

FOREWORD

BELVAL - AN URBAN VISION



The regeneration of the brownfields not only is a unique chance for the South Region, but also represents a major challenge for spatial policy in the coming years. It allows to fundamentally reorientate the land use in the direction of a sustainable development, taking into account the economic, social and ecological dimensions.

The strategic aim consists in stimulating the entire South Region by establishing high level activities supporting the concentrated deconcentration recommended in all the official documents of the department for spatial planning and repeated in many governmental declarations.

Belval-West, is a project which perfectly reflects the objectives of the two main documents of the department for spatial planning, even if its origins were set before the realization of the IVL (integrated concept of transports and spatial development), or the present 'Programme Directeur'. Indeed Belval-West can be considered as a pilot project and consequently its success is essential in order to illustrate the different angles and interconnections of a sustainable spatial and urban development.

The project shows that public authorities, together with the private sector and the population, can manage a large-scale project. It entirely takes into account the concepts of governance and participation advocated by the European Union. Indeed, Belval-West supports the Lisbon and Gotheborg strategy in its spatial aspect by integrating the dimensions, research and education, and without mentioning the exemplary mix of functions.

This project represents a milestone for a modern science society and its global configuration will contribute to implement the vision of an economically performing Europe without forgetting the social interferences which will guarantee the success of this valorizing initiative.

JEAN-MARIE HALSDORF
MINISTER OF INTERIOR AND SPATIAL PLANNING



The major transformations of the steel industry in the south of the Grand-Duchy of Luxembourg constitute a challenge, which the Luxembourg government and the ARBED steel group have been wanting to tackle together since the mid-90s.

Within the global context of the land development policy it was a question of studying and conceiving the possibility of starting new functions and new concepts for use of the land freed up so as to guarantee and improve in a lasting manner the quality of life and economic prosperity of the region and more generally of the whole country.

Belval-Ouest was the first site for which agora made a reuse proposal.

With the help of international experts, our company embarked on a process of close and long-term consultation before managing to define a clear, coherent, functional and innovative urban concept.

This approach has come to life today. Belval-Ouest is in the process of being born and is to develop progressively in the coming years.

The project puts forward a futuristic vision, respecting man in his environment. It offers investors numerous opportunities to include their development within the context of a high performing economy, rooted in the European Dynamic.

Through this brochure, we invite you to acquaint yourself with its contours and its opportunities.

ETIENNE REUTER
CHAIRMAN OF **agora**



THE FUTURE IS IN THE SOUTH

BELVAL-OUEST

YESTERDAY, TODAY, TOMORROW

The history of Luxembourg and in particular that of the Minett, the southern region, is inseparable from the history of steel. A synonym for growth and well-being, steel production has left a deep imprint on the countryside, towns and population here.

Its development, since the start of the last century, enabled the Grand Duchy to establish itself in modernity and to play a leading role among all the main European economies. Throughout that industrial adventure just as today, the Belval site has always embodied dynamism through its production volumes but also through its capacity for innovation and its aptitude for integrating technical progress. The smooth industrial transition and the shutdown of the blast furnaces is the most recent and most symptomatic example of that. To the image of the capacity for anticipation and cohesion offered by the country, this technical progress made necessary by economic evolution has given the signal for a new start for the south and its population.



Meeting of the members
of the Competition Jury.

Presentation and analysis
of the different projects
during the competition phase.



A TOWN-PLANNING CONTEST FOR A PROJECT ON AN INTERNATIONAL SCALE

With its 120 hectares of available area and its industrial heritage preserved, the Belval-Ouest site rapidly appeared as an interesting and audacious alternative for the location and development of new economic, cultural and residential activities in the dual context of flourishing national growth and a balanced and controlled land development policy. Four years of research on subjects as varied as economic, social, urban and environmental matters, confirmed this potential and allowed the government to raise the Belval-Ouest site to the rank of "priority of priorities" for development from the month of May 2000. An international town-planning contest ending in 2002 came to give it its future shape.

