

APPENDIX E

ECO-DISTRICTS CASE STUDIES

SYSTEM MAPPING

Results of the research activity performed with the contribution of the student of Sustainable Multidisciplinary Design Process (SMDP) course. The selected Eco-District case studies have been investigated and compared using a matrix based on the structure of IMM Design Ordering Principles organised by system Determinants.

Case studies:

- 22@ Barcelona District, Barcelona (Spain)
- HafenCity Hamburg (Germany)
- Hammarbay Sjöstad (Sweden)
- Jätkäsaari Helsinki (Finland)
- Msheireb Doha (Qatar)

COMPARATIVE ANALYSIS

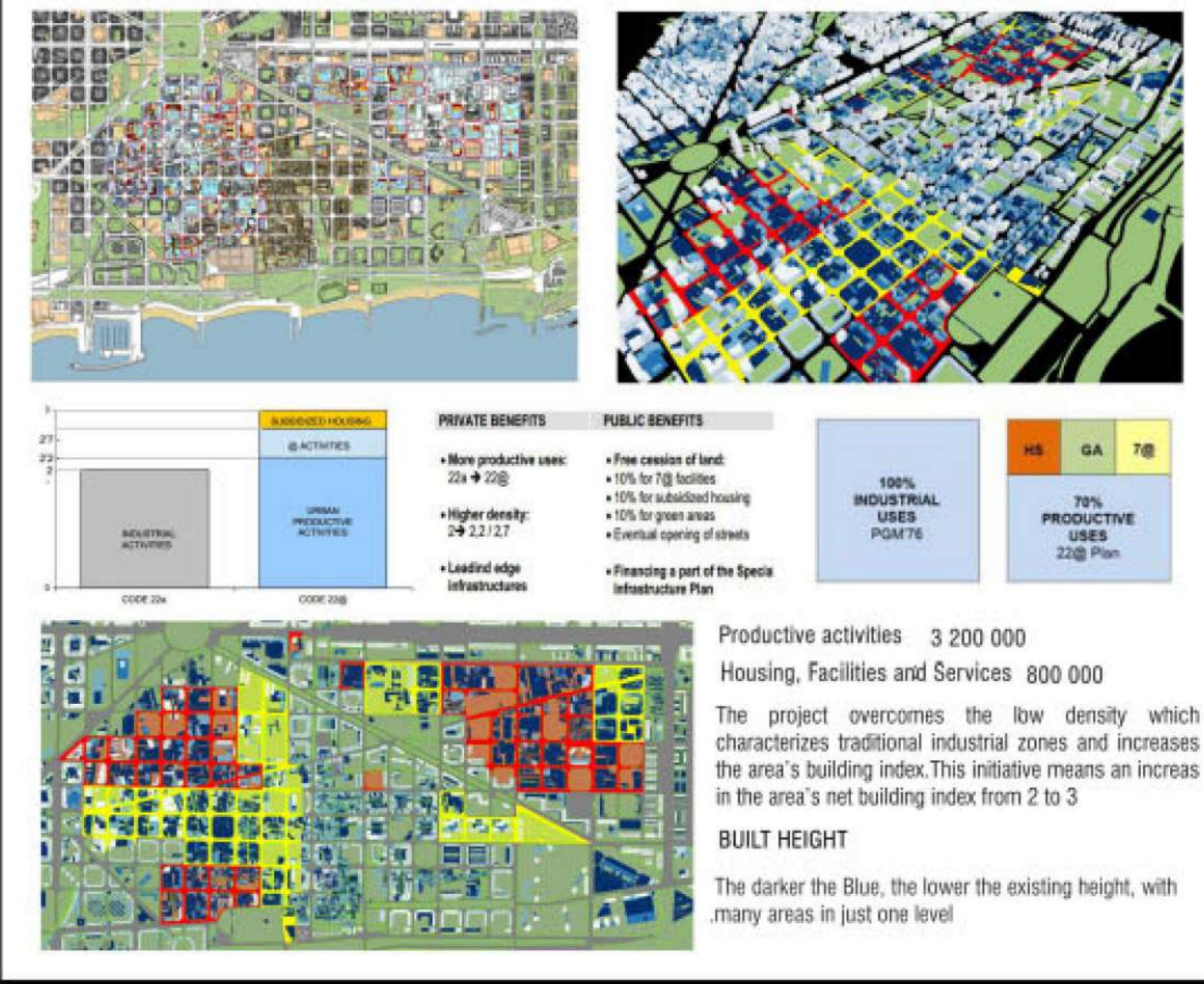
Visual comparison between eight Eco-Districts extracted from the thesis of Favaro (2015) and analysed also by Mauri et al. (2018) based on urban, architectural and energetic criteria.

Case studies:

- Ørestad Copenhagen (Denmark)
- Hammarbay Sjöstad (Sweden)
- Vauban Friburg (Germany)
- Solar City Linz (Austria)
- Eco-Viikki Helsinki (Finland)
- Bo01 Malmö (Sweden)
- Le Albere Trento (Italy)
- BedZed London (UK)

