



# THE INTERNATIONAL STUDENT CITY OF COPENHAGEN

A PLACE FOR GLOBAL RELATIONS

This masterplan for The International Student City of Copenhagen, ISCC, has been inspired by the spirit and the philosophy behind the Cité Internationale Universitaire de Paris, La Fondation Danoise, La Maison de Norvège, Maison Heinrich Heine and La Maison des Étudiants Suédois all CIUP, Paris.

The masterplan was created by Henning Larsen Architects and Jørgen Rossen on behalf of the founders of the idea for an international student city in Copenhagen.

We thank “The Circle of Friends” for their moral and financial support of the project.

Further we are deeply thankful for the support given us by Overborgmester Frank Jensen, Københavns Kommune, the management of By&Havn I/S, Jens Kramer Mikkelsen, Michael Soetmann and Britta Køster, Københavns Universitet, Copenhagen Business School, IT-Universitetet, Aalborg Universitet, DSF Danske Studerendes Fællesråd, NorskeGruppen ASA, the Ambassador of the Republic of Armenia, ANSA Association of Norwegian Students Abroad, DIDA Föreningen av Svenska Dottarbolag in Denmark, Hedorfs Fond, Aage V. Jensen Fonde, UngesBoligService.dk and Danske Bank Fonden.

Special thanks go to Rektor, President of Copenhagen Business School, Per Holten-Andersen, that from the very beginning has seen the need for much more housing in Copenhagen for foreign and Danish students. Further Rektor clearly saw the cultural and financial benefits that Copenhagen will reap from having an international student city of these dimensions.

The founders: Louis Becker, Christian Gjersøe, Per Stig Møller, Dr. Sam Nilsson, Anne Dorte Riggelsen, Morten Riise-Knudsen and Jørgen Rossen.

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*.....the vision of the International Student City of Copenhagen (ISCC) project is to create and build an international student city in Copenhagen as a Nordic equivalent to the Cité Universitaire in Paris (CIUP) initiated in the 1920ies. With CIUP's almost uninter-rupted success for a hundred years it is the idea to create and build ISCC in Copenhagen based on the same principles and philosophy as has been the case in Paris....*

The Original Founders of ISCC:

Jørgen Rossen, Rossen Denmark

Christian Gjersøe, Corpus Ejendomme

Louis Becker, Henning Larsen Architects

Anne Dorte Riggelsen, Ambassadour

Per Stig Møller, MP

Dr. Sam Nilsson, Prof. Emeritus, Chalmers Göteborg

Morten Riise-Knudsen, Lawyer

## INTRODUCTION



The purpose of the ISCC project is to alleviate the shortage of housing accommodations for foreign and Danish students in Copenhagen and to make the Ørestad region (Copenhagen, Malmö and Lund) more attractive for Nordic and foreign students as a Nordic university and research metropolis center.

In 2012 Denmark had about 18.000 foreign students of which the majority was living in Copenhagen. Every year the Erasmus Organization Program exchanges 200.000 students with the universities in Europe with about 8.000 students today in Copenhagen. The Danish universities are popular and have many subjects to offer in higher education such as natural sciences, nuclear physics, pharmacology, environmental research, medical and health, all aspects of welfare state, political science, marketing, design, economy and others. To reinforce and ensure that Copenhagen will remain popular for students globally the ISCC will support the international policies of higher education and research institutions by accommodating their students and researchers.

The location of the ISCC will be at a 15 ha land area in Ørestad, next to Sundby Metro Station. The land is currently owned by By & Havn I/S (State of Denmark and the Municipality of Copenhagen) and agreed to be reserved for ISCC until Dec. 31, 2014 through a "Letter of Intent" from By & Havn I/S. The location permits expansion over the next 25-50 years and is chosen because of its close proximity and easy access to all the universities via the Metro line (3 minute service) and via the Öresund train to Malmö and Lund. The international airport, Kastrup is nearby.

The size of the ISCC project is planned to grow and offer about 5.000 studio apartments distributed over 40 different nation houses over a period of 10-15 years. The initial phase (3-4 years) is for 1.000 apartments with a separate international culture house (5.000 m<sup>2</sup> floor area) for common activities such as meeting-and lecture rooms, cafeteria, sports activities, music-and theater halls, library, smaller shops etc.

The financing of the ISCC project will follow the principles introduced by the Minister of Education in Paris in the 1920's, Mr. André Honnorat: The land should be donated by the Government and the Municipality to an independent foundation managed by the universities. Nations that have students in Paris (in this case Copenhagen) should be encouraged via sponsors, commercial organisations or foundations to finance the construction of their nation's student homes.

The ISCC, which is a private non-profit organisation, will offer student accommodation at high quality with a integrated vibrant urban setting at competitive market rates. An international student hub in the heart of Copenhagen.



## THE INTERNATIONAL STUDENT CITY

### A window to the world

ISCC project will figure as a cultural center in Copenhagen. Every nation's house in ISCC will have their own cultural calendar with concerts, theatre, art expositions and speeches. These events will be both of a specific national character and multinational. Thus little parts of the entire world enter Copenhagen. Students get together and create new, inventive culture together. The same goes for academic projects and philosophical debates.

### Why bring students together ?

In a globalized world the challenges of tomorrow must be met with international solutions and answers. ISCC will be an extraordinary example of how these solutions are formulated when students from the world live and study together. The interaction between students, when they live together, creates a capacity in which innovation, ideas and friendship emerge. This capacity contributes to the universities, the students, culture and society as a whole.

### A window to the world

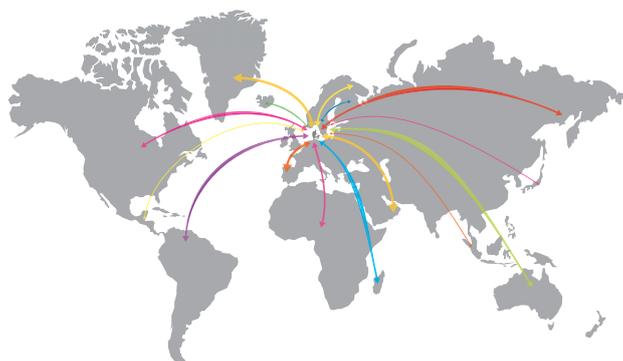
The principles, atmosphere and vision of Cité Universitaire are not restricted to Paris only, but applicable and highly required in innovative and knowledge cities. Copenhagen is indeed such a city! Having an international student city with thousands of international and Danish students together, will contribute tremendously to entrepreneurship, knowledge and research, culture and international orientation. As a student in Copenhagen, getting the opportunity to live and engage in an international community such as The International Student City of Copenhagen, will be a great opportunity, and impact both the study period with friendship and cultural exchange both also the future possibilities and network.

Copenhagen is growing and developing increasingly these years, and many new students arrive from both the rest of Denmark and internationally, thus the moment for establishing The International Student City of Copenhagen is optimal. In creating a vibrant, lively, international and innovative capital, The International Student City of Copenhagen will be essential. As a young Norwegian CBS student said: "Copenhagen has it all ! – we just need good housing for the students".

### Living together - The law of Brassage

We want to help build a peaceful world by creating a place for international interaction where young people from throughout the world would learn to live together. The ISCC institution seeks to facilitate their stay and develop the experience of living together by creating a forum for interaction and high-level debates. Promote diversity and encourage cultural and intellectual exchanges – the ISCC intends to pursue its stated mission in order to work towards the building of a better world.

"The law of Brassage" - mixing - will apply to every student home in ISCC meaning no more than 50% of one nationality in one particular student home. This will prevent ghetto formation.



*"With this growing amount of incoming students to Copenhagen throughout the years, the municipality of Copenhagen has a unique opportunity to position itself as the leading city of knowledge, study and research in the northern European area. This, by meeting the greatly increasing demand for student accommodation both from international and national students."*



### A visionary project through sponsorship

We hope this utopia will become a reality in Copenhagen thanks first of all to the support of the Municipality of Copenhagen and the Danish Government. Equally our thanks will go to foreign and Danish foundations and individuals that we hope will be inspired to support the ISCC project in Copenhagen like Cité Universitaire de Paris was financed by patrons like Kansler Konrad Adenauer, from Germany, John D. Rockefeller Jr. and Murry Guggenheim from USA, Wallenberg Stiftelsen from Sweden, Bjarne Eriksen, President Norsk Hydro from Norway, Benny Dessau, President Tuborg Breweries from Denmark and Émile Deutsch de la Meurthe, President Shell Oil Company from France.

ISCC will be able to encourage exchanges between high level students of all nationalities by offering them quality housing accommodations. Host researchers, university teachers and artists on temporary research or teaching contracts in Denmark.

### Committed partners

During the summer, ISCC will not only provide accommodation for summer school participants and language school students, but also continue to support higher education and research establishments, institutional organizations, etc. It will strive to play host to organizations wishing to organize summer schools, colloquia and groups seeking to improve their knowledge of Nordic culture.

With many accommodation places in the future, ISCC will be the leading university campus in Copenhagen, hosting mobile students and academics.

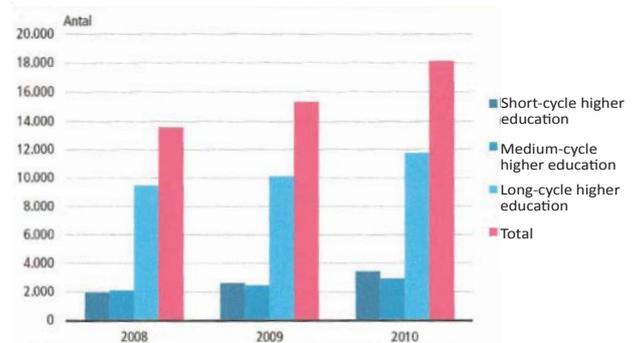
ISCC will provide accommodation for groups or individuals on academic and international, cultural or sporting stays from June to September.

### Encouraging Interaction

In order to encourage interaction and socializing, the houses will have a large number of communal areas, such as kitchens, music and reading rooms. The mix of nationalities and disciplines, which is part of the statutes of ISCC, will enable the ISCC's ideal to be applied in each house. The law of Brassage will prevent ghetto formation.



International students in higher education in Denmark



*“Denmark has throughout the years received a significant and increasing amount of students coming to the country. The amount of international students in Denmark has increased by a vast percentage of 34% in only two years, 2008-2010, from 13,577 to 18,131, and is expected to hit 25,000 in 2020.”*

- Influx of international students to Copenhagen; Maaiké Chaix, CBS; Sophus Bonnén Rossen, H.C Rørdam, Ark. MAA, Copenhagen May 2012



### Transport distances

The Metro has a 3 minute frequency service. It cannot be better! Only one stop to Copenhagen University southern campus (legal and humanioras), one stop to Danish national Radio Broadcast and concert Halls, 1 stop to IT-University, 4 stops to the heart of Copenhagen, 12 minutes Metro ride to the campus of Copenhagen Business School. And only 20 minutes to the International Airport, Kastrup. 5-10 minute bicycle ride to Aalborg University. A Golf course is on the other side of the street, so is the Youth Hostel of Denmark with 400 beds and excellent cafeteria service. Sundby Bad swimming pool, fitness clubs, the multiarena (15.000 audience) all in bicycle distance from ISCC.

### A range of services

Apart from being a housing accommodation provider, ISCC will offer residents comprehensive leisure, catering and learning facilities in order to facilitate their daily lives.

### Studying and interacting

ISCC will offer residents: A library open seven days a week. School facilities for language learning, and tailored catering services.

### And sports will be the heart offers

ISCC will contribute to the development of university sports via a wide range of facilities either on the grounds or at nearby facilities (stadiums, swimming pool and gyms) and a program of supervised activities.

