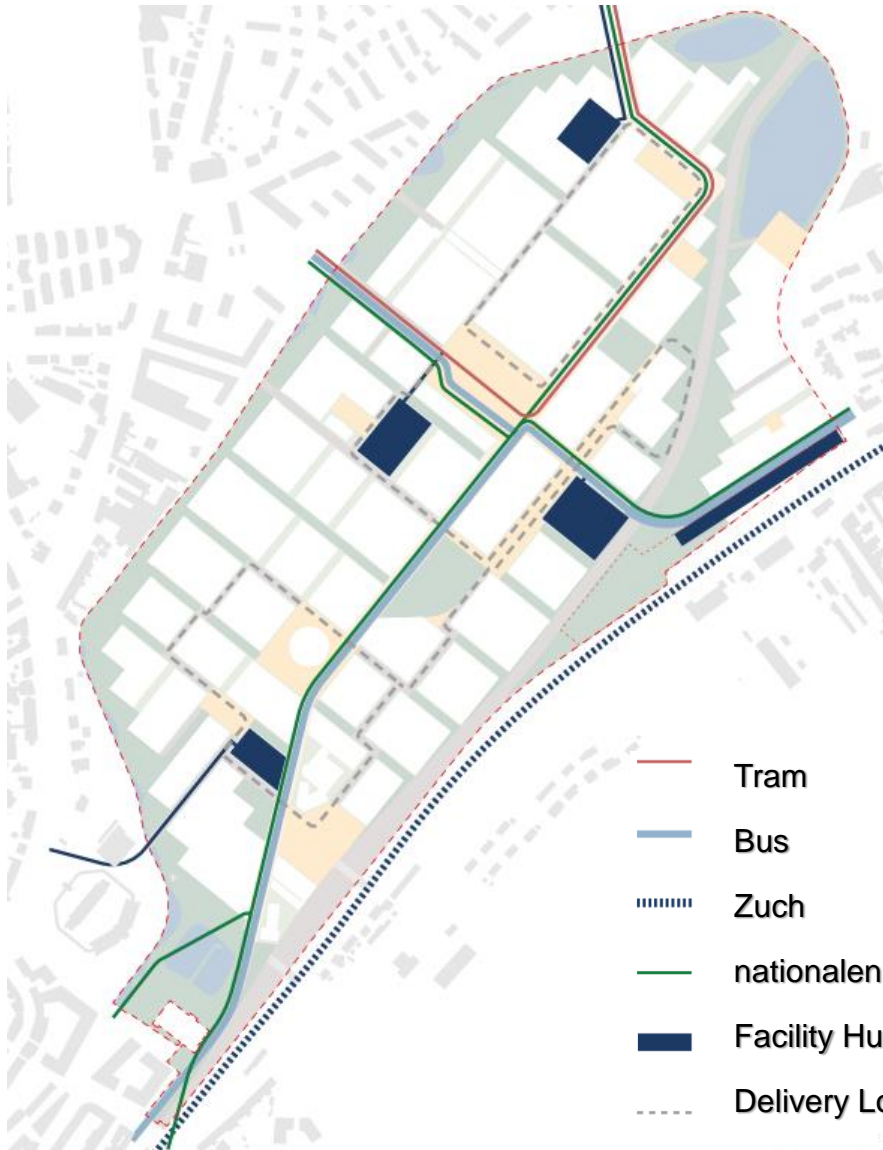
Urban vision

Interconnected mobility for car-free streets

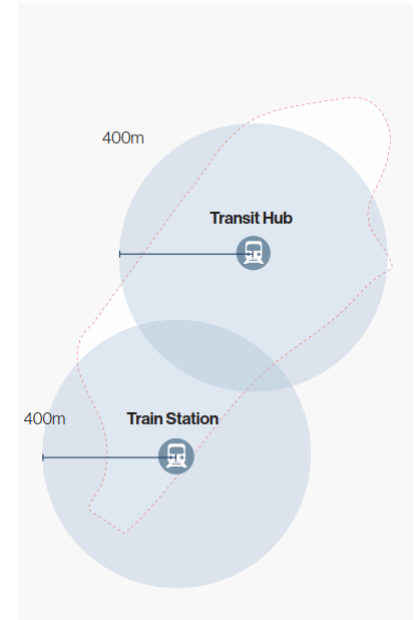
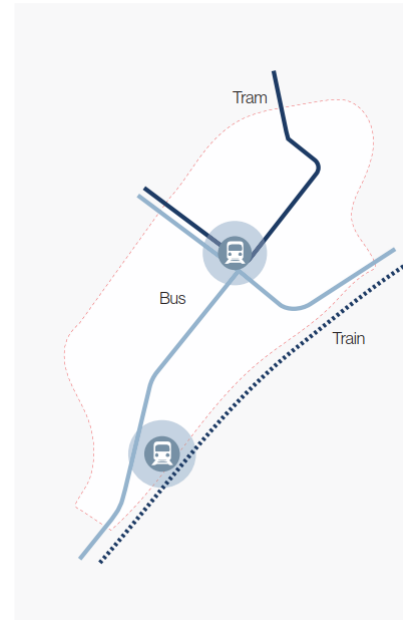


