

European SE

SITE VISIT
TÄBY (SE)
11/04/2019

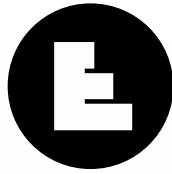
Site representative(s) present: Tavga Zerdesti, Robert Nilsson, Katarina Dalerå, Emelie Torp, Sandra Hellström, Caroline Arenander, Sara Nyman and Joel Widerberg

Number of participants: 6

Information / presentation by site representatives:

In order to provide a holistic overview of different parts of the strategic site, the participants got a bus tour in the area. Information that was presented at the different stops is described below.

- The bus tour started at Arninge centrum where we had a short presentation of the area. Arninge centrum is a commercial area today. However some parts of the area will be densified with housing on top of existing structures. We also have the new travel center in this area, which will open in 2021. The travel center will better connect Arninge to the rest of the region and also to the central parts of Stockholm as there will only be 20 minutes to Stockholm city center by public transport.
- The bus ride then continued to Hägerneholm where a new residential district is under development with some 1200 apartments, a new school and a large city park, Hägerneholmsparken. The park, which is 13 ha is one of the largest parks in the municipality of Täby with plenty of room for playground, sports and recreational activities.
- The tour then continued by foot to Ullna strand and to the award nominated Strandskogen (Beach forest), which is a nature park where the sump woods have been preserved and made accessible by means of blats, lookouts and lighting. The park is about 3 hectares and extends from the residential area in Ulla strand down to the beach of Ullnasjön.
- The bus ride then continued past Ullnabacken (the Ullna hill) which will be transformed into a recreational facility with year-round activities and on to the project site where the participants got a short walking tour around the area. The project site consists mainly of forest with sparse construction. The area is only a few hundred meters from Arninge station and will therefore offer good connections by public transport.



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Questions:

Question 1: Will the project site be connected to Hägerneholm and Ullna strand?

Answer: Yes, the project site will be connected to Hägerneholm and Ullna strand by extending Måttbandsvägen.

Question 2: Does the municipality own the land of the project site?

Answer: Yes, the municipality owns the entire land of the project site which facilitates the implementation of the winning proposal.

Question 3: What is the sizes of the housing in Hägerneholm and Ullna strand?

Answer: There is a mixture of apartment and housing sizes in Hägerneholm and Ullna strand. You can find everything from one-room apartments in apartment buildings to four bedroom townhouses.

Question 4: How great is the accommodation interest in the area? Are there any empty apartments/houses?

Answer: There is a great accommodation interest in the area and the apartments and houses have been sold quickly. There are currently no empty apartments in the area.

Question 5: What is the risk distance from the cement plant and district heating plant?

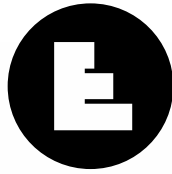
Answer: Older recommendations mention distances up to 500-200 meters, however, permits have been granted down to about 150-100 meters. Today, it's common to describe the actual operation and its disturbance rather than just assessing the facility. It should be noted that the facilities are very different. Various measures have been taken to reduce their negative impact on the environment (the district heating plant manages all unloading and handling indoors, to reduce noise, dust and odor. No garbage may be fired, only biofuel). Furthermore it is possible to place other functions than housing closest to the disruptive facilities.

Question 6: What makes this area interesting and unique?

Answer: Arninge-Ullna is an area consisting of productive and thriving small businesses and shops that is now being developed into a lively city center with mixed functions and activities such as housing, schools, sports center and recreational activities. The fact that the area will be developed with so many different types of functions – from small industrial businesses to housing and recreation - makes it unique.

Question 7: Is the entrance to the travel center independent? Will there be stores / kiosk next to the entrance?

The entrance to the travel center is integrated / located in the new commercial building. The property owner is planning to have stores / kiosk next to the entrance.



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Question 8: How will the issue of the parking lot for the new commercial building (Arninge entrance) be solved?

Answer: Parking to the commercial building that contains approximately 40,000 square meters BTA trade will be solved within the building.

Question 9: It is determined how the street sections will look like on Måttbandsvägen? Can we take part of the section?

Answer: The street section on Måttbandsvägen is determined. It will be available in the complete file.

Question 10: What is planned within Vattenpasset 1 (The water pass 1)?

Answer: The municipality and the property owner have a dialogue about developing a new zoning plan that involves a transformation of the current design into four residential quarters with trading in the ground floor.

Question 11: Why does the municipality participate in the competition this particular year?

Answer: The municipality is in a growing phase as a number of districts are being developed with housing, workplaces, public services etc. In order to obtain creative and innovative ideas the municipality has chosen to participate in the competition. The theme of this year's competition round has been a contributing factor to the municipality's choice to participate this particular year as Arninge has a large and productive small industrial area. The challenge is to develop a proposal for the project site to blend in with the surrounding areas and more particular with the business area.

Question 12: What advice would you give a participant?

Answer: Study the whole area and make sure that your proposal fits in to current structures. Be creative, flexible and innovative.

Protocol written by:

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