### Facilitate integration

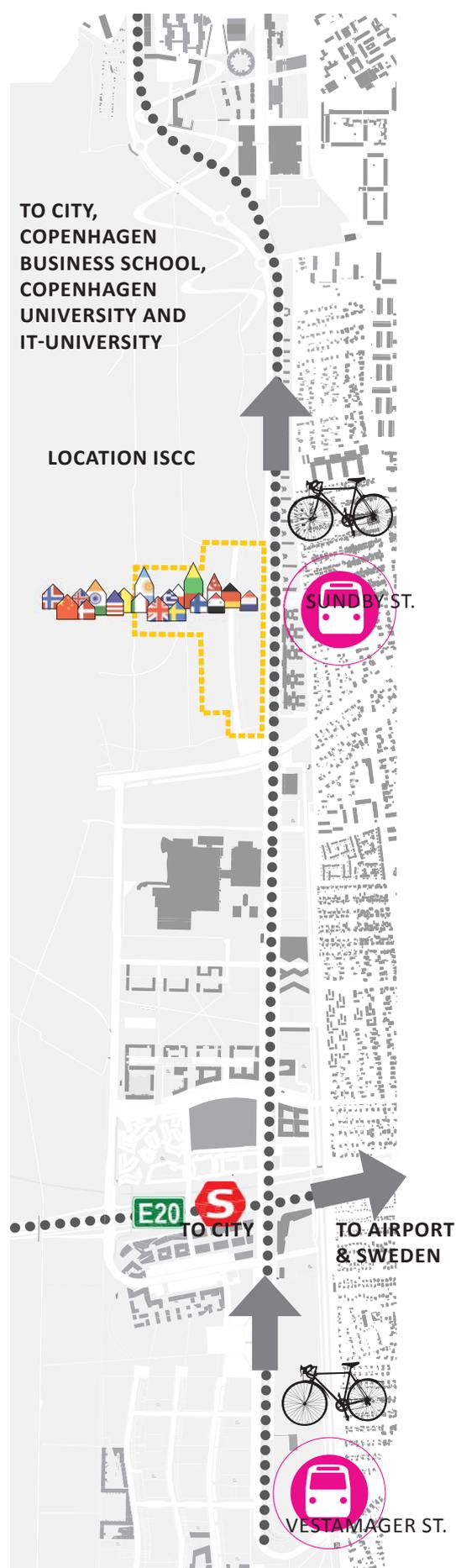
ISCC will also run activities to encourage residents to integrate, such as a cultural program and language classes. The researchers will have their own club where they can read, chat and organize meetings.

### Supporting residents whom are having difficulties

It is part of our plans to provide a professional staff for psychological support, social assistance and academic support free for those who need it.

### At a crossroads of arts and cultures

Hundreds of cultural, intellectual and social events will be held every year at ISCC. They will be organized by the various houses and also by The International Culture House.



**A cosmopolitan program**

ISCC’s cultural program will be run by the Theatre in the International Culture House. The cultural program will include a wide range of disciplines, such as live shows, music and visual arts. Amateurs will be encouraged to contribute.

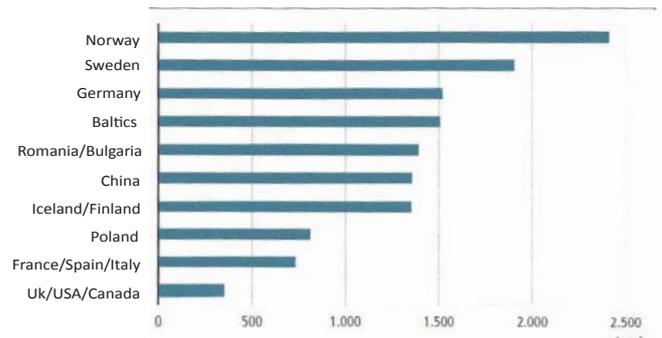
**In the houses**

Events linked to the culture of the individual countries or the unique features of a house will be held on a weekly basis and include lectures, concerts and exhibitions. The program will attract international students, researchers and curious members of the Copenhagen public.

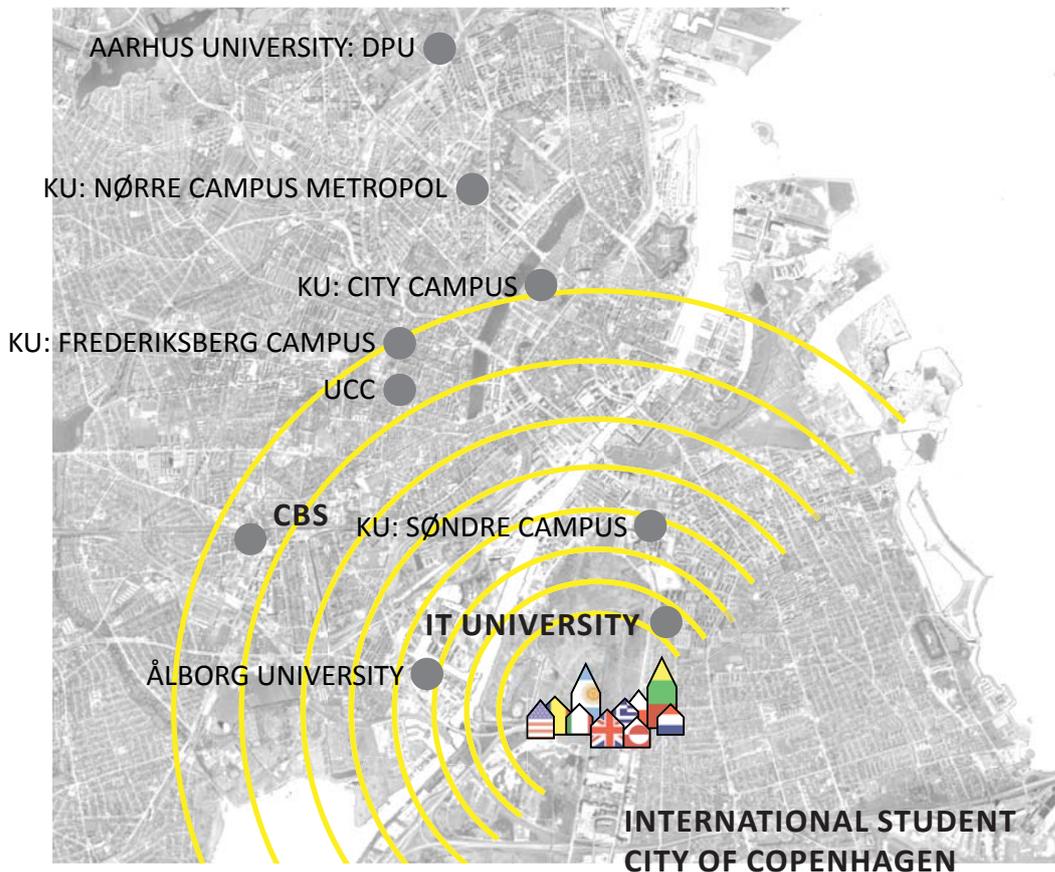
**Promote intellectual exchanges**

ISCC will be a forum for exchanging and disseminating knowledge. Scientific, cultural and social issues will be addressed during debates and lectures.

International students in Denmark - top ten countries/regions 2010



“71% of the international students in Denmark are from the EU, whereas the majorities are from the northern European countries; Norway (2410), Sweden (1902), Germany (1518) and Iceland (1184). Futhermore the amount of Chinese students in Denmark has been undergoing a great increase, and China has become the country that sends the most students to Denmark (outside of Europe), with around 1400 students.”



## ORGANISATION

The structure of the ISCC project is the foundation “Fonden for ISCC” and its secretariat (ISCC homepage: [www.iscc.nu](http://www.iscc.nu)). The foundation which is a private non-profit, self-owned organisation will be registered in Denmark and subject to Danish legislature when the base capital of dkk 1 mill. has been paid up. The foundation will constitute a Board of Directors. The founders of ISCC propose the composition of the Board of Directors to be the following (to be adjusted):

The Chairman of the foundation should be chosen from amongst leading personalities in Danish commerce and industry.

The Vice-Chairman should be chosen from amongst the presidents of the Copenhagen universities, i.e. Copenhagen University, Copenhagen Business School, Denmark Technical University, IT-University and RUC. The Vice-Chairmanship should rotate over a 2 year period. The founders of ISCC propose as the first Vice-Chairman, the president of Copenhagen Business School Professor Per Holten-Andersen.

A representative from The Municipality of Copenhagen (KK) should be appointed by the Lord Mayor, Frank Jensen.

A representative from the Ministry of Higher Education, Innovation and Research should be appointed by the Minister Morten Østergaard (possibly from the Academy of Sciences, Videnskabernes Selskab)

Ambassador Anne Dorte Riggelsen, Paris, representative of international aspects of ISCC.

CEO Peter Schütze, representative of finances who also is chairman of CBS (proposed).

Representative of the ISCC Masterplan, architecture competitions and building projects, adj. prof. Louis Becker, HenningLarsenArchitects A/S,

Student representative, Chairman Danske Studerendes Fællesråd, Jakob L. Ruggaard.

Representative from Nordisk Råd, Haldor Asgrimsson, former secretary of foreign affairs the State of Iceland (proposed)

2 representatives from major sponsors.

Representative of the original founders, Jørgen Rossen.

The ISCC Secretariat will be responsible for the following tasks:

Fundraising, appointing fundraisers and contact persons for each country

Strategies and further development of visions

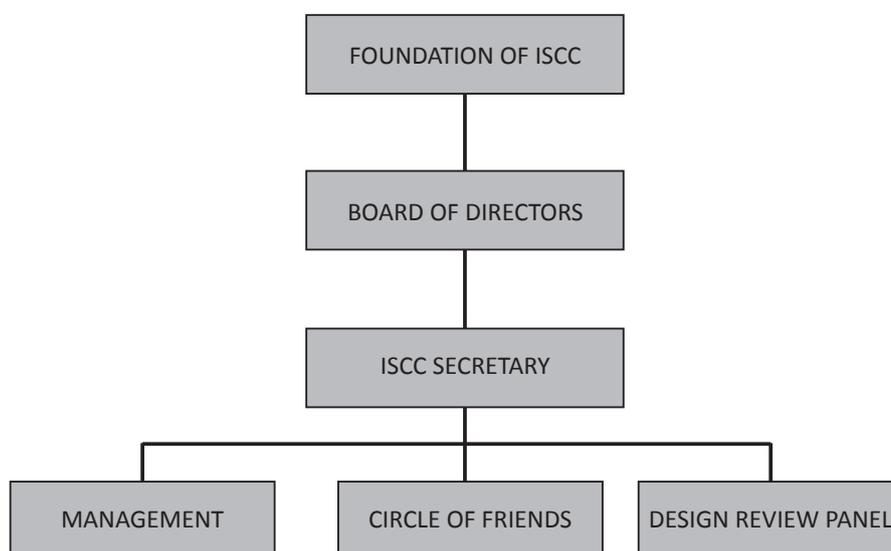
Supervising of the development and building designs through a design review panel

Assisting the coordination of architect competitions,

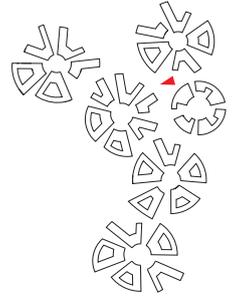
Overview “Circle of Friends”, Manager: Peer Kølendorf (proposed), INSEAD, Entrepreneur in Residence

Budgets, accounting and economy

The ISCC Secretariat will be managed by Jørgen Rossen, assisted by Finn Junge-Jensen, former president CBS and by Pia Gjellerup, former Minister for Finance. The ISCC Secretariat will report to the Board of Directors.



