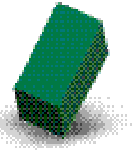
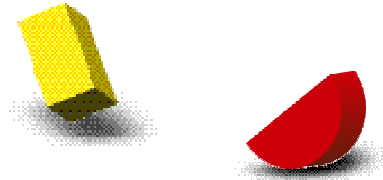
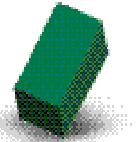
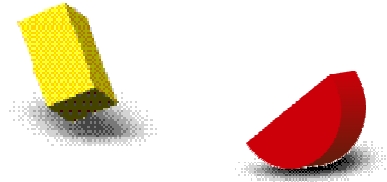


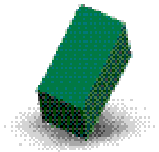
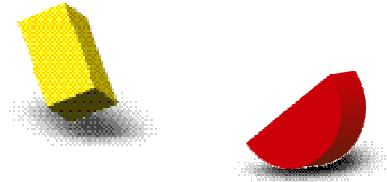
- Mandal: Population about 14.000 and the region about 20.000.
  - Not an attractive area – in the shadow of Kristiansand
- The city center is narrow – direction for expansion?
- The lower part of Malmø on the other side of the river from the city centre has been the centre of the industry
- The industry in the area are moving or been shut down
- The city council decided - transformation to a new part of the city center



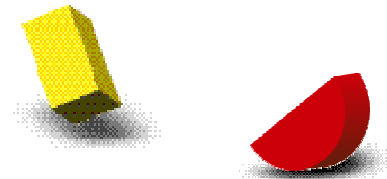
- The city council decided to try to buy the most attractive site of 22.000 m<sup>2</sup>.
  - They wanted to be in the head of the process
  - They bid and won - paid 22 MNOK
  - Wanted to have the cultural center as an important part of developing this new part of the city
- Cultural centre in Norway has library, cinema, stages, cultural school, gallery and are the most important meeting place in the city



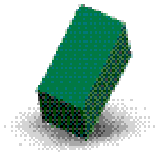
- The old center has narrow and old white houses. The new city should be modern – not a copy of the old town
- They wanted a new conference hotel connected to the cultural centre
- Moving parts of the administration to the area
  - As a part off the city development
  - The site gets more attractive to buy



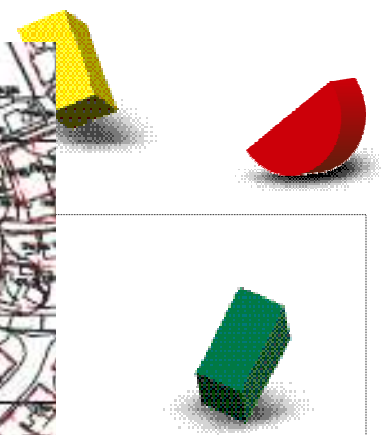
- The city council established a corporation to be responsible for developing the site
  - Not a part of the administration
  - A board with a mix of politicians and people from the private sector
- The plan was to develop and then sell the whole site – except the site for the cultural house
- The income should finance part of the cultural centre
- So this was a plan both for city and cultural development



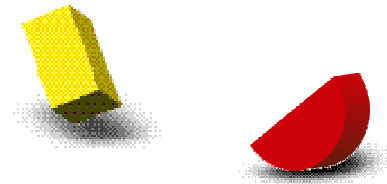
## Most important steps



1. Making a master plan for the whole area
  - A broad and open process involving all groups that have interests in the area
  - Starting with motivating – trends and discussions about how we want Mandal to develop
  - Key speaker and motivator Phil Wood
  - What is right to develop – where and when?

