



Next steps
by the Urban Development Corporation
sau - msi





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.brussels 

Eurocities – metrex event

30/03/2022

Gilles Delforge, Director

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2016
(S.A. de droit public)
(Public limited Company)



Collaboration
(bring the strands
together)



Agile
project management



21 co-workers

Missions

Major urban projects



Public amenities of regional interest



Major urban development projects in Brussels



mediapark.brussels



Josaphat



Nord



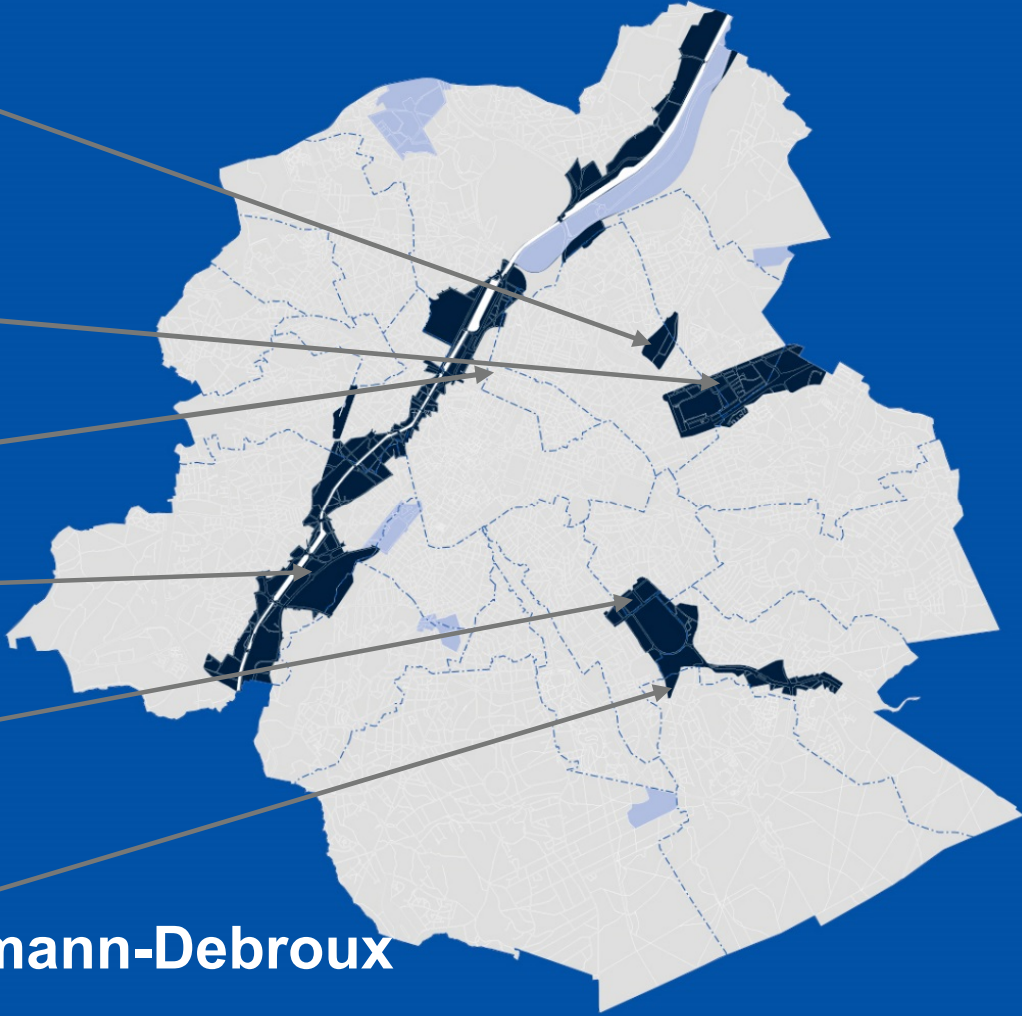
Canal



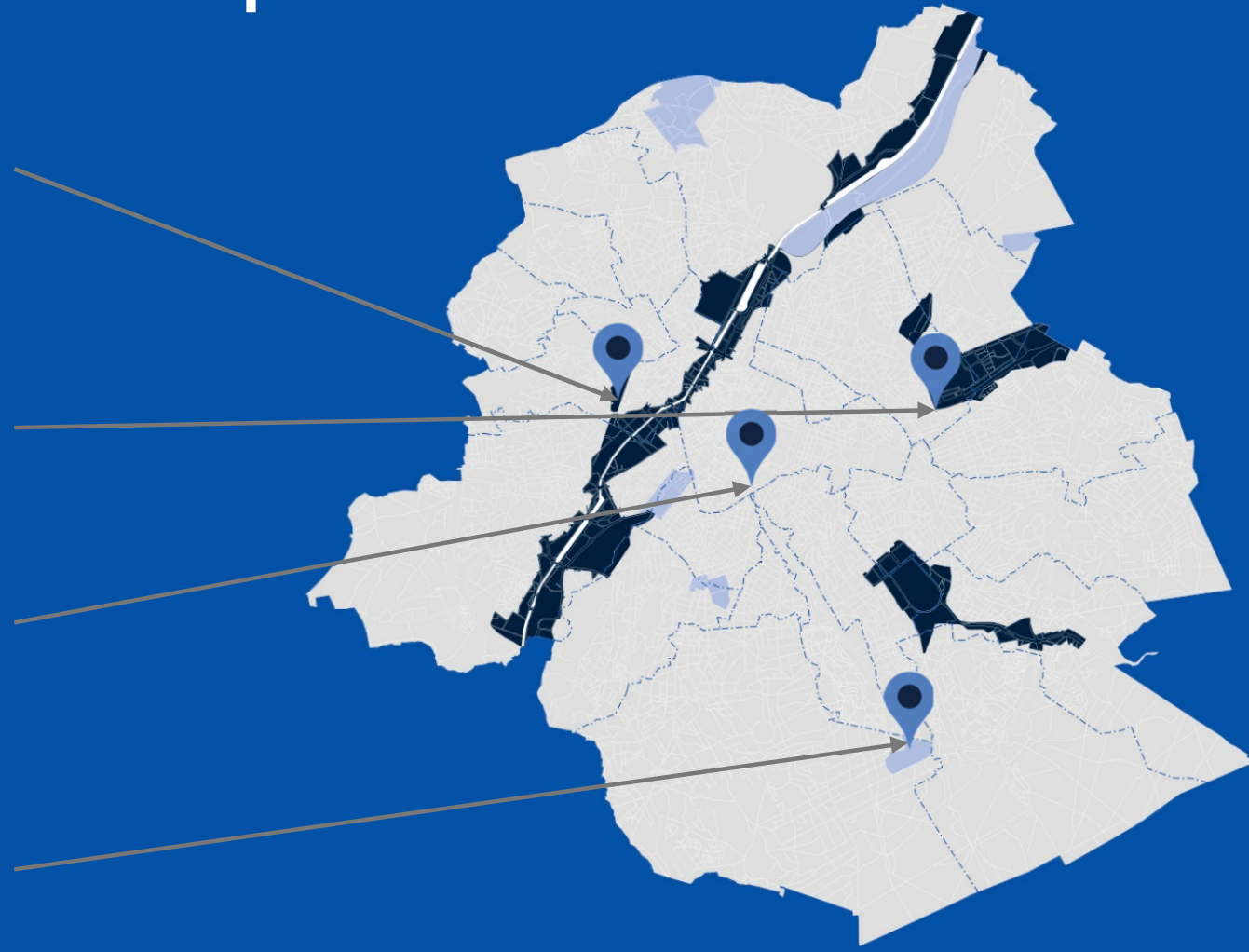
