

URBAN FORMS OF BRUSSELS' RENOVATION



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HALLER
ST-GERY

30 YEARS

SUSTAINABLE NEIGHBORHOOD CONTRACTS

INTRODUCTION

This publication brings together the content of the exhibition organized by Urban in 2024 at Les Halles Saint-Géry to mark the 30th anniversary of the Sustainable Neighborhood Contracts, and draws up a balance of this operational and inclusive renewal policy of the Brussels Region.

URBAN FORMS OF BRUSSELS' RENOVATION

30 YEARS SUSTAINABLE NEIGHBORHOOD CONTRACTS

Since 1994, Sustainable Neighborhood Contracts (SNC) have been renovating the Brussels area. Their particularity lies in their ability to generate or sustain urbanity. By urbanity, is meant the ability to bring people together, to reconcile complex, often contradictory issues that intersect in a neighborhood, addressing them in a comprehensive manner with the direct involvement of the people who live and frequent that area.

The effectiveness of SNC is widely acknowledged, often cited as evidence of the operational capacity and inclusivity of urban initiatives undertaken in the Brussels Region. Coordinated by Urban but implemented at the municipal level with a significant participatory approach, covering both public space and buildings as well as socio-economic investment, the SNCs are urban revitalization programs within a restricted perimeter of around ten blocks, located within a priority intervention area. These programs have been utilized to develop housing construction projects and social infrastructure (public facilities, parks, etc.) in complex situations that have been neglected by private real estate investment. Over the course of thirty years, SNCs have dotted Brussels with modest yet impactful achievements, characterized by their agility, contextual relevance, and innovative approaches.

The operational success of the Sustainable Neighborhood Contracts relies on a consensual collaboration between the municipalities and Urban, which provides the majority of the resources. Politically, the territorial approach follows a redistributive logic, with the Region, which has the broadest fiscal base, selecting areas proposed by the municipalities within the priority renovation zone (now called the Urban Revitalization Zone). Due to their public and collaborative nature, the Sustainable Neighborhood Contracts serve as excellent vehicles for bringing together other public investment capacities, linked to specific departments responsible for distinct sectoral policies, such as Brussels Environment, which is in charge of regional green spaces, Beliris, the federal government vehicle to help its capital fulfill its national and international roles, or the parastatal organizations related to housing support (SLRB-BGHM, CityDev, Housing Fund).

The exhibition addresses this specific form of action known as Sustainable Neighborhood Contracts, as well as the urban forms that these actions produce at different scales.

Indeed, it is possible to observe retrospectively the results of the SNCs policy in various forms: as a coordinated constellation of «points», representing specific renovation operations of buildings and public spaces, housing construction, and facilities; as «edges», providing social complementarity at the edges of the conversion of large tertiary and port districts; or as «lines», alignments of operations that, over the long term, form elements of a metropolitan network of green spaces and pedestrian-cycling paths supplemented with facilities and housing.

More information on the Sustainable Neighborhood Contracts:

<https://quartiers.brussels/1/>

FORM OF ACTION

THE NEED FOR URBAN RENEWAL AND A PRIORITY INTERVENTION AREA

In Brussels, the urban landscape inherited from the 19th and 20th centuries is largely the result of private market activities. In Belgium, public authorities have traditionally limited their role to constructing infrastructure (such as roads, railways, and public facilities) and regulating private developments through alignment and development plans. While urbanization proves profitable when expanding into former agricultural lands, it is far less so when it involves transforming the existing city. In the mid-20th century, Brussels experienced a series of extensive modernization efforts to consolidate the capital's status as a national and international economic center. Once again, the public authorities were responsible for infrastructure projects, such as the North-South connection and the urban highways, as well as major facilities (museums, administrative city, convention center, etc.). Meanwhile, the private sector took charge of developing new workplaces and housing in modern architecture, freely arranged in open spaces: the Small Ring of Brussels, the Quartier Nord, and the European Quarter, and more generally, the central parts of the city inherited from the 19th century. The results fell far short of expectations. Real estate speculation, constant construction sites, and increasing automobile traffic—phenomena collectively referred to as «Brusselization» starting in 1968 — significantly degraded the quality of life in central neighborhoods, leading to their impoverishment. The middle class, encouraged by support for new construction, gradually moved to the suburbs. This led to the formation of the so-called «poor crescent,» encompassing the Pentagon (the historic center) and the neighborhoods of its first extensions, the area that suffered the most from «Brusselization.»

In the wake of the cultural revolution of 1968 and growing international awareness of the city's social and architectural heritage, the notion of city modernization gradually shifted towards renovating existing structures. This required a strong involvement from public authorities in building maintenance. In 1973, five pilot operations were launched on Belgian territory in restricted perimeters, including one in Brussels, in the iconic Marolles neighborhood. At the same time, the City of Brussels undertook the renovation of several of its properties, including the Saint-Géry block, a particularly dilapidated ensemble of historic buildings initially slated for demolition, around the Riches-Clares church. These years correspond to the beginning of the federalization of the Belgian state. Pending the creation of a Brussels Region, an Agglomeration Council was established, while at the national government level, a Ministry of Brussels Affairs was created. In 1977, this ministry developed an organic royal decree for the renovation of blocks, an ambitious program for the renovation and construction of 20,000 housing units, which resulted in the creation of 2,000 units over about ten years. Within this ministry, the study of a regional sector plan was also conducted, a planning document provided for by the organic law on urban planning and land use adopted in 1962. The final version of this plan, approved in 1979, introduced the notion of a priority intervention perimeter for urban renewal in land use planning. This perimeter, within which all urban renewal policies were to be concentrated, was established in several stages in 1984. It was based on both social criteria and the condition of the buildings and corresponded, unsurprisingly, to the oldest central parts of the agglomeration, which had suffered the most from «Brusselization».

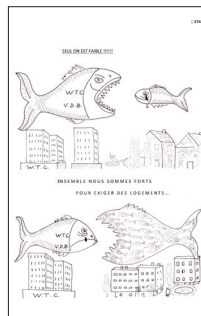
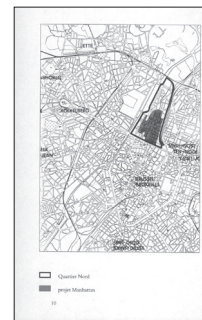
Timeline



1962

Organic Law on land use planning and urban development.

(Source: 1969 "La bataille des Marolles", protests against expropriation procedures © Belga)



1969

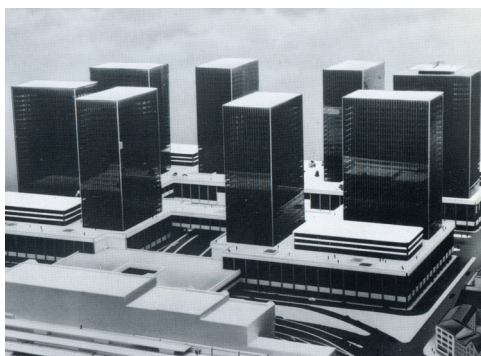
Objections against the «Manhattan Plan.» Creation of the Northern Quarter Action Committee.

(Sources: Martens A., 1974, «Le Plan Manhattan ou que crèvent les expulsés?», CARHOP, Luc Roussel collection, p. 936; Vanden Eede M., Martens A., 1994, «Quartier Nord, Le relogement des expulsés», EPO, p. 216)

1967

«Manhattan Plan» project by the Structure group.

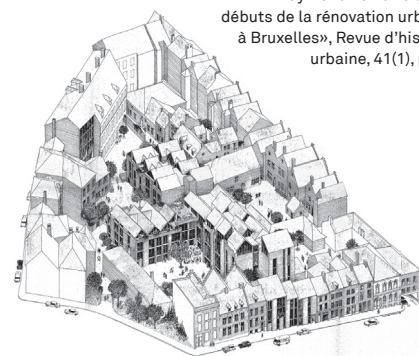
(Sources: Brochure published by Compagnie de Promotion s.a., 1968 sixteenth year, reports presented at the ordinary general meeting of June 3, 1969)



1972

Sainte-Anne block renovation project, A.U.G office.

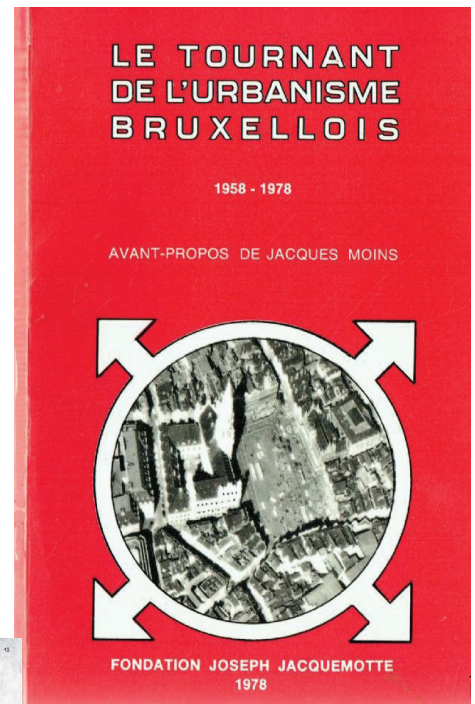
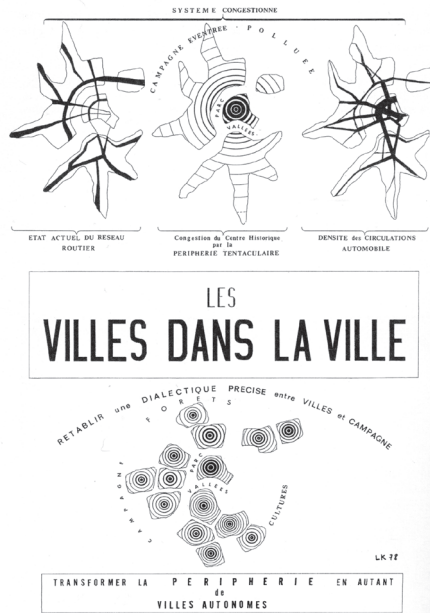
(Source : Houbart C., 2012, «Raymond Lemaire et les débuts de la rénovation urbaine à Bruxelles», Revue d'histoire urbaine, 41(1), p.47)



1977

Royal Decree of 28 March 1977 on the renovation of housing estates in the Brussels Region. Brussels is perceived as the city of 100 neighborhood committees, referring to the city as a «federation of neighborhoods» by L. Krier.

(Source : Krier, L., 1977, Cities within the city, A + U, 69-152)



1978

Urban planning practices integrate a public consultation procedure.

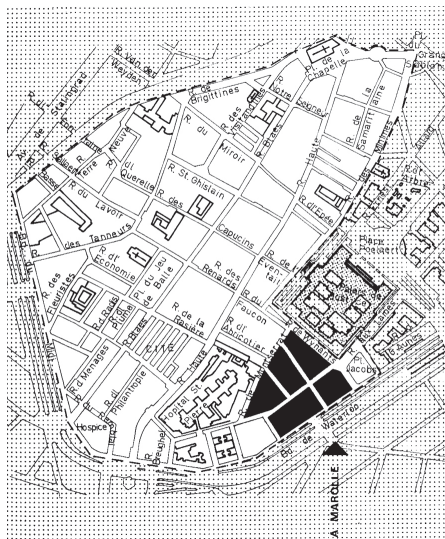
(Source : Aron J., 1978, Le tournant de l'urbanisme bruxellois, Fondation Joseph Jacquemotte, p.124)



1976-78

Cartographic study establishing a correlation between the location of social groups and the state of housing.

(Source : Nyssen F., & Van Assche P., 1978, Espace social & planification à Bruxelles, ERU, 244 p.)



1973

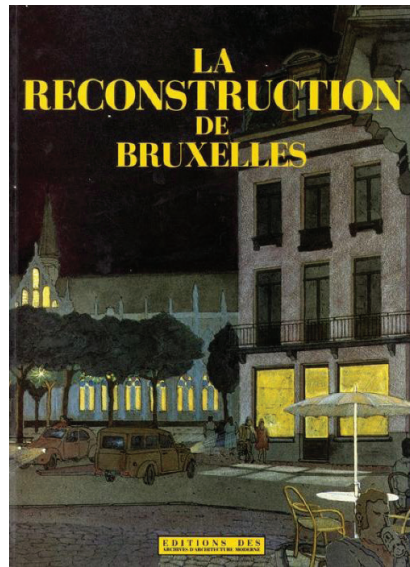
«La Marolle,» pilot project for urban renewal operations in Brussels. The «perimeter» approach foreshadows future Neighborhood Contracts.

(Source : ERU, 1980, Pour un bilan de la rénovation urbaine en Wallonie et à Bruxelles, King Baudouin Foundation, p. 275)

1982-83

Demolitions give way to the rehabilitation of existing housing (1982).
Launch of Neighborhood Social Development in France (1983).

