

**"GRÜNEWALD-STEICHEN" PROJECT**

**Specifications**

**B.1 General**

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## B.1. General

### Purpose of the request for proposals

This request for proposals is organised by the *Fonds d'Urbanisation et d'Aménagement du Plateau de Kirchberg* [Town Planning and Development Fund of the Kirchberg Plateau], a public institution created by the amended law of 7 August 1961 (the Fund).

The Fund is issuing this request for proposals in the form of summary rough-drafts (APS [*avant-projets sommaires*]) for the design, construction and marketing of a mixed-use urban project in the Grünewald neighbourhood (the Grünewald-Steichen project).

This mixed-use urban project is divided into 2 lots.

**Lot 1** is made up of several residential buildings including, on the one hand, Kirchberg Fund housing, and on the other hand, open-market housing with a crèche on the ground floor and a 12-storey tower block comprising themed housing units and shops/services on the ground floor.

These buildings are to be developed on a shared basement that contains all the parking spaces needed for the entire site (including those in lot 2).

Lot 1 also includes a space to be developed as a public square, to be transferred back to the Fund once completed.

The team for lot 1 will be made up of a project developer, an architect and a landscape architect.

**Lot 2** consists of an office building with shops/services on the ground floor.

The team for lot 2 will be made up of a project developer and an architect.

A team can apply for lot 1 or lot 2 or both lots 1 and 2.

### Scope of the study/intervention

The site is in the heart of the Grünewald Neighbourhood and has a total surface area of 75.95 ares.

It is 148.9 metres long and 51 metres wide.

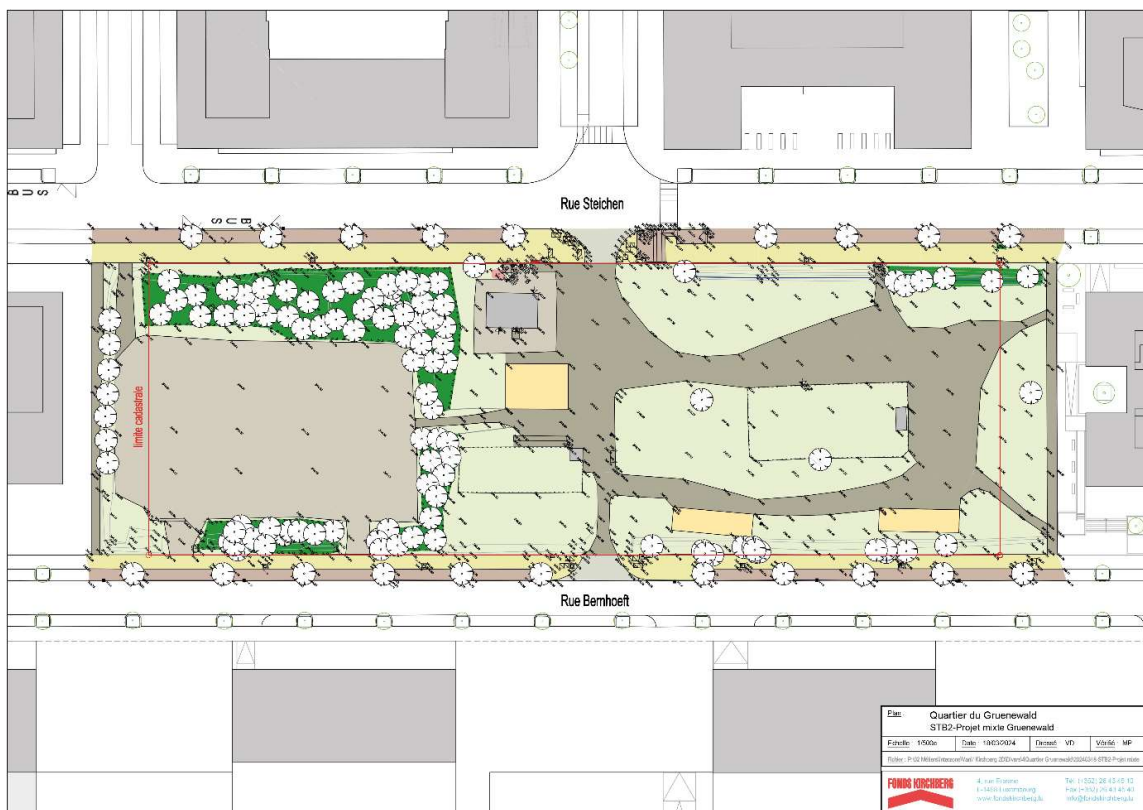
It is bordered to the north by rue Steichen and the administrative part of the neighbourhood, and to the south by rue Bernhoeft, which leads to the residential part of the neighbourhood. Plans are in place to redevelop rue Bernhoeft as a shared space, with the removal of the on-street parking spaces currently present there, and a strengthening of the link with the small squares on the south side of the street.

