

Urban development Östra Sala backe



This brochure was produced by
the Real Estate Office, the City Planning Office
and the Executive Office of Uppsala Municipality

Project managers:
Karl Ingelstam, the Real Estate Office
Caroline Johansson Fors, the City Planning Office

Text revision and form:
Infomedia, Uppsala Municipality

Principle images:
White Arkitekter (front page, pp. 4, 7, 13)

Photo:
© Gehl Architects (pp. 8, 10-12, 15, 17)
© Göran Ekeberg (bottom image p. 17)

May 2013



Content

Vision for Östra Sala backe	4
Location	6
Urban development	6
General principles	9
Development structure	10
Environment and technology	11
Form	12
Division of neighbourhoods – example	13
Courtyards and rainwater	14
Streets and traffic	14
Parking	14
Parks and greenery	16
Housing and businesses	16
Schools, nurseries and nursing home	16
Process	18
Forum	18
Arena	18
Playing field	19



An architectural rendering of a vibrant urban street scene. On the left, a tall, modern building features a mix of grey, white, and orange panels, with a glass-enclosed staircase visible. The ground floor has shops, including one with a 'Lobster' sign. The street is lined with trees showing autumn foliage in shades of green, yellow, and orange. Pedestrians are walking on the sidewalk, and a white car is blurred in motion. In the background, more colorful buildings and a clear blue sky are visible.

Vision for Östra Sala backe

On the way home from Årsta Centre, it is perfect to stop a while in the park. On streets and squares you meet people – spontaneously or as agreed. Some are visiting, while others live there. There is a rhythm in the streets, squares, courtyards and neighbourhoods. The sun warms Östra Sala backe – a place where a vision of a lively urban environment has been realised.

Sterling work lies behind every stone, every building and every open area. Innovation, dynamics, the long term and swarming diversity are guiding-stars in the creative work that has begun today and that will continue for a long time.

You hold in your hands the opportunity to be part of shaping an attractive meeting place in Uppsala. Today, work begins on the creation of Östra Sala backe – a link between the local and the global, between the private and public sectors, between architects and people and between then and now.

Östra Sala backe will be built out of will. The will to develop the city, the urban region, the neighbourhood, the property and life in between. The will to work together in consensus in order to move from vision to attraction. The basis for success will be partnership, entrepreneurial spirit and close cooperation between all stakeholders. Together, we will take responsibility for executing one of Sweden's most exciting and sustainable urban environments.

We have the vision. We need your knowledge and your commitment in order to realise it.



Location

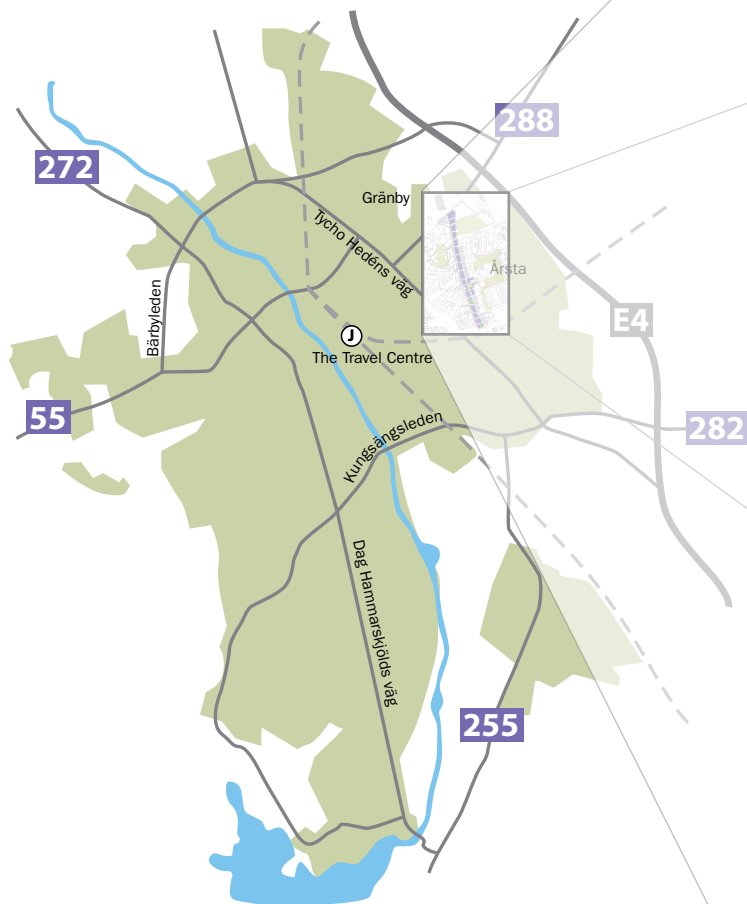
Östra Sala backe, just under two kilometres from Uppsala city centre, is situated in one of the most expansive parts of the city. Its closeness to the E4, new attractive public transport and the fact that it is within cycling distance of the transport hub makes the area very accessible. Trade, sport and workplaces are being developed at a rapid rate, both north and south of the expansion area. A new events arena is planned at Gränby Centre, just next to Östra Sala backe. Surrounding districts with neighbourhood services, parks and fine cultural environments give the area a local identity to build on further.