THE PARTICIPANTS

ARTE CHARPENTIER ET ASSOCIÉS	PARIS
CLAUDE VASCONI ARCHITECTE	PARIS
JO COENEN & CO	MAASTRICHT
MACHLEIDT + PARTNER	BERLIN
SCHEMEL & WIRTZ	LUXEMBOURG
TANIA CONCKO	AMSTERDAM
STEIDLE + PARTNER	MÜNCHEN
TROJAN + TROJAN	DARMSTADT

Current view of the Belval-Ouest site.



**A GROUND-BREAKING
AND AMBITIOUS PROJECT**

Conceived as a "flagship project", the precursor of new town planning, Belval-Ouest is aimed at everybody. Investors, inhabitants, students, visitors, employees, traders, people will find their place here, their district, their lifestyle, their business: their reason for being there and feeling good!



**EXTRACT FROM THE PANEL'S ASSESSMENT
(29 & 30 NOVEMBER 2001)**

«This design demonstrates overall great originality and high-quality, both with regard to urban and general landscape design and the details proposed and demonstrates profound respect of matters peculiar to the site»

**BELVAL-OUEST –
A TOWN FOR EVERYBODY**

Through its different districts, the plan drawn up by the Jo Coenen & Co firm of architects from Maastricht in effect offers everybody numerous solutions for flexibility and the diversity necessary which will ultimately enable housing 7,000 new inhabitants and 25,000 daily occupants or users. The new urban unit, with a maximum developed area of nearly 1.3 million square metres out of 69 hectares which may be developed, benefits from active support from the State through a major programme to decentralise administrative functions and the implementation of an ambitious higher education policy developed within the context of the creation of the University of Luxembourg. It is also neighbouring the town of Esch-sur-Alzette, the country's second town with 27,000 inhabitants and Sanem, less than 20 km from the capital, together with privileged public transport services and access conditions provide the Belval-Ouest site with a high level of services for all its users and make it a first choice location.



TERRASSE DES HAUTS-FOURNEAUX

The intellectual oasis, beating heart and vital organ of Belval Ouest: designed to enable the release of energy and the expression of creativity and initiative.



SQUARE MILE

From boulevard Micheville to the Place des Cheminées: a place for living, a day-to-day business district.



PARC BELVAL

As the seasons go by, nature models the colours of the town and marks out its rhythm.



BELVAL DISTRICT

Being there with so many good reasons to feel good.





1908 → GABRIEL LIPPMANN RECEIVES THE NOBEL PRIZE FOR PHYSICS
2002 → 14 NOVEMBER, THE GOVERNMENT COUNCIL
ADOPTS THE PRINCIPLES OF THE BILL ON THE CREATION
OF THE UNIVERSITY OF LUXEMBOURG.

TERRASSE DES HAUTS-FOURNEAUX

THE HEART...

A WELL-KNOWN OUTLINE – A NEW CONTEXT

Dominated by the soaring outline of the two metal structures, which peak at nearly 90 m above the ground, Terrasse des Hauts-Fourneaux constitutes the symbol of the revival of the Belval-Ouest site.

The first district developed with 27.6 ha of land for building, Terrasse des Hauts-Fourneaux offers a total property development capacity of 560,000 m².

It is within this exceptional framework, intimately linked to the history of the Grand-Duchy and looking towards the future, that the State has chosen to develop the main part of an ambitious programme of investment centred as a priority on the creation of national level cultural facilities and the development of higher education and research within the context of the creation of the University of Luxembourg.



Proposal to include the Hauts-Fourneaux
in the development design.



Parallel to these achievements of a scale of which the overall total, estimated to be ultimately in the region of €1 billion will constitute the guarantee of controlled development, the district, designed around the principle of the mixed nature of functions and activities, will open up large areas of investment to private initiative.

City of Science, City of Culture, the Terrasse des Hauts-Fourneaux will offer from more than 100,000 m² multiple opportunities to economic operators to introduce numerous tertiary, commercial and leisure activities and establish a diversified hotel industry supply.

UNIQUE DEVELOPMENT POTENTIAL

Several public and private programs already prepared and announced are to materialise here from 2005.