Usquare.brussels



Delta – Herrmann-Debroux



Public amenities of regional importance



Next steps - implementation

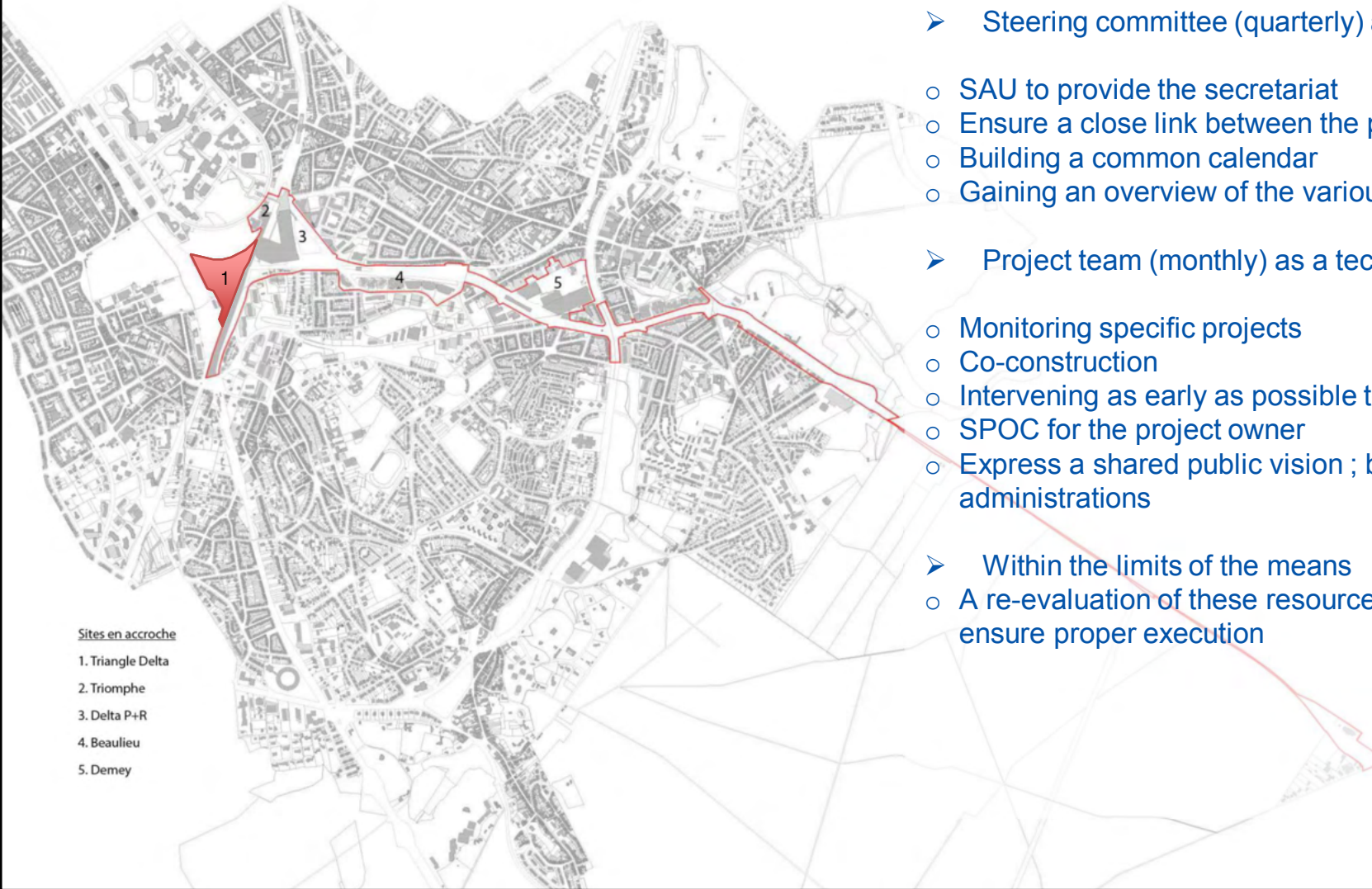


Sites en accroche

1. Triangle Delta
2. Triomphe
3. Delta P+R
4. Beaulieu
5. Demey

- So far focus on Delta triangle BUT extended discussion framework
- Studies and negotiations launched to prepare the implementation
- Programme // Plan
- Micro → MACRO
- Input to the Plan's conception
- Mobility and landscape challenges
- Approval of the Plan gives necessary guarantees
- Making a project executable = creating a favourable framework

Next steps - implementation



- Steering committee (quarterly) as a coordination body
 - SAU to provide the secretariat
 - Ensure a close link between the policies and the administration
 - Building a common calendar
 - Gaining an overview of the various budgets
- Project team (monthly) as a technical body
 - Monitoring specific projects
 - Co-construction
 - Intervening as early as possible to reorientate more easily
 - SPOC for the project owner
 - Express a shared public vision ; break down the barriers between administrations
- Within the limits of the means
 - A re-evaluation of these resources will be made if necessary to ensure proper execution



Thank you for your attention !

