

"GRÜNEWALD-STEICHEN" PROJECT

Specifications

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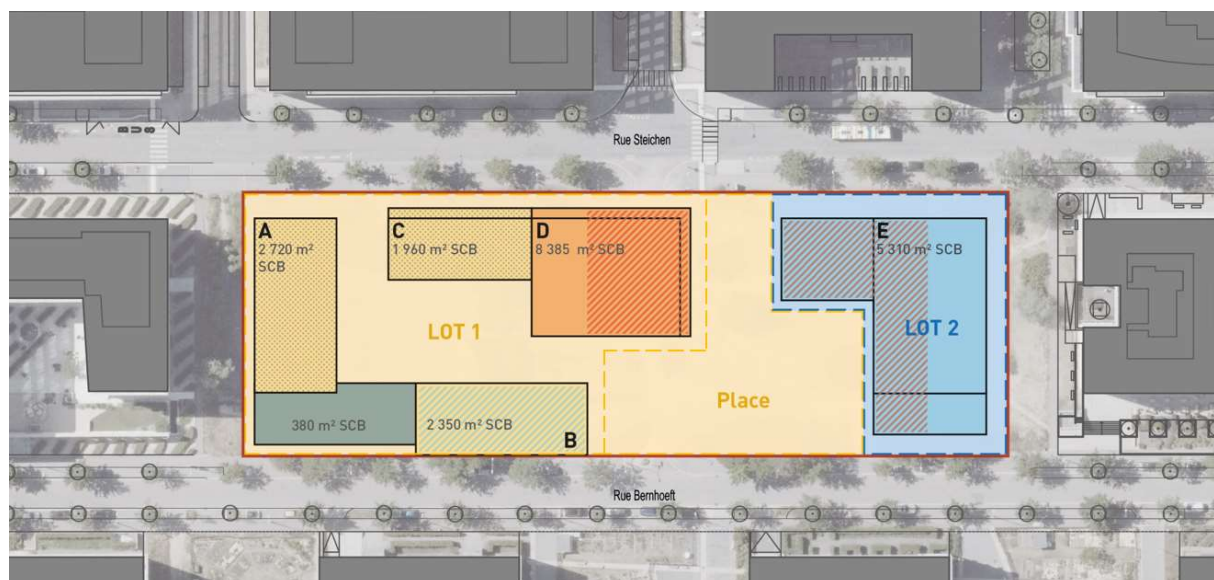
B.4. Programme and surfaces to be created

1 site – 2 lots

Currently, the site consists of a cadastral plot occupied by food trucks and temporary entertainment facilities for the benefit of local residents and users of the neighbourhood.

This request for proposals seeks to carry out several programmes, to be distributed according to the principle shown in the following diagrams, given by way of illustration:

