



# EU DISTRICT – RESULTS OF THE VISITS

## EU District Repositioning

March 2022

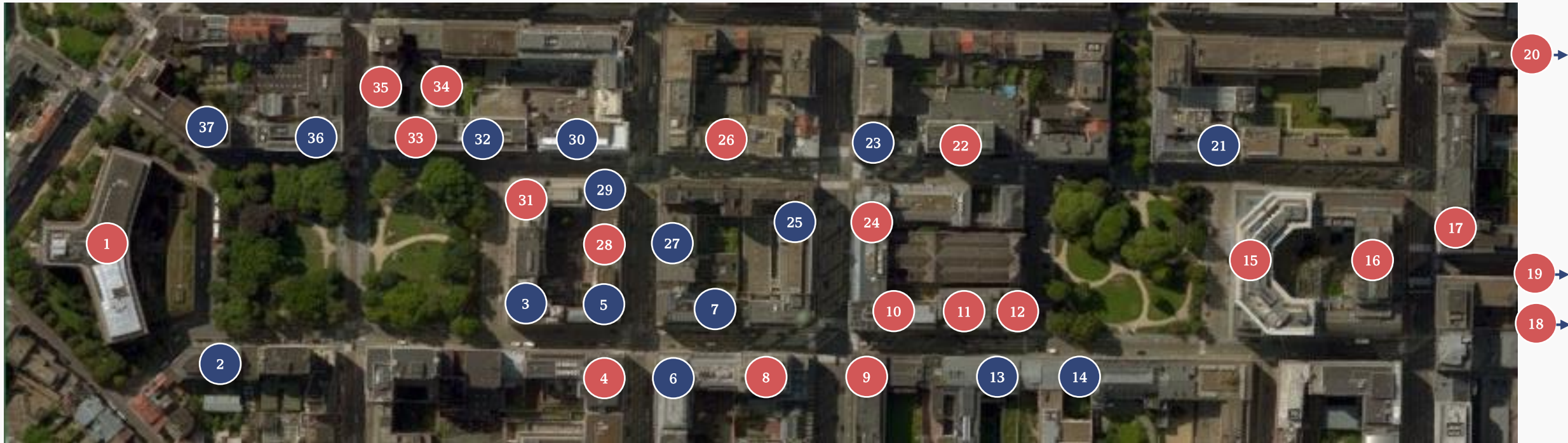
EU-occupied buildings only



DRAFT version



In the pilot area, we identified a total of 37 office buildings where an audit could be conducted. We managed to visit 21 of them.



- We visited **8 EU buildings**: Square de Meeûs 8, Rue de la Science 11, Square Frère Orban 8 (Espace Orban), Rue de la Loi 41, Rue de la Loi 56, Rue Joseph II 54, Rue Joseph II 59, and Rue Belliard 24-28.
- We visited **4 buildings owned by the EU district's board members** in the pilot area: Belliard 40 and Avenue des Arts 19H (Cofinimmo), Rue de l'Industrie 26-38 (View Building, Befimmo), and Rue de l'Industrie 10 (Axa).
- We also visited **9 more buildings**: Rue Montoyer 47 (Generali), 3 x Rue de la Science 14 (AIK, Blocks A, B, and C), Rue Montoyer 25, Square de Meeûs 35, Square de Meeûs 38-40 (Deutsche Bank) and 2 blocks on Luxembourg 22-24 (Deutsche Bank).



## Introduction

*Our inventory process confirms that all the actions we have identified are relevant, feasible and will deliver a positive and measurable impact to the district.*

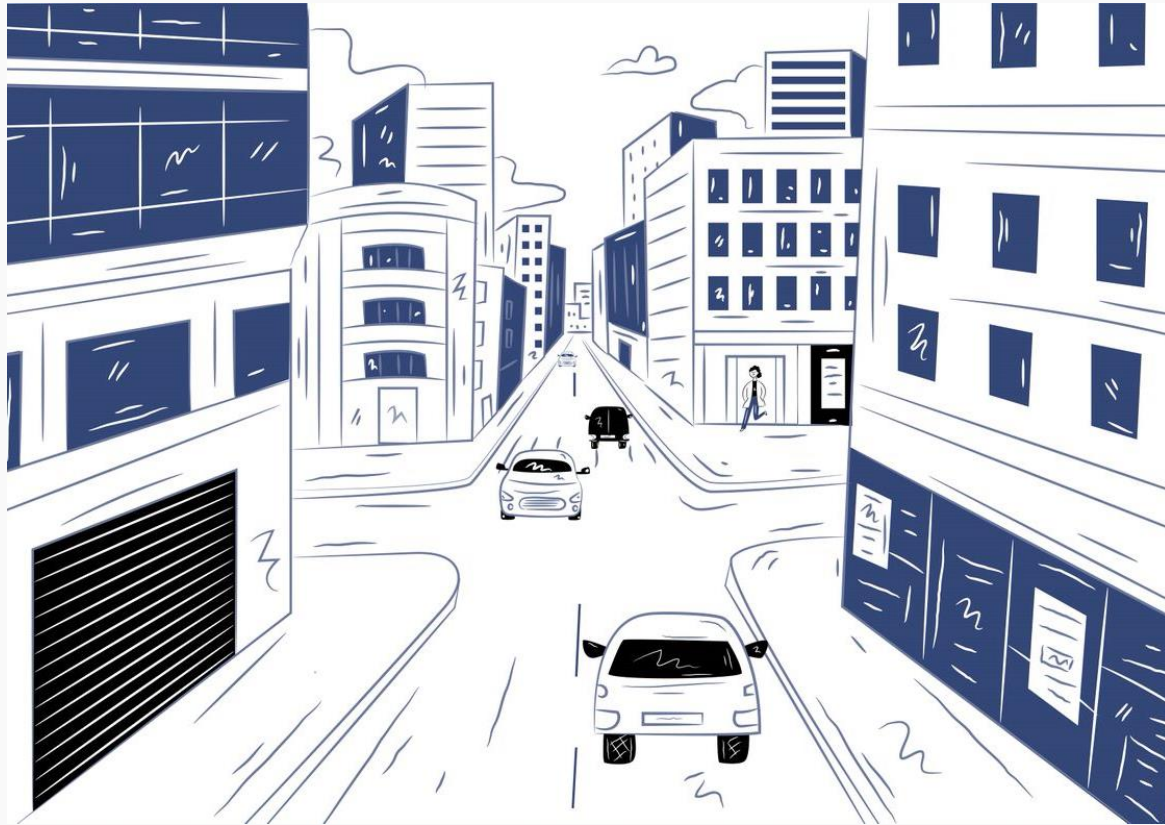
We have on purpose reviewed rather **tactical actions** that can be delivered in a **short term**, at a **limited budget**, and usually **without planning consent**.