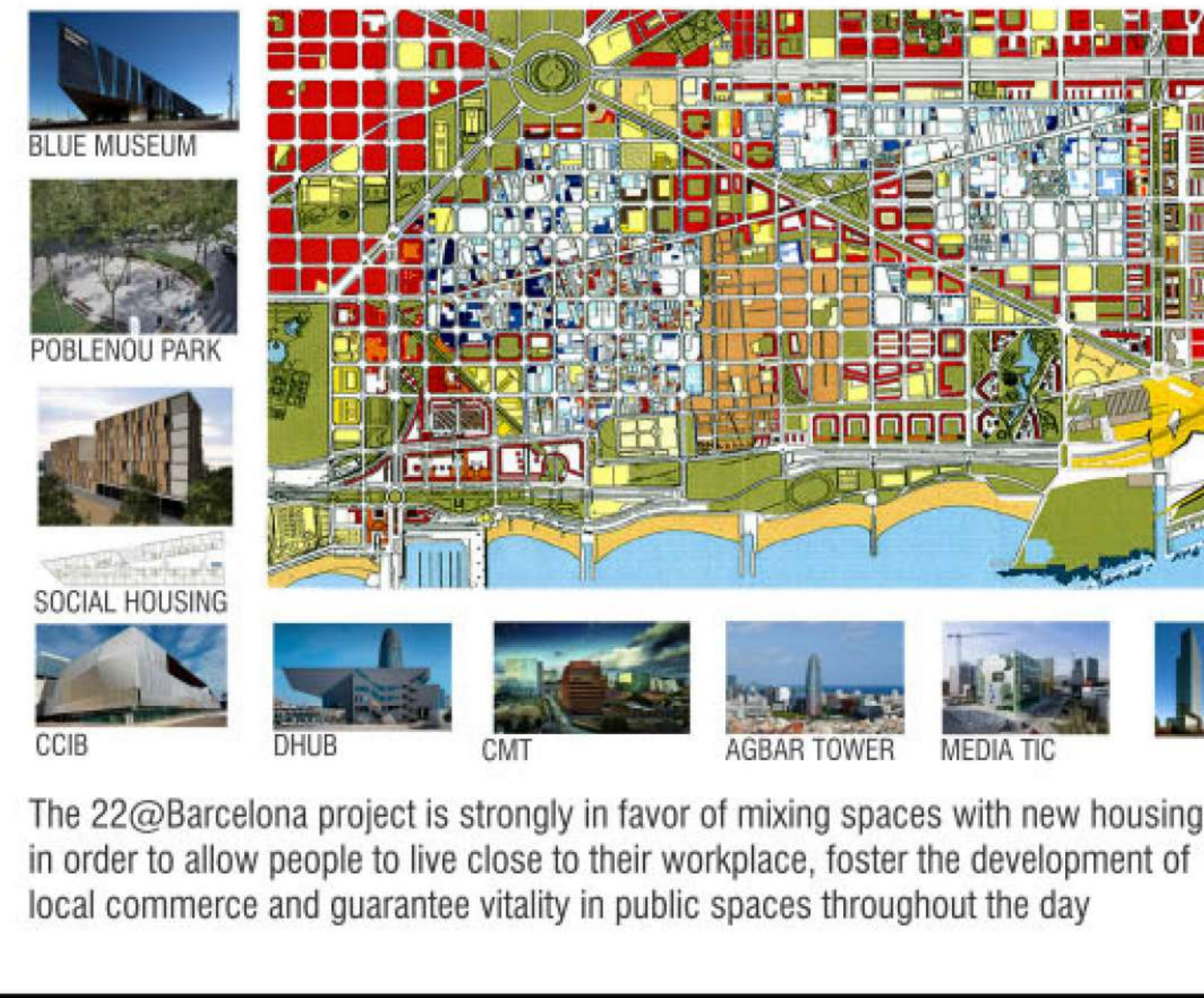
COMPACTNESS

GROUND USE BALANCE



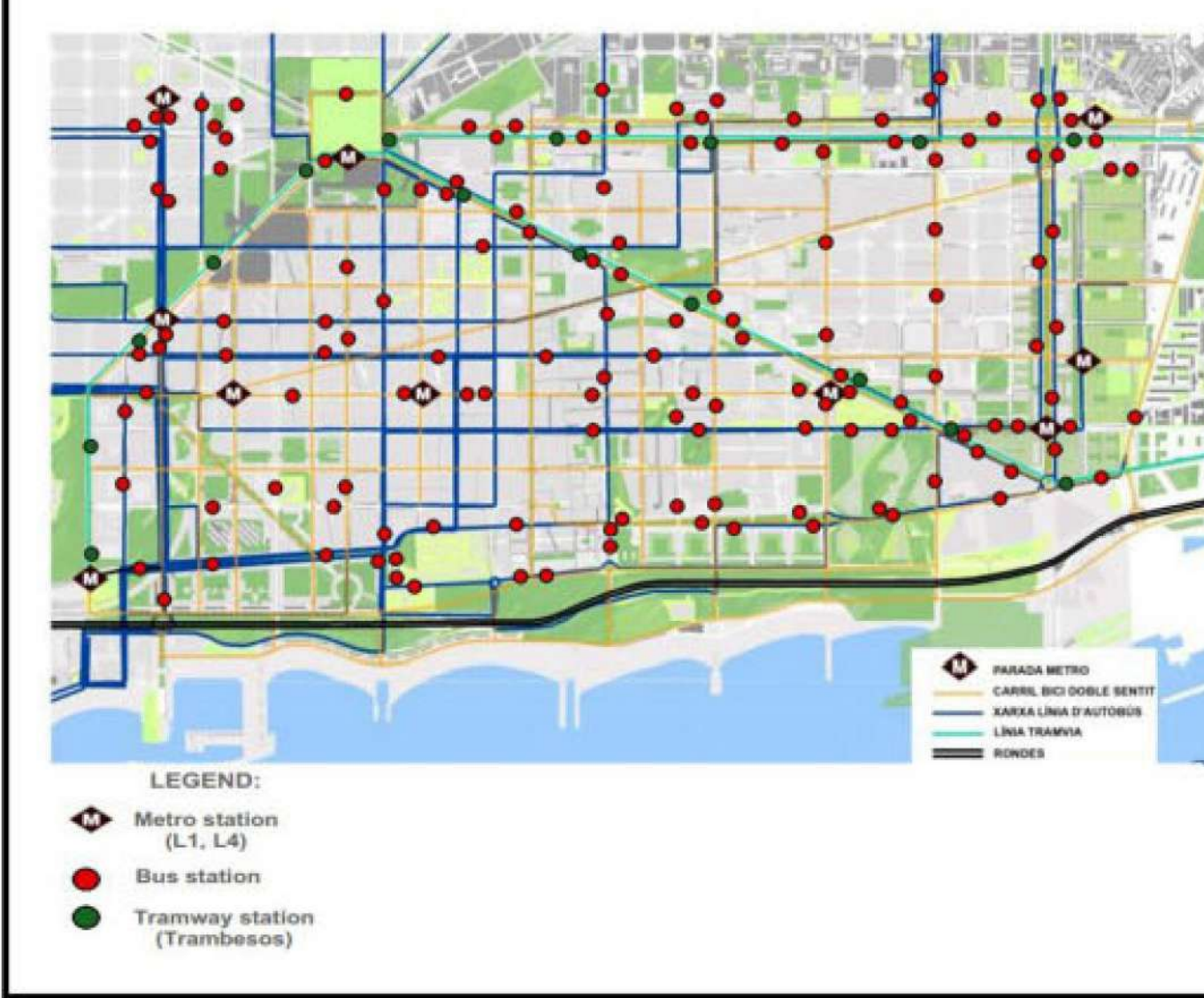
COMPLEXITY

MIXED USED SPACES, COMMUNITY AND PUBLIC SPACES



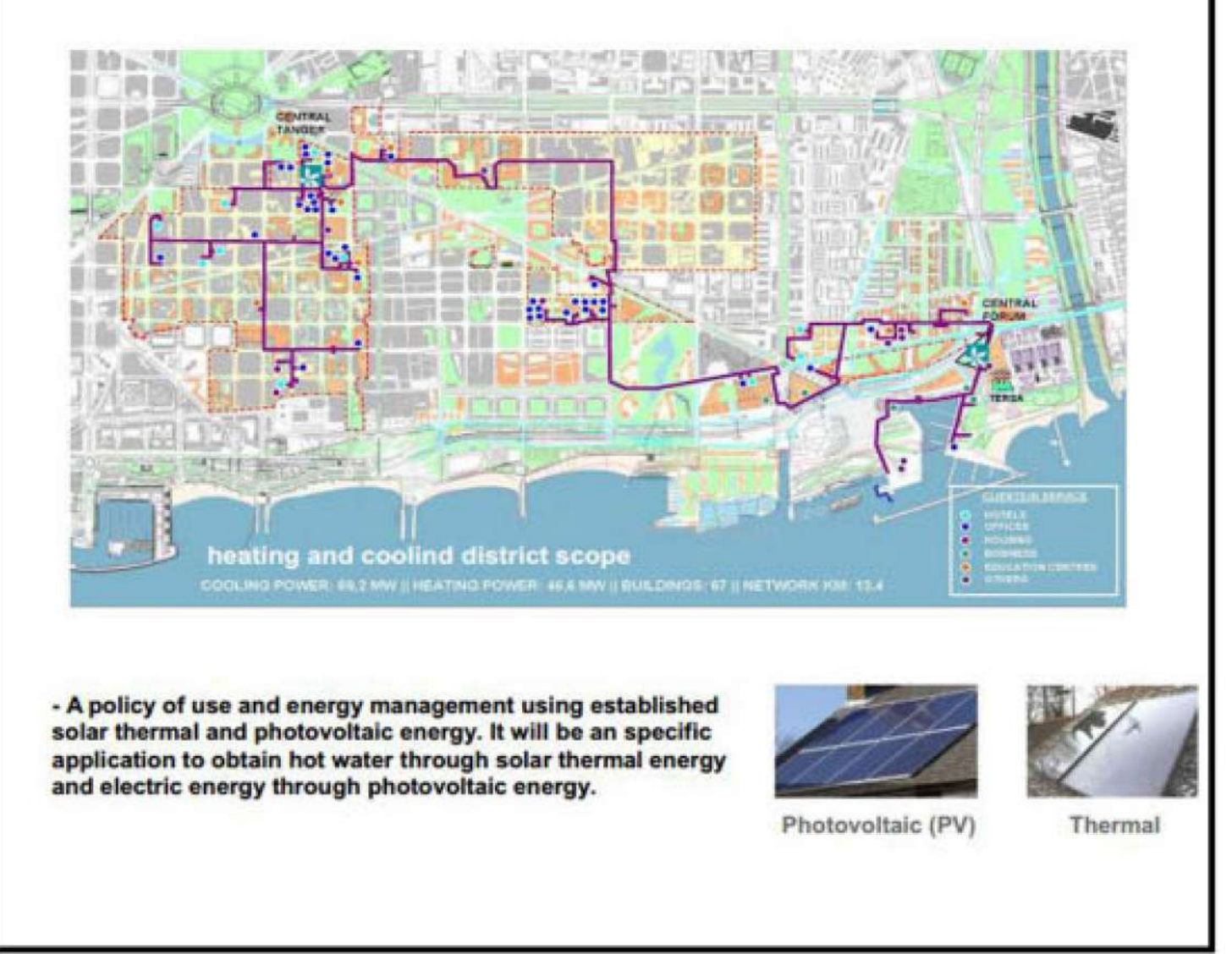
CONNECTIVITY

INTER-MODALITY AND TRANSPORTATION HUBS

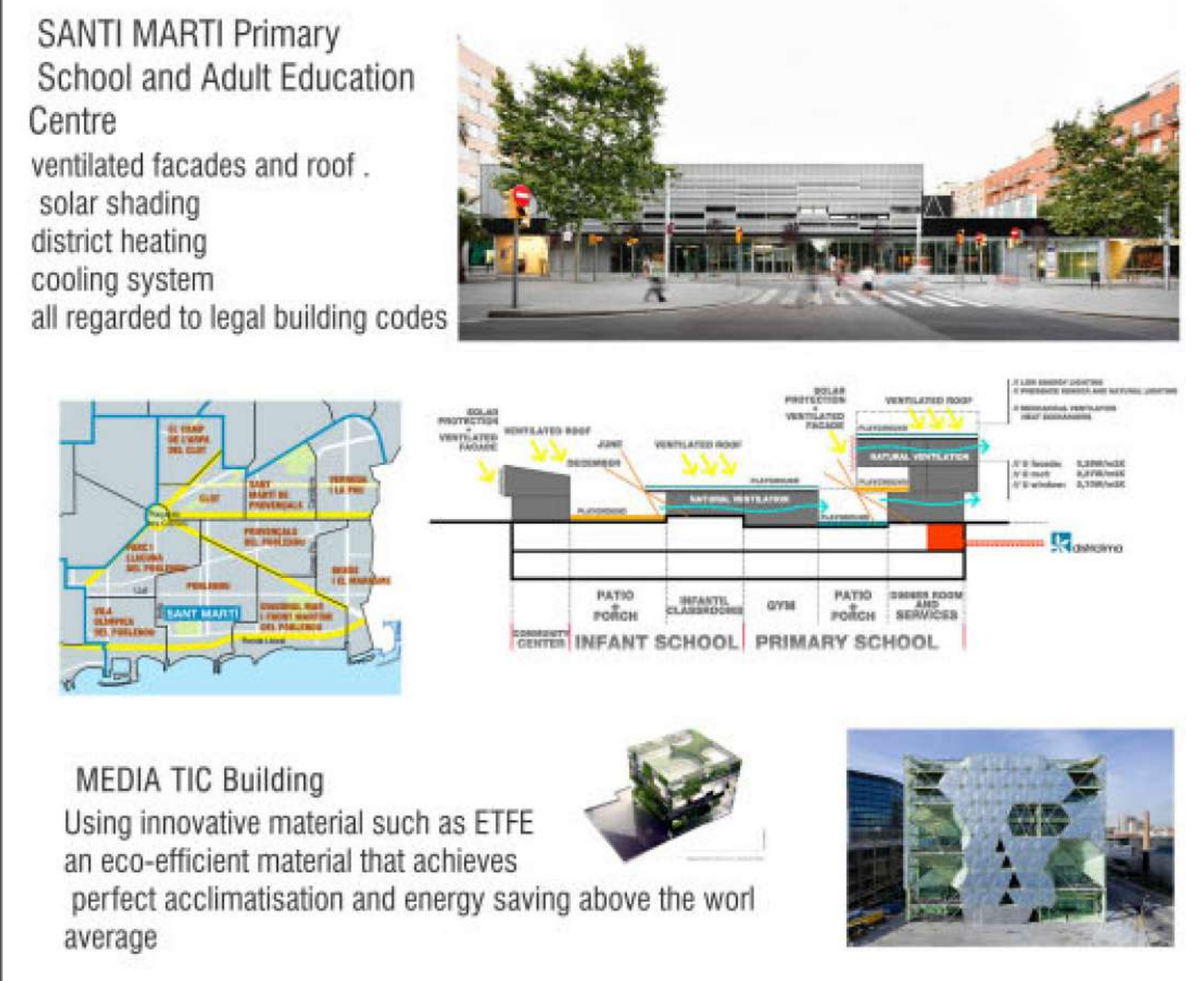


MANAGEMENT

ENERGY DISTRICT



BUILDING COMPONENT OF A COMMUNITY ENERGY SYSTEM



CONNECTED OPEN SPACE SYSTEM



CYCLING IN OPEN SPACE



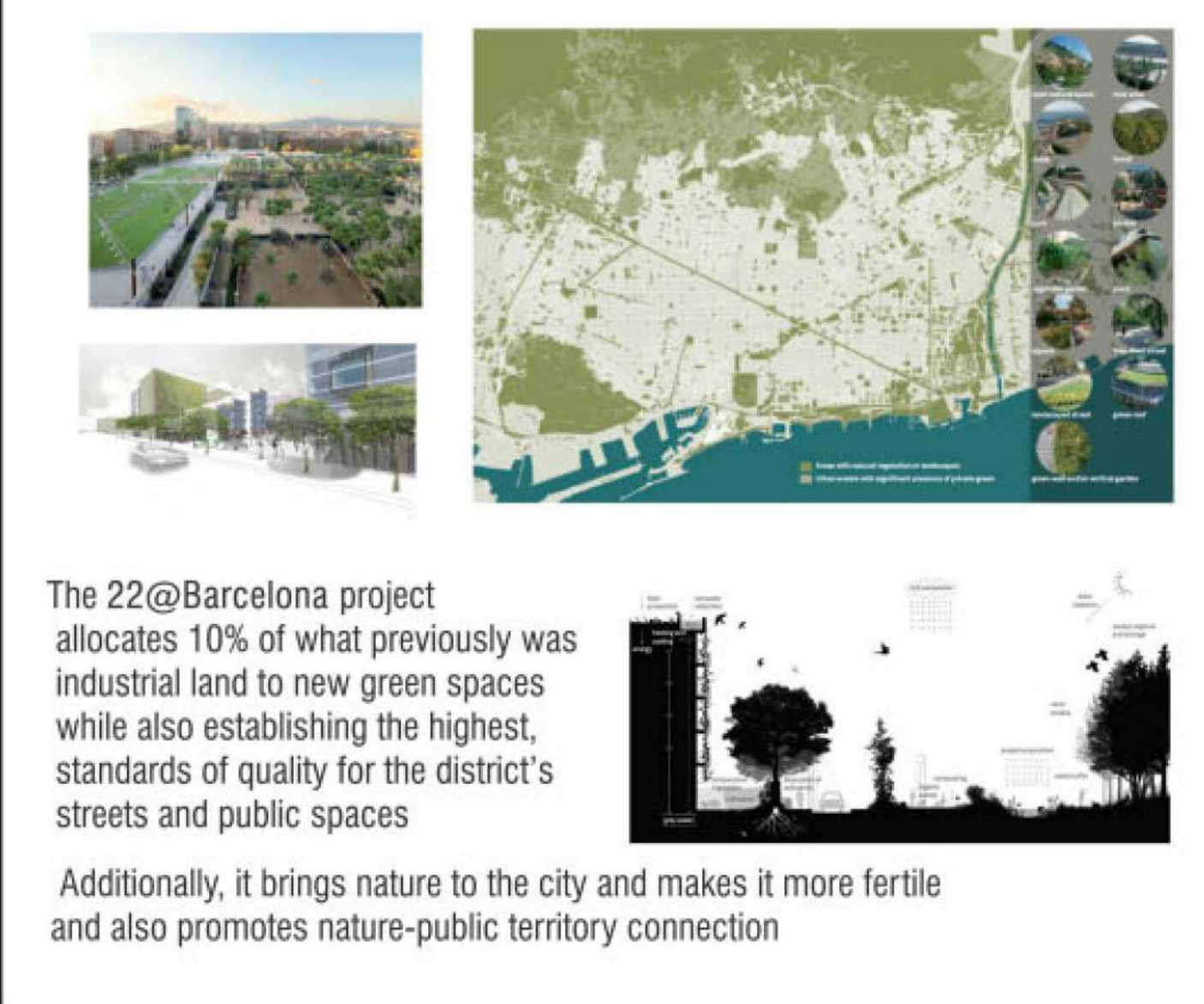
FOOD MANAGEMENT



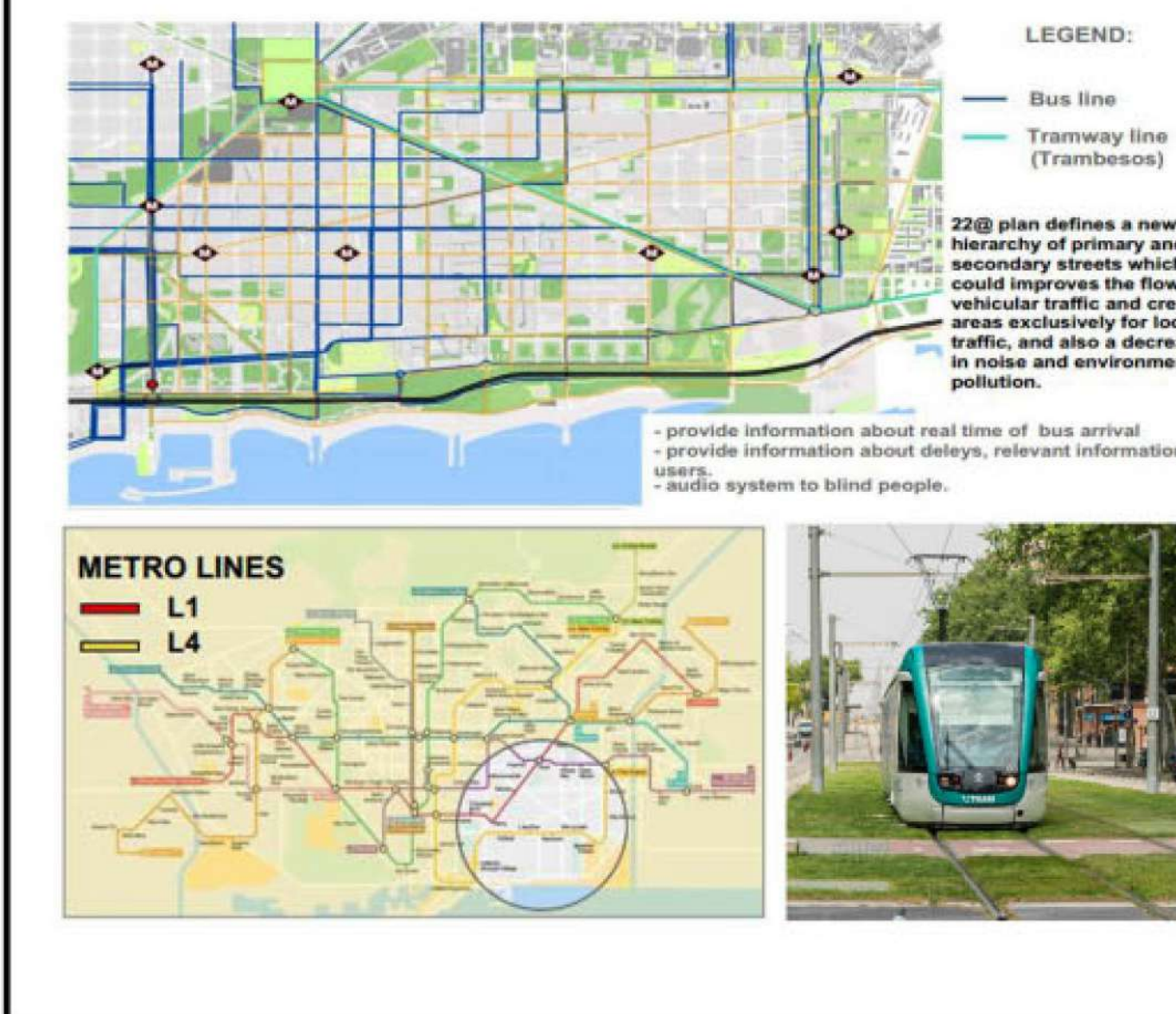
WALKABILITY



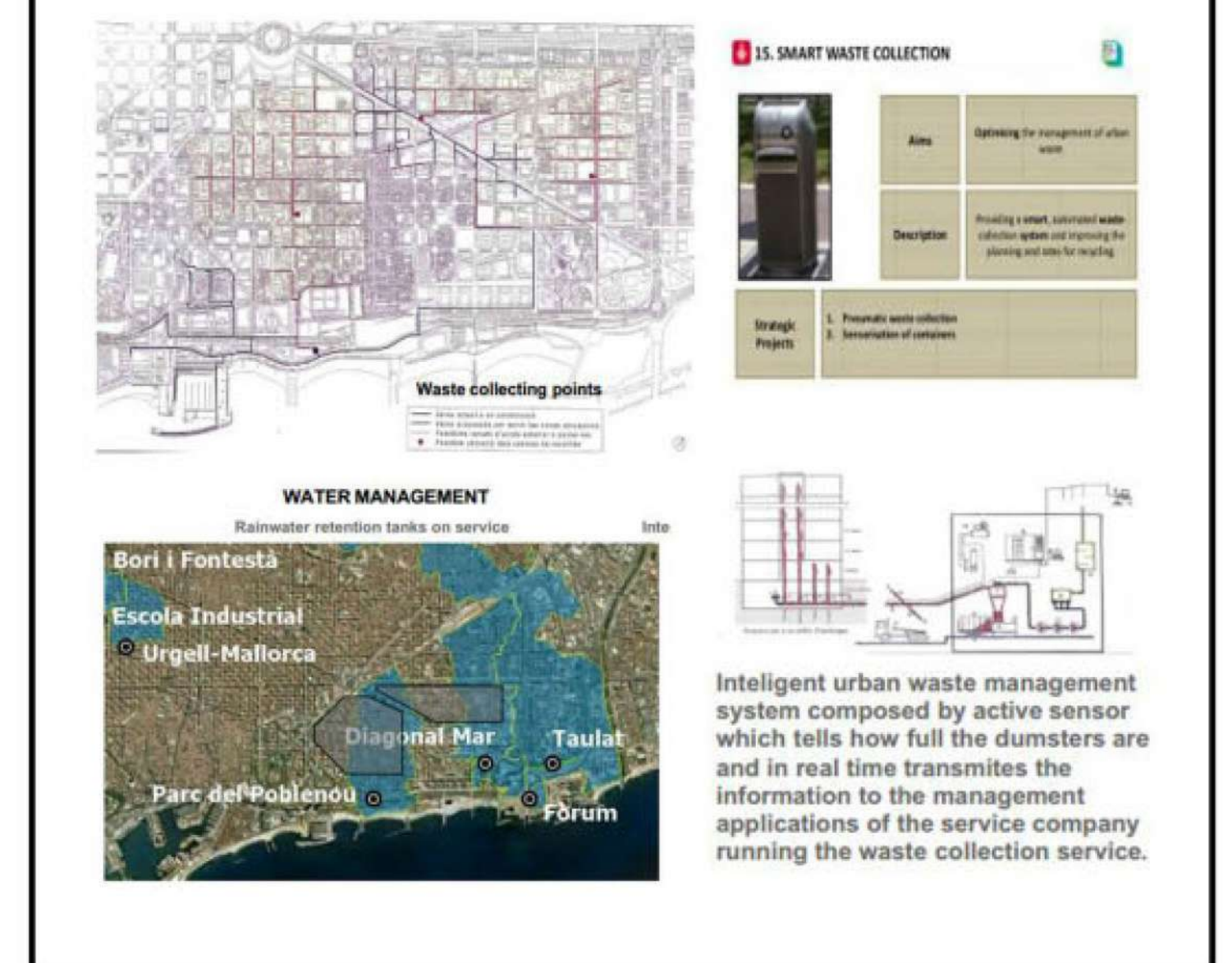
BIODIVERSITY AS PART OF URBAN LIFE



PUBLIC TRANSPORTATION ROLE AND NETWORK



WASTE AND WATER MANAGEMENT



GROUND USE BALANCE

COMPACTNESS



HAFENCITY HAMBURG IS A HETEROGENOUS DEVELOPMENT. MOST OF THE GROUND FLOOR VOLUMES ARE PUBLIC AND ARE CONNECTED TO THE GREEN AREAS.

1.32% BUILDING AREA
2.23% TRAFFIC AREAS
3.24% PUBLIC AREAS, SQUARES AND PROMENADE
4.14% OPEN SPACES (PUBLICLY ACCESSIBLE)
5.7% OPEN SPACES (NOT PUBLICLY ACCESSIBLE)

CONNECTIVITY

INTER MODALITY & TRANSPORTATION HUB

HAFENCITY 'S LOCAL TRANSPORT LINKS WERE SCHEDULED TO BE INTERGRATED INTO A NEWLY CREATED CITY STREETCAR NETWORK, POSSIBLY COMPLEMENTED BY A PEOPLE MOVER SYSTEM.



COMPLEXITY

MIXED USE SPACES, COMMUNITY AND PUBLIC SPACES

THE CITY IS CHARACTERIZED BY FINE GRAINED MIXTURE OF USES- ACCOMMODATION, WORKPLACE AND LEISURE ARE COMBINED IN A CONFINED AREA TO AVOID SPATIAL SEPARATION OF USES.



MANY GROUND FLOOR SPACES IN HAFENCITY ARE USED FOR USES WITH PUBLIC APPEAL. DISTRIBUTION OF BUILDING SPACES



MANAGEMENT

ENERGY DISTRICT

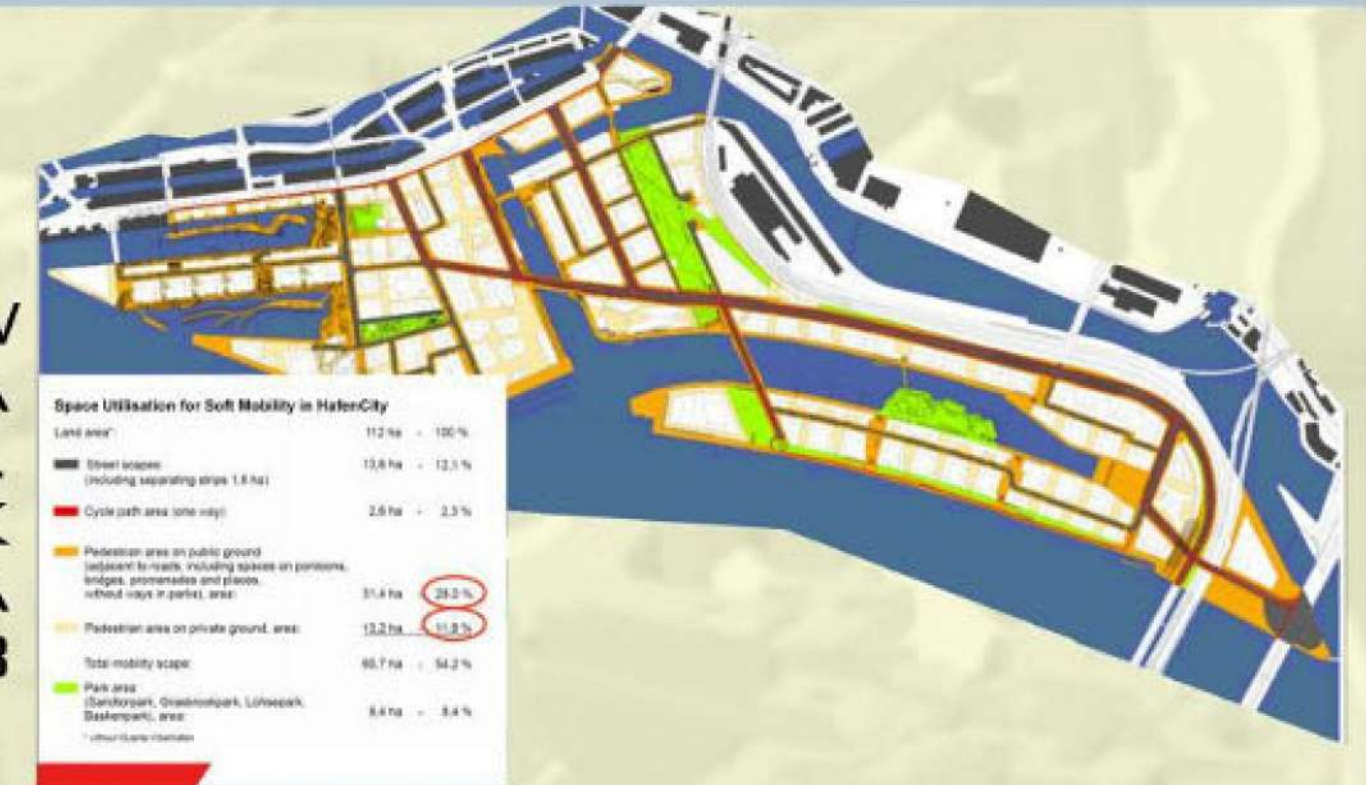
CONNECTION TO THE DISTRICT HEATING SYSTEM, WITH ITS EXISTING PIPE INFRASTRUCTURE AND GAS POWER STATION PROVIDE ELECTRICAL POWER AND HEATING WHILST MINIMISING CO2 EMISSION AND CONSERVING ENERGY



DISTRIBUTION STATION

VATTENFALL FUEL CELL/PILOT PLANT

WALKABILITY



THERE IS AN EXTENSIVE NETWORK OF PEDESTRIAN AND CYCLE ROUTES FULLY INTEGRATING HAFENCITY WITH ADJACENT PARTS OF CITY CENTRE

THE AREAS OF PEDESTRIAN AND CYCLE ROUTE NETWORK IS A PART OF OPEN SPACE SYSTEM.