(Source : Moureaux S., Culot M., Schoonbrodt R., Krier L., 1982, La reconstruction de Bruxelles, Archives d'Architecture Moderne, p. 183)



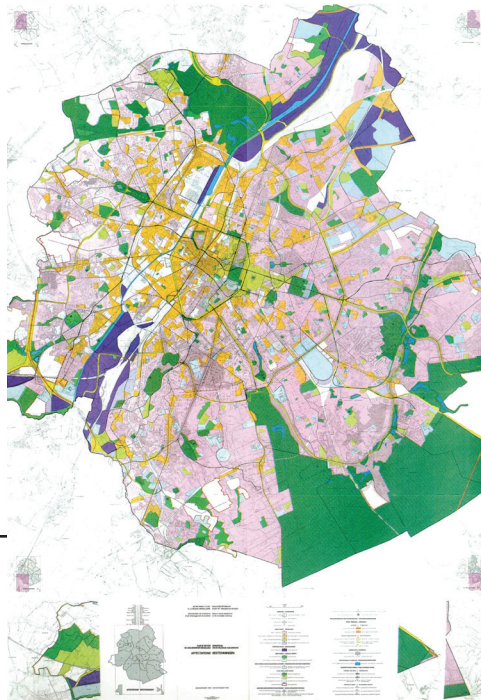
1986

First pessimistic assessment of block renovation policies.

(Source : Le soir, 1986, King Baudouin Foundation : remèdes inédits pour les zones de répulsion, p.7)

1979-81

Sector plan for the Brussels agglomeration (1979).
Royal Decree of August 26, 1981, modifying the Royal Decree on block renovation in the Brussels Region of March 28, 1977: introduction of the concept of «zones to be protected and renovated» (ZPR).



1984

Royal Decree of September 7, 1984, on the delimitation of the «ZPR» benefiting from increased renovation grants.

(Source : Pauline Varloteaux; Archives SPRB)



1979

Saint-Géry block renovation project (works from 1982 to 1985).

(Source : Fonds François Gaspard, GA214, Urban.brussels)

THE BIRTH OF THE NOTION OF A RENOVATION CONTRACT

The period around the creation of the Brussels-Capital Region in 1989 was socially explosive. In 1991, several riots broke out in Molenbeek-Saint-Jean, Forest, and Saint-Gilles, municipalities located within the «poor crescent» of Brussels. In immediate response, «security contracts» and «initiative contracts» were established, with a strong emphasis on prevention through social mediation. However, these riots intensified the interest and urgency of urban renovation, underpinned by the belief in a correlation between the physical and social dilapidation of the city. The idea, inspired by the Social Development of Neighborhoods initiative in French suburbs since the 1980s, was to work in an integrated manner on both the physical infrastructure («bricks»), public spaces, and the social framework. This led to the emergence of «Neighborhood Contracts.»

Framed by the 1993 Neighborhood Revitalization Ordinance, the Neighborhood Contracts form one of the mechanisms established to implement the first Regional Development Plan of Brussels (PRD) adopted in the same year. It outlines the government's general policy, focusing primarily on a drastic improvement in the quality of life. An ambitious plan for renovating public spaces is put in place, under the name of «City Paths,» to enhance pedestrian circulation between the pentagon and neighboring districts. These developments will contribute to establishing a lasting aesthetic inspired by the old city, featuring widened sidewalks, imposing blue stone curbs, the use of natural stone, and retro urban furniture, an aesthetic later codified in the «Brussels Public Spaces Manual,» published in 1995. One of the first locations to benefit from this policy is Saint-Géry Square. This renovation crowns the public authorities' refurbishment of the Saint-Géry block and the Hall, preceding the reconstruction of an entire section of the square—the area known as the «Banana block»—made possible through land acquisition within one of the initial Neighborhood Contracts, covering the Anneessens-Fontainas perimeter.

By the late 1990s, the idea of a gradual renovation of the city by restoring existing structures or rebuilding what had been lost began to emerge. The City of Brussels took the initiative to organize «housing markets» to gather prospective co-owners for the acquisition of large, neglected industrial buildings in the city center, leading to several innovative renovations such as the former Echo de la Bourse printing houses or the «Kôté Kanal» co-housing project. To stimulate private investment where it was insufficient at the time, the Region introduced Urban Charges, which required office and hotel developers to include housing as part of their real estate projects. A series of operations thus enabled the reconstruction of the axis of Chaussée d'Anvers and the Laeken street, establishing the historical cityscape as the future horizon in urban renovation.

In 1998, sociologist Françoise Noël described the imaginary of the time as that of a «patched-up city,» a city to be reconstructed piece by piece, like the pieces of a puzzle or a mosaic. This metaphor provided a backdrop that guided a set of actions, which had previously been rather disconnected, mainly through the policy of Neighborhood Contracts.



1991-97

Interventions by the gendarmerie in Molenbeek in the days following the riots of May 10-12, 1991, in Forest and Saint-Gilles. Launch of Security and Prevention Contracts. Implementation of the «Initiative Neighborhoods» policy following new urban violence in Cureghem (1997).

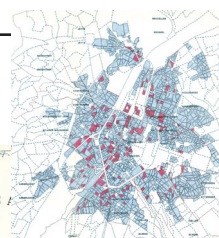
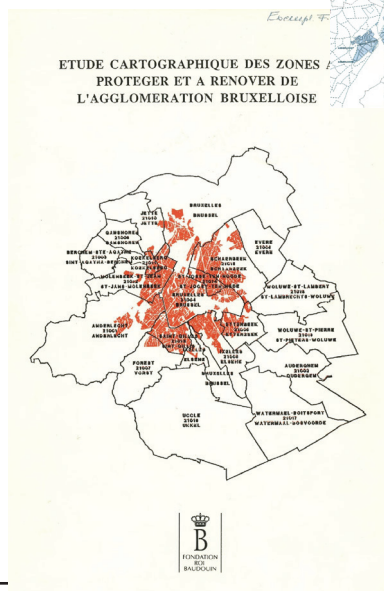
(Source : Le Soir, May 2016, Les émeutes de mai 1991, pp. 10-11)



1990

Program aimed at enhancing the heritage of the historic center's streets, stimulating the interest of Brussels residents in their city, and attracting visitors.

(Source : Capart, J.N., Auteur; Emonds-Alt, J-P., Jacobs, R., Sommeillier, C., 1990, Les chemins de la ville, De stadswandeligen, Brussels-Capital Region, p. 97)



1991

Representation of the most degraded blocks in the ZPR to prioritize for action.

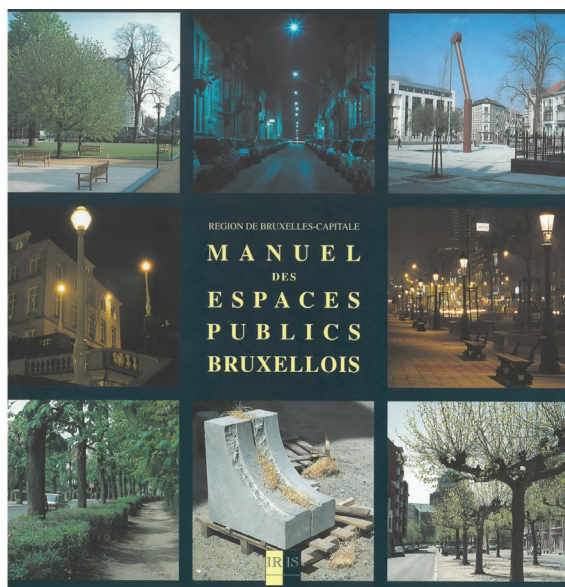
(Source: Noël F., 1991, Cartographic study of areas to be protected and renovated in the Brussels metropolitan area, King Baudouin Foundation)

1994

Completion of the reconstruction of Laeken Street.

(Source: AG Group Fondation pour l'Architecture, 1990, Call for Young European Architects. The reconstruction of a historic street in the center of Brussels, AAM Editions)





1995

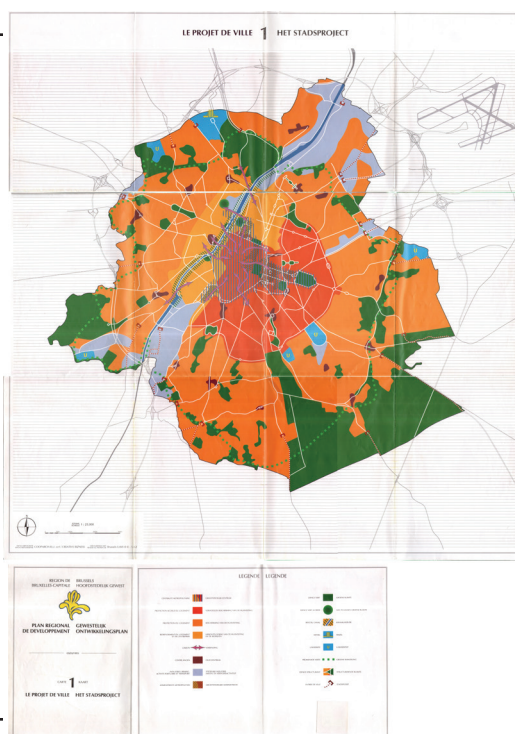
Launch of the Brussels Public Spaces Manual for project authors.

(Source : Demanet M. & Majot J.-P., 1995, Manuel des espaces publics bruxellois, ed. AAM)

1995-97

The ZPR is modified and renamed «Enhanced Housing Development Area» (EDRL).

(Source : Demanet M. & Majot J.-P., 1995, Manuel des espaces publics bruxellois, ed. AAM)



1993-95

Ordinance of October 7, 1993, on neighborhood revitalization. The policy of building renovation is complemented by a social program.
Decree of March 3, 1995, adopting the Regional Development Plan (PRD 1).



1995

Purchase of the dilapidated buildings in the «Banana Block» (CQ Anneessens-Fontainas, 1994-1998; Architect: Cooparch) and renovation of Saint-Géry Square, the first link in the «city paths».

Photograph: KIK-IRPA © Bruciel, 1980



1995

Launch of the reconstruction of the Banana Block and artistic light intervention on the facade of the building overlooking Saint-Géry Square.

Photograph: Ch. Bastin & J. Evrard © Urban.brussels

1998

Brussels is perceived
in the collective
imagination as a city
made up of diseased
clusters, pieces that
need to be stitched
together.

(Source : Noël F., 1998, La ville
rapiécée. Les stratégies de
la réhabilitation à Bruxelles,
Editions of the Free University of
Brussels, p. 189)

Françoise Noël

LA VILLE RAPIECÉE

Les stratégies de la réhabilitation à Bruxelles



Institut de Sociologie
Histoire, économie, société
Editions de l'Université de Bruxelles

1998

Collective purchase grants.
CôtéKaNaL (Architect:
Marcel Rydams).

Photograph: © Ariane Herman, 2024



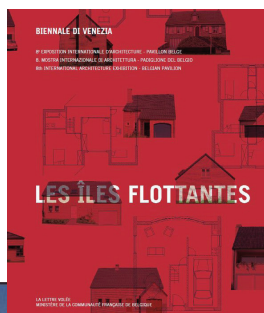
THE SYSTEMATIZATION OF NEIGHBORHOOD CONTRACTS IN A COMPREHENSIVE URBAN POLICY

The initial Neighborhood Contracts target the most critical points of the Region, addressing a series of urgent operations to renovate significant blighted areas. Following this period of emergency response, a period of reflection begins on the scope of this urban planning instrument and the value of a neighborhood-based approach, notably with the establishment of the Regional Secretariat for Urban Development (SRDU), which in 2007 became the Regional Territorial Development Agency (ADT) and later Perspective. brussels. A series of publications commissioned by the Regional Development and Housing Administration (AATL), now renamed Urban.brussels, examines what the Neighborhood Contracts bring in terms of architectural quality to Brussels, such as developments in the design of public spaces or participation processes. Data on the state of neighborhoods, previously collected through various Neighborhood Contracts, are systematically gathered through Neighborhood Monitoring, dividing the Region into 144 neighborhoods defined in 2008 by various sociological, economic, and morphological criteria.

In 2002, a new version of the Regional Development Plan (PRD) was approved. The plan combined the desire for urban renewal of the central parts of the City with addressing several large perimeters—Lever Zones and Areas of Regional Interest — whose redevelopment was deemed crucial for the Region's future. This represented a significant change in scale, adopting a more metropolitan approach to the issues. The programming of these perimeters was detailed in 2007 with the International Development Plan (PDI). Several administrative sites and facilities were targeted, such as the North, Midi, and European Quarters, the State Administrative City vacated by national institutions, the national television site on Reyers Boulevard, and the Tour and Taxis and Heysel plateau sites. Master plans were to outline their future, which over time would transform into land-use master plans (PAD). As urban renewal actions by neighborhoods solidified, they gradually tended to integrate into a more comprehensive and coordinated approach at the metropolitan scale.

With successive state reforms, the Region was tasked, from 2007 onwards, with direct involvement in personal services, a responsibility previously exclusive to the linguistic Communities. This led to the establishment of School Contracts. Neighborhood Contracts were thus extensively used to address the deficit in facilities, particularly early childhood care centers and sports infrastructure. In line with this idea of rearticulating Neighborhood Contracts within regional action, a Guide Plan was developed in 2013. This plan proposed various strategic arrangements for urban renewal tools at the Brussels Region scale, notably with the idea of complementing the development of certain Lever Zones by acting on the surrounding neighborhoods. Besides Neighborhood Contracts, three other mechanisms were introduced. To move beyond the sometimes perceived overly local scale of neighborhoods, Urban Renovation Contracts (2017), directly managed by the Region, addressed the urban network across multiple municipalities, while conversely, School Contracts or Axis and Block Contracts (2022) supplemented Neighborhood Contracts primarily on issues of radical dematerialization of block interiors or public spaces.

