



# A CITY FOR LIFE

**KØGE  
KYST**



# How it all began

Back in 1995, Køge City Council decided that it was time to develop the Søndre Havn area into an attractive district. Since then, the City Council has worked hard to accomplish this. In 2009, the Municipality of Køge entered into a partnership with Realdania By og Byg and founded the Køge Kyst company, the aim of which is to develop this new urban area. The agreement expanded the development area to include the old town by the station, where a new shopping district was planned, as well as development of the Collstrop site.



# Urban areas by the coast



## A DEVELOPMENT PLAN

Køge Kyst is based on a development plan including not only physical elements, but also strategic elements in the form of a vision for culture and urban life, a lively shopping district, value-adding infrastructure, quality, sustainability and dialogue with citizens. The plan is the outcome of an international competition and dialogue with local community partners.

The plan comprises three central development areas close to the station and the old harbour, with a total of about 300,000 square metres of floor-space for dwellings and businesses: a 24-hectare new city

## OPEN THE CITY TO THE SEA

Køge will grow toward the coast and the sea. The old city centre has been expanded to include a new shopping district, and the plan is to build three crossings across the railway tracks that today separate the city from the sea.

The first crossing will be a road tunnel to direct traffic under the tracks. Next, a wide bridge will draw focus to the station and eventually connect to a new area east of the tracks. Finally, a new underground passageway for pedestrians and cyclists will connect the city with the harbour.

The harbour will also site a new housing development with sea views.



## QUALITY AND RULES

All of Køge Kyst's building projects are subject to a number of quality standards. We can call them rules. We have rules about colours and materials, facades, height differences, shade, shadow and scale. Rules about architectural diversity, about green spaces, about urban spaces and much more – all rooted in the development plan.

## FROM INDUSTRIAL HARBOUR TO RESIDENTIAL AREA

In 2009, the Municipality of Køge entered into a partnership with Realdania By og Byg and founded the Køge Kyst company. Køge Municipality and Realdania have equal ownership of the company. The objective of Køge Kyst is to draw up an urban development plan and to transform old industrial sites into attractive new urban areas.



### **NEW WAYS OF LIVING TOGETHER ARE ON THE RISE**

Three generations living together or families having dinner with other families are part of the new living trends Køge Kyst has embraced. Not only do we have housing projects for active seniors, a building community project, and a house-share project, we also focus on making room for different family structures with several generations in the same building.

### **PENTHOUSE APARTMENTS AND SMALL, ONE-BEDROOM FLATS**

The new development will include exclusive apartments with a private elevator and small, affordable flats for singles; and everything in between.

### **DENMARK'S FIRST MAJOR BUILDING COOPERATIVE PROJECT**

Køge Kyst is working with a building cooperative. Based on German and Dutch examples, this is a group of people who have joined together in a cooperative as the owners of the project. This means that the future residents have a greater influence on the project, and it saves the costs of a traditional developer.



# A mixed city



### **MIXED-USE PLANNING**

Mixed-use planning means there is activity all day every day. Køge Kyst aims to mix many different types of housing, businesses, shops, culture venues, urban spaces and green spaces.

### **PARKING**

Some of the residential buildings have private parking spaces and underground parking. And residents who do not have their own private parking can always use the public carparks.





### A VIBRANT CITY

Køge Kyst has focus on ensuring a sense of community through a broad range of activities that help define the new areas. Leisure activities have been given a financial head start to strengthen culture and recreation and to bring new experiences and exhibitions to the city. Now, we need to let these activities grow roots, so local associations, businesses and investors can further develop a stimulating urban atmosphere in the future.

### A DIP IN THE SEA

The coast of Køge has long been home to many associations for sailors and swimmers. Local swimmers have built a new facility, and there is room for a new rowing club, kajak club and other water-sport activities in the new urban development and its broad sandy beach.

### URBAN SPACES BRINGING PEOPLE TOGETHER

Empty, unsold building plots serve as temporary outdoor kitchens, allotment gardens and playgrounds for everyone. Anyone can borrow the facilities for privately organised parties and cooking classes.



# Culture and city life



### YOUTH AND CONCERTS

In the centre of the new area, an old industrial building called Tapperiet has been rebuilt to serve as a youth centre. Tapperiet also houses a café and serves as a venue for concerts and other activities open to everyone.



### THE CULTURE ROUTE

Køge Kyst has developed a culture route, taking you through the history of the city. Information booths with small works of art guide you through the city and Sønder Havn.





