

# Nya Årstafältet

ARCHITECTURE COMPETITION





# Brief for an invited architecture competition for Nya Årstafältet

## Invitation

On behalf of the City of Stockholm, the City of Stockholm Development Administration and City Planning Administration invite the following architect practices to take part in a competition concerning Årstafältet:

- Archi5 (France), Michel Devigne (France), Elioth/Iosis Group (France)
- Field Operations (USA), Buro Happold Consulting Engineers (USA)
- Gehl Architects (Denmark), Behnisch Architekten (Germany), Schönherr (Denmark), Transsolar (Germany), Lia Ghilardi/Noema (Great Britain), Pär Gustafsson (Sweden)
- Habiter Autrement (France): SKA (Switzerland), LOLA arkitektur & landskap (Sweden), Transsolar (Germany), Structor Mark (Sweden)
- ONIX (The Netherlands/Sweden), KCAP architects & planners (The Netherlands), Karres en Brandes landschapsarchitecten (The Netherlands), Flygfältsbyrån (Sweden)
- RADAR arkitektur och planering (Sweden), Anna Arkitektur (Sweden), ÄM formgivning (Sweden), Melica (Sweden), John Håkansson (Sweden)
- Tovatt Architects and Planners (Sweden), Via Trafik (Denmark), 3RW arkitekter (Norway), Wenanders låda (Sweden),

The competition, which will take the form of a project competition pursuant to the Swedish Public Procurement Act (LOU), has been preceded by an open qualification procedure for the selection of participants.



*Stockholm is continuing to grow as a hub of the Baltic Sea region and the capital of the Nordic area. At least 15,000 new homes will have to be built over the next few years. Stockholm needs new neighbourhoods with denser settlement and a distinct urban ambience. One of the new neighbourhoods is to be sited on Årstafältet in the south of Stockholm.*

*The City of Stockholm is now inviting Swedish and international entries in a competition for Nya Årstafältet. This urban planning assignment addresses challenging present-day issues of sustainability, urbanism, integration and urban living. Årstafältet presents the opportunity of creating something entirely new: an urban neighbourhood where parks, piazzas, homes and business activities together create good preconditions for meeting points and social interchange. An urban neighbourhood which can set a climatic and environmental example. An urban neighbourhood in which people, environment and architecture blend with the existing neighbourhoods to form a new entity.*

*The City's vision of Nya Årstafältet is no less than a new, epoch-making Stockholm neighbourhood and a new urban park of world class, harking back to the classical park landscaping tradition which made Stockholm known all over the world in the 1950s, while also taking its cue from the new international trend known as landscape urbanism. Infill development will be combined with a revival of the city park for the growing numbers of people opting for urban living. The urban park can not only recover its position as a public space but can actively serve as a catalyst of the entire process of urban development. The new Årstafältet park will join together areas with differing status and serve as a magnet for people from all over Stockholm.*

*The City of Stockholm welcomes you to join in the competition for Nya Årstafältet.*



Per Kallstenius

Stockholm City Architect and Jury Chairman

**The centre  
of Stockholm**

**Södermalm**

**Liljeholmen/Arstadal**

**Hammarby Sjöstad**

**Telefonplan**

**Gullmarsplan**

**Arstafältet**

# Stockholm is expanding!

New areas outside the central city are scheduled for development, and one of them is Årstafältet, a little way south of the inner city. The City of Stockholm wishes to investigate the possibilities of a new neighbourhood in and adjoining Årstafältet and to illuminate possible future scenarios for Årstafältet's development.

The task is to put forward proposals for a sustainable, living neighbourhood having clear connections with neighbouring housing districts and business campuses. There are great opportunities here for creating something new – an exciting urban neighbourhood combining mixed development – workplaces, schools, non-housing and services – with large green parkland areas; making history a jumping-off point into the future; enabling people, environment and architecture to become intertwined in a creative, imaginative and challenging relationship.

The proposals will form the basis of ongoing planning work and will be a tool to be used in the dialogue with residents.