The site is bordered on either side by two covered passageways (alleys) with a public right of way for pedestrians. These alleys belong to the Kirchberg Fund.

These alleys are currently temporarily undergoing a redevelopment, which is scheduled to be finalised in line with the rue Bernhoeft and Grünwald Steichen projects.

The exact boundaries resulting from the topographical survey and cadastral measurement will be provided in PDF and DWG format for phase 2.

**Figure 1: Cadastral boundary delimiting the study perimeter**



Source: Topographical survey - Kirchberg Fund, 18.03.2024

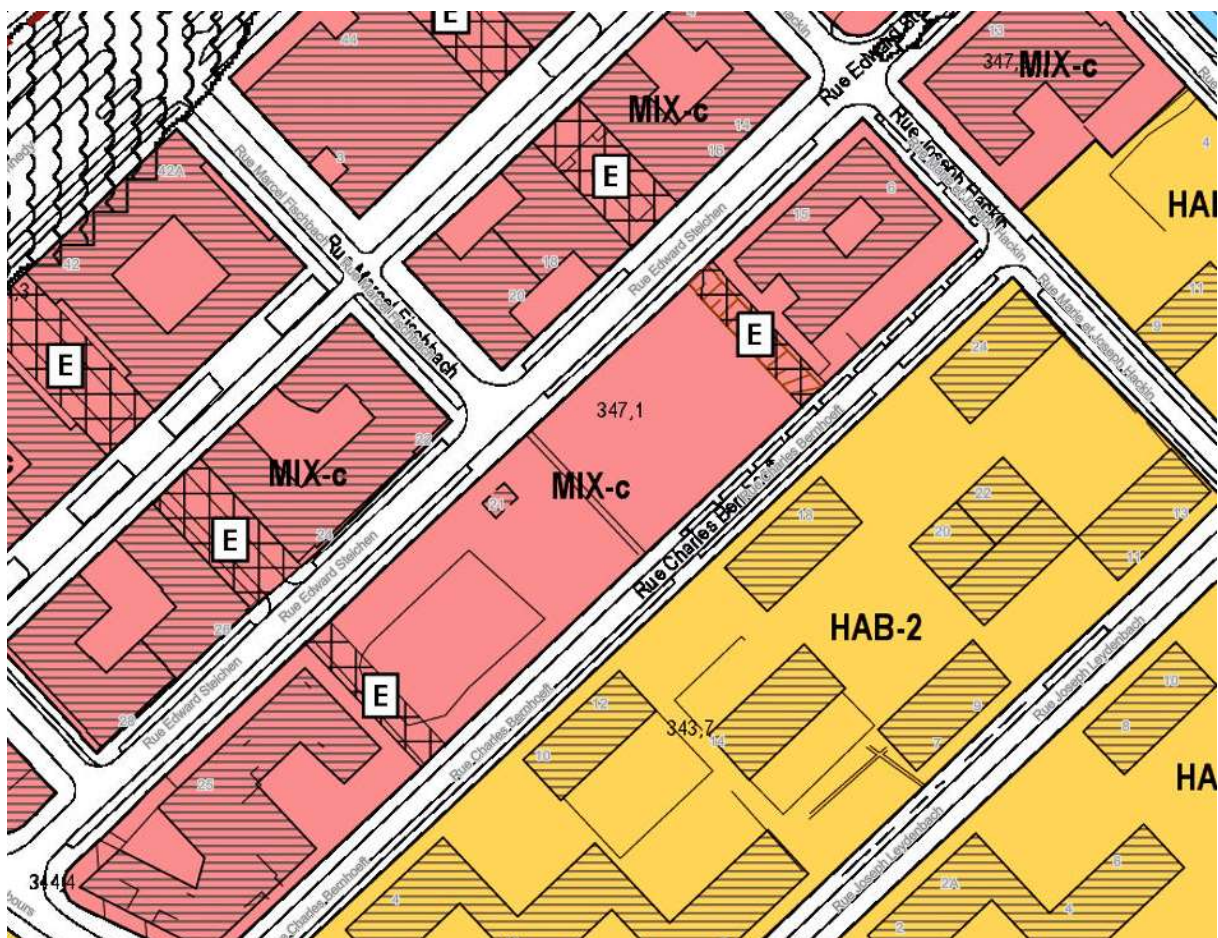
## Regulatory framework - GDP [general development plan] and SDP [special development plan]

