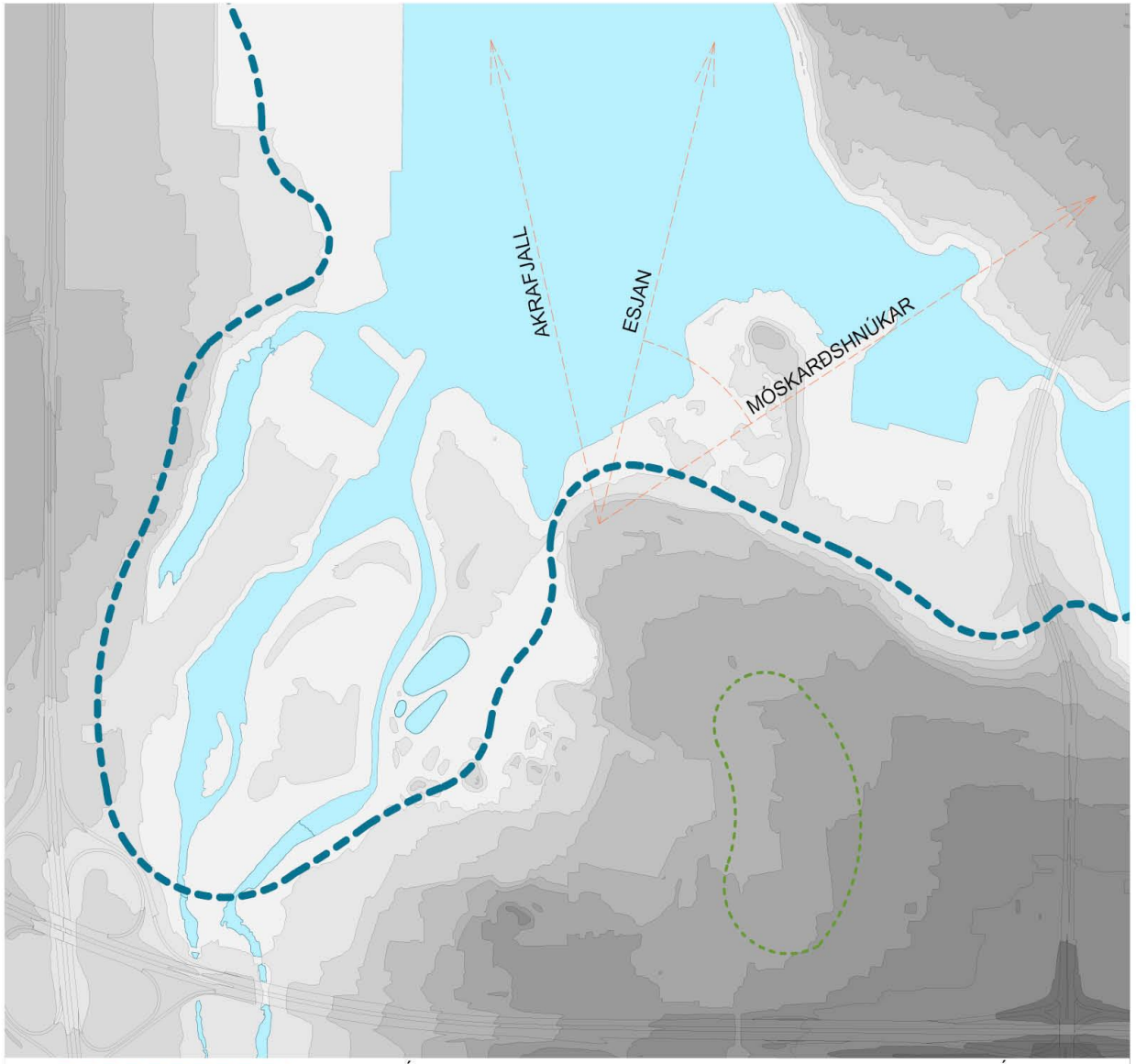
ELLIÐAHÖFN VIÐ ÁRTÚNSHÖFÐA

VISTVÆNT BORGARHVERFI MEÐ FÓLK Í FYRIRRÚMI

KYNNING Í UMHVERFIS- OG SKIPULAGSRÁÐI 08.07.2015

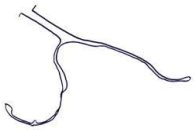
ARKÍS arkitektar LANDSLAG VERKÍS



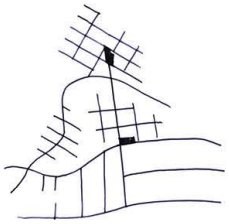
staðháttagreining

skjólmyndun - sólaráttir

