



Köllunarklettur

Urban Quality Manual

2025.09.16

The Vision for Köllunarklettur

**A warm, green community
merging the best of sea,
land, and urban living.**



Köllunarklettur

The site is clearly visible from the city center and has the potential to add a new urban layer to Reykjavík, connected by the boardwalk from Harpa to Viðey, while respecting the local context.

THREE STRATEGIES

The City



A well-connected part of Reykjavík with a unique identity

The proposed structure becomes an integrated part of the city by connecting to the adjacent existing urban structures. It establishes a continuous recreational route along the waterfront, stretching from Harpa to Viðey. Here, you can stroll and enjoy the views in undisturbed nature!

The District



Combining a high quality of life with a sustainable lifestyle

The proposal creates a direct connection between Laugarnes and the waterfront increasing the accessibility to everyone in Köllunarklettur to the nature area. The proposal combines a high quality of life within the district making it an area where a sustainable lifestyle is made possible.

The Neighbourhood



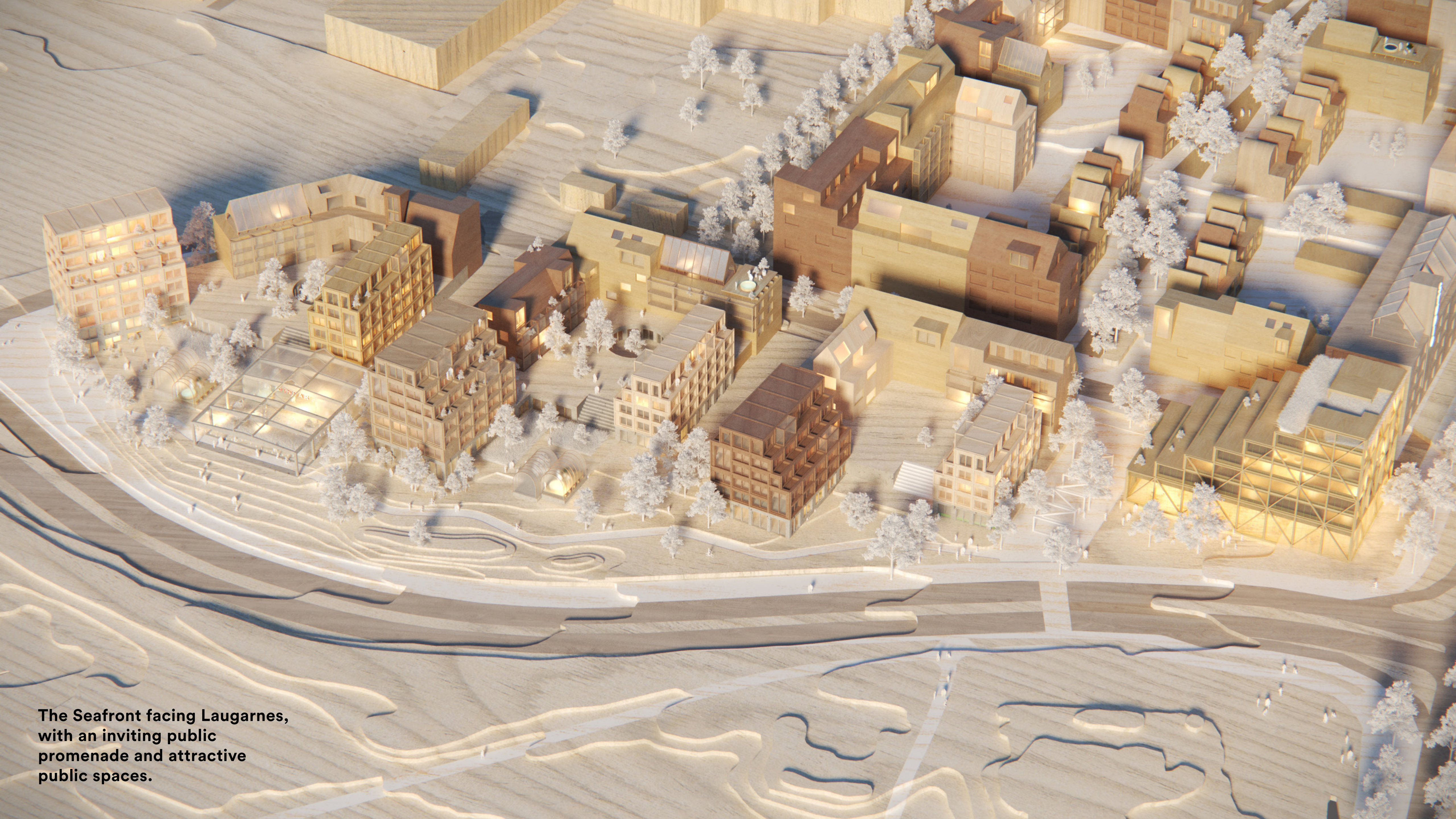
Building well-being community through inclusive spaces and social interactions

This vibrant place offers a unique blend of social living, distinctive character, and lush greenery, building community through inclusive spaces and social interactions making it more than just a residential area—it's a way of life.

**A well-connected part of Reykjavík
with a unique identity**

Green and well-connected
Maximizing the potential
of the site's location to create a
well-connected green city.





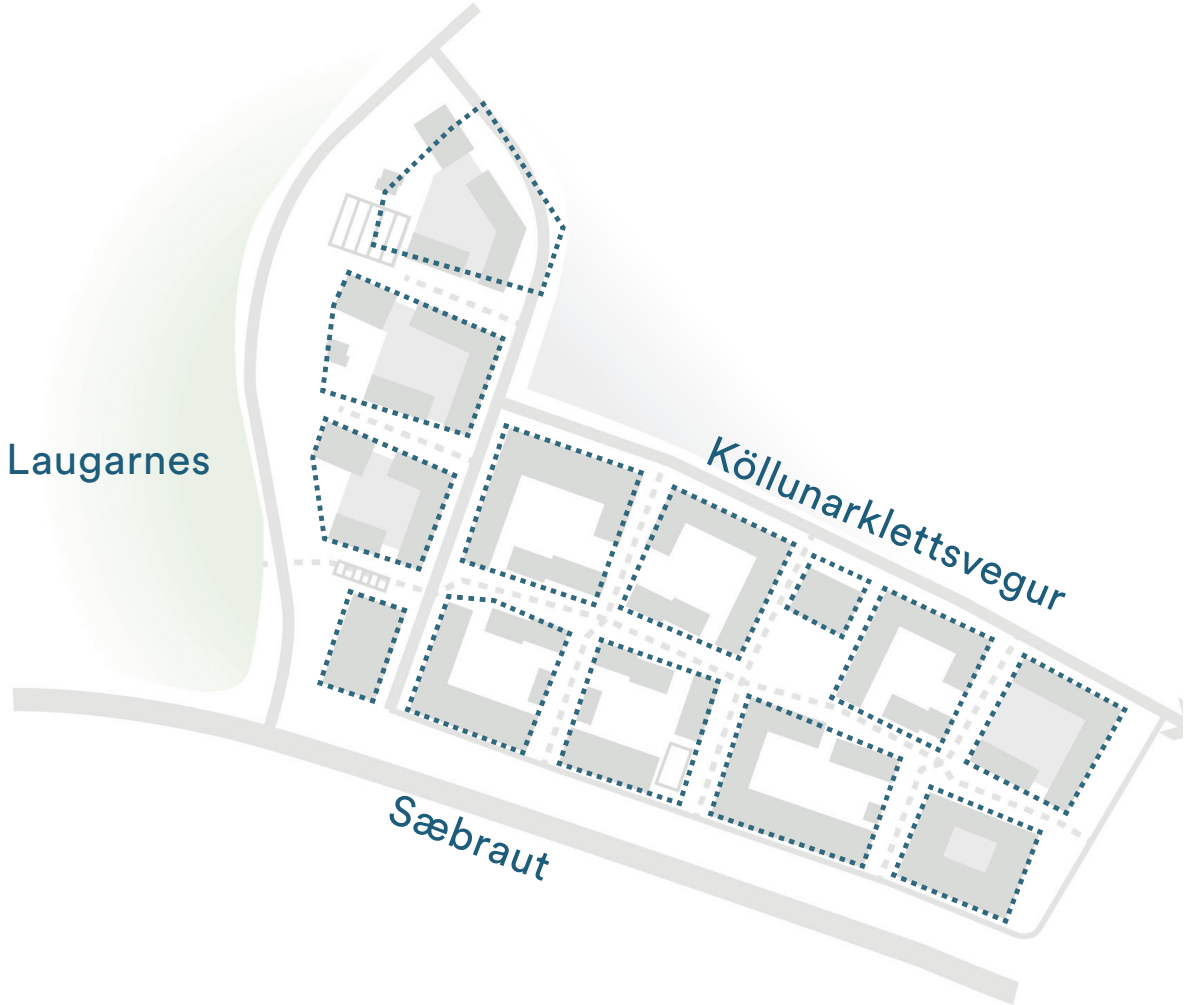
**The Seafront facing Laugarnes,
with an inviting public
promenade and attractive
public spaces.**



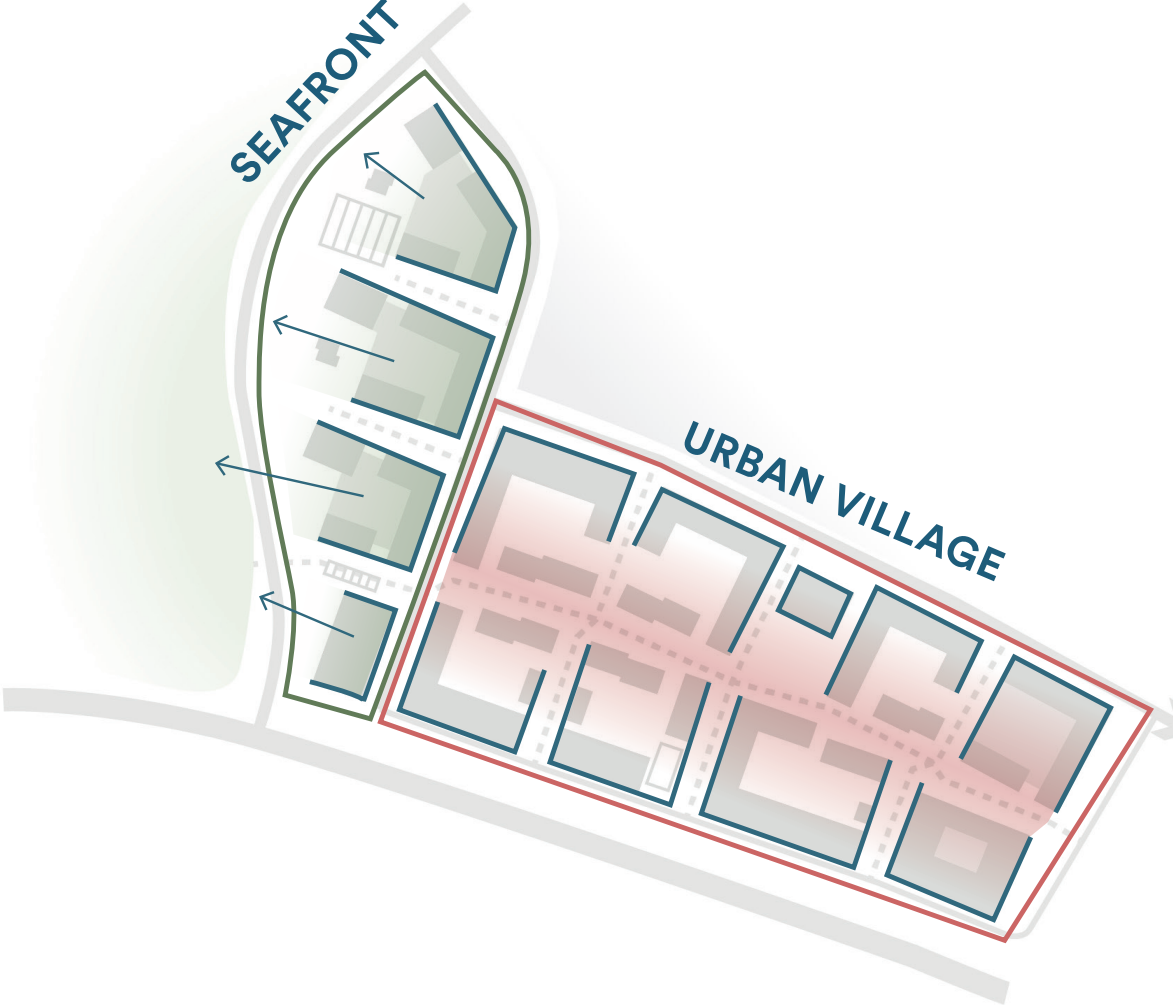
The new development as seen from Laugarnes. The area opens up in a welcoming way, featuring public walkways and open public spaces.

Structural Plan

URBAN CONCEPT



A traditional urban block structure inspired by downtown Reykjavík.



The Urban Village: Urban structure with a warm and vibrant core.
The Seafront: Semi-open inviting urban blocks facing Laugarnes.



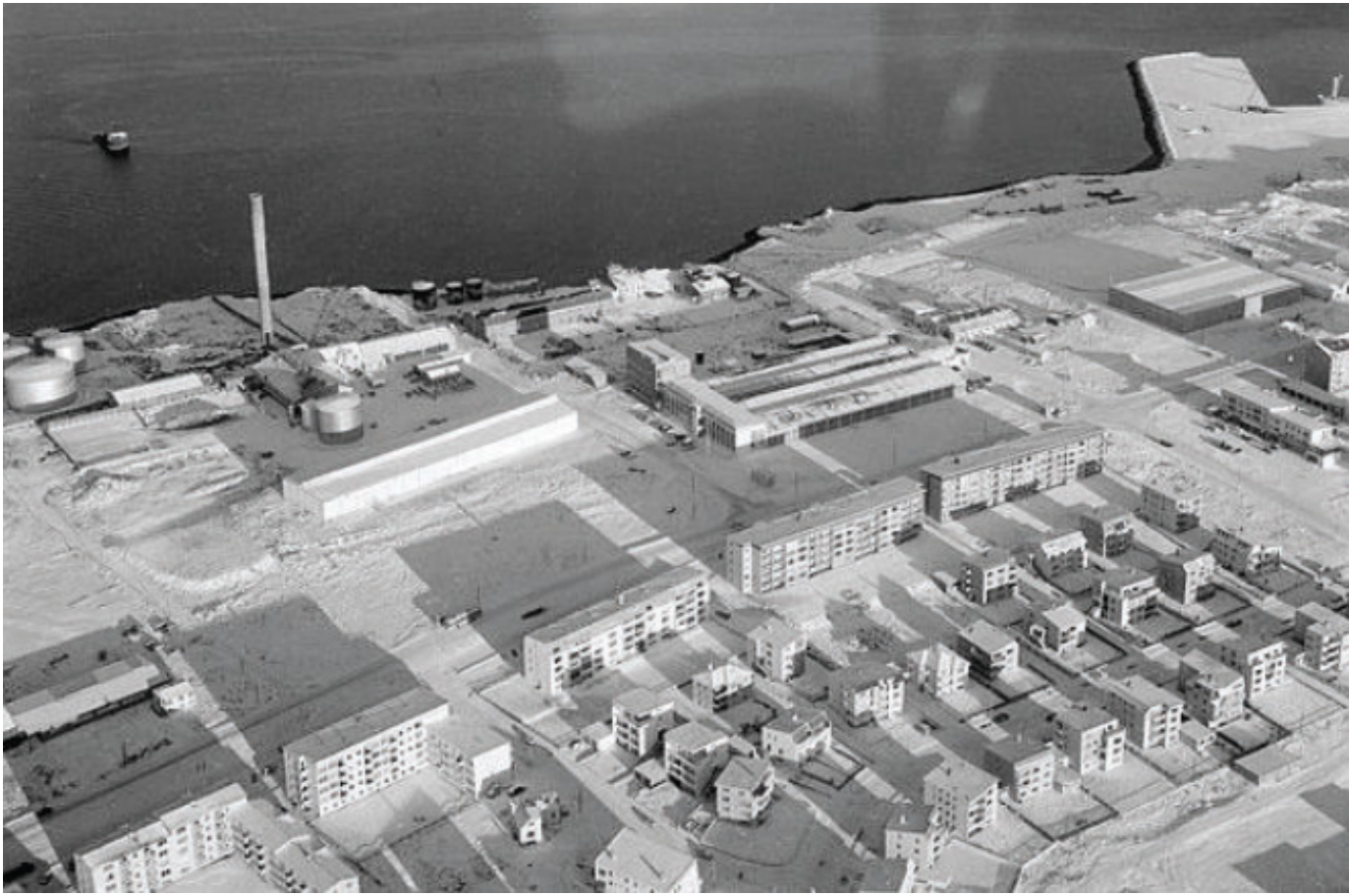
New green, public paths with sunny and wind protected public spaces.