Urban vision

Interconnected mobility for car-free streets

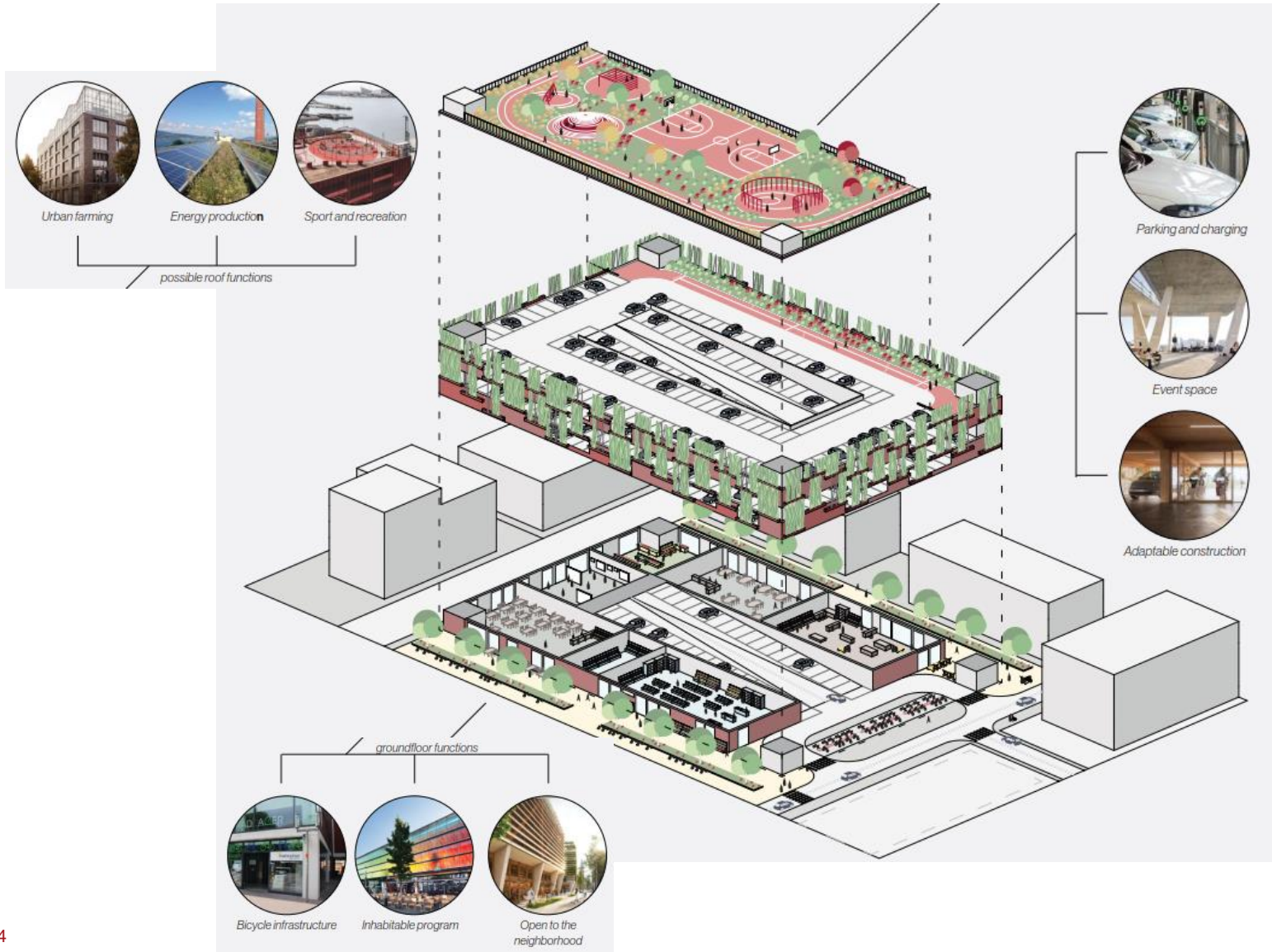


- Tram
- Bus
- Zuch
- nationalen Vêlowee
- Facility Hubs / Accèsen fir d'Autoen
- Delivery Loop



Urban vision

Interconnected mobility for car-free streets



Urban vision

Interconnected mobility for car-free streets

Symbiosis program