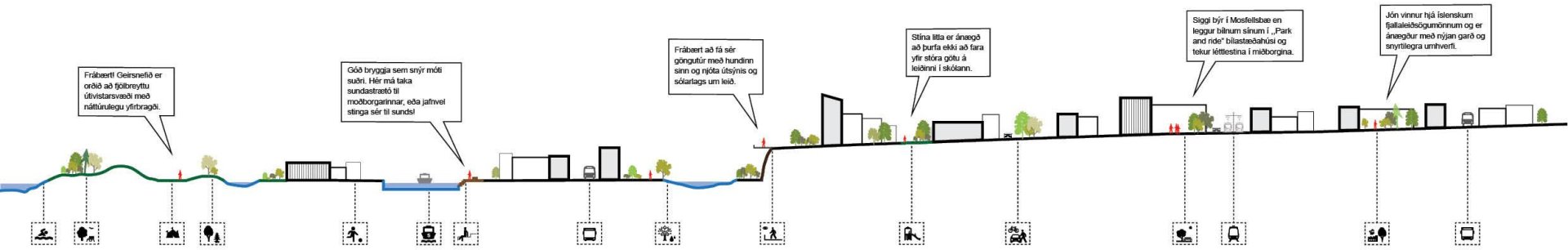
upprunaleg strandlína

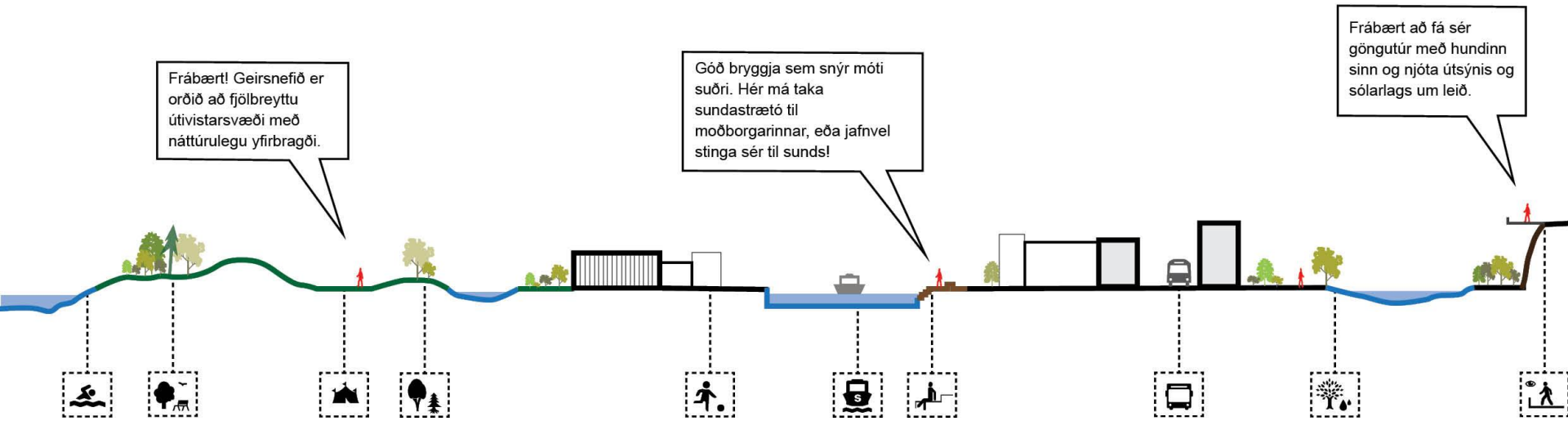


strandlína endurheimt
- blágrænar lausnir

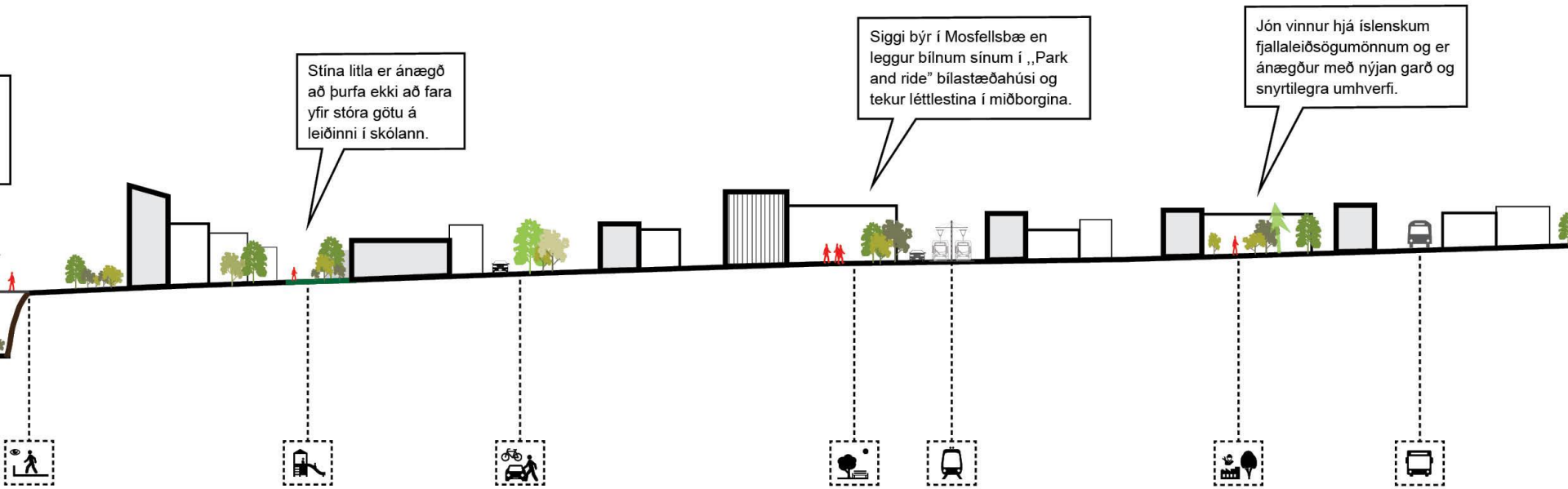


tengingar hverfishluta





GEIRSNEF **SAFNSKÓLI** **ELLIÐAHÖFN** **BYGGÐ Á LANDFYLLINGU** **ÁRTÚNSHÖFÐ**



HÖFÐI **GRUNNSKÓLI** **BREIÐHÖFÐI** **KROSSMÝRARTORG** **HÖFÐAGARÐUR**