# Forever a merchant city



## NEW SHOPS MELD WITH THE OLD TOWN

The city centre will be expanded, making room for bigger shops in the narrow streets of the shopping district called Strædet. The streets are a hodgepodge of small buildings and narrow diagonal passageways - similar to the old city centre of Køge. By using different scales, sizes, colours and materials, the new development is a modern take on the old part of the city. The old town hall has also been extended to include an entrance to the Citizen's Service facility from Strædet. Cultural activities have been prioritised, with a new cinema next to the theatre.

## 100 TONNES ON BOARD

Excavations from the building sites have shown that Køge has always been a merchant centre. One of the building sites revealed the remains of an old 18-metre-long and 7-metres-wide merchant ship built of oak, with tar residues from foreign harbours. The ship dates back to the Middle Ages and could carry more than 100 tonnes.

## ROOFTOP GARDEN

The buildings in the commercial district are bigger at ground level to make room for bigger shops. However, the first floors of the buildings are narrower to let more light into the streets. This has made room for rooftop gardens open to the public.

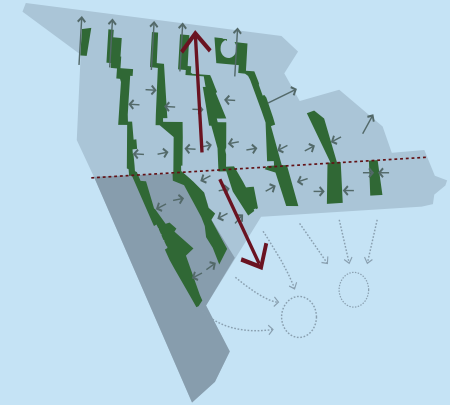
## BRIDGE AS AN OPEN SPACE

The broad bridge is an eye-catching landmark next to the station and bus terminal. It is also an excellent site for open-air activities, for example the broad stairs can be used as seating for a concert.





# The water-compatible city



## GREEN CLIMATE PROTECTION

In between the buildings in the residential area of Søndre Havn lie green communal spaces that serve to lead rainwater away – in principle just like traditional drainage ditches. The communal spaces serve both as climate protection and as green spaces through the urban area. There is room for bike and pedestrian paths and they serve as recreational spaces for local residents.

## NEW RIDGE

Søndre Havn is designed to be slightly raised in the middle. This will ensure rain-water can run off to both sides – either directly into the harbour or into the coastal meadow where it will seep into the ground.

## TIDAL DYKES

Søndre Havn will be protected from the sea by an elevated promenade that also serves as a tidal dyke. The promenade will have stairs and recreational spaces – and plants that capture the transition from nature to urban space.

# A green urban area



## ELEGANT PINES

The trees bordering the building blocks are tall to match the height of the buildings. The elegant Scotch pines, bushes and grasses are inspired by the neighbouring coastal meadow and woodlands. The surrounding green spaces are drawn into the newly developed area to lend character and atmosphere to the area.

## FLOWERS AND BEES

The vegetation looks natural and consists of dozens of species; serving as a habitat for a magnitude of insects, birds and animals.

There are daffodils in the spring, yarrows in the summer and red leaves in October. Berry bushes, flowers, bulbs and trees with colourful foliage have been planted around the residential buildings and in the communal spaces between the buildings.

## NEW BEACH

Søndre Strand has been expanded to become a broad sandy beach and a good spot for swimming.

## A RARE MEADOW

Many of Denmark's coastal meadows have disappeared, but after nature restoration initiatives, they have now returned to Køge Kyst. The meadows have to flood several times a year to provide the characteristic flora with the saltwater it needs. The tides in the Køge bay area take care of this.







### MODERN BUSINESS AREA

The Collstrup site next to the station will be developed into a commercial area with room for offices, shops and hotels. Residential buildings are also a possibility.

### QUAYSIDE ACTIVITY

The building plots along the quayside of Søndre Havn have not yet been sold, and are still used for industrial purposes. The Braunstein brewery will remain, but the rest of the quayside area will be converted into residential and commercial buildings and shops, with room for cultural activities when all the remaining industries have moved out.

### UNDER THE RAILWAY

A broad and inviting passage under the railway has been planned. The passage will serve as a pedestrian and cyclist pathway under the tracks, connecting the old city and the new harbour development areas.



### COMPLETED BY AROUND 2030

The area surrounding the station is almost finished, and four out of six phases in the Søndre Havn part of the project have been sold. The Collstrup site east of the station, and the Ved Haverne building site next to the railway are still used for parking, but they have been included in the development area. An underground passage under the railway from Kulturtorvet to Havnepladsen has also been planned.

# One step at a time



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