STRUCTURAL PLAN

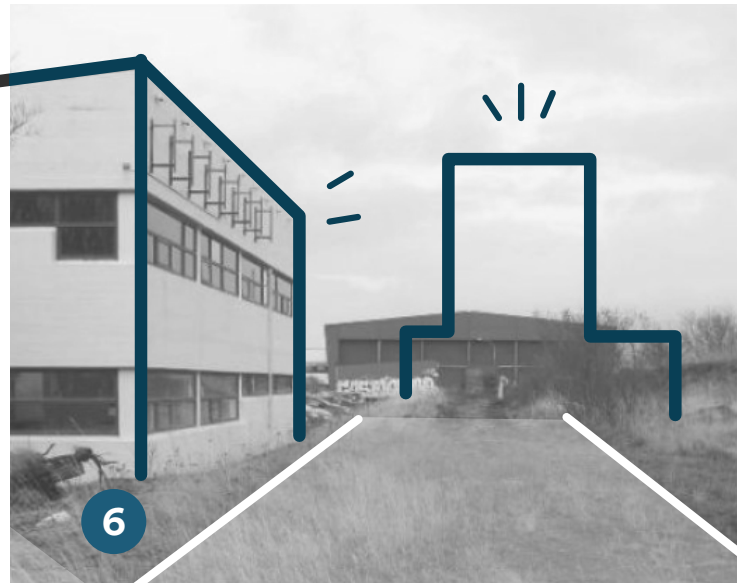
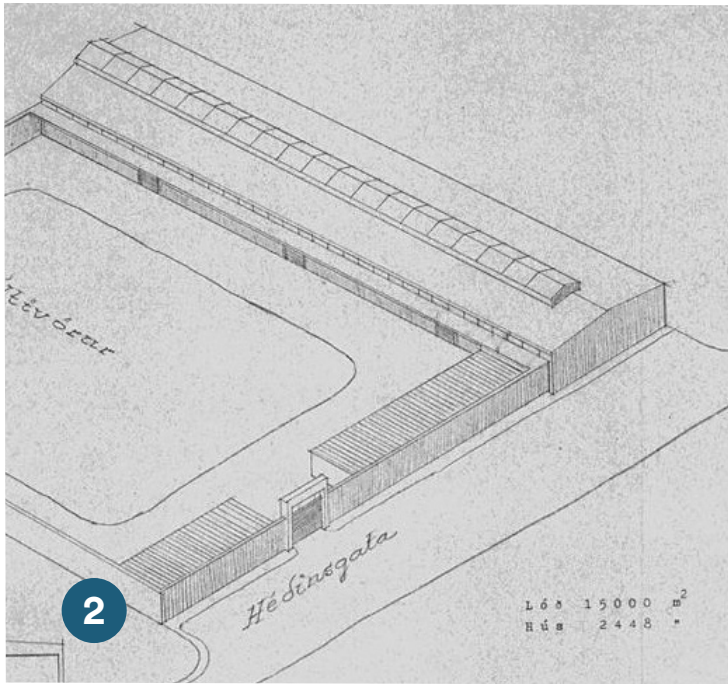
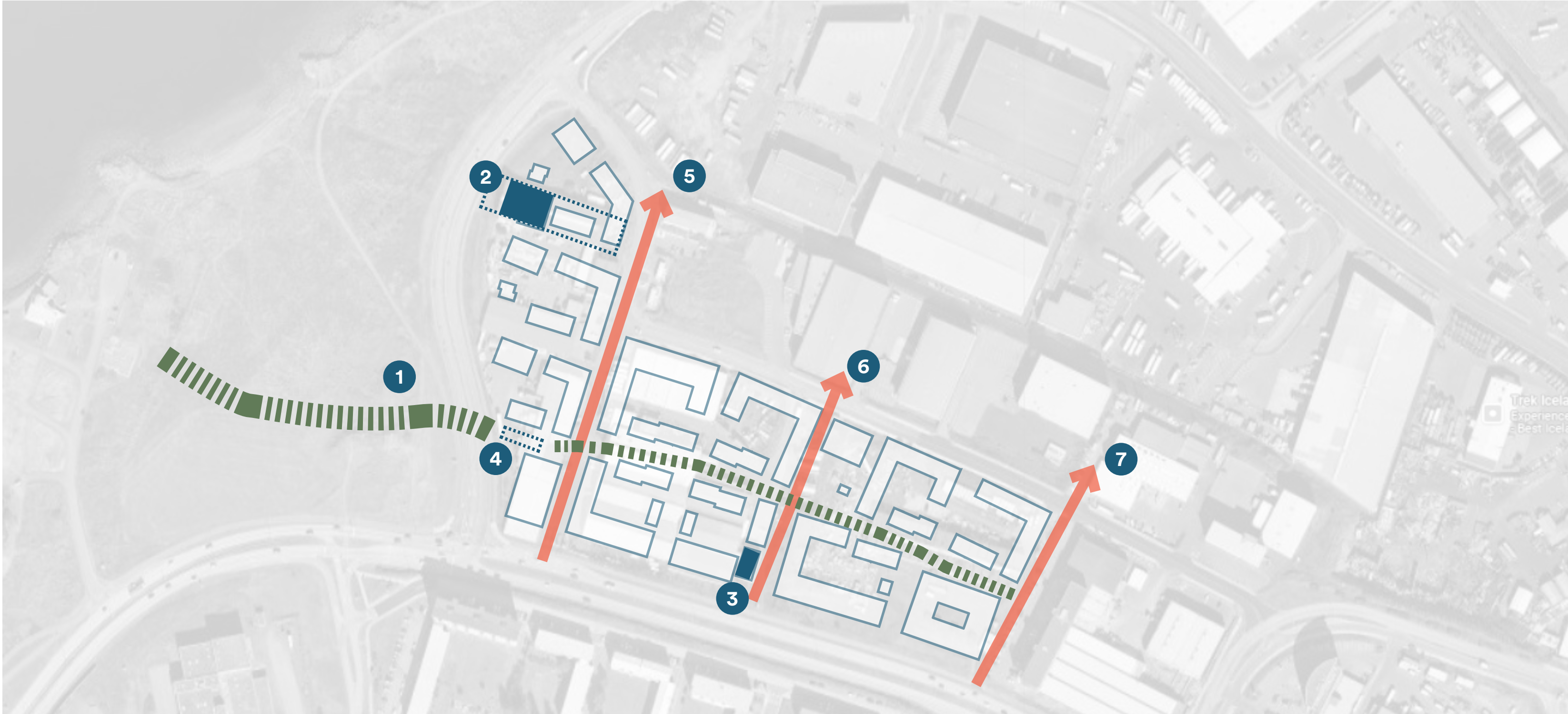


- 1 The Plaza, a sunny central square with active commercial ground floors.
- 2 The Entrance square with a portal created by structures from existing buildings.
- 3 Bike Bridge to Laugardalur
- 4 A public playground in the structure of the Tollvörugeymslan .
- 5 Small playgrounds in Green River and in the courtyards.
- 6 The Mobility Bike Hotel, a new bicycle node in the city.
- 7 Mobility Hub and office building.

THE IDENTITY OF KÖLLUNARKLETTUR



THE STRUCTURE AND PRESERVED HISTORICAL ASPECTS





**A part of Tollvörugeymslan
preserved and used to bring
character and activity to the
Boardwalk.**



An overview of the new urban structure, characterized by perimeter blocks of around five storeys and a lower three-storey scale at the heart of the development.



The central living street is defined by a modest three-storey scale, with strategically placed four-storey elements. The street accommodates residential entrances, stormwater management features, spaces for recreation and play, as well as commercial ground floors.

The Built Structure

OVERVIEW BUILDING HEIGHTS





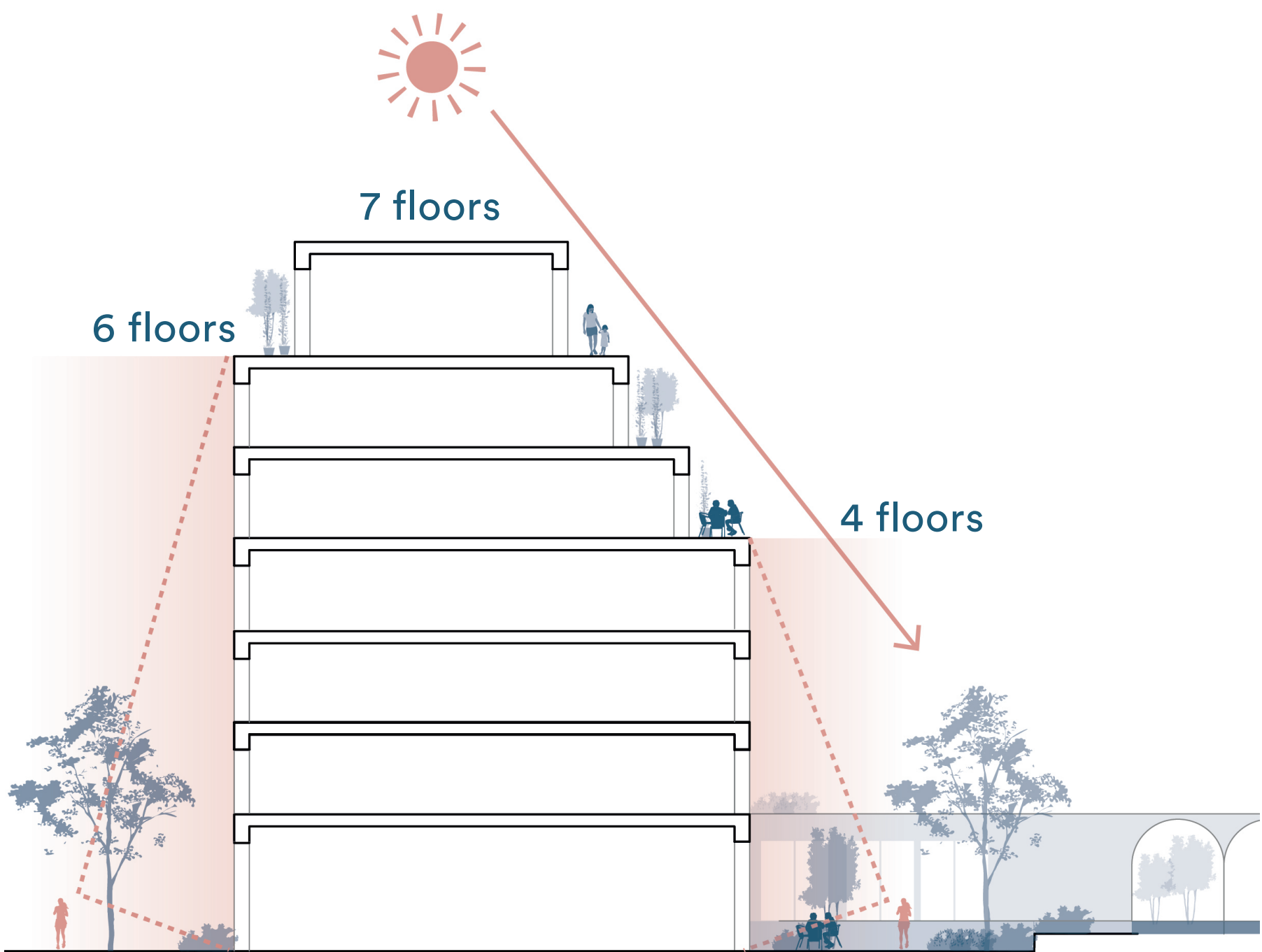
5-8 floors - Freestanding volumes

4-6 floors - Urban block structure

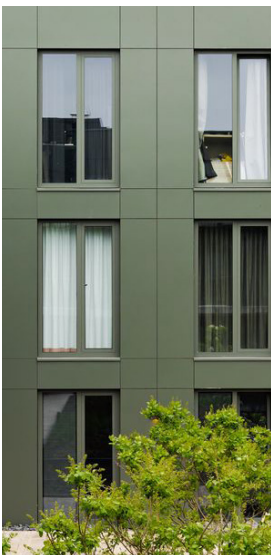
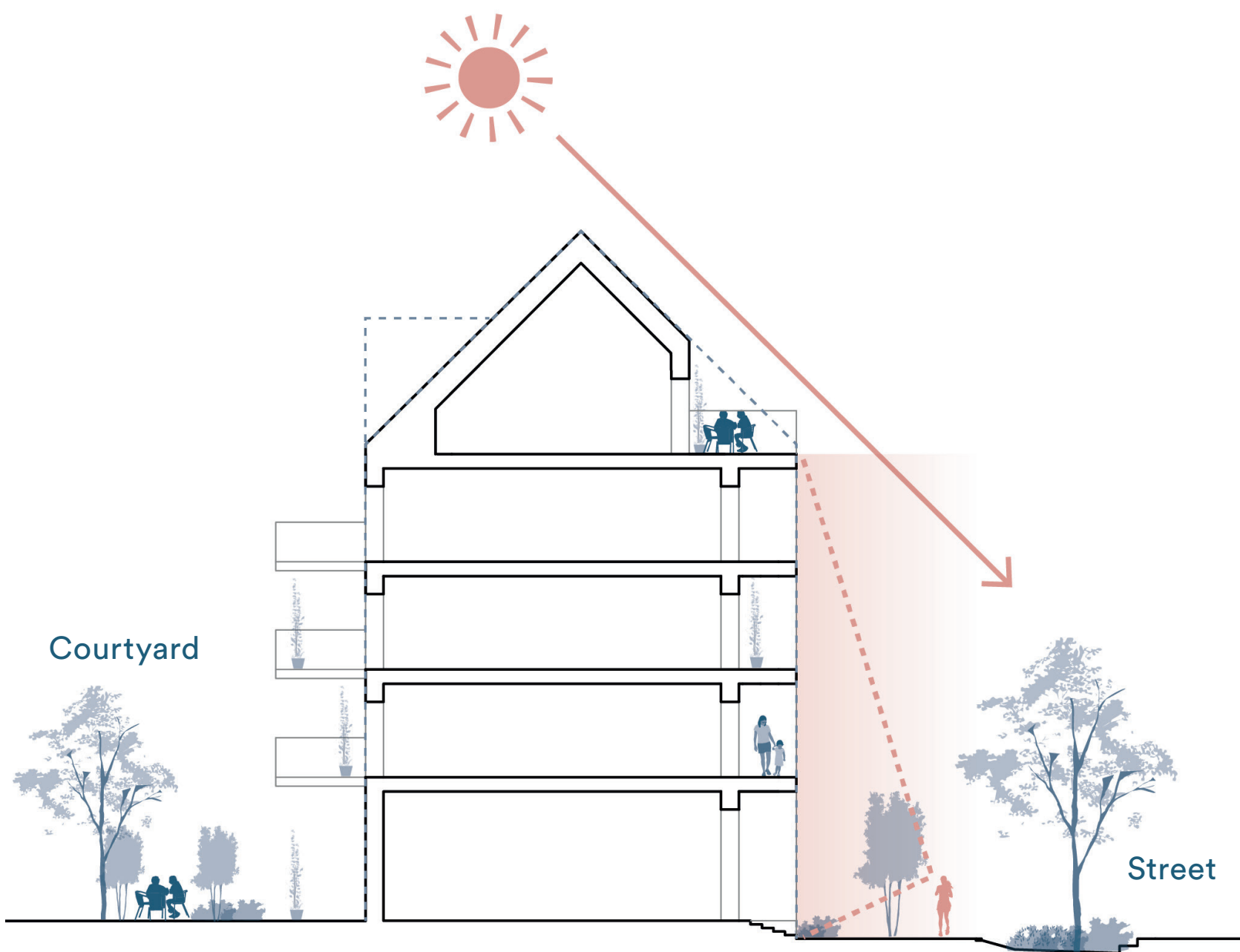
3-4 floors - Small scale townhouses

1 floor - Tiny scale

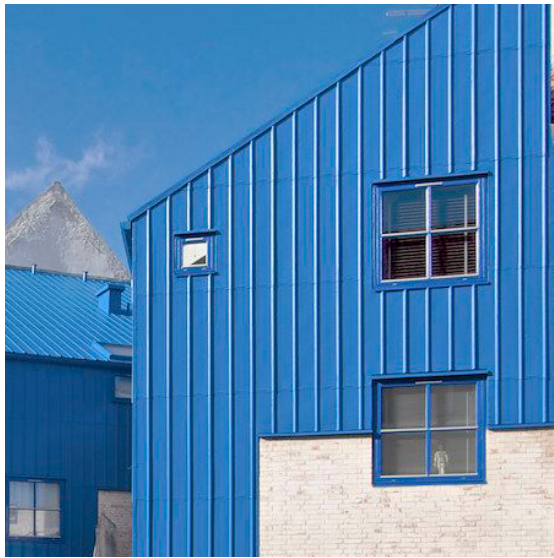
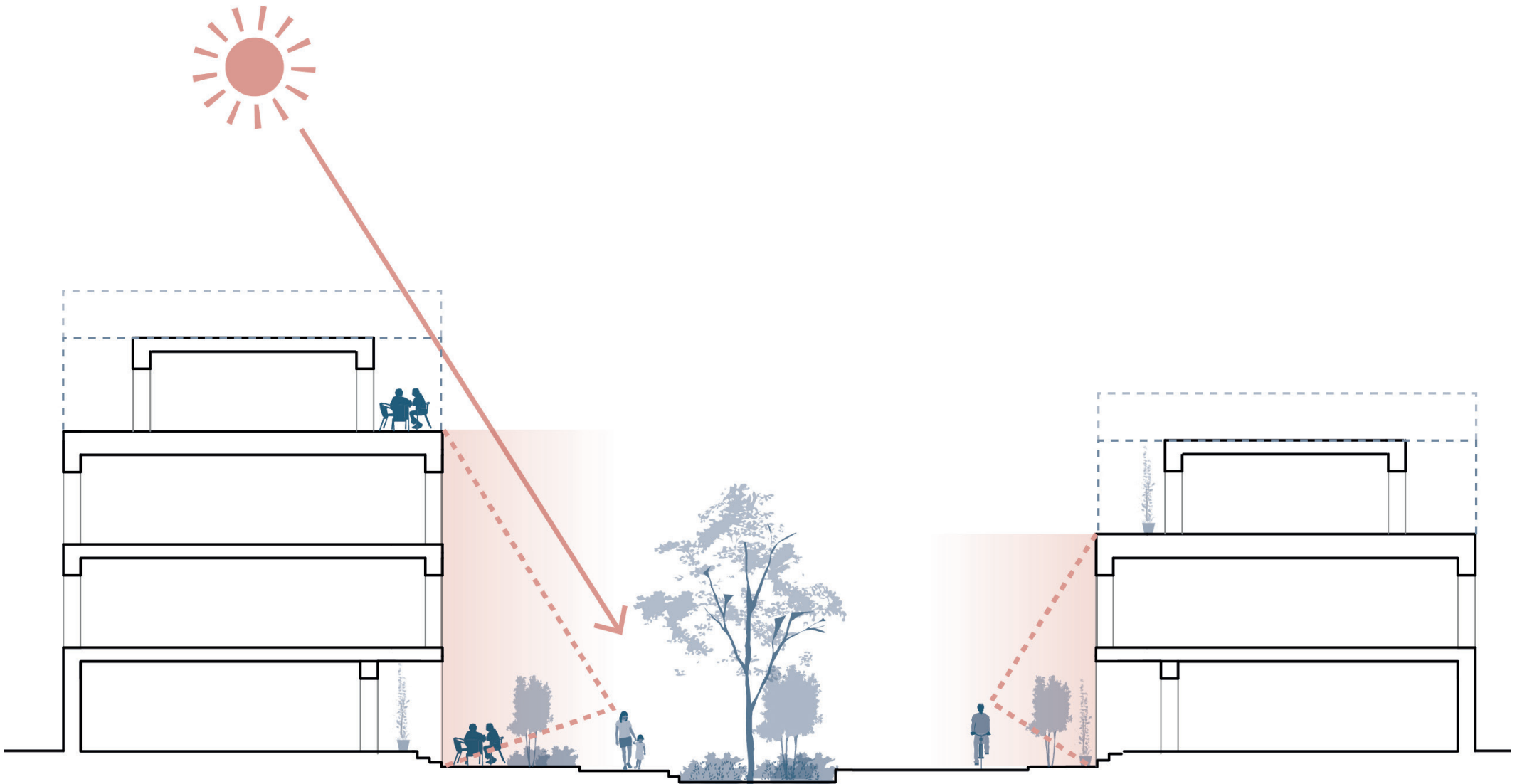
THE FREESTANDING VOLUMES 5-8 FLOORS