The decision to implement these actions will however depend on the **willingness of the landlords** who might not have an immediate financial or operational interest to do so.

We believe however that these actions can have a **direct and positive impact on the attractiveness of the district** and deliver a strong message that the real estate community is ready to take action on a proactive basis.



# We have focused our visits on the feasibility of 4 key tactical actions



BEFORE INTERVENTION



AFTER INTERVENTION

- 1 Activated ground floors
- 2 Accessible inner courtyards
- 3 Bike friendly buildings
- 4 Green roofs



# Conclusions

65% of ground floors have no infill activation and 55% lacks transparency

## Ground floor transparency:

As expected, the action that can deliver the most tangible and fastest impact is removing all the visual blinds (stickers, blinds, panels) from the ground floor façades. Almost 70% of the street level frontages are non-transparent and **45% of this can be made transparent without any investment**. For the EU-occupied buildings, the non-transparency level is 90%. Any street should aim to reach at least 50% of the façades being transparent to provide an attractive urban environment and promote active mobility.

Most occupiers justify blinding the façades with **the need for privacy**. This seems difficult to justify when looking at the activities (or lack of these) being performed on the ground floors. We heard that many people working on the ground floors even complain about **the lack of external sight**. Interestingly, co-working buildings always have fully transparent façades, and this is part of their attractiveness, rather than the contrary.

## Ground floor activation:

A stunning **65% of the ground floors have no infill** therefore no interaction with the neighborhood and usually no service, even to the office occupiers. Even the most recent and upmarket office buildings have usually uninviting ground floors with a lack of vibrancy. Ground floors only host a “cold” functional reception, often designed to impress visitors with lavish finishes, but lack vibrancy.

The few buildings that have a functional infill on the ground floors **have separated this from the reception**, there is a clear intention to separate the office users and the local customers. This approach is stemming as much from the conservative perspective of many landlord and tenant decision-makers. Our surveys show that employees rather favor **vibrant ground floors with services**.

A further issue is that many of these units **don't operate in the evening and weekends**. This is due to the lack of local residential density but also the nature of the infills. The success of the Filigranes library during evenings and weekends proves that with the right concept retail can be successful in the district.

# Conclusions

There is no proactive and encouraging approach to active mobility

## Active mobility friendliness:

All the stakeholders in the district agree that **the current automotive pressure is unsustainable** and that it has a very important locally-generated component. Most landlords, or property managers, we have spoken to are expecting a significant increase in the number of cyclists coming to their buildings. Except for the EU (OIB), there is hardly any measure taken in anticipation of this increase. In all cases, the general approach is to meet demand and not to proactively support a positive trend. In many instances, we heard that no action will be taken as long as the tenants do not ask for it or it becomes a capacity issue.

Overall, the approach to active mobility is one of **capacity management** and not one of actively encouraging the mobility shift that is otherwise one of the main issues of the district.

Nearly all the buildings have bike parking for their occupiers in the basement. Most have basic showers nearby, but the whole approach seems to be **a tick box exercise** driven by regulation and meeting a capacity. A handful of buildings have one or two electric bike chargers, none has a repair center, all lack clear signage and welcoming information. Except for two buildings, no building has a workable solution for a visitor coming by bike. In addition, we found **no sign of any community support groups or activities** except for the EU (OIB) which has a very qualitative and proactive approach in this regard.

Encouraging the mobility shift requires the landlord to make **visible statements, provide high-quality facilities anticipating users' demand from a functionality and capacity perspective**. We believe the overhaul of active mobility facilities is a low-hanging fruit that can deliver meaningful impact at a very low cost. We would advise each interested landlord/occupier to have **an active mobility study and score** being delivered to identify the individual actions to be taken.



# Conclusions

The buildings in the pilot area have many stunning courtyards and terraces but none are accessible to the neighborhood

## Shared mobility centers:

Providing **multi-modal shared mobility** within the buildings can be a very powerful tool to encourage mobility shift policy. The EU Commission providing shared e-bikes within their buildings is a great example. This is the only shared mobility solution we have found in all the buildings visited. Ideally, mobility centers need to provide several types of mobility including a limited number of electric cars as well. These mobility solutions can be operated by external parties and ensure that those in need of secure mobility during the day do not have to commute by car to the office.

## Courtyards:

Some of the buildings have very large and attractive courtyards, however, with one exception, **they are not accessible to any external visitors**. Some of the larger courtyards could be partially open to the public during working hours especially if there is a catering infill.

## Rooftops and terraces:

Our biggest surprise during these visits was **the number and quality of some of the terraces** but even more the empty platforms that can be turned easily into stunning green terraces. Most recent buildings usually have partially green roofs and larger accessible terraces. It is in slightly older ones where very large and accessible platforms usually at intermediary levels stand empty. The most unexpected discovery was the huge landscaped intensive green terrace and lower garden of the Joseph II 54 that is closed to both EU staff and external users.

# Conclusions



*EC occupied buildings*

## **Façades:**

93% of the EU-occupied building ground floor façade area is nontransparent, against 45% on average in the area below an urban vibrancy target of 40%. All the buildings we have visited have glazed façades but are covered with stickers and blinds to block the view of the street. Ground floor space behind stickers and blinds is usually offices, sometimes storage.

## **Reception areas:**

All the receptions we have visited have manned reception desks with usually at least 2 reception/security agents. The entrance halls are all very small and feel very busy or crowded as soon as several visitors checked in. There is usually no space to meet and greet visitors or to sit down to wait.

## **Soft mobility visitor access:**

The EC (OIB) has a very positive and proactive approach to soft mobility especially compared to all other stakeholder surveyed in the district pilot area. The goes beyond the reactive and regulatory led approach into one of proactive encouragement. Not only does the EC provide the infrastructure (as e-bikes) it also encourages user groups and makes a clear stand.

One area of improvement however remains the visitor bike access. Visitors have to find a space in the street to lock their bike (usually very difficult), report to the reception, and then access a visitor bike parking often remote from the reception. This process can take up to 20 minutes.

## **Shared mobility:**

We have a special mention for the smart and effective shared electric bike system managed by the EC (OIB) for all the EU institutions. This is an example of a “low cost” very impactful action to improve the mobility of the district with a great environmental impact.



# Highlights and recommendations



*EC occupied buildings*

## Recommendations:

We would advise, where possible, to change the use of the ground floor to a **more dynamic infill** that can generate street interaction. For example, cafeteria, meet and greet visitor areas, as well as non-assigned hot desking seats for external consultants or EU officers.

In any event, we would recommend **removing the stickers** as not only does it block social interaction with the street, but it is also usually disliked by employees having to sit all day without any external sight.