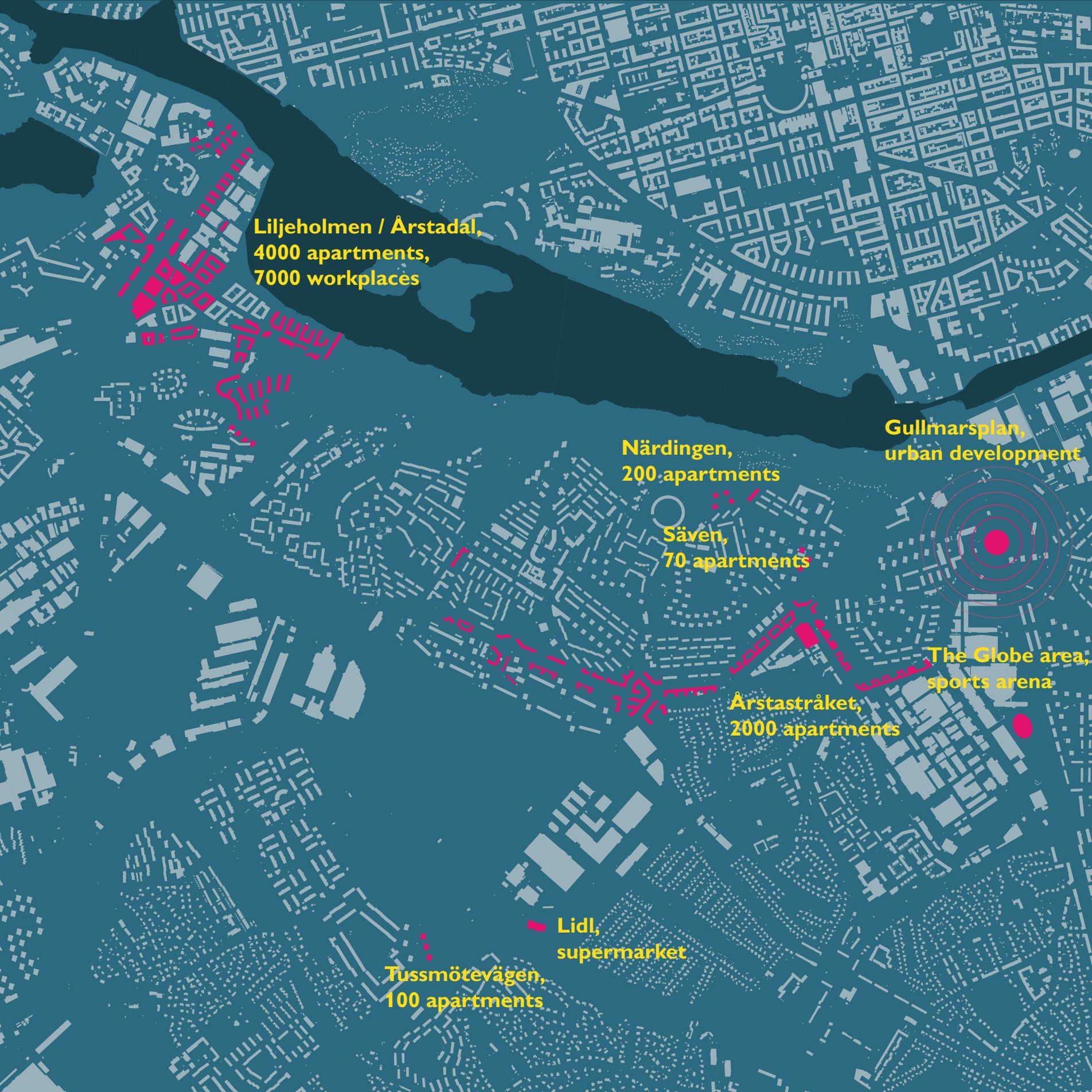
## The new Årstafältet, a neighbourhood in the south of Stockholm

*The inner city is expanding.* Nya Årstafältet can become the nodal point of the dynamic conurbation which is growing up from Telefonplan in the west to Hammarby Sjöstad in the east. The aim is for the area to have a mix of housing and non-housing with a functional configuration resembling that of the inner city of Stockholm. A close-knit urban development will create better prospects for shops, cafés, culture and meeting points.

*Årstafältet has become more central.* The construction of the South Link clearway, the Årstaberg commuter train station and Tvärbanan (a new light rail line) has vastly improved the prospects for new development on Årstafältet. Nya Årstafältet will join the semi-central string of new housing developments which are springing up adjacent to Tvärbanan, interconnected with Årstadal, Liljeholmen, Gullmarsplan and Hammarby Sjöstad.

*Årstafältet is surrounded by barriers.* Geographically close to the centre of Stockholm, it is not at present perceived as linked with the surrounding neighbourhoods. Bordering on non-housing areas, Huddingevägen and the South Link clearway, it is not readily accessible to local residents. The neighbourhoods adjoining Årstafältet vary in terms of social and economic status and have few meeting points or interconnections.