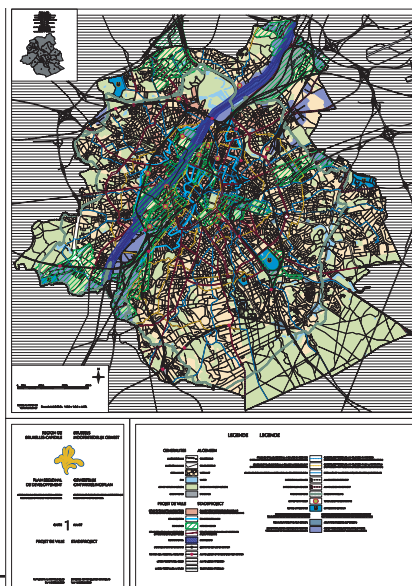
Metropolitan structure of open spaces in Brussels, starting from the local scale, over a certainly long duration, but with real efficiency and a fine articulation with the socioeconomic reality of neighborhoods. A significant metropolitan figure emerges through these initiatives and the connection of different links, without a predetermined vision, but with a real anchorage in the neighborhoods and their daily life.



2002-07

Highlighting the architectural production of the first Neighborhood Contracts at the Venice Biennale and in the first book of the series dedicated to this policy.

(Source : Cohen M., 2002, Les îles flottantes, Biennale di Venezia, La lettre Volée, p.128. Cohen M. & Plissart M-F, 2007, À Bruxelles, près de chez nous. L'architecture dans les contrats de quartier. Ministry of the Brussels-Capital Region, Distribution Nord-Sud, p. 216)



2002

Highlighting the architectural production of the first Neighborhood Contracts at the Venice Biennale and in the first book of the series dedicated to this policy.



2005-09

Redevelopment of Flagey Square (Ixelles) into an open landscaped space for various uses (Architects: Latz + Partner / D+A International). Photograph © Serge Brison.

(Source: wbarchitectures.be)

2003-07

Redevelopment of an industrial building into a Community Center (Maritime Neighborhood Contract 2003-2007; Architect: Matador sprl).

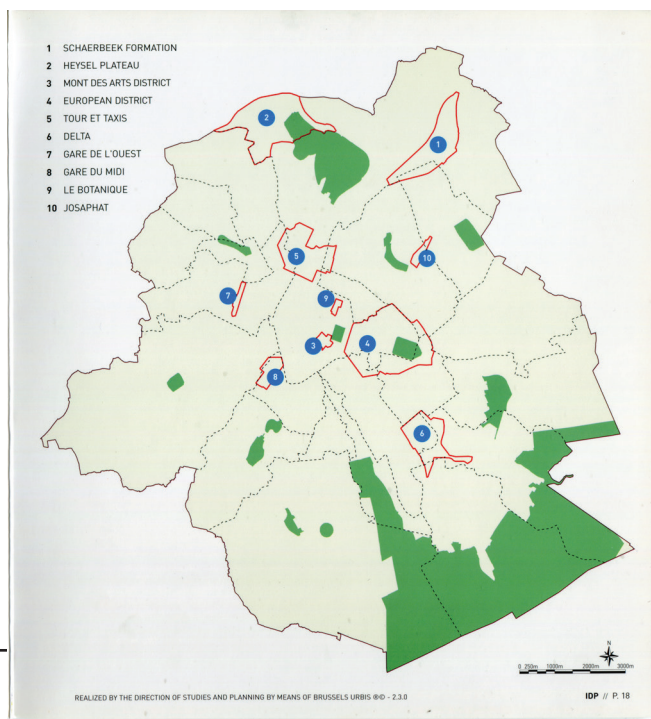
(Source: (right) MSA and photograph: © Samir Amezian and (left) Logo proposal for CQ Maritime by a member of the Maritime neighbourhood committee)



2007-09

Assessment of regional policies on urban planning, land use planning.

(Sources : Regional Secretariat for Urban Development, 2007, « Bruxelles change... ! 10 ans de politique de la ville en Région de Bruxelles-Capitale », Les cahiers du SRDU, n°4. Berger M., 2008, Bruxelles à l'épreuve de la participation. Les Contrats de quartier en exercices, Ministry of the Brussels-Capital Region, Distribution Nord-Sud, p. 163)



2007

International Development Plan for Brussels (PDI).

2011

Completion of a playground and a residential building on Jean Dubrucq Avenue (Escout-Meuse Neighborhood Contract 2004-2008; Architect: B-Architecten), triggering the purchase of unused railway land and the development of L28 Park by Beliris (2014).
Source: Michiel De Cleene © urban.brussels

(Source: Michiel De Cleene © urban.brussels)



2006-10

Ordinance of January 28, 2010, on urban revitalization. Neighborhood Contracts are renamed Sustainable Neighborhood Contracts.

(Source : Model of the Tour et Taxis development plan © MSA - Yves Lyon - Citec)

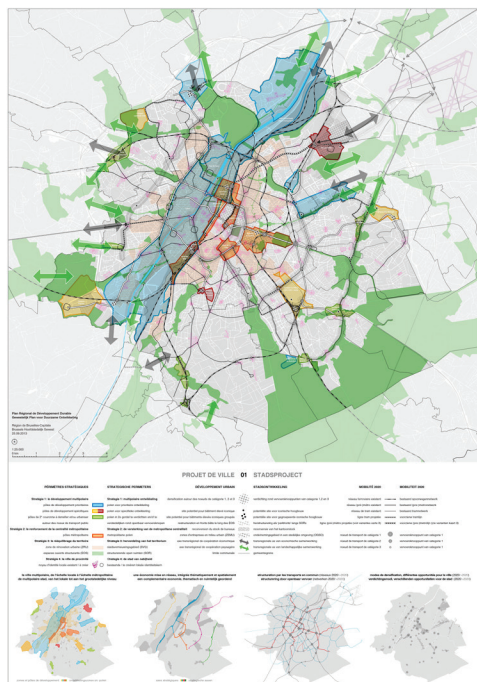


2012-13

Development of three visions for the Brussels metropolitan area (2012). Development of an Urban Renewal Guide Plan by MSA, IDea-Consult, and ULB-IGEAT to rethink the regulatory framework of urban renewal policies and contribute to the PRDD (2013).

(Source : Dejemeppe P. & Périlleux B., 2012, Bruxelles 2040. Trois visions pour une métropole, Brussels-Capital Region, p.88)

2013



2012-13

Draft of the Regional Sustainable Development Plan. The PRDD emphasizes increased environmental and landscape concerns. The priority area is renamed «Urban Revitalization Zone» (ZRU).

(map (left) by Pauline Varloteaux, Source :DRU)

2012

Completion of the reconstruction of 5 social housing units and a local police station on Brichaut Street (Lehon - Kessels Neighborhood Contract 2005-2009, Architect: Matador).

Photograph:
© Samir Amezian



2014

Development of L28 Park in several phases via the Bockstael Neighborhood Contract (2013-2017, Architect: Landinzicht + MAAT + Baukunst) and by Beliris in collaboration with Grontmij & Escher.

Photograph © Samir Amezian

SUSTAINABLE NEIGHBORHOOD CONTRACTS FOR STRENGTHENING THE ECOLOGICAL AND LANDSCAPE FRAMEWORK OF THE BRUSSELS REGION

The dynamic evaluation of Neighborhood Contracts in the 2000s was accompanied by the desire to incorporate environmental objectives. The 1993 urban revitalization ordinance underwent a profound revision in 2010. Neighborhood Contracts became Sustainable Neighborhood Contracts, including, in response to European legislation, the obligation to assess the environmental impacts of renovation policies. For each new Sustainable Neighborhood Contract, a pilot operation must be designed to contribute to the transition to a more sustainable city.

Simultaneously, the process of revising the Regional Development Plan began, with a broad study of Brussels within its metropolitan hinterland. The Brussels 2040 study highlighted the importance of major landscape networks in organizing the needs for new housing and facilities, as well as supporting active mobility. Following this, the Metropolitan Landscapes study emphasized the importance of interregional collaboration for strengthening open spaces in and around Brussels, a goal that has been implemented by the interregional «Open Spaces» program (2020), and for the Senne Valley and canal area, by the Spatial Quality Plan (BKP). The use of active modes like cycling intensified rapidly, and the idea of creating major cycling-pedestrian routes traversing different parts of the Region gradually gained traction. This aimed to facilitate easier movement for active modes, which in Brussels went hand in hand with measures to limit those prioritizing speed. The sharing of space in public space renovation operations by Sustainable Neighborhood Contracts significantly contributes to this paradigm shift. Gradually, some of these operations are combined in the form of linear parks complemented by amenities and housing, as seen in the Masui (Brussels) or Sceptre-Gray (Ixelles) neighborhoods. Others, such as in the Abbey neighborhood, in Forest, address the thorny issue of water management at the scale of the Senne watershed in Forest.

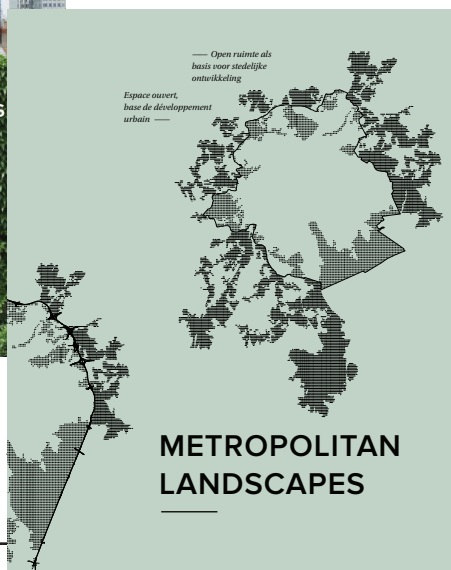
In thirty years of existence, Sustainable Neighborhood Contracts have managed to incorporate an increasing number of urban issues, from building renovation to major environmental and mobility challenges, with a renewed and proactive capacity for consultation with various regional and municipal bodies, as well as with citizens. The operations have significantly grown in importance and complexity, aiming to concentrate a substantial part of a Neighborhood Contract program's resources on a specific point. Examples include the Divercity project in Forest, a forgotten wasteland turned into a neighborhood focal point, the Senne Park between the City of Brussels and Schaerbeek, and more recently, the large Libelco shed in Molenbeek-Saint-Jean, which serves as a park, playground, neighborhood facility, and regional equipment, a crucial part of a long-term transformation of the Heyvaert neighborhood.



2014

Third publication in the series dedicated to Sustainable Neighborhood Contracts.

(Source : Degros A. & de Cleen M., 2014, Bruxelles, à la (re)conquête de ses espaces : l'espace public dans les Contrats de Quartiers Durables, Ministry of the Brussels-Capital Region, Distribution Nord-Sud, p. 235)



2015

Study on the structuring role of open spaces for the Brussels metropolitan area and its periphery.

(Source : Loeckx A., Corijn E., Persyn F., Avissar I., Smets B., Mabilde J. & Vanempen E., 2015, Metropolitan Landscapes, Vlaams Bouwmeester & Maître architecte flamand, p. 191)

2015

Completion of the development of Place Saint-Remy, CQD Autour de Leopold II (2012-2016, Architect: K2A sprl.)

Photograph: © Samir Amezian



2014-15

Opening of ParckFarm as part of the Parckdesign 2014 Design Biennale

Photograph © Lou Vernin



2016

Launch of the construction of the Tivoli GreenCity eco-neighborhood, Client: CityDev, Developer: PARBAM, Architect: ADRIANA.

Photograph © Marc Detiffep. 235



2016

Finalization of the construction of the flagship project Divercity (CQ Primeurs 2009-2013, Architects: SM V+/MSA).

Photograph: Séverin Malaud © Urban. brussels





2019

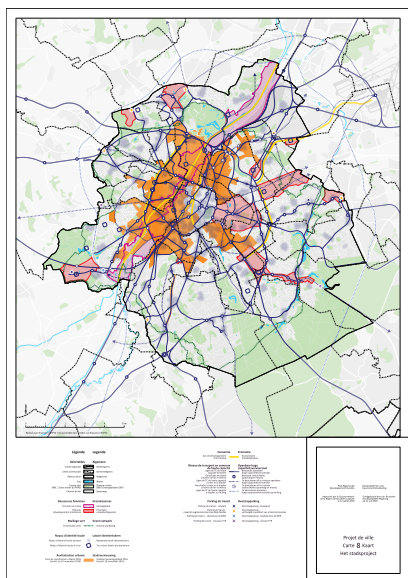
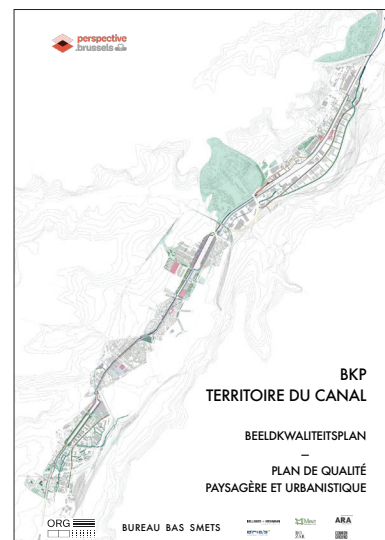
Analysis of Neighborhood Contracts over 25 years, through fourteen case studies.