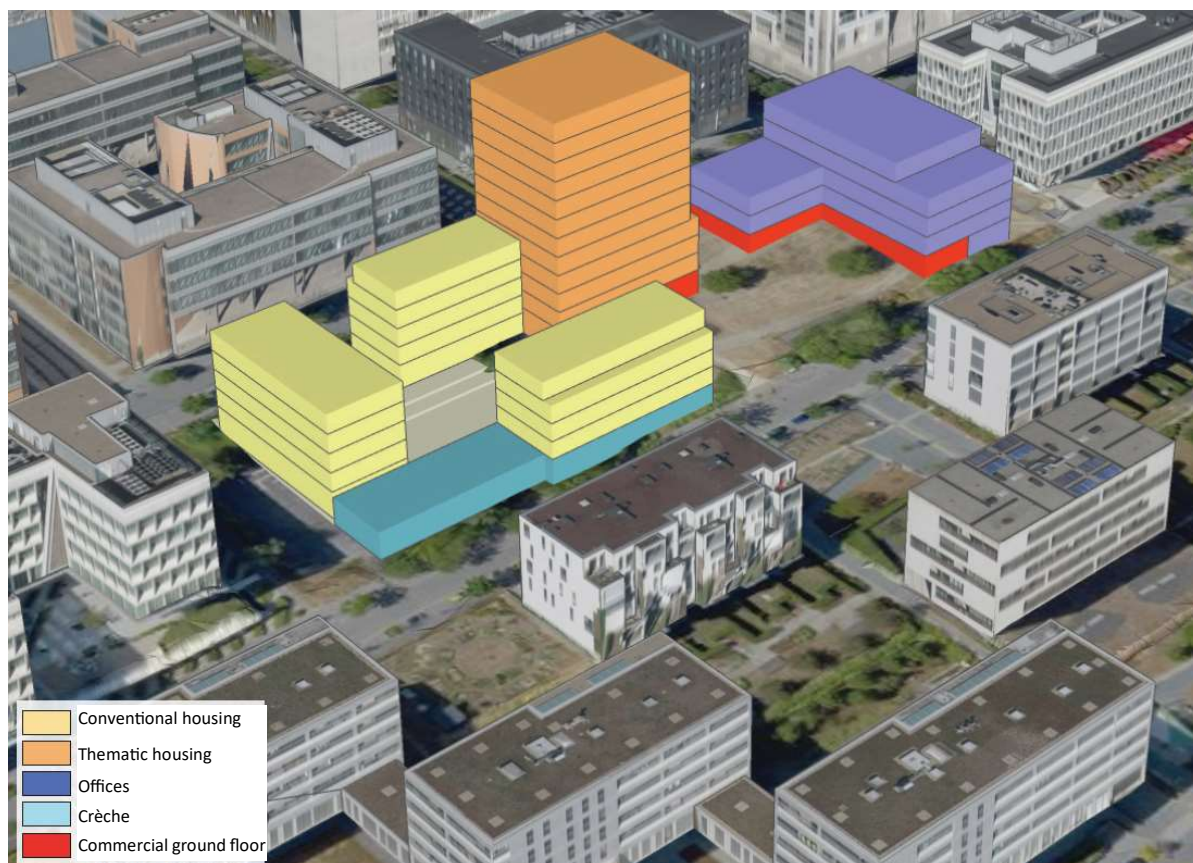
Figure 1: Identification of lots and distribution of programming



- Project boundaries
- Lot 1: Residential complex + parking
- Lot 2: Office complex
- Conventional housing
- "Kirchberg Fund affordable" housing
- Thematic housing
- Offices
- Crèche
- Ground floor for the crèche
- Commercial ground floor

Source: Urban and programme feasibility study, Zeyen + Baumann, 2024

Figure 2: 3D modelling of the programme



Source: Urban and programme feasibility study, Zeyen + Baumann, 2024

The maximum gross built-up area (GBA), as defined by the Fund, for the worksite is approximately **21,105 m²**. This GBA is distributed as follows:

LOT 1		
Open-market Housing Units and Kirchberg Fund Housing Units	approximately 6,630 m ² GBA or about 58 housing units with approx. 1,950 m ² intended for open-market housing (±17 units) and, approx. 4,680 m ² for “Kirchberg Fund” housing (about 41 units)	15,795 m² GBA
Thematic housing units (co-living / micro-lodging)	approx. 7,935 m ² GBA	
Private crèche	approx. 780 m ² GBA	
Shops	approx. 450 m ²	

Car park	Spaces as per the programming of lots 1 and 2	
Public square	-	

LOT 2		
Office space	approx. 4,560 m ² GBA	5,310 m ² GBA
Shops, services, restaurants and hotels on the ground floor	approx. 750 m ² GBA	

Figure 3: Identification of lots and distribution of programming



Source: Urban and programme feasibility study, Zeyen + Baumann, 2024

In general, the programme has been divided into two separate lots in order to facilitate their management and to guarantee a certain independence in their development.

Lot 1

Lot 1, with a surface area of approximately 57.50 ares, will contain the residential part, the crèche, a few shops and the underground car park with all the parking spaces to be provided, as well as the public square to be developed.

Aside from the public square, lot 1 will be subject to surface rights of 99 years.