The City of Stockholm strategy is to link the outer-city neighbourhoods together, both socially and physically. Above all this will mean improving the accessibility of various target points, strengthening security and social cohesion in the urban environment. Nya Årstafältet is to contribute towards the interlinkage of the surrounding neighbourhoods. A more integrated city will then be created, one in which people can move more easily between different neighbourhoods.



Liljeholmen / Årstadal,  
4000 apartments,  
7000 workplaces

Närdingen,  
200 apartments

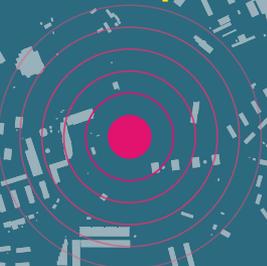
Sävén,  
70 apartments

Arstastråket,  
2000 apartments

Tussmötevägen,  
100 apartments

Lidl,  
supermarket

Gullmarsplan,  
urban development



The Globe area,  
sports arena





Liljeholmen Quay. Illustration by Claudius Przedomski, The City Planning Administration Stockholm.



**The Årsta Park  
business campus**

**Årsta**

**Valla gårde**

**Årstafältet**

**Östberga**

**The Årsta partihall  
wholesale food market**

# The competition brief

The City of Stockholm's objective for Nya Årstafältet is to achieve better contact between the adjoining neighbourhoods, to bridge the barriers surrounding the site and to create a neighbourhood characterised by variety, humanity, non-uniformity and the makings of a sustainable urban society.

The competition brief is to present a holistic concept for Årstafältet, showing clear linkages with the surroundings, and to propose an urban plan which can be the starting point for the neighbourhood's future development. Buildings and public spaces in the form of parks, streets and piazzas are to form an attractive, appealing composition which can be developed over time.

The urban planning proposal must illustrate the main structures of the neighbourhood, in terms of land use, building volumes, location and sizing of parks, piazzas, streets, footpaths and cycle paths. The proposal must also give an account of building typologies and must present a clear and consistently realised idea as to how the positioning and design of buildings can help to reinforce the public space. The new area must include at least one large park. This is to be an excursion point for the whole of Stockholm, offering a host of new attractions.

The participants are to give a consistent and convincing account of premises and priorities which can contribute towards the achievement of the City's objectives for the site.

# A vision of Nya Årstafältet



*Who can come up with the most exciting proposals for a sustainable new neighbourhood - a public space combining old and new, townscape and parkscape, housing and leisure - and open the way to a sustainable new society? The Nya Årstafältet competition takes as its starting points the following questions:*

## **Urban coherence and sustainable development**

- How can residents be encouraged to rely heavily on public transport, walking or cycling? How are settlement and public space to be designed for maximum public transport use?
- In what way can Nya Årstafältet be interlinked with surrounding neighbourhoods? Where is the best strategic location for the new interlinks, where will they impact most on urban living?
- How can the neighbouring housing and non-housing areas be downscaled? How do you create a properly integrated street, pedestrian and cycle network on and round the site, facilitating contacts between the neighbourhoods and helping to avoid unnecessary travel distances?
- How do you design an ecologically, economically and socially sustainable neighbourhood?



## Urban mix and exciting juxtapositions of old and new

- How can the existing housing and non-housing areas be integrated with the new neighbourhood? What will the interface between old and new be made to look like?
- How can landmark buildings, parks or other attractions help to create meeting points, where are they to be positioned and how are they to link up with the rest of the settlement?
- How can housing supply be given such a variety of scale, expression and density that different people will be encouraged to move here?

## Public spaces with clear identity

- How can parks, piazzas and streets be designed so as to give the place an identity of its own and create a sense of community?
- How can a park of world class be created? How can it be made an attraction to visitors from all over Greater Stockholm? What functions are lacking at present?
- In what way can water and biotope design contribute to the genius loci, biodiversity and sustainable resource management?



## Settlement

Nya Årstafältet is to be a mixed development but with a predominance of new housing. There is plentiful opportunity here of planning for new, innovative forms of housing which will afford scope for differing lifestyles. Industry, commerce and amenities are to be planned on sufficient scale to cater for the proposed settlement and to supplement existing amenities in nearby neighbourhoods. Existing nodal points in surrounding areas are to be reinforced and interlinked by new access routes strategically located within the new neighbourhood. The proposals are to adopt a creative approach to the large scale of the non-housing areas and the partly disruptive activities going on there. Retention of the non-housing areas in situ is a precondition of the competition, but alternative future scenarios should be foreseen in a longer perspective.