PERSPECTIVE

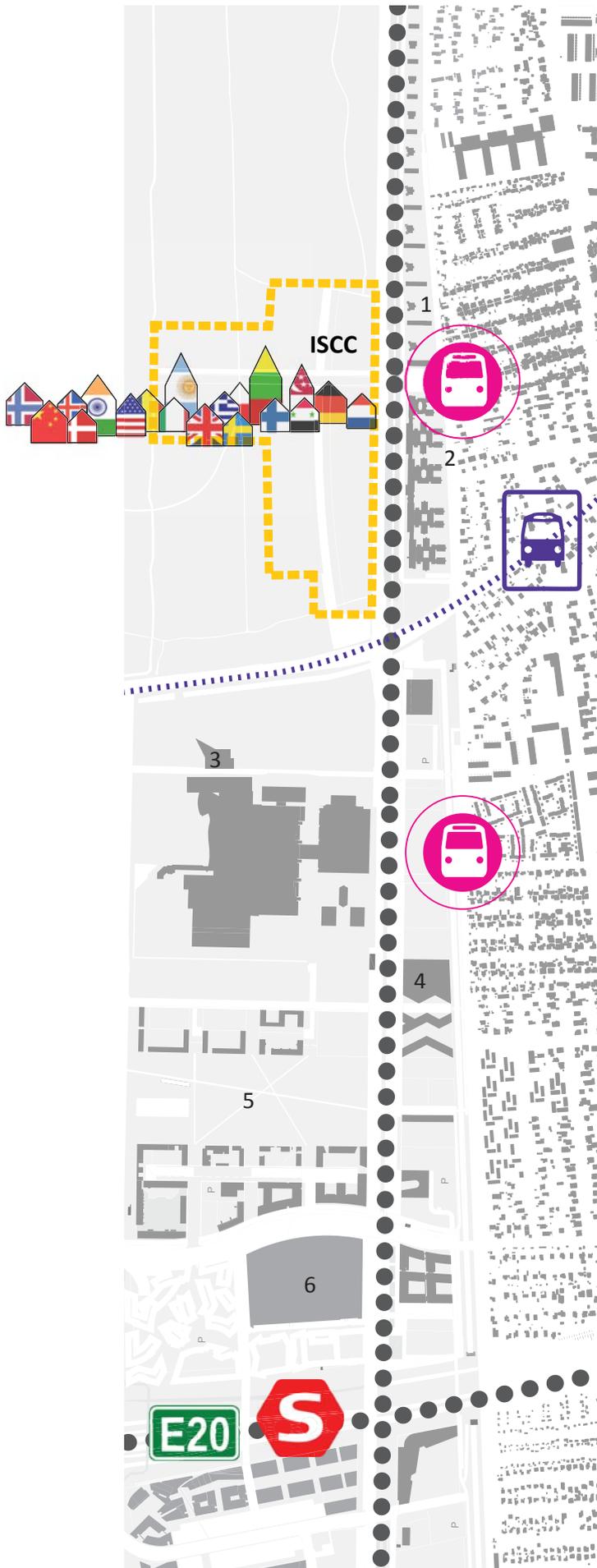


*View into Amager Fælled's exterior urban public space (Cluster A)*

# LOCATION: ØRESTAD



## LOCATION: CONTEXT



1. Housing Along Ørestads Boulevard



2. Ørestad Metro



3. Bella Sky



4. Ørestad Gymnasium



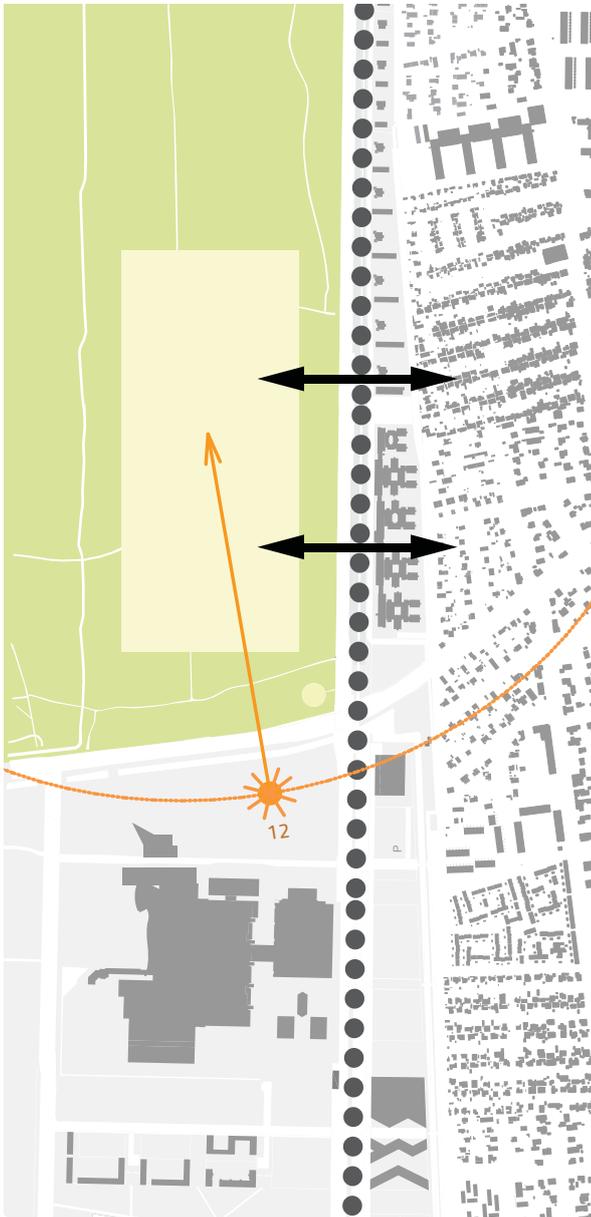
5. Ørestad Byparken



6. Field's Department Store

## CONCEPT DIAGRAMS

### Meets and Integrates



1. Amager Fælled meets and integrates to the city. The sites location and orientation offers a rich potential in terms of daylight.

### Diversified Community



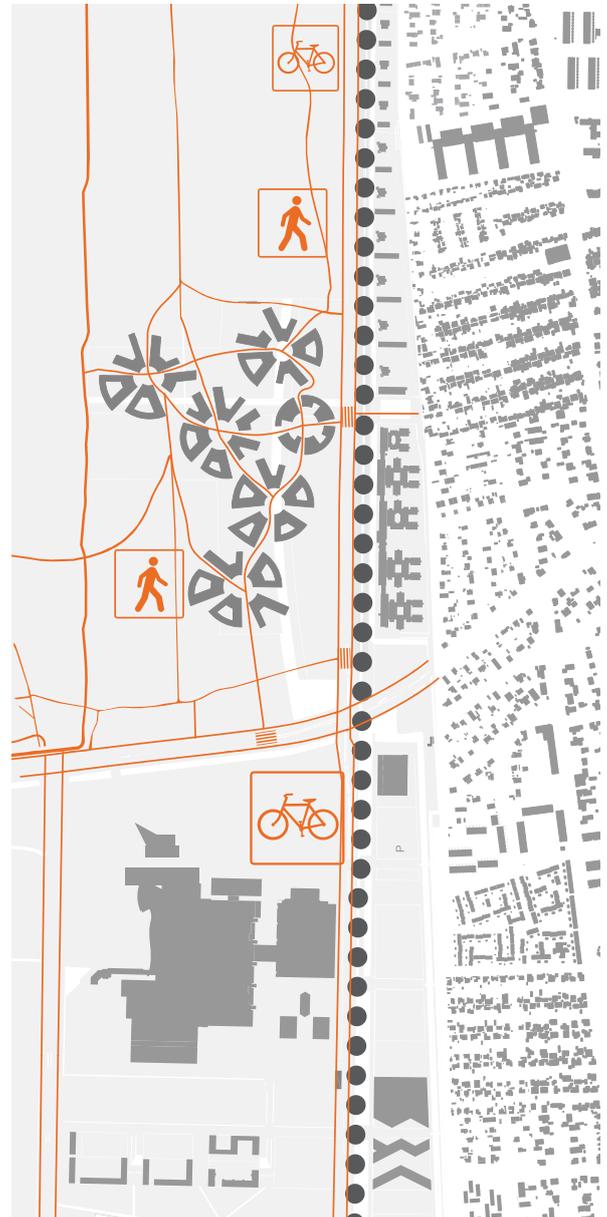
2. The ISCC offering a diversified community that integrates the surroundings and create a unique identity to ISCC.

### Views and Comfort



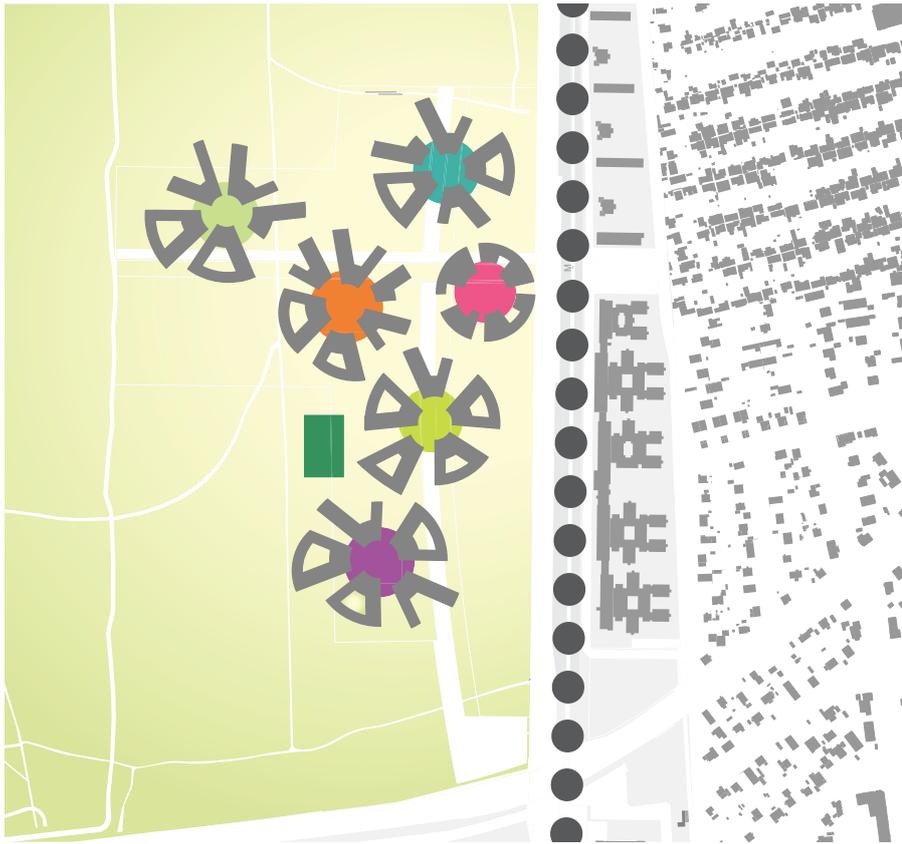
3. The building volumes opens up to the Amager Fælled, yet shielding for the wind and noise from the adjacent traffic.

### A Destination



4. The open structure concepts allows free public pedestrian flow through ISCC. As such it becomes a destination and a hub.