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12:00 Lunch



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**Historical and contemporary
perspectives on road infrastructures
in Brussels**
by G. Leloutre (ULB-Karbon')

INTRODUCTION TO THE AFTERNOON VISIT

- Historical and contemporary perspectives on road infrastructures in Brussels by G. Leloutre (ULB-Karbon)





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Bus visit

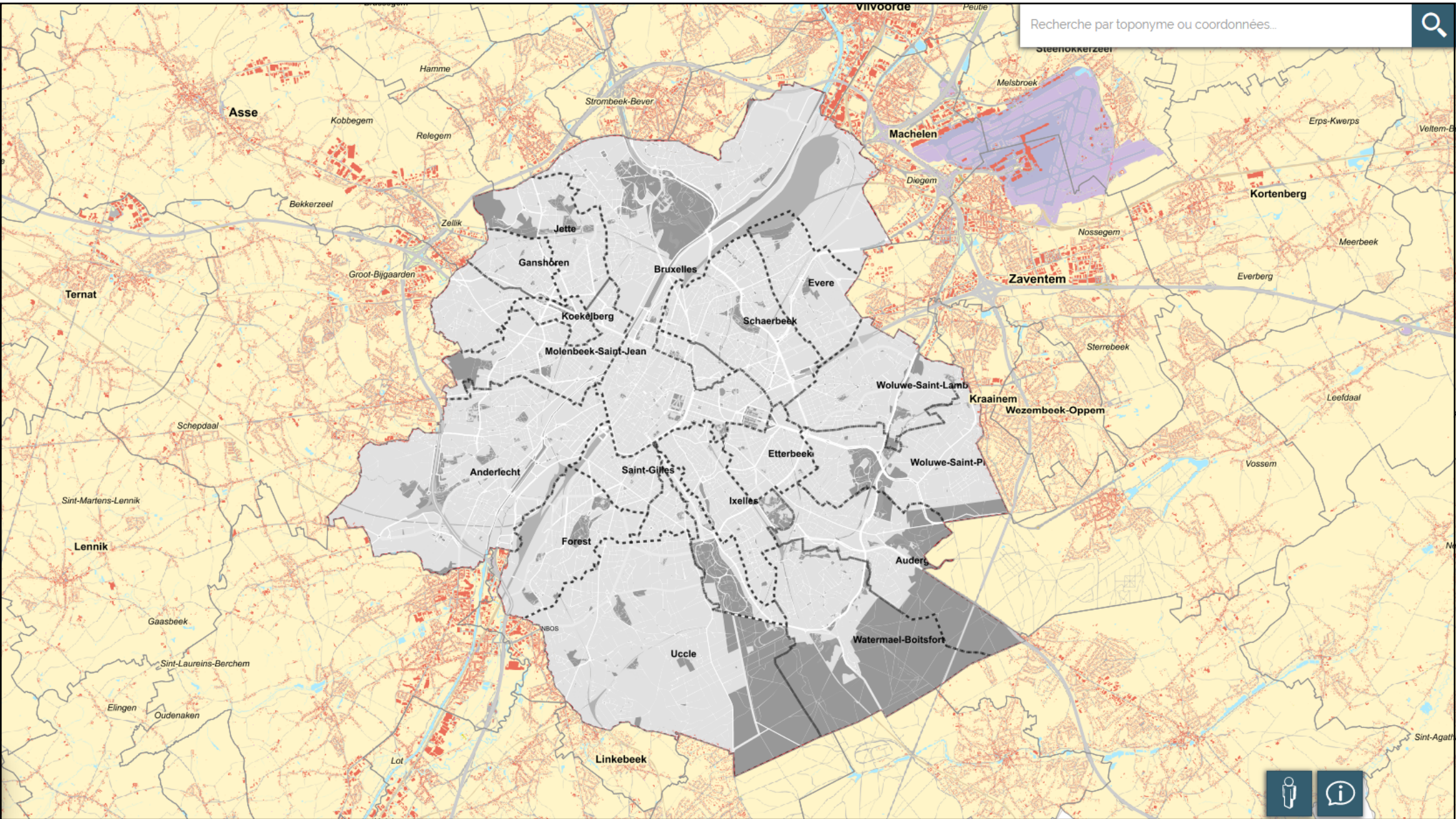
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USQUARE
Eurocities – march 31