The total office areas requirements will shrink significantly due to the new workplace concept and lower utilization rates. This gives the potential to convert some of the ground floor space to **enlarge the reception areas** and create much more welcoming and vibrant environments.

The enlarged reception area could include meet and greet visitors or waiting lounges on one side, and a soft mobility storage space for visitors on the other side. This would showcase the openness of the EU to soft mobility and encourage visitors to come by bike. This would also remove the unclear and long process of visitors by bike having to report and take their bike to the basement.

# Highlights and recommendations



*EC occupied buildings*

## **Courtyards:**

In the buildings we have visited, the courtyards would be relatively difficult to open to the general public and we understand it would create security concerns. There are other buildings outside of the audit area that would be suited for opening to the public.

## **Greening the roofs:**

We could not access many roofs but based on Google Maps views, a few buildings clearly present the potential for installing extensive greening at the very least.

## **Terraces and gardens:**

The most surprising finding has been the number, size, and quality of the existing roof terraces. These spaces are in extremely high demand from office users (today all new office projects ensure plenty of accessible green roofs and terraces) The terraces and gardens of the EU buildings are mostly not accessible.

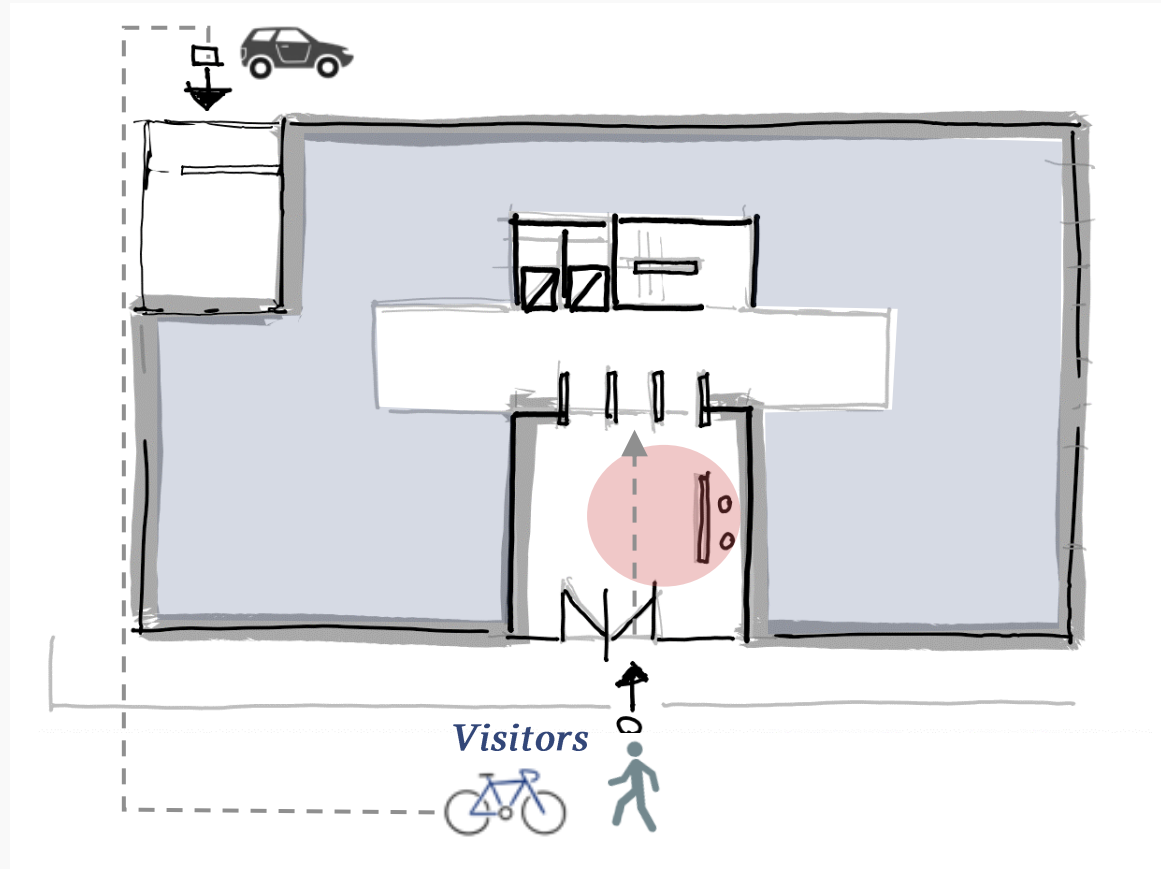
## **Recommendations:**

Securing (where needed) and making the terraces accessible to all employees is a no or very low-cost action with a major impact on employee wellbeing and satisfaction.