(Source : Berger M., 2019, Le temps d'une politique. Chronique des Contrats de quartier bruxellois, C I.II.III.IV. A Culture - Architecture)

Mathieu Berger
LE TEMPS D'UNE POLITIQUE
Chronique des Contrats de quartier bruxellois



C I.II.III.IV. A
Culture — Architecture



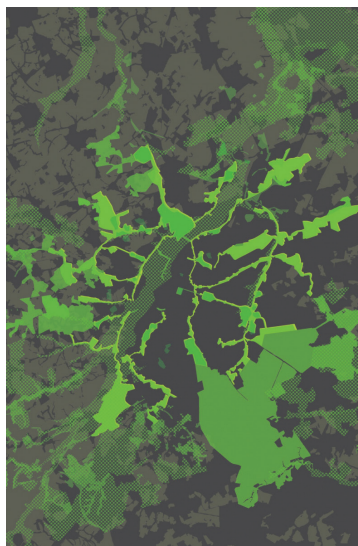
2018

Regional Sustainable Development Plan adopted on July 12, 2018, and published in the Belgian Official Gazette on November 5, 2018. It emphasizes the metropolitan framework and implements Master Development Plans (PAD) to develop strategic areas.

2019

Landscape and Urban Quality Plan for stakeholders involved in public space management in the canal area.

(Source : ORG SQUARED, Bureau BAS SMETS, 2015, BKP. Territoire du canal, Perspective.brussels, p. 392)



Wallonia–Brussels Architecture

Inventories #4 2020–2023

towards a regenerative
approach to architecture



2019

Inventory of land use approaches undertaken between 2020 and 2023 in the holistic transformation of built and unbuilt environments in Wallonia and Brussels.

(Source : Contesse A., 2023, Architectures Wallonie-Bruxelles Inventaires #4 2020-2023 Vers une démarche régénérative, Fédération Wallonie-Bruxelles)

© Graphic design: Orfée Grandhomme and Ismaël Bennani (überknackig)

© Cover illustration : Ali Ismail (Agwa)

2019-2020

Elaboration of an interregional landscape and ecological vision for the development of open spaces in and around Brussels.

(Source : BUUR cvba, Antea Group, Hesselteer, 2020, OPEN Brussels. Réseau d'espaces ouverts dans et autour de Bruxelles, Perspective.Brussels)

2022

Completion of the conversion of the Grande Halle (Little Senne NC 2014-2018, Design: Assoc. L'Escout-Zampone).

Photograph : © Samir Amezian

2022

Completion of the «Water Path» project and actions on public spaces (Abbaye NC 2014-2018, Design: Taktyk + INFRA Services + ecorce).

Photograph: © Samir Amezian



2023

Completion of Brigittines Park (Jonction NC 2014-2018, Design: BLOC Paysage + Greisch + Toestand / 101% + SLRB + SOCATRA).

Photograph : © Samir Amezian



2024

Ixelles Highline, result of the reflections of several NCs: Malibran (2004-2008): pedestrian link; Sceptre (2009-2013): Park System; Maelbeek NC (2013-2017): flagship project between bridges. Programming: Karbon-IPE (2011), Design: MSA in association with Ney & Partners Engineering.

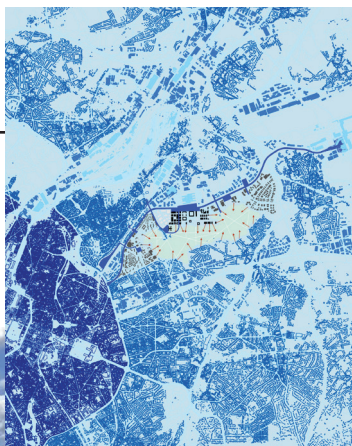
Photograph : Serge Brison / Alain Simon © MSA



2023

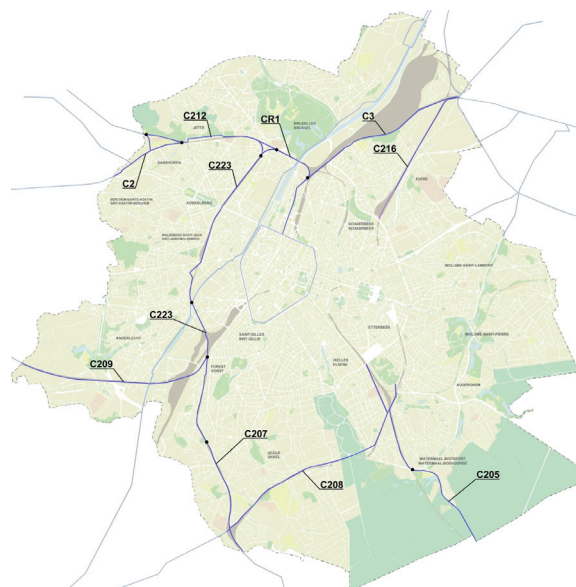
Defense PAD, development of a large park and a metropolitan axis by bringing together fragmented spaces

(Source : XDGA-architecten © Perspective. brussels)



2024

Cyclostrades Study - Beliris - Drawing & Construction, VVV, Mint, Omgeving.





2024

Projection of the future public park
(Stephenson NC 2019-2023)

(Source : Urban Platform, Buur Part of Sweco)

2024

Photomontage of a potential development
at the entrance of the living garden on
the Courtrai street side (CACI Courtrai-
Ostende)

(Source : Karbon)



URBAN FORMS

POINTS

More than 30 years of urban renewal through the Sustainable Neighborhood Contracts have sprinkled Brussels with modest-sized achievements, most of which are remarkably inventive and socially significant for workingclass neighborhoods: nearly 2000 housing units created, 200 local facilities built, several square kilometers of public spaces, and over 1000 socio-economic actions. These achievements, new to Brussels in the early 2000s, systematically involved architectural tenders in the form of competitions, generating strong emulation among numerous project designers and strengthening often small or emerging urban planning agencies that have made a name for themselves in the market.

One such competition, organized as part of the first «Pavillon» Neighborhood Contract (1997-2001) in Schaerbeek, selected a «small» project for a residential and commercial building designed by the Mario Garzaniti studio. This project aimed to fill the gap left by a narrow 57 m² corner plot on Liedts Square, facing tram tracks in a very lively and noisy urban context. Completed in 2003, this project is one of the emblematic examples of actions that have generated architecture specific to Neighborhood Contracts; micro-interventions on infill sites and difficult plots often perceived as anecdotal but based on seeking contextual solutions and local relevance.

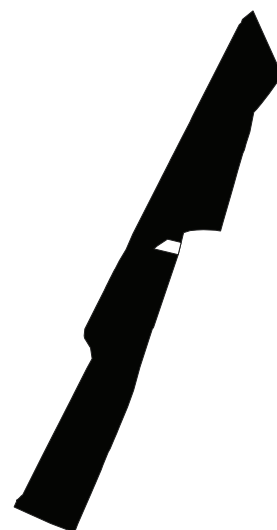
This part of the exhibition offers an overview of the architectural production of the Sustainable Neighborhood Contracts, covering the period from 1994 to today. It highlights 10 operations that stand out among the overall architectural production for their ability to adjust to a particular context. These projects reveal the diversity and richness of physical interventions carried out within the defined perimeters of the Sustainable Neighborhood Contracts. The best of these have helped establish architectural quality standards in Brussels and reference practices that have inspired the work carried out since by the Brussels Government Architect (Olivier Bastin, from 2010 to 2014; Kristiaan Borret since 2015) and their team. Since then, they have been committed to strengthening and generalizing this qualitative effort both at the neighborhood project level and on a larger scale.

This approach is also reflected in the annual selection by the Region of new perimeters to be renovated in each municipality. Thus, the priority area is meticulously covered by the Sustainable Neighborhood Contracts, whether completed, in progress, or in the study phase. This selection of new perimeters can be compared to a pointillist form, seeking to fill gaps, assemble puzzle pieces, or fit them together like in a game of Tetris. This acupuncture approach well illustrates the dynamic of automating the Sustainable Neighborhood Contracts, aiming to fill spaces with repeated small operations to address a larger problem, represented by the priority intervention area now called the Urban Revitalization Zone (ZRU).

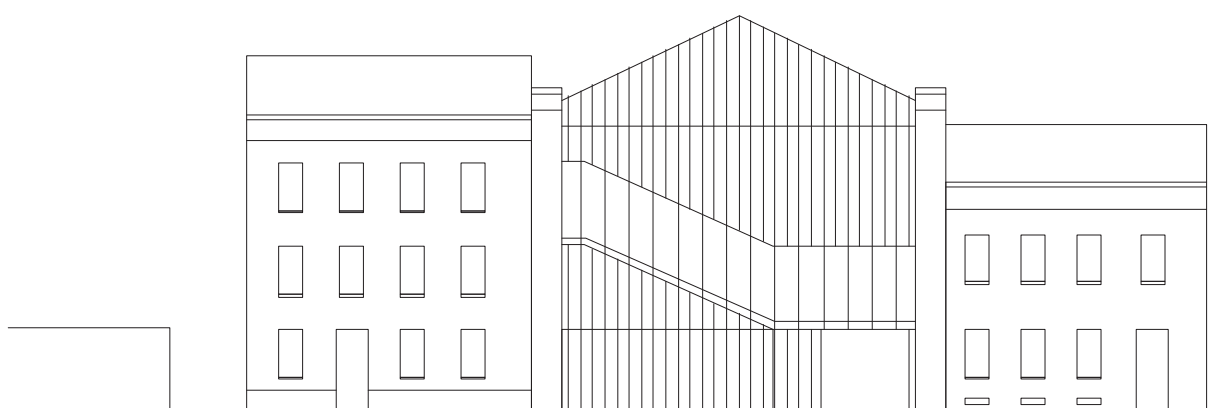
North Pole Center

Renovation of the former STIB warehouse into a multipurpose complex (sports hall, cultural hall, multipurpose hall, psychomotor room for children, cafeteria spaces)





0 100 200 m



Type :
Sports and Cultural Center

Location:
Chaussée d'Anvers, 208-210

Client:
City of Brussels

CQ NORD :
1999-2003 (series 3)

Building area :
1309 m²

Engineering firm (basic dossier):
Iris Consulting

Architects (design) :
BEAI

Year of completion :
2006

Budget (program) :
4 012 391,90 € excl. VAT

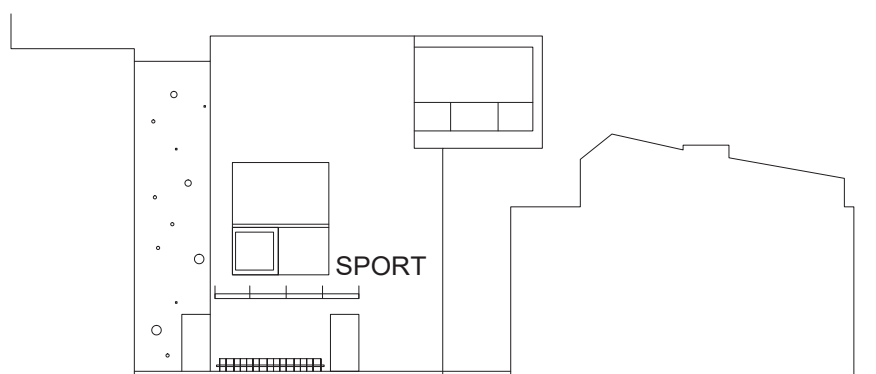
Sports Hall Mohamed Ali

New construction of a sports complex spanning 3 floors (including a sports hall, three multipurpose rooms, a ping-pong room, changing rooms, and a refreshment area) and a neighborhood house (2 floors), with a garden and a rooftop terrace.





0 100 200 m



Type :

Sports and community center

Location:

Quai de l'industrie, 31-32

Client :

Municipality of Molenbeek-Saint-Jean

CQ Heyvaert :

2002-2006 (series 6)

Building area:

2 304 m²

Engineering firm (basic dossier):

Groep Planning

Architects (design):

Pierre Blondel Architectes

Year of completion :

2008

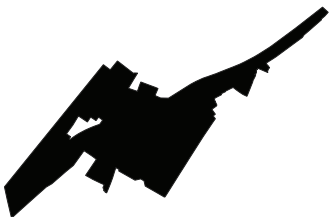
Budget (program) :

3 263 600,60 € excl. VAT

Cynthia Bolingo Sports Complex

New construction of a sports hall on residual space located along the railway tracks. The building consists of a large hall (changing rooms and dojos) and a second element with a parabolic roof housing the multipurpose hall. It is complemented by a street workout area, a community garden, and a forecourt.