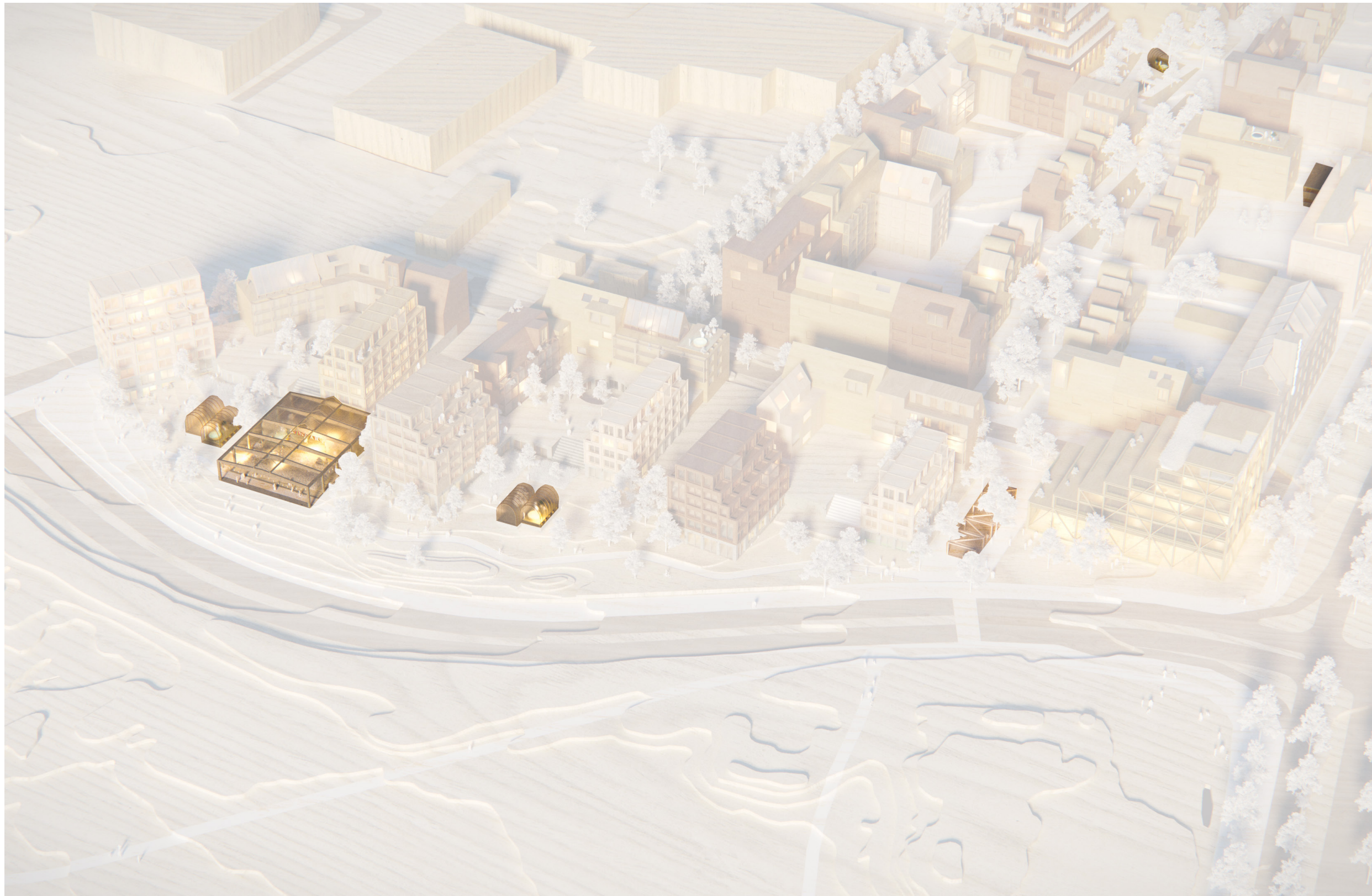
URBAN BLOCK STRUCTURE 4-6 FLOORS



SMALL SCALE TOWNHOUSES 3-4 FLOORS



TINY SCALE 1 FLOOR





Seafront is characterized by freestanding volumes with terraced roofs, creating a playful shoreline expressed through a variety of scales and a vivid urban life.

Public space and green areas

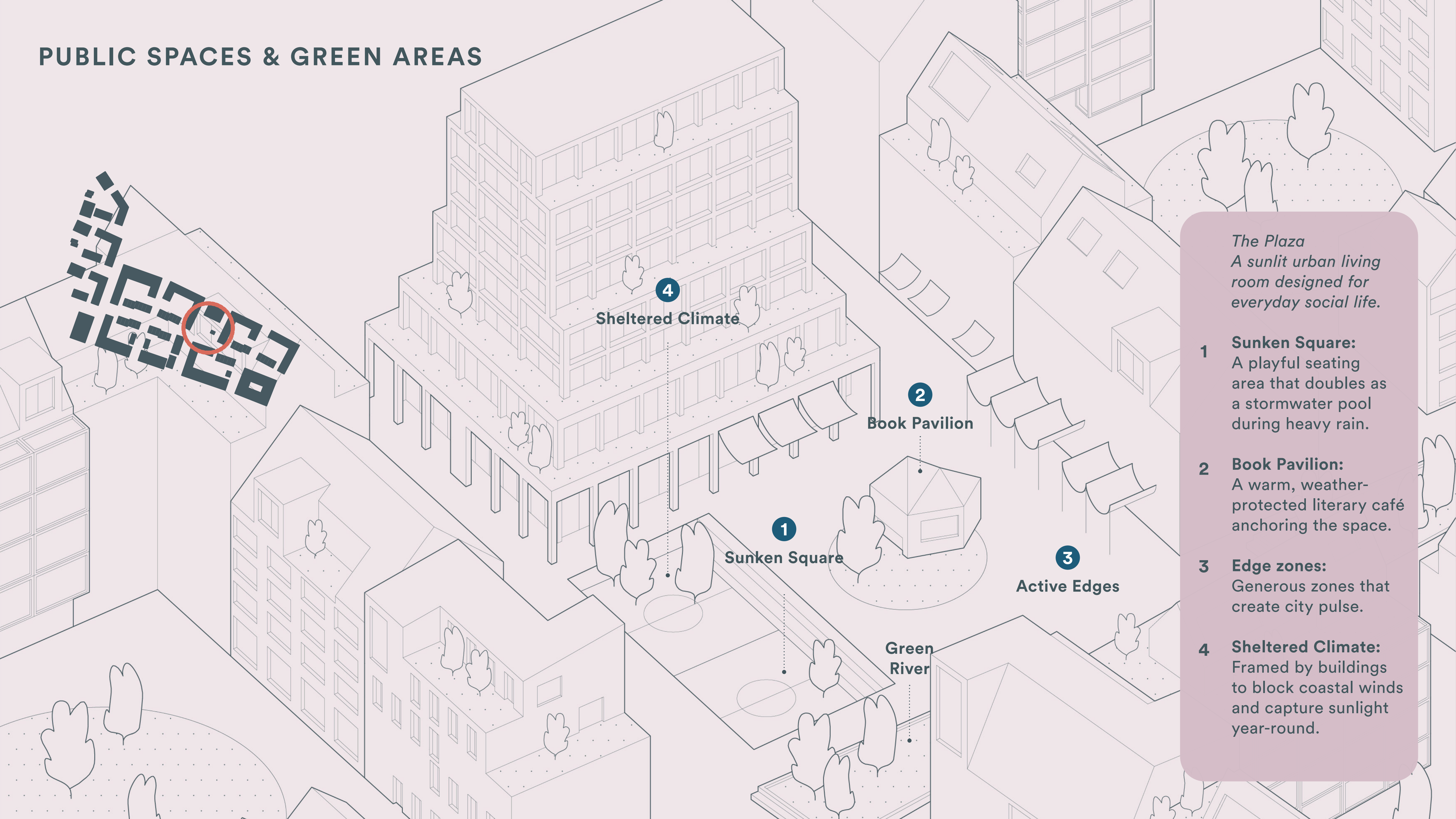
PUBLIC SPACES & GREEN AREAS



- 1 Entrance Square**
A welcoming urban threshold where the Boardwalk and Green River meet, framed by a portal.
- 2 The Plaza**
A sunny, sheltered square at the heart of the Green River, activated by commercial ground floors.
- 3 The Boardwalk:** A coastal park blending urban pulse with nature.

The main playground is integrated into the existing structure of Tollvörugeymslan, giving new life to the historic building.
- 4 The Green River**
Smaller gathering spaces and playgrounds are woven through the Green River.
- 5 Courtyard Playgrounds**
Intimate playgrounds are located within residential courtyards, supporting everyday play and community life.

PUBLIC SPACES & GREEN AREAS



The Plaza
A sunlit urban living room designed for everyday social life.

- 1 **Sunken Square:**
A playful seating area that doubles as a stormwater pool during heavy rain.
- 2 **Book Pavilion:**
A warm, weather-protected literary café anchoring the space.
- 3 **Edge zones:**
Generous zones that create city pulse.
- 4 **Sheltered Climate:**
Framed by buildings to block coastal winds and capture sunlight year-round.