Construction to be planned on lot 1

Several 5-storey buildings are planned on lot 1, and a 12-storey tower to respond to the urban perspective from rue Weicker and provide a landmark for the neighbourhood.

Given the relatively high construction density for this site, part of the planned building on the south-west corner has only one storey, allowing the sun to flood into the inner courtyard.

In terms of the programme, and for reasons of subsequent management, it is requested that the various programmes be distributed in separate buildings with:

Lot 1	Programming	GBA ± 15,795 m²
Building A	Kirchberg Fund Housing Units	2,720 m ²
Building B	Crèche Open-market housing units	approx. 780 m ² env. 1,950 m ²
Building C	Kirchberg Fund Housing Units	approx. 1,960 m ²
Building D	Shops and services Thematic housing units	approx. 450 m ² approx. 7,935 m ²
Car park	Shared car park with spaces according to the programming of lots 1 and 2	

The public square

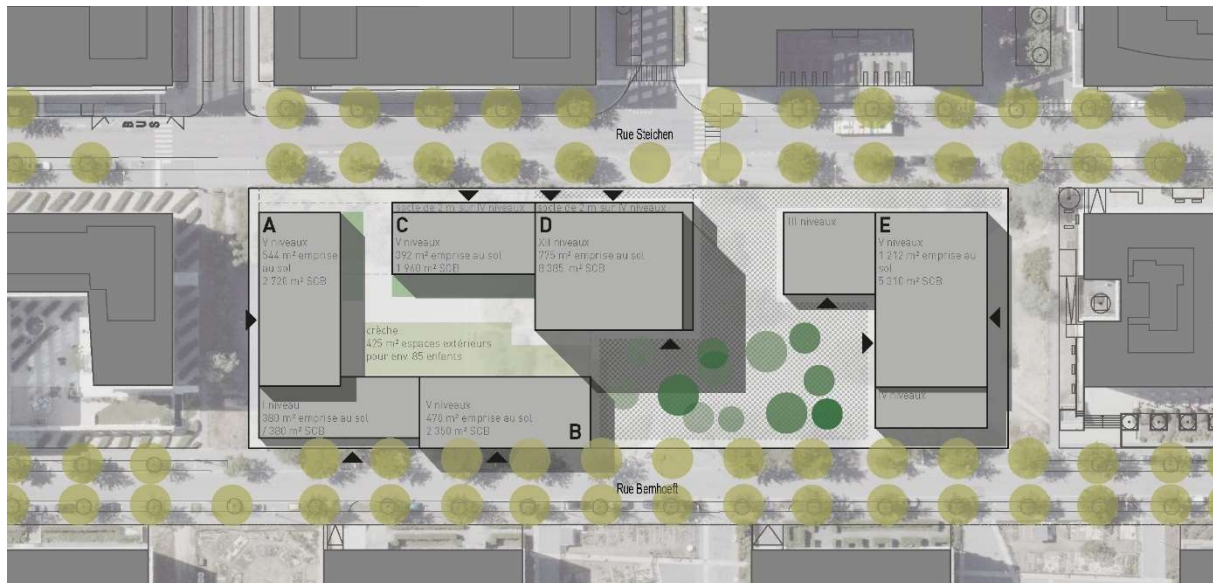
The GDP indicates a public easement to be provided through the site. This easement will be developed in the form of a public square, which will be transferred back to the Fund and for which no surface rights will be granted.

Landscaping for public use is to be provided. This space, with an approximate surface area of 1,600 m², will serve the neighbourhood as a place for people to meet, have fun and relax.

Terraces for any catering needs provided for in lots 1 and 2 may extend onto the public square to be developed.

Refer to Chapter B.7. Landscaping specifications for the development of the square.

Figure 4: Principle of the location of buildings on the various lots



Source: Urban and programme feasibility study, Zeyen + Baumann, 2024

Comments:

The GBAs listed above do not include any semi-underground basement areas that may be included in the GBA. Despite their secondary function (service rooms, common rooms, car park, etc.), these areas must be taken into account in the calculation of the GBA with regard to the topography of the natural terrain. The GBA of these semi-underground areas is added to the GBA included in the table above.