## CLUSTER THEMES AND STUDENT ACTIVITY



- AMAGER FÆLLED  
*Cinema, Library, Cafe, Stage, Reading Room*
- THE HILLS
- URBAN GARDENS
- SPORTS
- THE FOREST
- RAINWATER COLLECTION
- FOOTBALL FIELD



Gather



Music



Cafe



Socialize



Events



Sports



Study



Dance

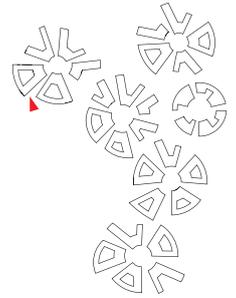


Market

SITE PLAN



## PERSPECTIVES



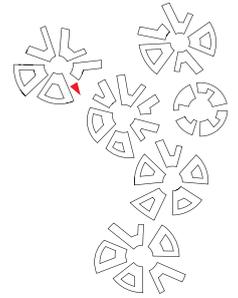
*View between Building Clusters through the field, towards Bella Sky*

### **A diversified public realm**

The vision for ISCC is to create a diversified vibrant public realm, an urban destination where each of the clusters offers a distinct identity through different themes and activities. As such each cluster becomes unique - a sense of places for recreational recreation, informal and formal events and happenings, sports or simply meeting friends for a coffee.

### **A public park**

The ISCC will have 15 hectares of green parkland adjacent to the Sundby Metro St. in Ørestad, Copenhagen on one side and the vast green areas of the protected Amager Fælled on the other side. It will become a favorite spot for joggers, cyclers and sportspeople alike. The flora and the fauna, the biodiversity of the area will be protected.



*View into the fælled space of 'Urban Gardens' (Cluster F)*

### **Moving towards an eco-campus**

ISCC is concerned about global issues and will endeavor to base its day-to-day running and development on a sustainable basis. This commitment will be borne out by signing of a charter and will be seen in concrete initiatives, such as reducing energy consumption, recycle rainwater and waste materials. Sustainability has been an integrated design parameter when creating the master plans vision.

## BUDGET

An essential part of the vision for ISCC is not only to offer an attractive place to live while studying in Copenhagen, but also offer attractive and competitive rental rates.

The operation and construction cost is based upon the ISCC master plan project at 209.750 m<sup>2</sup> of which 5.000 m<sup>2</sup> is reserved for the international house (cluster A) being shared facilities, supermarket, cinema, gym and similar functions. All figures are m<sup>2</sup> unit.

### Operation cost:

Operation income:

Rent student housing	870 Kr/M <sup>2</sup>
- providing and average rental cost per unit	3.625 Kr/Month

Operation cost:

Tax, running cost, maintenance, administration. etc.	510 Kr/M <sup>2</sup>
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Total Estimated Operation Profit: (dedicated for management and cultural activities)	360 Kr/M <sup>2</sup>
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### Construction Cost:

Acquisition of land	0 Kr/M <sup>2</sup>
Cluster A-F including design services	18.000 Kr/M <sup>2</sup>
Basement	1.000 Kr/M <sup>2</sup>
Piling	500 Kr/M <sup>2</sup>
Access roads, soft and hardscape	500 Kr/M <sup>2</sup>
Project Management	1.200 Kr/M <sup>2</sup>
All risk insurance	15 Kr/M <sup>2</sup>
Utility and hook up fee's	1.000 Kr/M <sup>2</sup>
Permissions	150 Kr/M <sup>2</sup>
Land surveys	20 Kr/M <sup>2</sup>
LEED certification or similar	50 Kr/M <sup>2</sup>
Client consultancy	2.000 Kr/M <sup>2</sup>
Misc unforeseen	2.000 Kr/M <sup>2</sup>
Financing of building loan	2.500 Kr/M <sup>2</sup>
Total Estimated Construction Cost	28.935 Kr/M <sup>2</sup>

*All figures shown are based upon gross areas and including tax. Budget is developed by Corpus Ejendomme.*

## COST SCENARIO

The following cost scenario is an example for future nations and their sponsors to provide an overall idea about expected construction cost at the ISCC. Building C2 in cluster C is used for the scenario which could become a student home for e.g. Sweden, Norway, Finland, etc.

Building C2 gross floor area is 6.708 M2 containing 140 student apartments beased upon the following:

140 student apartments at average size at 25 M2 being	3.500 M2
Lobby, stairs, circulation, lifts, support, technical rooms	2.403 M2
6 Kitchens / dining areas at each 75 M2	480 M2
1 Laundry room	25 M2
1 Common room	100 M2
1 Multi purpose room (conference, library, music, etc.)	200 M2

Estimated construction cost: 6.708 M2 at Dkr 28.935 or total Dkr 194 Mill.

Gross rental income: 140 student apartments at Dkr 3.625 per month providing total yearly income Dkr 6.090.000

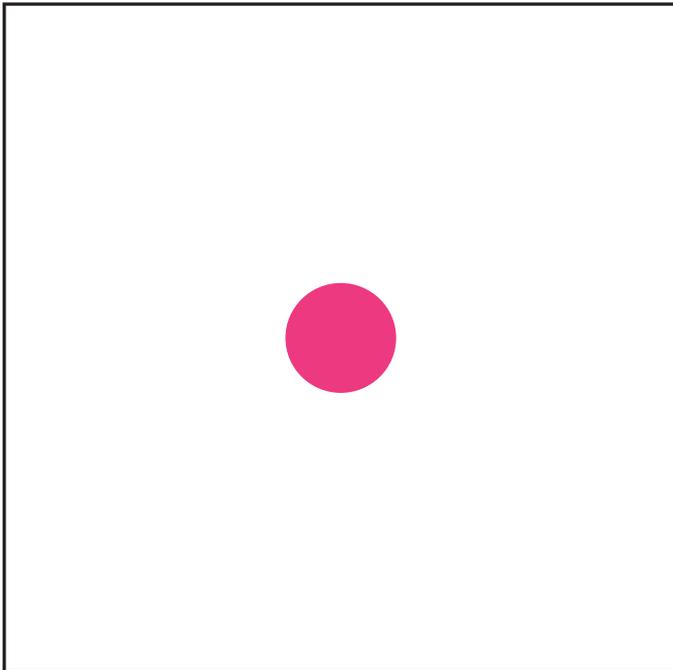
## Procurement

Inquiries and procurement of building parcels is done through the ISCC Secretariat whom will introduce to the ISCC master plan, which is yet to be finalised in detail and design manual guidelines, its vision and availability of parcels (buildings).

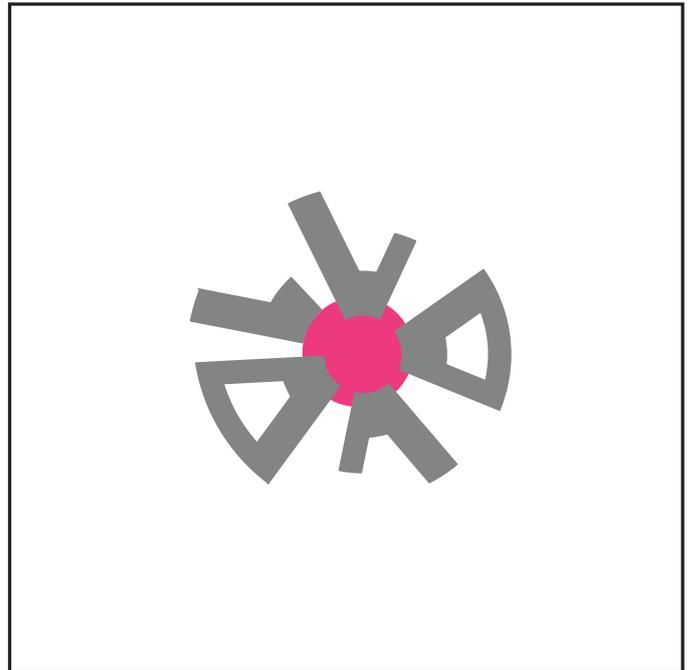
All buildings at ISCC are to be developed through international design competitions held by the respectively nation and sponsors with support by ISCC. Minimum 50% of the architects participating in the individual competitions shall have origin from the respective nation. ISCC and its Design Review Panel shall take part of the evaluation and selection of all designs.

All nations are expected to present their project to ISCC and its Design Review Panel at Concept stage, Schematic Design, Detail and Final Design. It is the nation's responsibility that the building is in compliance with the ISCC design manual guidelines, Danish building codes and the like. All authority approvals is obtained by the nation.

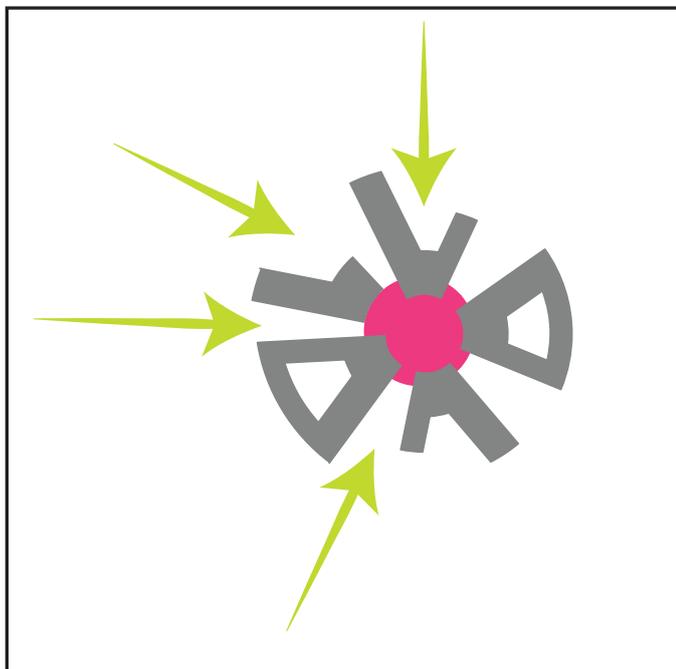
## BUILDING CLUSTER DIAGRAMS



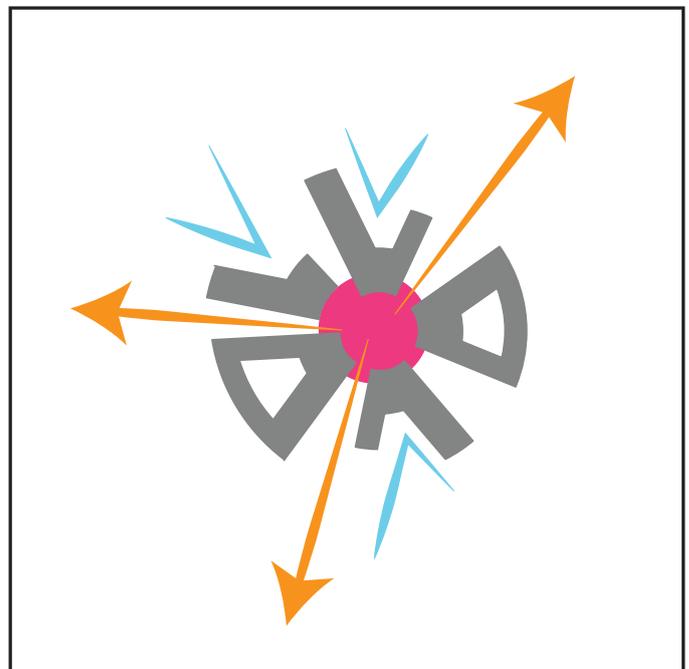
1. Outdoor common room



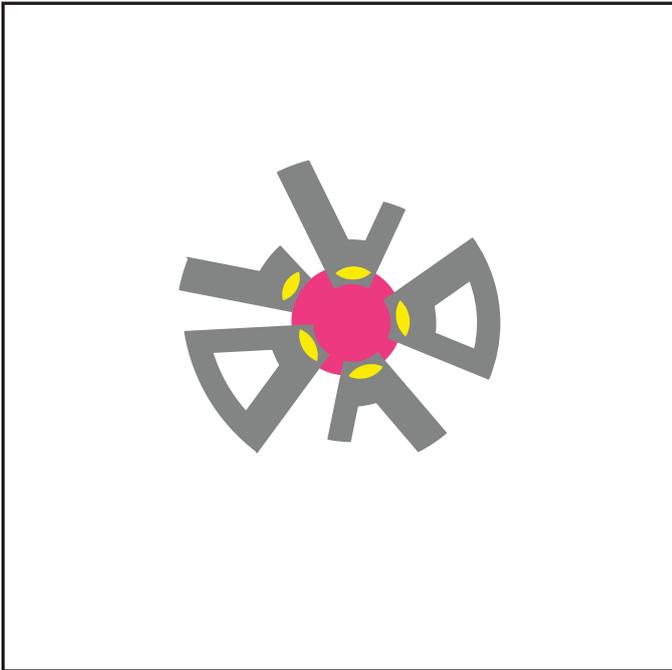
2. Community formed around outdoor common room