Edge zones and Streets

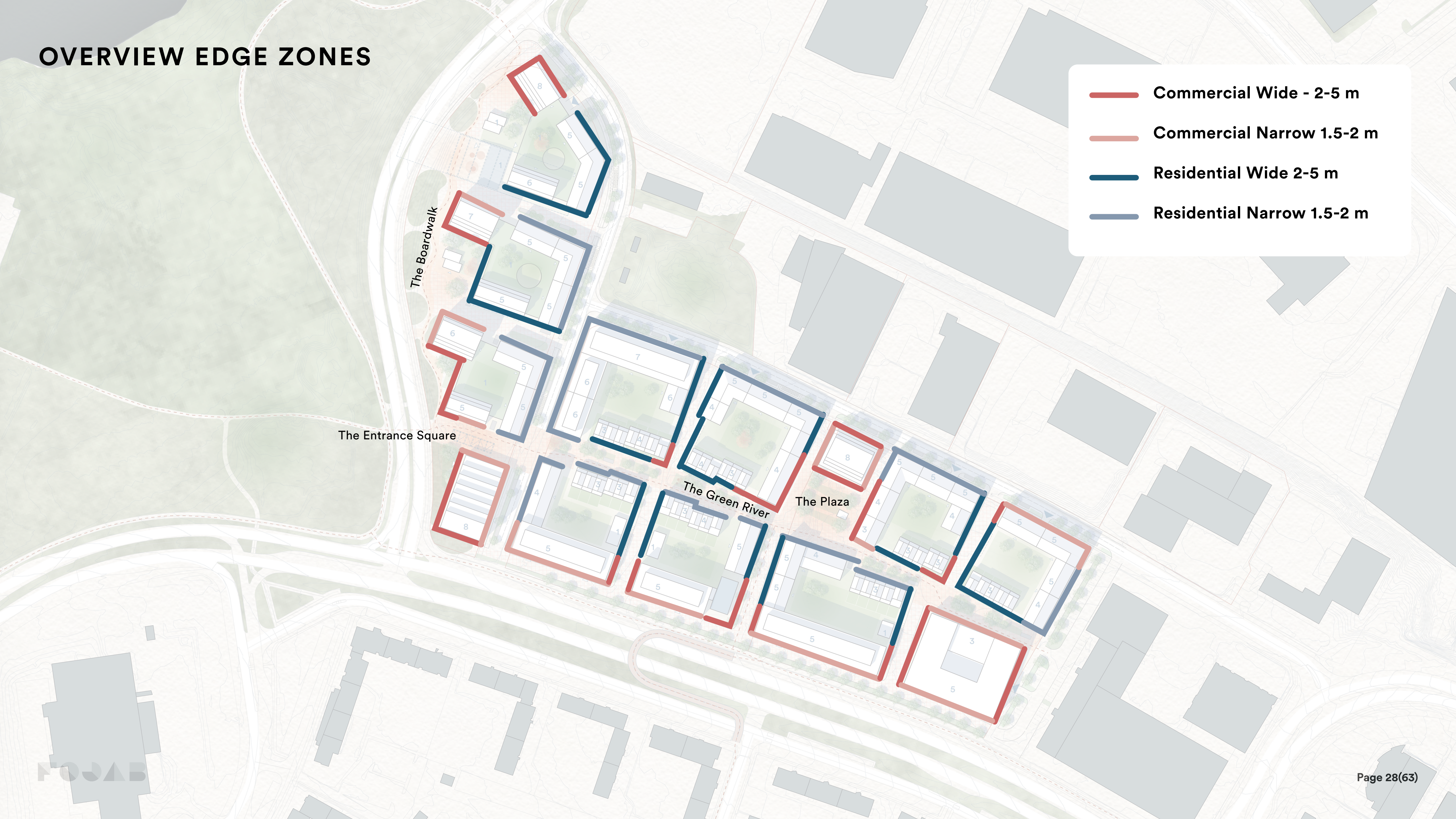
OVERVIEW EDGE ZONES

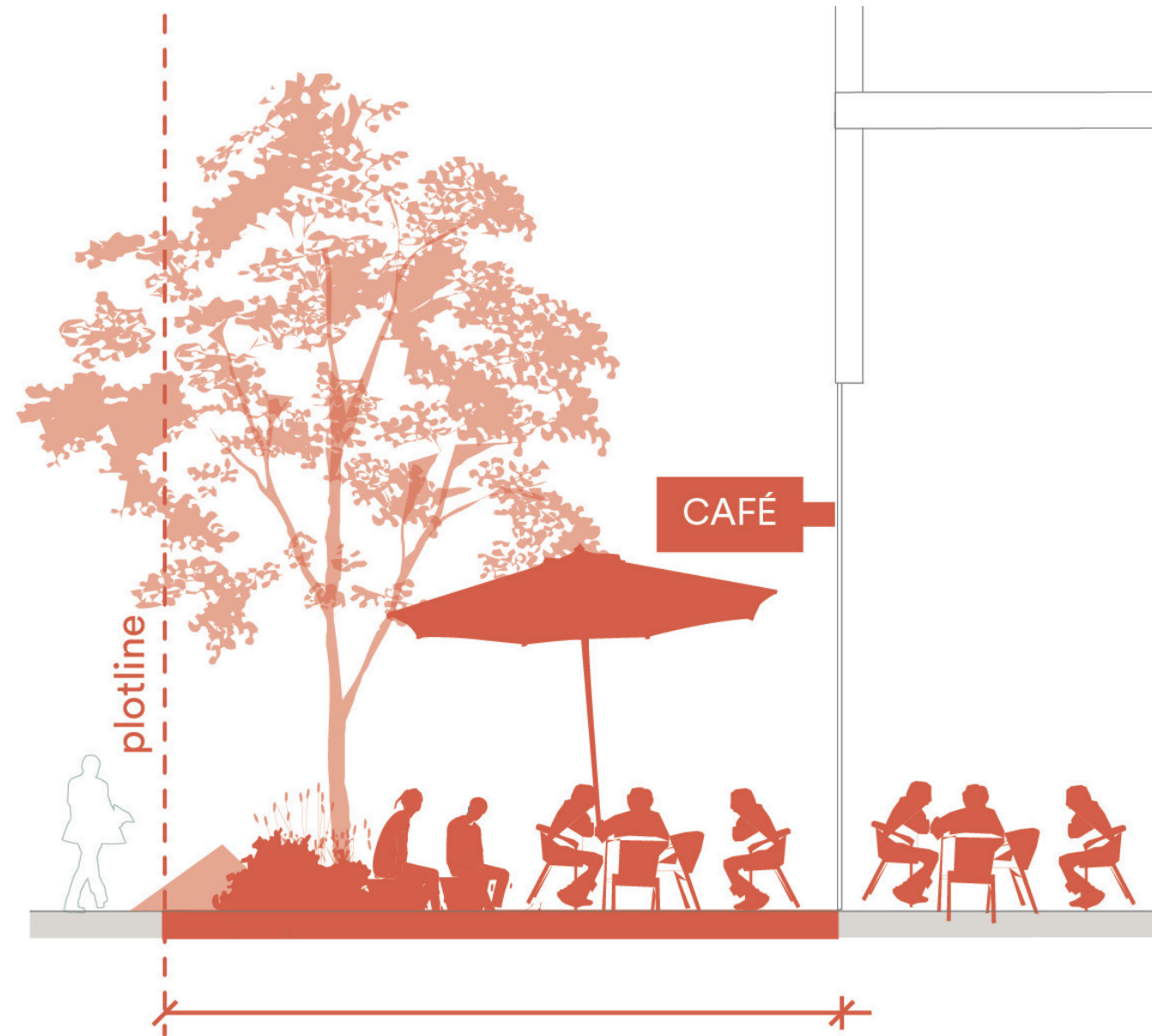
Commercial Wide - 2-5 m

Commercial Narrow 1.5-2 m

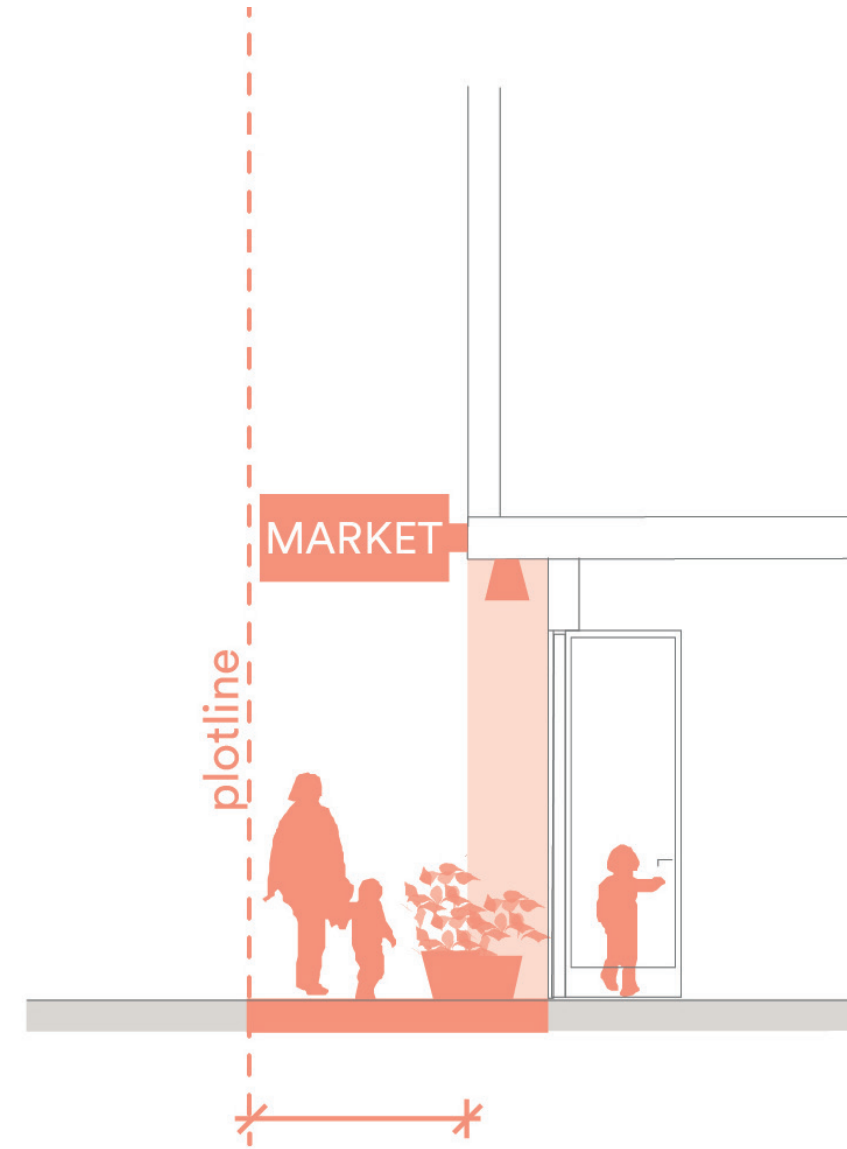
Residential Wide 2-5 m

Residential Narrow 1.5-2 m

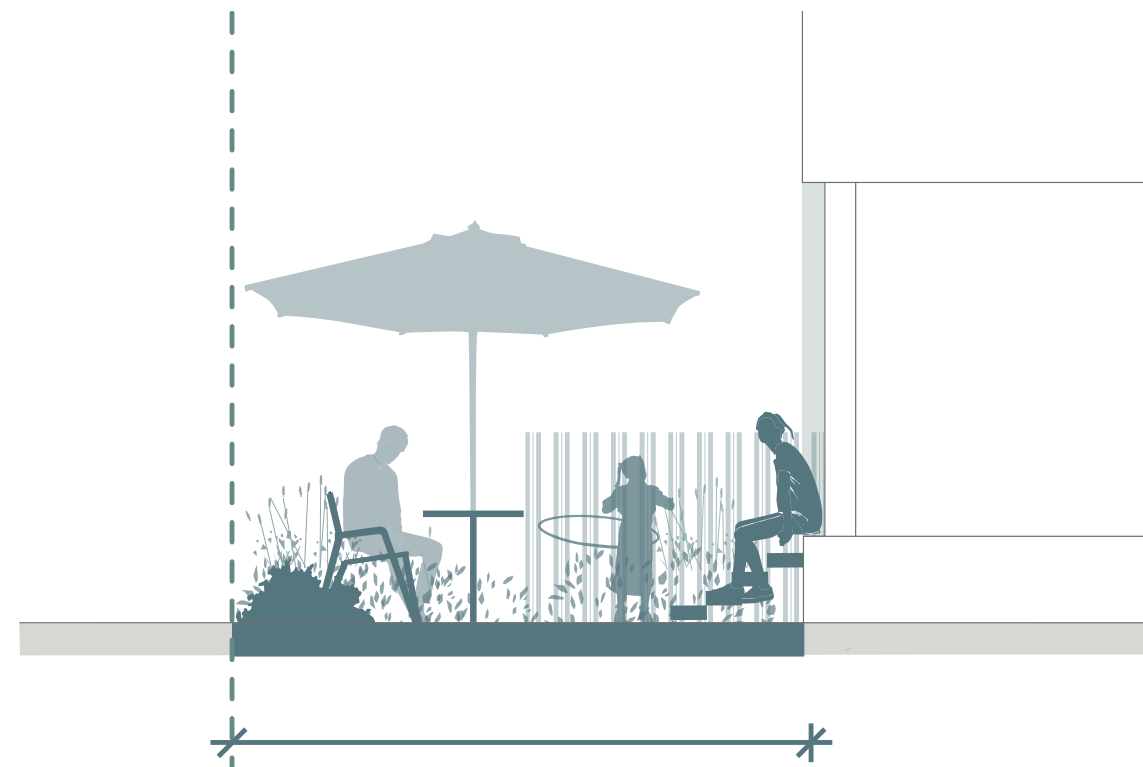




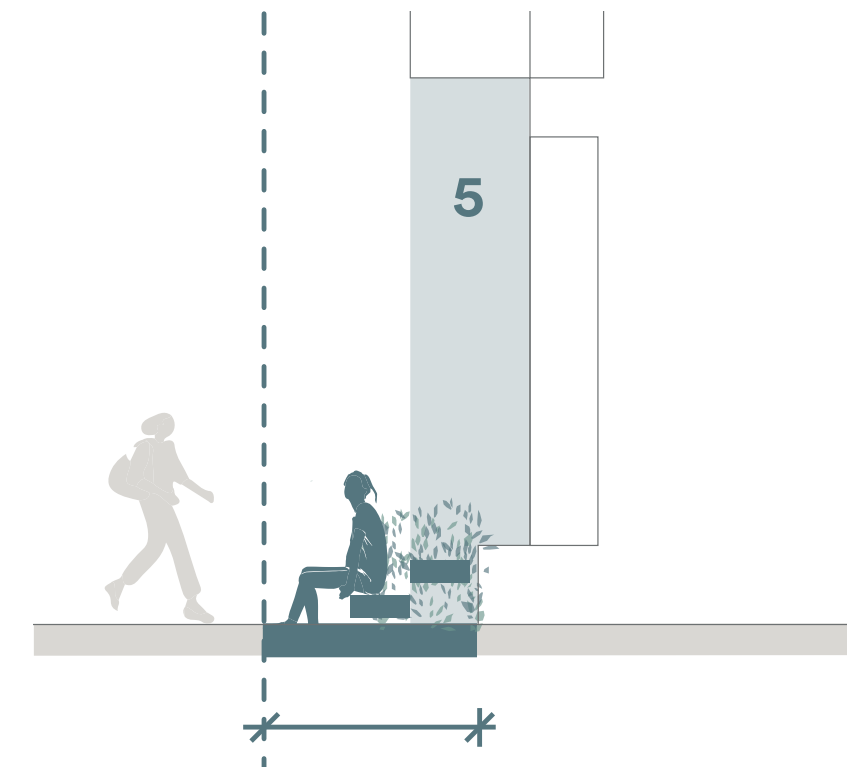
Commercial Wide, 2-5 m



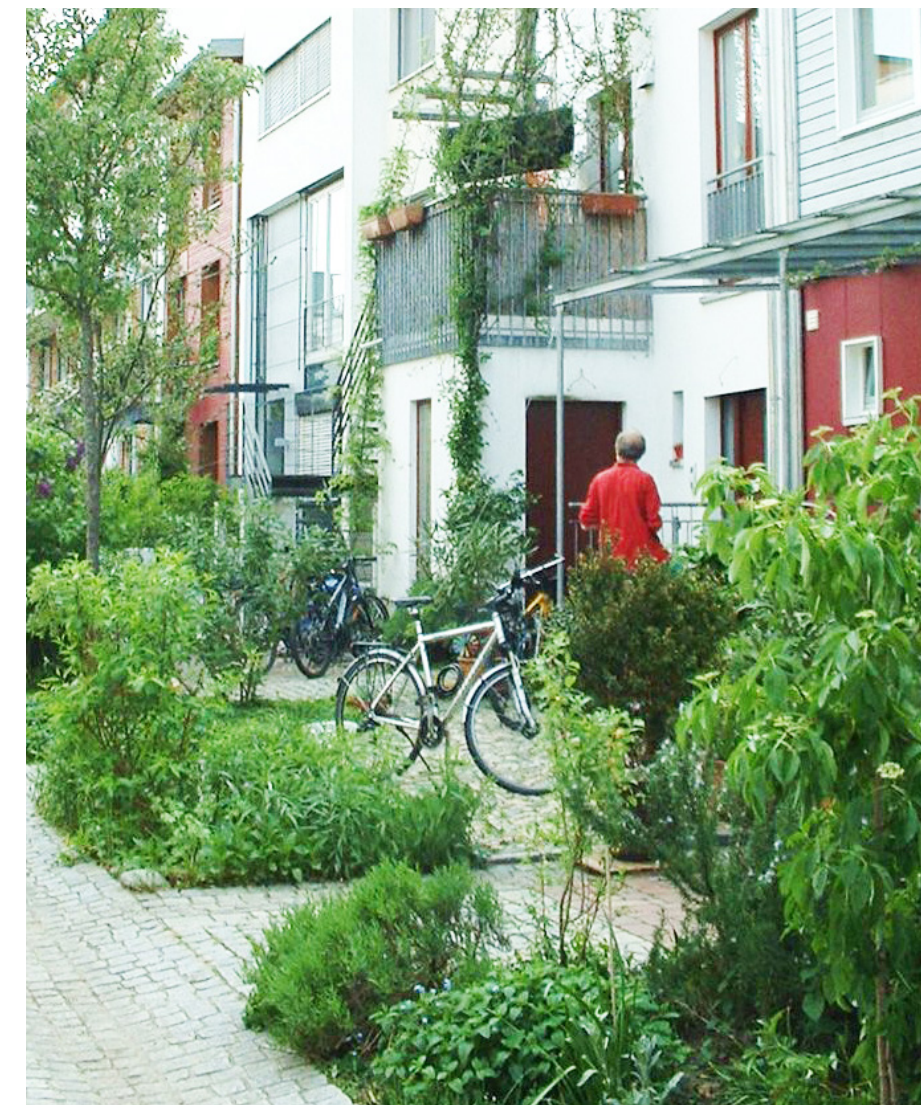
Commercial Narrow, 1.5-2 m



Residential Wide, 2-5 m

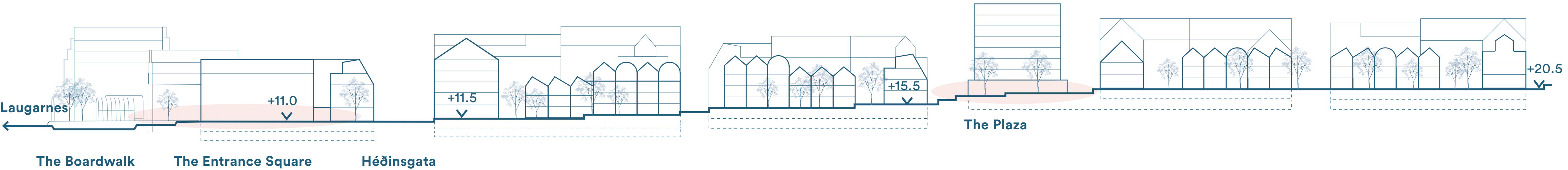
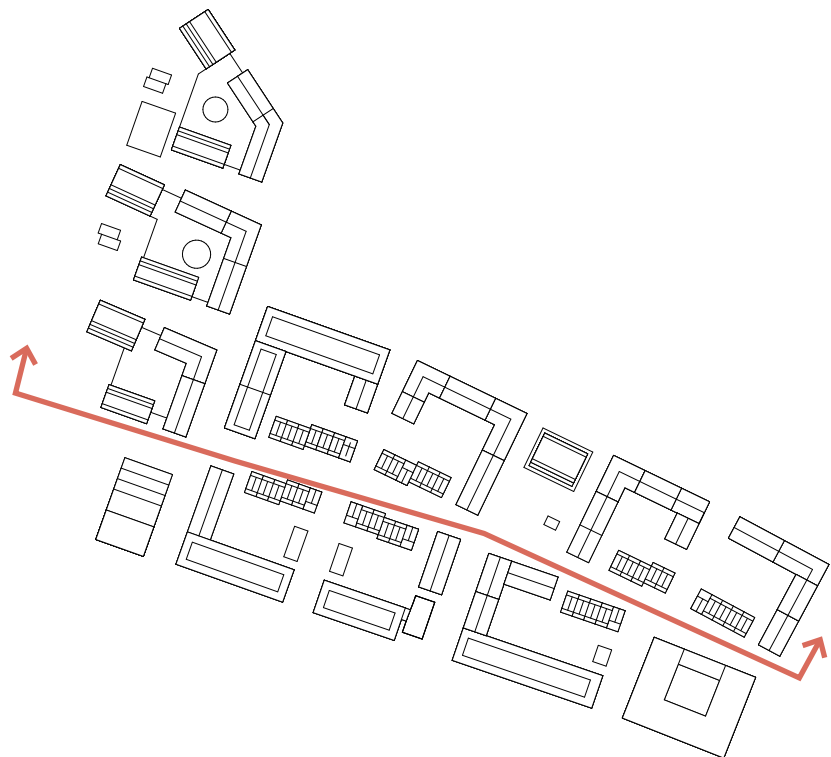


Residential Narrow, 1.5-2 m



SECTION GREEN RIVER - EAST WEST

The section along The Green River shows the natural slope towards Laugarnes and the sea!



Section Scale 1:750

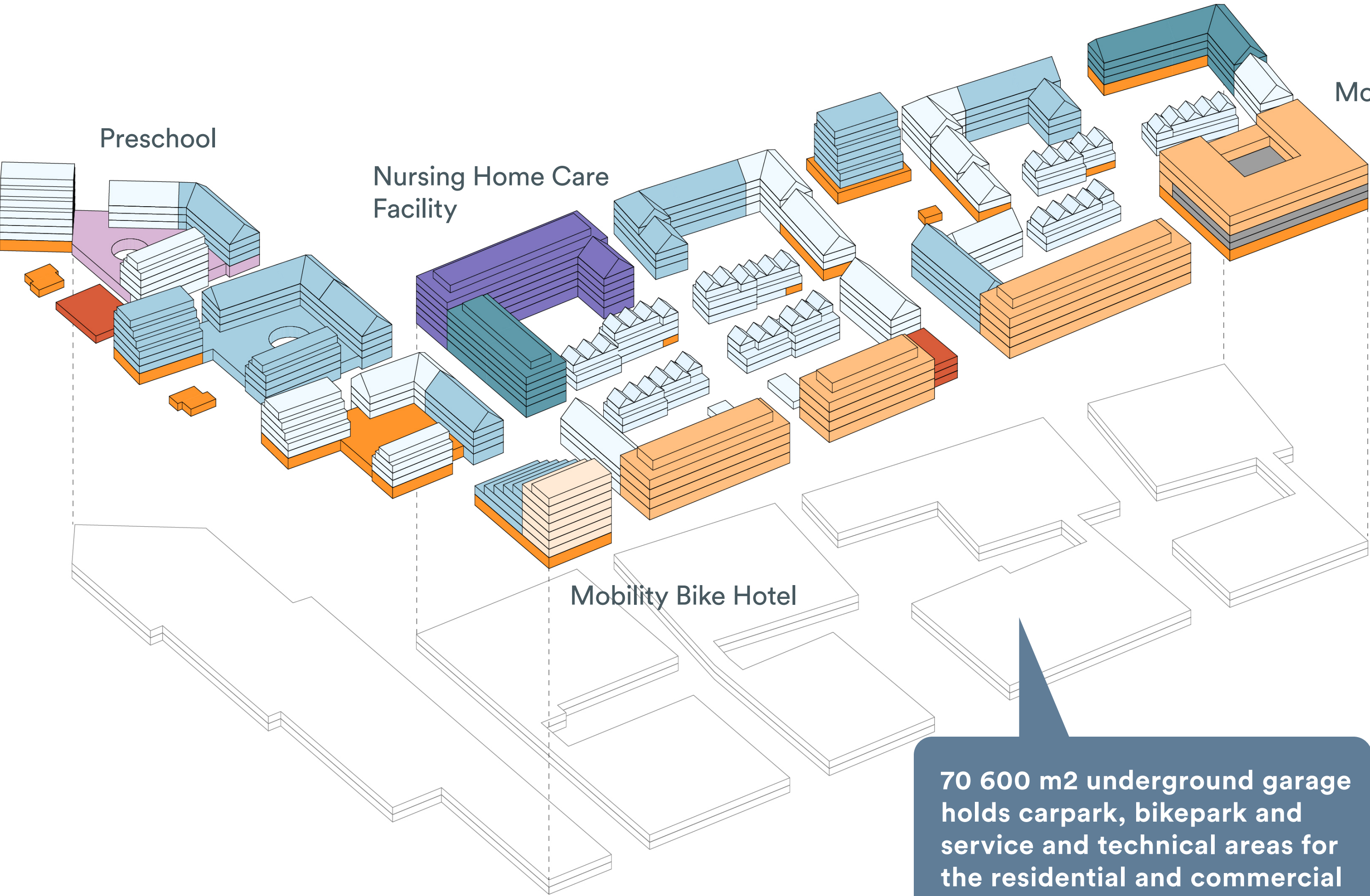
The Proposal in Numbers

KEY NUMBERS CONCLUSION



* ~ 130 Nursing home units (Care Facility) are not included as residential units.

KEY NUMBERS OVERVIEW



Total GFA
above ground
100 700 m²
Mixed use

GFA Residential	57 400 m ²
GFA Commercial and Service	43 300 m ²
Total GFA Above Ground	100 700 m ²

- Residential Apartments
- Residential Townhouses
- Residential Senior Housing
- Residential Nursing Home
- Commercial Ground Floor
- Commercial Office Space
- Commercial Hotel
- Commercial Existing Buildings
- Preschool
- Nursing Home
- Mobility Hub

70 600 m2 underground garage holds carpark, bikepark and service and technical areas for the residential and commercial functions.