The starting point has been given by the confirmed investment of Dexia Banque Internationale in Luxembourg for the transfer of most of its administrative services.

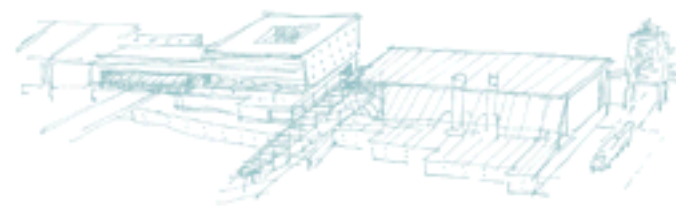
The finalisation of a cinema complex together with a next generation leisure centre concept is also under development. Simultaneously, the Belval Fonds, a public organisation created in July 2002 for carrying out the State construction programme, is launching its first sight for the production of a 6,200 seater developed concert hall: the Rockhal.

Other projects are planned. They will be carried out in parallel to the securing, renovation and cultural valorisation of the old industrial structures retained among which the two blast furnaces and the impressive "Blowers" room, the most striking and representative elements, will constitute the shop window of the future National Centre of Industrial Culture.

It is in this district that all constructions intended to house research and experimentation laboratories, the teaching premises of the new University of Luxembourg and a conference centre of more than 12,000 m², will take place. A new building intended to house the national archives will be erected nearby, within the sphere of the creation of a property complex, functional and accessible to all users, researchers, private or professional.



Details of the development of the Terrasse des Hauts-Fourneaux (1/500 scale model).



Study assessing the possibilities for "Stahlhof" square.



Imagine today the ideal place for the perseverance and creativity of a Gabriel Lippmann. A place suitable for developing great ideas, equipped with the technical and human resources which Gabriel Lippmann could not have dared to imagine. A district where it is good to live, where life doesn't stop after work, after classes.

That place is the Terrasse des Hauts-Fourneaux. An intellectual Island, the heartbeat and nerve centre of Belval-Ouest, the district invites you to share its unique atmosphere to which the blast furnaces bear witness. Perfectly integrated and portrayed, if they are guardians of the memory, they are also benchmarks for the future.

Each year, numerous students, researchers from all over Europe discover their imposing outlines. Members of the Faculty of Science Technology and Communication, trainees from the various research laboratories, they share with Luxembourg students and researchers the same enthusiasm, desire to understand, progress, envisage their future in an international cultural environment.

Enthusiasm, desire, it is also that spirit which led the first private investors to set up on the site to construct their projects. Today they are proud of their choice, satisfied to have included their development within a context where exchange and diversity are synonyms for progress, innovation and economic performance.

Here, everyone knows, everything is designed to allow energy to be released, creativity and initiative to be expressed. It is also for that reason that the Terrasse des Hauts-Fourneaux offers lots of room for relaxation, culture and conviviality. Cinemas, gastronomy, music, shopping, every distraction is offered to you. Prestigious party, musical event, film preview, festival, symposium or intimate dinner among friends, the choice is yours. The district is alive with activities, ideas for your leisure.

It is this atmosphere that we are inviting you today to share and live with us.



AN AMBITIOUS PUBLIC INVESTMENT PROGRAMME GUARANTEES AN OPTIMIZED DEVELOPMENT.

Under the general land development policy, the government of the Grand Duchy has decided to grant priority to development of the Belval-Ouest site.

The Fonds Belval, a public organisation created specially to intervene on the site is in charge of State property investment realisation. Its actions will be aimed as a priority at the facilities to be produced in the context of the development of the Terrasse des Hauts-Fourneaux.