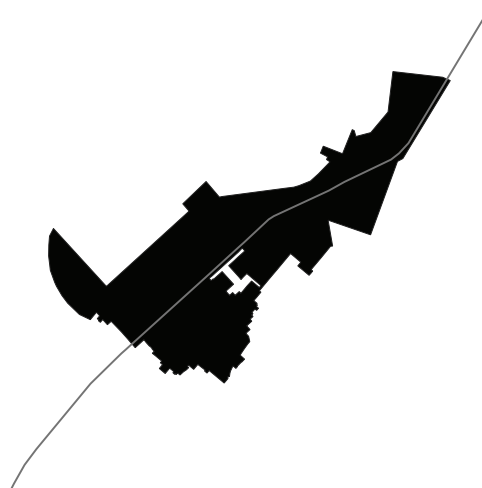


Type :
Gymnasium
Location :
Rue de Terre-Neuve, 83
Client :
City of Brussels
CQD Junction :
2014-2018 (series 18)
Building area :
2.634 m2
Engineering firm (basic dossier):
Urban Platform, Artgineering
Architects (design):
MDW Architecture
Year of completion :
2023
Budget (program):
7 089 328,00 € excl. VAT

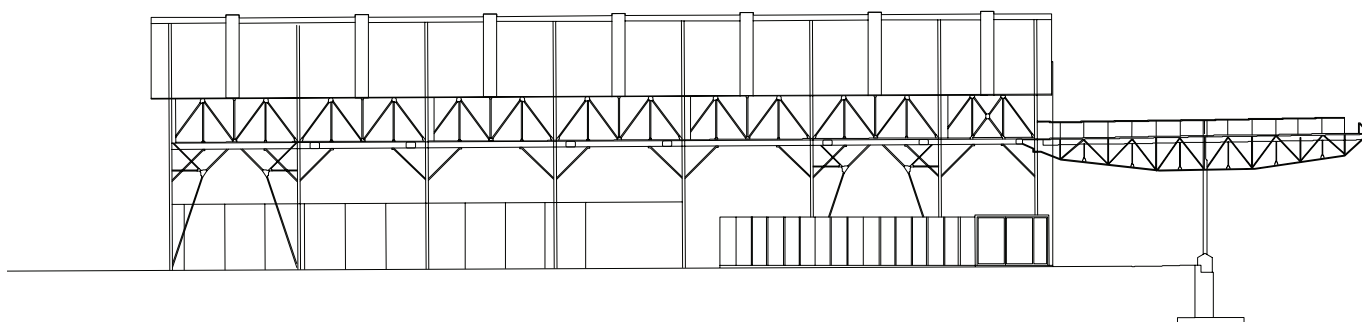
Libelco Hall

Conversion of the «Libelco» hall block. Creation of a new semi-covered public space within the block, redesign of the Quai de l'Industrie, and conversion of the rear building into a daycare center with a private garden.





0 100 200 m



Type :
Large hall and daycare center

Location :
Quai de l'Industrie, 79

Client :
Municipality of Molenbeek-Saint-Jean

CQD Petite Senne:
2014-2018 (series 18)

Surface :
5800 m² (public spaces),
1417m² (daycare)

Engineering firm (basic dossier):
PTArchitecten

Architects (design):
Assoc. L'Escaut-Zampone

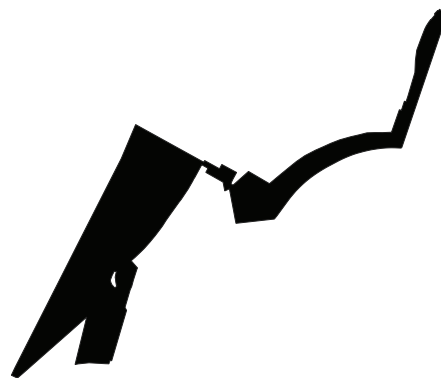
Year of completion :
2022

Budget (program) :
11 694 636,12 € excl. VAT

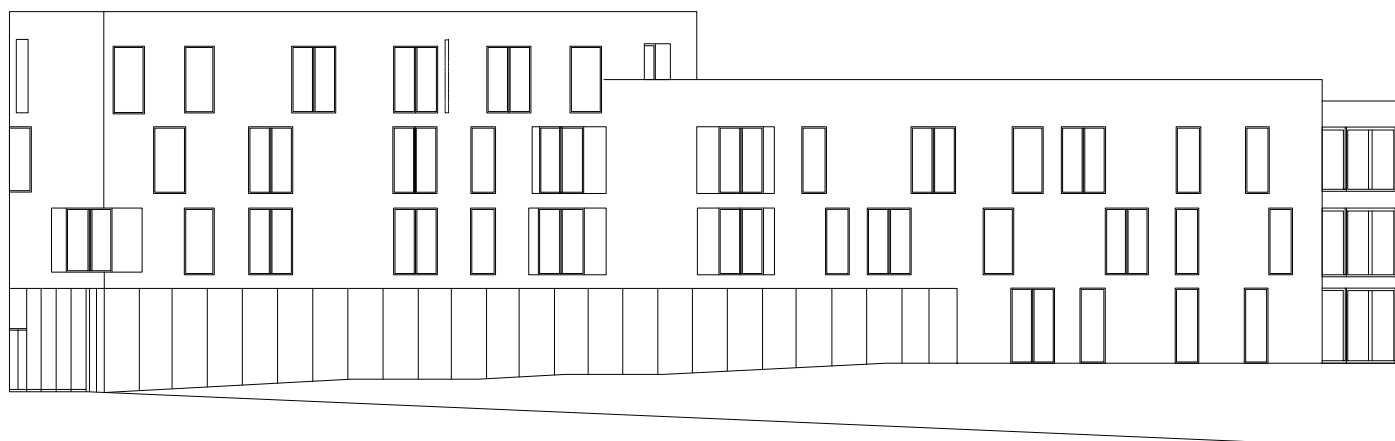
Masui96

Construction of a building with 10 passive housing units and a facility (ground floor commercial) bordering the Senne Park.





0 100 200 m



Type :

Housing

Location:

rue Masui, 96

Client:

City of Brussels

CQ Masui :

2010-2014 (series 14)

Building area:

1140 m² of housing

Engineering firm (basic dossier):

Karbon, Collectif ipé

Architects (design):

Vanden Eeckhoudt - Creyf Architectes

Year of completion :

2017

Budget (program):

2 530 531,29 € excl. VAT

BOX120

Extensive renovation of an unused office building, with the rear portion featuring 3 multipurpose sports halls, a multipurpose cultural hall, a foyer, 2 meeting rooms, and a computer study room. The courtyard is transformed into a semi-public space opening onto the future L28 park.





0 100 200 m



Type :
Socio-cultural, sports, and educational center

Location:
Boulevard Émile Bockstael 120

Client:

City of Brussels

CQD Bockstael :

2013-2017 (series 17)

Building area:

2535m²

Engineering firm (basic dossier):

Urban Platform, Artgineering

Architects (design):

LOW architecten

Year of completion:

2021

Budget (program):

2 905 263,01 € excl. VAT

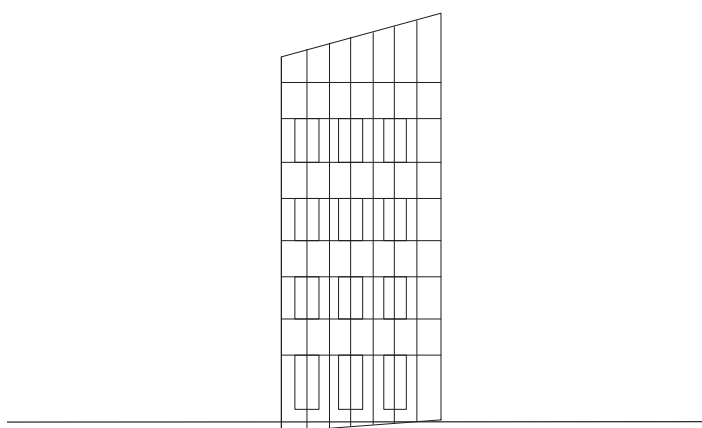
Building Mario Garzaniti

Construction of a corner building with two social housing units and a commercial space.





0 100 200 m

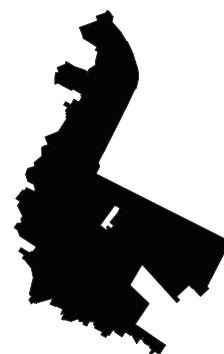


Type :
Housing and commerce
Location:
Place Liedts, 21
Client:
Municipality of Schaerbeek
CQ Pavillon :
1997-2001 (series 2)
Building area:
314m²
Engineering firm (basic dossier):
Atelier 55
Architects (design):
Atelier d'architecture Mario Garzaniti
Year of completion :
2003
Budget (program) :
336 218,95 € excl. VAT

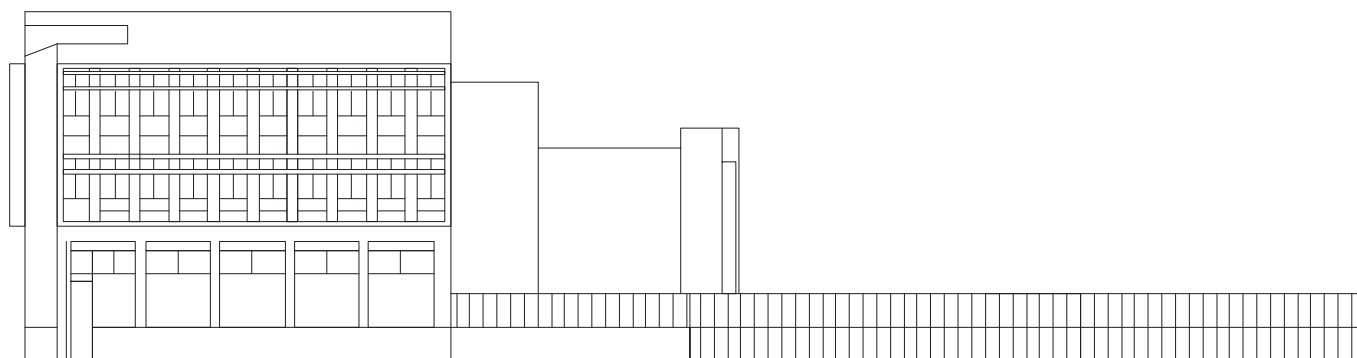
Maritime Community Center

Renovation of an industrial building into a community center.





0 100 200 m



Type :

Community Center

Location:

Rue Vandenboogaerde, 93

Client:

Municipality of Molenbeek-Saint-Jean

CQ Maritime :

2003-2007 (series 7)

Building area:

2.305 m²

Engineering firm (basic dossier):

L'Escaut, O2, BMO & JMS

Architects (design):

Matador sprl

Year of completion :

2007

Budget (program) :

3 870 344,68 € excl. VAT

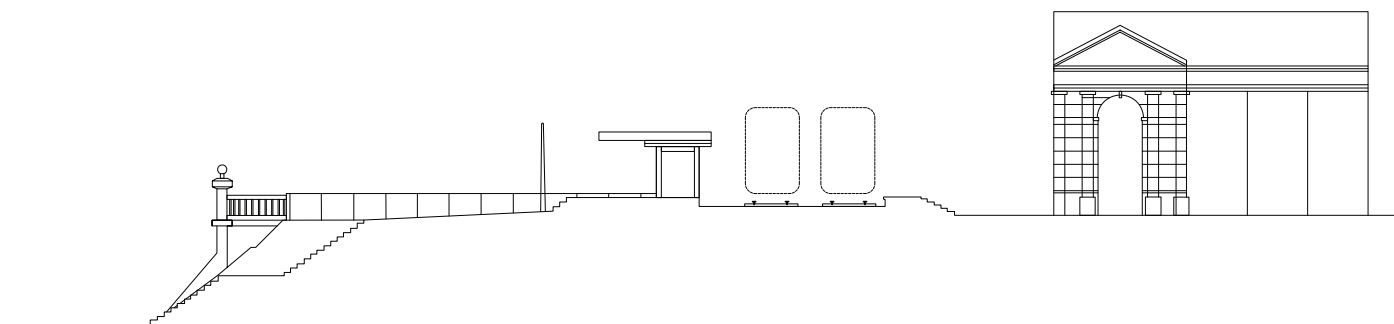
Pockets parks

Creation of thematic green spaces (playful, recreational, ecological, educational, vegetable gardens, etc.) on neglected interstitial spaces along the railway tracks, providing more nature in densely populated neighborhoods. Five parks are planned to create a recreational link between Place Émile Bockstael and the canal, of which three are already completed: Tielemans Pocket Park, La Halte, and Jardin Station. The area connects to the broader park network including the Senne Park, L28 Park, and Tour&Taxis.





0 100 200 m



Type :

Green Space

Location:

rue Tielemans, rue Albert et rue Champs de l'Eglise

Client:

City of Brussels

CQD Bockstael :

2013-2017 (series 17)

Building area:

5.800 m² (plots between 200 and 2400m²)

Engineering firm (basic dossier):

Urban Platform, Artgineering

Architects (design):

BLOC Paysage, vvv architecture urbanisme

Year of completion :

2021

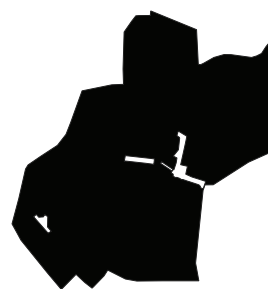
Budget (program) :

1 274 078,00 € excl. VAT

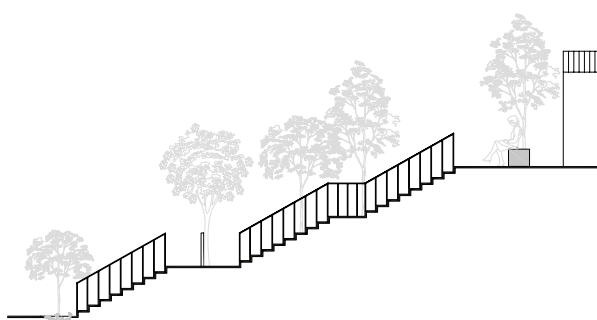
Water course

Description: Renovation of a series of public spaces, ranging from the vicinity of Forest East Station to the square located at the intersection of Rue du Dries and Rue de l'Eau, aiming to enhance the presence of water in public spaces while minimizing runoff and increasing the friendliness and safety for vulnerable users.





