



European SE

**SITE VISIT**

**VISBY (SE)**

**09/04/2019**

**Site representative(s) present:** Christian Hegardt, City Architect

**Number of participants:** 1

**Information / presentation by site representatives:**

Region Gotland representative gave a presentation of the project site, and made a brief tour of the different parts of Östercentrum, the strategic site.

**Questions:**

Question 1: What is the exact stretch and location of the *Ihregatan* street, named in the program, between the project site and the existing buildings?

Answer: The old stretch of the street is today almost not visible between the project site and the existing rear sides of the commercial buildings. It has, more or less, become part of the parking area. It is up to the teams to propose the exact outline and location of the street, but the municipality sees it as important to define this street as both border and connection between the development of the project site and the existing buildings.

Question 2: What are the plans for the existing buildings in the strategic site?

Answer: The municipality will decide on design guidelines for the existing commercial buildings. This work will be done parallel to the implementation of the competition result for the project site. Stories could be added to some of the existing buildings. Overall the height limitations will be the same as for the project site: 3 stories close to Kung Magnus väg and the city wall, 4 or 5 stories further away from the wall and the World Heritage site.

The competition teams are encouraged to analyze existing connections between the project site and the strategic site and give overall ideas on how to develop these connections (for example by emphasize and connect to neglected but existing streets like *Ihregatan* and *Scheelegatan*) but not to make architectural solutions for the private properties and existing commercial buildings in the strategic area.

For example; for the rear sides of the existing buildings towards the project site, a new architectural concept is indeed needed. This will be a next step after the competition, and detailed architectural solutions for this particular task are not needed at this stage. The architectural solutions should be focused on the project site.

Question 3: Are municipality functions like schools and kindergartens a possibility for the project site?



European SE

Answer: A large municipal school is located directly south of the strategic site and a new school is not needed for the development on the project site. Minor municipal functions like small kindergartens could be one of many possibilities within the project site. It is up to the teams to propose urban functions that could be a complement to housing, but it is important that housing is the main component in the proposal.

Question 4: Could the low-dense single house neighbourhoods close by be a model for the project site development?

Answer: No, development in Östercentrum and on the project site needs to be much denser, and more urban in character.

Question 4: With 70 percent of existing parking spaces relocated on the project site, (plus new parking for new housing) how much area will be left for other development than parking space?

Answer: This is one of the key questions for the project. Relocation of parking spaces means that the proposals must give quite detailed and convincing ideas of parking house concepts within the layout. It is also possible to build parking underground on the site, but since this is a fairly expensive solution it needs to be combined with parking houses over ground. The project site slopes gently to the west (Kung Magnus väg) which means that a sousterrain concept could be possible for parking in the western part of the site. (Ground level information could be found in the maps included in the competition material).

Question 5: What will happen to the gas station adjacent to the project site?

Answer: Discussions are ongoing, but for the competition teams the gas station could be considered already moved from the site. (Moving the gas station is necessary for the development of housing near the gas station property.)

Protocol written by:

Christian Hegardt  
Gotland Region  
+46 (0)498 26 98 55