AROUND 70% OF CYCLING AND FOOTPATHS RUN ON PROMENADES AND BRIDGES AWAY FROM AUTO TRAFFIC EMPHASIZING ON LOW ENERGY MOBILITY.



- RED CYCLE PATHS PARALLEL TO STREET
- PURPLE CYCLE LANE
- YELLOW SHARED CYCLE AND FOOTPATH
- GREEN OTHER CYCLING OPTIONS
- BROWN ELLBE CYCLE ROUTE
- BLUE MIXED TRAFFIC ON ROAD
- ORANGE BICYCLE RENTAL POINT

CONNECTED OPEN SPACE SYSTEM

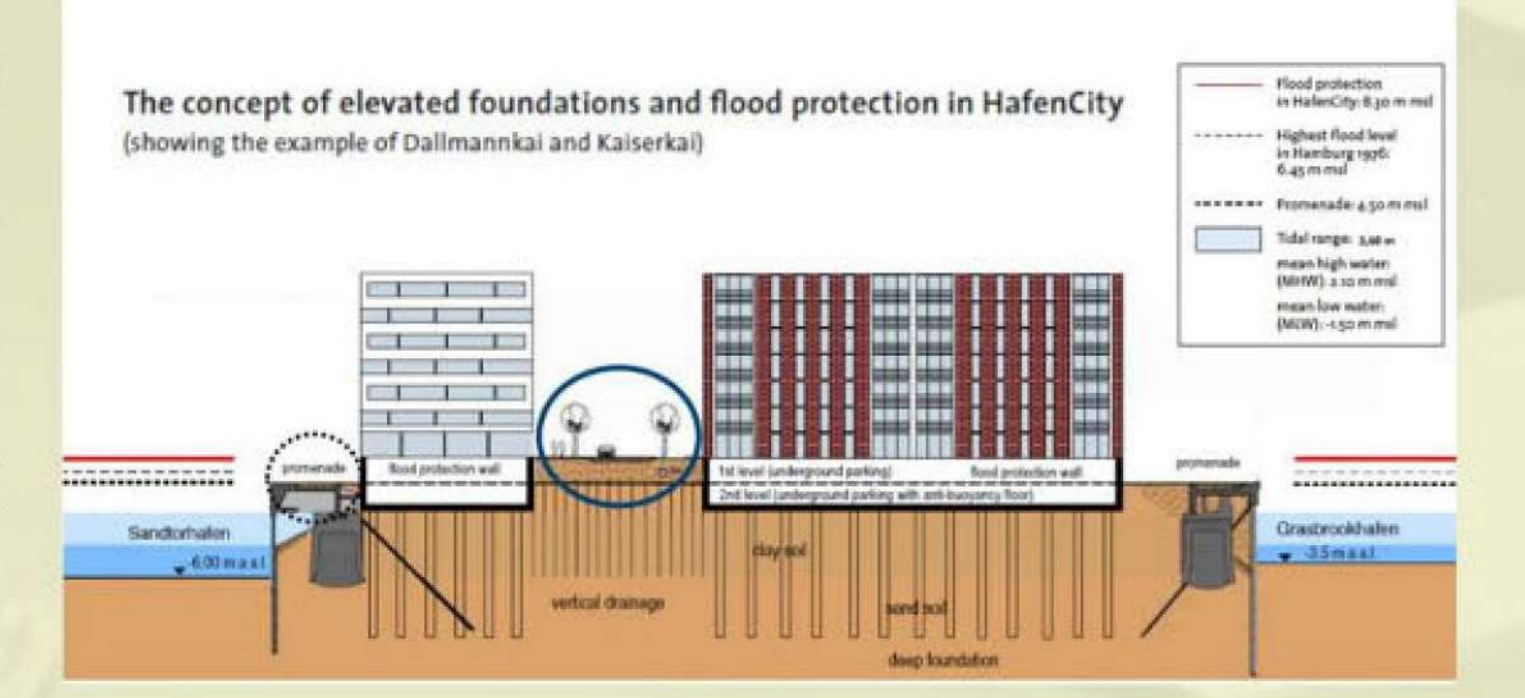


NONE OF THE SPACES AND PARKS HAVE ONE SINGLE FUNCTION. THE INTERPLAY BETWEEN BUILDINGS, OPEN SPACES, TREE-LINED STREETS, DENSER AND LESS DENSER DEVELOPMENT WILL RESULT IN ENERGETIC YET SOFISTICATED URBAN ENVIRONMENT ON THE WATERSIDE.

WATER MANAGEMENT

HAFENCITY USES ELEVATED FLOOD TECHNOLOGY. THEY CONSIDER A NEW TOPOGRAPHY OF TWO LEVELS, PROMENADE AND NEW ROAD BUILT ON PLATS OVER 8M ABOVE THE HIGH TIDE LINE.

THEY HAVE A FLOATING WALKWAY THAT RISE AND FALL WITH THE WATER. THIS ALSO INCLUDES BRIDGES TO THE WALKWAY THAT BECOMES TEPPER OR FLATTER WITH THE RISE OF WATER.



COMMUNITY ENERGY SYSTEM



SOLAR THERMIC CONSTRUCTION ON TOP OF THE BUILDING

COMBINED HEAT AND POWER UNITS GENERATES ENERGY AND MAKES USE OF THERMAL ENERGY THUS PRODUCED BY FEEDING IT INTO A LOCAL DISTRICT HEATING SYSTEM.

DOUBLE FACADE FOR EXTERNAL SUN PROTECTION, ETFL FOIL FOR PROVIDING WIND PROTECTION AND ALLOWING COOLING VIA WINDOWS.

VECTOR ROTORS ON TOP ON GREENPEACE HEADQUARTERS.

AQUARIUM GRADE CLASS WATERTIGHT WINDOWS AND DOORS ARE USED TO PROVIDE A DIFFERENT APPROACH TO A FLOOD PROOF BUILDING.



PUBLIC TRANSPORTATION TO EMPHASIZE PEOPLE OVER CARS, A SPECTRUM OF CHOICES IS OFFERED TO THE RESIDENTS :EXTENSIVE BIKE PATHS AND PEDESTRIAN AREAS, BUSES AND SUBWAY CONNECTIVITY.

BIODIVERSITY AS A PART OF URBAN LIFE

HARBOUR BASINS AND CANALS, INCLUDING THEIR EMBANKMENT, A HABITAT OF MANY LICHENS, MOSSES, FERNS AND OTHER VEGETATION ARE RETAINED.

EMPHASIS IS GIVEN ON TERRESTRIAL GREEN AREAS WITH TREESM, SHRUBS AND RURAL VEGETATION.



WASTE MANAGEMENT

SEPARATE COLLECTION AND RECYCLING 4 BINS FOR ALL HOUSEHOLD: BIO, PAPER, PACKAGING, RESIDUALS.

BRING SYSTEM FOR VARIOUS FRACTIONS: 13 RECEIPT STATIONS, 1000 PUBLIC SITES CONTAINERS, MARKETING STRUCTURE FOR VALUABLE MATERIALS.

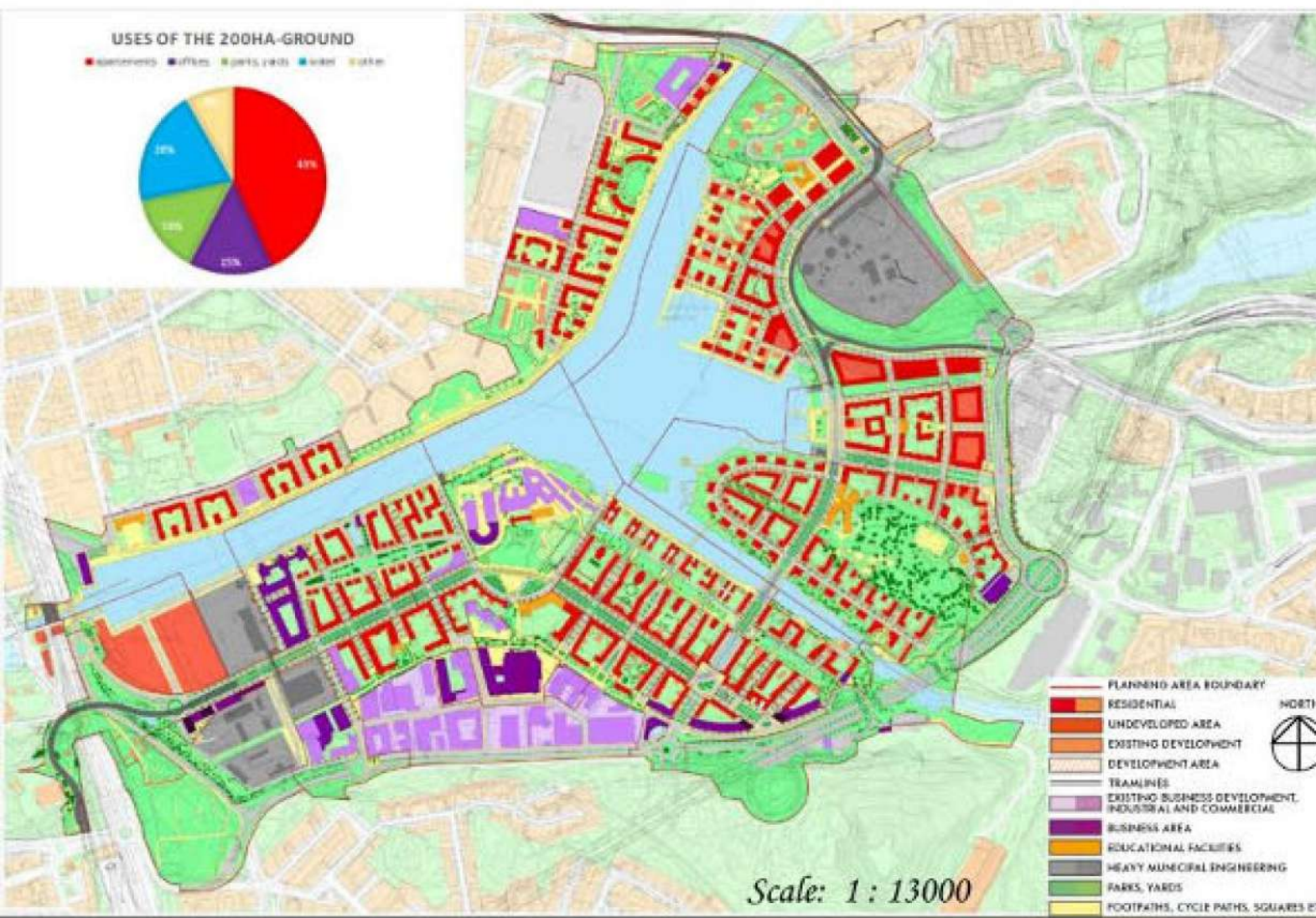
REUSE: 3 SECONDHAND SHOPS, "STILBRUCH" (FURNITURE, BOOKS, CLOTHS ETC.)