Lot 2

Lot 2, with a surface area of approximately 19.20 ares, will accommodate the “offices” part and a few shops/services. It will be subject to surface rights of 35 years.

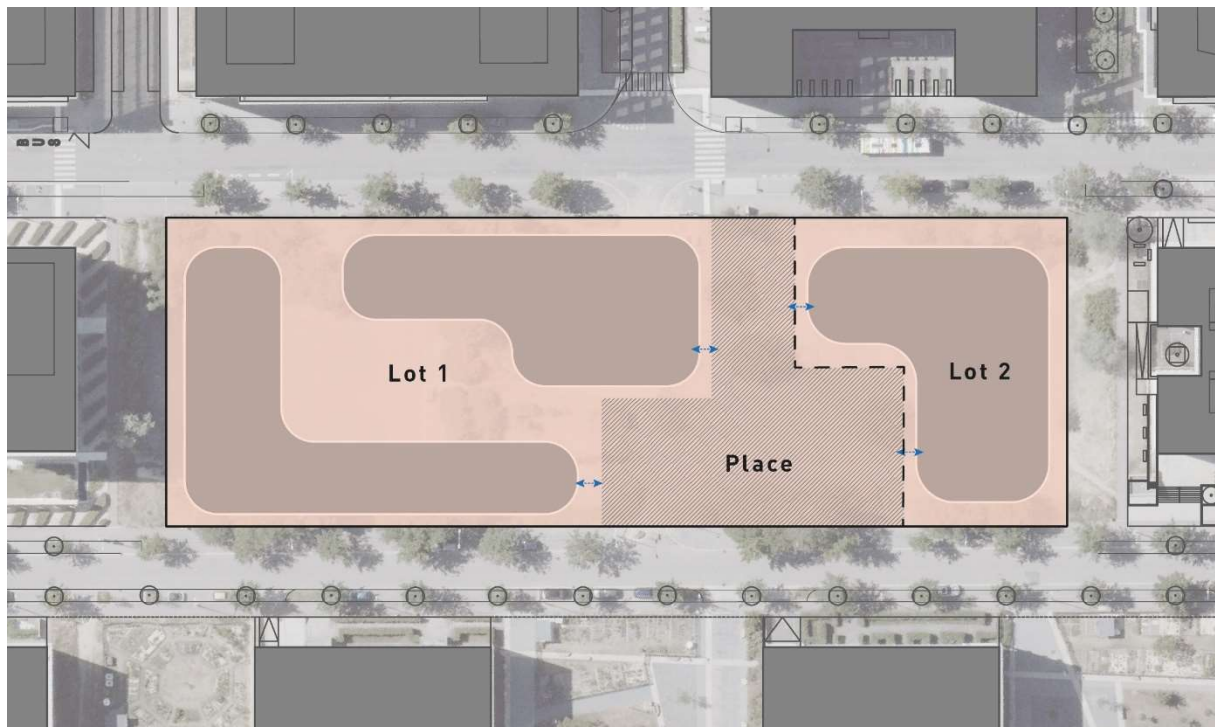
Lot 2	Programming	GBA ± 5,310 m ²
Building E	Shops and services	750 m ²
	Office space	4,560 m ²

Future division of the plot

In due course, a “public square” lot will be created in order to precisely mark out the space of the public square. This new lot will be deducted from lot 1.

The precise boundaries of the areas affected by an emphyteutic lease will be defined at a later date and formalised by a cadastral subdivision, initiated by the Fund.