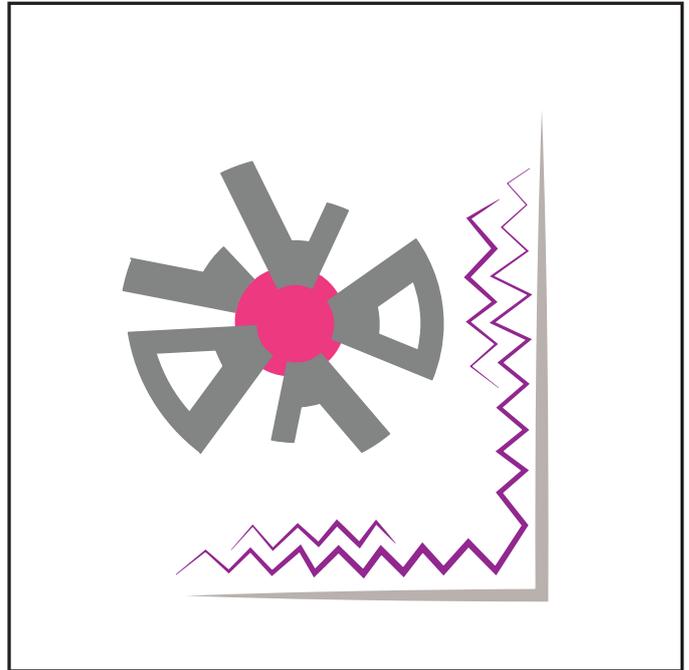
3. Amager Fælled as part of the community



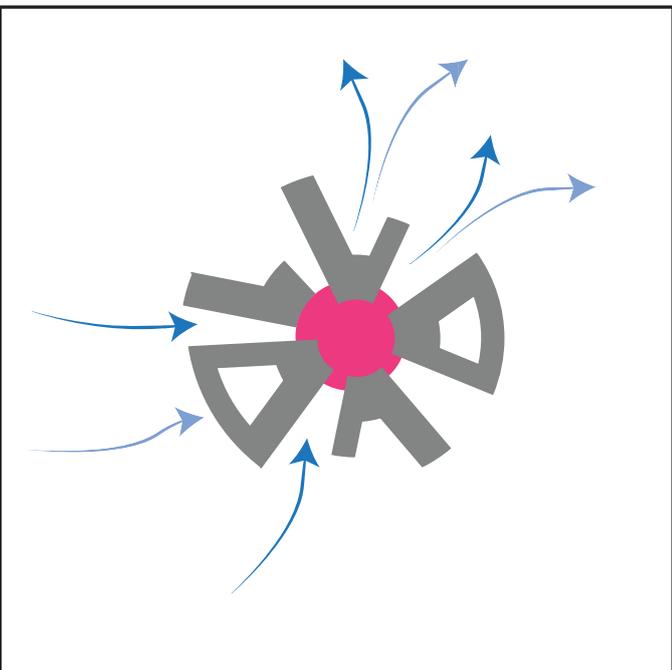
4. The cluster is connected physically and visually



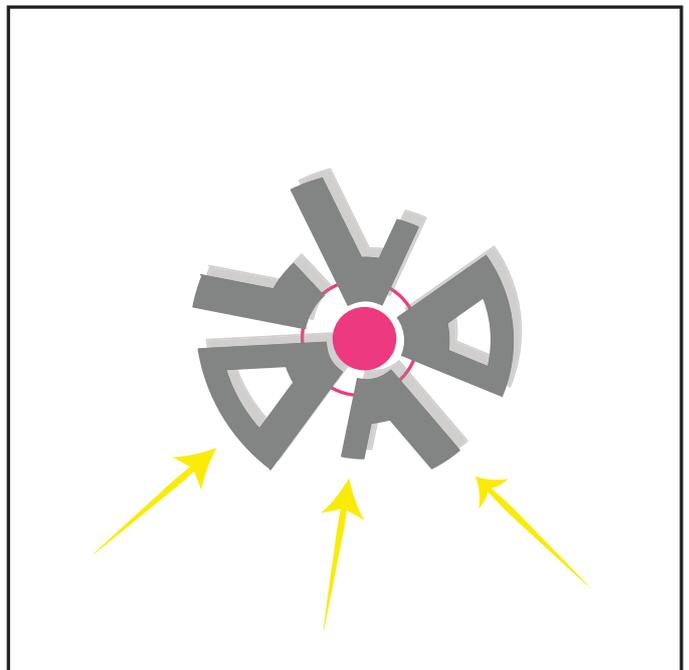
5. Indoor common room is located in the outdoor communal



6. The building is closed and shields against noise

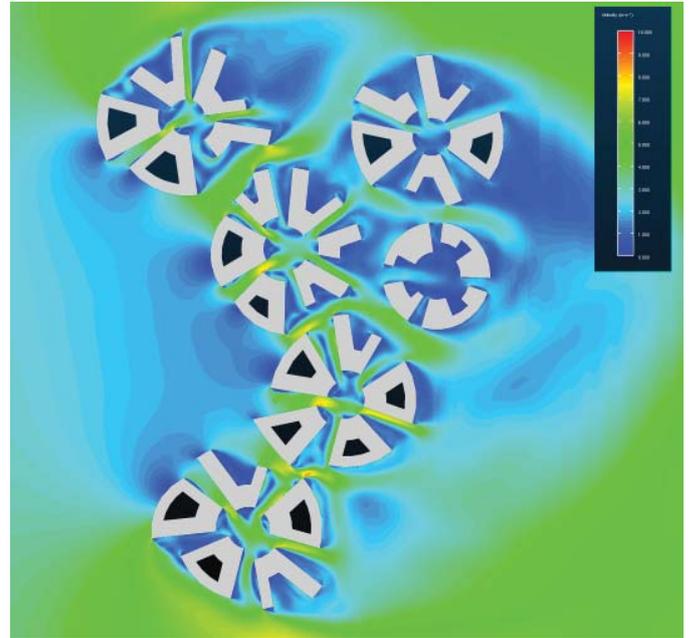
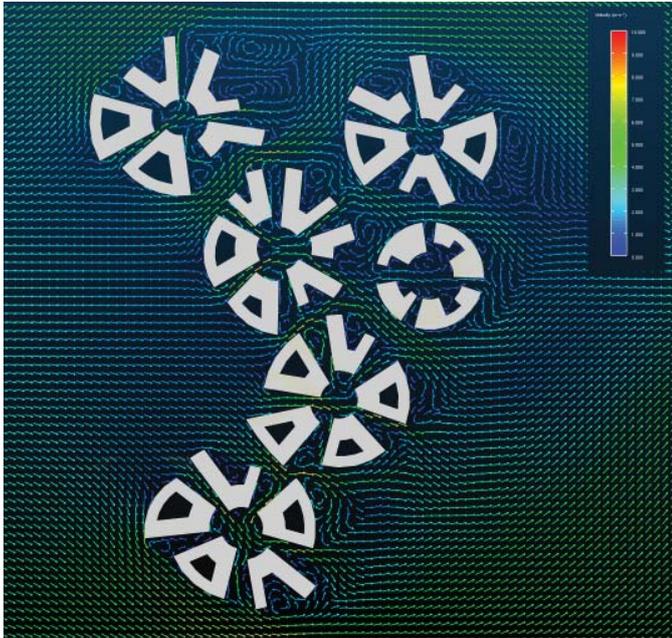


7. The layout provides shelter from the strong winds and comfort in public spaces is optimized



8. The building optimizes daylight

## AIRFLOW STUDIES



The massing studies of the ISCC is developed through a focus on creating a diversified and vibrant public realm. To ensure optimum outdoor facilities for interaction wind analysis with regard to airflow has been a key design parameter.

# CONSTRUCTION PHASES



Phase 1



Phase 2



Phase 3



Phase 4

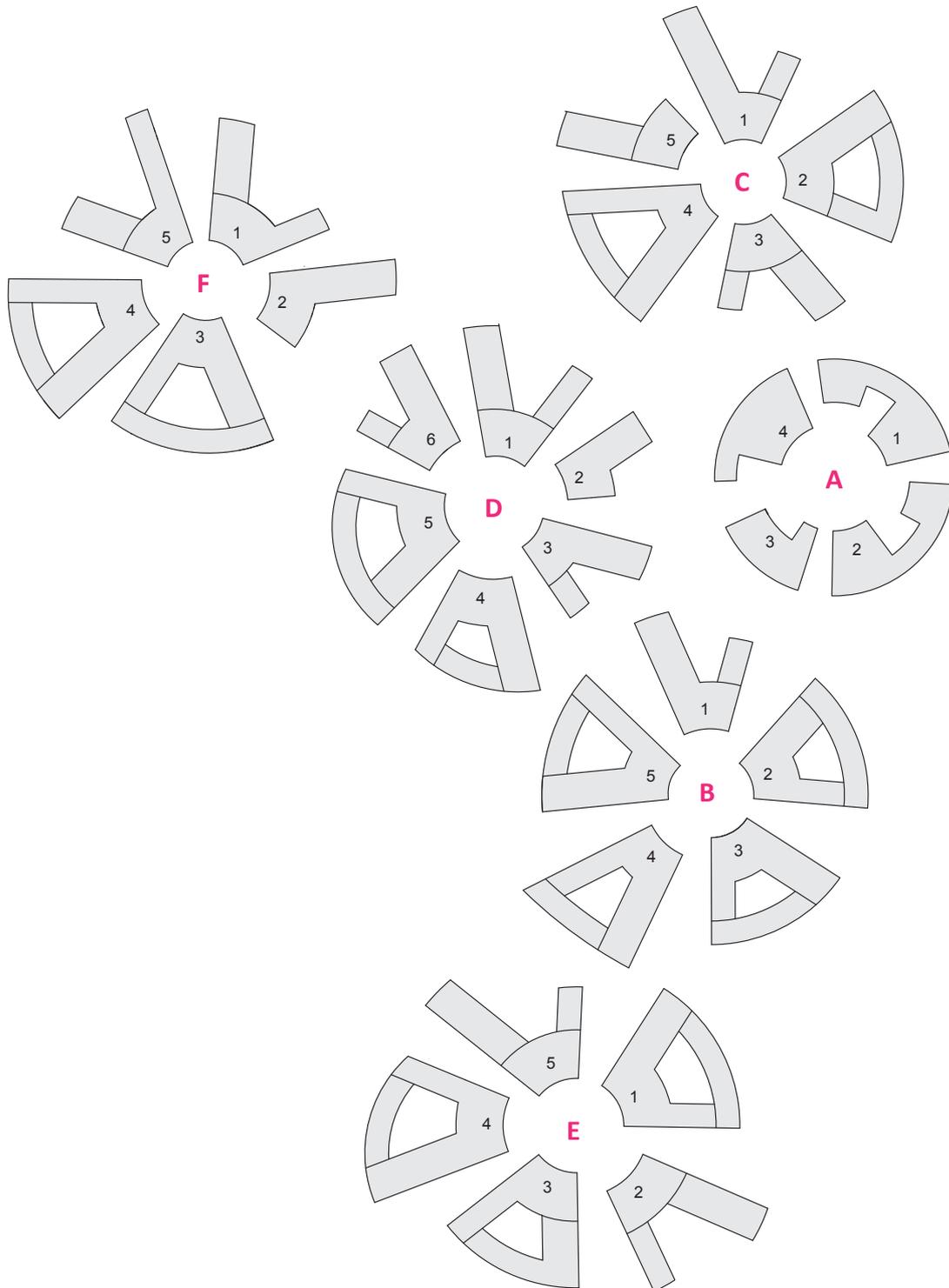


Phase 5

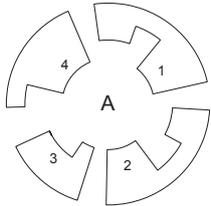


Phases Complete

# BUILDING CLUSTERS

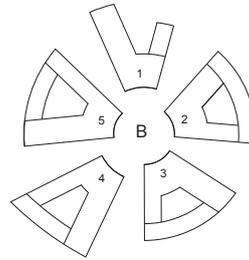


## AREA CALCULATIONS



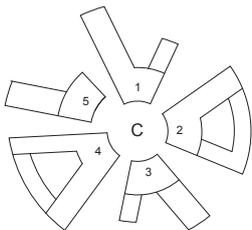
### CLUSTER A

A1 (Int'l House): 5860 m<sup>2</sup>  
 A2 (Int'l House): 5850 m<sup>2</sup>  
 A3: 3475 m<sup>2</sup>  
 A4: 5230 m<sup>2</sup>  
**A Total: 20,415 m<sup>2</sup>**