yfirlitsmynd

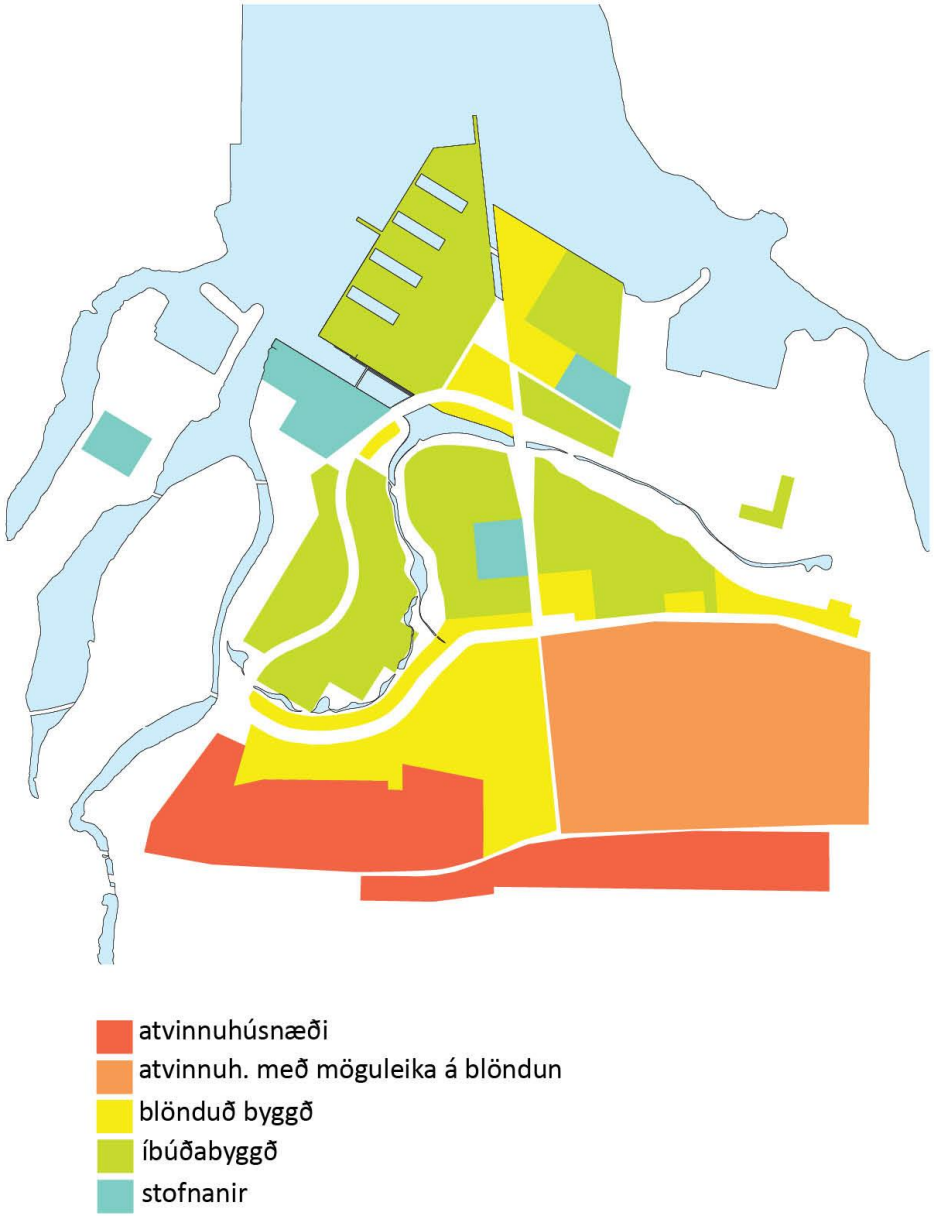
sneiðing niður Breiðhöfða

nýtt - núverandi

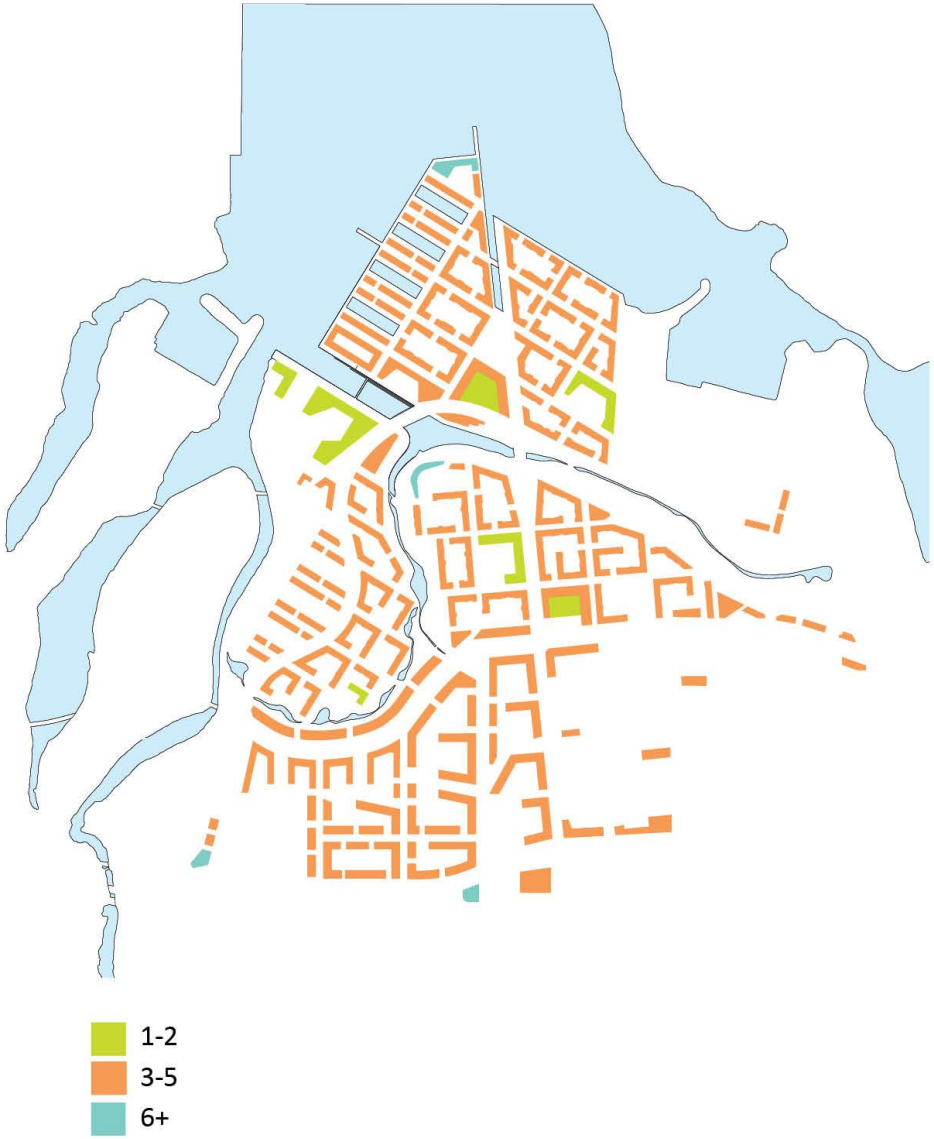
nýbyggingar

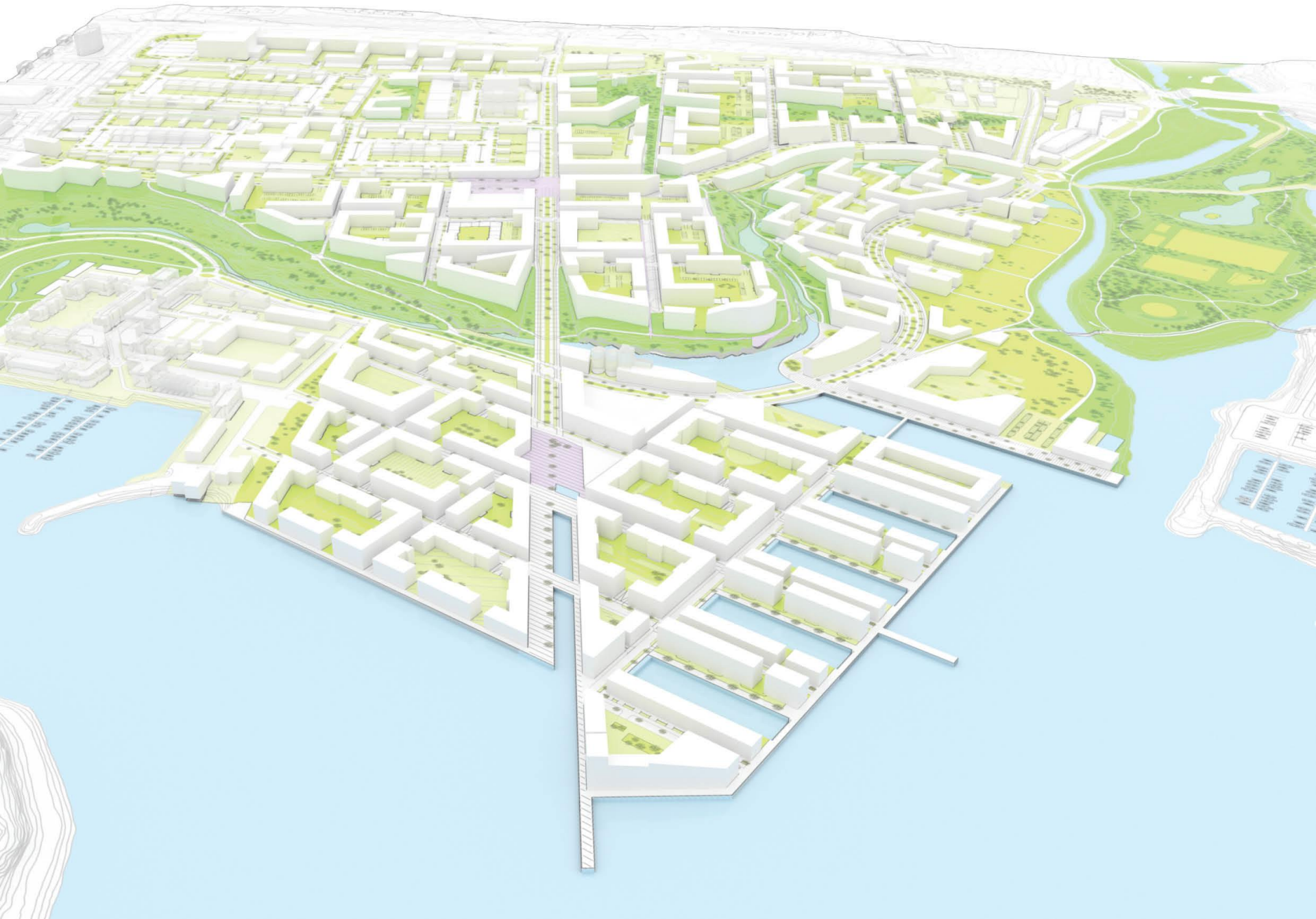
núverandi byggð

landnotkun


atvinnuhúsnæði
atvinnuh. með möguleika á blöndun
blönduð byggð
íbúðabyggð
stofnanir