0 100 200 m



Type :

Public Space

Location:

Rue du Dries, Rue de l'eau, Rue Jean-Baptiste Vanpé,
Gare de Forest Est

Client:

Municipality of Forest

CQD Abbaye :

2014-2018 (series 18)

Building area:

3 ha

Engineering firm (basic dossier):

Karbon

Architects (design):

Taktyk + INFRA Services + ecorce

Year of completion :

2022

Budget (program) :

1 888 916,59 € excl. VAT

EDGES

The Sustainable Neighborhood Contracts do more than just fill gaps in Brussels' neighborhoods and piece together a fragmented city. They also play a significant role in addressing large projects that transform urban areas by focusing their efforts on the often fragile fringes and surroundings of these projects. These spaces, typically located between neighborhoods and at the borders of communes or the city, can sometimes create real fractures in the urban and social landscape.

Since the early 2000s, the Region has been planning the development of a series of strategic zones that are expected to play a major role in the economy, culture, and leisure, contributing to Brussels' attractiveness by relying on private investment and land management. During the first decade of their implementation, the Neighborhood Contracts did not approach large urban projects. However, it gradually became clear that the market alone could not ensure the transformation of large tertiary areas while also addressing the neighborhoods that surround or traverse them.

In this part of the exhibition, the North and Midi neighborhoods, which are station areas, are examined to illustrate how the Neighborhood Contracts intervene to address these border areas of large urban projects. Projects like Tour & Taxis or the Manhattan plan have profoundly changed the architecture and social dynamics of the North and Maritime neighborhoods. Based on neoliberal urban production logics primarily involving private developers and investment funds, these operations have attracted a new affluent population, while more modest residents and their activities have been pushed to the margins and peripheral neighborhoods. It is precisely in these residual spaces, located at the edges of large post-industrial and administrative enclaves, often neglected by real estate developers, that the Neighborhood Contracts intervene.

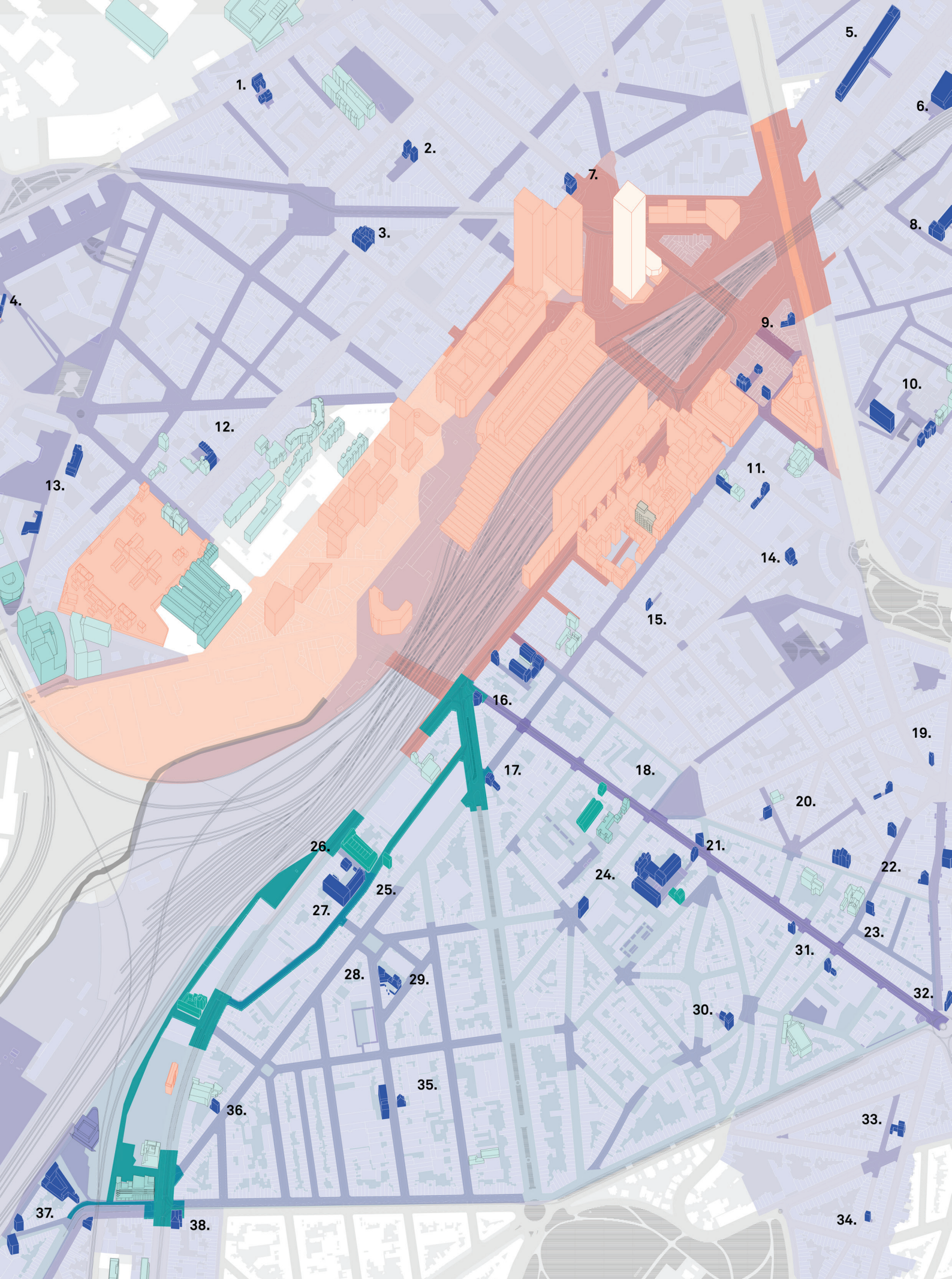
For example, the Soleil du Nord community center and Gaucheret Park, built on a former vacant lot resulting from the suspension of initially planned operations in the Manhattan plan, were designed to act as a buffer between the office towers of the new business center in the North neighborhood and the residential blocks in the Masui neighborhood preserved from demolitions. As part of the Masui Sustainable Neighborhood Contract (2010-2014), the development of the Senne Park on the site of the former riverbed, along with new facilities for residents, aimed to reconnect a fragmented urban fabric following the realization of large projects. Similarly, public investments in the neighborhoods adjacent to Tour & Taxis through the Marie-Christine (1997-2001), Maritime (2003-2007), and Escaut-Meuse (2004-2008) Neighborhood Contracts have led to the creation of major social infrastructures like the Maritime Community Center at the edge of a private enclave.

In the Midi neighborhood, where the station serves as an international gateway to Brussels and is now dominated by offices due to an urban development operation aimed at establishing its administrative function, public initiatives are working to

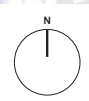
rebalance urban functions by strengthening the residential character, creating green spaces, and developing new public facilities. The flagship project Divercity, as part of the Primeurs-Pont de Luttre Neighborhood Contract (2009-2013), illustrates these efforts. Built on a former industrial wasteland at the intersection of two railway lines, Divercity offers a range of facilities of collective interest such as a daycare center, a hospitality training center, a senior center, and a youth space, as well as a green space to compensate for the lack of green areas and local infrastructure in this neighborhood located at the city's edge.

By exploring the initiatives carried out around the North and Midi neighborhoods, this part of the exhibition invites you to shift your usual perspective on Neighborhood Contracts. They can be seen as tools for revitalizing urban fringes, mitigating the marginalization effect and the enclave processes generated by large urban projects.



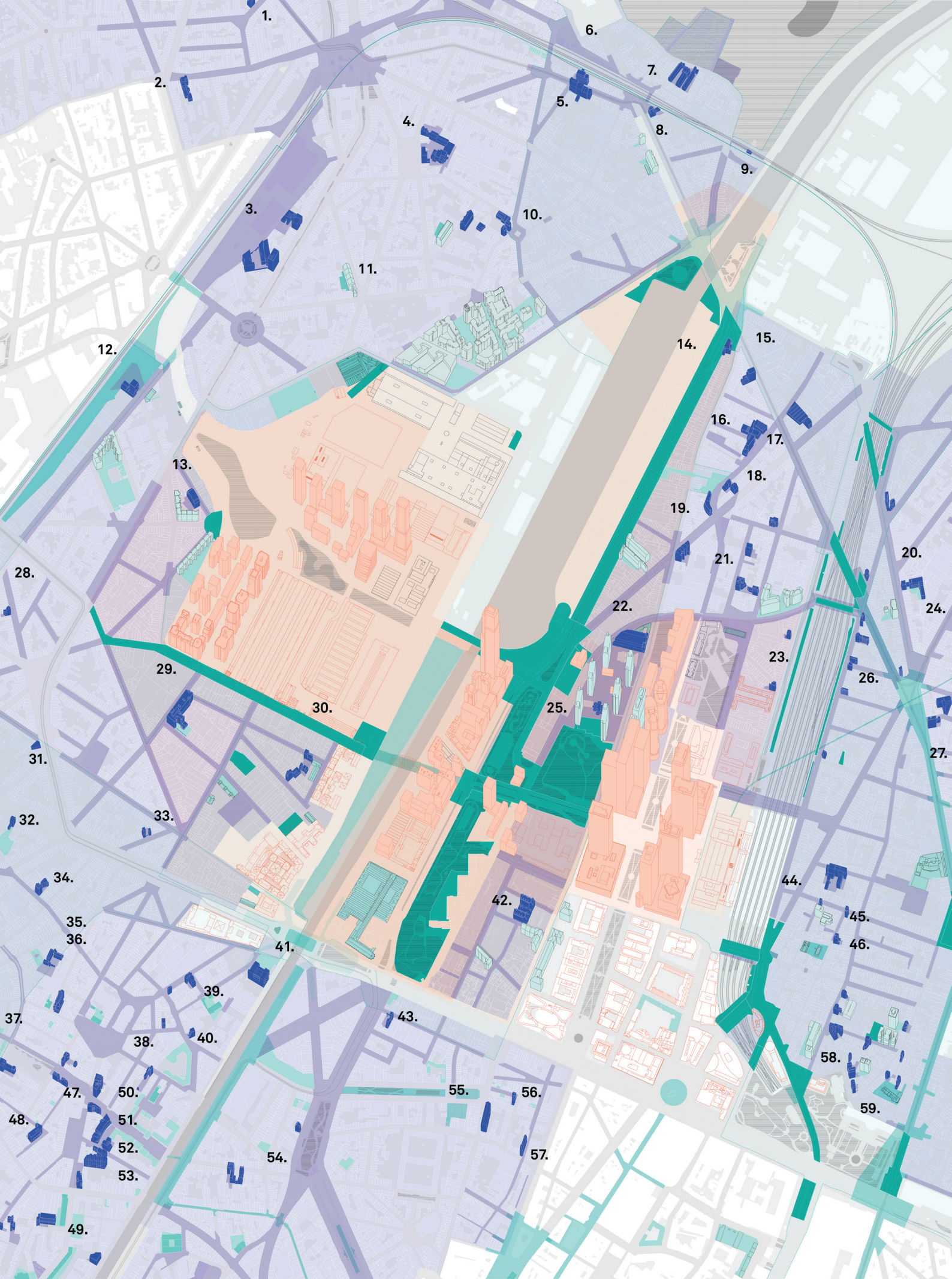


- Major projects in the Midi strategic zone
- Projects carried out under neighbourhood contracts
- Public spaces, green spaces and roads redeveloped under neighbourhood contracts
- Urban renewal operations planned under Urban Renewal Contracts (CRU)
- Projects carried out by a major regional operator in the sector and/or benefiting from European ERDF funding (Citydev, SLRB, Beliris)



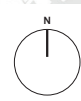
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Neighborhood Contract CONSEIL
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3. ROSSINI NEIGHBORHOOD CENTRE
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Anderlecht (2004 - 2008)
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Sustainable Neighborhood Contract CANAL-MIDI
Anderlecht (2010 - 2014)
5. GARE DU MIDI WINDOWS
Neighborhood Contract ROUPPE
Brussels(2008 - 2012)
6. SPORTS HALL TERRE-NEUVE
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27. BELGRADE 74 - ACCESSIBLE HOUSING
Sustainable Neighborhood Contract WIELS-SUR-SENNE
Forest (20182022)
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Forest (1994 - 1998)
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Sustainable Neighborhood Contract WIELS-SUR-SENNE
Forest (2018 - 2022)





■ Major projects in the Midi strategic zone
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■ Projects carried out by a major regional operator in the sector and/or benefiting from European ERDF funding (Citydev, SLRB, Beliris)



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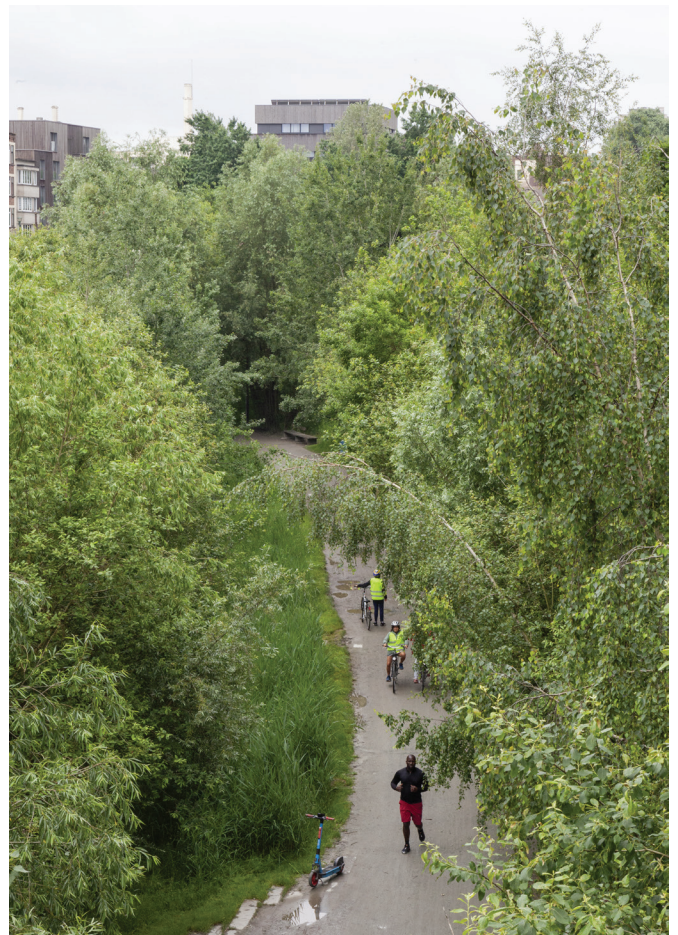
The practice of Sustainable Neighborhood Contracts has, in part, led to the emergence of a very specific Brussels form of incremental city planning and modification of its structure at the regional and metropolitan scales, not as the result of a predetermined vision, but rather through a lengthy process of adjustment and aggregation of localized and timely operations. By adopting a step-by-step approach to reshape the city, they have gradually generated coherence that was not predefined. Consequently, they can also be seen as alignments of operations that, over the long term, constitute elements of a metropolitan network of green spaces and pedestrian-cycling paths linked with housing and facilities.