The expansion area links to Sala backe – a beautiful district built in the '50s and '60s. The well-known architect, Gunnar Leche, has left his mark in the town plans. The beautiful Källparken, which is framed by the Källan neighbourhood, and the buildings at Källparksgatan are areas that have been awarded prizes for urban planning and social consideration. A characteristic of the district is the openness of the semi-private courtyard areas and the beautiful public parks.

Urban development

Uppsala is a city with powers of attraction. High quality business and living environments make Uppsala, together with Stockholm, the engine for growth in the Mälaren Valley and an important national resource for Sweden's development. The city continues to grow as regards both its population and its labour market. New housing and business areas are being developed, city life is being intensified and job opportunities are increasing in tandem, with the stream of tourists. This development is taking place in a manner that is sustainable from the aspects of public health, the environment and the economy.

Uppsala is in a strong position in the areas of life science and growth-oriented small and medium -sized service companies that are contributing towards strengthening the labour market region's overall competitiveness. The city's urban qualities and great breadth of support services for business life are being greatly developed and contribute to an attractive and varied living environment.





General principles

Östra Sala backe will be an important piece in the jigsaw of the development of Uppsala's eastern districts and will bring something new in terms of content, function and design. The area will be planned and built with focus on the individual and take as its starting point the latest in technology and the environment. The new structure will link together surrounding areas into a cohesive urban region and helps to create a tighter, more intimate and mixed-function district with the character of an inner city.

You can read the planning programme accepted for Östra Sala backe at www.uppsala.se/ostrasalabacke.



DEVELOPMENT STRUCTURE

The traditional grid plan with clear public streets and private neighbourhoods is the prototype for Östra Sala backe. The objective is for it to be easy, safe and enjoyable moving around the area, finding your way and meeting up with people. Fyrislundsgatan is the main street of the new structure, where streets, squares, parks and open spaces are woven together into an interesting city fabric. This variation will be achieved through varied neighbourhood designs, scales and materials and through features like the creation of exciting open spaces and greenery.

The environment built will be designed with great awareness of each unit's role in a greater whole. The content, function and design of each building will contribute to a lively, varied and attractive city environment – a city environment characterised by consideration for people going about their business in the neighbourhood and moving around streets and squares. The neighbourhood and its buildings will bring quality to the public areas – the life between the buildings – and contribute to its experience and use.



ENVIRONMENT AND TECHNOLOGY

There is a great deal of ambition when it comes to energy, environmental and climate work in Uppsala. In Östra Sala backe, innovative technical solutions and great environmental awareness, combined with long-term economic sustainability will, therefore, go without saying. The latest in the area of technology and technical knowledge will be used and experiences benefited from. This applies to areas such as energy, waste, water and drains, rainwater, building technology, building materials and transport.

Östra Sala backe will contribute to climate neutrality in Uppsala and counteract the greenhouse effect. The area will become Uppsala's most climate-adapted and be a pilot project for sustainable building using robust materials, a good indoors climate and healthy buildings. System effects and recycling, a life cycle perspective and cooperation, quality and effectiveness are important factors when choosing solutions. Östra Sala backe falls within the extended district heating area.



FORM

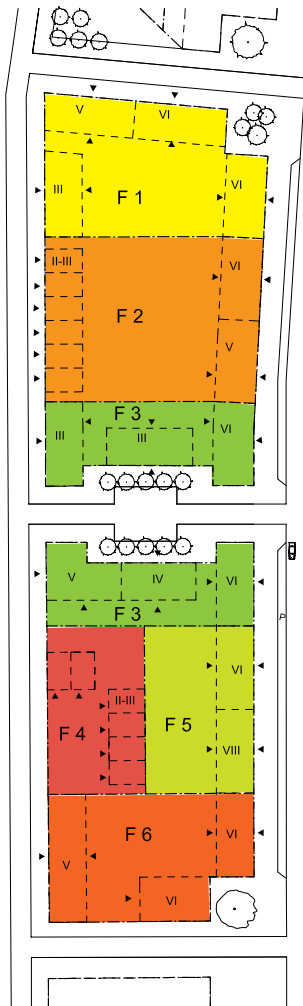
The buildings will vary in height in order to give character to various thoroughfares and open spaces. The average height should be about four or five floors, but the possibility of both higher and lower buildings will be woven into the structure. In the neighbourhoods, there will be a mixture of scales where different building types meet. Higher buildings will be positioned to take account of good sun and wind conditions, lines of sight and Uppsala's skyline.