STATE PUBLIC INVESTMENT PROGRAMME

- RESEARCH CENTRES
 - Henri Tudor Public Research Centre (CRP-HT)
 - Gabriel Lippmann Public Research Centre (CRP-GL)
 - Public Health Research Centre
 - Population, Poverty and Politics Study Centre
 - Socio-Economics CEPS/INSTEAD
 - Virtual Centre for Knowledge on Europe (CVCE)
- PUBLIC BOARDING SCHOOL
- SECONDARY EDUCATION
- THE NEW BELVAL-OUEST TECHNICAL LYCEE
- SPORTS CENTRE
- PARC BELVAL
- HIGHER EDUCATION
- FACULTY OF SCIENCE
 - Luxembourg University Centre (CUNLUX - sciences)
 - Higher Institute of Technology (IST)
 - Post Graduate Training Centre
 - Conference Centre
- NATIONAL CENTRE FOR INDUSTRIAL CULTURE
- THE BUSINESSES OF THE NEW ECONOMY
 - (Business nurseries – start-up accommodation)
- STATE AUTHORITIES
- STATE ARCHIVES
- MUSIC CENTRE (Rockhal)
 - 2 rooms being able respectively to accomodate 500 and 4.000 witnesses

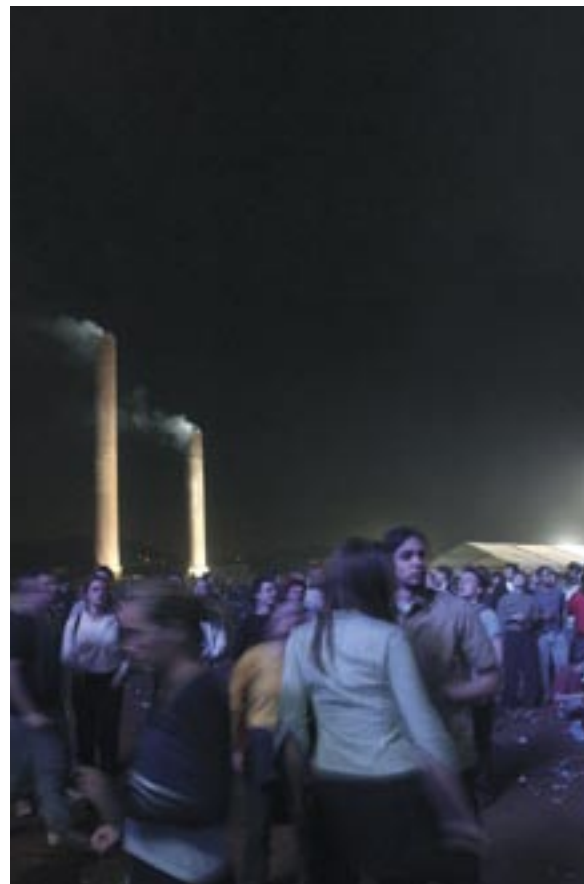
PRIORITY PROJECTS

- MUSIC CENTRE (Rockhal)
- STABILISATION OF HAUTS-FOURNEAUX
- 1st ADMINISTRATIVE BUILDING
- BELVAL-OUEST TECHNICAL LYCEE
- RESEARCH CENTRE
- CONFERENCE CENTRE



AMPLIFIED LEISURE COMPLEX

The cinema complex is situated right next to the 'Rockhal' and the station. Much more than just cinema screens, it is a real leisure complex, with restaurants, bistros, leisure facilities such as bowling alleys... all in all everything you need to fill your free time and place leisure at the centre of preoccupation.



Open air concert on the Belval-Ouest site (23 June 2002).

View from Dexia Bil over the Terrasse des Hauts-Fourneaux.



DEXIA BIL IS BUILDING ITS NEW ADMINISTRATIVE HEADQUARTERS AT BELVAL-OUEST

With the aim of optimising and making its property assets profitable, Dexia Banque Internationale à Luxembourg has decided to transfer a large part of its administrative services to Terrasse des Hauts-Fourneaux.

The building, consisting of a 70 m tower developing 20,000 m² over 18 floors, will be completed between now and 2005.



Dexia Bil Tower, from Square Mile.

Prepared by the architects firms Claude Vasconi (Paris) and Jean Petit (Luxembourg), the project retained after April 2002 following a tender gives the site a strong architectural thrust. It emphasises all the confidence the Banque Internationale has in the future of Belval-Ouest.





