

FROM INTROVERT COMMERCIAL AREA TO ATTRACTIVE LOCAL CENTER RECREATION AND MEETING PLACES

regenes is an area which today is characterized by being a trading center ith introverted buildings. It is a thoroughfare. The area lacks good meeting laces and outward-facing businesses. Nevertheless, Krøgenes offers several ualities that can be further developed: footpaths and cycle paths, proximity the sea and forest, and an established commercial centre.

ition is to develop Krøgenes into a vibrant local center where public paces connect-up wegenes mus a vorant tocal center where public spaces connect-neighbourhoods. The Krøgenes of the future will be a meeting place. With a library, square and activity park that facilitate activities and experiences for everyone.

a long maritime history, and shipping has been important to the Are now naw a during internatione instory, and simpling has been important to the area. In Krögenes, the traditions are carried on with a new quay for a ferry connection to the center of Arendal. The sea side will be made available to the public with a coastal path, bathhouses and various activities connected to the sea.

A change in direction towards a denser, more urban and city-oriented environment means that we must change principles for both building forms and traffic colutions. We have set out some principles that we see as central to the transformation from a car-based trade and business area to an attractive urban area.

We strive to create physical frameworks that facilitate social encounters between people in everyday life. Ranging from a new local library branch, with a multitude of local functions such as a scene. calé, study rooms, practice rooms for bands, and lending center of sports equipment.

The library, with its attached cultural activities, acts as a key meeting place for the inhabitants of the area. Throughout the year, regardless of weather conditions, this building will be available for everydody to use. By mixing different cultural activities, we aim to create meetings not only between people with the same interest groups, but also across.

While developing the Krøgenes area into an attractive place, it will be crucial to develop better green connections along the sea, to the sea and between existing natural areas. With a range of outdoor activities and public spaces. It will be important to include blue-green structures within the project site. The goal is to create connections that can both function as a spreading corridor for biological diversity, but also as an element of well-being and recreation

To enhance the quality of the outdoor areas, we suggest adding different elements such as sauras, bathhouses and a diving tower along the waterfront. Near the centre of the area, an activity park and a mini golf court is created. In the north, smaller sport fields surrounded by wildflower meadows forms the s park. In addition to the already existing Eikevalen viewpoint near Krøgenes park. In ado the bridge, all these e



## DEVELOPMENT PROCESS

The process of working out The process of working out a spatial framework for the area where everyone involved is pleased, is perhaps the most important stage of the development. This is where the plot value is created, public spaces are laid out, and ambitions for nature and social sustainability is determined. A question for timeline is whether the area has to undergo an area zoning plan, or if the rent plots can go straight to detailed zoning plans based on a politically the way to go. If not, a strategic map coul

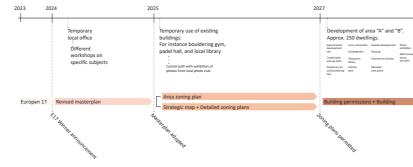
e envision the first half of 2024 to be a condensed period of work, where rt of the time is spent on site in a temporary local office. This ensures a ick way of getting to know the site and stakeholders, and have frequent where the dwards are more than the site and stakeholders. strategic map / masterplan for Krøgerne

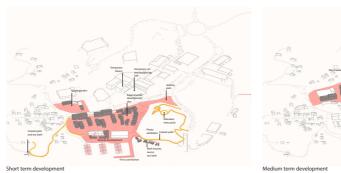
oject of different workshops might include: out of urban spaces and connections rischops specifically for programming the different public spaces (for ance the main square, the park, the coastal path, the activity park and

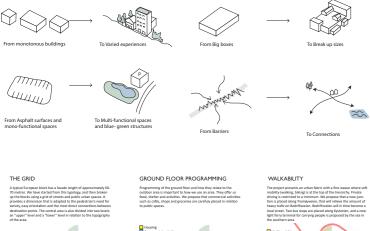
Instance the main squeet, the park, the Costan paul, the activity park and the waterfrom the degree of utilization, based on agreed-upon rates for parking, sunlight, outdoor area, etc.

This strategic map / masterplan will either serve as a base for an area zoning plan in which case the municipality takes charge, or as the framwork for division of plots, private and public spaces, as well as legal development agreements in which public and private developers can carry out detailed

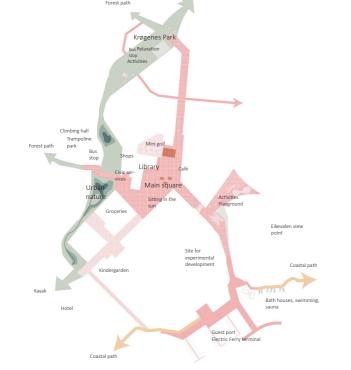
Krøgenes will be in constant transformation for the next 15-20 years. The areal will be built in different stages. Thus we have to plan for the area to work both in the short, medium and long term. We are lucky to have a popular commercial area as a starting point, and should seek to take care of these functions will developing the area. We should also be on the lookout on possible reuse of buildings and building materials.











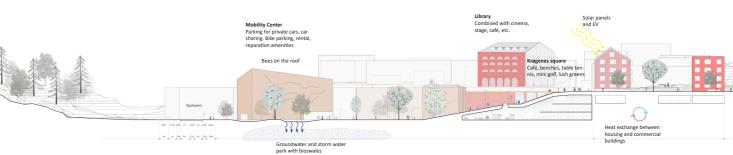


A natural place to start the development is at the waterfront, where land owners are already eager to develop the harbor as well as buildings on the rden should also be built in this stage.

ucial for Krøgenes to become a local permanent library, development of ility house and housing. The majority

As time goes and the central areas are already built, land owners that are content with the current situation might consider developing their plots. These pieces complete the development of Krøgenes.





2030 . Development of area "C south" and "E". Approx. 400 dwellings. Development of area "C north" and "D". Approx. 50 dwellings. Regress Connect active New junction across Park Mability hab Grossies Sommator park Persavent Regress Bits Johns, spann et Rouldwing ball, Office ama Aquamatine trampoline park, Housing commercial plants wholesain, Housing commercial officer, etc. New bridge officings



Long term development

