

MEMORANDUM FOR COMPETITION FOR LOT 9A IN BORGARHÖFÐI

The real estate development company Klasi ehf. seeks participants in a pre-selection, which will result in up to five teams/agencie being offered the opportunity to participate in a competition for the preliminary design of buildings and a square on lot 9A in Borgarhöfði. The aim of the competition is to find an ambitious design team to work on the final design of lot 9A in collaboration with Klasi. Designing a modern office building, multi-purpose assembly hall (culture house) and Krossamýrarborg. A design that creates a diverse and ambitious environment for employment, recreation and experience, which takes environmental considerations into account. The proposal must meet all the main requirements of the future for commercial buildings, such as flexibility, diversity, sustainability and environmental focus, approach, flow and accessibility.



Image1. Overview of Borgarhöfði and the competition area.

A New District in the Making

In recent decades, the area has been the site of commercial and industrial activity, but in the coming years it will undergo major changes and become a dense city-oriented neighborhood with a viable settlement where people are the first priority. Borgarhöfði on Ártúnshöfði by Elliðaárvogur is the next development district in Reykjavík. The area is defined as a key area in Reykjavík's 2040 Land-Use Plan, a central area (M26) for shops and services, offices, institutions and apartments. Light industry may be

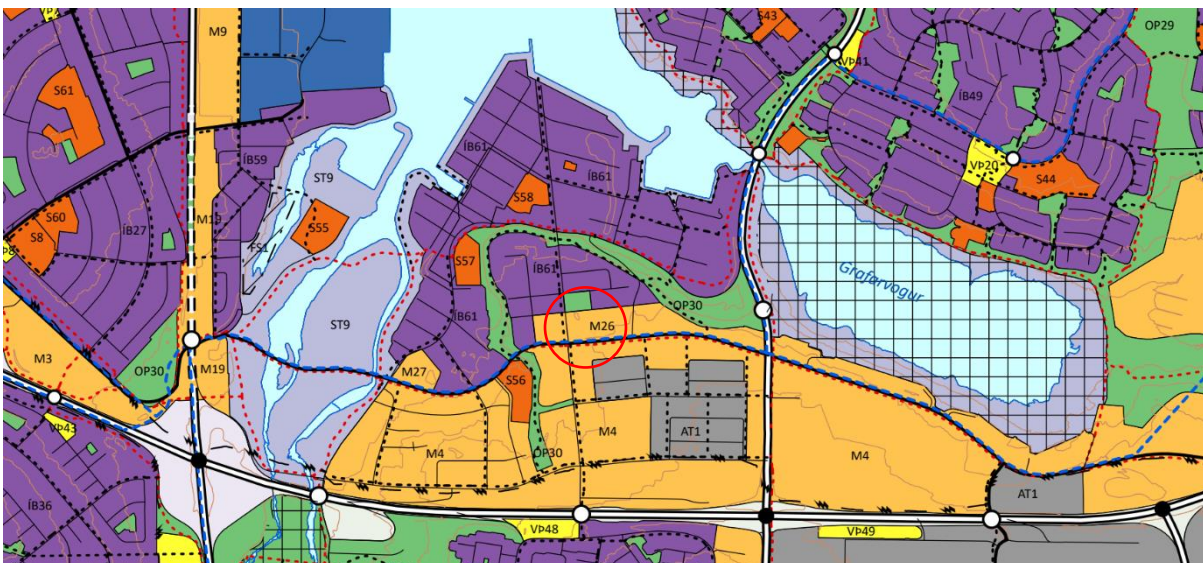


Image2. Reykjavík 2040 Land-Use Plan

permitted, as well as hotels and hospitality activities. A grocery store is permitted there. The district should create a settlement that is socially, environmentally and economically sustainable.

It is estimated that a fully developed neighborhood can accommodate about 15,000 residents as well as various services and business activities. The City Line (Borgarlína) will run through the center of the neighborhood. The Plan allows for a mixed settlement and a variety of residential forms. Preschools and primary schools are expected in the district, as well as a multi-purpose assembly hall that will be the focal point of the neighborhood.

Borgarhöfði

The local planning area is about 13 ha in size, and residential areas, mixed areas, activities and associated local services are expected. About 226,000 m² of new buildings above ground is expected. In addition, up to 115,000 m² can be assumed in basements, shared parking garages and privat parking garages. The maximum number of apartments in the planning area is 1,570. All existing buildings are expected to be removed.

Lot 9A, which the competition covers, is 5,546 m², 14,000 m² is expected above ground and 8,000 m² in basements, a total of 17,000 m² excluding the parking garage. 140 parking spaces are planned in the parking garage. Above ground utilization rate is 2.5 and lot utilization rate is 4.0. The heights of houses are from 3 floors up to 7 floors. A parking garage in the basement of the lot that is shared by the whole neighborhood, the basement is shared by all of lot 9.