SQUARE MILE

BUSINESS CENTRE – OPEN PLACE

1845 → THE WERNER PLAN PROPOSES THE CREATION OF A SINGLE EUROPEAN CURRENCY BY THE END OF THE DECADE.
2002 → THE EURO IS USED AS A SINGLE CURRENCY IN 12 EUROPEAN COUNTRIES.

MAJOR BUSINESS CENTRE

With its 20 ha of land for building, the Square Mile district has been designed as the ideal extension of the Terrasse des Hauts-Fourneaux to which it is directly connected by the boulevard Micheville. The true business centre of Belval-West, the Square Mile district offers a wide diversity of solutions for establishment and development of property thanks to its organisation in clusters and its hosting capacity which comes to nearly 500,000 m² of constructed area. Here, town planning principles are designed to leave no room for monotony as witnessed by the main criteria retained for general development of the district.



Current view of the future district.

Square Mile, from the Hauts-Fourneaux.



A STRONG CHARACTER

Among the most noteworthy points we can indicate:

- The numerous open public spaces in the form of squares and small squares
- The active use of evidence of the past consolidated around the lakes and chimneys marking the site
- The use of diversified materials and innovative construction solutions
- Creation of an urban relief organised by construction heights which can go from 1 to 11 floors depending on the locations
- The priority given to safety and the fluidity of movement of all users in particular through the creation of the pedestrian and cycle tracks and areas and the existence of large underground parking capacities

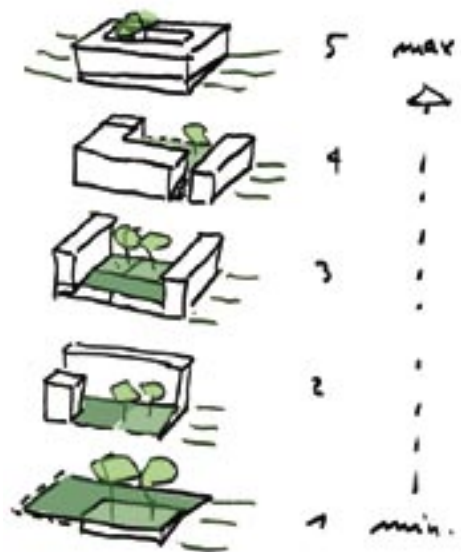


RESIDING, WORKING, LIVING

A business and employment area, the Square Mile district is also a place for the day-to-day life of all its occupants. The district, principally defined by its tertiary nature, contains a resulting supply dedicated to office space. It is also designed to accommodate a demanding clientele of permanent residents who want to benefit from the aesthetics, ambience and all the facilities which can be offered by an open urban centre for the future. 20% of the area for construction is therefore reserved for the construction of accommodation, the production of which will ideally be accompanied by a commercial presence punctuating the streets and avenues.

Rhythm, blending, diversity, Square Mile is the true reflection of its time. A place designated for inventiveness and innovation, its development around the evidence of the past offers great architectural freedom as well as a very wide range with regard to the choice of volumes, heights and construction solutions.

It is in this great freedom that all talents will be able to express themselves.



You are at your office, perhaps you have a meeting two floors below or an errand to run? Maybe you feel like relaxing and going for a stroll for a while with no particular idea or plan. Perhaps you are one of those people who can only live in the town centre. It's 8.00, midday, seven in the evening, that is the Square Mile. It's always full of life, it's your place.

8.00 A.M.

from the Boulevard Micheville to the place des cheminées the buildings show off their coloured facades. Audacious, classicism the scenery is varied. a charming little square here, the esplanade des cheminées futher down. Your office is a stone's throw away. It's a lovely day today. At midday you'll be on the terrace. That's the Square Mile.

6.00 P.M.

Your meeting went well. You are pleased with it. You are right to be pleased. Your partners are happy at being able to get together quickly round a work table. Since they decided to join you and set up in this district your relationship has developed. Your ideas are catching on, your business too.

7.00 P.M.

Before going back home, go to the florist's, buy the welcome present for your friends who have invited you to dinner this evening. They have just moved into an apartment on the 6th floor, with a view of the countryside and of Parc Belval. Your social circle is growing day by day. That's the Square Mile.