hæðir nýbygginga

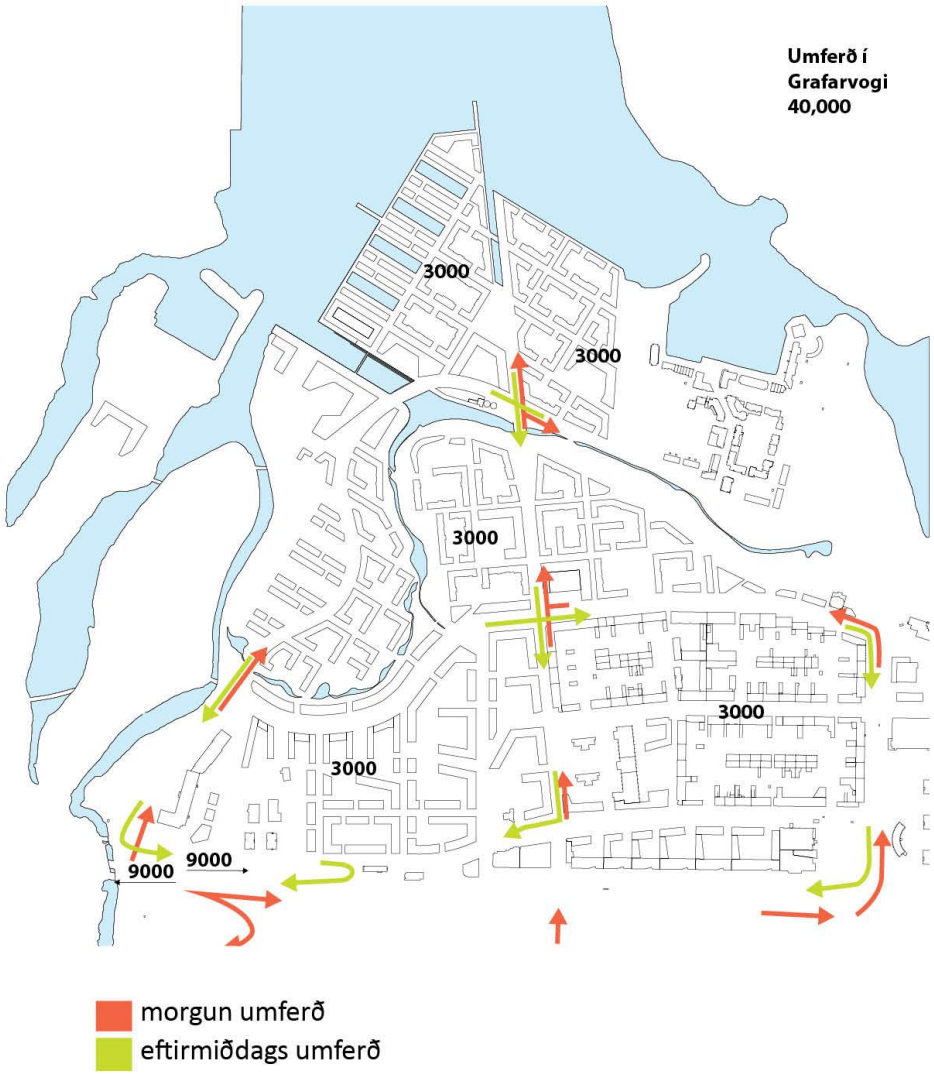




umferðarskipulag

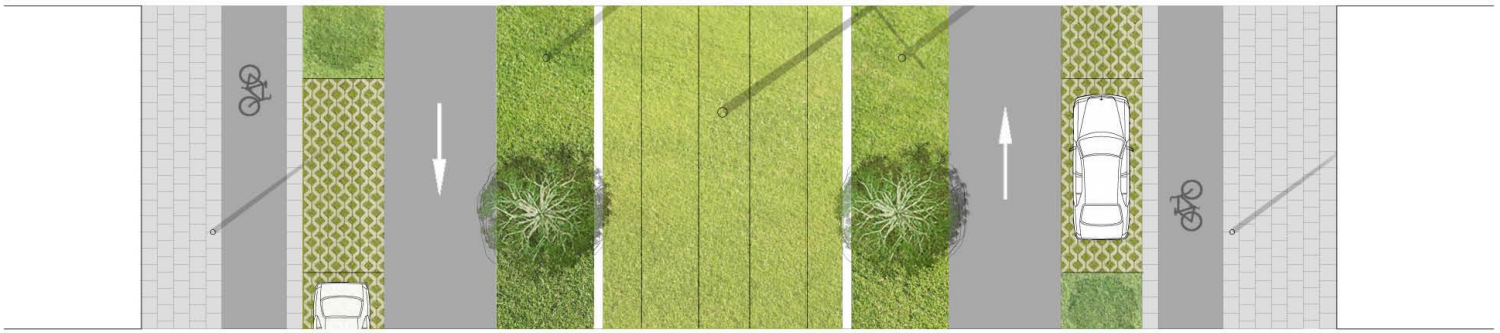
samgöngu- og þróunarás
vistgötur
borgargötur
húsagötur