This part of the exhibition showcases this assemblage and the form it produces. Within the framework of the Sustainable Neighborhood Contract for Masui (2010-2014), the desire in the North district to develop a section of the old Senne riverbed, nestled within an inner block, allowed for the articulation of a Brussels Environment project for a green link between the royal domain of Laeken and the city center, while also contributing to the construction of a new urban meeting place and social facilities for the neighborhood. It was the budget of several Sustainable Neighborhood Contracts, a Beliris project, and funding from Brussels Environment that enabled the implementation and development of successive sections of the linear park along the west railway belt (L28), including several facilities (Olina daycare, Parckfarm, Maison de l'adolescent MADDO), on track to become Brussels' first cycle highway, between the Royal Domain and Cureghem, a cycle highway that is not only an infrastructure but a series of urban places, inhabited, practiced, and experienced. The Dubrucq playground is an example of a small-scale municipal project that sets the first step towards realizing this green network at the regional level. This small municipal park triggered the transformation process of the entire area and the idea of creating a large green space traversing this former railway site, which would become Park L28.

Following the same dynamic, it was the Sustainable Neighborhood Contract for Abbaye (2014-2018) that paved the way for a new pedestrian-cycling link along the railway in Forest and which, following a definition study, led to the development of a series of public spaces around a reflection on the management of rainwater at the scale of the Senne basin. It is this «Waterway Tracing» project and actions on public spaces that led to considering on a larger scale the Avant-Senne Park. Located in close proximity to heavy car traffic, the latter would offer a welcome alternative green and safe route for pedestrians and cyclists. This path will enable a new interregional cycling connection that will link various facilities along the railway line and in nearby neighborhoods (Urban Renewal Contract «Avenue du Roi» and Forest-Sur-Senne Masterplan). This project is now the backbone of new public spaces for a part of Forest undergoing transformation and densification.

Through these cases, the practice of Sustainable Neighborhood Contracts demonstrates a real capacity to transform the regional network of social

infrastructures and the metropolitan structure of open spaces in Brussels, starting from the local scale, over a certainly long duration, but with real efficiency and a fine articulation with the socioeconomic reality of neighborhoods. A significant metropolitan figure emerges through these initiatives and the connection of different links, without a predetermined vision, but with a real anchorage in the neighborhoods and their daily life.



■ OPERATIONS CARRIED OUT BY THE MUNICIPALITIES

■ OPERATIONS CARRIED OUT FOR THE BRUSSELS-CAPITAL REGION

■ OPERATIONS CARRIED OUT BY BELIRIS

■ CYCLOSTRADES UNDER STUDY







■ OPERATIONS CARRIED OUT BY THE MUNICIPALITIES

1_a

House of Initiatives
Avenue Wielemans Ceuppens 1, Forest
Sustainable Neighborhood Contract Wiels-sur-Senne
2018–2022

2_a

Diversity
Avenue du Pont de Luttre 140, Forest
Neighborhood Contract Primeurs – Pont de Luttre
2009–2013

3_a

Early Childhood Centre
Avenue Van Volxem 400, Forest
Urban Renewal Contract Avenue du Roi
2017

4_a

Social Restaurant and Goujons Park
Rue des Goujons 57, Anderlecht
Sustainable Neighborhood Contract Canal-Midi
2010–2014

5_a

Housing Building and Crèche
Rue d'Enghien 51, Molenbeek
Neighborhood Contract Ecluse–Saint-Lazare
2008–2012

6_a

Neighbourhood Centre
Avenue De Roovere 9, Molenbeek
Sustainable Neighborhood Contract Around Parc de l'Ouest
2019–2023

7_a

Beekkant Square, Molenbeek
Urban Renewal Contract Gare de l'Ouest
2017

8_a

Rue Vandenpeereboom, Molenbeek
Urban Renewal Contract Gare de l'Ouest
2017

9_a

Youth Centre
Rue Decock 86-88, Molenbeek
Sustainable Neighborhood Contract Around Parc de l'Ouest
2019–2023

10_a

Housing Building and Crèche
Rue Decock 99-101, Molenbeek
Neighborhood Contract Rives Ouest
2007–2011

11_a

Place de l'Ouest, Molenbeek
Neighborhood Contract Rives Ouest
2007–2011

12_a

Multipurpose Centre
Rue du Neep 22, Koekelberg
Sustainable Neighborhood Contract Historic Koekelberg
2011–2015

13_a

Toy Library
Avenue Jean Dubrucq 82, Molenbeek
Neighborhood Contract Escaut–Meuse
2004–2008

14_a

Housing Building
Avenue Jean Dubrucq 94-96, Molenbeek
Neighborhood Contract Escaut–Meuse
2004–2008

15_a

Housing Building and Crèche
Avenue Jean Dubrucq 224-226, Molenbeek
Neighborhood Contract Escaut–Meuse
2004–2008

16_a

Sports and Youth Hub
Boulevard Emile Bockstael 122, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

17_a

Pannenhuis Park
Rue Tielemans 2, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

18_a

Pocket Park
Rue Tielemans 2, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

19_a

Place Bockstael and Surroundings
Place Emile Bockstael, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

20_a

Fransman Footbridge
Rue Fransman, Brussels
Neighborhood Contract Léopold à Léopold
2005–2009

21_a

Pocket Park La Terrasse
Boulevard Emile Bockstael, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

22_a

Pocket Park Le Vallon
Rue Léopold I, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

23_a

Social Housing
Avenue de la Reine 325-327, Brussels
Neighborhood Contract Palais Outre-Ponts
2002–2006

24_a

Pocket Park La Halte
Rue Albert 43, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

25_a

Housing Building and Youth House
Rue de l'Eclusier Cooge 29-31, Brussels
Sustainable Neighborhood Contract Masui
2010–2014

26_a

Housing Building with Commercial Space
Rue Masui 96, Brussels
Sustainable Neighborhood Contract Masui
2010–2014

27_a

Intergenerational Housing
Rue Masui 111, Brussels
Sustainable Neighborhood Contract Héliport–Anvers
2021–2024

28_a

Stephenson Park
Schaerbeek
Sustainable Neighborhood Contract Stephenson
2019–2023

■ OPERATIONS CARRIED OUT FOR THE BRUSSELS-CAPITAL REGION

1_b

Avenue du Pont de Luttre
Forest
Neighborhood Contract Primeurs – Pont de Luttre
2009–2013

2_b

Housing Building
Rue des Goujons, Anderlecht
Sustainable Neighborhood Contract Canal-Midi
2010–2014

3_b

Permascheut
Rue Verheyden 121, Anderlecht
Sustainable Neighborhood Contract Scheut
2011–2015

4_b

Molenwest
Rue Vandenpeereboom 193, Molenbeek
Urban Renewal Contract Gare de l'Ouest
2017

5_b

Housing Area
Rue Vandenpeereboom 193, Molenbeek
Urban Renewal Contract Gare de l'Ouest
2017

6_b

Housing Building
Rue Vandenpeereboom 106, Molenbeek
Neighborhood Contract Ecluse–Saint-Lazare
2008–2012

7_b

Housing Building
Rue Vandenpeereboom 22, Molenbeek
Neighborhood Contract Rives Ouest
2007–2011

8_b

Parc de l'Ouest
Rue Vandenpeereboom, Molenbeek
Urban Renewal Contract Gare de l'Ouest
2017

9_b

Ganshoren Street Tunnel, Koekelberg
Neighborhood Contract Vanhuffel
2003–2007

10_b

Allée 28
Rue Jules Debecker, Koekelberg
Sustainable Neighborhood Contract Historic Koekelberg
2011–2015

11_b

Housing Building with Commercial Space
Place Simonis 2–4, Koekelberg
Neighborhood Contract Vanhuffel
2003–2007

12_b

Housing Building with a Collective Space
Boulevard Emile Bockstael 160, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

13_b

New Green Spaces
Avenue Secrétin 2, Jette
Sustainable Neighborhood Contract Magritte
2018–2022

14_b

Housing Building with Commercial Space
Boulevard Emile Bockstael 40, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

15_b

Place Masui, Brussels
Sustainable Neighborhood Contract Masui
2010–2014

16_b

Housing Building
Rue Masui 116–118, Brussels
Sustainable Neighborhood Contract Masui
2010–2014

17_b

Senne Park, Brussels
Sustainable Neighborhood Contract Masui
2010–2014

■ OPERATIONS CARRIED OUT BY BELIRIS

1_c

Street Renovation
Rue Saint-Denis, Forest
Neighborhood Contract Saint-Denis
2006–2010

2_c

Park Around the Marsh
Avenue Van Volxem, Forest
Urban Renewal Contract Avenue du Roi
2017

3_c

Crickx Park
Anderlecht
Sustainable Neighborhood Contract Canal-Midi
2010–2014

4_c

Street Renovation
Rue Nicolas Doyen, Molenbeek
Neighborhood Contract Heyvaert
2002–2006

5_c

Gare de l'Ouest Footbridge
Rue Vandenpeereboom, Molenbeek
Urban Renewal Contract Gare de l'Ouest
2017

6_c

Osseghem Station and Surroundings
Molenbeek
Neighborhood Contract Rives Ouest
2007–2011

7_c

Redevelopment of the Surroundings of Simonis Station
Rue Armistice, Rue Vande Sande & Rue Herkoliers, Koekelberg
Sustainable Neighborhood Contract Historic Koekelberg
2011–2015

8_c

Avenue Jean Dubrucq
Molenbeek
Neighborhood Contract Escaut–Meuse
2004–2008

9_c

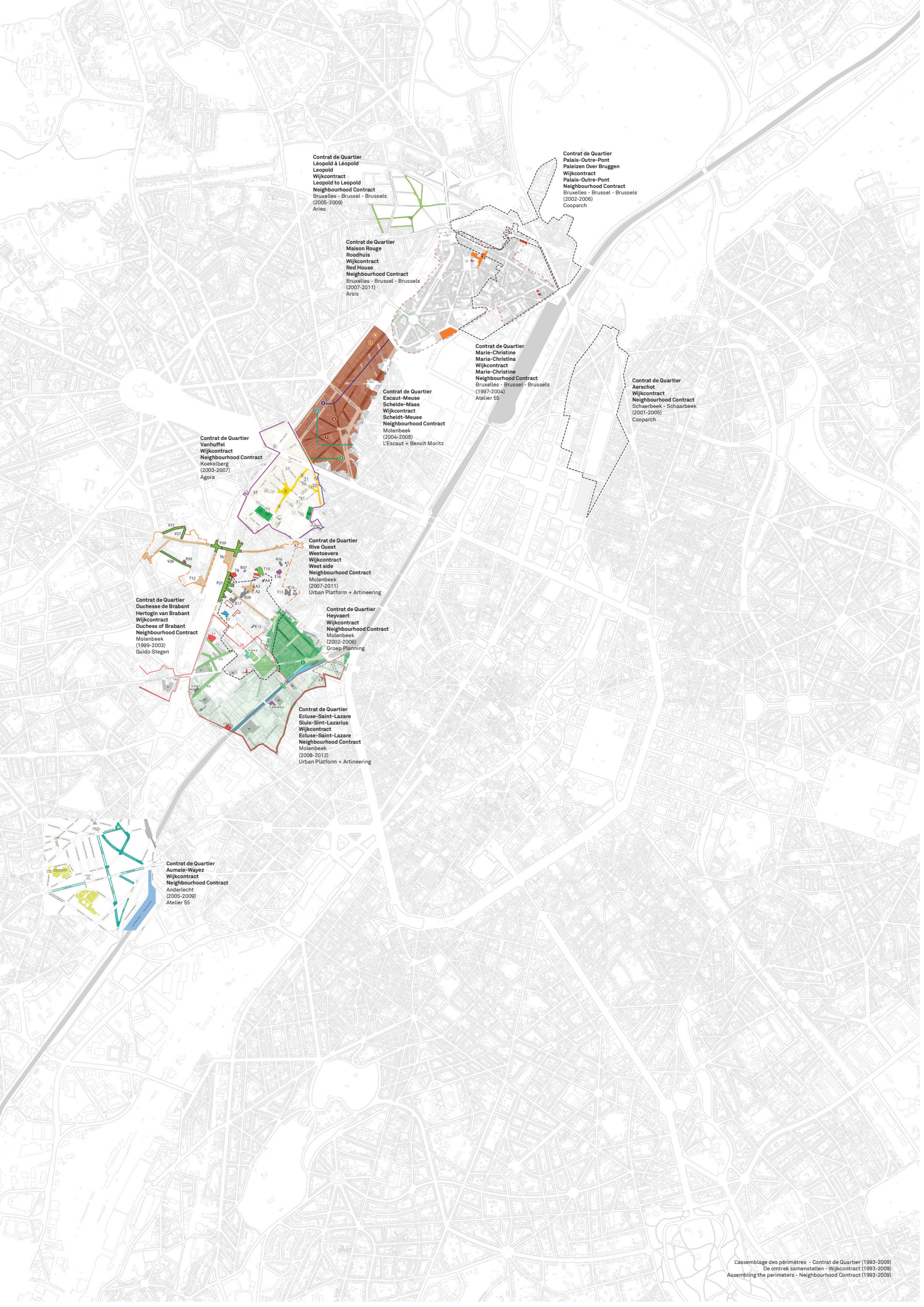
Pouchkine Roundabout
Brussels
Neighborhood Contract Maison Rouge
2007–2011