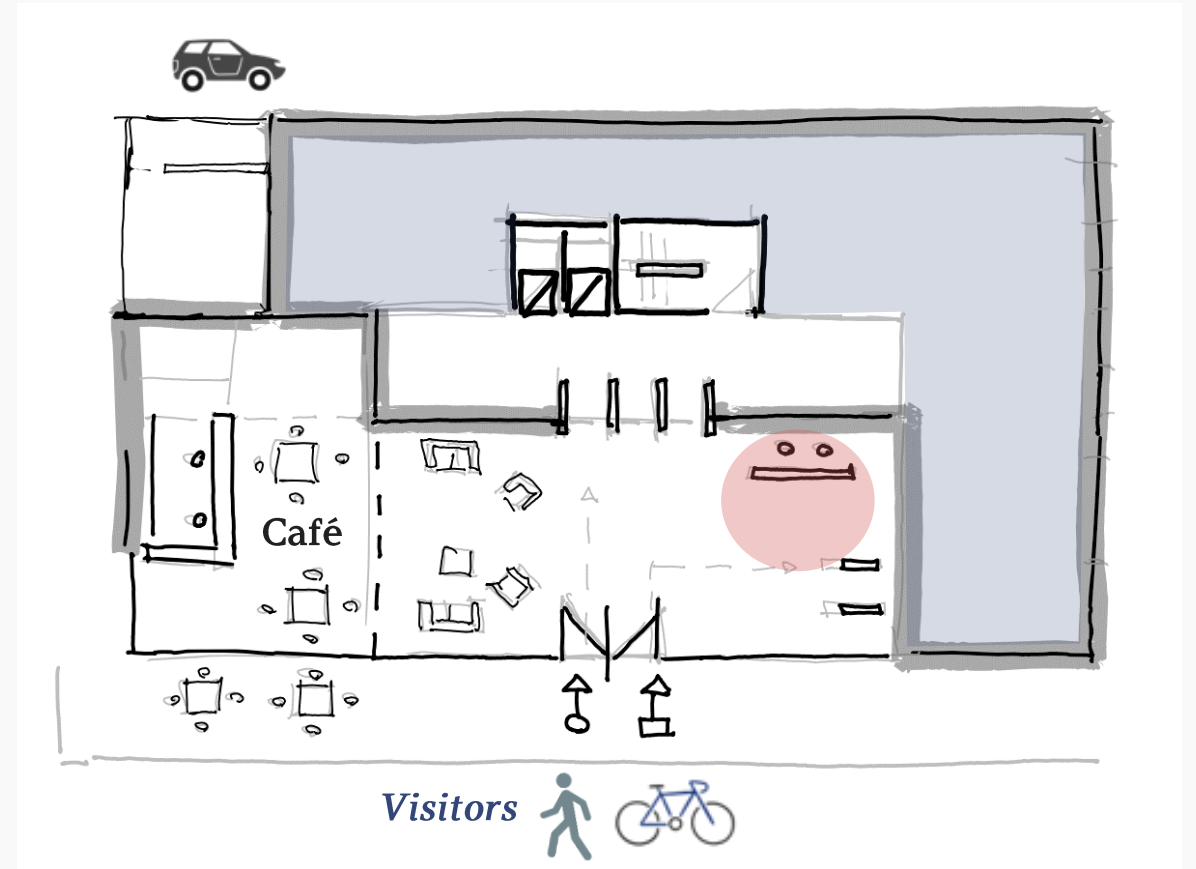


# Example 1 of enlarging a reception area with a more dynamic infill

 *EC occupied buildings*



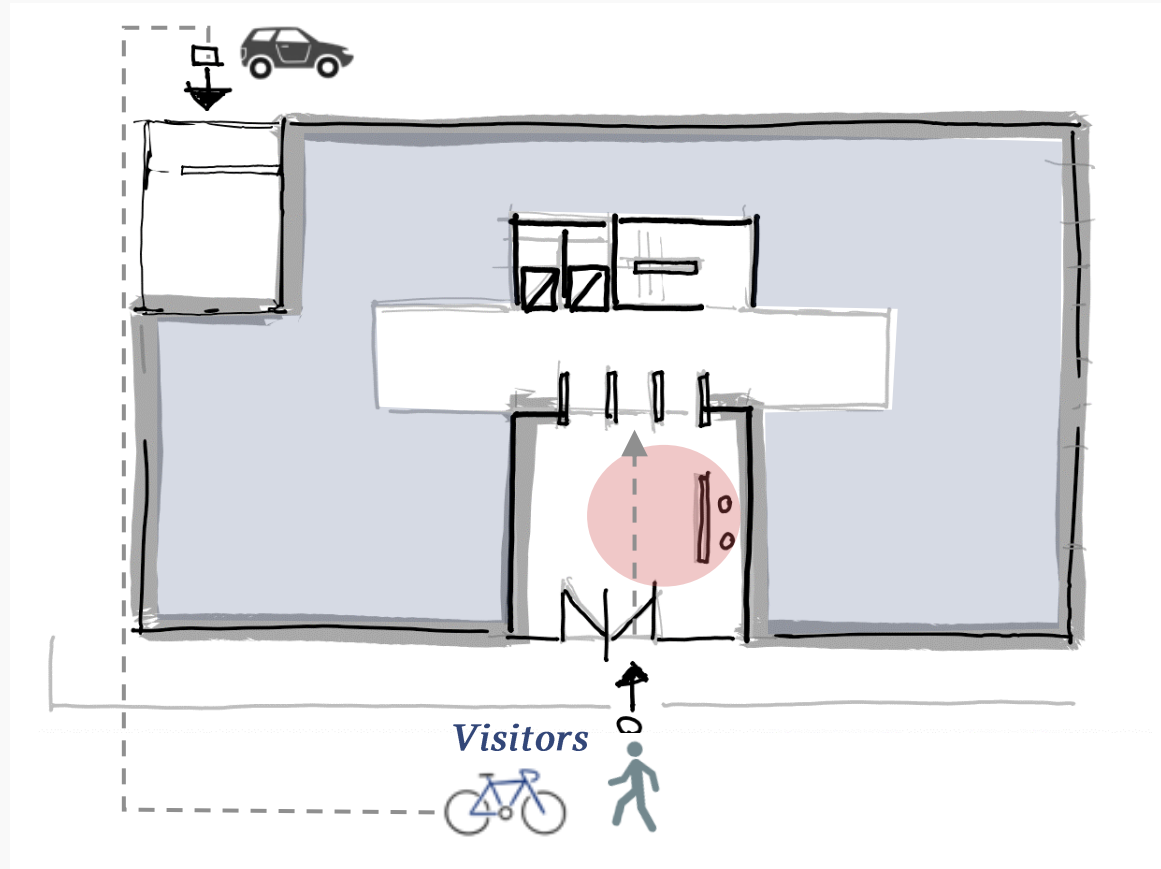
BEFORE INTERVENTION



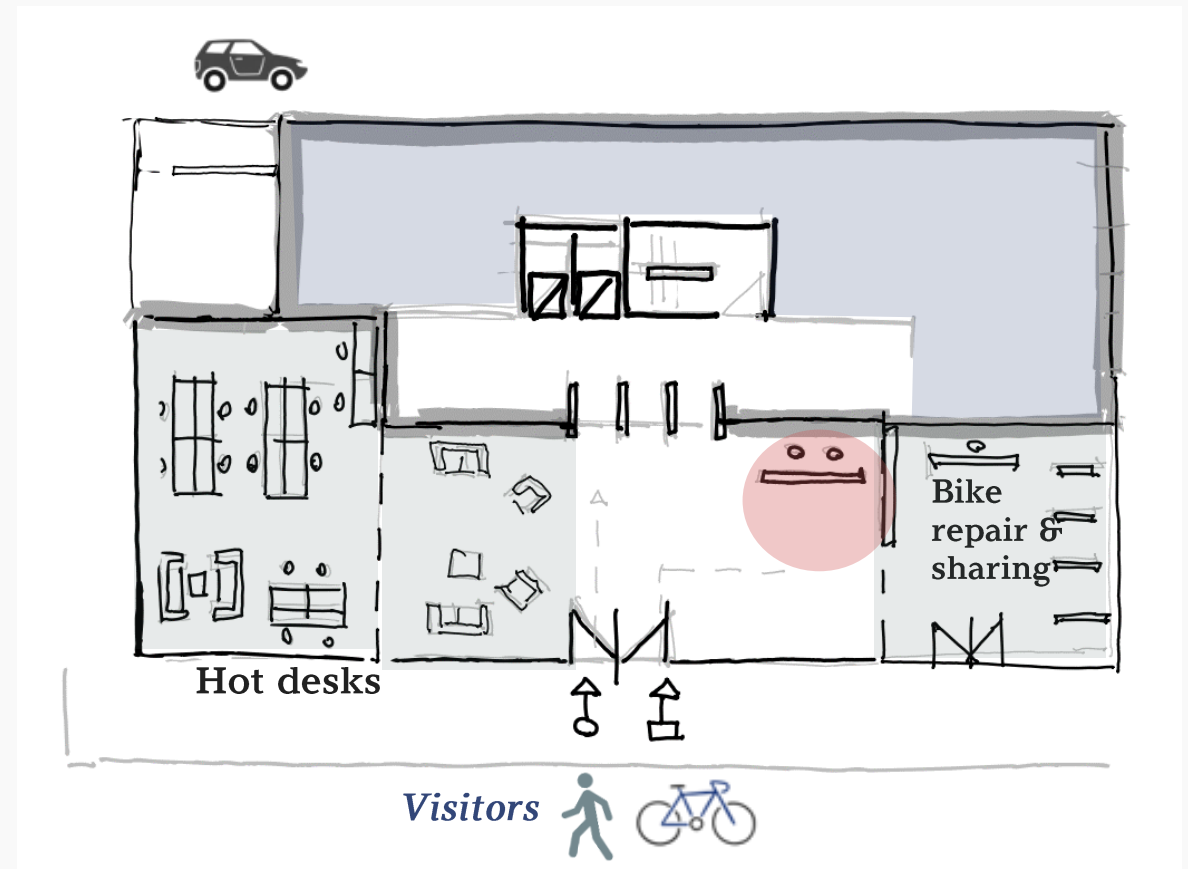
AFTER INTERVENTION

# Example 2 of enlarging a reception area with a more dynamic infill

 *EC occupied buildings*



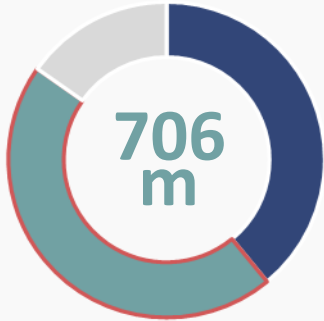
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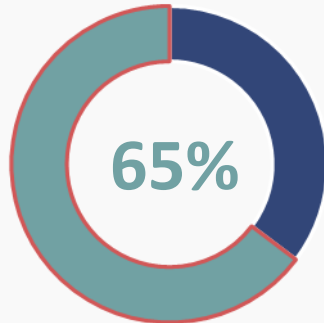
AFTER INTERVENTION

# Visits Overview

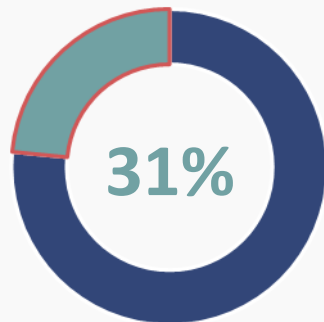
## KPI measurement (all visited buildings: EU and non EU-occupied)



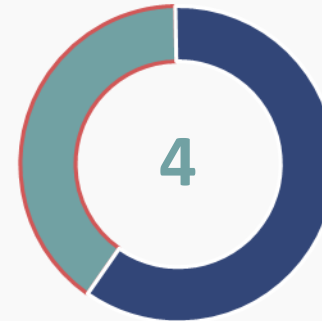
**Ground floor transparency:**  
Est. **1,544m** of façade analyzed  
39% are transparent and **46% (706m)**  
have the potential for transparency.



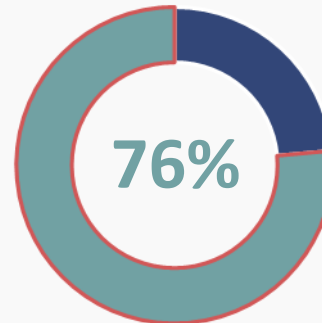
**Ground floor infill:**  
**Two-thirds** of the buildings analyzed  
have no ground floor infill  
activation.



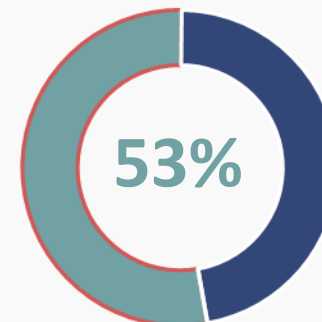
**Greening the roofs:**  
Est. **31,519 sqm** of roofs analyzed, of  
which **31% (9,657 sqm)** have the  
potential for greening.



**Inner courtyards:**  
**4 buildings** with an inner courtyard  
have the potential to make it accessible  
to the public.



**Soft mobility facilities:**  
**76%** of buildings have average or poor  
facilities. **Only 4 buildings** have good  
facilities to support the use of soft  
mobility.



**Shared mobility services:**  
**Only the EU-occupied buildings** offer  
single-mode services. The others do not  