### Provisions of the general development plan (GDP) to be respected

The project must comply with the provisions of the general development plan (GDP) of the City of Luxembourg in force.

According to the latter, the study perimeter is located within a central urban mixed-use zone [MIX-c] intended to “reinforce the centrality of neighbourhoods or parts of urban neighbourhoods and to accommodate, depending on its location and purpose, mixed-use programming, as well as open spaces corresponding to the various functions”.

Figure 2: Extract from the graphic section of the GDP





Source: GDP of the City of Luxembourg, February 2025

It should be noted that crèches are only permitted on the ground floor of buildings and must have a private garden in the rear setback that is directly accessible from the crèche. **Apart from this provision of the GDP**, the City of Luxembourg specifies that the level of the crèche's courtyard may differ from that of the building, as long as accessibility to the outside spaces from the inside is guaranteed.

With regard to the parking spaces to be provided on the site, the quantities requested under this tendering process correspond to the minimum requirements set out in the GDP and are defined by the following ratios:

Figure 3: Vehicle parking spaces

Function	Required spaces
Two- and multi-family homes (including <b>micro-lodging</b> homes)	0.8 parking spaces per housing unit
Crèches, shops, cafés and restaurants	1 space per 100 m <sup>2</sup> section of gross built-up area
Office and administration spaces	1 space per 300 m <sup>2</sup> section of gross built-up area
Collective housing establishments (which also include housing integrated into a “ <b>co-living</b> ” structure), hotels, hospital buildings, geriatric buildings and integrated centres for the elderly	1 space per section of 3 rooms

Source: GDP of the City of Luxembourg, Written part of the September 2022 coordinated version