PARC BELVAL

THE MAIN GREEN PARK OF BELVAL-WEST

1930 → WATER FROM THE BELVAL SOURCE IS SOLD IN BOTTLES AS MINERAL WATER.

2008 → PARC BELVAL IS OPEN TO THE PUBLIC

BREATHE, YOU'RE AT HOME

A complete and innovative project, Belval-Ouest offers perspectives and a vision which are bound to influence the future planning developments of many metropolises. In this context, Man's place and his relationships with his natural environment has been the subject of long and fruitful consideration over many years with all the players in the project. The answer given to this is exemplary here; it has led its designers to attach great importance to the areas and the quality to be granted to the natural element in the overall development context.

This answer is Parc Belval. Spreading over nearly 2 km in its largest dimension, the park is designed as a separate entity conceived and developed to be a link between all parts of the site. Diverse in its structuring and ordering, it offers a vast area for conviviality, relaxation, leisure and communication available to all users, occupants and residents of Belval.

With its 33 ha of water and greenery, the park represents 30% of the total area of the site. Apart from its size, it takes a very active part in the functioning of the Belval-Ouest urban unit. It confirms its global nature and contributes to giving its meaning to the town.



Parc Belval:
giving meaning to the town.



The natural element, an essential component of the development project.





WATER AND NATURE

Here, nature helped by the omnipresence of water, offers all it has to give. As the seasons go by, it models the colours of the town and impresses its rhythm upon it.

A thriving place which is full of life, Parc Belval is the ideal setting for the expression of many collective activities. The establishment of the new Lycée Technique de Sanem, the regional sports complex which is to be built there, the creation of a vast network of paths and cycle tracks on which pedestrians and cyclists will soon be able to move about in complete safety are the best illustration of this vocation.

Belval meets with Nature.



The park: a link between all the districts.



The blue area of the towns, the concept of the "Wassertreppe";



OUR PICNIC IN THE PARC BELVAL

That evening, Mum announced that on the next day she was going to have to work until 4.00 p.m. If we had still lived in our old house, our parents would have been very worried at the idea of having to leave us alone, even for a little while. Fortunately we've moved to Belval-Ouest. My little sister suggested organising a picnic straight away. You're on, said Mum, that way we'll be able to eat on the grass by the water. Dad, who has a very flexible timetable, said that he was going to come and collect us from school, as it's quite near.

The next day, he was waiting for us at the school gate, with the picnic in a funny wicker basket. We found Mum at Parc Belval, where wooden tables awaited us. We chose one next to the water. And what's more, we weren't alone, other families had had the same idea, I was able to find lots of friends.

In the afternoon, we went to the new swimming pool at Belval. Dad was with us. He stayed in the sun. He's not too keen on getting wet. In the evening, back home again, we thanked my little sister for her good idea.

Dad promised we'd do it again





QUARTIER BELVAL

LIVE IN THE COUNTRY!

A housing area that respects
its environment.



BELVAL NORTH

Belval North slopes gently along the river. Its vocation, centred exclusively on the development of buildings for a residential vocation, makes it one of the favoured residential places in which calm and nature are omnipresent. Individual housing, houses or shared apartment blocks, numerous architectural alternatives will be offered here and adapted to market demand.