have any services in place.



# Visits overview (1/2)



## Square de Meeûs 8

*EU – KanAm Grund*

The building is likely to be vacated and will need to be completely renovated. Whilst it is surrounded by a large green area, this is sealed off with fencing, planting, and leveling. There is significant potential to integrate the plot into the wider neighborhood.



## Science 11

*EU DG HR & Security – EU*

The building's façade glazing is blocked with vertical blinds. Roof greening potential is probably limited. Lack of visitor soft mobility access.



## Square Frère Orban 8

*EU Research – Aberdeen Asset*

The building has a ground floor façade blocked with stickers and blinds. It also has a major mineral inner courtyard that could be greened or even made accessible to the public.



## Loi 41

*EU DG Dev. – EU*

The building has a completely opaque ground floor façade due to stickers. It has a major inner courtyard as well as a roof that has the potential for greening.



## Visits overview (2/2)



### Loi 56

*EU DG Comm. – TBC*

The building's façade glazing is blocked with stickers and blinds. Otherwise, the building has a partly green roof and courtyard.



### Joseph II 54

*EU Dev & Cooperation – EU*

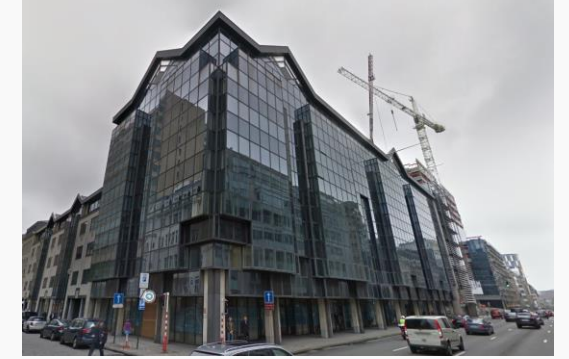
The building is part of a major group of EU-occupied buildings. The block has an incredible garden and massive green roof terrace, none being accessible to anyone. The façade is completely blocked with panels and vertical blinds.