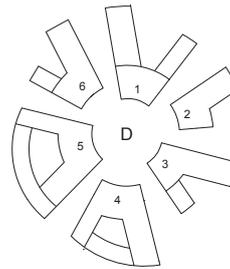
### CLUSTER B

B1: 5945 m<sup>2</sup>  
 B2: 9390 m<sup>2</sup>  
 B3: 7720 m<sup>2</sup>  
 B4: 8270 m<sup>2</sup>  
 B5: 8260 m<sup>2</sup>  
**B Total: 39,685 m<sup>2</sup>**



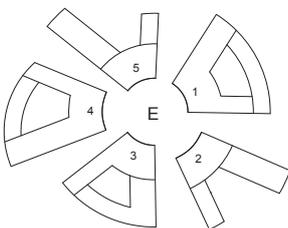
### CLUSTER C

C1: 6410 m<sup>2</sup>  
 C2: 6708 m<sup>2</sup>  
 C3: 8385 m<sup>2</sup>  
 C4: 8855 m<sup>2</sup>  
 C5: 4185 m<sup>2</sup>  
**C Total: 33,955 m<sup>2</sup>**



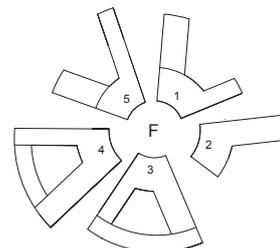
### CLUSTER D

D1: 6585 m<sup>2</sup>  
 D2: 3630 m<sup>2</sup>  
 D3: 5155 m<sup>2</sup>  
 D4: 7615 m<sup>2</sup>  
 D5: 8820 m<sup>2</sup>  
**D Total: 37,035 m<sup>2</sup>**



### CLUSTER E

E1: 8750 m<sup>2</sup>  
 E2: 7145 m<sup>2</sup>  
 E3: 8125 m<sup>2</sup>  
 E4: 9440 m<sup>2</sup>  
 E5: 6925 m<sup>2</sup>  
**E Total: 40,385 m<sup>2</sup>**



### CLUSTER F

F1: 6360 m<sup>2</sup>  
 F2: 5310 m<sup>2</sup>  
 F3: 9275 m<sup>2</sup>  
 F4: 10830 m<sup>2</sup>  
 F5: 6500 m<sup>2</sup>  
**F Total: 38,275 m<sup>2</sup>**

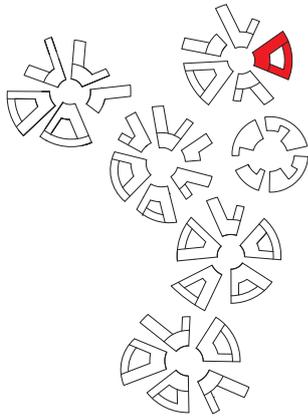
### KEY DATA:

TOTAL FOOTPRINT: **41,950 m<sup>2</sup>**  
 GROSS AREA OF ALL 6 CLUSTERS: **209,750 m<sup>2</sup>**  
 Total of 29 Buildings: **27 Student Houses** and **2 International Houses**

# BUILDING REGULATIONS

## EXAMPLE

### C.02



**REQUIRED REFERENCES IN PLANNING REGULATIONS**

PARCEL GROUND LEVEL (PGL) IN "LANDSCAPE REGULATIONS" CHAPTER

MINIMUM HEIGHT OF BUILT FOOTPRINT IN "HEIGHTS REGULATIONS" CHAPTER

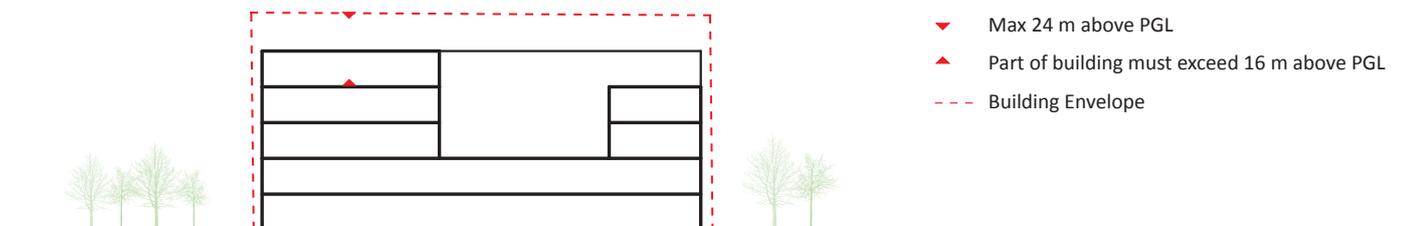
SKYWALK REGULATIONS IN "SKYWALKS" CHAPTER

ROOFSCAPE REGULATIONS IN THE "URBAN REGULATIONS" CHAPTER

SURFACE AND SUBTERRANEAN SECURITY REGULATIONS IN "SECURITY" CHAPTER

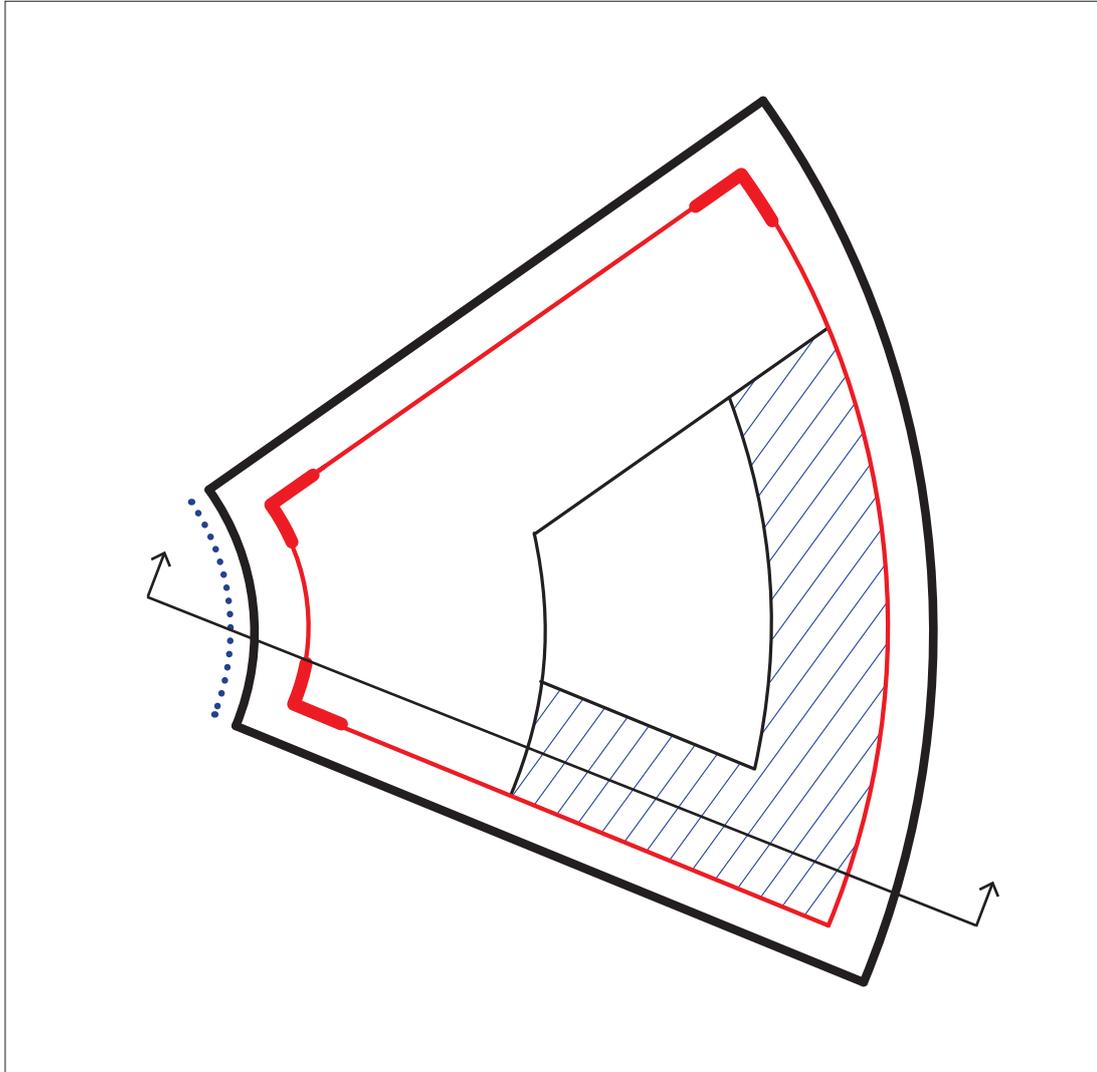
### PARCEL REGULATION PARAMETERS

- Parcel Area 2,698 m<sup>2</sup>
- Gross Floor Area (4 - 6 levels) 5,366 m<sup>2</sup> – 8,050 m<sup>2</sup> (6708 m<sup>2</sup>)
- Tower Height min 16 m, max 24 m above PGL
- Open Space Easement between C.01 and C.03
- Public Access Easement between C.01 and C.03
- Permitted Use student access



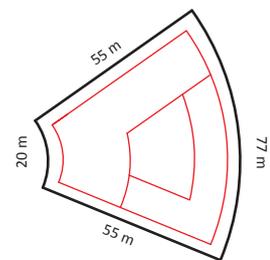
# BUILDING REGULATIONS

PARCEL C.02



## SIGNS AND SYMBOLS

-  PARCEL BOUNDARY
-  REQUIRED BUILDING LINE
-  BUILDING LINE
-  FACADE REGULATIONS
-  SECTIONAL VIEW
-  HEIGHT RESTRICTION PLANE



## ACKNOWLEDGEMENTS

### “Circle of Friends” and financial supporters

Aage V. Jensens Fonde  
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Københavns Universitet  
Lise de Neergaard  
Morten Riise-Knudsen  
NORGES GRUPPEN ASA  
Peer Kølendorf

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Legal: Købmagergade 3 Lawfirm, Copenhagen, Adv. Morten Riise-Knudsen  
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Former President CBS, Professor Finn Junge-Jensen  
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Mads Øvlisen, adj. Professor CBS, former Chairman of Novo Nordisk and Lego Group  
Marius Hansteen, directeur de La Fondation Danoise, Paris  
Marianne Bak Papiou, La Fondation Danoise, Paris  
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Ambassador Lars Grundberg, Stockholm, Sweden  
Åsa Ekwall, directrice Maison des Étudiants Suédois, CIUP, Paris

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Anne-Liv Eriksen, Innovasjon Norway, Kgl. Norsk Ambassade, Copenhagen  
Guri Skoklefeld, Ambassade Royal de Norvège, Paris

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Chambre de Commerce Franco-Danoise, Copenhagen  
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## **APPENDIX**

- APPENDIX 1** Letter from Aalborg University
- APPENDIX 2** Letter from Copenhagen Business School
- APPENDIX 3** Letter from Københavns Universitet
- APPENDIX 4** Student Housing, Case Studies
- APPENDIX 5** International Student City, Case Study
- APPENDIX 6** Design Manual Guidelines Principles

## APPENDIX 1: LETTER FROM AABORG UNIVERSITY



Aalborg University Copenhagen AAU-Cph  
A.C. Meyers Vænge 15  
DK-2540 Copenhagen SV

Telephone: +45 9940 2500  
[www.aau-cph.dk](http://www.aau-cph.dk)

Address:  
The International Student City of Copenhagen  
Copenhagen

Date: 11. September 2012

Reference: LLa/src

### **Letter of support for The International Student City of Copenhagen**

As a small country with an open economy and few natural resources on which to build a sustainable and prosperous society, Denmark is dependent on having a well-educated and dynamic population with strong international ties. A crucial part of building such a population is to ensure that Danish students build strong personal ties with fellow students from other countries, either by working or studying abroad or by meeting students from other countries during their time at leading Danish universities.