umferðarmyndun

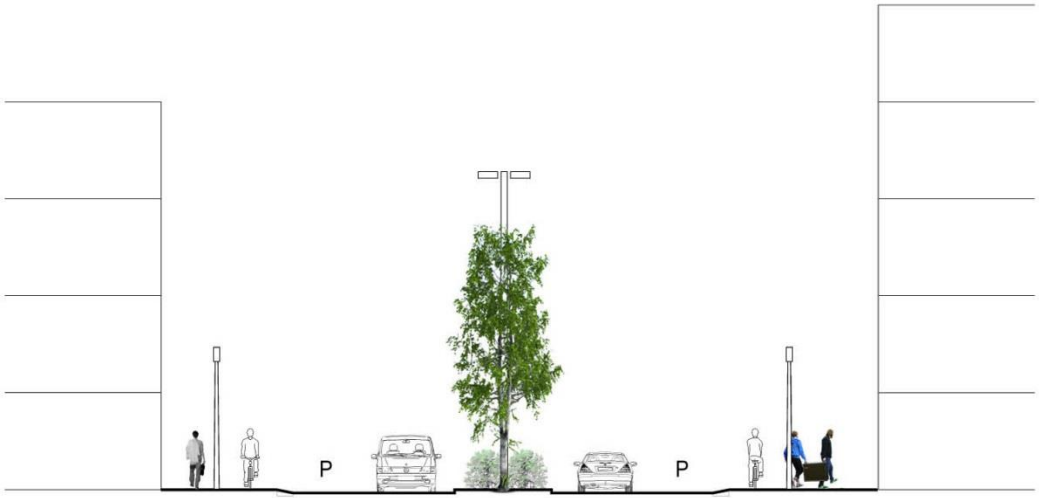


almenningssamgöngur

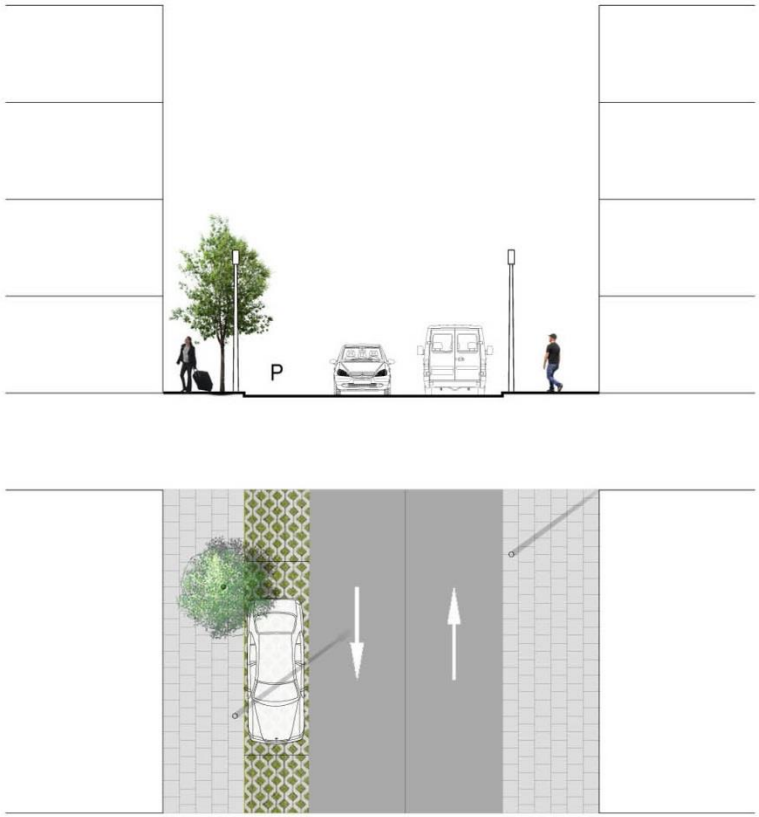
borgar lína
aðrar línur



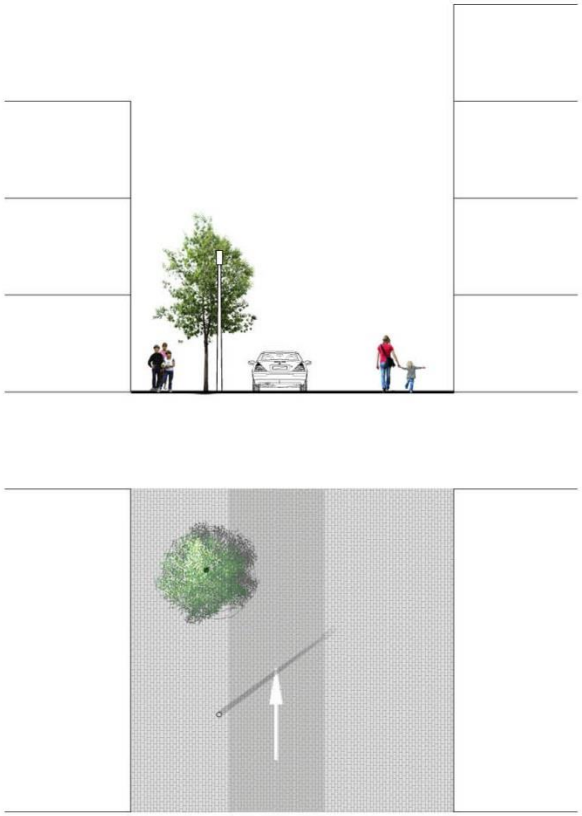
samgöngu- og þróunarás



borgargata 1:200

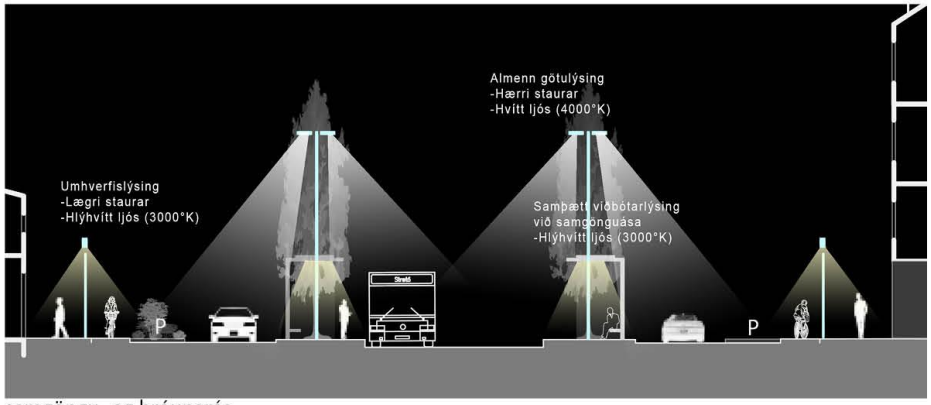


húsagata 1:200

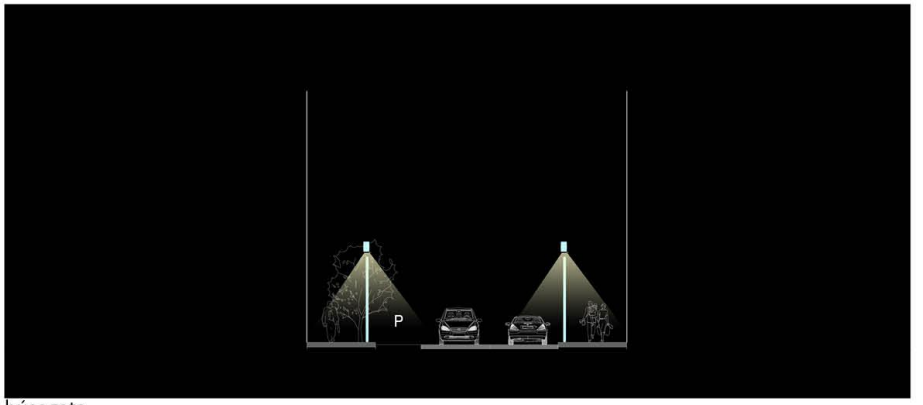


vistgata 1:200

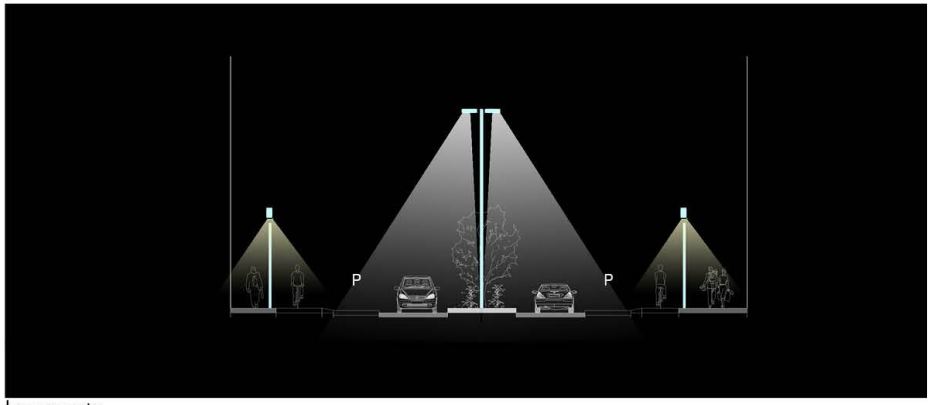