Context of the Project – general context

- Brussels Capital Region : 1st academic hub Belgium
- 4 main campuses + center
- Lack of (affordable) dwelling > students
- Lack of academic, public amenities and green spaces
- Agreements between BCR / Brussels Universities Alliance / federal State / EFDR

>> Priority development pole of 2018 regional development plan

>> 12/2020: approval of Masterplan combining regulatory components with strategic ones



Context of the Project – starting problem

4 ha barrack vacated by federal police

1906 built heritage at the heart of BCR urban tissue

Ideal location between VUB-ULB university campuses

Close to train station

1 out of 10 of the “coolest neighbourhoods in Europe”
according to the Guardian*



Project Focus – ambitions and programming

Combining circular economy, sustainable development and knowledge

- 660 (→ +/-500) affordable housing for international students
- 200 (→ +/-120) affordable housing
- a residence for university researchers
- a student counter
- a fab-lab / incubator for innovative young entrepreneurs
- an inter-university research cluster for sustainability
- an interpretation center presenting university research on sustainability
- neighborhood facilities
- an educational food hall (merry-go-round) hosting a local and sustainable food market and craft-food activities.



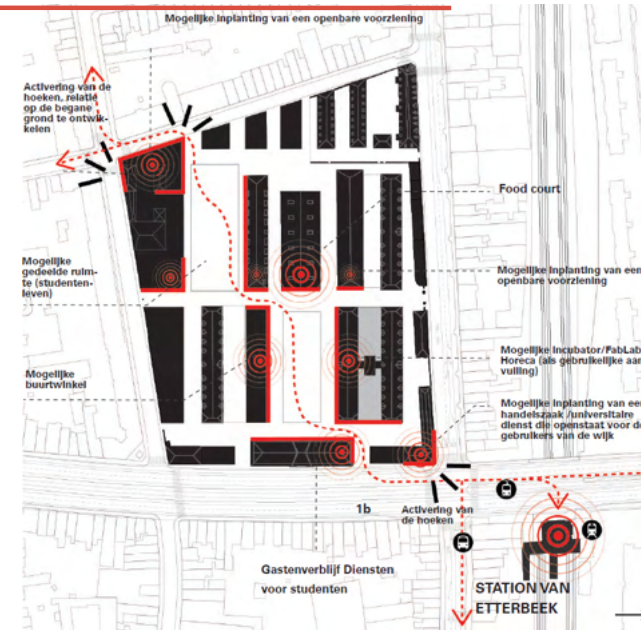
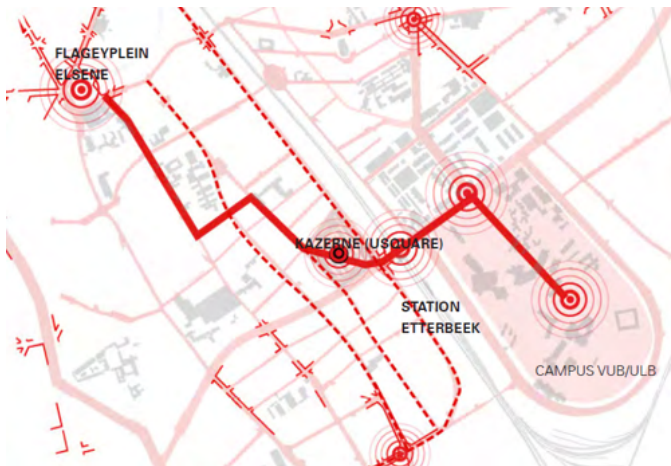
© SPRB