The International Student City of Copenhagen is an exciting and visionary project that will help positioning Copenhagen as a leading European centre of education and offer much needed accommodation to international and Danish students alike. The Cité Internationale Universitaire de Paris is the prime example of how an international student city can foster international awareness, academic exchange and growth for individuals and societies as well as affordable accommodation for students, which is at a premium in major cities. As a university that grows rapidly, not least in terms of international students, Aalborg University Copenhagen strongly feels how desperate the housing situation currently is for students in Copenhagen. The situation gets more critical for each year, and accommodation for another 5,000 students will be most welcome. It is with pleasure that we give our strongest support to the project and pledge to participate in a reference or steering committee if so desired.

The projected location for the International Student City of Copenhagen is ideal, both for Aalborg University Copenhagen specifically, for the other institutions of higher learning and for Copenhagen as a whole. By situating the city close to a Metro station, the most central sites as the airport, the universities and the city centre will be within easy reach. Besides this, the project will contribute to making the area into a vibrant and attractive new quarter. So all in all, the vision for the International Student City of Copenhagen is ambitious, needed and will be of high value to Denmark as a knowledge society and to Copenhagen as a centre of research and higher learning, and Aalborg University Copenhagen is proud to support it.

Yours sincerely

Lene Lange, Professor and Research Director  
Aalborg University, Denmark  
Campus director, AAU Cph

## APPENDIX 2: LETTER FROM COPENHAGEN BUSINESS SCHOOL

To the founders of the foundation ISCC  
 "The International Student City of Copenhagen"  
 c/o Advokatkontoret  
 Købmagergade 3  
 1150 København K



**Copenhagen  
 Business School**  
 HANDELSHØJSKOLEN

President's Office/  
 Ledelsessekretariatet

Kilevej 14 A  
 2000 Frederiksberg

Tel: +45 · 3815 5800  
 Fax: +45 · 3815 2230  
 www.cbs.dk

22. oktober 2012

Per Holten-Andersen  
 President  
 pha.is@cbs.dk

### Declaration of support to the ISCC-Project

The ISCC-project, as described in the brochure "*The International Student City of Copenhagen – A Place for Global Relations*" is an initiative that will accommodate a very large need for housing of international students in Copenhagen. Copenhagen is internationally recognized for being a city of knowledge and education. The perception of Copenhagen Business School is that Copenhagen has great but unexploited potential for development into one of the World's most esteemed metropolises of knowledge.

The intended location of "The International Student City of Copenhagen" close by a metro station is crucial. The Sundby Metro Station would connect ISCC to ITU, KU Southern Campus, CBS and DTU. There are no more than 3-4 metro stops to the city center, *Christianshavn* and *Kongens Nytorv*. It is our experience that students seek interplay between quietness to immerse themselves into their studies and the inspiring, vibrancy of city life. Location nearby a metro station will make it possible to combine the best of both worlds.

The suggested size – up to 5,000 student accommodations – is realistic when considering that increasing number of international students seeks Copenhagen as their preferred city of study. The area must be large enough to entail recreational areas, as well as making it possible to expand and ensure development over the next 25-50 years.

We embrace the intention to recreate in Copenhagen the international, cultural atmosphere from "Cité Internationale Universitaire" in Paris. Especially the notion of a sizeable international common house alike the one in Paris is considered a defining factor of the entire project.

Copenhagen Business School will, if requested, bring a representative to the task force. I wish you the best of luck with the project, which – when carried out – will have a considerable impact on the development of Copenhagen as a city of knowledge and education.

Best wishes,

Per Holten-Andersen  
 President  
 Copenhagen Business School.

## APPENDIX 3: LETTER FROM KØBENHAVNS UNIVERSITET

KØBENHAVNS UNIVERSITET

Jørgen Rossen  
[rossen@rossen.dk](mailto:rossen@rossen.dk)



### **Declaration of support for The International Student City of Copenhagen**

The University of Copenhagen welcomes The International Student City of Copenhagen as a new and constructive approach to the improvement of the housing shortages for foreign students in Copenhagen. The idea furthermore supports the branding of Denmark as an internationally oriented, knowledge-based society.

It is interesting to emulate the concept of Cité Universitaire de Paris, which is known as a simple and efficient offer to foreign students. The shortage of inexpensive accommodation remains a growing obstacle to the attraction of suitable foreign students to Copenhagen. There is therefore, among other initiatives to increase the amount of youth residences in Copenhagen, a need for initiatives on a large scale specially focused on international students. Naturally, the concept must be customized to fit Copenhagen, so that The International Student City of Copenhagen may guarantee a high status that ensures a good lifestyle and facilitates meetings between Danish and international students. Choosing an area close to a metro station is in the opinion of the University of Copenhagen, a good and correct initiative, which will provide the students with an excellent connection to the city and the universities.

The business model, in which the countries that send students to Copenhagen also finance the project, is innovative. This is obviously a great opportunity for instilling Copenhagen to receive new investments that at the same time may prove to be an incentive for further international cooperation in the field of education. By virtue of its high level of ambition The International Student City of Copenhagen may directly lead to an increase of Copenhagen's reputation on the international market for education. Therefore, the University of Copenhagen declares its support to The International Stu-

4. OKTOBER 2012

CAMPUS SERVICE

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[www.cas.ku.dk](http://www.cas.ku.dk)

dent City of Copenhagen and will gladly share its experience as a member of an advisory board.

SIDE 2 AF 2

Best regards,

  
Anders Boe Hauggaard

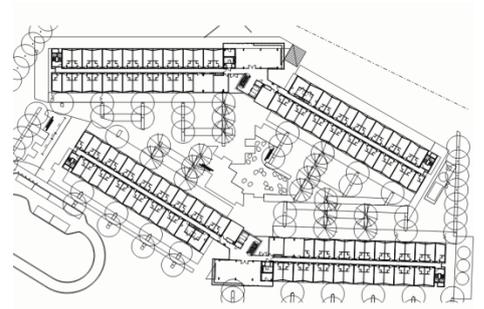
## APPENDIX 4: STUDENT HOUSING, CASE STUDIES

### Monash University Student Housing

*BVN Architecture, 2012*  
Monash, Australia

Rooms: 300  
Levels: 5

1

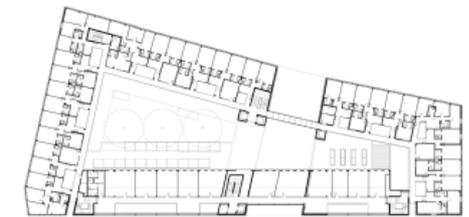


### SHN Student Housing Novoli

*C+S Architects, 2007*  
Florence, Italy

Rooms: 250  
Levels: 4

2

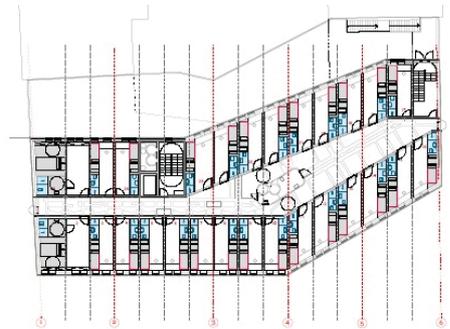


### Trondheim Student Housing

*MEK Architects, 2012*  
Trondheim, Norway

Rooms: 116  
Levels: 5

3

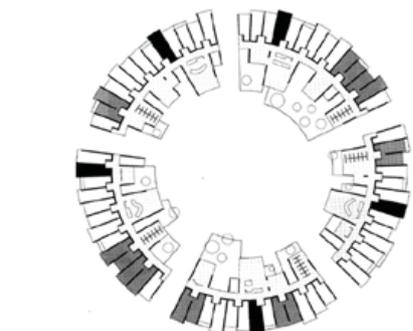


### Tietgenkollegiet

*Lungaard & Tranberg, 2005*  
Copenhagen, Denmark

Rooms: 360  
Levels: 7  
Area: 24,200 sq m

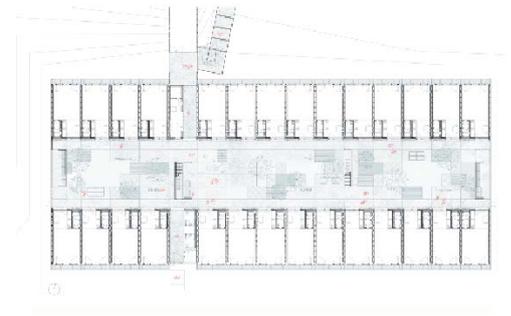
4



**Universitat Politècnica de Catalunya**

H Arquitectes + dataAE, 2011  
Barcelona, Spain

Rooms: 56  
Levels: 2

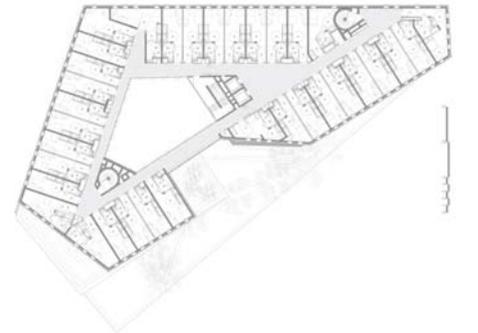


5

**The Irene Joliot Curie Residence**

Data Architects, 2012  
Paris, France

Rooms: 182  
Levels: 7



6

**Les Lauréades**

Lanoire & Courrain, 2010  
Paris, France

Rooms: 114  
Levels: 3

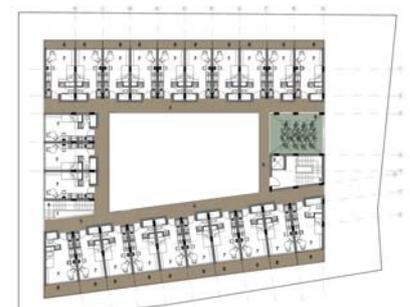


7

**CYC Students Residence University**

EKKY Studio, 2012  
Nicolas, Aglantzia, Cyprus

Rooms: 76  
Levels: varies, 3-5  
Area: 2,400 sq m



8

## APPENDIX 5: INTERNATIONAL STUDENT CITY, CASE STUDY

### Cité Internationale Universitaire de Paris / Paris, France

“The residences that make up the Cité Internationale were built **between 1923 and 1969**. The building’s architect based his design on the “**garden city**” concept to create a series of detached houses, providing a model for what would follow. Home to **10,000 students, researchers and artists every year**, over **140 nationalities**, **40 houses** and a host of services, the Cité Internationale offers a unique setting backed by a remarkable organisation. The Cité Internationale Universitaire de Paris is unique among French universities and institutions. It is run by a private body, the Fondation Nationale, and is listed as a public-interest organisation. It manages on-site services and 18 residences. The other 22 houses each represent a country or Grande Ecole and have their own legal status.” ([www.ciup.fr/en/](http://www.ciup.fr/en/))



Site Plan

A



**La Mansion Internationale & The Park**  
Mansion built 1930s / park restored in 2000

B



**Tunisia House / built 1947**  
200 rooms / 7,300 sq m (6 levels)

C



**The Franco-British College / built 1937**  
272 rooms / 8,400 sq m (5+ levels)

D



**The USA Foundation / built 1930**  
267 rooms / 8,000 sq m (6 levels)

## APPENDIX 6: DESIGN MANUAL GUIDELINE PRINCIPLES

### MATERIALS AND COLORS

# DRAFT

#### 4.1 VISION

The vision of KAFD is to create a unified impressive identity. The different buildings of the same type that are located in the same area should refer to and interplay with each other in a harmonious way. The materials and colours of the facades shape the impression and the architectural characteristics of the specific building.