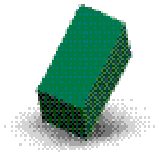


...så faller brikkene på plass

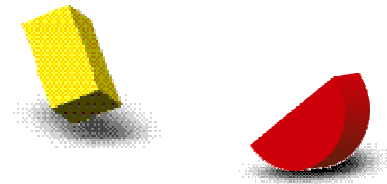


## Problems

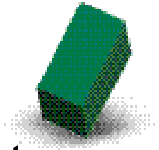
- The development plan process was going quickly
- But we got problems with the plan for the bridge connecting the new and old city centre
- 5.000 people signing lists protesting
- The election of the council – a new political majority sceptical to our plans and specially the bridge
- Without the bridge the area would not be attractive and we could not develop it as a part of the city center
- The majority of one vote for the bridge in the master plan







## Offensive strategy



- Inviting city planners and architects from all over Europe to make plans for the site and connections to the city – 5 groups were picked out to the competition
- How to be a modern city center with cultural house, hotel, houses and business areas
- A parallel design process with dialogue with the planners
- Presentation in an open meeting – and before we had seen the results
- The most visited meeting ever in Mandal
  - The sentiment was turning around



**Kulturhuset -  
En dynamo for den fremtidige udvikling**

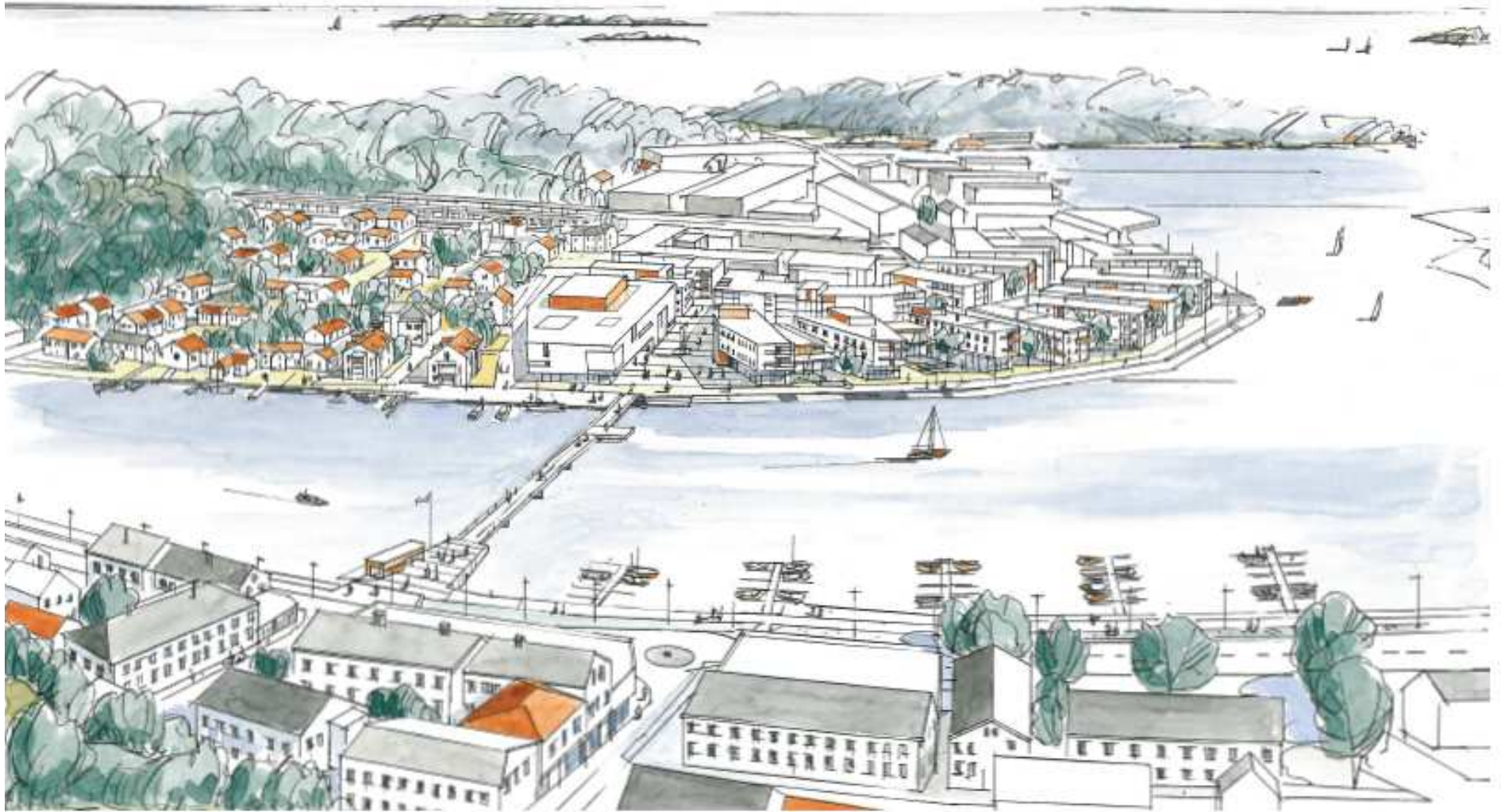


...så faller brikkene på plass

**Husets aktiviteter skaber følelsen af liv i hele havneområdet.**

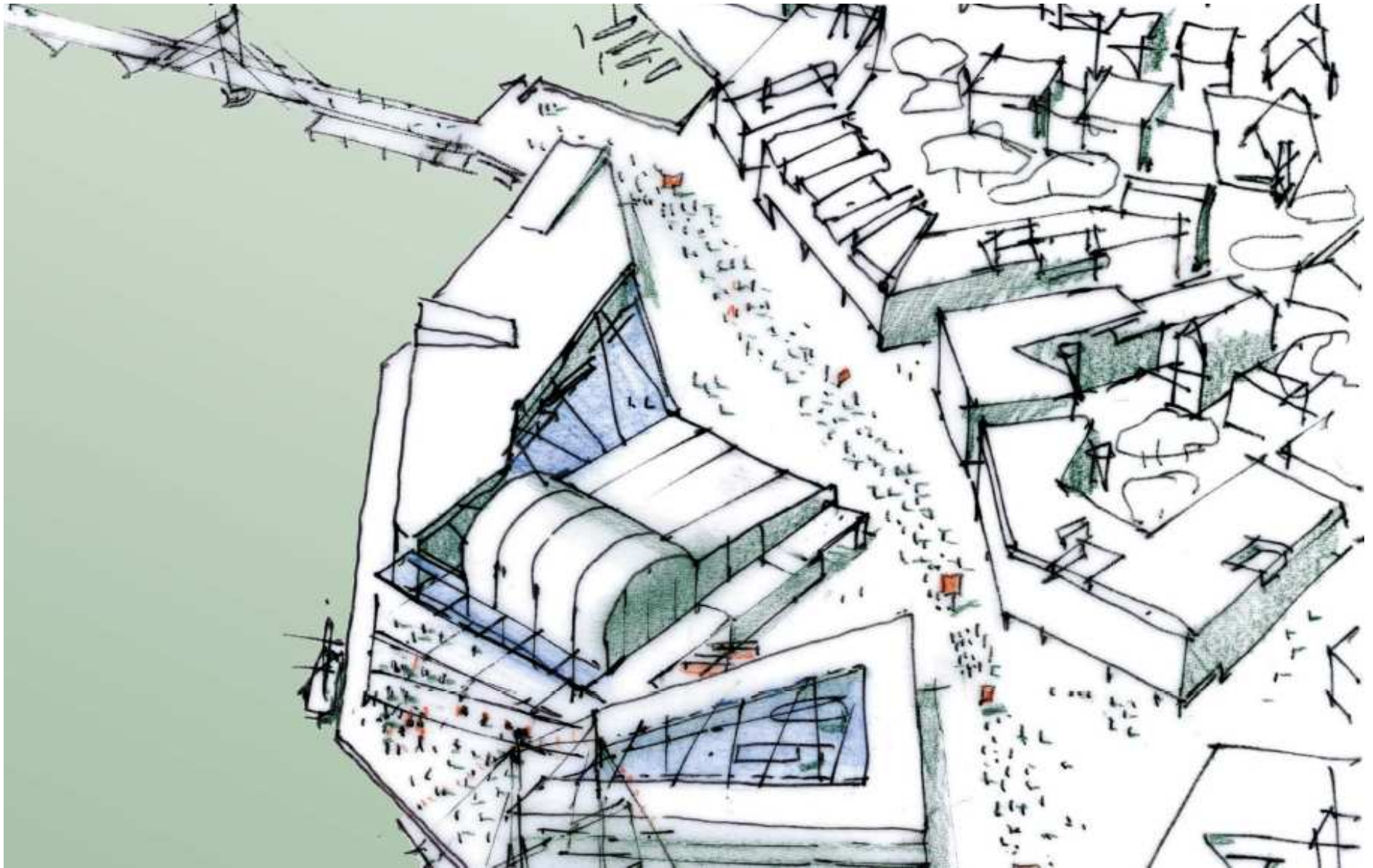


...så faller brikkene på plass



Nedre Malmø, Mandal  
parallelloppdrag november 2007

InBy AS  
L2 Arkitekter AS



...så faller brikkene på plass



*La Scala*