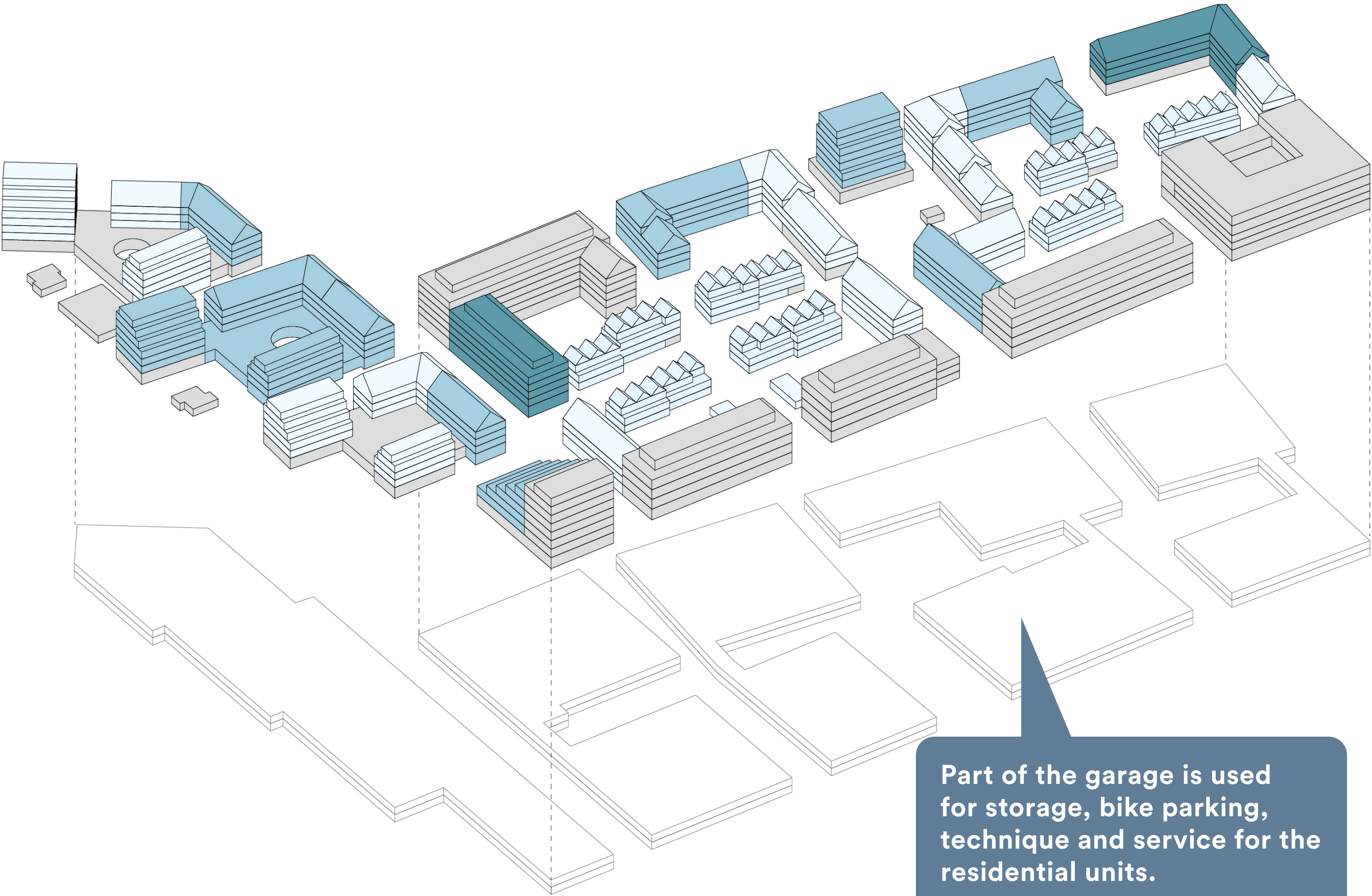
'The underground facilities open for a vibrant public space and an active roofscape'

~ 70 600
sqm underground
area with parking,
storage, service
and technique



RESIDENTIAL UNITS

~ 600
Residential Units



Residential Apartments	192 units
Residential Townhouses	61 units
Residential Senior Housing	238 units
Residential Nursing Home	102 units
Total Residential Units	593 units



The central square, The Plaza, offers excellent opportunities for commercial uses, featuring outdoor dining areas and high-quality public spaces with sunny, wind-protected seating, play and stormwater management.

Stormwater Strategy and Blue-Green Solutions

FROM DROP TO SEA
The blue-green vision



1. Retain at the Source



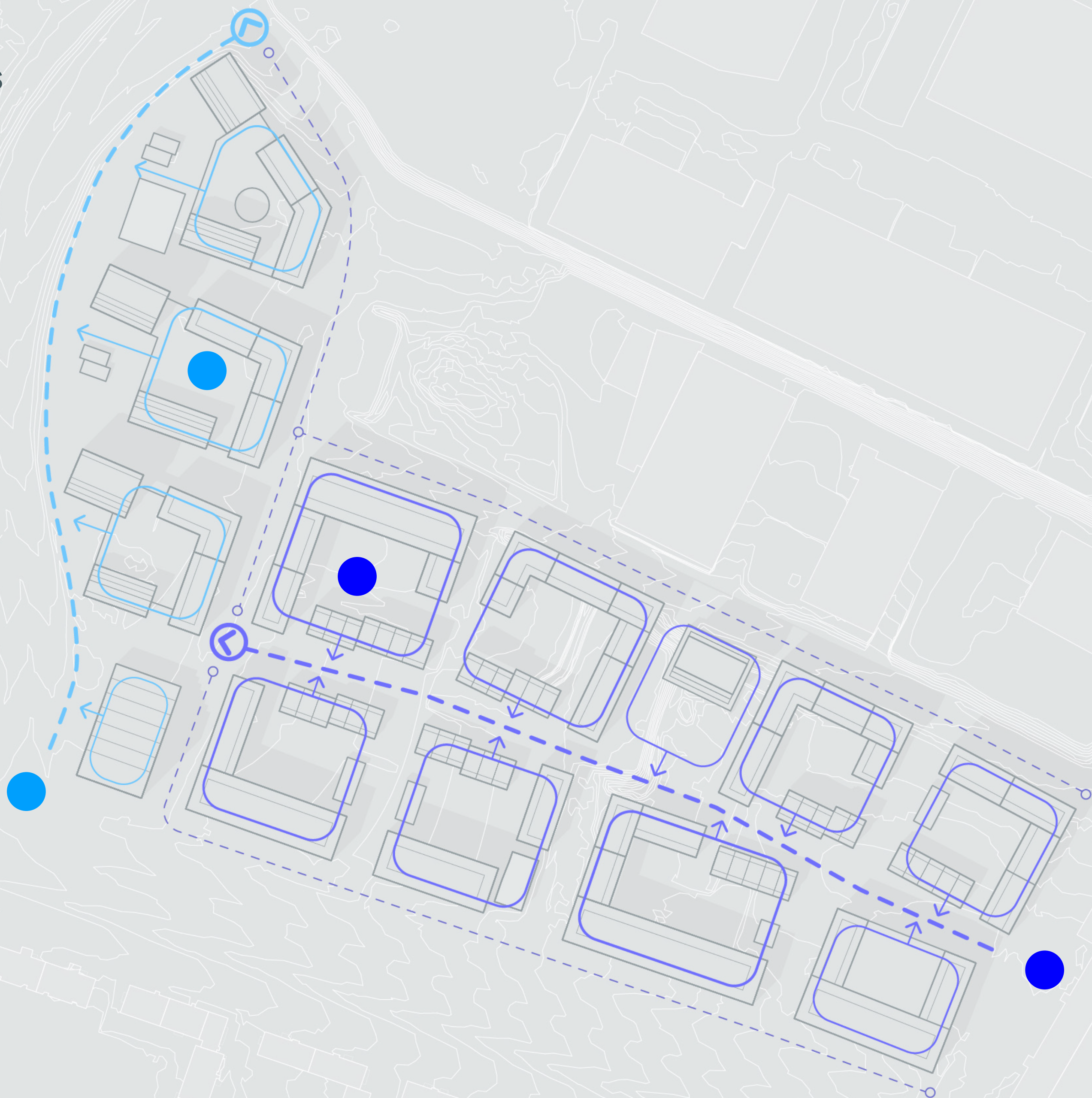
2. Purify in the Streetscape



3. Return to the Sea

BLUE STRUCTURE

Stormwater runoff paths



Local Overflow
Excess rainwater from the courtyards is safely directed into the adjacent streetscape after initial retention at the source.

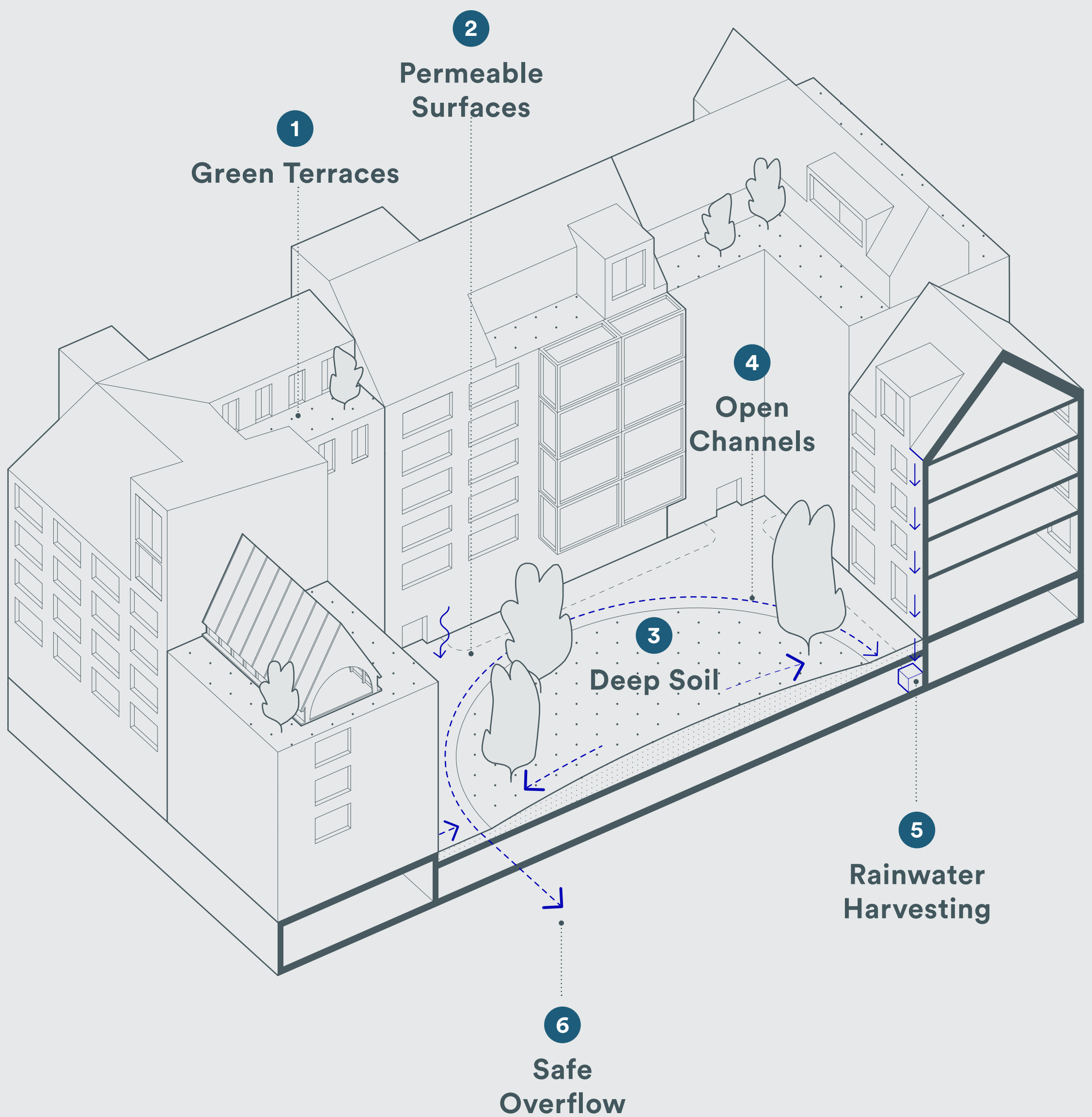
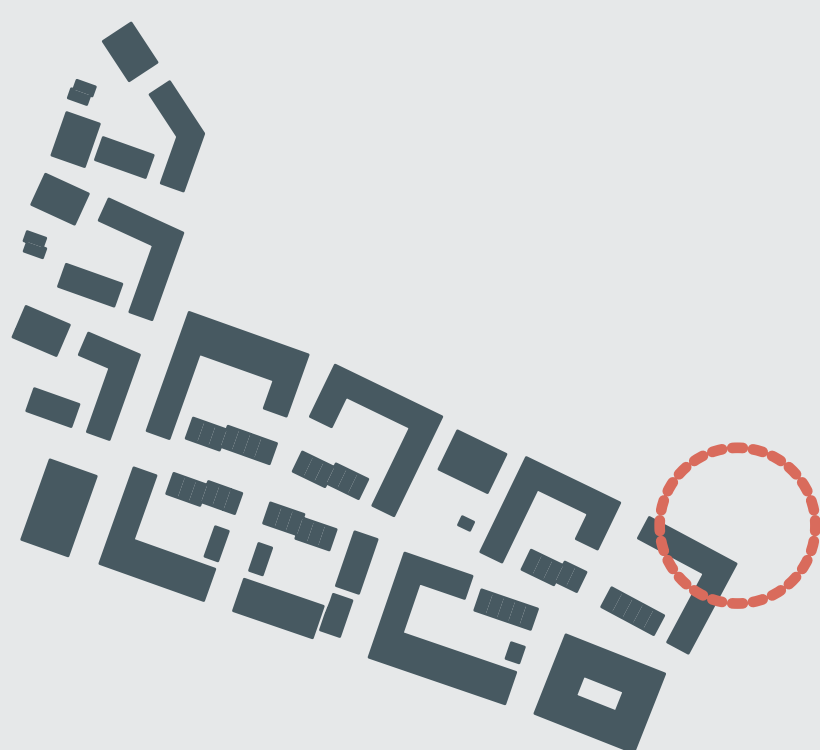
Cascading Filtration
Water is gathered, naturally purified, and transported along the site's slope through the integrated rain gardens.

Street Infiltration
Standard streets manage runoff locally. Vegetation zones infiltrate and purify surface water before the combined flow is directed toward the main systems.

Conceptual Municipal Outfall
Indicative nodes where fully pre-treated water connects to the municipal network for a safe return to the sea.

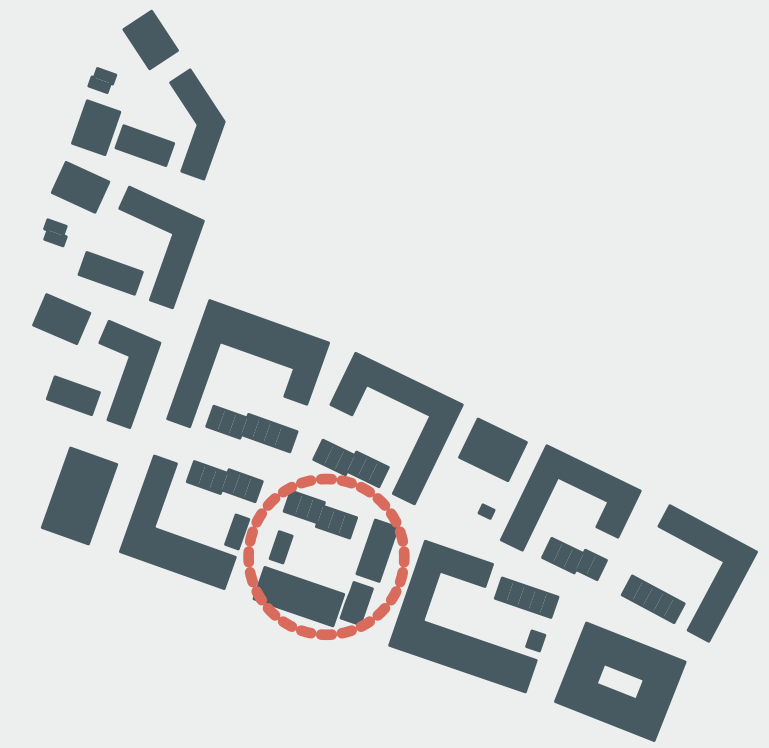
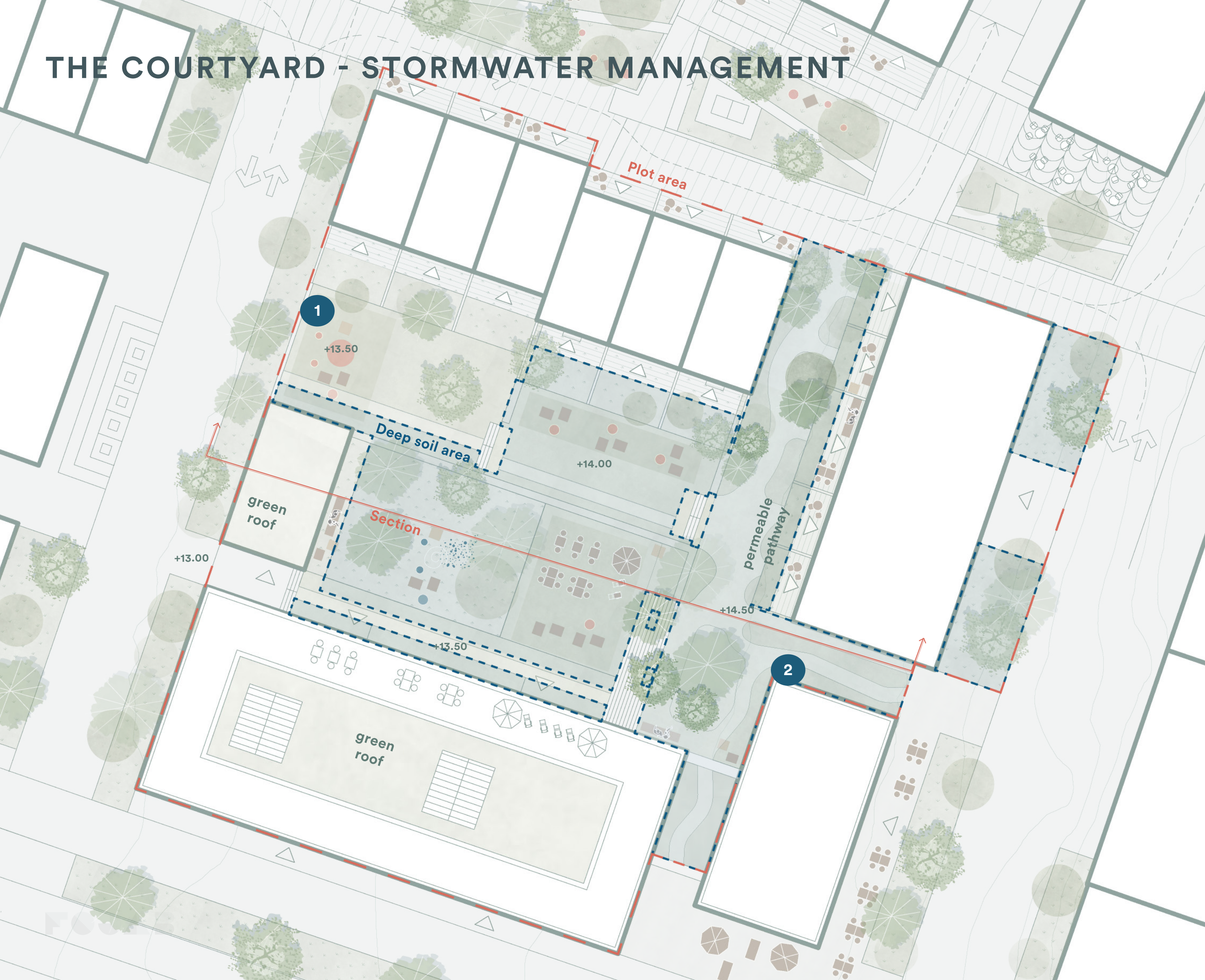
STORMWATER MANAGEMENT

- Retention at the source



- 1 Green Terraces**
Terraces catch rain at the source, improving the local climate.
- 2 Permeable Surfaces**
Over 50% of the courtyard is green or permeable, naturally slowing runoff.
- 3 Deep Soil**
A 60–100 cm soil layer allows large trees to grow and absorb more water.
- 4 Open Channels**
Naturally filtered water gathers in a visible surface channel.
- 5 Water Harvesting**
Roof water is stored in tanks or barrels to irrigate the courtyard.
- 6 Safe Overflow**
Excess water is safely guided into the street’s rain gardens.