### Joseph II 59

*EU DG Education – TBC*

The building has a completely opaque ground floor façade with stickers and blinds. The roof and terraces have the potential for greening.
















































### Belliard 24-28


*EU OIB – TBC*


The building has a glazed but completely blocked ground floor façade with stickers. Access for soft mobility visitors is difficult. The roof can likely be greened.




## Summary of assessed KPI performance (EU-occupied buildings only)

					
Square de Meeûs 8					
Science 11					
Square Frère Orban 8 (Espace Orban)					
Loi 41					
Loi 56					
Joseph II 54					
Joseph II 59					
Belliard 24-28					

 Potential for improvement

 Meets all criteria

 No possible action

### Criteria evaluated:



- Bike support: repair, charging
- Ease of visitor parking
- Provision of showers
- Support for active mobility
- Shared mobility services



- Transparency of façade



- Ground floor functional infill



- Greened roofs or solar panels



- Public access to inner courtyard

# Summary & Recommendations



# Square de Meeûs 8











## Summary & recommendations



*EU – KanAm Grund*

The building is likely to be vacated and will need to be completely renovated. Whilst it is surrounded by a large green area, this is sealed off with fencing, planting, and leveling. There is significant potential to integrate the plot into the wider neighborhood.

### KPIs

-   60 convenient visitor parking at GF level
-   50% (est. 150m) could be activated/made transparent
-   Internal restaurant only at GF level
-   38% (1,374 sqm) est. potential for greening
-   No inner courtyard (but large garden)

### Recommendations

The building's fully glazed ground floor and surrounding gardens offer a unique opportunity to integrate this plot into its urban context.

Any renovation will need to address how to manage the building perimeter to make it more accessible, visible, and transparent to the neighborhood.

# Science 11






## Summary & recommendations



EU DG HR & Security – TBC

The building's façade glazing is blocked with vertical blinds. Roof greening potential is probably limited. Lack of visitor soft mobility access.

### KPIs

-   Convenient location but not for visitors
-   62% (est. 16m) could be activated/made transparent
-   No infill activation on the ground floor
-   77% (675 sqm) est. potential for greening
-   No inner courtyard

### Recommendations

Like for most of the EU buildings, the reception area could be redesigned to be larger and more welcoming offering some extra facilities for staff and generating visual interaction with the street level.

Blinds and stickers should be removed from the ground floor façade.

A convenient solution for soft mobility visitors needs to be worked out potentially via an enlarged reception area.

# Square Frère Orban 8 (Espace Orban)











## Summary & recommendations



### EU Research – Aberdeen Asset

The building has a ground floor façade blocked with stickers and blinds. It also has a major mineral inner courtyard that could be greened or even made accessible to the public.

### KPIs

-   Lacks visitor bike parking
-   **79%** (est. 54m) could be activated/made transparent
-   No infill activation on the ground floor
-   Est. 1,000 sqm already greened
-   Potential for greening and access to public

### Recommendations

Like all other EU buildings, stickers and blinds should ideally be removed.

A more convenient visitor bike parking solution needs to be found.

The building has a very large courtyard that could be activated with a catering option and made greener with some landscaping.

# Loi 41





## Summary & recommendations



EU DG Dev. – TBC

The building has a completely opaque ground floor façade due to stickers. It has a major inner courtyard as well as a roof that has the potential for greening.

### KPIs

-   No access for visitors
-   100% (est. 158m) could be activated/made transparent
-   No infill activation on the ground floor
-   20% (600 sqm) est. potential for greening
-   Potential for greening and access to public

### Recommendations

The building is part of the same block as the Square Urban and shares an inner courtyard, so the same remarks apply.

Like all other EU buildings, stickers and blinds should be removed ideally. A more convenient visitor bike parking solution needs to be found.

The building has a very large courtyard that could be activated with a catering option and rendered greener with some landscaping.



# Loi 56











## Summary & recommendations



EU DG Comm. – TBC

The building's façade glazing is blocked with stickers and blinds. Otherwise, the building has a partly green roof and courtyard.

### KPIs

-   No access for visitors
-   **100%** (est. 69m) could be activated/made transparent
-   No infill activation on the ground floor
-   Partly green roof
-   Very small courtyard not suitable for public access

### Recommendations

As for all other EU buildings removing stickers and blinds should be a priority. Finding a solution for biking visitor's access. The ground floor could be activated or made more interactive with semi-public functions.

# Joseph II 54

## Summary & recommendations



### EU Dev & Cooperation – TBC

The building is part of a major group of EU-occupied buildings. The block has an incredible garden and massive green roof terrace, none being accessible to anyone. The façade is completely blocked with panels and vertical blinds.

### KPIs

-   No access for visitors
-   86% (est. 42m) could be activated/made transparent
-   No infill activation on the ground floor
-   Large green roof terrace
-   Inner courtyard but not activated and no access

### Recommendations

As for all EU-occupied buildings, removing stickers and finding a convenient soft mobility visitor parking solution are priorities.

The building has a very nice inner garden that is not accessible either for EU staff or externals. The huge landscaped roof terraces have intensive landscaped greening but are not accessible.

# Joseph II 59






## Summary & recommendations



EU DG Education – **TBC**

The building has a completely opaque ground floor façade with stickers and blinds. The roof and terraces have the potential for greening.

### KPIs

-   No access for visitors
-   89% (est. 54m) could be activated/made transparent
-   No infill activation on the ground floor
-   51% (650 sqm) est. potential for greening
-   No inner courtyard

### Recommendations

As for all EU-occupied buildings, removing stickers and finding a convenient soft mobility visitor parking solution are priorities.

In addition, the building roof and terraces have the potential to be greened or used for solar panels.

# Belliard 24-28






## Summary & recommendations



EU OIB – TBC

The building has a glazed but completely blocked ground floor façade with stickers. Access for soft mobility visitors is difficult. The roof can likely be greened.

### KPIs

-   No convenient access for visitors
-   100% (est. 85m) could be activated/made transparent
-   No infill activation on ground floor
-   37% (1,036 sqm) est. potential for greening
-   Small courtyard with greening potential

### Recommendations

As for all EU-occupied buildings, removing stickers and finding a convenient soft mobility visitor parking solution are priorities.

In addition, the building roof could be partially greening or used for solar panels.

The small inner courtyard has no real potential to be activated but potentially could have more extensive greening.