Götulýsing



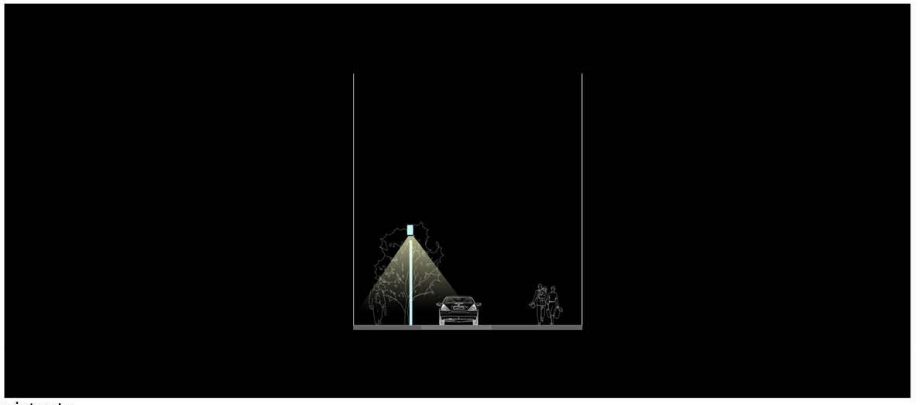
samgöngu- og þróunarás



húsagata

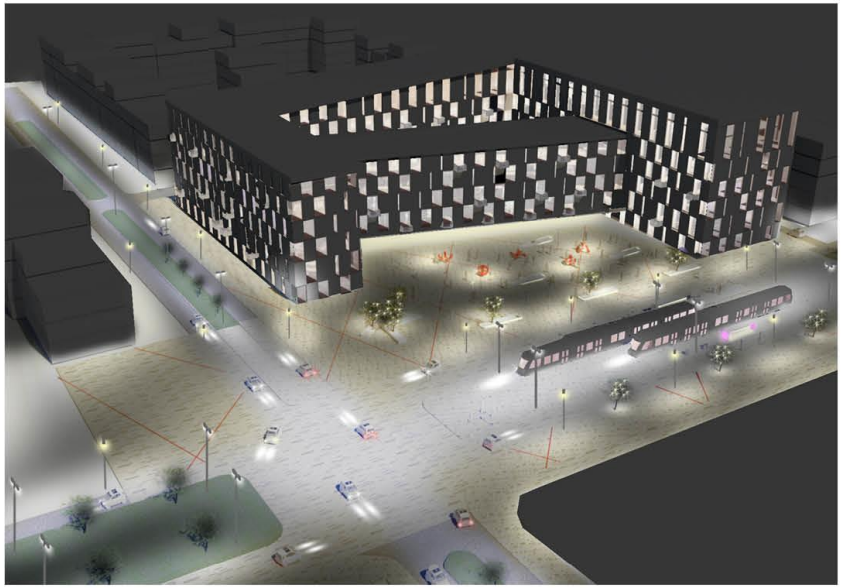


borgargata



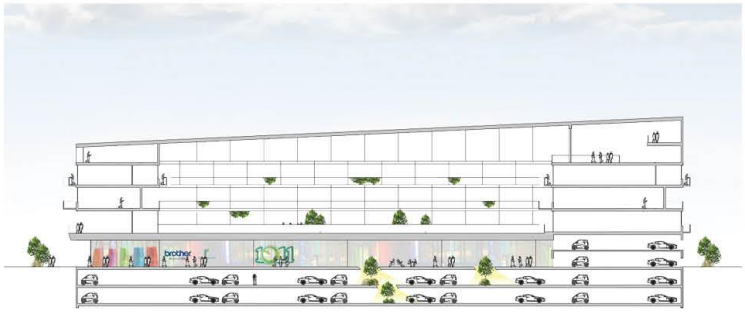
vistgata

Krossmýrartorg



götulýsing - yfirlitsmynd

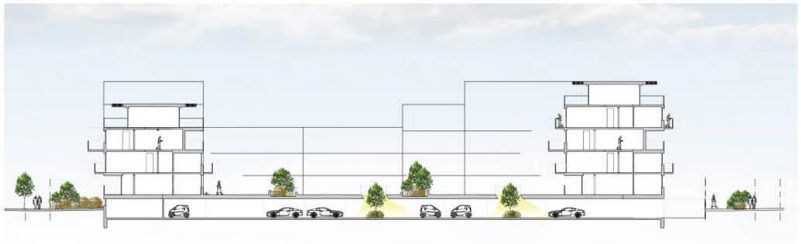
Krossmýartorg
verslun - þjónusta - samgöngumiðstöð



sneiðing