By using materials in high quality and light colours, there will be a harmony between the buildings in KAFD. However, a broad variation in the design is allowed in order to challenge the urban creativity.

The facades also serve the crucial function of providing shelter from weather and climate. The facade design is a major factor in determining the amount of energy a building will use for its operation. Apart from the considerations about materials in the present section the DMG focuses on transparency and shading of the facades, which also has a considerable influence on how energy consumption is reduced.

The character of the material also shapes the impression as the performance of the facade. When designing for a hot climate such as the Saudi Arabian climate the choice of materials that reduce the heat absorption is very important. Materials such as glass or metals can be highly reflective and reduce penetration of radiation inside the buildings. However, it should be kept in mind that the high level of reflected light could become a nuisance to nearby buildings and to people in adjacent open areas. The reflected radiation could also cause a rise in temperature in certain areas such as walls of nearby buildings or paved areas. The façade surfaces may in some cases be used for obtaining solar power through solar cells. Solar cells can be integrated in the facades in various ways. The DMG presents several references as to how this may be done.

By considering the choice of materials and the quality of the materials for the facade construction sustainable demands can be fulfilled.

The DMG presents a range of different materials to inspire the design process of the buildings. The overall environmental life cycle and energy costs associated with the production and transportation of different facade materials are important to consider when building.

#### 4.2 GUIDELINES

##### Colour

- In regions with significant cooling loads select exterior finish materials with light colours.
- The brightness of the colours should minimum be 70% according to the Natural Colour System (NCS).

##### Character

- Consider the reflectivity of the facade. Because of the high density of the KAFD masterplan highly reflective facades, such as mirror glass facades, should be avoided to reduce glare from one building to another.

##### Sustainability.

- Choose local materials that reduce energy consumption for transportation. Choose quality materials that have a long lifetime and a minimum of maintenance.

## MATERIALS AND COLORS



WOOD

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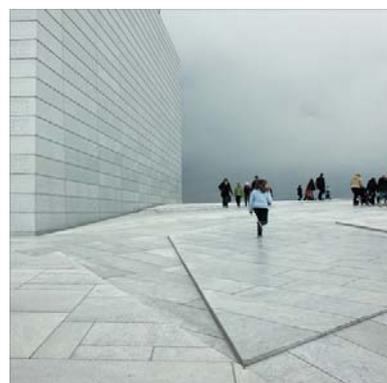
BRICKS

---



STONE

---



COLOR

---



# DAYLIGHT AND TRANSPARENCY

**DRAFT**

### Thermal insulation, building envelope

The parameter variation for thermal insulation regarding the building envelope is simulated without insulation and with an insulation thickness of 50 mm and 100 mm. In the thermal simulation the selected insulation material is expanded polystyrene with a thermal conductivity at 0.038 W/m<sup>2</sup>K. The effect of insulation thickness on energy consumption is illustrated in the figure below

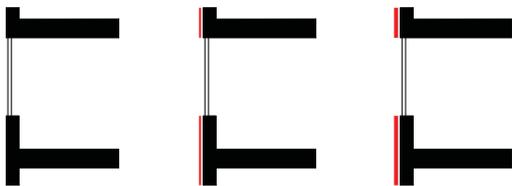
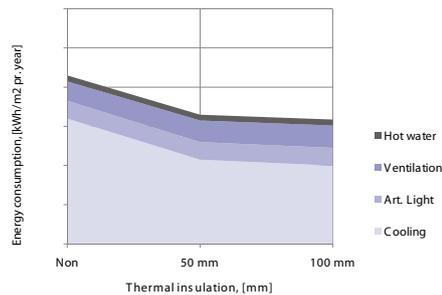


Fig. 04.02 | Thermal insulation | Building envelope



Note: Basis of calculation see Terms and Conditions section 16.0.

Fig. 04.03 | Thermal insulation | Building envelope

### Conclusion

With a thermal insulation of 50 mm it is possible to minimise the cooling requirement and the total energy consumption with 30%. As a result, an insulation thickness of minimum 50 mm is recommended as an optimum thickness irrespective of the insulation type.

### Thermal insulation, window

The parameter variation for thermal insulation regarding windows describes the effect of different window types. The model is simulated with three different thermal transmissions coefficient:

1. Single glazing 5.8 W/m<sup>2</sup>K
2. Double glazing 1.8 W/m<sup>2</sup>K
3. Triple glazing 1.0 W/m<sup>2</sup>K

The effect of thermal transmission coefficient on energy consumption is illustrated in figure below.

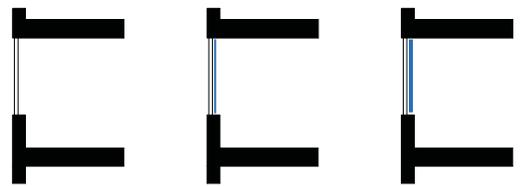
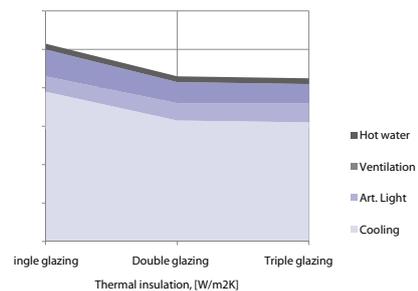


Fig. 04.04 | Thermal insulation | Windows



Note: Basis of calculation see Terms and Conditions section 16.0.

Fig. 04.05 | Thermal insulation | Windows

### Conclusion

By choosing double glazing compared to single glazing it is possible to minimise the cooling requirement and the total energy consumption with 20%. As a result, a window type with a thermal transmission coefficient < 1.8 W/m<sup>2</sup>K (double glazing) is recommended as an optimum solution.

# DAYLIGHT AND TRANSPARENCY

**DRAFT**

## 5.4 OPTIONS

### Diagrams

The diagrams show transparency examples.

Transparency on lower level varies from Financial Plaza to Ring Road. The percentage of transparency (see-through) can vary in relation to the function of the building but should always be constructed within the given percentage.

### All facades above the lower level

Transparency south façade above lower level: min 15% - max 20%

Transparency north façade above lower level: min 20% - max 50%

### Lower level

Transparency of Financial Plaza facade on lower level: min 50% - max 90% transparency.

Transparency of Wadi facade on lower level: min 50% - max 90% transparency.

Transparency of Attractor facade on lower level: min 50% - max 90% transparency.

Transparency of Square facade on lower level: min 50% - max 90% transparency.

Transparency of Ring Road south facade on lower level: min 15% - max 20%.

Transparency of Ring Road north facade on lower level: min 20% - max 50%.

Transparency of Access Road facade on lower level: min 40% - max 60% transparency.

Transparency of Street facade on lower level: min 40% - max 60% transparency.

Transparency of Cul de Sac facade on lower level: min 40% - max 60% transparency.

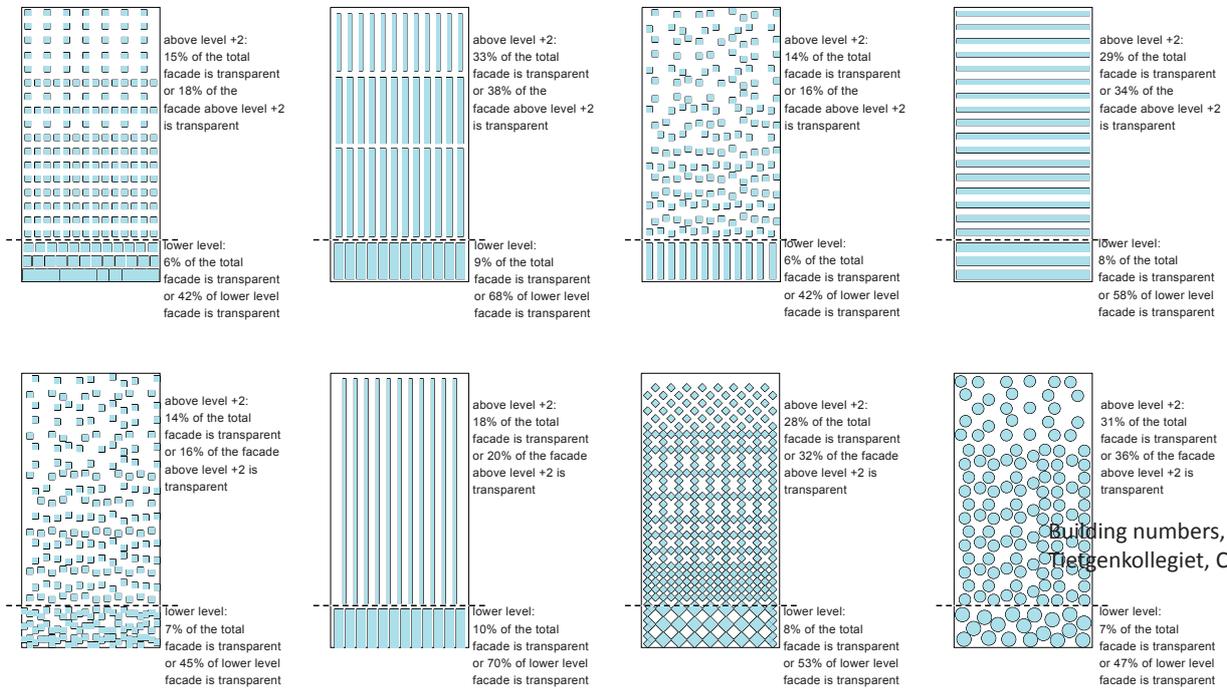


Fig. 05.01 | Examples | Transparency

Building numbers, Tietgenkollegiet, Copenhagen

## SIGNAGE AND WAY FINDING



Sign as facade and shading  
Coffee shop Italy.



Colored signage on glass



Retail signage on streetlevel



Facade sign  
Louis Vuitton, Hong Kong



Vannelle Factory | Rotterdam



Interior hallway signage, study room  
CBS, Copenhagen, HLA



Student center signage  
IIT Campus Center, Chicago



Hanging sign  
Agnes b



Interior wall signage, dining hall



Building number, exterior  
Tietgenkollegiet, Copenhagen



Room number, interior  
DNR, HLA



Numbers, threshold  
Westerdals, Oslo