BIG INDUSTRIAL TREATMENT PLANTS: INCINERATION, FERMENTATION, SORTING



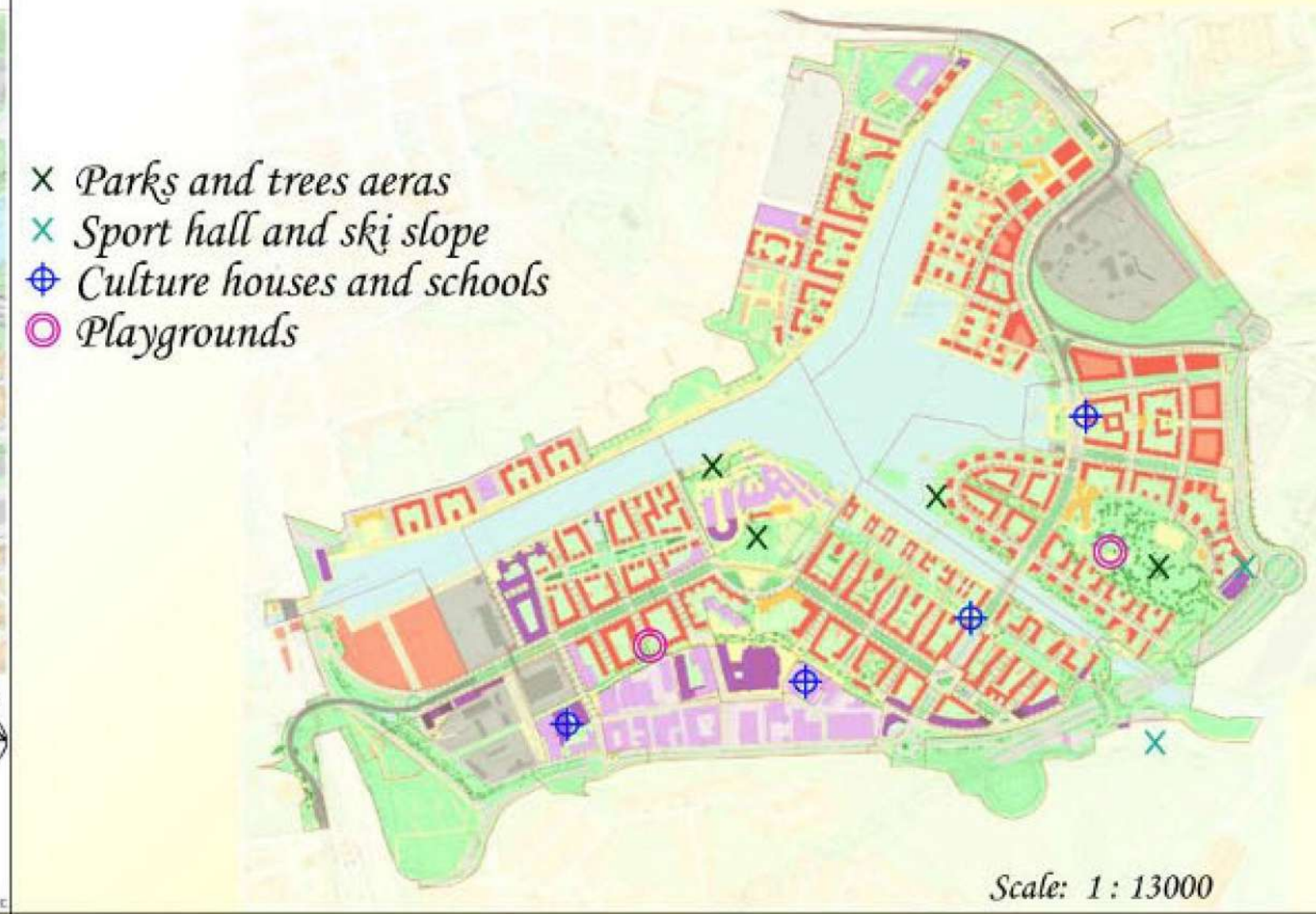
Compactness

Ground use balance



Complexity

Mixed used spaces, community and public spaces



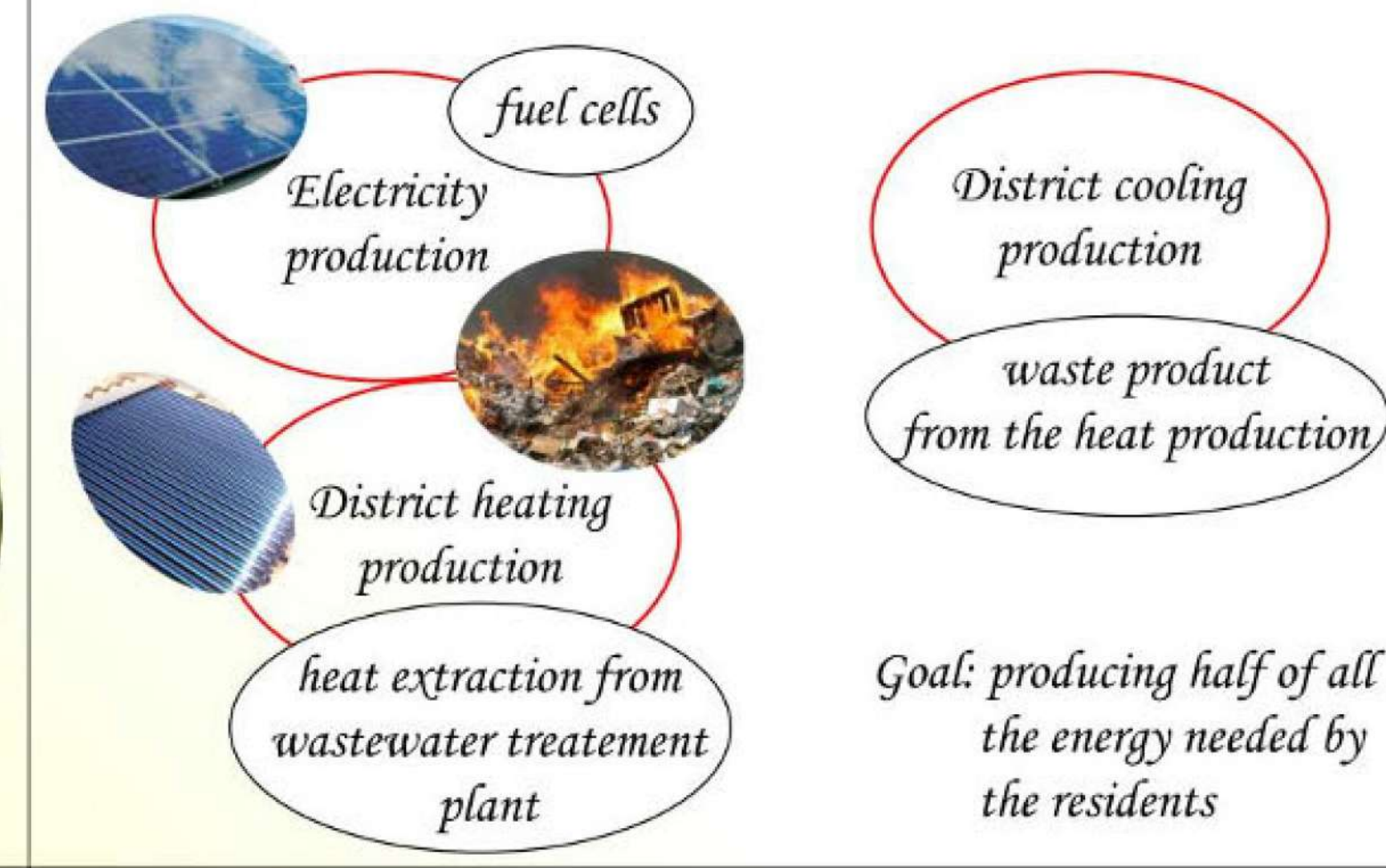
Connectivity

Inter-modality and transportation hubs

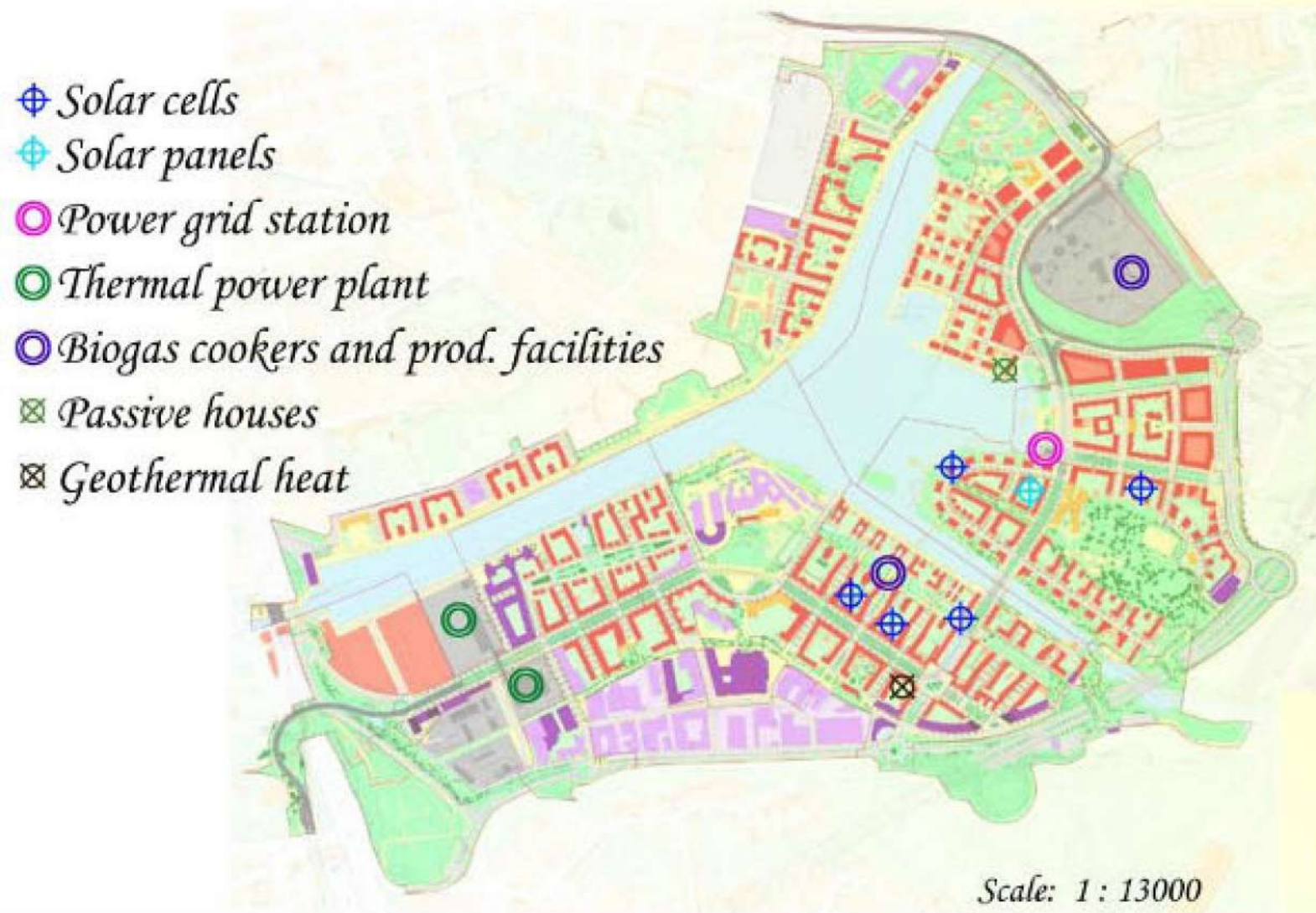


Management

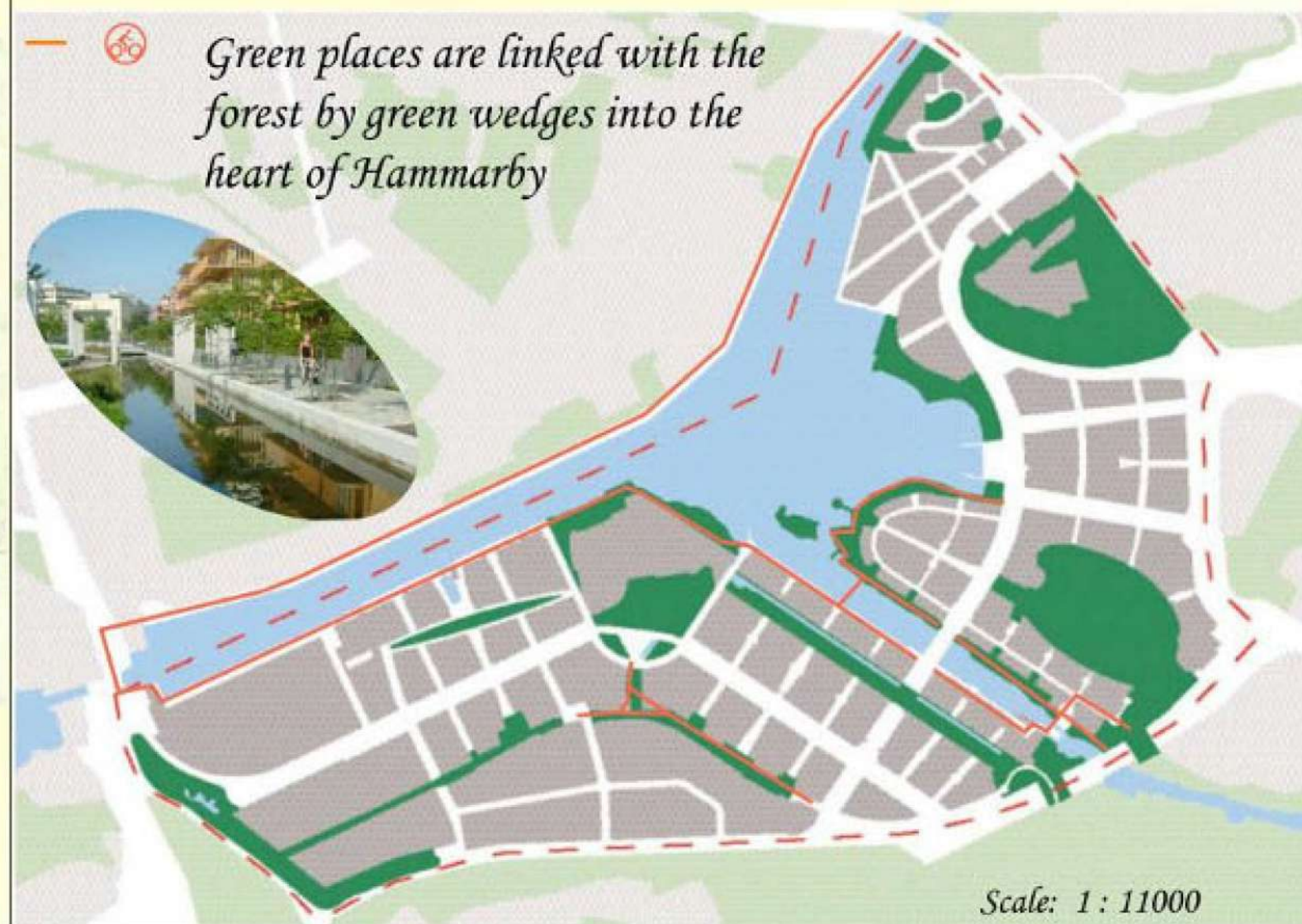
Energy District (production strategy)



Building component of a Com. Energy System



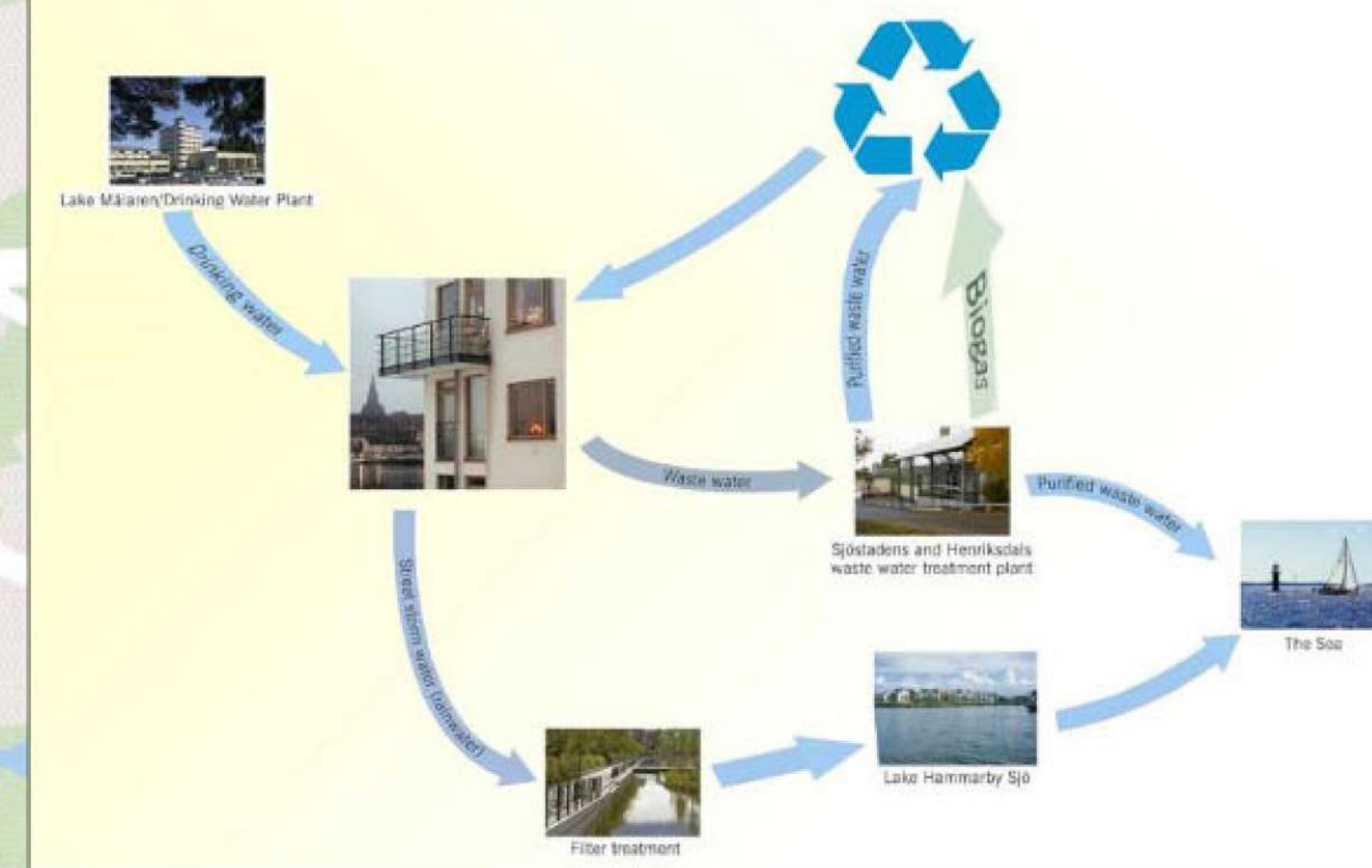
Connected open space system



Cycling in open spaces



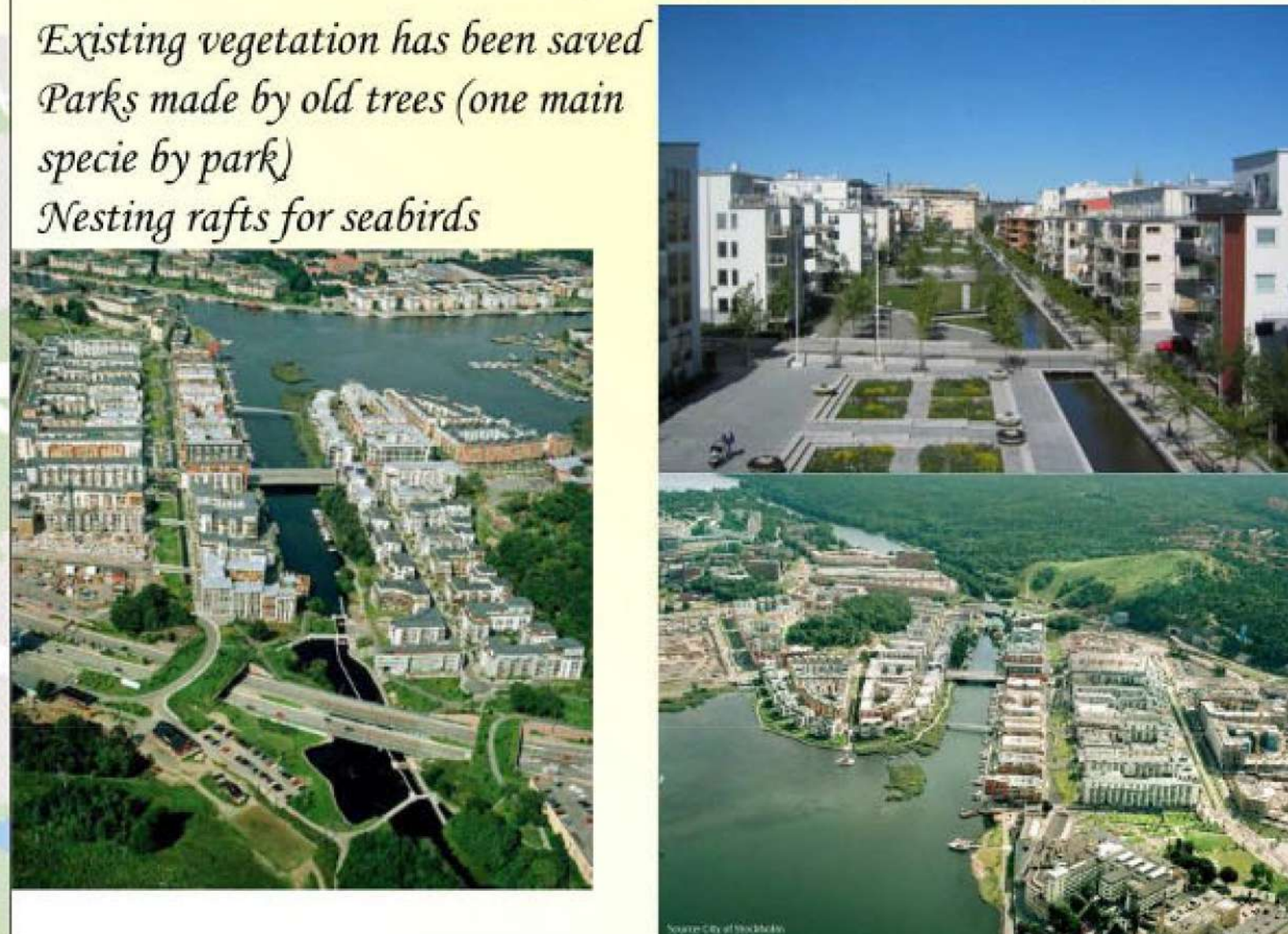
Food producer
No food production, but street-market by local producers
Water management