UTVIKILING NEDRE MALMØ MANDAL KOMMUNE



**NIELSTORP** as arkitekter mnl  
interiorarkitekter mnl



...så faller brikkene på plass



...så faller brikkene på plass





# buen

- Spejlinger i Mandalselven

**3XN** architects

**RAMBOLL**

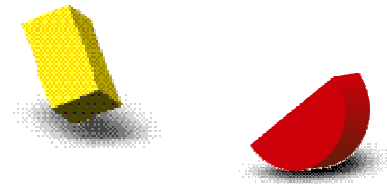
**SINUS**

**PTL** 10år

...så faller brikkene på plass

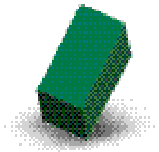


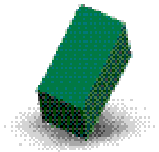
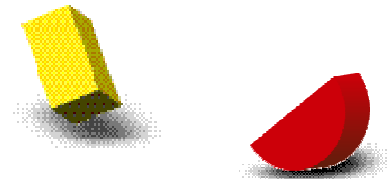




## Next step

- New development plan for this site – based on the concept from 3xn
- Going directly to build the cultural house and the bridge
- Flexibility for the rest of the area
- The investors has to now the possibilities
- A plan for developing the whole site and with enough flexibility