THE COURTYARD - STORMWATER MANAGEMENT

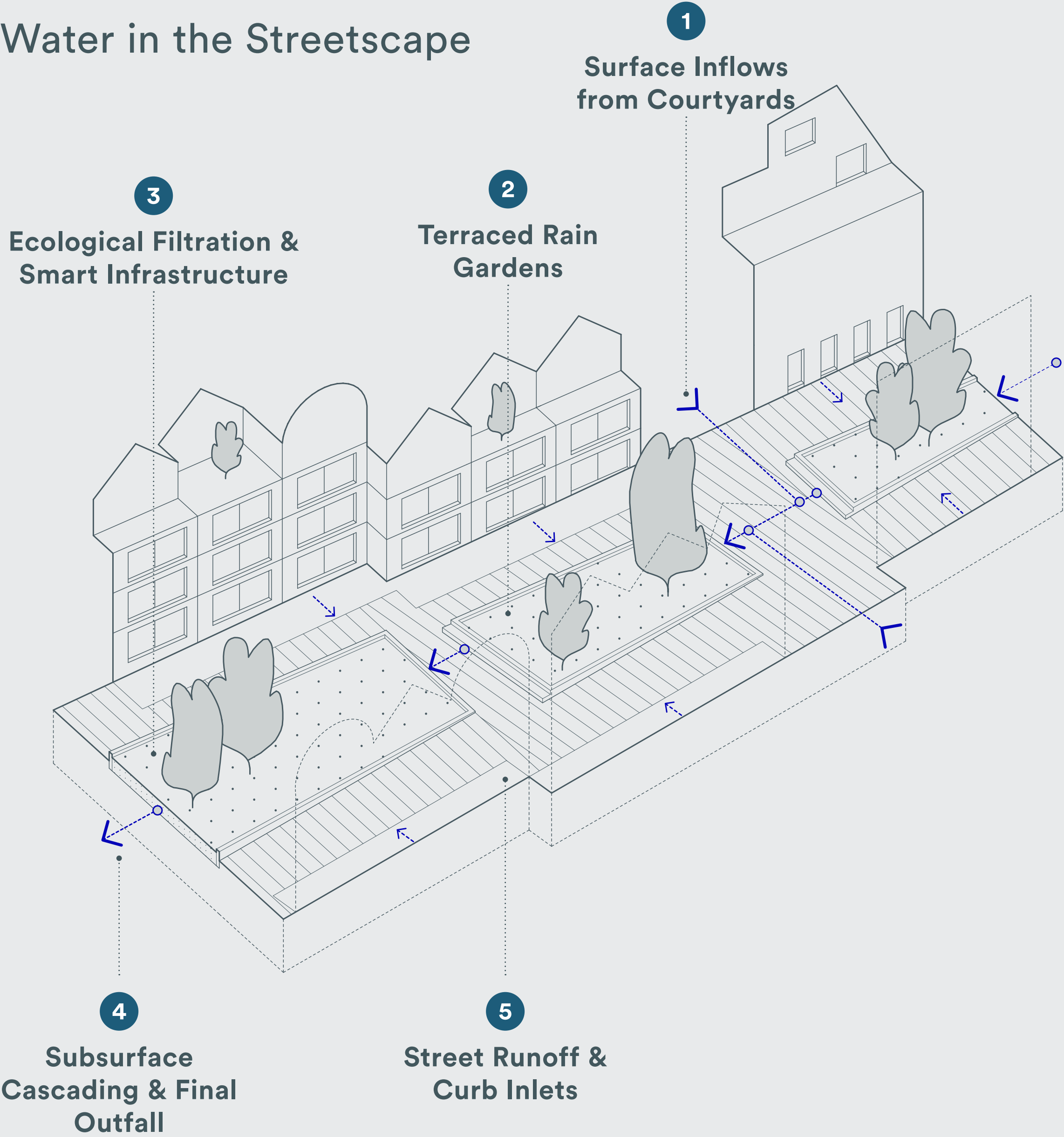


THE COURTYARD - STORMWATER MANAGEMENT

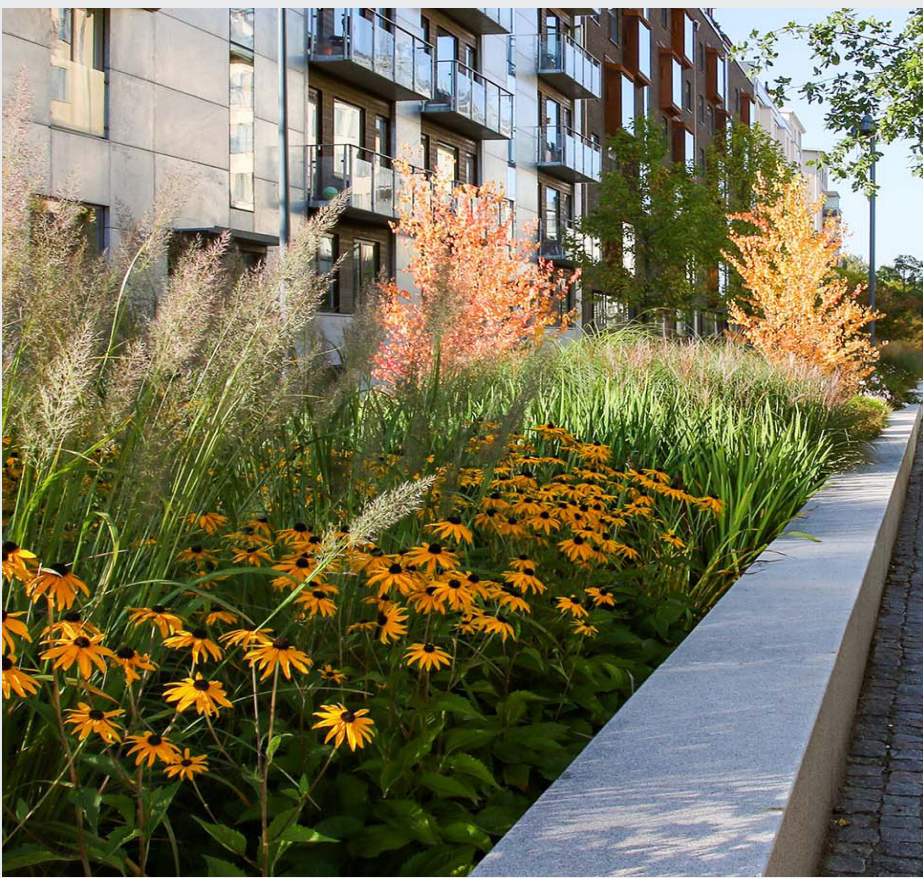


THE GREEN RIVER

- Purifying Water in the Streetscape



Water in Urban Design - Integrating Function and Form



The stormwater treatment in Norra Djurgårdsstaden, Stockholm, is a leading example of integrating stormwater into high-quality landscape architecture.

Mobility Strategy

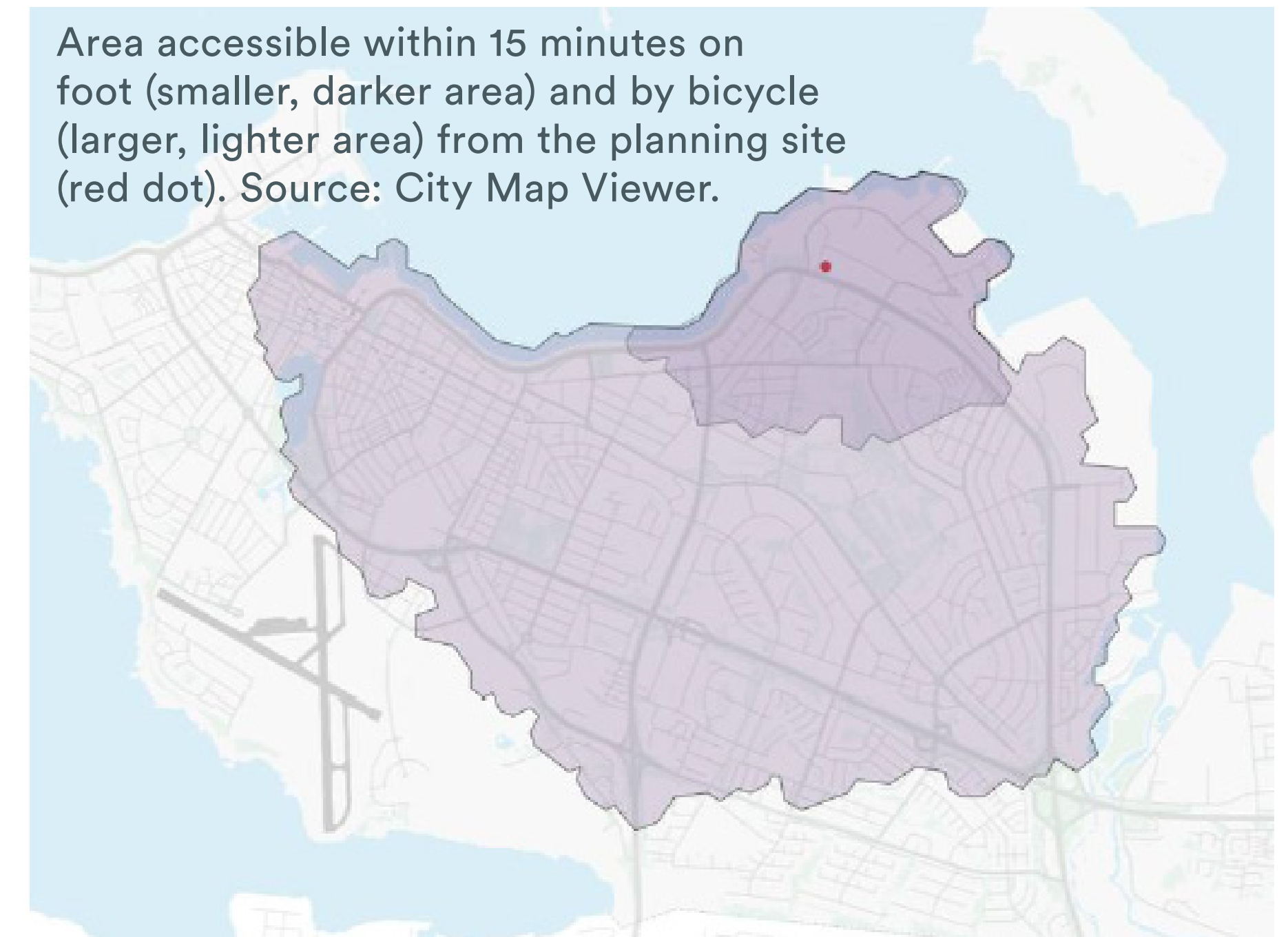
Less than 15-minute bike ride to downtown Reykjavík!



Möllevången
Rådmans-
vången →

- A safe, attractive and accessible pedestrian environment.
- A high-quality cycling infrastructure with strong connections to the wider cycle network.
- Shared mobility solutions and efficient parking management encourage sustainable travel choices through urban design.

Area accessible within 15 minutes on foot (smaller, darker area) and by bicycle (larger, lighter area) from the planning site (red dot). Source: City Map Viewer.



BIKE AND PUBLIC TRANSPORT

- Existing Bike Path
- New Bike Path
- Bus line G
- Bus line N
- Bus stop
- Node

The map shows the planned future bus network

"Commuting to work is very convenient. It's only a 10 min bike ride to the city centre!"



Laugarnes

Hotel

New Bike Bridge

Mobility Hub

Youth center

Laugalækjarskóli
7-10

Laugardalslaug

Laugarnes-
skóli 1-6

Sports
facilities

"It is safe to walk and
bike to the children's
school and activities"

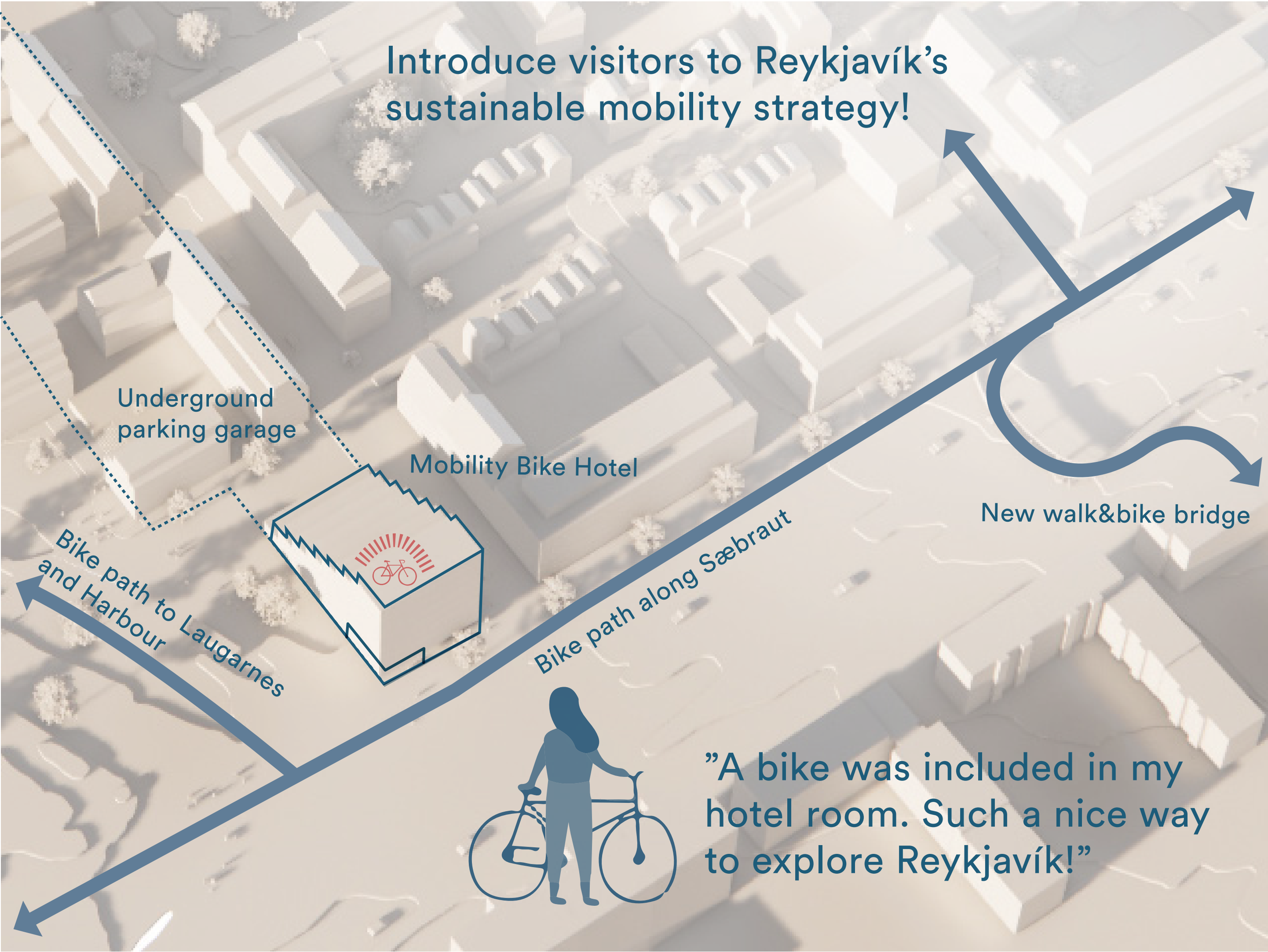


MOBILITY STRATEGY

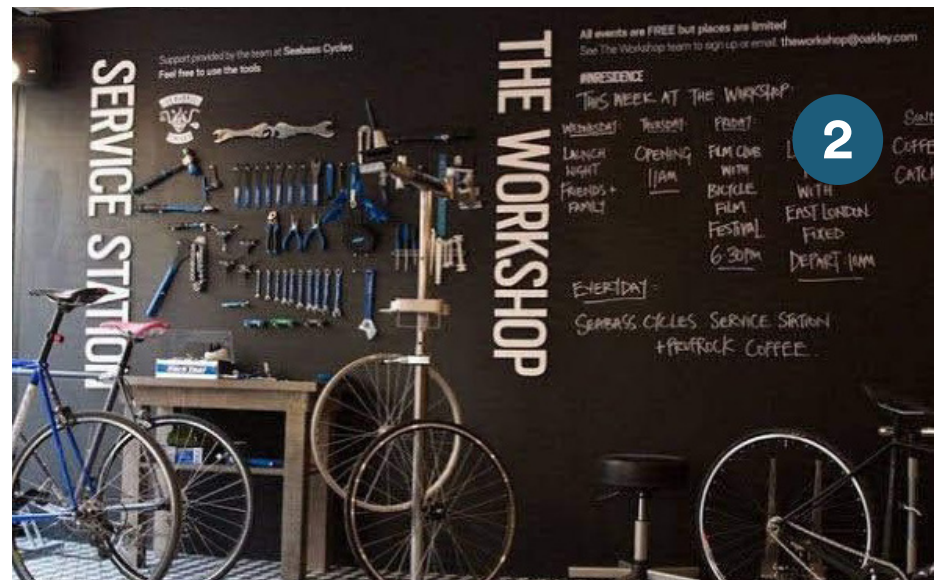


- Main roads car traffic
- Internal Service Street
- Internal Pedestrian Priority Street (accessibility + emergency)
- Connection for emergency access, if required. To be further investigated.
- Entrance to parking garage
- Bike path
- Bus line
- Bus stop
- ⊙ Mobility Hub
- ⊙ Mobility Bike Hotel