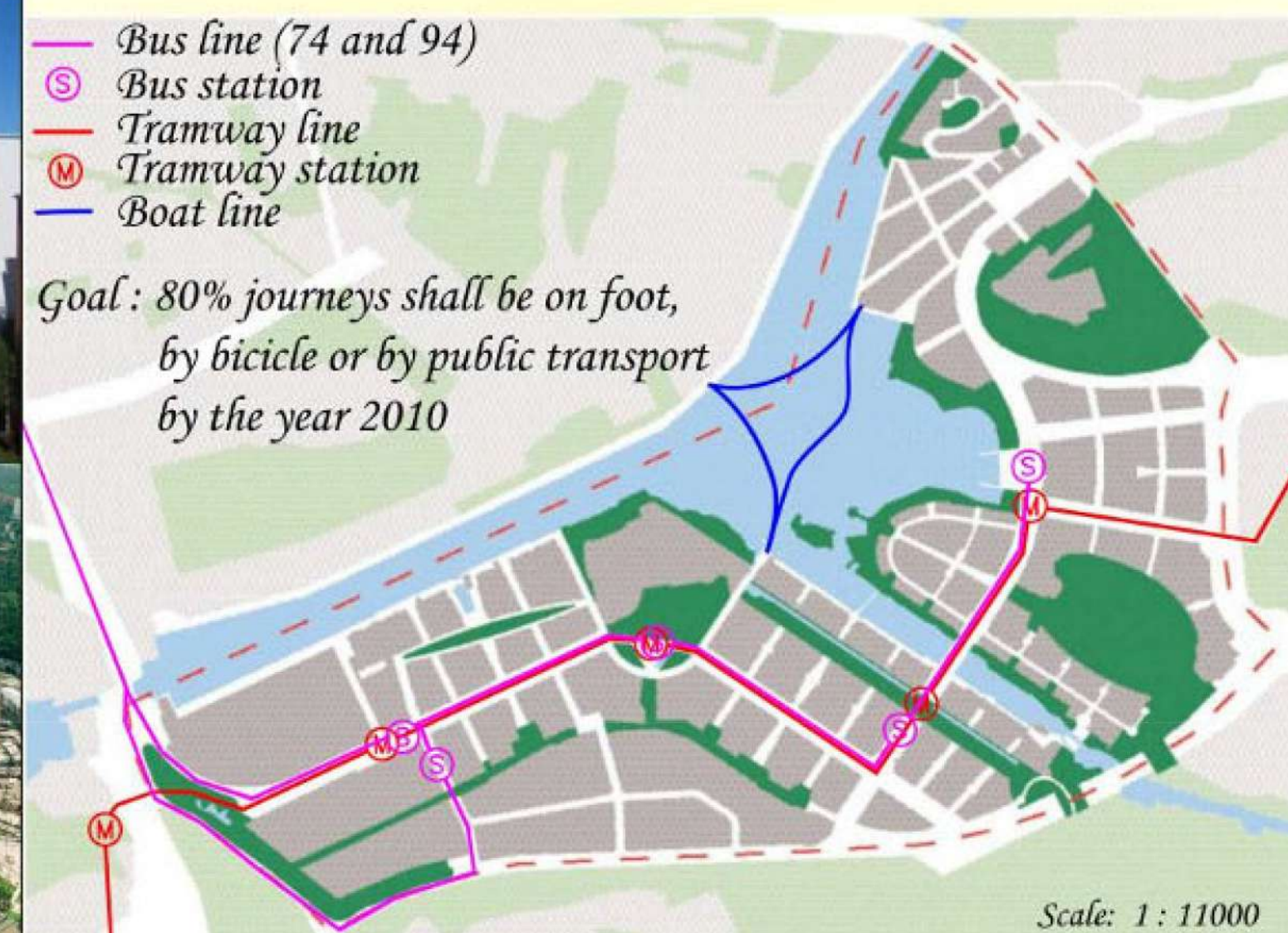
Walkability



Biodiversity as part of urban life



Public transportation role and network



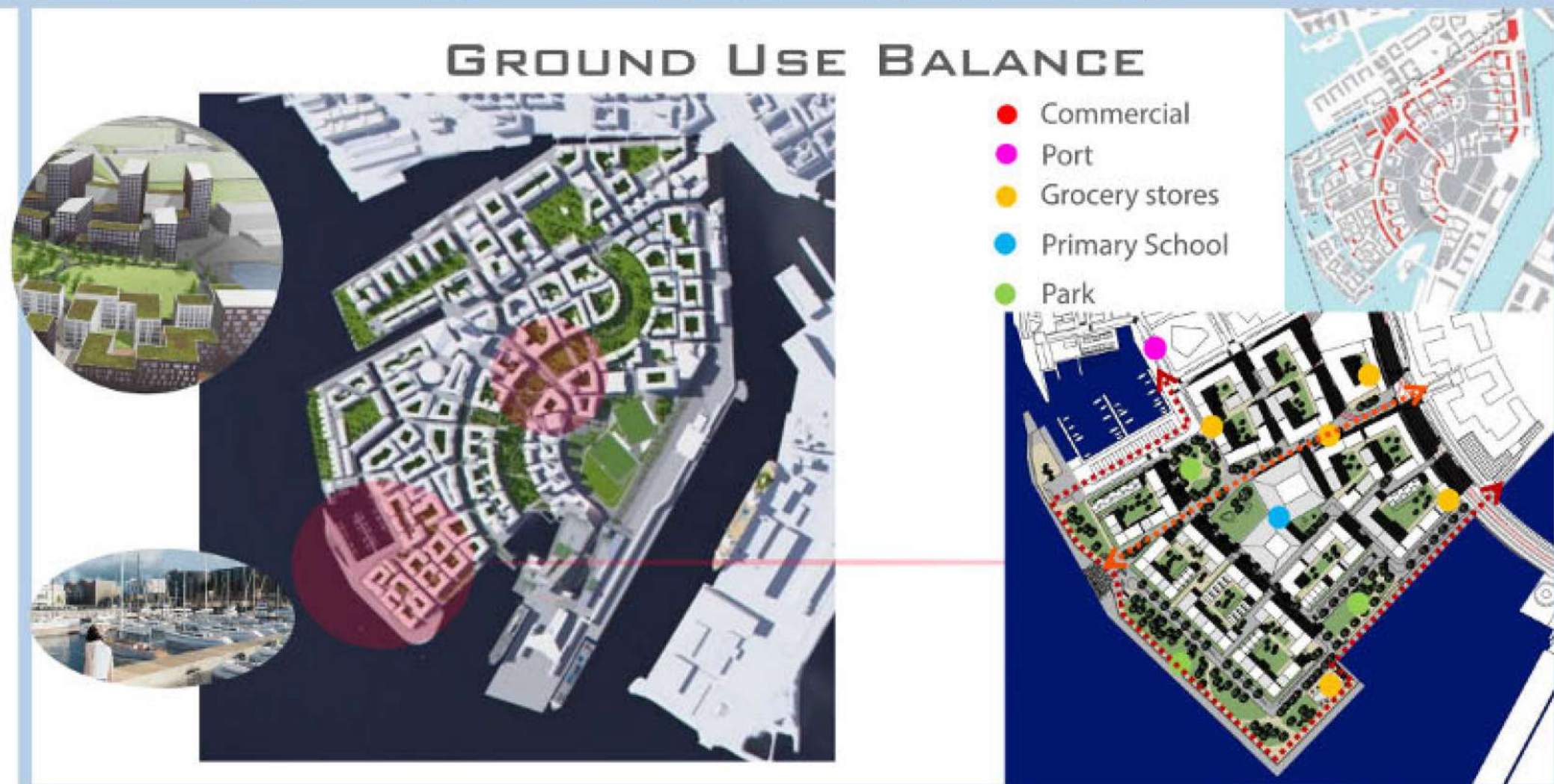
Waste management



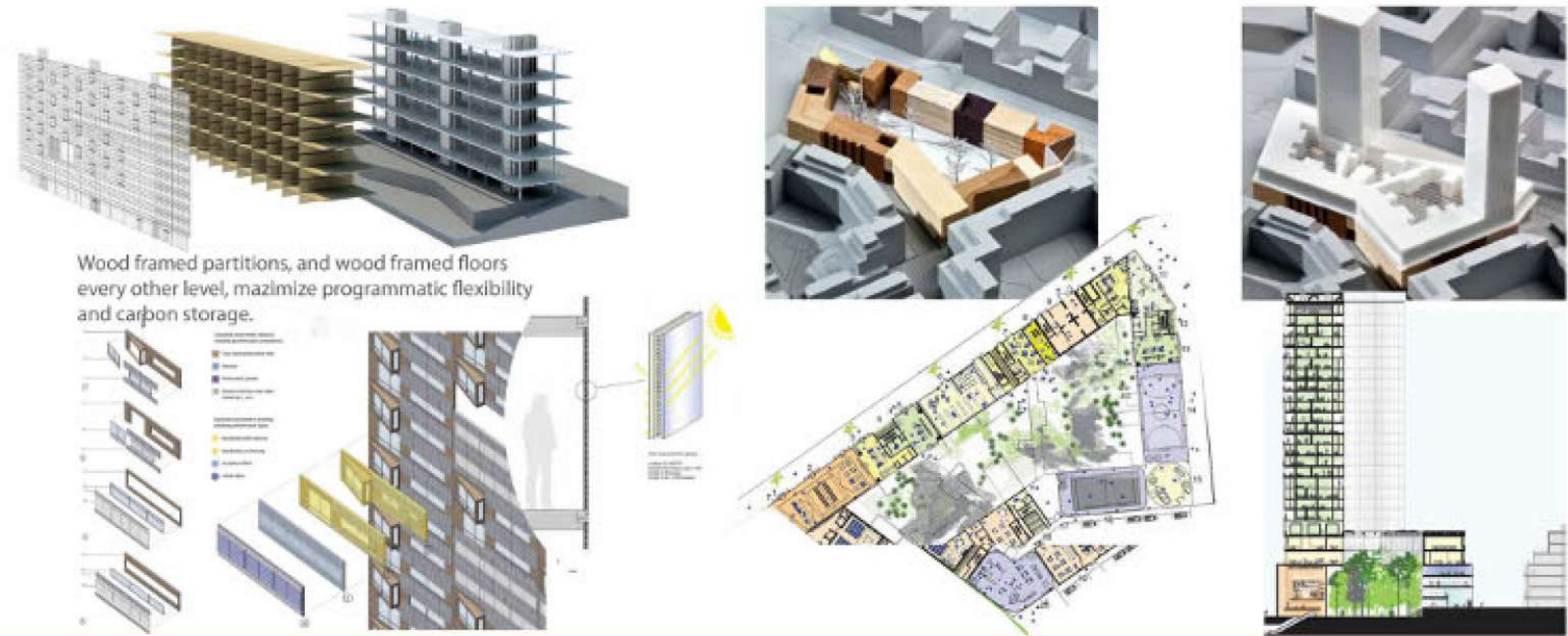
COMPACTNESS

GROUND USE BALANCE

- Commercial
- Port
- Grocery stores
- Primary School
- Park



BUILDING COMPONENT OF A COMMUNITY ENERGY SYSTEM



WALKABILITY



COMPLEXITY

MIXED USED SPACES, COMMUNITY & PUBLIC SPACES

SPACES

- Soccer field
- Beach/volleyball
- Playground
- Public forum
- Botanical garden
- Subway station
- Garage
- Farmers market
- Shopping mall
- Welfare housing
- Library
- School
- Office
- Elderly care clinic
- Church
- Cinema