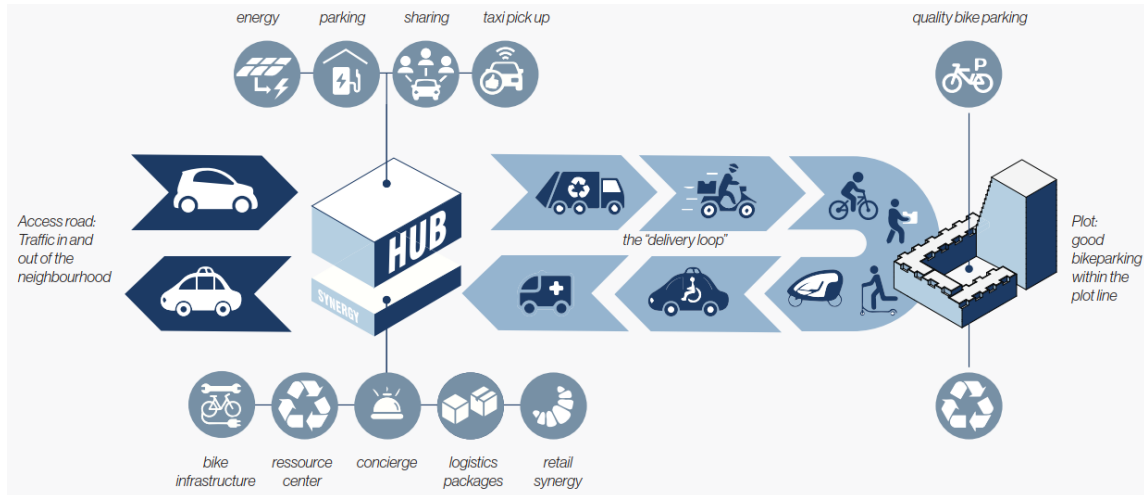
Neighbourhood concierge



Delivery loop



Future of mobility



Urban vision

Interconnected mobility for car-free streets



Urban vision

A walkable network of healthy spaces



Urban vision

Interconnected mobility for car-free streets



Urban vision



THANK YOU FOR YOUR ATTENTION