PLACES FOR LIVING

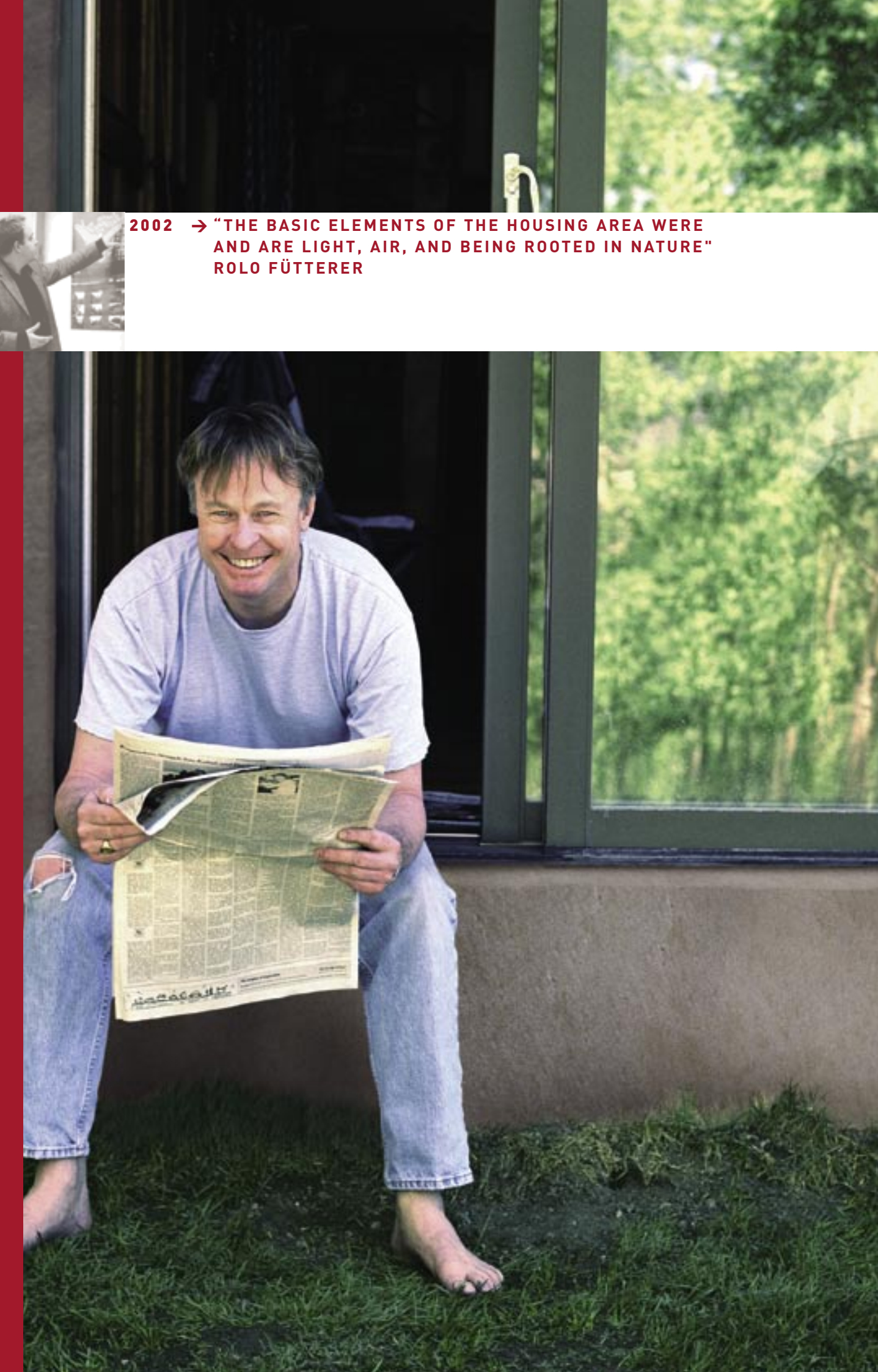
A place for work, culture, research, education, leisure, relaxation, Belval-Ouest is also a harmonious place to live which gives access to every facility of the modern town. It is on that simple principle that the Quartier Belval is designed. Linked directly to the centre of the Belvaux district, the shape of which shape it completes and existing structure it respects, the Quartier Belval is based on the creation of two distinct districts linked together by the water course which brings to life and inspires the site.



Study of the architectural
designs.



2002 → "THE BASIC ELEMENTS OF THE HOUSING AREA WERE
AND ARE LIGHT, AIR, AND BEING ROOTED IN NATURE"
ROLO FÜTTERER



Find a place, live in the South. It had to be thought about. The idea is catching on. It is now possible, for all styles of living. It must be said that the diversity of solutions for living proposed for Belval is very attractive. Apartments, houses, shared apartment blocks; all formulas are available, from the smallest to the largest volume, for rent or ownership. It's good to be able to choose the most suitable solution for your way of living.