veggur á lóð BM Vallá samtvinnast útivistarsvæði

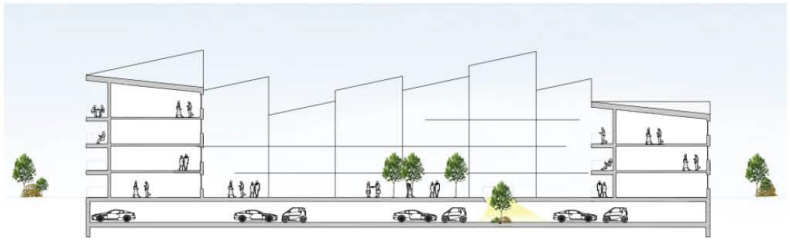
dæmi - reitur 1
fjölbýli við Bryggjutorg



sneiðing

hliðstæð dæmi um byggðarmynstur: Tjuvholmen - Loevenhout - Bo01

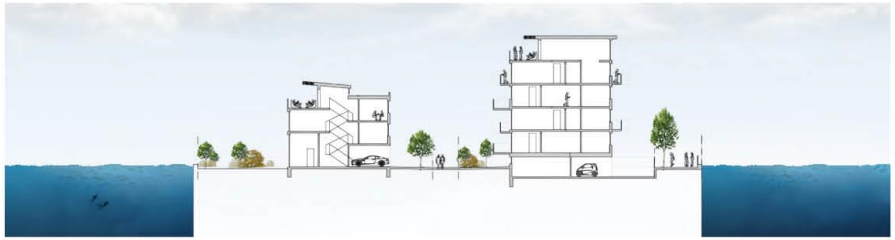
dæmi - reitur 2
fjölbýli vestan við Hamragarð



sneiðing

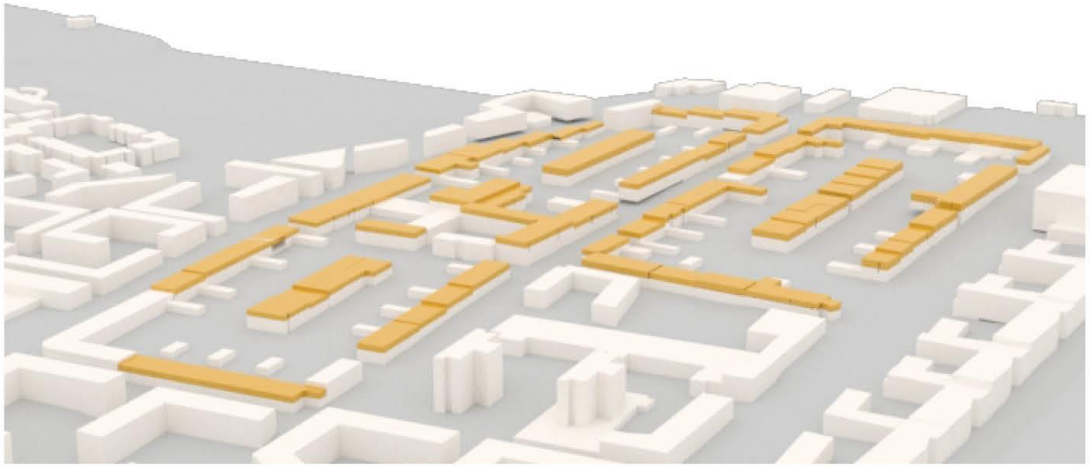
hliðstæð dæmi um byggðarmynstur: Loevenhout - Bo01