## Park

The park is to be the heart of Nya Årstafältet. The new settlement will reduce the present-day parkland area, but the aim is for between 35 and 50% of it to remain parkland. The park is to be a central gathering point for residents in surrounding areas. More numerous and varied landscape spaces, more diversified biotopes, an improved micro climate and new attractions will augment the prospects of making the new park an excursion point. The positioning of the new park also has a crucial bearing on the function it is capable of discharging. Much will depend on the way in which the park is integrated with the new settlement and with surrounding neighbourhoods. To be capable of developing into a destination and meeting point for Stockholm, the park will need to have clear and inviting entrances which are easy to reach by public transport, on bicycles, by car and on foot.



## Piazzas, streets and links

Designing a distinctive and colourful public environment is an important part of the brief. Streets, piazzas and green links are to be designed to a high level of aspiration and link together destination points and attractions on the site and in surrounding areas. The streets are an important part of a town's communal outdoor spaces and are to be designed primarily for the greater convenience of pedestrians, cyclists and public transport passengers. To link the site more effectively to its surroundings, the road network surrounding the competition site needs to be made more fine-meshed and the points of entry made more numerous and better integrated with the local street network than at present. Given a properly integrated street network, Nya Årstafältet will be perceived as part and parcel of its immediate surroundings. Creative solutions to the parking issue are also important for making the neighbourhood an attractive place to live in.

## Sustainable development

Sustainable development is an imperative starting point for competition entries, the aim being for the site to entail a minimum of climatic impact. The urbanism developing under the shadow of the climatic menace has every chance of becoming more innovative and locally adapted than the large-scale, traffic-centred planning of decades gone by.

Consideration must be paid to the forecasts which have been prepared concerning a future change in the Stockholm climate. Among other things those forecasts point to higher temperatures, increased precipitation and greater extremes of climate. Entrants must be able to justify their proposals in environmental terms, showing how transport, settlement, refuse disposal etc. are to be climatically adapted. Energy efficiency improvements in transport can, for example, include the encouragement of more travel by public transport and inducing residents to walk and cycle more instead of using their cars. Entrants should also relate to the fact that vegetation binds carbon dioxide and has a cooling effect on the micro climate.

Each proposal must also be socially sustainable, enabling people with different lifestyles and backgrounds and of different ages to live together. A socially sustainable neighbourhood is secure, has a mixed population, offers meeting points for people with different social and cultural backgrounds, is accessible to people with mobility impairment and is designed in a children's perspective.



# The site



*The competition site consist of Årstafältet and the green spaces adjoining it. Given the important bearing on the competition brief of contact with nearby neighbourhoods, a larger area has been marked (see map) which also includes adjoining housing and non-housing areas. The task, primarily, is to present proposals for the competition site, but overarching ideas for linkages with the surrounding neighbourhoods can be presented for the whole of the area marked.*

## The historical landscape

Årstafältet includes many features recalling the historic agrarian landscape of Stockholm. Göta Landsväg, dating from the Iron Age, is the oldest surviving stretch of road in Stockholm, and until the end of the 17th century was the city's only land route southwards. With the opening of the new highway past Hornstull, Göta Landsväg declined in importance and began to be used more locally. Along Göta Landsväg are former medieval farmsteads, many of which date back to prehistoric times. The site includes three such farmstead locations, namely Bägersta, Ersta and Östberga. Göta Landsväg, the Bägersta village settlement site and the Östberga burial ground are protected archaeological sites under the Heritage Conservation Act. The Valla Stream, which for centuries flowed through the area, was culverted in the 1950s and is now only visible in Årstafältet. Certain ditches between the holdings are still extant and can be related to 18th century surveying activities.



The Årsta Partihall  
wholesale food market

Årsta

Valla Gärde

Allotment  
gardens

Former Årstalänken

Ersta gårdsväg

Stormwater  
pond

Golf

Göta Landsväg

Valla Stream

Willow trees

Rugby

Huddingevägen

Östberga

Östbergavägen

The Årsta Park  
business campus

Kvarnbacken



*Årstafältet towards Östberga.*



*The stone arched bridge over the Valla Stream.*

## The landscape

Årstafältet is situated in an east-west declivity and is part of the large-scale fissure-valley landscape so typical of Stockholm. The neighbouring Årsta and Östberga housing areas stand on rock and boulder-clay plateaux having pinewoods on thin-soil areas round rock outcrops as their original vegetation. Towards Östberga the site is bounded by a conifer-clad northern slope which is the sole remaining natural boundary. The site has been nibbled at in recent decades, but with its 50 hectares remains the biggest greenfield site in the south of Stockholm. Today the field is mainly used for sport related activities, but also for recreation and cultivation. The soil being mostly clay, the site is characterised by oligospecific plant communities. The vegetation mainly comprises large expanses of grass with the occasional tree. The northeastern part has an old path of unknown

historical origin, lined by willow trees. Due to its flat topography and the absence of sheltering trees and shrubs, Årstafältet has a climate harsher than that of its surroundings. It is cold and windy and the first night frosts usually come earlier here than in the Årsta and Östberga housing areas.