MOBILITY BIKE HOTEL



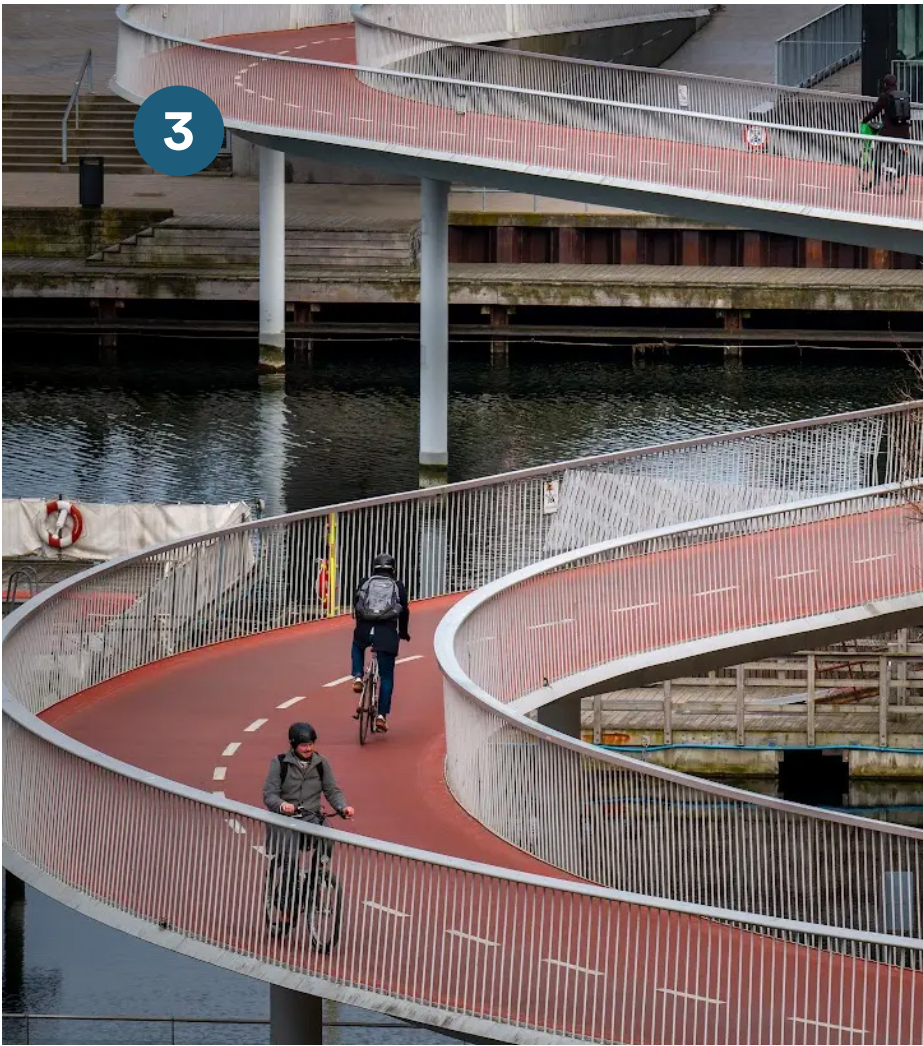
- 1 Hotel rooms with entrances towards the street and bike rent included. Ohoj, Western Harbour Malmö.
- 2 Possibility for a bike workshop in the entrance level.
- 3 Direct connection to the Seafront parking garage for cars and bicycles



WALK AND BIKE BRIDGE TO LAUGARDALUR



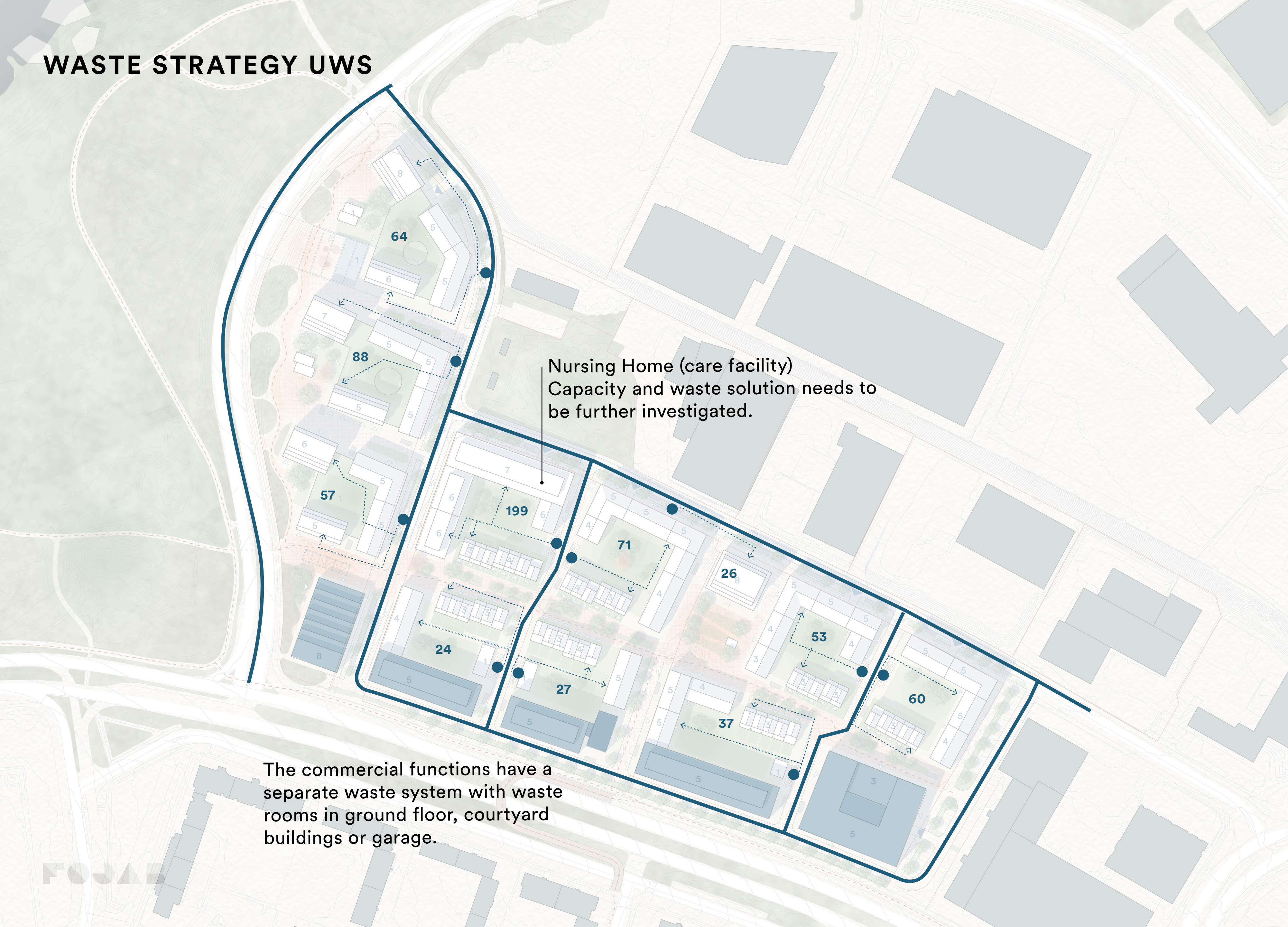
“It is safe to walk and bike to the children’s school and activities”



- 1 Xiamen Bicycle Skyway. Xiamen, Kina, Dissing + Weitling Architecture
- 2 Passerelle Claude-Bernard. Paris-Aubervilliers, France, DVVD
- 3 Cykelslangen Copenhagen Denmark. Dissing+Weitling.

Waste management

WASTE STRATEGY UWS

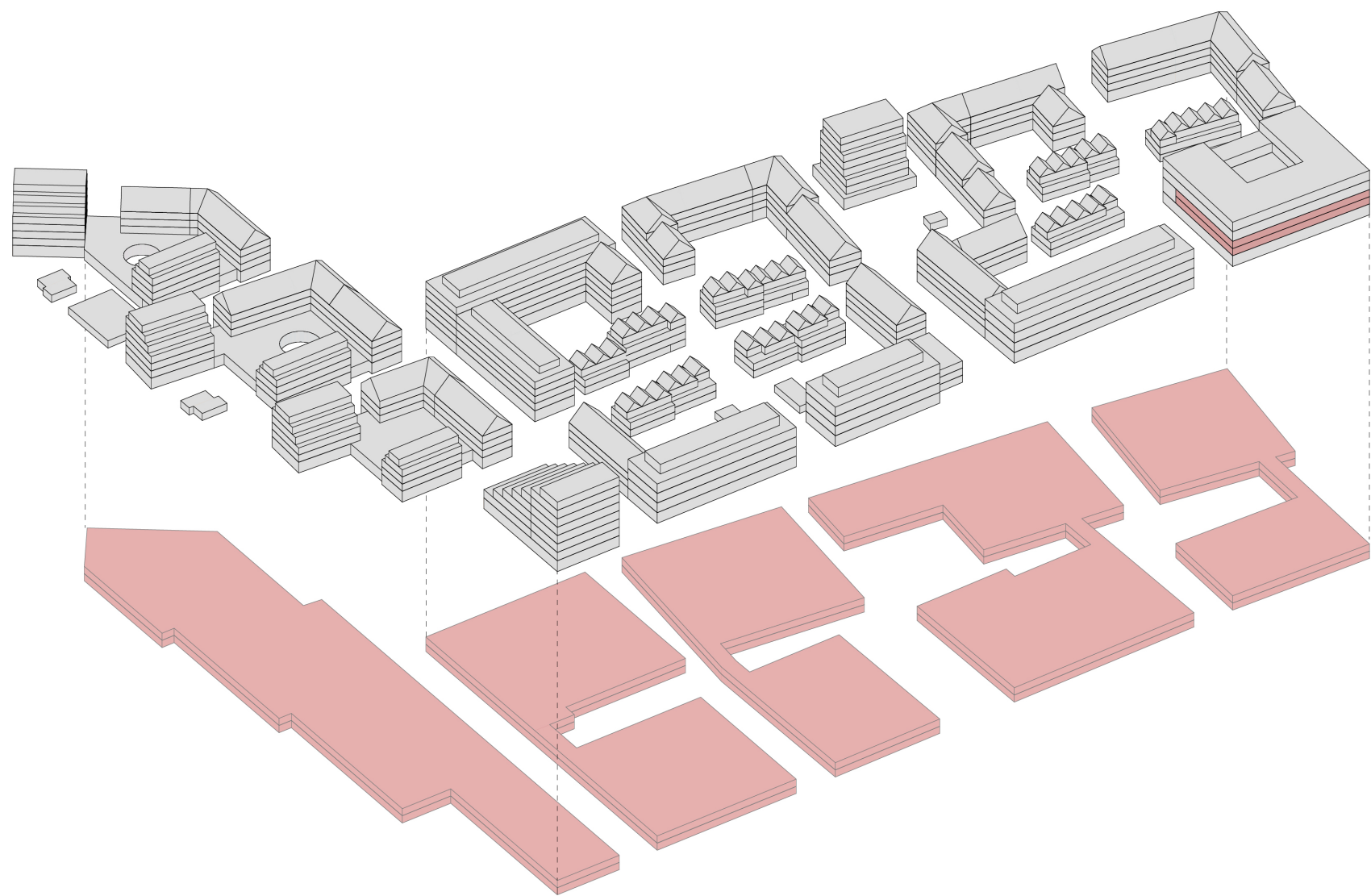


The UWS strategy is based on UWS in private edge zones along the internal streets and UWS in the street green zone along Héðinsgata and Köllunarkletturvegur.

- Service street UWS truck
- Walking distance to entrance. All entrances can be reached within 75 m walking distance from UWS station. No streets have to be crossed to reach the UWS.
- UWS station
- Commercial functions - not included in the UWS system.
- XX Number of apartments served by each UWS station.

Parking Strategy

PARKING STRATEGY



A Total of
~ **940**
car parking
spaces

A Total of
~ **1 900**
bike parking
spaces

~ **37 700**
sqm underground
area for storage,
service and
technique

A two story garage fulfils the parking demand and the need for storage, technical facilities and service.

By handling all the service functions, the garage reserves the ground floors, the attic floors and the public space for residential- and commercial use and urban activities.

Daylight, Shadow and Wind Analysis



All the main public spaces receive more than 9 hrs of sunlight (morning, noon and evening sun included).

All residential courtyards receive at least five hours of direct sunlight on the ground between 09:00 and 17:00 on May 1.

Map showing the hours
of direct sunlight on the
ground between **00:00** and
23:59 on **May 1**,

The selected points indicate particular areas of interest for public space.

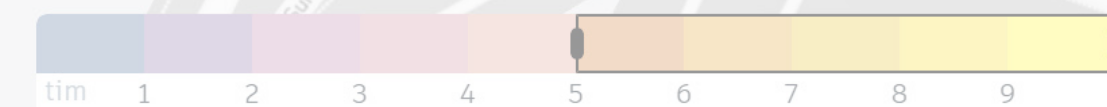
14 hours

9 hours

13 hours

11 hours

11 hours



Datur

May 1

SUN ON GROUND - AMENITY AREAS

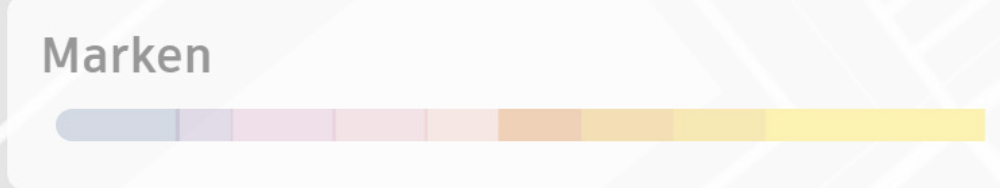
09:00-17:00

Tidsintervall

09:00 - 17:00

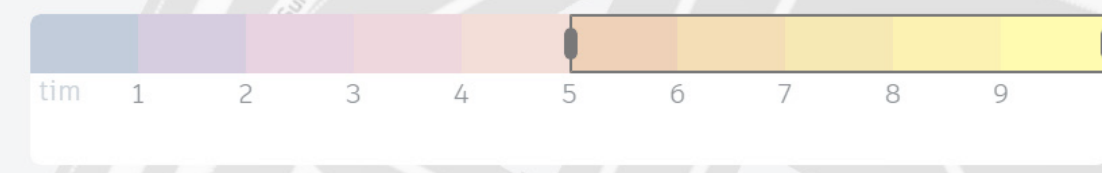
Visa resultat

Marken

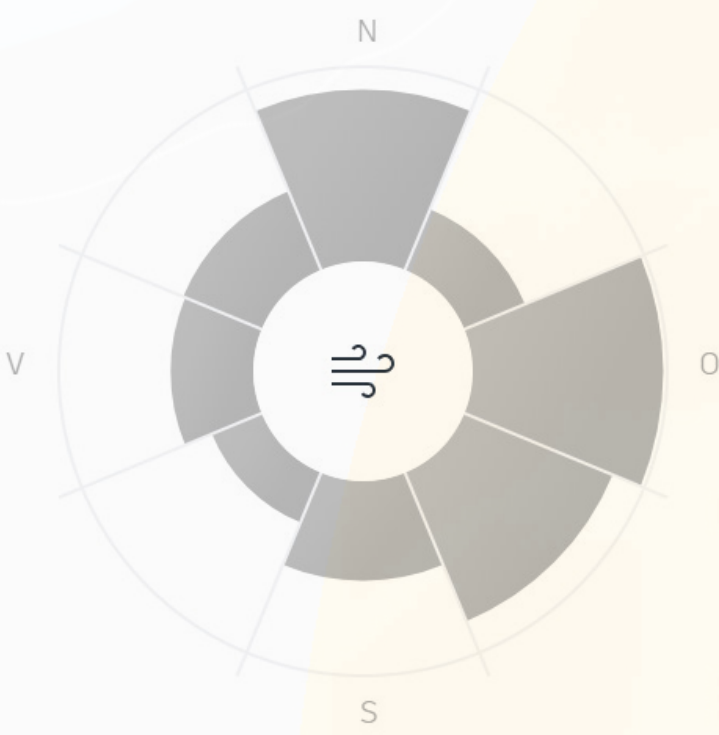


Map showing the hours of direct sunlight on the ground between **00:00** and **23:59** on **May 1**,

The marked areas show all residential courtyards.



WIND COMFORT - WINTER (APRIL - SEPTEMBER)

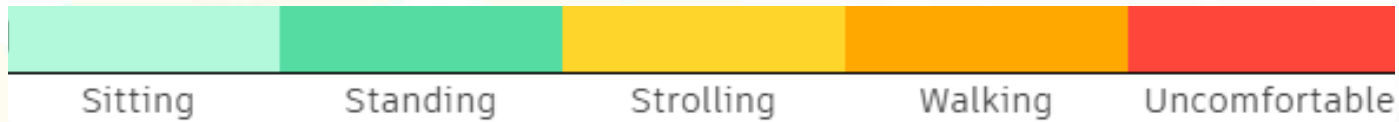


During the summer months, winds are evenly distributed, predominantly coming from the southeast and north.

Courtyards provide protection against easterly winds.