dæmi - reitur 3
raðhús og fjölbýli á nýrri fyllingu



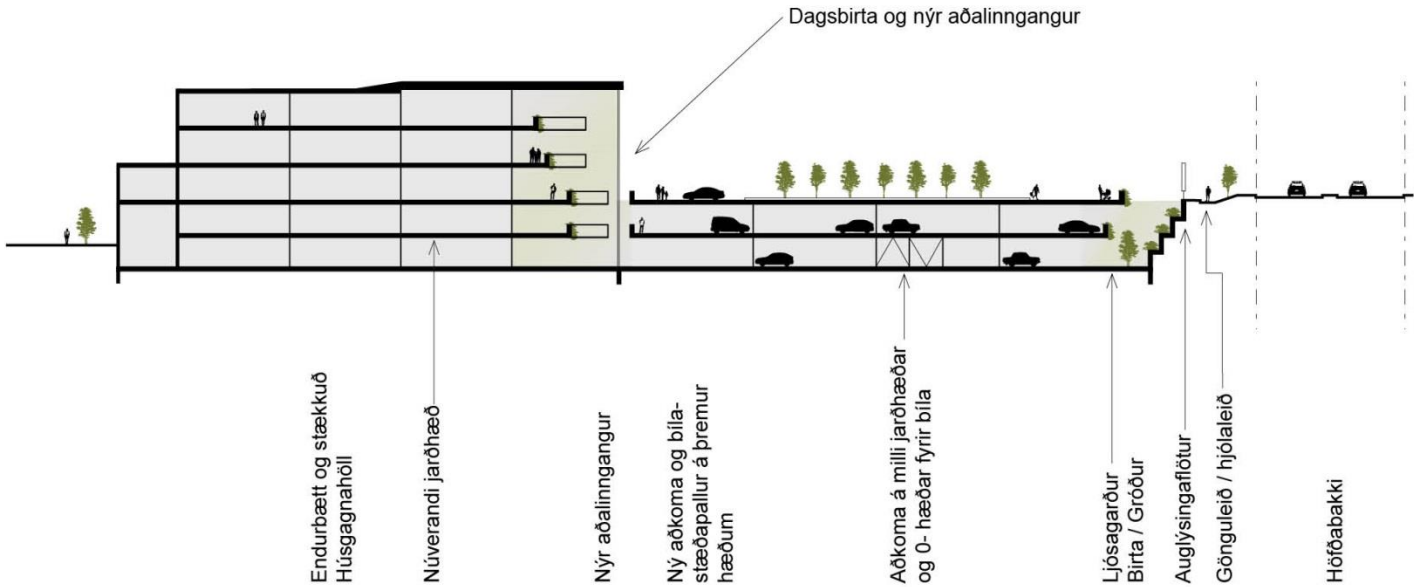
sneiðing

hliðstæð dæmi um byggðarmynstur Hammarby Sjöstad - Nieuw Leyden - Borneo Sporenburg

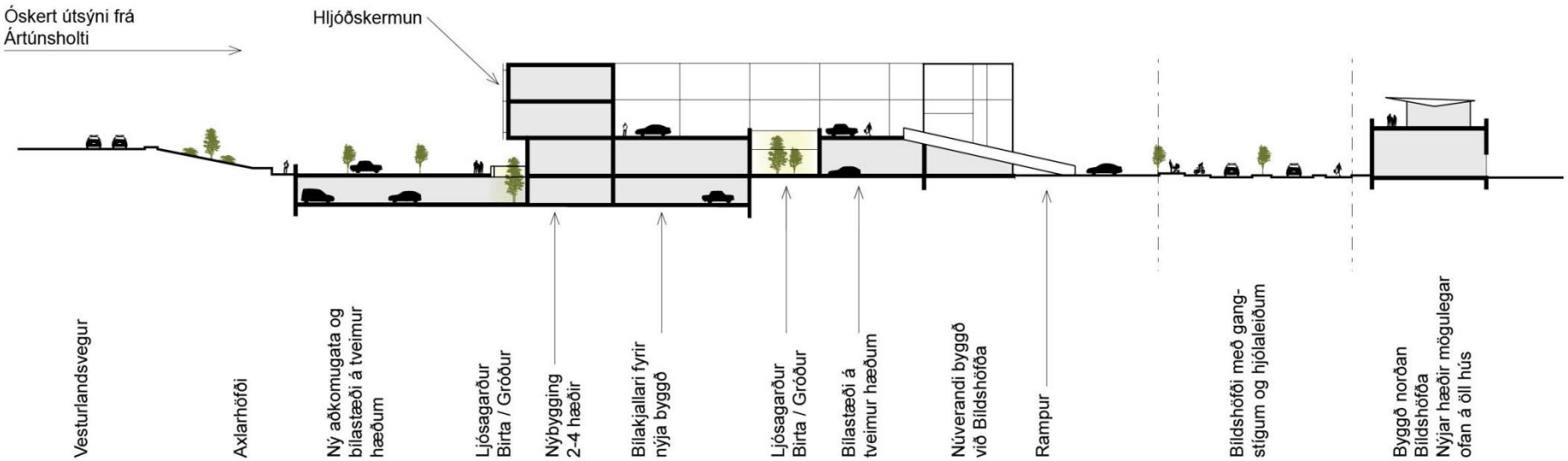


Heimildir til að byggja ofan á núverandi byggingar
svæði sem afmarkast af Stórhöfða, Bíldshöfða, Breiðhöfða og Höfðabakka

Snið í stækkun Húsgagnahallar og
bílastæðapall að Höfðabakka



Snið í gegnum byggð vestan Húsgagnahallar



áfangaskipting

íbúðahúsnæði: 96.000 m² - atv./blönduð notkun: 35.600 m²
íbúðahúsnæði: 216.300 m² - atv./blönduð notkun: 22.000 m²
íbúðahúsnæði: 32.600 m² - atv./blönduð notkun: 154.700 m²
atv./blönduð notkun: 33.000 m²
íbúðahúsnæði: 65.800 m² - atv./blönduð notkun: 9.900 m²
íbúðahúsnæði: 84.600 m² - atv./blönduð notkun: 17.000 m²
atv./blönduð notkun: 53.800 m²

Helstu tölulegar upplýsingar:

Nýbyggingar íbúðahúsnæðis: 495.000 m2
Nýbyggingar blandaðrar byggðar og atvinnuhúsnæðis: 293.000 m2
Skólar og stofnanir: 28.200 m2

Samtals nýbyggingar: 816.200 m2

Nettó aukning byggingarmagns: um 776.000 m2

Gert er ráð fyrir 4.100 íbúðum á reitum sem skilgreindir eru fyrir íbúðabyggð. Auk þess er gert ráð fyrir allt að 1.000 íbúðum í blandaðri byggð. *Því má gera ráð fyrir allt að 11.500 nýjum íbúum í hverfinu.*