10_c

Former Laeken Station
Rue du Champ de l'Église 2, Brussels
Sustainable Neighborhood Contract Bockstael
2013–2017

11_c

Public Space Around Gaucheret Square
Place Gaucheret, Schaerbeek
Sustainable Neighborhood Contract Reine–Progrès
2012–2016



Contrat de Quartier
Leopold à Leopold
Leopold
Wijkcontract
Leopold to Leopold
Neighbourhood Contract
Bruxelles - Brussel - Brussels
(2005-2009)
Aries

Contrat de Quartier
Maison Rouge
Roodhuis
Wijkcontract
Red House
Neighbourhood Contract
Bruxelles - Brussel - Brussels
(2007-2011)
Aries

Contrat de Quartier
Palais-Outre-Pont
Paleizen Over Bruggen
Wijkcontract
Palais-Outre-Pont
Neighbourhood Contract
Bruxelles - Brussel - Brussels
(2002-2006)
Cooparch

Contrat de Quartier
Marie-Christine
Maria-Christina
Wijkcontract
Marie-Christine
Neighbourhood Contract
Bruxelles - Brussel - Brussels
(1997-2004)
Atelier 55

Contrat de Quartier
Aerschot
Wijkcontract
Neighbourhood Contract
Schaarbeek - Schaarbeek
(2001-2005)
Cooparch

Contrat de Quartier
Vanhuffel
Wijkcontract
Neighbourhood Contract
Koekelberg
(2003-2007)
Agora

Contrat de Quartier
Escaut-Meuse
Schelde-Maas
Wijkcontract
Scheldt-Meuse
Neighbourhood Contract
Molenbeek
(2004-2008)
L'Escout + Benoît Moritz

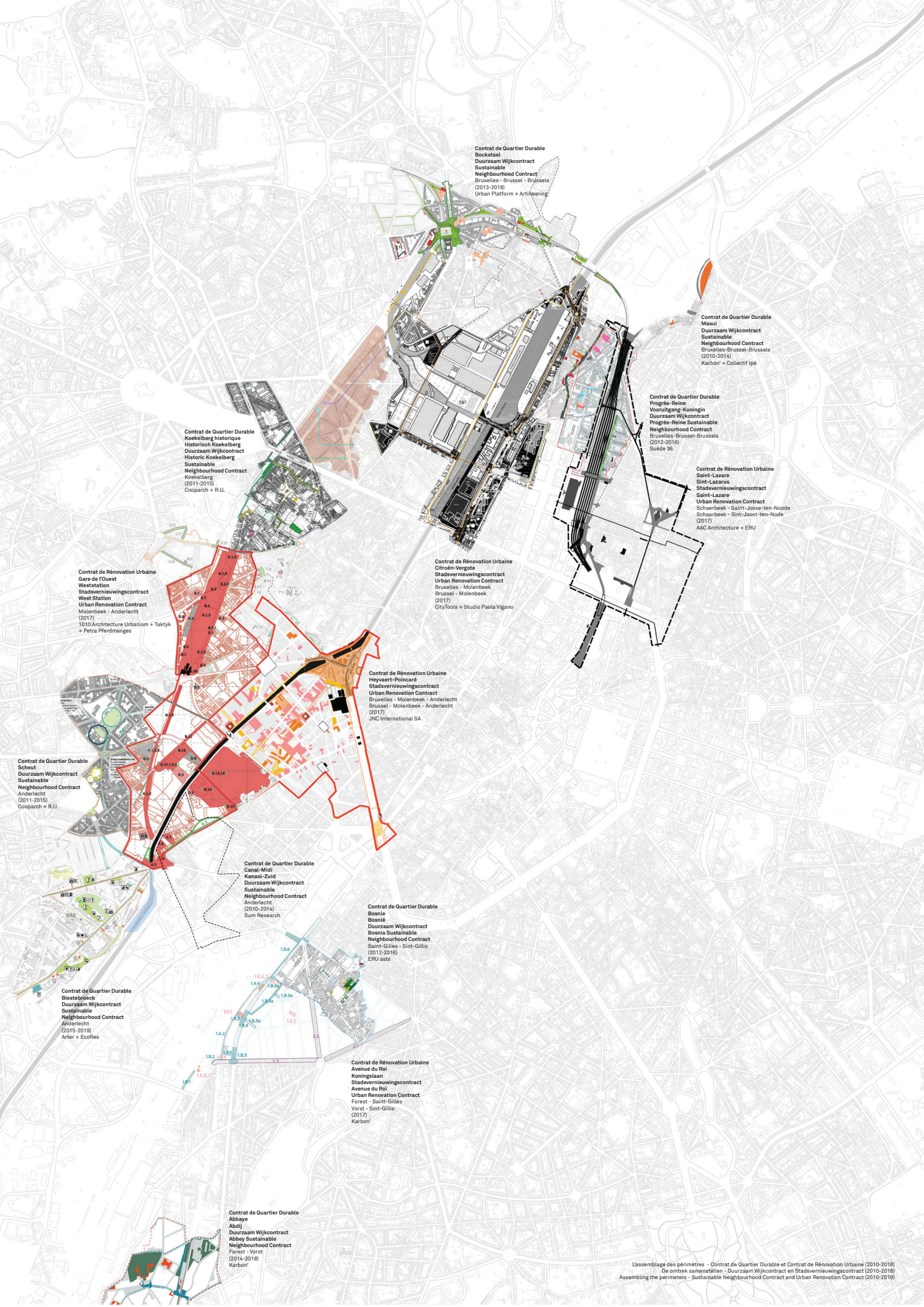
Contrat de Quartier
Rive Ouest
Westoever
Wijkcontract
West side
Neighbourhood Contract
Molenbeek
(2007-2011)
Urban Platform + Artineering

Contrat de Quartier
Hayvaert
Wijkcontract
Neighbourhood Contract
Molenbeek
(2002-2006)
Groep Planning

Contrat de Quartier
Duchesse de Brabant
Hertogin van Brabant
Wijkcontract
Duchess of Brabant
Neighbourhood Contract
Molenbeek
(1999-2003)
Guido Stegen

Contrat de Quartier
Ecluse-Saint-Lazare
Sluis-Sint-Lazarius
Wijkcontract
Ecluse-Saint-Lazare
Neighbourhood Contract
Molenbeek
(2008-2012)
Urban Platform + Artineering

Contrat de Quartier
Aumale-Wayez
Wijkcontract
Neighbourhood Contract
Anderlecht
(2005-2009)
Atelier 55



Contrat de Quartier Durable
Bockstael
Duurzaam Wijkcontract
Sustainable
Neighbourhood Contract
Bruxelles - Brussel - Brussels
(2013-2018)
Urban Platform + Arttheering

Contrat de Quartier Durable
Masui
Duurzaam Wijkcontract
Sustainable
Neighbourhood Contract
Bruxelles-Brussel-Brussels
(2010-2014)
Karbon + Collectif ipe

Contrat de Quartier Durable
Progrès-Reine
Vooruitgang-Koningin
Duurzaam Wijkcontract
Progrès-Reine Sustainable
Neighbourhood Contract
Bruxelles-Brussel-Brussels
(2012-2016)
Suede 36

Contrat de Rénovation Urbaine
Saint-Lazare
Sint-Lazare
Stadsvernieuwingcontract
Urban Renovation Contract
Schaerbeek - Saint-Josse-ten-Noode
Schaarbeek - Sint-Joost-ten-Node
(2017)
AAC Architecture + ERU

Contrat de Rénovation Urbaine
Citroën-Vergote
Stadsvernieuwingcontract
Urban Renovation Contract
Bruxelles - Molenbeek
Brussel - Molenbeek
(2017)
Citytools + Studio Paola Vignato

Contrat de Rénovation Urbaine
Heyvaert-Poincaré
Stadsvernieuwingcontract
Urban Renovation Contract
Bruxelles - Molenbeek - Anderlecht
Brussel - Molenbeek - Anderlecht
(2017)
JNC International SA

Contrat de Quartier Durable
Koekelberg historique
Historisch Koekelberg
Duurzaam Wijkcontract
Historisch Koekelberg
Sustainable
Neighbourhood Contract
Koekelberg
(2011-2015)
Cooparch + R.U.

Contrat de Rénovation Urbaine
Gare de l'Ouest
Weststation
Stadsvernieuwingcontract
West Station
Urban Renovation Contract
Molenbeek - Anderlecht
(2017)
1010 Architecture Urbanism + Taktyk
+ Petra Pferdminges

Contrat de Quartier Durable
Scheut
Duurzaam Wijkcontract
Sustainable
Neighbourhood Contract
Anderlecht
(2011-2015)
Cooparch + R.U.

Contrat de Quartier Durable
Canal-Midi
Kanaal-Zuid
Duurzaam Wijkcontract
Sustainable
Neighbourhood Contract
Anderlecht
(2010-2014)
Sum Research

Contrat de Quartier Durable
Bosnie
Bosnië
Duurzaam Wijkcontract
Bosnie Sustainable
Neighbourhood Contract
Saint-Gilles - Sint-Gillis
(2012-2016)
ERU asbl

Contrat de Quartier Durable
Biestebroeck
Duurzaam Wijkcontract
Sustainable
Neighbourhood Contract
Anderlecht
(2015-2019)
Arter + EcoRies

Contrat de Rénovation Urbaine
Avenue du Roi
Koningslaan
Stadsvernieuwingcontract
Urban Renovation Contract
Forest - Saint-Gilles
Voret - Sint-Gillis
(2017)
Karbon

Contrat de Quartier Durable
Abbaye
Abdij
Duurzaam Wijkcontract
Abbey Sustainable
Neighbourhood Contract
Forest - Voret
(2014-2018)
Karbon



Contrat de Quartier Durable
Villas de Ganshoren
Villa's van Ganshoren
Duurzaam Wijkcontract
Villas of Ganshoren Sustainable
Neighbourhood Contract
Ganshoren
(2018-2022)
Taktyk + Aive Archi.
+ IDEA Consult + BRAT

Contrat de Rénovation Urbaine
Autour de Simonis
Rondom Simonis
Stadsvernieuwingcontract
Around Simonis
Urban Renovation Contract
Molenbeek - Koekelberg
(2022)
CitySpark + 51N4E + Tractebel
+ GSD

Contrat de Quartier Durable
Jacquet
Duurzaam Wijkcontract
Jacquet Sustainable
Neighbourhood Contract
Koekelberg
(2021-2025)
CityTools + BRAT

Contrat de Quartier Durable
Autour du Parc de l'Ouest
Rondom Westpark
Duurzaam Wijkcontract
Around West Park Sustainable
Neighbourhood Contract
Molenbeek
(2019-2023)
PIArchitecten

Contrat de Quartier Durable
Magritte
Duurzaam Wijkcontract
Magritte Sustainable
Neighbourhood Contract
Jette
(2018-2022)
Arter + EcoRes

Contrat de Quartier Durable
Stephenson
Duurzaam Wijkcontract
Stephenson Sustainable
Neighbourhood Contract
Schaerbeek - Scharbeek
(2019-2023)
PIArchitecten

Contrat de Quartier Durable
Petite Colline
Houvetje
Duurzaam Wijkcontract
Petite Colline Sustainable
Neighbourhood Contract
Schaerbeek - Scharbeek
(2020-2025)
LAB705 + Aries

Contrat de Quartier Durable
Etangs Noirs
Zwarte Vijvers
Duurzaam Wijkcontract
Etangs Noirs Sustainable
Neighbourhood Contract
Molenbeek
(2021-2025)
PIArchitecten + BRAT

Contrat de Rénovation Urbaine
Autour de la Gare du Midi
Rondom het Zuidstation
Stadsvernieuwingcontract
Around the South Station
Urban Renovation Contract
Bruxelles - Anderlecht - Saint-Gilles
Brussel - Anderlecht - Sint-Gillis
(2022)
CityTools + LAB705 + Arcadis

Contrat de Quartier Durable
Wiels sur Senne
Wiels aan de Zenne
Duurzaam Wijkcontract
Wiels on Senne Sustainable
Neighbourhood Contract
Forest - Vort
(2018-2022)
CityTools









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