



FROM INTROVERT COMMERCIAL AREA TO ATTRACTIVE LOCAL CENTER

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

The ambition is to develop Krøgenes into a vibrant local center where public spaces connect neighborhoods. The Krøgenes of the future will be a meeting place. With a library, square and activity park that facilitate activities and coexistence for everyone.

Arendal has a long maritime history, and shipping has been important to the area. In Krøgenes, 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.

RECREATION AND MEETING PLACES

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 solutions. 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 cafe, 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 everybody 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 for people.

To enhance the quality of the outdoor areas, we suggest adding different elements such as saunas, bathhouses and a diving tower along the waterfront. Near the center 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 Krøgenes park. In addition to the already existing Eikevalen viewpoint near the bridge, all these elements act as informal meeting places.



DEVELOPMENT PROCESS

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 the timeline is whether the area has to undergo an area zoning plan, or if the different plots can go straight to detailed zoning plans based on a politically approved strategic map. The answer to this might lie in the capacity of Arendal Municipality. If the municipality do have the time and resources to prioritize an area zoning plan, this might be the way to go. If not, a strategic map could be preferred.

We envision the first half of 2024 to be a condensed period of work, where part of the time is spent on site in a temporary local office. This ensures a quick way of getting to know the site and stakeholders, and have frequent meetings to develop a revised masterplan. The goal for this period is to create a strategic map / masterplan for Krøgenes.

Krøgenes will be in constant transformation for the next 15-20 years. The area 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 while developing the area. We should also be on the lookout on possible reuse of buildings and building materials.

The subject of different workshops might include:

- Layout of urban spaces and connections
- Workshops specifically for programming the different public spaces (for instance the main square, the park, the coastal path, the activity park and the waterfront)
- Reuse of buildings and materials
- Plots and 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 the municipality takes charge, or as the framework for division of plots, private and public spaces, as well as legal development agreements in which public and private developers can carry out detailed zoning plans.

Early activities might include building the coastal path along Eikevalen with bath houses and saunas along the way, as well as information boards on the history of Krøgenes, geology or nature. Temporal activities such as photo exhibitions, and a local library in existing unused buildings will also be good additions in this early phase before anything is built.

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 ridge. A kindergarten should also be built in this stage.

The central area should be ready to be transformed and developed in the next stage. The development of this area is crucial for Krøgenes to become a local center in Arendal. The phase includes a permanent library, development of the main square, storm water park, mobility hub and housing. The majority of the housing and amenities needed to supply future needs are completed during this phase.

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.