Good architectural form and high quality in both the whole and details will be necessary and will be shaped in cooperation, with variation and diversity acting as the guide words. The architecture will contribute to a lively city area, arouse curiosity and be welcoming and innovative. Care with regard to proportions, shapes, materials and the meeting of scales will be particularly important.

There will be a strong and clear link between the street, the open space and the building. In the ground floors in particular, it is important that those passing by get a feeling of life inside the building and the inner courtyard. For this reason, entrances will be consistently from the street to the courtyard.



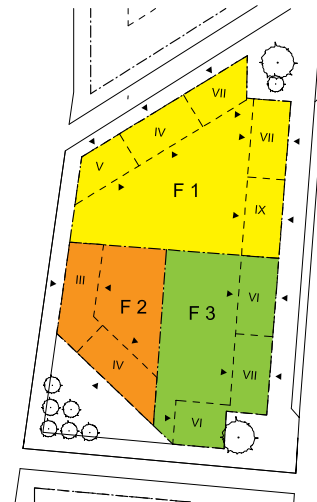
DIVISION OF NEIGHBOURHOODS – EXAMPLE



Example 1
Division of neighbourhoods

Property size m²
P1 – 2400
P2 – 3100
P3 – 2600
P4 – 1400
P5 – 1600
P6 – 2100

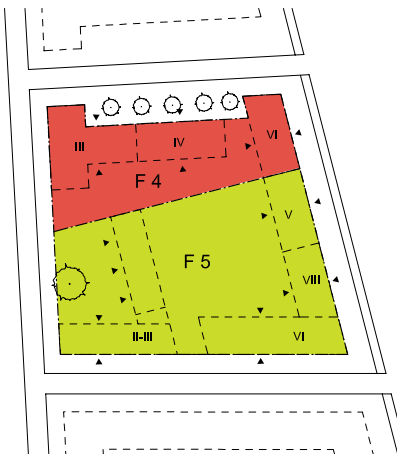
Approximate total floor area in m²
P1 – 5800 / approx 60 flats
P2 – 4300 / approx 40 flats
P3 – 7600 / approx 75 flats
P4 – 1000 / approx 6 flats
P5 – 3900 / approx 40 flats
P6 – 5500 / approx 55 flats



Example 2
Division of neighbourhoods

Property size m²
P1 – 2600
P2 – 1200
P3 – 1700
P4 – 1800
P5 – 3600

Approximate total floor area in m²
P1 – 7300 / approx 75 flats
P2 – 2100 / approx 20 flats
P3 – 4500 / approx 50 flats
P4 – 4500 / approx 45 flats
P5 – 7700 / approx 80 flats



Example of how neighbourhoods can be divided into two or more properties. Some of the important starting points are getting at least two properties facing Fyrislundsgatan for variation of form and the same property owner around the corner to take into account business premises and courtyards/outdoors areas. Larger units could, for example, be split between two neighbourhoods on the respective side of a street.

COURTYARDS AND RAINWATER

The courtyards will be the opposite of the pulsating public area and act as a meeting place for those living and working in the neighbourhood. The courtyards will be free of cars and designed to be green and leafy with great consideration for the needs of the various inhabitants. Rainwater will be taken care of locally, be retained and be a shaping and quality-increasing feature of the courtyard environment.

STREETS AND TRAFFIC

Östra Sala backe will encourage people to move around by bicycle, public transport and on foot. The street network from Sala backe is being extended and supplemented through the extension area with good links across Fyrislundsgatan. Cycling will be in mixed traffic on the smaller local streets and on separate bicycle paths along important thoroughfares and to important destinations.

Fyrislundsgatan, which is an important main street in the city, is being rebuilt and designed as a city street with four lanes, two of which will be prioritised lanes for public transport. Östra Sala backe is touched on by three important public transport routes along Vaksalagatan, Fålhagsleden and along Fyrislundsgatan. A main bus stop is being located at Årsta Square and in connection with Alrunegatan. At Gränby, a large public transport hub for regional and local bus traffic is planned.