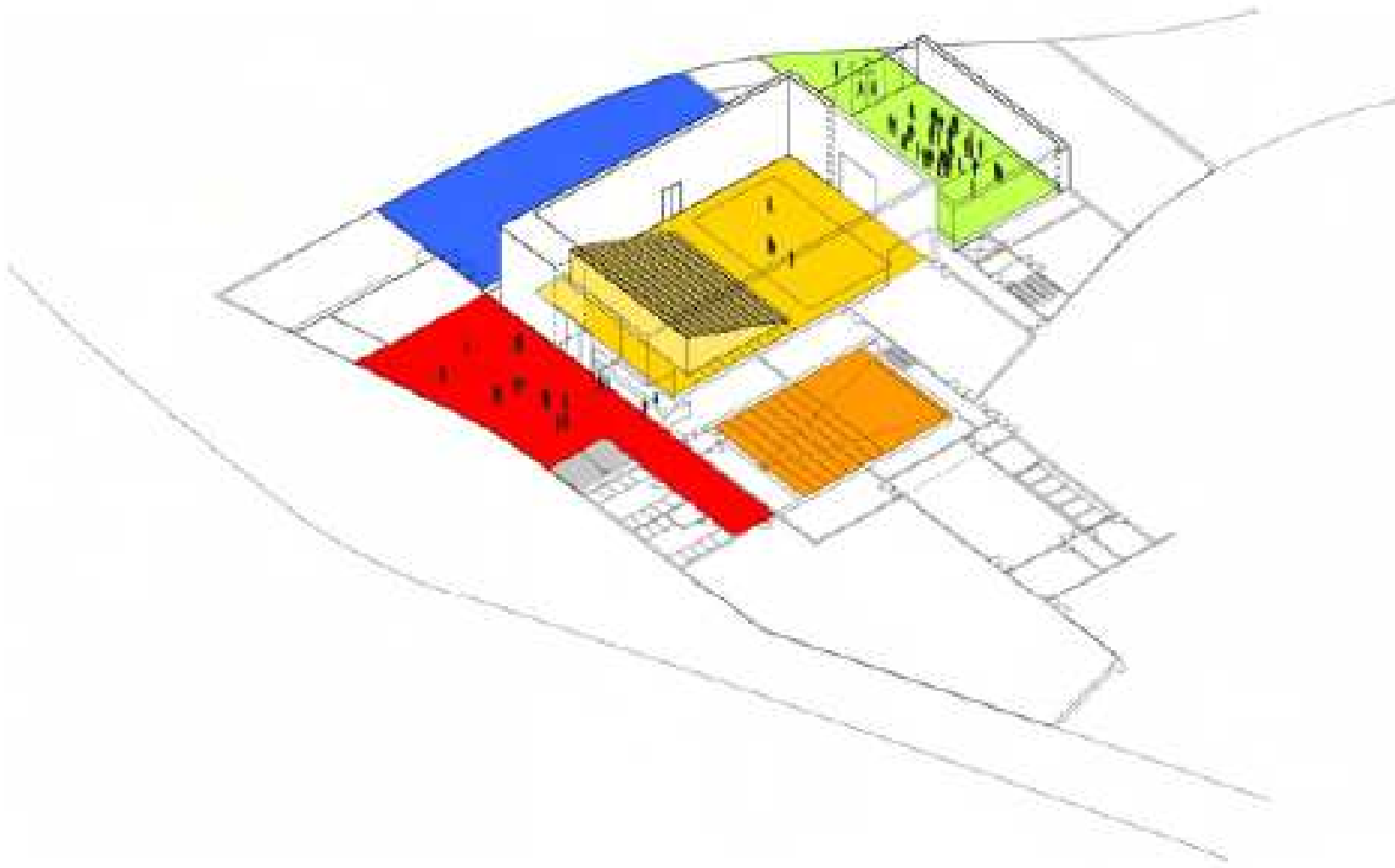
- Than we established a project team for planning the cultural house
- Working together with people from Mandal that are going to use the building
- The content – and to develop a building that support the content is the most important issue



