



European SE

**SITE VISIT
ENKÖPING (SE)
10/04/2019**

Site representative(s) present: Thomas Adlercreutz
Domagoj Lovas

Number of participants: 3

Information / presentation by site representatives:

Project site includes area roughly 72 ha in size that stretches from south of railway, (inclusive bus terminal, main railway station and commuter parking lot) all the way up to motorway E18 which represents project site north border. Most of the project site lies separated from the centre of the town by railway, which needs to be addressed.

Project site surrounds with residential areas on three sides (area in the east is still under development) with different urban, historical and social structure.

Priority areas 1A, 1B, 1C, as defined in competitions brief (and in an appropriate scale even buffer area around them), needs to be studied in more detail than zone in between due to current inquiries from property owners and future development detailed plans that actually awaits results from this competition as their functional and design basis. Proposal implementation ability is of an essence here. Especially in those visually exposed areas, on both sides of railway, along motorway and access road 70 (Salavägen), that defines project site west edge.

Priority area 2 (exclusive streets) consists mostly of private properties and active businesses (production, service, sale, whole sale) where competition entry, due to size and its more uncertain future implementation and development plans, can be more visionary in level of detail and presentation, as long as it creates synchronized and balanced area together with priority areas 1A, 1B, 1C.

Key issues such as size and type of development, together with other aspects (rainwater management, climate adaptation, traffic, production based on modern technologies and its design and place in urban tissue), are pointed out in competition brief and are of great importance for Enköping's future development.

Q&A and summary of a discussion that took place during walk through project site and visual inspection of it are listed below.

Questions & answers:

Question 1: What sort of production is there in Enköping today?

Answer: Small industries within metal, machine and vehicle parts, production of packaging solutions (and possibly machines for packaging), metal cutting and shaping. And IT industry within data safety, among others.



European SE

Question 2: Which companies are established in Enköping and in the project area?

Answer: Out of important companies for Enköping as a whole and area itself is supermarket chain ICA with its unique, completely climate neutral large-scale groceries store. Others that are important are for example Packsize (packaging solutions) as well as several small IT companies within data safety. Strong in the area is even vehicle service sector, with several dealerships, service shops, car parts stores as well as building and farming machines distribution, sale and renting.

Question 3: Are there any companies that are desirable for Enköping?

Answer: Not in particular. What is interesting on the other hand is to create favourable conditions for present companies to develop. To be able to change and adopt their respective businesses to new urban conditions that will emerge in time, move out inappropriate segments of their activities and develop other more appropriate segments of their businesses. And for new companies to establish their respective business in functional and aesthetic appealing environment that will get people who commute through Enköping to other centres, such as Stockholm and Uppsala, to get off train and search for work and employment here.

Question 4: What sort of people live in Enköping today? Do they move out to get education and then move back when they create their own families?

Answer: Largely and historically speaking it is people who are coming from either Enköping or other small communities, accustomed to that sort of less stressful life heavy traffic, dense urban areas and urban commuting usually creates and with decent range of service, both locally or within acceptable distance (max one hour ride). In recent years, it's more and more visible trend of people moving in from Stockholm or Stockholm's surroundings due to a lower real estate prices. They choose Enköping before Stockholm's suburbs because it offers more for less. Some of them are from Enköping and are moving back with their families after education period, but many of them have no previous connection with Enköping. It's important to point out half of the population in Enköping's municipality live outside Enköping, in few smaller communities or scattered in the countryside with farming as source of their livelihood. Farming is important for Enköping future development.

Question 5: Why is Enköping interesting for people to live and work in?

Answer: Primarily it is due to its geographical position and good connection to centres around, such as Stockholm, Uppsala or Västerås. Range of service within town boundaries and in those centres together with less stressful life makes Enköping ideal place to live and work in.

Question 6: Is there anything that is missing in Enköping, and in the area?

Answer: Some service that needs larger customer base which is the same in every town in world size of Enköping. Production wise it is jobs and career opportunities with higher added value. Spirit of innovation that once build Enköping's machine and tool industry (Bacho with its adjustable spanner, monkey wrench) needs it's modern, digital or on modern technology based, counterparts as new motor that will lead Enköping towards it's future challenges.

Question 7: What sort of proposal expects Enköping municipality to get from this competition? Level of detail etc.

Answer: Basically Enköping needs an elaborate function / design proposal for project site as whole that can be implemented in stages, during next 10-15 years. Something that will work as a basis for further and more detailed plans, some of which are



European SE

already awaiting competitions results. Parts of the project site that are of such character where more elaborate proposals are expected are priority areas 1A, 1B and 1C which with its central position plays vital role in business park future development. In priority area 2 there are no current inquiries or development plans so far therefore proposal can be more visionary, something that will function as guidance and development vision for both property owners and public in general. Desired development in priority areas 1A, 1B and 1C should have some sort of "nudging" effect, where property owners within central priority area 2 will be motivated by good examples and best practice to first start re-evaluate their own businesses and in time and in stages adopt them to areas future needs, functions, technology, climate demands and design in general.

Question 8: What is purpose of different priority areas?

Answer: Purpose lies in geographical position, its possible impact on future urban development and on present development inquiries and political decision regarding those inquiries. Because they are geographically speaking grouped in two main areas, north (1A) and south (1B). In the South (1B) there are private property owners with their different development plans, close to each other and close to railway service. They create a group, critical mass that even with different functions share some common problems, which needs to be addressed to create sustainable ground for future development. In the North (1A), close to motorway E18, it is the opposite. Municipality owns land and sees its potential to attract new customers that drive by based on areas visually exposure from motorway. Those characteristic makes it an Enköping's face towards motorway E18 and those circa 25 000 vehicles that drives by every day (area also called Enköping's shop window). Municipality therefore values those characteristics highly and will make sure private investors who have shown interest to by land and build their new properties there are compatible to those guidelines competition proposal aim to set with its elaborate study.

Question 9: Are there any plans to provide project area with other social/public service/facilities such as schools, preschools, swimming pool and similar type of public building? Can/should proposal include them as well?

Answer: It is not planned so far for area to have such facilities. However, if it turns out that such facilities are or will be needed based on proposed functions and their disposition (in accordance to competition brief), such proposals are welcomed but they have to be balanced and logical. One has to take into consideration all the consequences such facilities can lead to (traffic etc).

Question 10: Is there something Enköping will definitely not see or get?

Answer: There are no particular aspects of urban development (defined with strategic planning document for Enköping, development study for project and strategic site and competition brief) that are not welcome at the moment.

Protocol written by:

Domagoj Lovas
Municipality of Enköping
+46 (0)17 162 52 75