→ 5 concepts for one unique site

Concept 1: Connectivity

Before : enclosed site

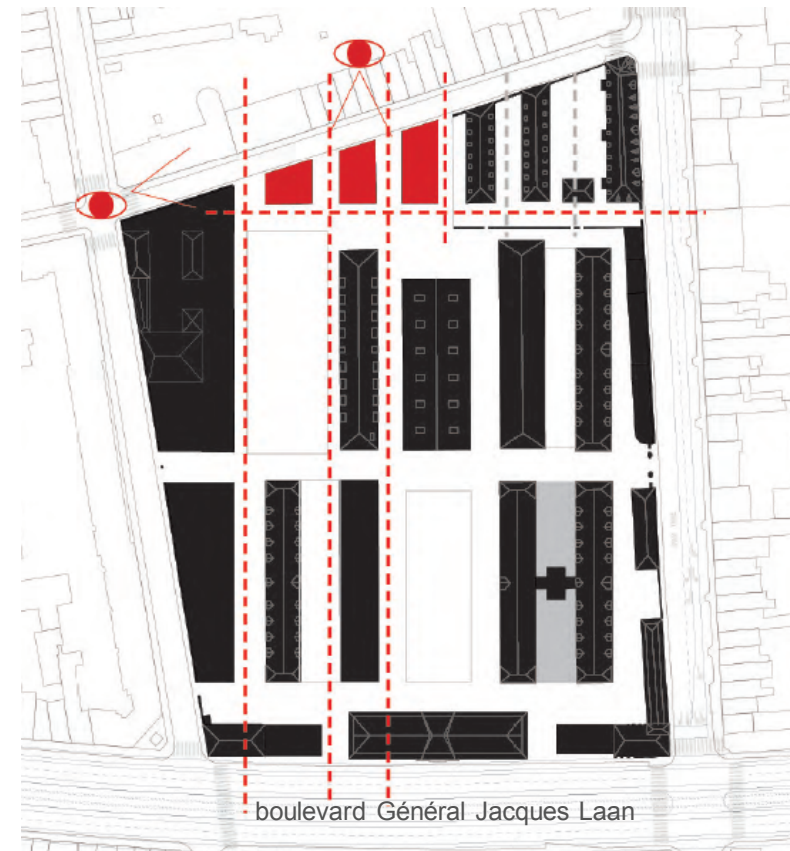
- Comprehensive network and amenities for pedestrians and bikes
- New access



Concept 2: Heritage

+/- 30 buildings built between 1906 and 1970's

- Iconic 1906 buildings to be revealed
- Reconversion for new uses
- Reuse of materials in the new buildings
- “Military urban fabric”
- Maintaining the wall



Concept 3: Public space

Before : only 'useful and passable' spaces

Strong effort to create successful public spaces:

- Park (2.000m²)
- New central public space



Concept 4: Use

- Dwelling for families and students
- Neighborhood facilities (crèche, small retail stores and cafés)
- Academic amenities
- An educational food hall with a local organic food market and craft-food activities

Logement majoritaire : famille
Merendeel huisvesting : familie

Logement majoritaire : kots
Merendeel huisvesting : kots

Food court

lié aux universités –
in verband met universiteiten

Universitaire /
universitaire gebruik

boulevard Général Jacques Laan

Concept 5: Mobility

- Car-free Area
- The district of the « neighborhood city», all needs at reach by foot or bicycle
- « Landscaped » streets and pathways



boulevard Général Jacques Laan



Project Results – already a new urban life

The future begins now:

The biggest temporary occupation in Belgium providing a wonderful opportunity for social, economic and environmental experimentations

>> A great deal of success



Future development – final push

Plan d'Aménagement Directeur

>> **approved winter 2020**

Academic amenities

>> **under construction**

>> **under development (dwellings)**

Public spaces, retails dwellings,
housing

>>**under development**

Openings expected by 2025-2028



Usquare.brussel : toward a new urban deal

Case Study

Ixelles, BCR, BELGIUM

Ixelles : 87k / BCR : 1.2M

Brussels Capital Region:
162 km²



Key Findings

WHAT :

reconversion of a former barrack

WHEN :

from 2019 to 2025

HOW :

Upgrade of architectural heritage

Opening of the site

New functions and public





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20:30 Restaurant Volle Gas
Place Fernand Cocq 21
1050 Ixelles

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