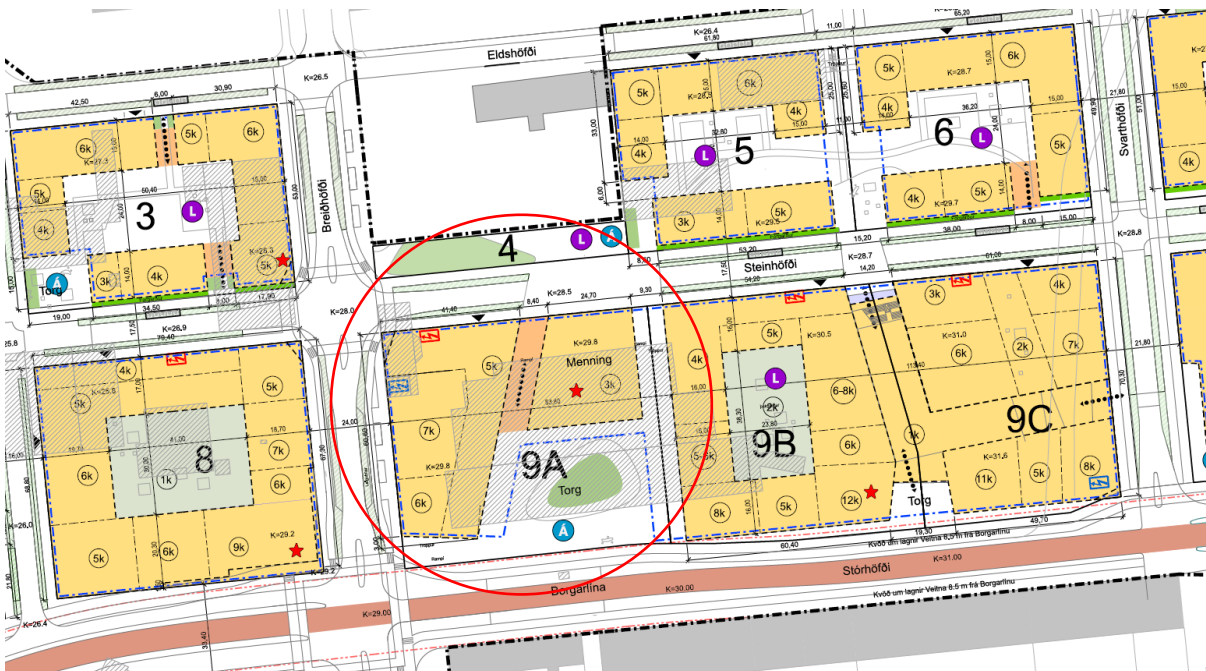


Image3. Local Plan Draft. The competition covers lot 9A.

Appearance of the Settlement, Quality of Housing and Surroundings

The Plan is characterized by a strong focus on the sophisticated look of public spaces, a city-oriented street system and comprehensive street view with ecological emphasis. The City Line is a transport option that will strengthen the neighborhood with a stop at Krossamýrartorg, where a mix of shops, services and residential accommodation is planned. Krossamýrartorg and its surroundings should be a venue for bustling life and culture within the neighborhood.

The buildings must be of good quality, fit well in with their surroundings and create an overall impression with Krossamýrartorg. The project must be solved in a comprehensive way with high-quality architecture. A multi-purpose assembly hall will be a landmark of the neighborhood, where special attention must be paid to design in order to create a memorable distinctive character, a symbol of the neighborhood.

The modern office building at Krossamýrartorg must have built-in flexibility and scope with retail and service activities on the ground floor. Activities that will serve residents, staff, customers as well as other visitors to the neighborhood in the future. The lot must have an overall impression with a good flow between the houses and the square.

There will be a multi-purpose assembly hall at Krossamýrartorg with a variety of cultural activities such as concerts, art exhibitions, a library, a music school, etc. The activities of the assembly hall should be able to spread to Krossamýrartorg.

Krossamýrartorg is the heart of the district, a lively city square that provides a breath of fresh air in a densely populated area. The square is an area for gatherings and other city life. Shops and restaurants face the square, and the assembly hall has a prominent place of honor. At Krossamýrartorg there will be a City Line stop. The square should have a diverse role and be a melting pot of diverse life. It should encourage togetherness and play as well as rest and relaxation.



Image4. A City Line stop will be at Krossamýrartorg.

Competition

The competition is in two stages, starting with a pre-selection, from the pre-selection up to five teams/agencies will be selected to continue in the competition for the design of block 9A in Borgarhöfði. The selection committee might request interviews with participants when evaluating applications. The teams/agencies that advance to the competition will all be paid ISK 4 million excluding VAT upon submission of proposals and the winning proposal will receive an extra 1 million. It is assumed that a design contract will be concluded with the winner of the competition.

Jury

The selection committee is made up of representatives of the contractor (Klasi ehf.) which reviews applications in the pre-selection. Klasi ehf. appoints the jury of the competition, which includes an architect and a landscape architect.

Timeline

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| • Advertising for teams for pre-selection | November 11-25, 2022 |
| • Deadline for submitting an application and CV | November 25, 2022 |
| • The selection committee announces the teams that will advance to the competition | December 9, 2022 |
| • Competition description and competition data delivered | December 16, 2022 |
| • Interim submission of proposals and presentation to the jury | February 3/ February 6-10, 2023 |
| • Final submission of proposals and presentation to the jury | March 3, 2023 / March 6-10, 2023 |
| • The results of the jury announced | March 23, 2023 |

Other

All further information is provided via the email address solveig@klasi.is. Applications must be submitted to solveig@klasi.is before November 25, 2022 Applications must state the following:

- Name of agency or team
- Name of contact person
- Contact email address
- Contact phone number
- Names of participants
- Attachments
 - CV
 - Experience with similar projects

Information about the project is available on <https://borgarhofdi.is/honnunarsamkeppni/>

Sources:

- Reykjavík 2040 Land-Use Plan
- Ártúnshöfði at Elliðaárvogur – area 1. Local Plan.