Figure 5: Division of the lots, for information only



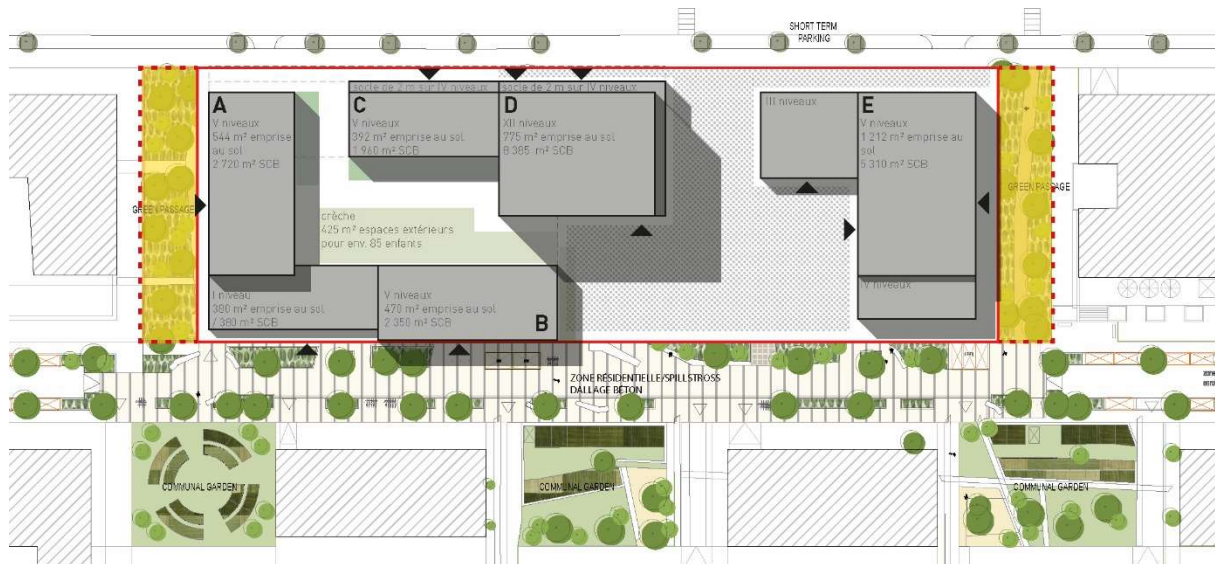
Source: Zeyen+Baumann, 2024

Reflection zone

Outside the worksite of this request for proposals, a reflection zone is defined. The proposal to be drawn up may include this reflection zone in the interest of achieving greater cohesion in the treatment of outdoor spaces.

The reflection zone extends to the two side lanes, as shown below:

Figure 6: Reflection zone



Source: Zeyen + Baumann, 2024

The Fund reserves the right not to implement proposals submitted on the reflection zones.

Housing

Figure 7: Principle of the location of buildings on the various lots



Source: Urban and programme feasibility study, Zeyen + Baumann, 2024

3 categories of housing units are to be provided on lot 1:

- Kirchberg Fund housing units;
- Open-market housing units;
- Thematic housing units.

Buildings A and C will be used exclusively for the Kirchberg Fund housing units.

The open-market housing units are to be located in building B.

As regards the thematic housing units, they will be available in building D.

In general, priority will be given to the habitability of the housing units. The concept of user comfort and the well-being of residents will be taken into account from the earliest design stages in order to guarantee pleasant and functional living spaces.

10% of housing units, all categories combined, will comply with the regulation of 8 February 2023 on the accessibility for all to collective residential buildings.

Kirchberg Fund and open-market housing units

For “open market” housing units and the “Kirchberg Fund” housing units, it is requested that the surface areas, type distribution, layout and various interior services be respected as defined in the attached Specifications on “Housing on the Kirchberg Plateau”.

Figure 8: Extract from the Specifications on “Housing on the Kirchberg Plateau”

Kirchberg Fund Housing Unit		
Type	Usable floor area (excluding exterior surface area)	Weighting (p/r to no. of housing units)
Studio	35 m ²	0 to 5%
1 bedroom	50 - 60 m ²	10 to 15% With a maximum cumulative of 15% for studios and 1-bedroom apartments.
2 bedrooms	70 – 80 m ²	35%
3 bedrooms	90 - 100 m ²	35%
4 bedrooms	115 – 120 m ²	10 to 15%
Others		0 to 5% With a maximum cumulative of 15% for 4-bedroom apartments and others.