CONNECTED OPEN SPACE SYSTEM

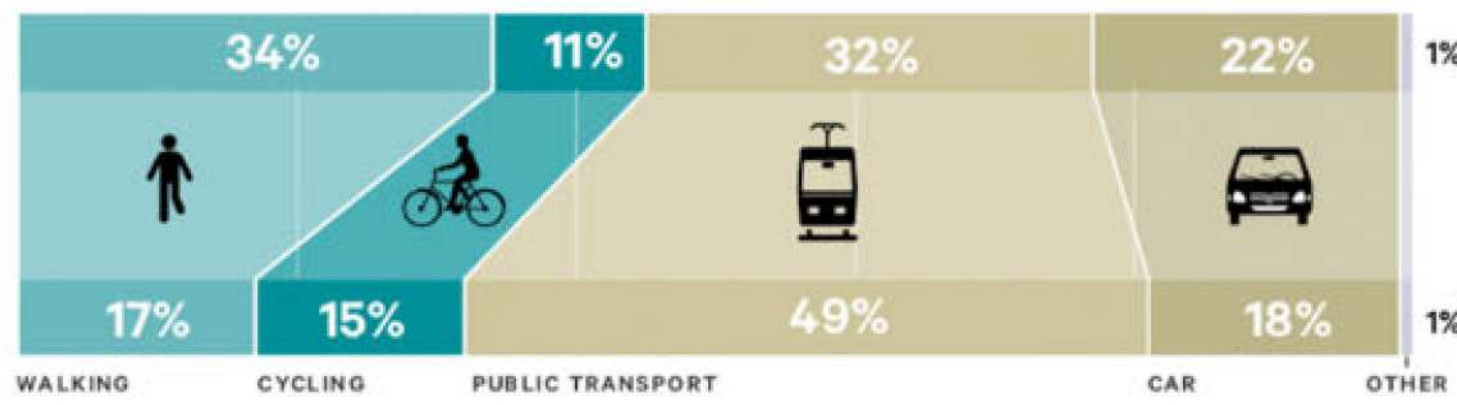


BIODIVERSITY AS PART OF URBAN LIFE



CONNECTIVITY

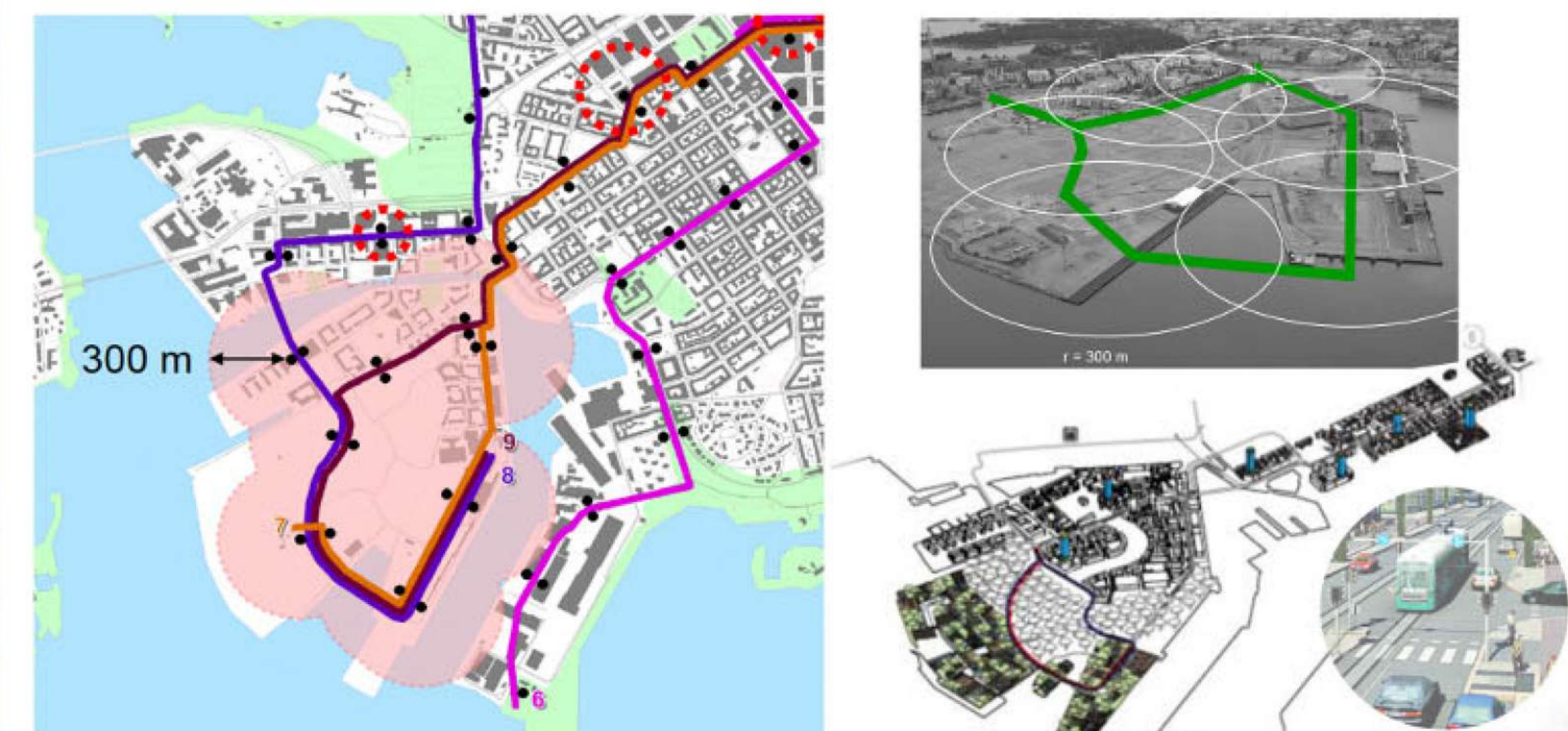
INTER-MODALITY AND TRANSPORTATION HUBS



CYCLING IN OPEN SPACES

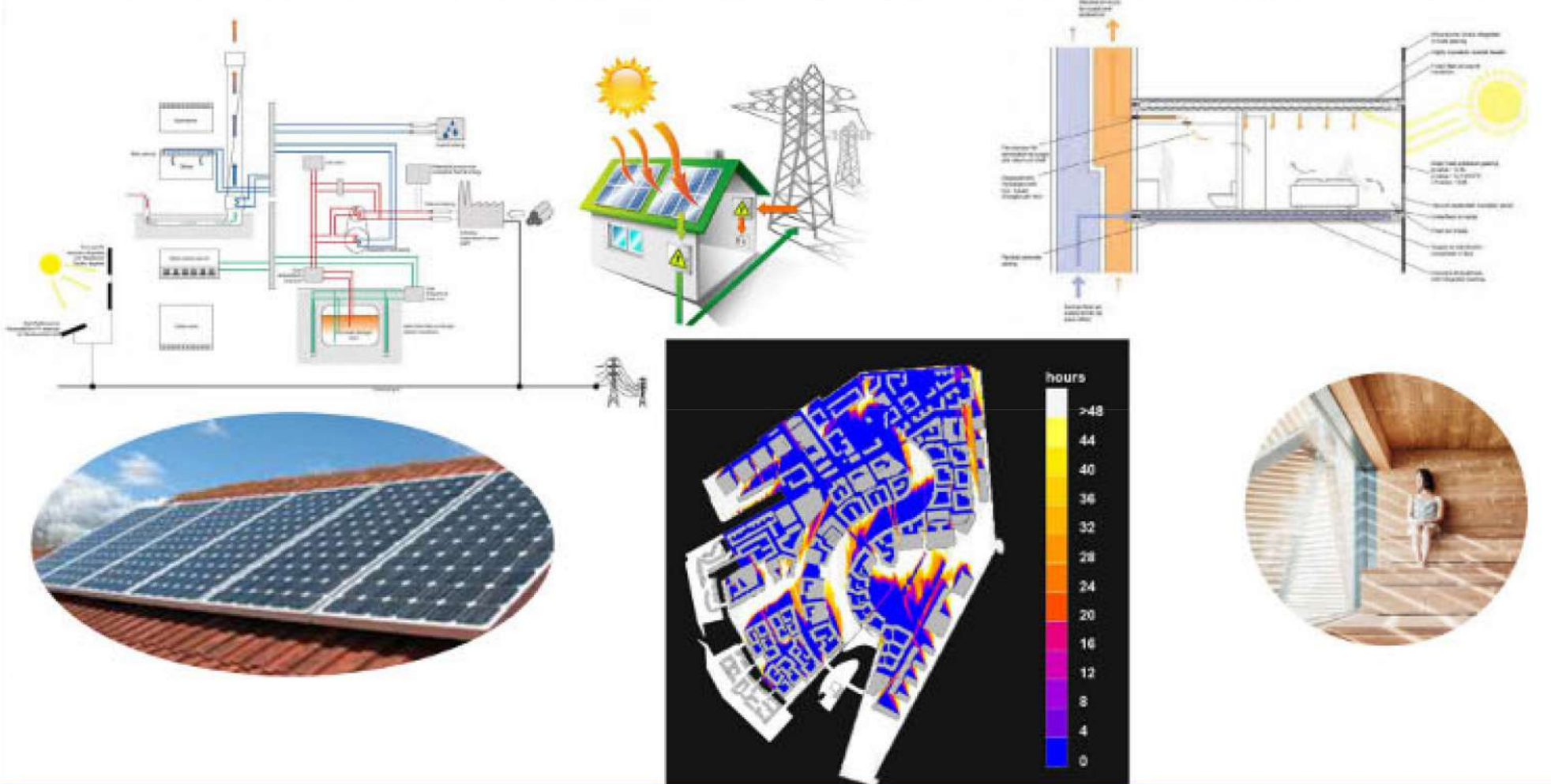


PUBLIC TRANSPORTATION ROLE & NETWORK

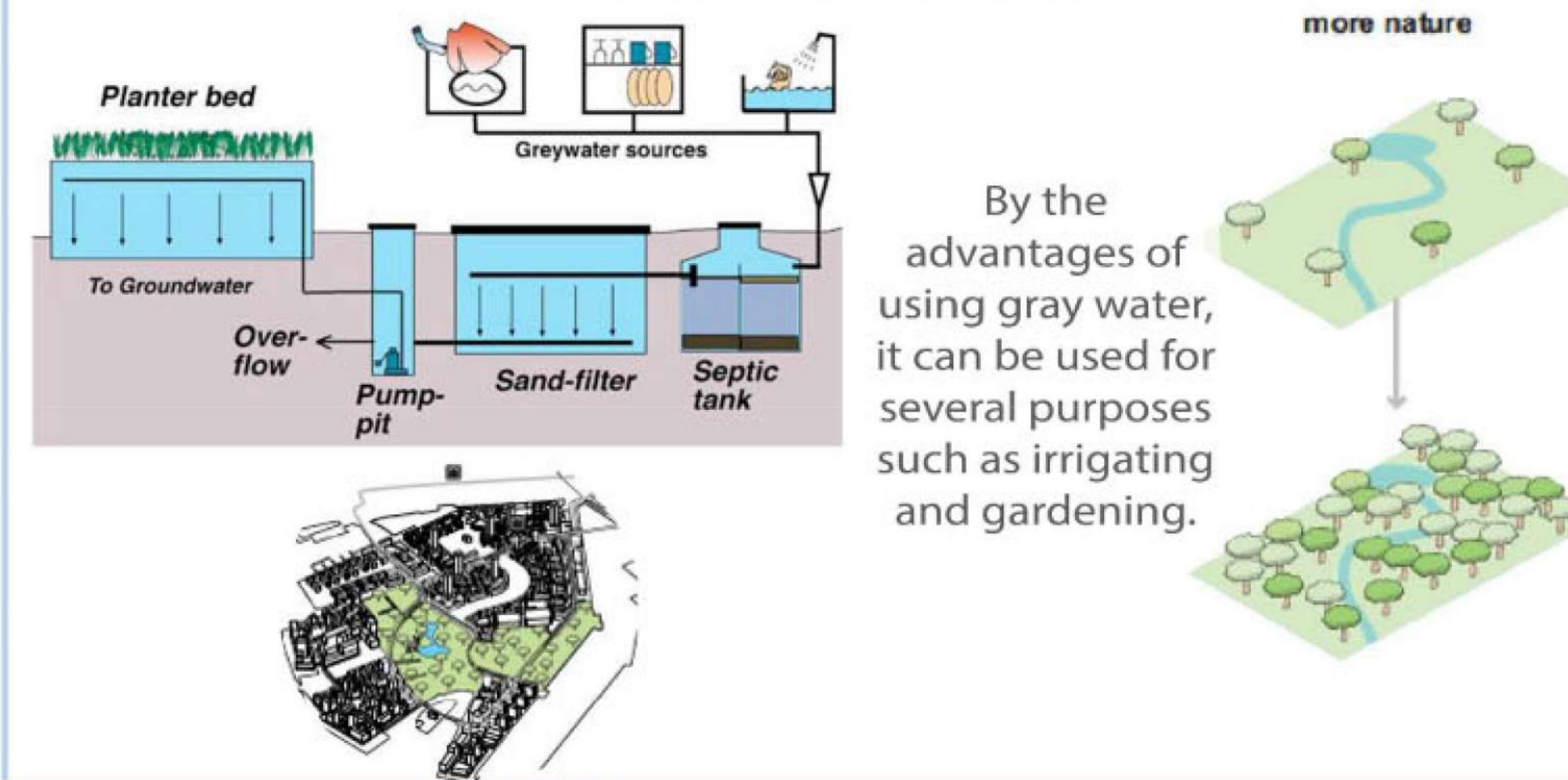


MANAGEMENT

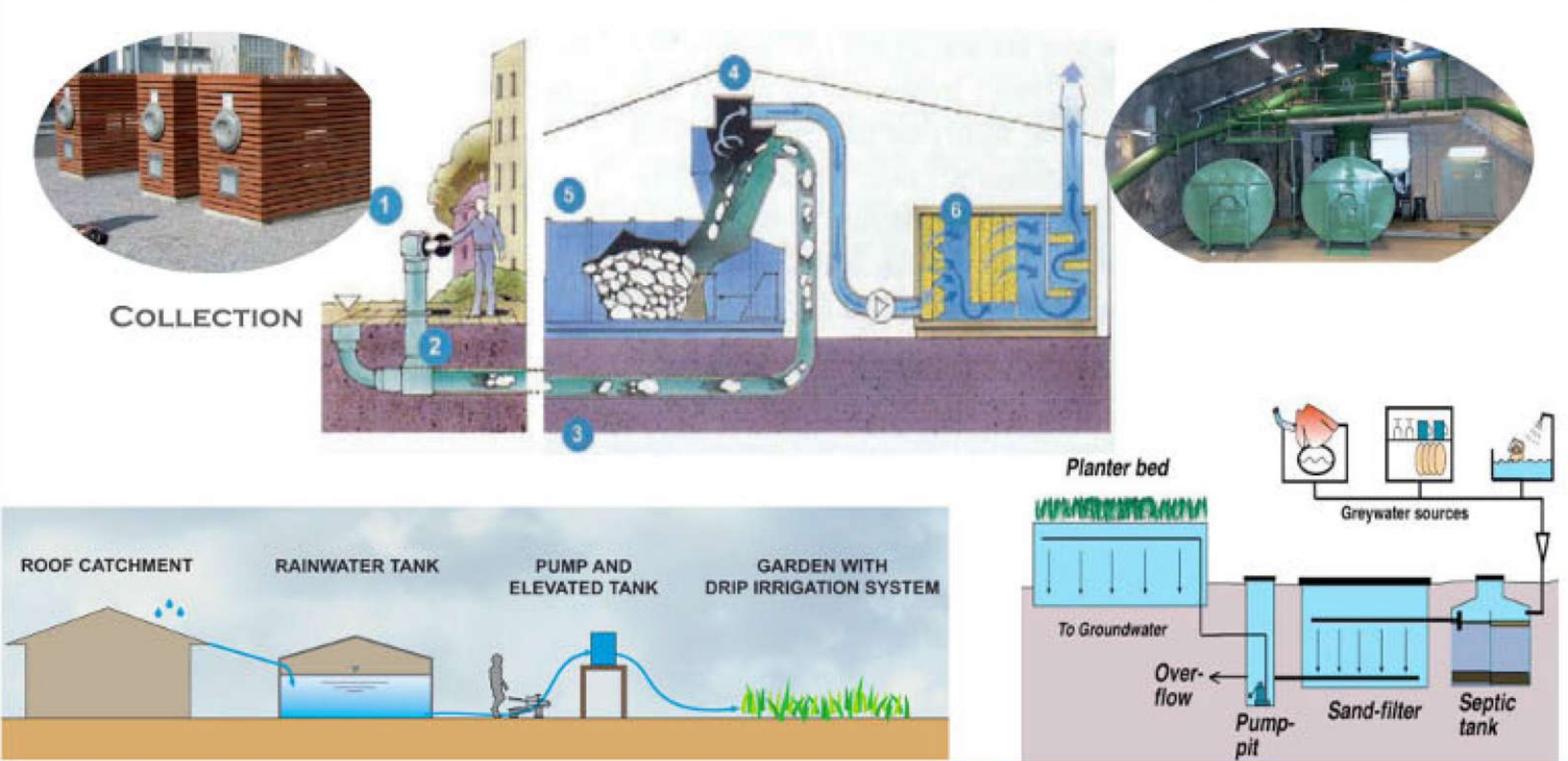
ENERGY DISTRICT (PRODUCTION STRATEGY)