And the environment which is developing around the district is quite simply exceptional. Vast open spaces, harmonious nature, natural conviviality, accessible, modern, cultural and social amenities, a varied public transport service suited to all forms of daily travel, that is the global offer that is the Quartier Belval. It's available for you.

Belval, it is also all the charm emanating from a district in which you can do your shopping on foot, in complete peace, have access to all the usual services and greet your neighbour.

Belval invites you.

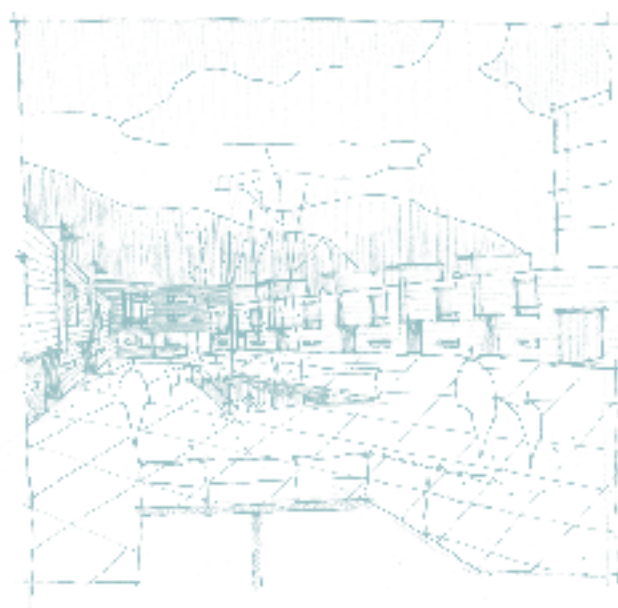


Man at the heart of the project.



BELVAL SOUTH

Belval South is a denser unit and is based on a more classical concept of collective living. Directly linked to the administrative centre of the Belvaux district, its characteristic triangular shape opens up a broad view facing the park and natural landscapes. A lively district, Belval South is developed naturally in a town centre logic. All services and businesses are integrated there, as are all the social amenities and functions necessary for optimal functioning. The diversity and quality of the different living and construction solutions as well as the presence of areas reserved for craft activities contribute to giving a strong character and soul to this district which fits in between tradition and modernity.



Diversity of shapes, volumes and styles.



Apart from its consequent size with more than 25 ha of area available, the Quartier Belval offers numerous accommodation options and styles of living for a population which may ultimately reach 7,000 inhabitants.

The precursor of a new urban universe within the perspective and principles of lasting development, the Belval-Ouest project offers strong values foremost among which is respect of Man and his environment.

Its general functioning relies then on the permanent combination of eleven criteria on which agora, in close consultation with the districts and Home Office which have jurisdiction over town planning law, is committed in its achievements.

LIST OF THE 11 CRITERIA

- Diversity
- Simplified orientation
- Short route principle
- Interconnection of built structures and open spaces
- Peculiar and original character
- Development capacity
- Attractiveness
- Lasting construction, durable power supply
- Ecology
- Integration of transport planning and area development
- Safety

In this respect, very particular attention is paid to the management of matters relating to the Site improvement plan as well as to the structuring of effective transport.

TRANSPORT

The desire for durable land development policy which puts Man and time at the centre of consideration and action has logically led to all partners in the project developing a vision of transport which encourages public transport and alternative methods of travel as well as complements to individual solutions.

Focused on the concepts of freedom of movement and choice of methods, access and traffic on the Belval Site will be facilitated by the quality and pertinence of facilities and infrastructures made available to all users. So, as well as the motorway link between Luxembourg Town and Esch-sur-Alzette which will be naturally extended by a direct link to the Belval-Ouest Site and a direct junction with the French network, exchanges with the capital and the regional network of public transport will be strengthened by the creation of a balanced railway service equipped with light stock. Internal mobility and travel on the site will in turn be facilitated by the connection of the different districts to each other. A highly diversified range of methods and practises for travel will be favoured by the presence of numerous cycle tracks and pedestrian paths even the creation of bus lanes on the site itself.