Source: Fonds d'Urbanisation et d'Aménagement du Plateau de Kirchberg

The weighting of the “open market” housing types and their surface areas may vary slightly from the figures above. For example, for the “Kirchberg open market” housing units, the Fund recommends the following surface areas and weightings:

Figure 9: Weighting and surface areas of “Kirchberg open-market” housing units

Open-market housing units		
Type	Usable floor area (excluding exterior surface area)	Weighting (p/r to no. of housing units)
Studio	30 – 45 m ²	5%
1 bedroom	50 - 65 m ²	15%
2 bedrooms	65 – 85 m ²	45%
3 bedrooms	90 - 110 m ²	25%
4 bedrooms	115 - 130 m ²	10%

Source: Fonds d'Urbanisation et d'Aménagement du Plateau de Kirchberg

The weighting of the “open market” housing types and their surface areas may vary slightly from the figures above.

Thematic housing units: housing dedicated to employees

To meet the growing need of expatriates coming to work in the neighbourhood for sometimes short contracts, suitable accommodation will be offered.

This is the housing programme for employees, as encouraged by the Ministry of Housing (see appendix: note-12024-logements-salaris).

Extract from the note:

The [Law of 7 August 2023 on affordable housing](#), referred to hereinafter as the “Law”, introduced the idea of housing dedicated for employees.

These are affordable rental housing units reserved for the employees of a specific employer and for which the rent is determined according to the income of the tenant-employees pursuant to the Law. These housing units are built by the employer itself or by a third party who acts, in this case, as a social housing developer in accordance with the Law.

The social housing developer must comply with the legal conditions laid down by the Law. In exchange, it is entitled to financial assistance by the State referred to as “brick and mortar subsidies” for constructing these housing units, including remuneration for the invested capital. This remuneration that the social housing developer is entitled to is legally capped depending on the amount of the invested capital, the number of housing units and other conditions laid down in the original agreement on Brick and Mortar subsidies that is signed between the social housing developer and the State.

Co-living accommodation (shared flats with private bedrooms and bathrooms) and/or smaller micro-lodging units (private studios) may be considered for Building D of Lot 1.

In order to qualify for housing subsidies, these housing units must comply with the relevant specifications issued by the Ministry of Housing (see appendix: 20250305 Collective housing).

Whatever the detailed programme proposed for the thematic housing units, compliance with Article 7 of the Luxembourg City building regulations must also be guaranteed. These regulations specify that the average usable area of housing units cannot be less than a theoretical value of 52 m².

Figure 10: Extract from the current Luxembourg City building regulations:

<u>TITLE II:</u>		<u>General urban planning rules</u>
* Article 7:		<u>Definition of constructions and surface areas of housing units</u>
7.1	A construction is any building, structure, edifice or work, anchored to the ground, whether above ground or underground.	
7.2	When creating housing units in a building or in a part of a building to be constructed, the usable floor area per housing unit may vary without, however, for surface areas concerned by this operation, the average usable floor area of the housing units being able to be less than a theoretical value of 52 m ² .	
7.3	In case of the conversion of an existing building or part of a building for the creation of new housing units, the usable floor area per housing unit may vary without, however, for the surface areas concerned by this operation, the average usable floor area of the housing units being able to be less than a theoretical value of 52 m ² .	

Source: City of Luxembourg, February 2025



Office space

The offices are located exclusively in building E of lot 2.

The type of product is undecided, at the discretion of the participants of the request for proposals.

The type of planned office surface is undecided, at the discretion of the participants of the request for proposals.

The workspaces should be welcoming and functional. Thanks to their flexible and resilient design, they should be able to adapt to changes in working style or change of function. Light, modularity and communication will be key features.