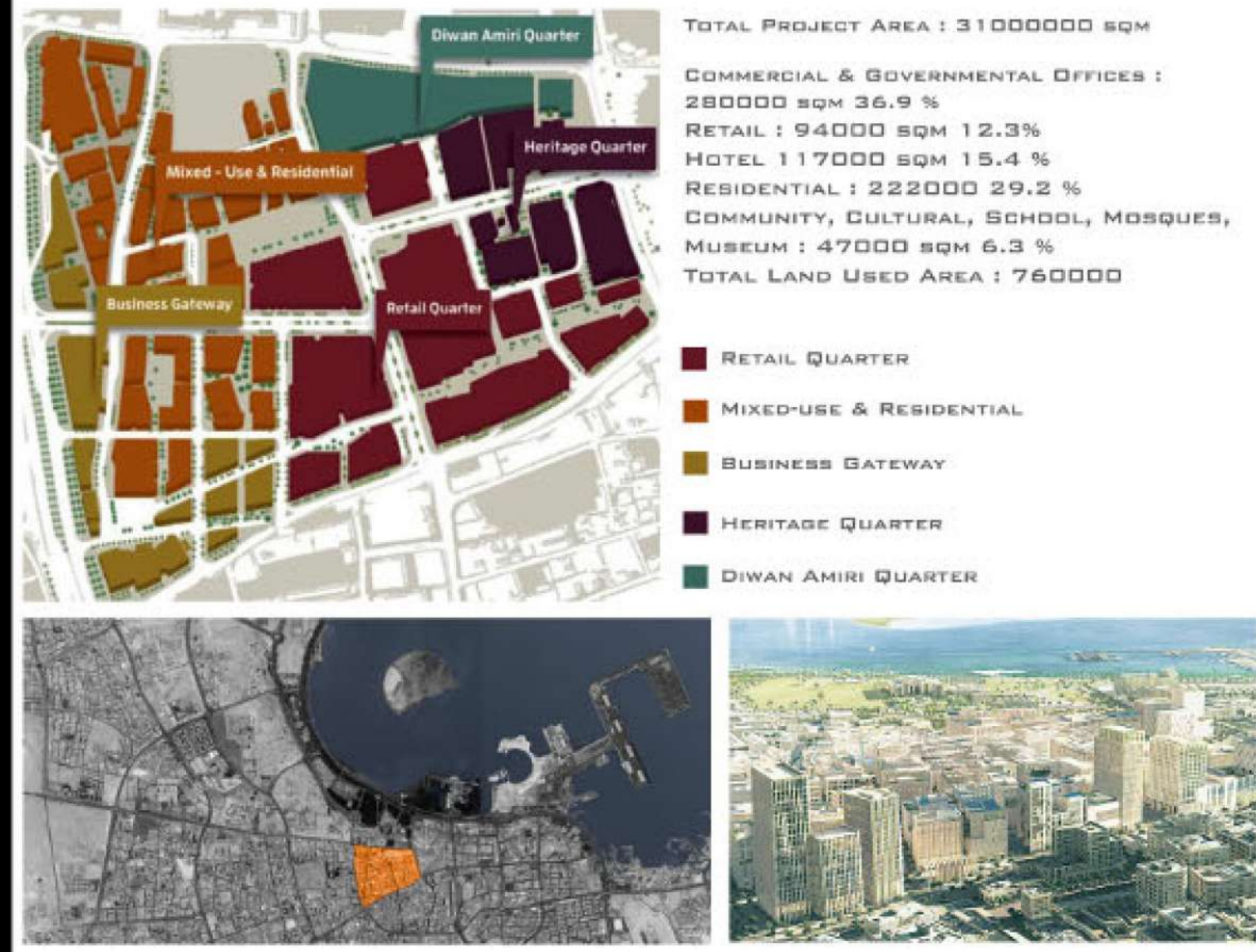
FOOD PRODUCER



WASTE MANAGEMENT/WATER MANAGEMENT



GROUND USE BALANCE



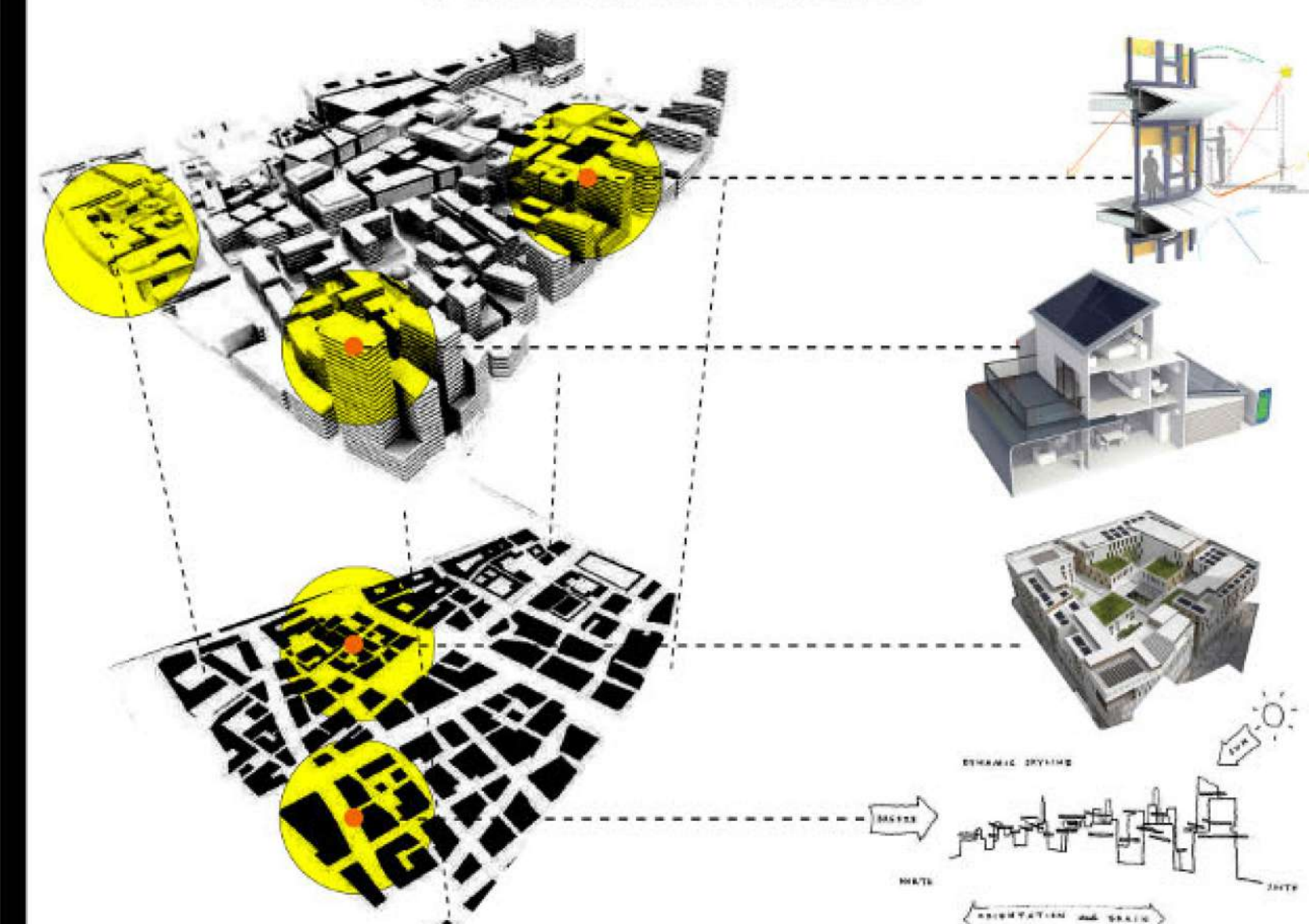
MIXED USED SPACES COMMUNITY AND PUBLIC SPACES



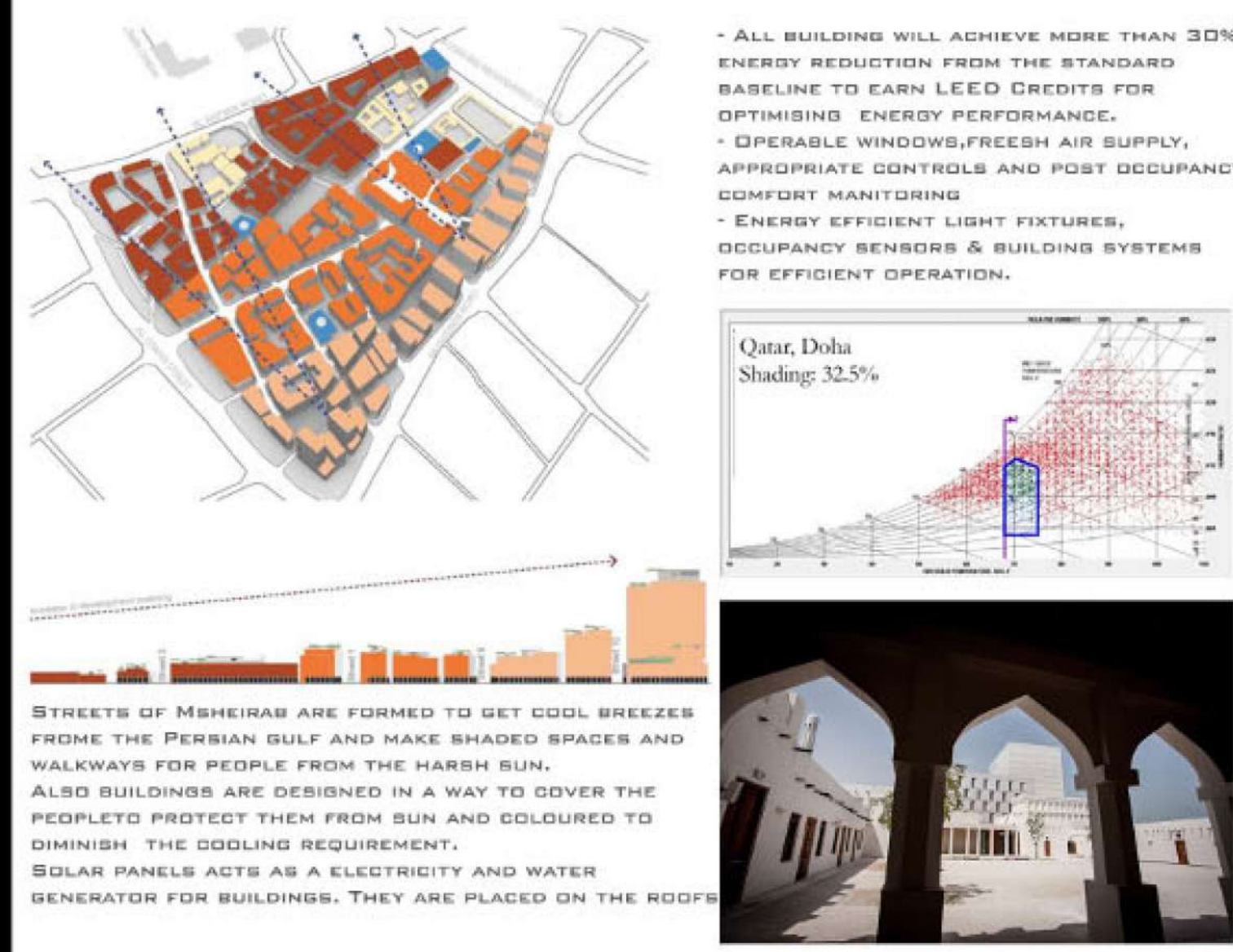
INTER-MODALITY AND TRANSPORTATION HUBS



ENERGY DISTRICT (PRODUCTION STRATEGY)



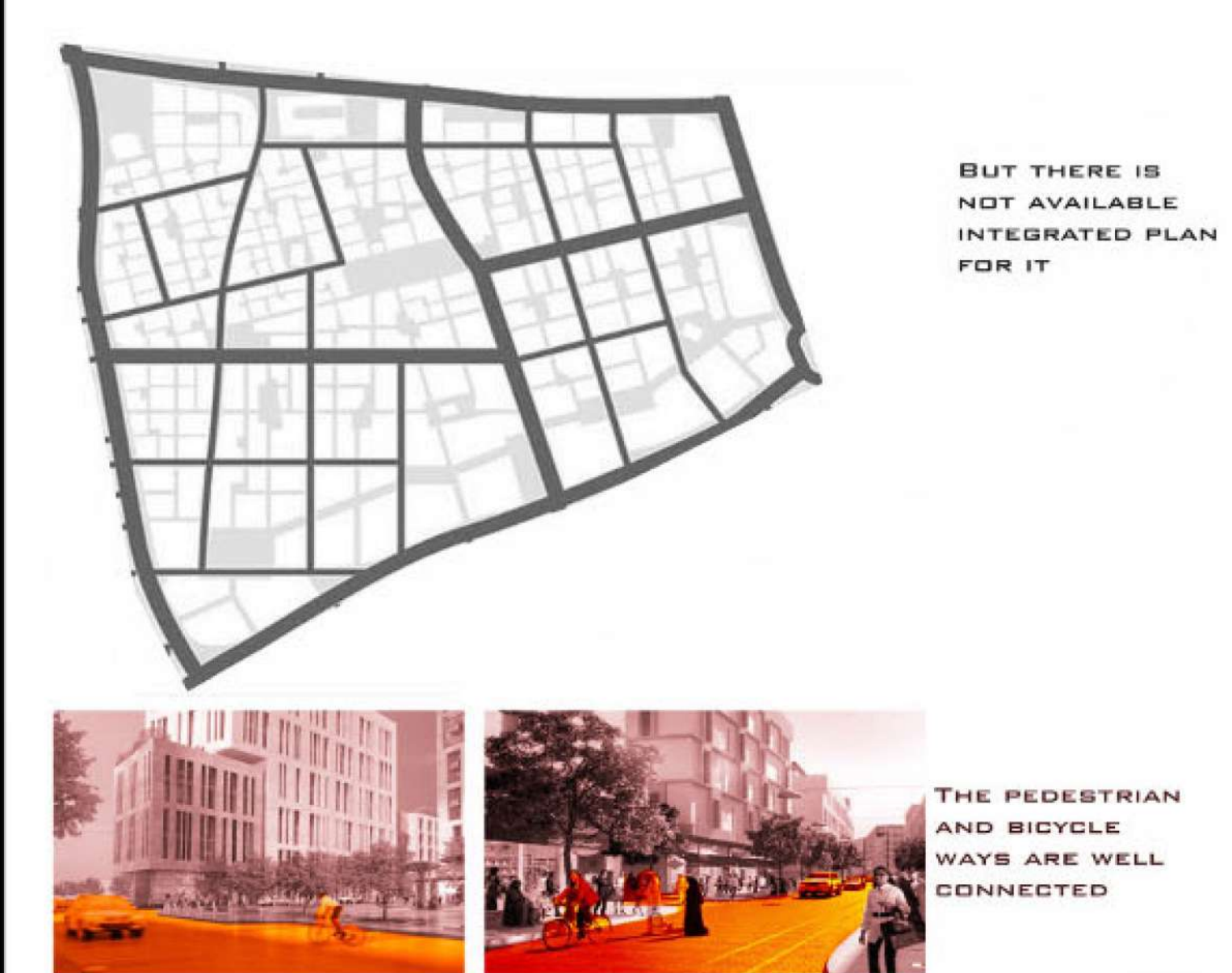
BUILDING COMPONENT OF A COMMUNITY ENERGY SYSTEM



CONNECTED OPEN SPACE SYSTEM



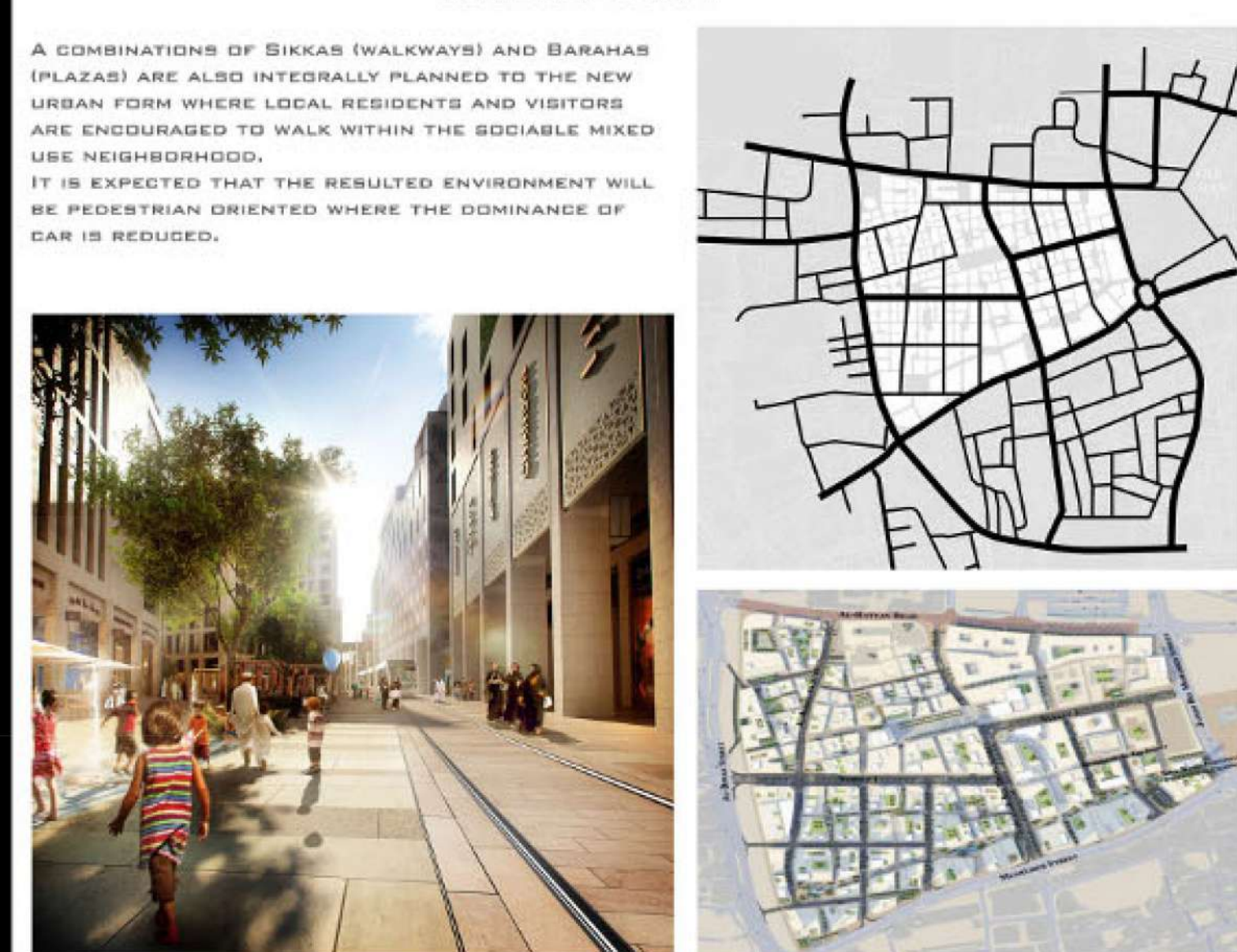
CYCLING IN OPEN SPACES



FOOD PRODUCER



WALKABILITY



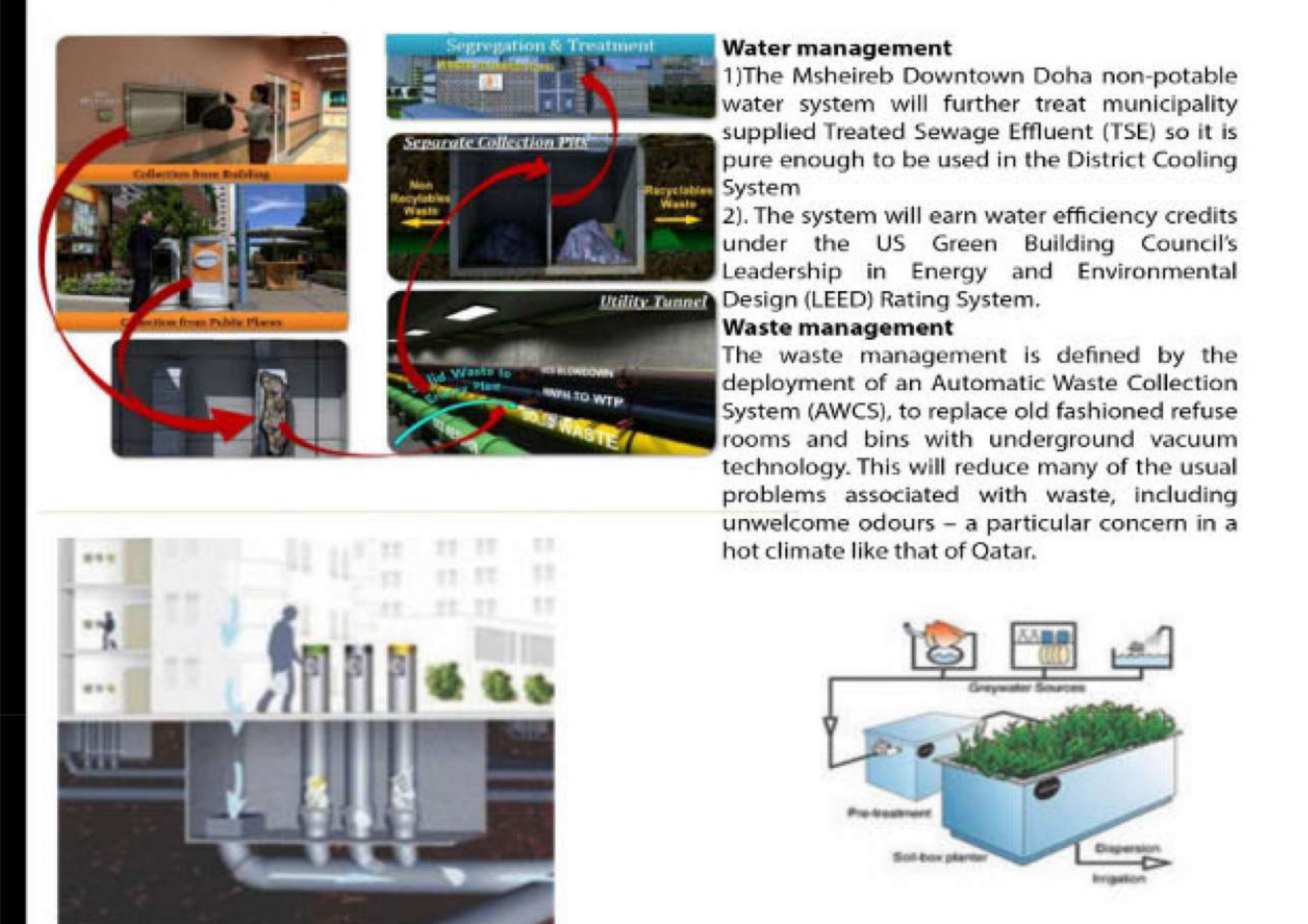
BIODIVERSITY AS PART OF URBAN LIFE




















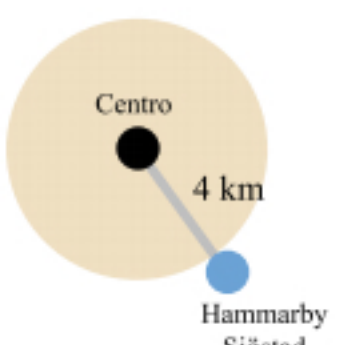
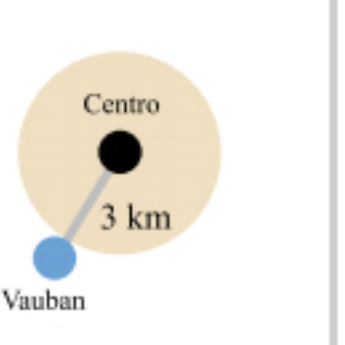
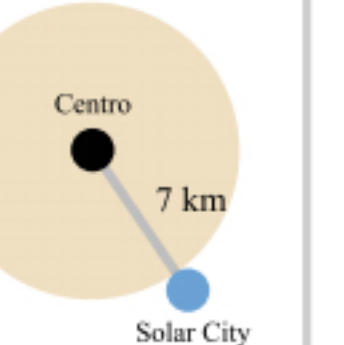
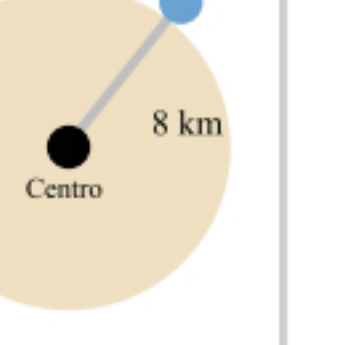

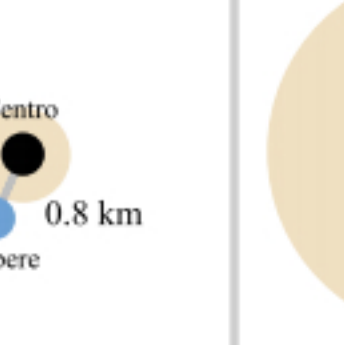




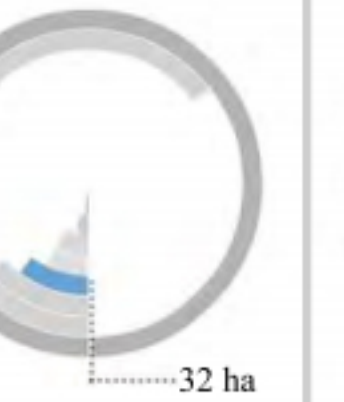




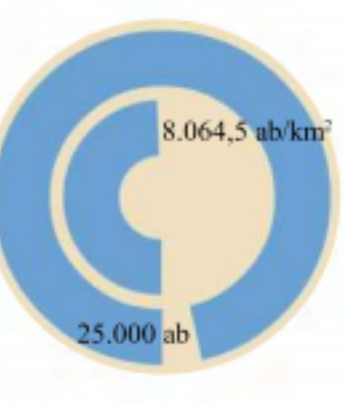
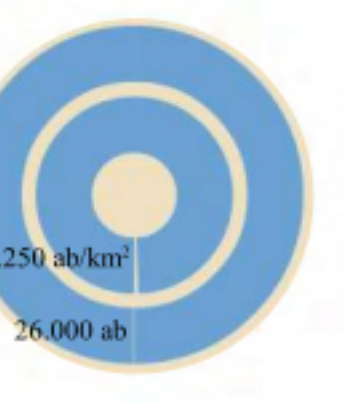
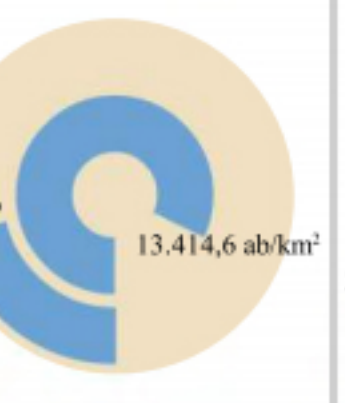
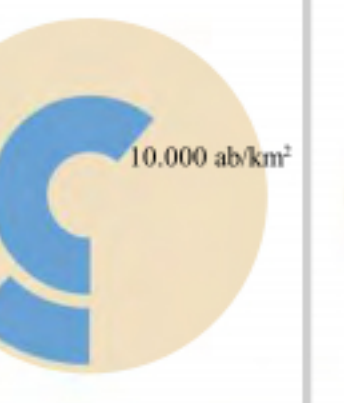