# APPENDIX

## *Individual building visit sheets*

# Square de Meeûs 8

## 1. Ground floor activation



Landlord: **KanAm Grund**  
Occupiers: **EU Parliament**  
Area: **38,906 sqm**

Transparency estimated potential: **50% (150m)**

# Square de Meeûs 8

## 2. Green and public spaces



Estimated roof surface: 3,662 sqm

Potential activation area for greening: **1,374 sqm (38%)**

## 3. Active mobility



Parking capacity

150+



Repair facilities

No



Charging stations

Yes



Shared mobility

Yes

Convenient visitor parking facilities



Clear signage for visitors or internal users



Convenience of facilities location



Provision of showers



Support for active mobility



Availability of shared mobility services





# Square de Meeûs 8

## 4. Pictures





# Science 11

## 1. Ground floor activation



16-27m



10m

Landlord: **EU**  
Occupiers: **EU HR & Security**  
Area: **TBC**

Transparency estimated potential: **62% (16m)**

# Science 11

## 2. Green and public spaces



Estimated roof surface: 875 sqm

Potential activation area for greening: **675 sqm (77%)**

## 3. Active mobility



Parking capacity

30



Repair facilities

No



Charging stations

No



Shared mobility

Yes

Convenient visitor parking facilities



Clear signage for visitors or internal users



Convenience of facilities location



Provision of showers



Support for active mobility



Availability of shared mobility services



# Science 11

## 4. Pictures





# Square Frère Urban 8 (Espace Urban)

## 1. Ground floor activation



16-14-16m



5-9-13m



9-13-5m

Landlord: **Aberdeen Asset**  
Occupiers: **EU DG Research**  
Area: **24,463 sqm**

Transparency estimated potential: **79% (54m)**



# Square Frère Orban 8 (Espace Orban)

## 2. Green and public spaces



Estimated roof surface: 4,425 sqm

Potential activation area for greening: **none (0%)**. Circa 1,000 sqm is already greened

## 3. Active mobility



Parking capacity

40



Repair facilities

No



Charging stations

No



Shared mobility

Yes

Convenient visitor parking facilities



Clear signage for visitors or internal users



Convenience of facilities location



Provision of showers



Support for active mobility



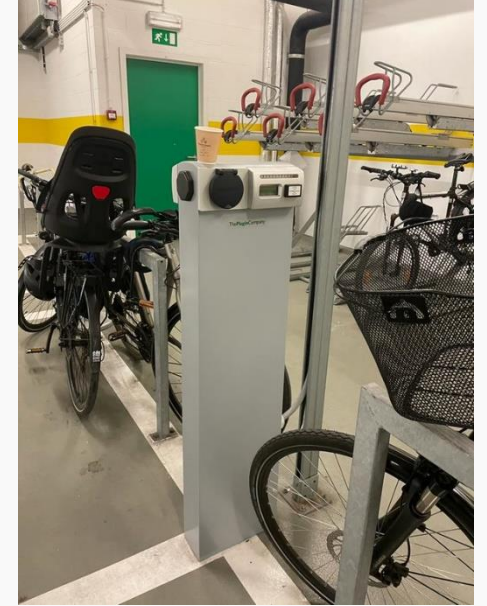
Availability of shared mobility services





# Square Frère Urban 8 (Espace Urban)

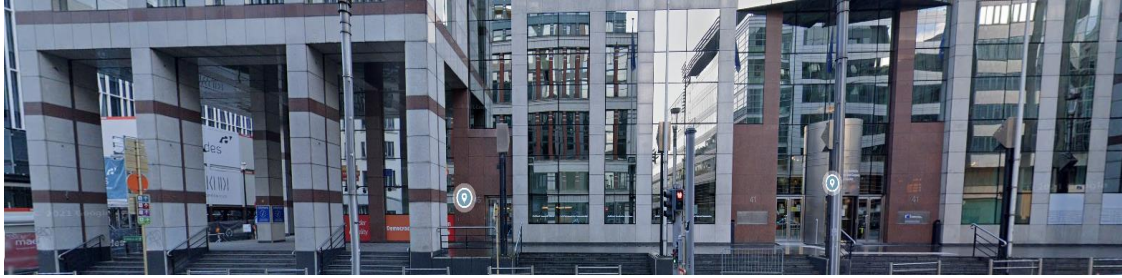
## 4. Pictures



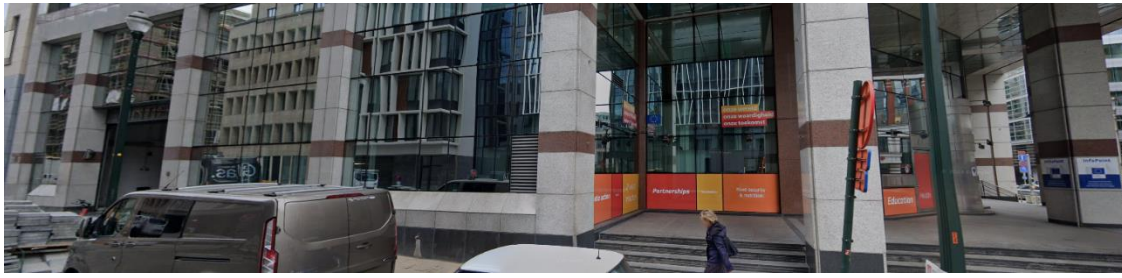


# Loi 41

## 1. Ground floor activation



80m



10-37m



41-6m

Landlord: EU  
Occupiers: EU DG Development  
Area: 29,493 sqm

Transparency estimated potential: 100%  
(158m)

# Loi 41

## 2. Green and public spaces



Estimated roof surface: 3,041 sqm

Potential activation area for greening: **600 sqm (20%)**

## 3. Active mobility



Parking capacity

30-50



Repair facilities

No



Charging stations

Yes



Shared mobility

Yes

Convenient visitor parking facilities



Clear signage for visitors or internal users



Convenience of facilities location



Provision of showers



Support for active mobility



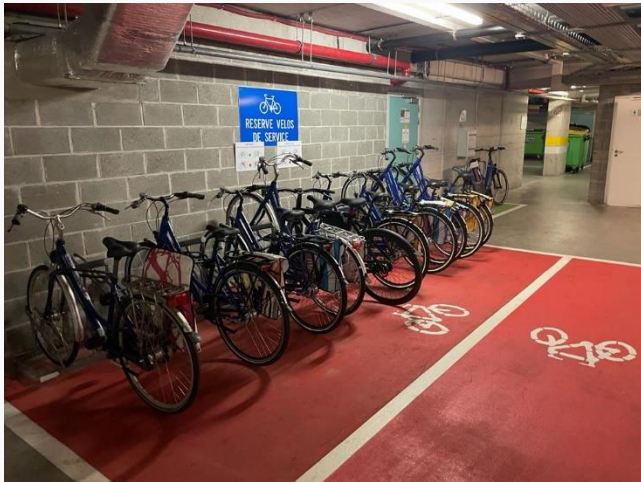
Availability of shared mobility services