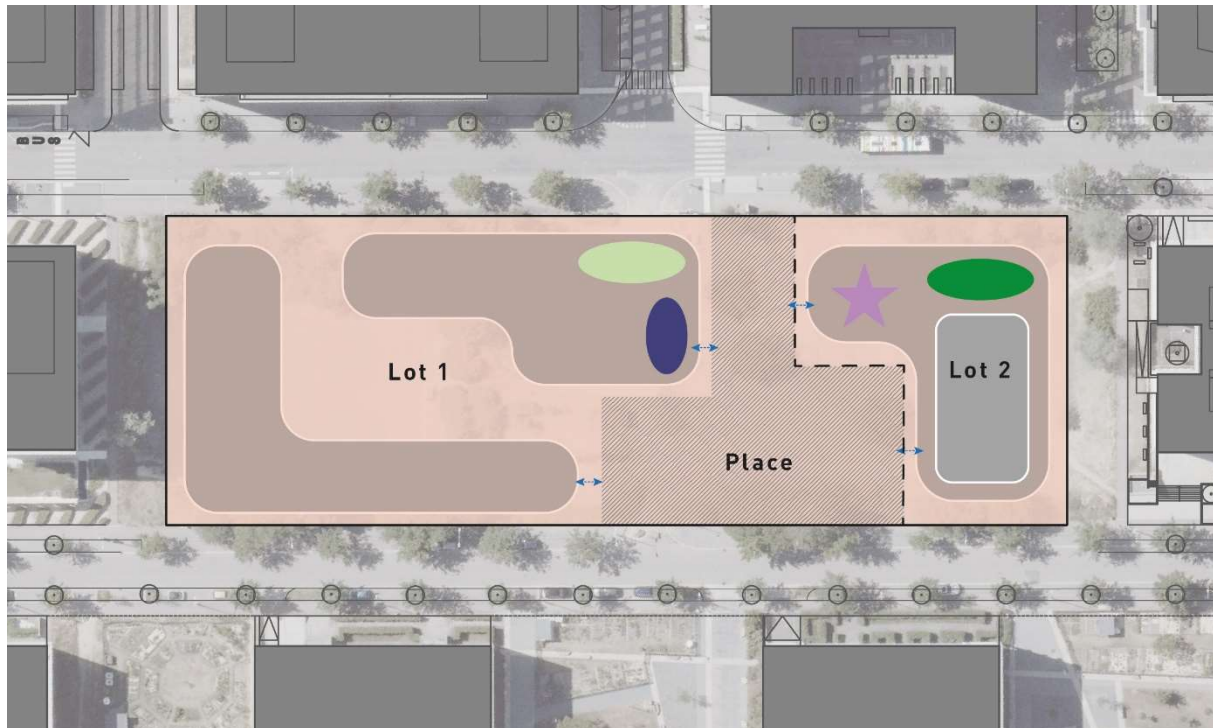
Mixed-use areas (retail, services, hotels and restaurants)






The programming of ground-floor retail units should be based on the proposed urban narrative. Mixed-use areas must meet the specific needs of the neighbourhood. Although the specific programming guidelines described below must be taken into consideration, a certain flexibility as to the final occupation of the premises will be taken into account in the design, the aim being to allow relevant commercial uses that make the site attractive and establish a neighbourhood life at several times of the day (morning/evening).

The following diagrams show an indicative scenario for the occupation of the commercial ground floors, particularly with:

- **on lot 1:**
 - approximately 2 units for local shops aimed at residents, particularly food shops;
 - approximately 1 to 2 units for local services, such as health and beauty;
- **on lot 2:**
 - 1 large unit intended for a restaurant on at least 300 m² GBA, offering a south-facing terrace overlooking the public square;
 - 1 unit for one or more medical/paramedical practices;
 - 1 unit intended for a professional service requiring a few offices, for example a bank, insurance firm or chartered accountant agency;
 - 1 space that can be separate from the office entrance for a co-working space open to the public or meeting rooms.

Figure 11: Indicative occupancy plans for commercial ground floors



-  Preferred position for local shops
-  Preferred position for local services (hygiene, care, beauty)
-  Preferred position for medical/paramedical practices opening towards rue Bernhoeft
-  Location of a restaurant, the size and influence of which are to be defined, with a terrace on the central square
-  Possibility of occupying all or part of the commercial ground floor by a co-working space opening out onto the exterior as well as a professional services branch (bank, mobility service, etc.)