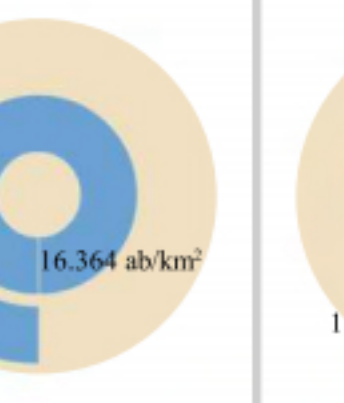
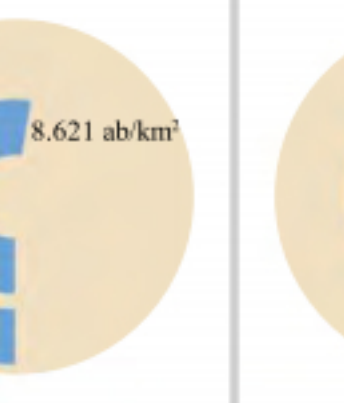
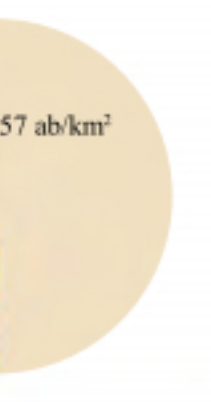








PUBLIC TRANSPORTATION ROLE AND NETWORK








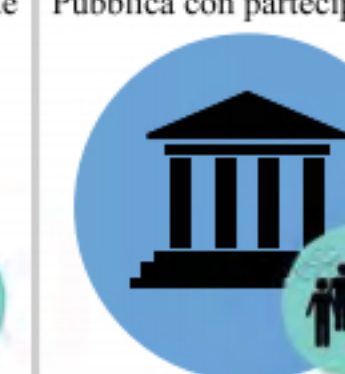
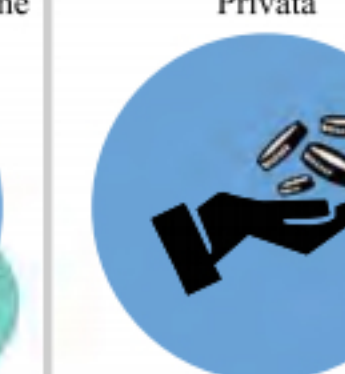

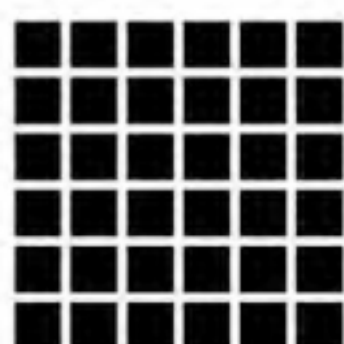
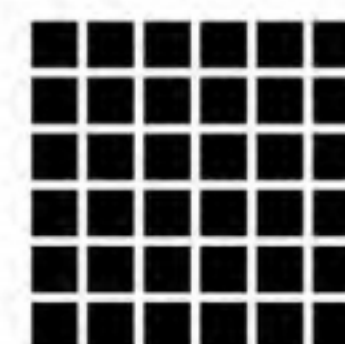
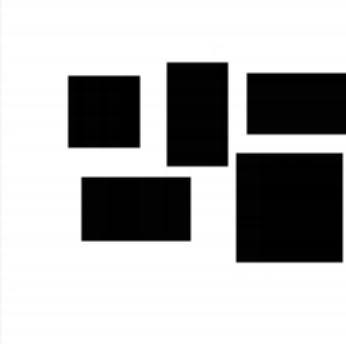
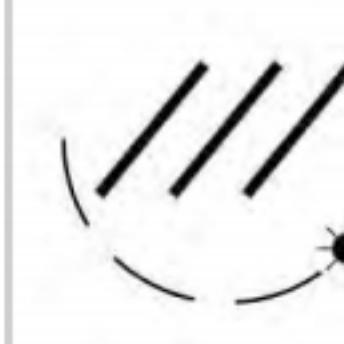



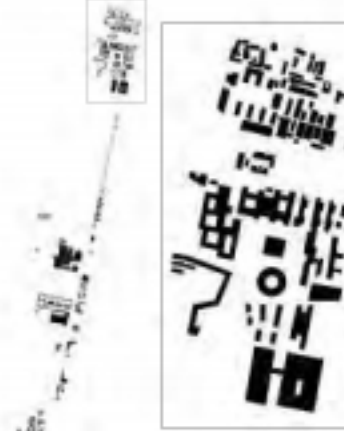







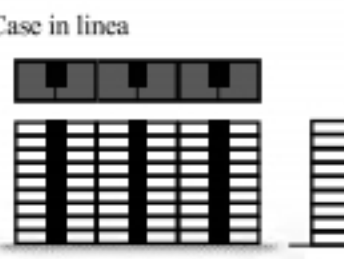
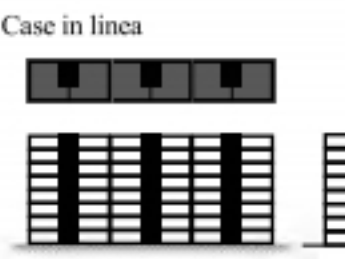



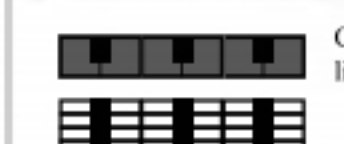




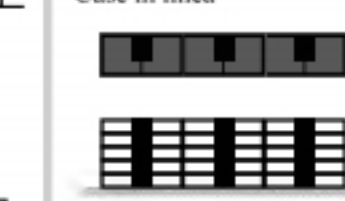
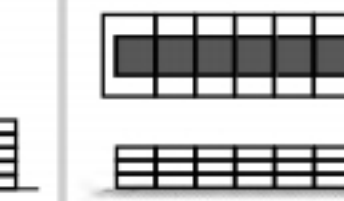
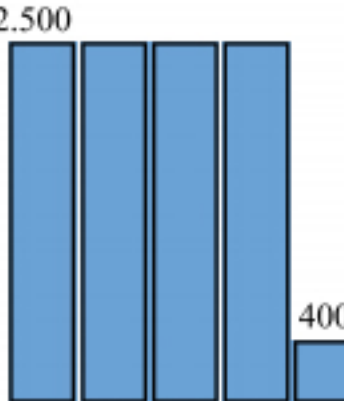
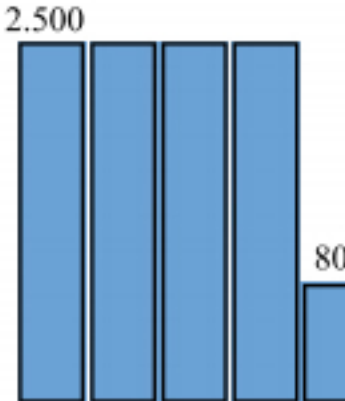
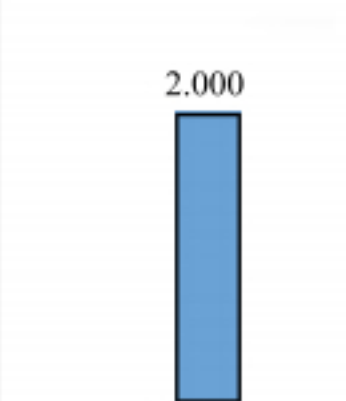
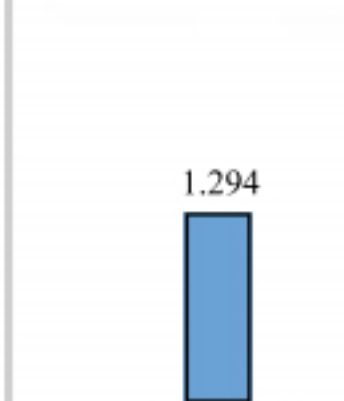
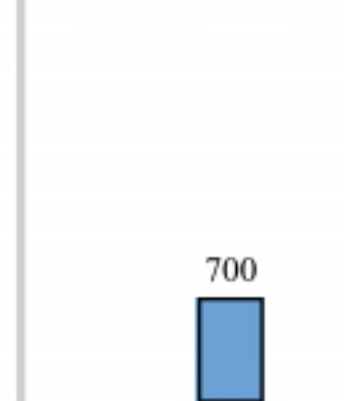
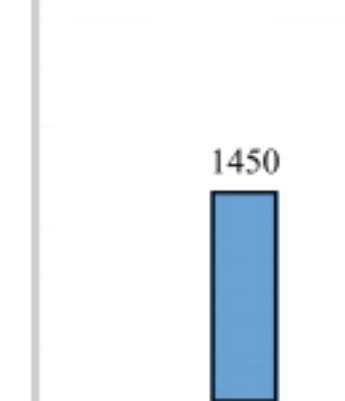
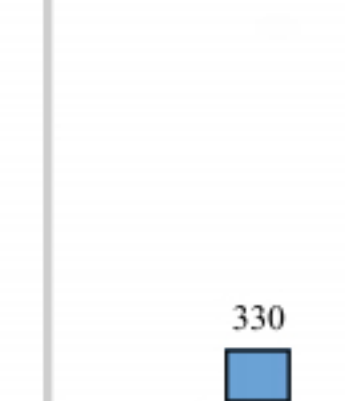

WASTE AND WATER MANAGEMENT



2.11.1 Analisi comparativa urbana

	ØRESTAD	HAMMARBY SJÖSTAD	VAUBAN	SOLAR CITY	ECO-VIIKKI	BO01	LE ALBERE	BEDZED
TERRENO	 <p>Terreno verde</p> 	 <p>Ex area industriale e portuale</p> 	 <p>Ex area militare</p> 	 <p>Terreno agricolo</p> 	 <p>Terreno agricolo</p> 	 <p>Ex area portuale e cantieristica</p> 	 <p>Ex area industriale</p> 	 <p>Ex impianto di trattamento acque reflue</p> 
DISTANZA DAL CENTRO	 <p>Centro 5 km Ørestad</p>	 <p>Centro 4 km Hammarby Sjöstad</p>	 <p>Centro 3 km Vauban</p>	 <p>Centro 7 km Solar City</p>	 <p>Eco-Viikki 8 km Centro</p>	 <p>Bo01 3 km Centro</p>	 <p>Centro 0.8 km Le Albere</p>	 <p>Centro 12 km BedZed</p>
SUPERFICIE	 <p>310 ha</p>	 <p>200 ha</p>	 <p>41 ha</p>	 <p>32 ha</p>	 <p>23 ha</p>	 <p>22 ha</p>	 <p>11,6 ha</p>	 <p>3,5 ha</p>
ABITANTI DENSITÀ	 <p>8.064,5 ab/km² 25.000 ab</p>	 <p>16.250 ab/km² 26.000 ab</p>	 <p>5.500 ab 13.414,6 ab/km²</p>	 <p>3.200 ab 10.000 ab/km²</p>	 <p>1.900 ab 8.260 ab/km²</p>	 <p>3.600 ab 16.364 ab/km²</p>	 <p>1.000 ab 8.621 ab/km²</p>	 <p>240 ab 6.857 ab/km²</p>
PROGETTO REALIZZATO								

2.11.2 Analisi comparativa architettonica

	ØRESTAD	HAMMARBY SJÖSTAD	VAUBAN	SOLAR CITY	ECO-VIIKKI	BO01	LE ALBERE	BEDZED
TIPO DI INIZIATIVA	<p>Pubblica</p> 	<p>Pubblica</p> 	<p>Pubblica con partecipazione</p> 	<p>Pubblica</p> 	<p>Pubblica con partecipazione</p> 	<p>Pubblica con partecipazione</p> 	<p>Privata</p> 	<p>Privata</p> 
STRUTTURA URBANA DI RIFERIMENTO	<p>Maglia reticolare</p> 	<p>Maglia reticolare</p> 	<p>Per singoli lotti</p> 	<p>Città razionalista</p> 	<p>Spazio aperto strutturante</p> 	<p>Maglia reticolare</p> 	<p>Misto: struttura reticolare e curvilinea</p> 	
EDIFICATO								
TIPOLOGIA EDILIZIA	<p>In linea o a grandi blocchi altezze medie di 8 piani</p> <p>Case in linea</p> 	<p>In linea (anche a corte) 4-7 piani</p> <p>Case in linea</p> 	<p>Case a schiera e in linea 3-4 piani fuori terra</p> <p>Case in linea</p>  <p>Case a schiera</p> 	<p>Case in linea e a schiera 2-4 piani fuori terra</p> <p>Case a schiera</p>  <p>Case in linea</p> 	<p>Case a schiera e condomini in linea 2-5 piani fuori terra</p> <p>Case a schiera</p>  <p>Case in linea</p> 	<p>Case singole e case a schiera 1-6 piani fuori terra</p> <p>Case singole</p>  <p>Case a schiera</p> 	<p>Edifici in linea 4-5 piani fuori terra</p> <p>Case in linea</p> 	<p>Edifici a schiera costituiti da 5-6 blocchi 3 piani fuori terra</p> <p>Case a schiera</p> 
N° ABITAZIONI	<p>2.500</p>  <p>Tot 10.400</p>	<p>2.500</p>  <p>Tot 10.800</p>	<p>2.000</p>  <p>Tot 2.000</p>	<p>1.294</p>  <p>Tot 1.294</p>	<p>700</p>  <p>Tot 700</p>	<p>1450</p>  <p>Tot 1.450</p>	<p>330</p>  <p>Tot 330</p>	<p>82</p>  <p>Tot 82</p>

2.11.3 Analisi comparativa energetica

	ØRESTAD	HAMMARBY SJÖSTAD	VAUBAN	SOLAR CITY	ECO-VIIKKI	BO01	LE ALBERE	BEDZED
CONSUMO ENERGETICO fabbisogno medio per il riscaldamento in kWh/m²/anno	riscaldamento + energia elettrica 70 Ørestad	riscaldamento + energia elettrica 270 patrimonio abitativo Svedese 100 Hammarby Sjöstad	220 patrimonio abitativo Friburgo 55 Vauban	132 edificio tradizionale Linz 36 Solar City	159 edificio tradizionale Helsinki 120 Eco-Viikki	120 edificio tradizionale Malmö 88 Bo01	100 edificio tradizionale Trento 50 Le Albera	100 edificio tradizionale Londra 48 BedZed
FONTI	fonti fossili solare eolico	fonti fossili acqua rifiuti solare	fonti fossili biomasse solare e fotovoltaico	fonti fossili biomasse geotermia solare	fonti fossili solare e fotovoltaico	eolico biomasse geotermia solare e fotovoltaico	fonti fossili geotermia fotovoltaico	fonti fossili fotovoltaico eolico
TRATTAMENTO RIFIUTI		Raccolta differenziata mediante un sistema di tubazioni pneumatiche interrato incenerimento del residuo non riciclabile; i rifiuti organici vengono trasformati in biogas e concime.	Raccolta differenziata; i rifiuti solidi domestici sono trasformati in biogas	Raccolta differenziata; compostaggio del rifiuto organico	Raccolta differenziata; compostaggio del rifiuto organico	Raccolta differenziata; i rifiuti organici, raccolti attraverso appositi condotti pneumatici, sono trattati da una centrale per la produzione di biogas e fosfati fertilizzanti	Raccolta differenziata mediante bidoni posti al livello -2 di ogni edificio	Raccolta differenziata; compostaggio del rifiuto organico e vegetale
TIPO DI RISCALDAMENTO	RISCALDAMENTO CENTRALIZZATO DI QUARTIERE (TELERISCALDAMENTO) centrale termica alimentata a gas metano e altre sorgenti rinnovabili	RISCALDAMENTO CENTRALIZZATO DI QUARTIERE (TELERISCALDAMENTO) alimentato da: combustione olio biologico (16%) trattamento acque di scarico (34%) incenerimento rifiuti (47%)	RISCALDAMENTO CENTRALIZZATO DI QUARTIERE (TELERISCALDAMENTO) impianto di cogenerazione ad alta efficienza (CHP) alimentato da: gas naturale (80%) trucioli di legno (20%)	RISCALDAMENTO CENTRALIZZATO DI QUARTIERE (TELERISCALDAMENTO) alimentato da gas, petrolio e dall'impianto di cogenerazione a biomassa	RISCALDAMENTO CENTRALIZZATO DI QUARTIERE (TELERISCALDAMENTO) alimentato da fonti fossili. I collettori solari installati sul tetto di ciascun condominio contribuiscono al fabbisogno energetico per riscaldamento (dal 30 al 50%)	RISCALDAMENTO CENTRALIZZATO DI QUARTIERE (TELERISCALDAMENTO) centrale di energia e pompe di calore in falda e in mare. Inoltre sugli edifici vi sono pannelli solari tradizionali e di collettori solari tubolari	RISCALDAMENTO CENTRALIZZATO DI QUARTIERE (TELERISCALDAMENTO) centrale a trigenerazione (energia elettrica, termica e frigorifera) alimentata a gas metano	RISCALDAMENTO CENTRALIZZATO DI QUARTIERE (TELERISCALDAMENTO) centrale termica alimentata a gas metano
EMISSIONI CO₂ STIMATE		quartiere svedese anni '90 100% -30/40% Hammarby Sjöstad	quartiere anni '90 100% -60% Vauban	quartiere anni '90 100% -80% Solar City	abitazione convenzionale 4.000 kg/m² 100% -13% Eco-Viikki	?? 100% -100% Bo01	quartiere tradizionale ca. 90 kg/m²/anno 100% -30% Le Albera ca. 63 kg/m²/anno	quartiere tradizionale 100% -40% BedZed