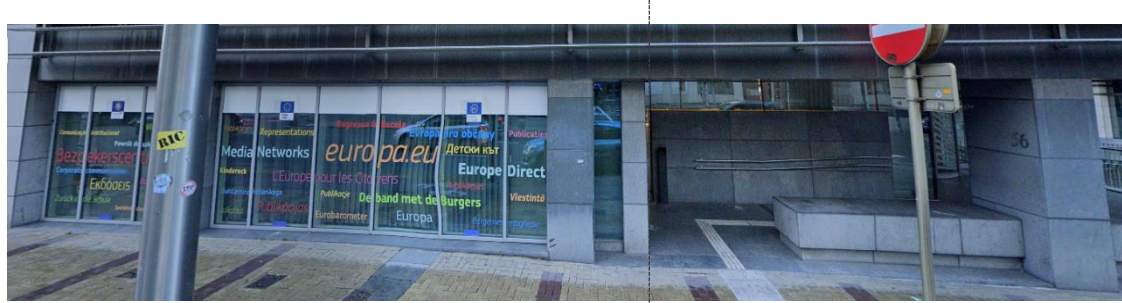
# Loi 41

## 4. Pictures



# Loi 56

## 1. Ground floor activation



13-10m



16m



40m

Landlord: **TBC**

Occupiers: EU DG Communication

Area: 9,899 sqm

Transparency estimated potential: 100% (69m)



# Loi 56

## 2. Green and public spaces



Estimated roof surface: 1,325 sqm

Potential activation area for greening: **500 sqm (38%)**

## 3. Active mobility



Parking capacity

20-30



Repair facilities

No



Charging stations

Yes



Shared mobility

Yes

Convenient visitor parking facilities



Clear signage for visitors or internal users



Convenience of facilities location



Provision of showers



Support for active mobility



Availability of shared mobility services



# Loi 56

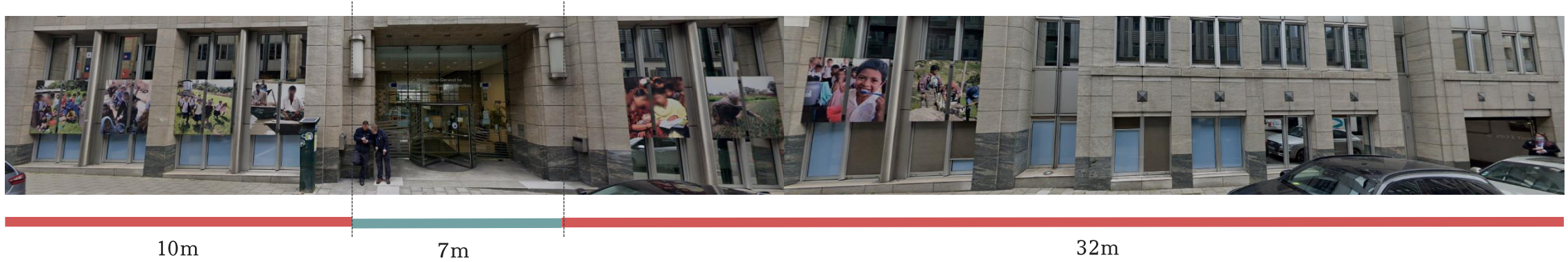
## 4. Pictures





# Joseph II 54

## 1. Ground floor activation



Landlord: **EU**  
Occupiers: **EU DG Development and Cooperation**  
Area: **17,000 sqm**

Transparency estimated potential: **86% (42m)**

# Joseph II 54

## 2. Green and public spaces



Estimated roof surface: 1,100 sqm

Potential activation area for greening: **none (0%)**. Pitched roof

## 3. Active mobility



Parking capacity

20-30



Repair facilities

No



Charging stations

Yes



Shared mobility

Yes

Convenient visitor parking facilities



Clear signage for visitors or internal users



Convenience of facilities location



Provision of showers



Support for active mobility



Availability of shared mobility services





# Joseph II 54

## 4. Pictures





# Joseph II 59

## 1. Ground floor activation



31m



7m

23m

10m

Landlord: **TBC**

Occupiers: EU (European Education and Culture Executive Agency)

Area: 9,054 sqm

Transparency estimated potential: **89% (54m)**

# Joseph II 59

## 2. Green and public spaces



Estimated roof surface: 1,270 sqm

Potential activation area for greening: **650 sqm (51%)**

## 3. Active mobility



Parking capacity

30



Repair facilities

No



Charging stations

No



Shared mobility

Yes

Convenient visitor parking facilities



Clear signage for visitors or internal users



Convenience of facilities location



Provision of showers



Support for active mobility



Availability of shared mobility services



# Belliard 24-28

## 1. Ground floor activation



65m



20m

Landlord: **TBC**  
Occupiers: **EU OIB**  
Area: **14,767 sqm**

Transparency estimated potential: **100% (85m)**



# Belliard 24-28

## 2. Green and public spaces



Estimated roof surface: 2,770 sqm

Potential activation area for greening: **1,036 sqm (37%)**

## 3. Active mobility



Parking capacity

50



Repair facilities

No



Charging stations

Yes



Shared mobility

Yes

Convenient visitor parking facilities



Clear signage for visitors or internal users



Convenience of facilities location



Provision of showers



Support for active mobility

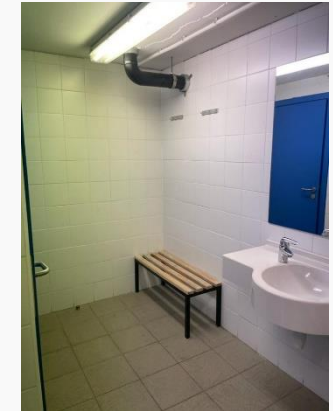
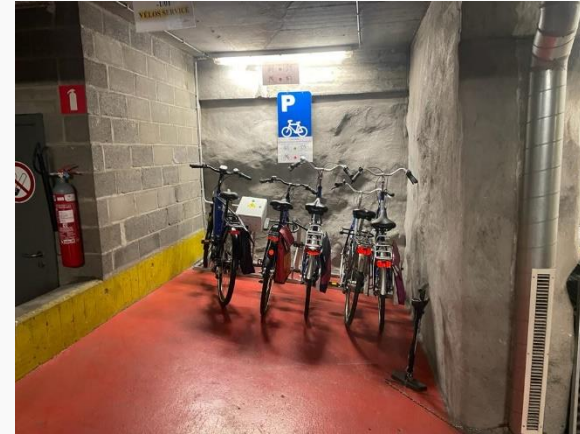


Availability of shared mobility services



# Belliard 24-28

## 4. Pictures





# APPENDIX

## *Detailed map of visited buildings*







### **Contact us**

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