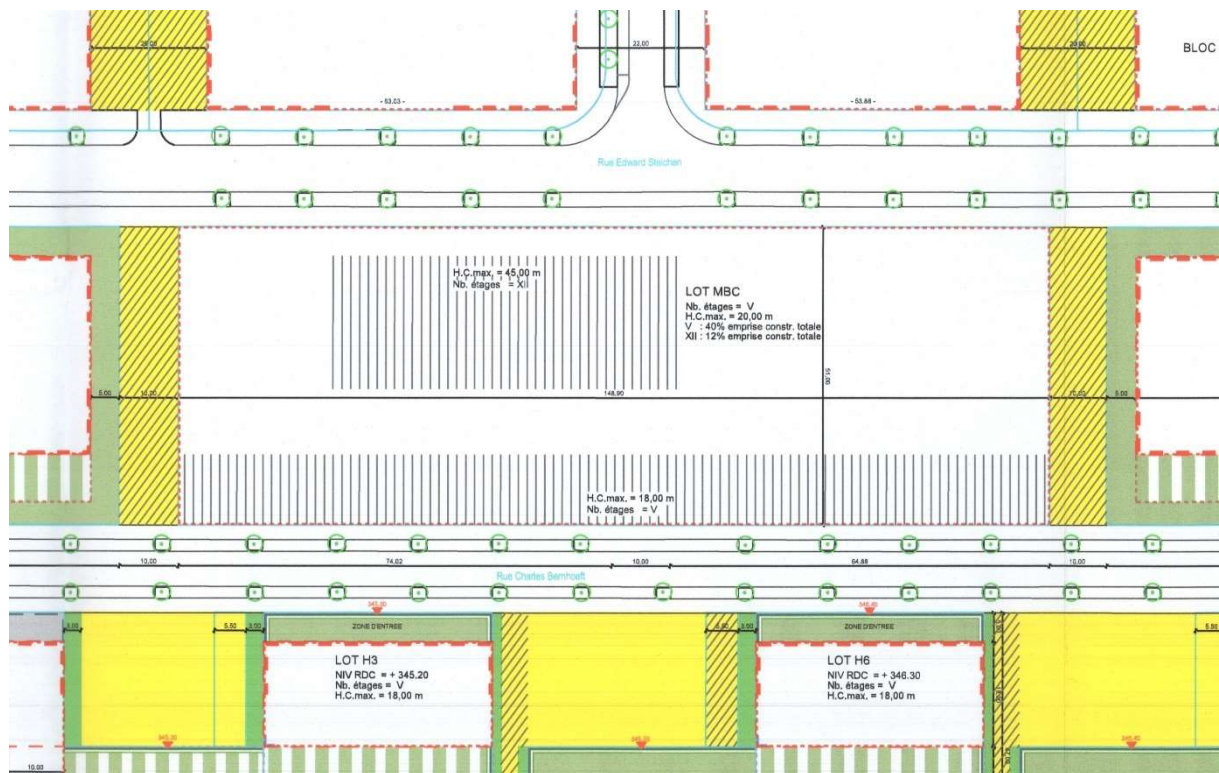
In addition, the law of 7 January 2022 on accessibility for all to places open to the public, public roads and collective housing buildings requires one car parking space per block of twenty spaces, and above one hundred spaces, one more space per block of one hundred spaces.

The graphic and written parts of the City of Luxembourg's GDP are provided in PDF format as an appendix to this document.

## Provisions of the special development plan of the “existing neighbourhood” (SDP EN) to be respected

The project is located within the “Kirchberg Grünewald South” SDP EN, more specifically within the MBC plot.

Figure 4: Extract from the graphic section of the Grünewald Sud SDP EN [KIR-gs]



Source: Grünewald Sud SDP EN [KIR-gs], Graphic section, ad hoc modification of 9 May 2018

In accordance with the graphic section of the SDP EN, buildings will be located within the “limits of the built-up areas for buildings intended for extended stays”. The number of storeys and the height of buildings are defined according to the specific height zones illustrated in the graphic section of the regulations. Storeys are defined as those between street level and cornice height.

**Figure 5: Building footprint and layouts authorised according to the number of storeys**

Number of storeys	Maximum authorised footprint	Location
<u>Maximum</u> of 12 storeys	12% of the buildable area of the MBC lot.	Within the corresponding specific height zone. It should be noted that buildings with a height of less than 12 storeys may also be located within this zone and therefore count towards the footprint for 12-storey buildings.
<u>Maximum</u> of 5 storeys	40% of the buildable area of the MBC lot	Within the buildable limits of the MBC lot, including all specific-height zones

Source: "Kirchberg Grünewald South" SDP EN, Graphic section 09.05.2018

According to the written part of the SDP EN [KIR-gs], buildings within the site are intended to accommodate administrative and professional services, shops, craft businesses, leisure activities, hotels, restaurants and pubs, public and private service facilities, housing and open spaces corresponding to all of these functions. Terraces and flat roofs are permitted in private or public open spaces, or in the public domain.