PARKING

Each property owner will be responsible for the parking of cars and bicycles being arranged to a sufficient extent in developed areas. This may be done jointly between several properties and neighbourhoods.

There will be kerb parking for visitors and lay-bys along Fyrislundsgatan in order to support the establishment of businesses.



PARKS AND GREENERY

Existing district parks – Källparken and Årstaparken – are being renovated and developed. New park functions will also be located in the immediate vicinity of the extension area. A new neighbourhood park is planned within the development structure in the southern part of Östra Sala backe.

HOUSING AND BUSINESSES

Östra Sala backe will offer an urban environment that is rich in experiences and encounters between people of different ages and cultures, interests and lifestyles. An environment that paves the way for knowledge, creativity, experiences and ideas. The mixture of housing, services and work is, therefore, important.

Small businesses are being encouraged through attractive and flexible premises with varied rent levels. The businesses – whether they are hairdressers or corner shops – will be hubs in the local social network and help to create a safe public environment with a feeling of community and fellowship. Årsta Centre will become the area's collective meeting place and be developed with mixed functions and a new square.

There will be a great deal of variety of forms of housing and tenure within the area. The opportunity to individualise one's home and use parts of it for, for example, a studio or an office will become increasingly more important. It must, therefore, be possible to fulfil the desire for a unique and flexible dwelling.

SCHOOLS, NURSERIES AND NURSING HOME

New nursery places will be provided both integrated in the new neighbourhood and at suitable locations in adjoining districts. A nursing home and different types of special homes are planned within the new neighbourhood structure.

Today, there are several comprehensive schools in Sala backe and Årsta. In order to meet the needs of the new development, the school capacity must be increased. The Municipality will be having a look at the possibility of developing existing schools. Room may also be found for new school functions at Årsta Centre.



Process

Planning and implementation will take place in parallel for different parts of Östra Sala backe. At different stages – the forum, arena and court – the work on the different phases meet, which will contribute to continual feedback on experiences throughout the entire process.

FORUM

Seminar

Uppsala Municipality is offering stakeholders in the construction industry the opportunity to take part in a seminar where the focus will be on deepening the vision of the planning programme.

Applications for land allocation

Building contractors who wish to take part in the future process will put together an application for land allocation.

Selection

Following an evaluation of the applications received, Uppsala Municipality will announce which stakeholders have been invited to take part in the ongoing process – the arena.

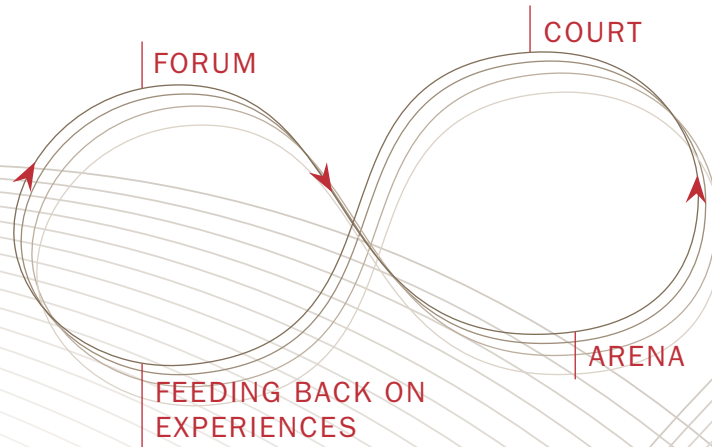
ARENA

Workshop

Prior to the land allocation, a selection of actors will become more deeply involved in the conceptual work in a series of workshops where the focus will be on quality and sustainability issues, form and land allocation. During this phase, cooperation between the stakeholders will be formed and forms of cooperation established.

Land allocation agreements and decisions

The arena will create a common court for future planning and implementation processes and form the basis for future agreements on land allocation.



COURT

Detailed planning work

Detailed planning work will commence once a common court has been established. In addition to design issues within each individual property, the building contractor group will carry out joint analyses that will form the basis for the detailed planning work. From the very beginning, a quality and sustainability contract will be produced. The contract will be linked to purchase agreements with conditions for land readjustment that will be signed by the municipality and each building contractor towards the end of the planning process.

Implementation

The qualities produced during planning will permeate implementation in all stages. The planning and implementation of different parts of Östra Sala backe will take place in parallel. The objective is to achieve a well-integrated planning and implementation organisation. The project's different coordinators will play an important role in following up and implementation. Building contractors will harmonise and coordinate joint work during the construction phase. Quality assurance and feeding back on experiences will contribute to continual development work in future phases.



Contact

City of Uppsala

Telephone: +46-18-727 00 00

Website: www.uppsala.se/ostrasalabacke