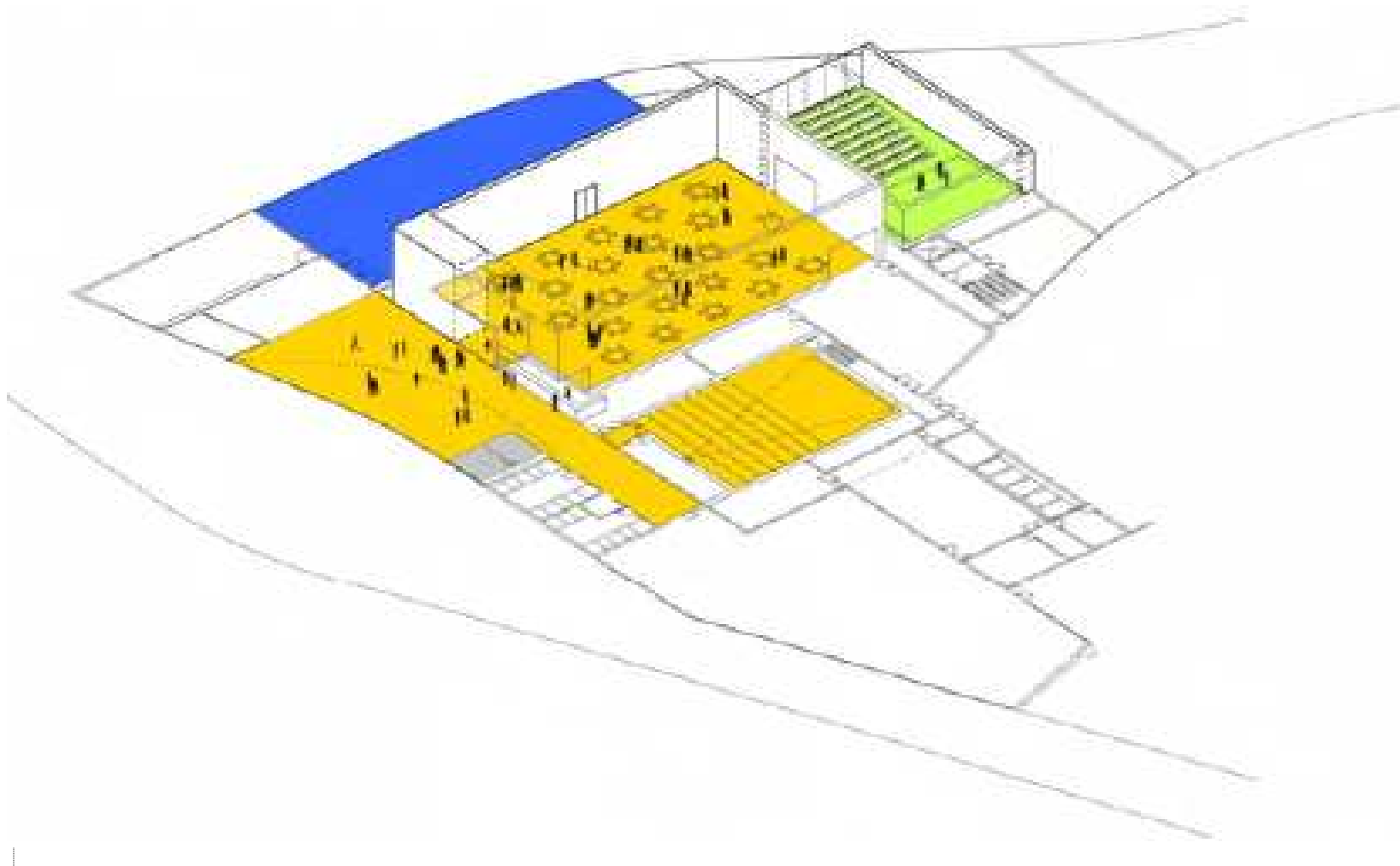




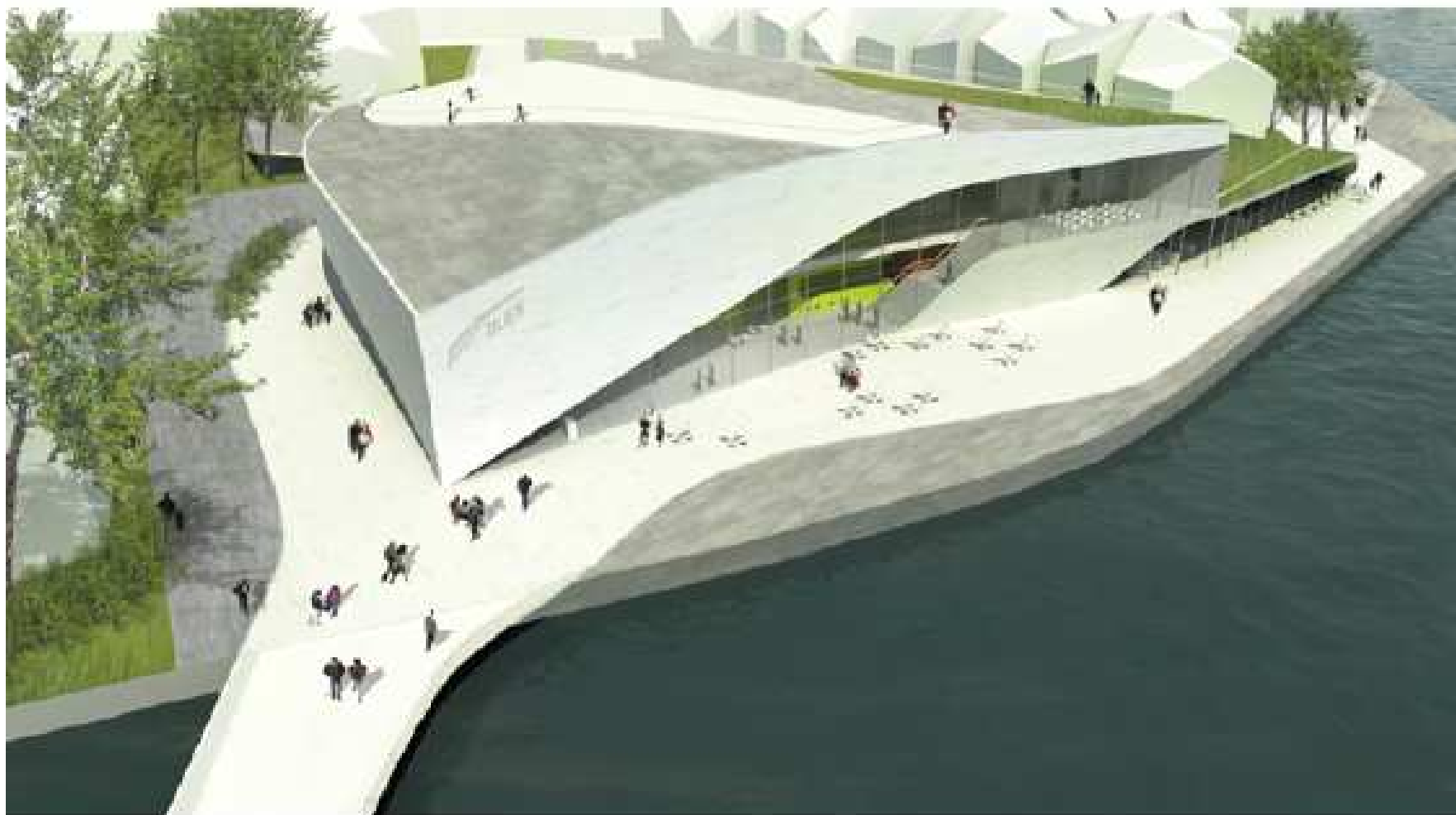


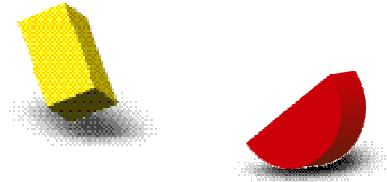


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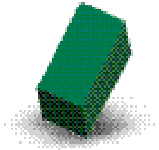




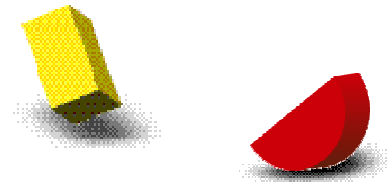




## Planning the whole area

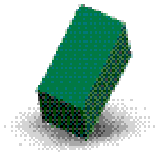


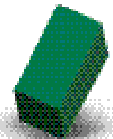
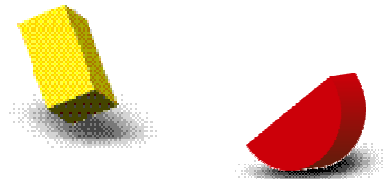
- Working for cooperation between all owners in the area
- Try to make them see their own interests in quality and developing the area as a whole
- Planning the infrastructure for the whole area
- Negotiation – everybody have to pay and contribute to the infrastructure



## The finance crisis – what to do?

- We have to try to make investors interested
- What kind of investors?
- Contractors that also are investors – BOT processes
- We are talking to them now – interested
- Competition with dialogue





- We hope to have contact with an investor in spring 2009
- Continuing the process – and utilize the possibilities that we see in the financial crisis
- Attend to achieve the plan for the city development and building the cultural house now
- We plan to start building the cultural center at the end of 2009
- The beginning of developing a new part of the city centre
- Follow the process on [www.malmo2012.no](http://www.malmo2012.no)