Source: Alphaville, 2024

Areas intended for the crèche

The crèche is to be integrated on the ground floor of building B.

It will be accessible at ground level from rue Bernhoeft and will open onto a courtyard located at the back of the building and inside the block centre. A ratio of 5.00 m² per child accommodated will be considered for the design of the crèche's outdoor spaces.

The crèche will be autonomous in terms of operation and access. If it does not have housing units above it, its roof will be provided with at least extensive vegetation. Shared outdoor roof spaces (for residents) are a possibility.

A high-quality interior layout will be sought in order to provide a pleasant and appropriate environment for the development of children, on the one hand, and to facilitate the management and operation of the venue on the other.

As for the outdoor areas of the crèche, these may be located on a higher storey of the building, or overhanging the storey, as long as accessibility is guaranteed. In this respect, steps may be accepted to go outside.

Common areas

For the thematic housing (fitness, games room/library, etc.) are to be planned.

For the open-market housing, the integration of common areas is left to the discretion of the Developer.

For Kirchberg Fund housing units, such spaces are not required.

Car and bicycle parking spaces

Car parking spaces

The number of spaces to be created will comply with the minimum requirements of the GDP in force. As a guide, approximately 220 spaces should be considered, depending on the desired programme. The total number depends, in particular, on the type of thematic housing offered.

For the record, in the GDP of the City of Luxembourg, micro-lodging housing is treated in the same way as conventional housing for the calculation of parking spaces, while housing integrated within a “co-living” structure is treated in the same way as collective accommodation establishments.

Bicycle parking spaces

The following ratios apply:

- Conventional and thematic housing: 1 bicycle space per bedroom;
- Office space: 1 space per 100 m² section of gross built-up area;
- Shops: 1 space per section of sales area.

For activities that generate visitors and for housing units, additional publicly accessible parking spaces should be provided near the entrances. Their number is to be defined according to the

specific needs of the allocated use, but must not be less than 0.5 spaces per 100 m² of net surface area.

The average surface area per bicycle space should be at least 1.2 m².

The annexes

Private cellars

Buildings intended for residential programmes will have private cellars in the basement. An area of approximately 4 m² per unit should be considered.

Shop storage rooms

Storage spaces for commercial premises may be considered in the basement in the event that they cannot be developed on the ground floor. However, it should be noted that commercial storage spaces developed in the basement are considered as developable areas according to the terminology of the GDR relating to Special Development Plans, and therefore will be taken into account if necessary in the calculation of the GBA.

Waste storage rooms

Each building will have one or more rooms for the temporary storage of waste, located within the volume of the building concerned. In the event of mixed use, separate rooms must be provided for each use, accessible only to the users concerned. Each room must be designed in such a way as not to create a visual or olfactory nuisance.

The exact dimensions of the room will depend on the number and size of residential and/or non-residential units planned. The minimum size to be taken into consideration may be defined in consultation with the Hygiene Department of the City of Luxembourg. The latter should be consulted at an early stage in the design of the project so that the proposed waste management concept can be made more reliable and be accurately quantified.

Each building will have an open-air space for waste containers. It must be installed on the private property, adjacent to the public roads, and must be easily accessible to the City's Hygiene Department.



Service rooms

Apart from the infrastructure for the underground car park, each lot will have the common and service rooms necessary for its operation. Consequently, basements will be accepted both in lot 1 (mainly residential lot) and in lot 2 (administrative lot). However, no underground connections or infrastructure will be accepted between these two lots, across the public square.

This will include, in particular, the service rooms dedicated to the equipment necessary for connection to the utility providers' networks. These rooms will be located close to the public space in order to reduce the connection distance. The service rooms for the various buildings are also to be located under these buildings.

With the exception of the shared car park, each condominium will be responsible for managing its service rooms. In this sense, the service rooms for the buildings are also to be located under these buildings.

No flow will be authorised between the service rooms of separate programmes (e.g. residential service rooms and commercial service rooms).