Capital Area Regional Plan to integrate the revised plan with the region issues. It is the goal of this master plan to serve as broader guidance for future planning for the area.

Completion Date (year): 2020 (Anticipated)
INTRODUCTION
Green scarf and green fingers

To Reykjavík

To Keflavík Int’l airport

Green scarf - developing protective forest around Reykjavík capitol area

Green fingers - new access to ocean

Iceland - Garðabær area

Protective green scarf around Reykjavík capitol area

Green fingers - new access to ocean

Green scarf - developing protective forest around Reyk-
SITE ANALYSIS

Aerial photography with site boundary

Primary winter wind direction from East

Primary summer wind direction from Northwest

Solar access - the sun often hangs on the horizon
Diagonal connector with sidewalks on both sides of street

Residential streets with sidewalks on both sides of street

Business boulevard with sidewalks on both sides of street

Green wedge path network negotiates the slope and knits the neighborhood together

Path network

Hilltop connection

Nature gateway

Protected hilltop path

Path, green

Lake path to hilltop

Hilltop connector through cultural core

Hilltop bus loop

Business street

Diagonal connector with sidewalks on both sides of street

Residential streets with sidewalks on both sides of street
Each residential street is given a unique character, a variety of traffic calming methods are used for to reinforce this variety. The Diagonal Connector meanders slightly to continually change the vista for pedestrians and drivers, tabletops slow traffic at pedestrian crossings and intersections.

Some residential streets are chicaned to calm traffic and give priority to the pedestrians. Tabletops are also included at pedestrian crossings.

Other residential streets have frequent landscaped curb extensions to calm traffic and breakup the parallel parking spaces.

The Business boulevard serves as a spine to connect two regional roadways, so priority is given to the vehicle and bus. Material changes are provided at pedestrian crossings to slow traffic at these points.
Bio-swale at Business boulevard median

Integration of natural landscape with Business boulevard - path connecting to lava trail

Bio-swale bridge

Celebrating the sound of water

Bio-swales integrated in landscape design

Designing to celebrate the natural hydrologic cycle

Urriðaholt sustainable drainage system - green wedges provide retention for severe storm events
Walkable street character

Rowhouses protect street from wind
Separated single-family houses increase solar access

Single family houses are located on the down slope side of the street to open up views to the lake

Street section  sun  wind  views
The diagonal connector organizes the street system by gently cutting a diagonal across the contours.
Views preserved to natural landscape encourages pedestrian movement to nature preserve
**PLACE CHARACTER: OPEN SPACE**

- Connection to nature preserve along lava edge
- Lakeside activity
- Green Wedge gathering space, path network and sustainable drainage system
- Archaeological remains of farmhouse
- Exploring nature
- Outdoor activity area

**Images:**
- Lake edge
- Landscape feature by archaeological remains
- Archaeological remains of farmhouse
- Exploring nature
- Outdoor activity area
Hilltop character - enclosure and protection from winds and access to the sun

Hilltop activity

Hilltop section
PLACE CHARACTER: BUSINESS BOULEVARD

Upper plaza gathering space

Views and connection to natural landscape

Upper plaza, plan view

Shared pedestrian and vehicular space

Lower entry plaza arrival

Entry plaza, plan view
Iceskating on the lake

Musical gathering envisioned on the hilltop

Social activity on the hilltop

Family activity in green wedges

Snowplay on the lake

Family activity in green wedges

Musical gathering envisioned on the hilltop

Family activity in green wedges
Project: Urriðaholt Master Plan | City: City of Garðabær, Iceland | Client: Þekkingarhúsið hf, Iceland

OWNER
Urriðaholt ehf
Laugavegur 182, 105 Reykjavík, Iceland

CITY
City of Garðabær
Garðabær Municipal Office, Garðatorgi 7
210 Garðabær, Iceland

PROJECT MANAGEMENT: SITE DEVELOPMENT
Alta ehf.
Suðurlandsbraut 12, 108 Reykjavík, Iceland

MASTER PLAN – RESIDENTIAL AND MIXED USE AREAS
John Thompson Partners
Wren House, 43 Hatton Garden, London EC1N 8EL, England

MASTER PLAN – BUSINESS STREET
Arrowstreet Inc.
212 Elm Street, Somerville, MA

PUBLIC PARTICIPATION and CONSULTATION
John Thompson Partners
Wren House, 43 Hatton Garden, London EC1N 8EL, England

LANDSCAPE ARCHITECT/LANDSCAPE DESIGN FOR
MASTER PLAN
Landslag ehf.
Skólavördustíg 11, 101 Reykjavík, Iceland

TRAFFIC and MOVEMENT
Alan Baxter and Associates
75 Cowcross Street, London EC1M 6EL, England

CONTEXT ANALYSIS
Alta ehf.
Suðurlandsbraut 12, 108 Reykjavík, Iceland

SUSTAINABLE DRAINAGE SYSTEMS
COWI AS
Grenseveien 88
Postboks 6412 Etterstad, 0605 Oslo, Norway

VISIONING and PUBLIC ART
FutureCityArts
175 Long Lane, Second Floor
London SE14PN

DESIGN - PHASE I
ARKÍS ehf.
Aðalstræti 6, 4th floor, 101 Reykjavík, Iceland

LANDSCAPE ARCHITECT/LANDSCAPE DESIGN FOR
MASTER PLAN
Landslag ehf.
Skólavördustíg 11, 101 Reykjavík, Iceland

GEOLOGY
Línuhönnun Consulting Engineers
Suðurlandsbraut 4A, 108 Reykjavík, Iceland

CLIMATE
Haraldur Ólafsson, meteorologist
Icelandic Meteorological Office
Bustadavegur 9, 150, Reykjavík, Iceland

SUBMITTING FIRM’S CONTACT
Kathleen Born, AIA, LEED AP
(617) 623-5555 x1343
born@arrowstreet.com