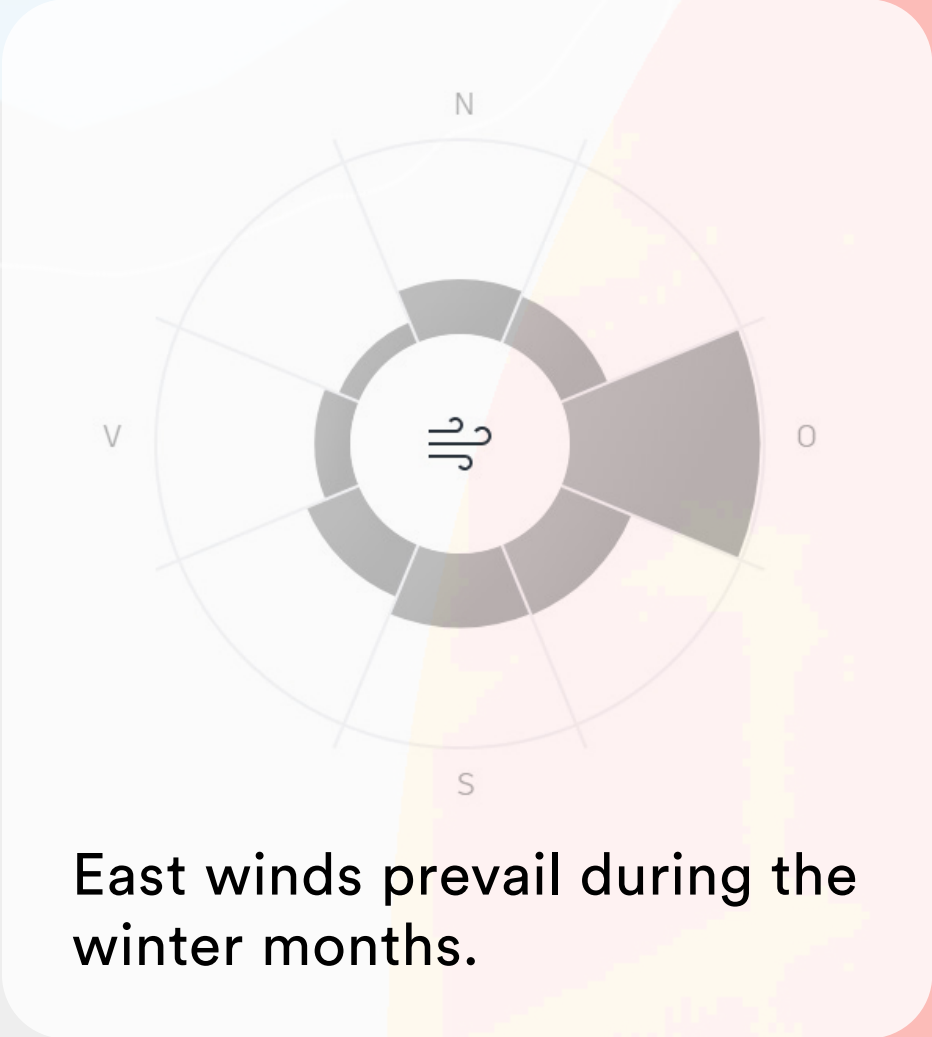
Protection against wind in Green River

Wind comfort



The analysis shows the expected wind conditions across the site. It identifies areas with high wind speeds and suggests zones with greater pedestrian comfort and pleasant outdoor spaces.

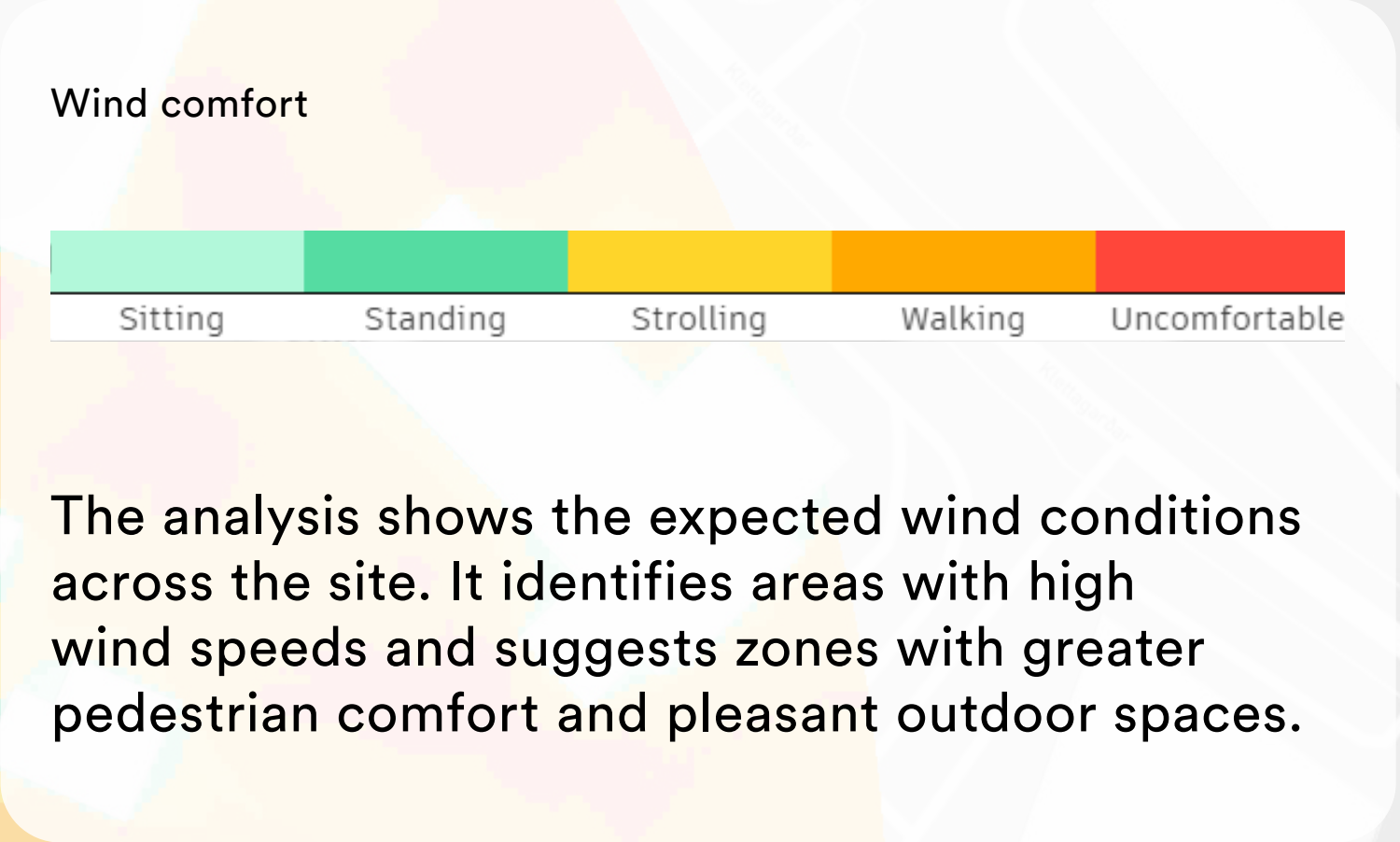
WIND COMFORT - WINTER (OCTOBER - MARCH)



Glass wind screens can help mitigate wind around the residential tower.

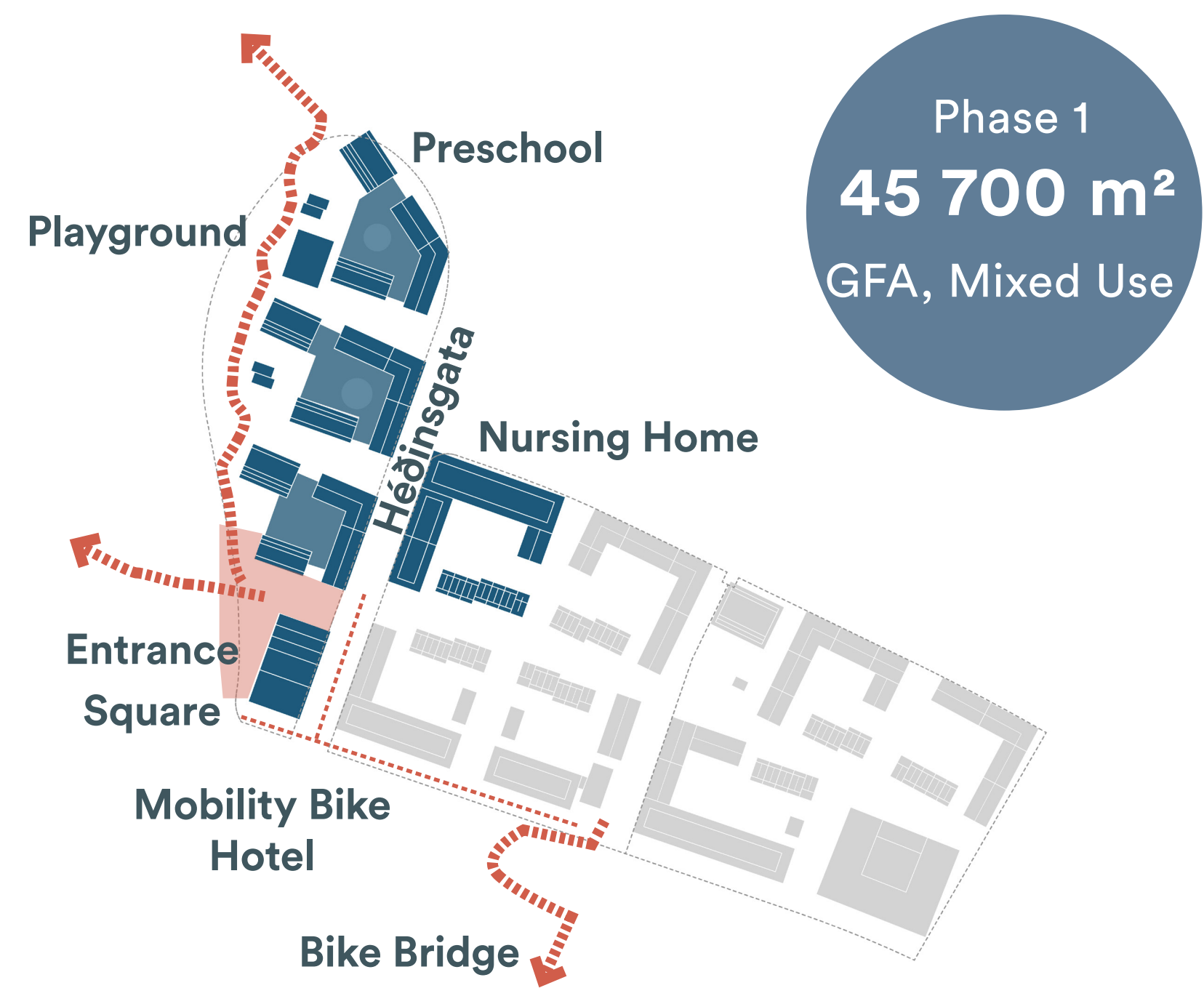
Courtyards provide protection against easterly winds.

Protection against wind in Green River



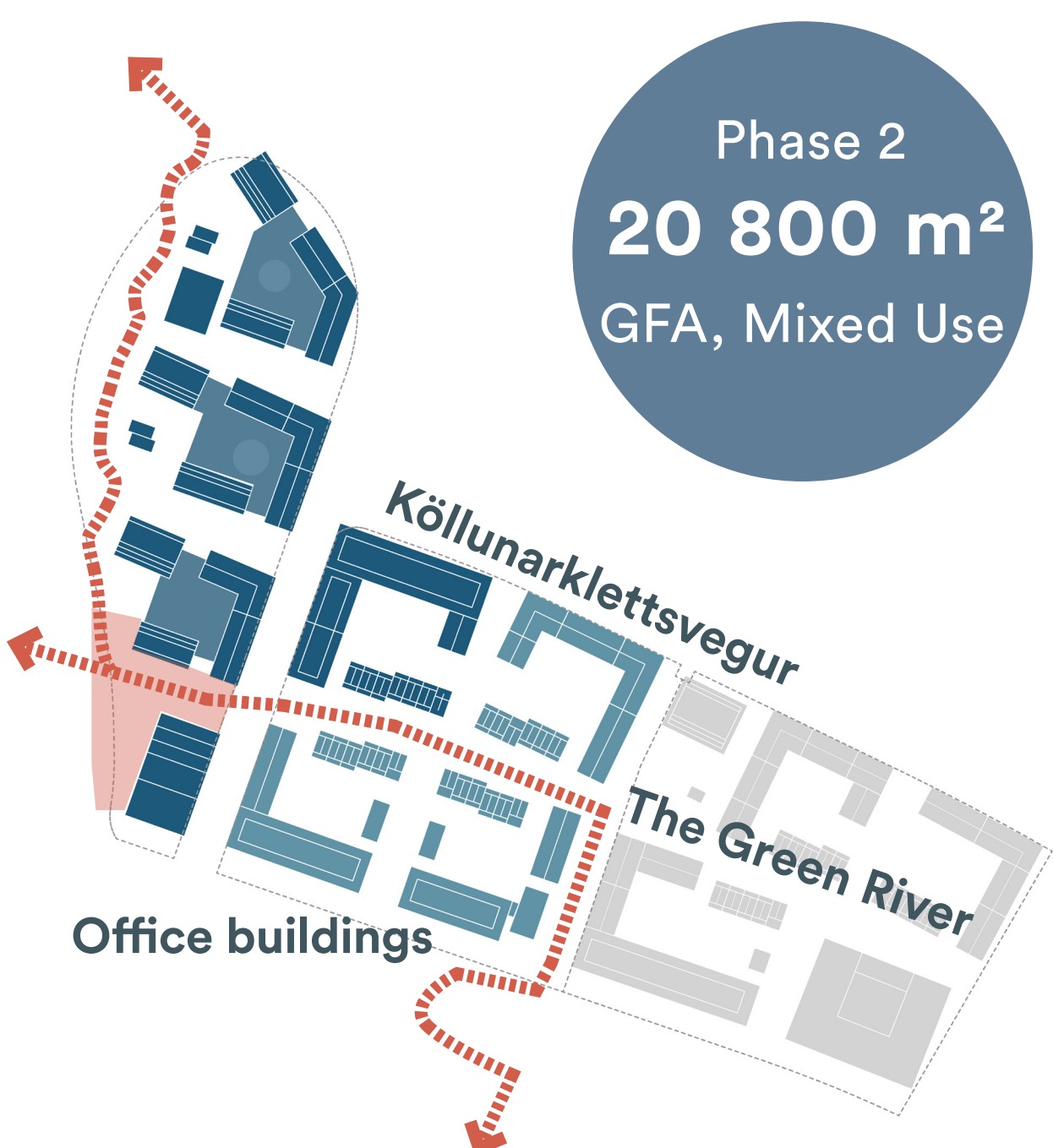
Phasing

PHASING



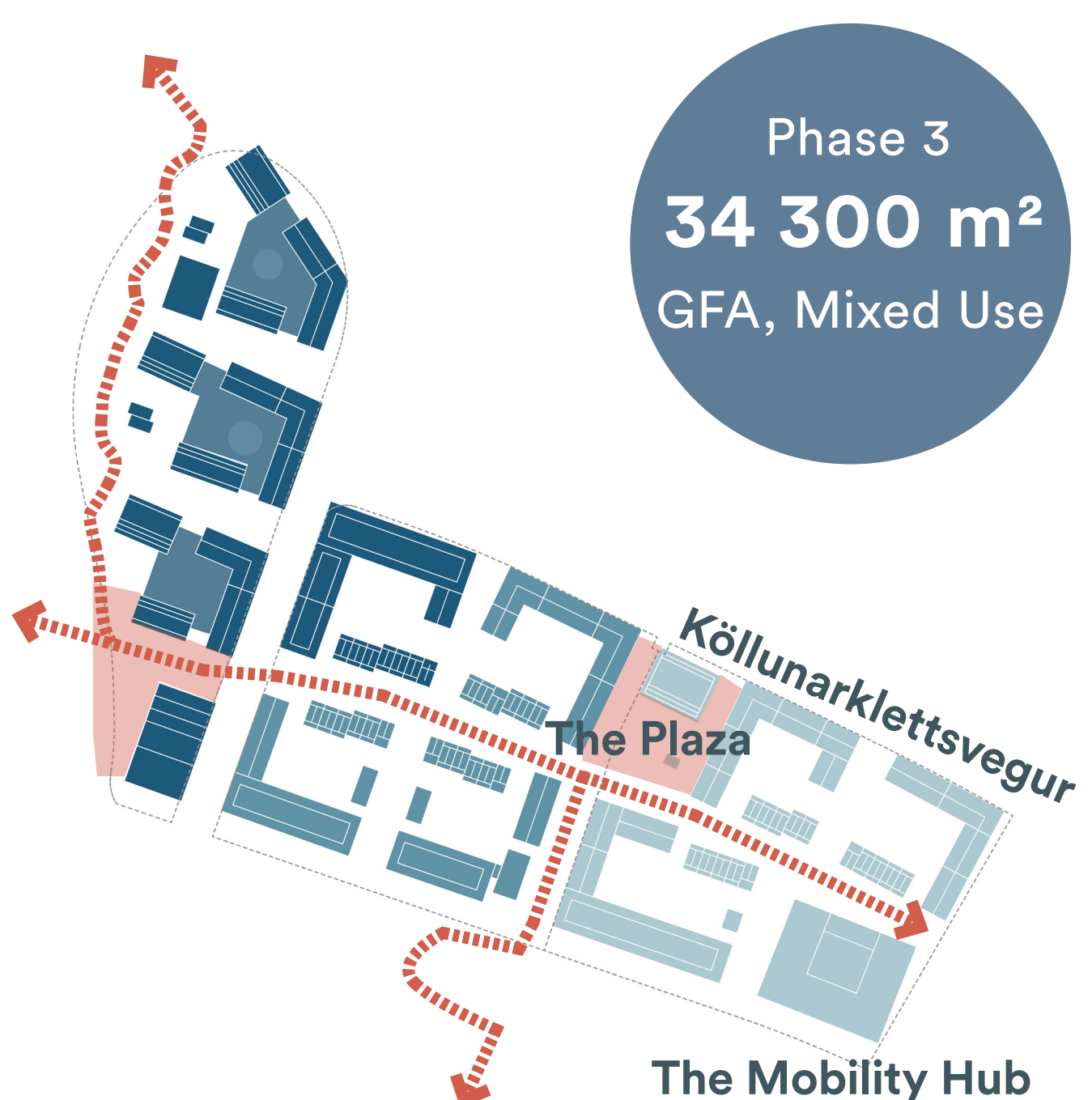
PHASE 1

- Mixed-use development at the Seafront
- Walk and bike bridge to Laugardalur
- The Entrance Square
- Transformation of Héðinsgata into a more urban and pedestrian-friendly street.
- Nursing Home (care facility)
- Preschool and playground
- Mobility Bike Hotel



PHASE 2

- The western part of the Green River
- New local streets
- Partial transformation of Köllunarklettsvegur
- Service street along Sæbraut
- Office buildings along Sæbraut



PHASE 3

- The Plaza
- The eastern part of the Green River
- Final transformation of Köllunarklettsvegur
- The Mobility Hub
- Office buildings along Sæbraut
- Final transformation of Köllunarklettsvegur