According to the written section, there is no limit to the gross built-up area that can be developed above ground, below ground or on the roof. Only the graphic section includes indications of the volumes to be respected. In order to ensure consistent, high-quality urban planning, the Fund has nevertheless identified a target buildable area for the site, as set out and detailed in point B.4 *Programme and surfaces to be created* of this document.

**Aside from these provisions**, the City of Luxembourg specifies that

- The footprint of the underground car park is not included in the calculation of the maximum authorised footprint if the car park is located entirely below the natural ground level. As soon as it exceeds the current natural ground level, it is to be counted as part of the buildings' footprint.
- The two side passages bordering the site are not to be considered as drivable surfaces, and therefore, they cannot be used for access to the underground car park of the buildings, nor for deliveries to commercial and business premises. However, they remain accessible to the CGDIS (fire brigade), at least in part.
- Vehicles must access the underground car park from rue Steichen. The area where access to the car park is permitted is detailed in the section "Accesses and external flows".

The graphic and written parts of the City of Luxembourg's Special Development Plan for "Existing Neighbourhoods" are provided in PDF format as an appendix to this document.





### **Reminder of the terminology and definitions to be considered for the calculation of the GBA [gross built-up area]**

The Grand-Ducal Regulation of 8 March 2017 concerning the content of a town's general development plan defines the gross built-up area (GBA) as:

*"... the gross floor area of a building and outbuildings, adding up the surface area of all storeys. Only surface areas that cannot be developed into a basement or partially developed into a basement and attic space are not taken into account.*

*Unenclosed surface areas, in particular loggias, balconies and car ports, are not taken into account when calculating the gross built-up area."*

According to these same regulations, non-developable surface areas are defined as:

- *areas with a ceiling height of less than 1.80 metres;*
- *technical rooms that are exclusively used for the technical operation of the building, traffic areas, including garages, stairwells and lift shafts, storage rooms, private cellars in collective buildings that do not have an opening to the outside; rooms with floors that cannot support loads greater than 1.5 kN/m.*

The Grand-Ducal Regulation of 24 November 2021 amending the aforementioned regulation adds that:

*"the gross built-up areas allocated to the various uses of a building, such as shops, offices and housing units, are determined by adding up for each aforementioned use all of the corresponding gross built-up areas, including the walls that encompass the areas allocated to the respective use. Without prejudice to the foregoing, the surface areas occupied by walls or parts of walls, which serve as a separation between areas with different uses, are split equally between the uses concerned. The parts for common use, including in particular the traffic areas, are calculated in proportion to the gross built-up areas allocated to the various uses."*

**In addition to these definitions**, it should be noted that the City of Luxembourg considers that underground areas (which in principle exclude car parks, for example) that are not entirely below the natural ground level should also be included in the calculation of the GBA.

Also, the surface area of a storey with a floor-to-ceiling height greater than 5.00 m is counted twice in the GBA.

### **Other planning documents and regulations to be complied with**

In addition to the requirements listed above, the project will ensure compliance with the provisions of the following regulations (non-exhaustive list):

- the provisions of the current version of the City of Luxembourg's "Building Regulations";
- the provisions relating to fire prevention regulations established by the Luxembourg Inspectorate of Labour and Mines and the Fire and Ambulance Service of the City of Luxembourg;
- the provisions relating to the health and safety requirements of education and care services for non-school-going children and night care facilities for young children established by the Inspectorate of Labour and Mines;
- the provisions relating to health and safety requirements of Education and care facilities for schoolchildren and gifted children established by the Inspectorate of Labour and Mines;
- the Law of 7 January 2022 on accessibility for all to places open to the public, public roads and multi-family residential buildings.