The whole of Årstafältet today is parkland, and work on transforming it into an ecological and heritage-based landscape park has been in progress since 2001. The Göta Landsväg has been restored and crosses the Valla Stream on a newly built stone arched bridge. Allotments and a stormwater pond have also been established. The stormwater pond has an abundance of birdlife which, for example, includes lapwing and common pied oystercatcher. The southern part of the site contains more sport-related areas, such as a grass rugby pitch and a driving range for golf.



Östbergabackarna

Östberga höjden

Gamla Östberga

The Årsta Partihall  
wholesale food market

Årsta

Valla Gärde

The Årsta Park  
business campus

Enskedefältet

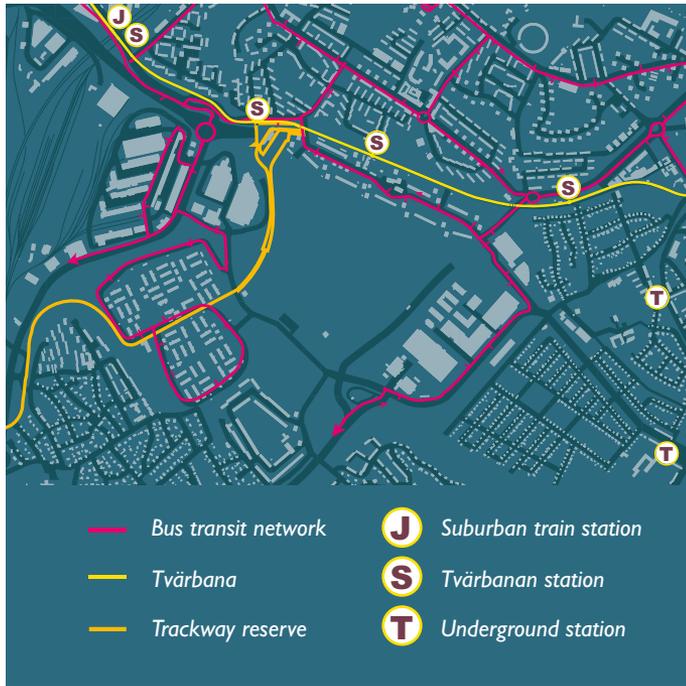


## The surrounding neighbourhoods

Årstafältet is surrounded by a number of housing and non-housing developments from very different periods. Årsta, dating from the early 1950s, was planned as one of Stockholm's first neighbourhood developments and was widely emulated. The neighbourhood centre has a People's Palace, a public library and thirty or so small shops. It is known above all for its well-preserved architecture and its distinctively painted façades. The rest of the development mainly comprises slab blocks and tower blocks. The slab blocks enclose green courts and the different parts of the neighbourhood are linked together by parkland stretches. The part of Årsta directly adjoining Årstafältet, Valla Gärde, began to be built in 1959. A high exploitation rate was stipulated and for townscape reasons the apartments were constructed as tall tower blocks and low-rise slab blocks in a rhythmical planning pattern. The large scale of this development adds a dramatic silhouette to the northern skyline. Östberga, to the south of Årstafältet,

comprises a whole variety of housing areas. The 1950s experimental dwellings of Gamla Östberga differ from the typical 1960s housing enclaves of Östbergahöjden and Östbergabackarna. In Östberga, work on an infill development of about 200 homes called Årsta Park began in 2001. The final phase of that development was completed very recently. To the east and west Årstafältet borders on the Årsta Park business campus and the Årsta Partihall wholesale food market, both of which are non-housing areas. Directly adjoining the Årsta Park business campus is Enskedefältet, a self-build, single-family housing development dating from between 1930 and 1932 and conforming to a gridiron plan surrounding Vårflodsparken. Västra (West) Stureby borders on the southern parts of Årstafältet. This is a hilltop neighbourhood comprising single-family and multi-family dwellings from various decades. For the neighbourhoods surrounding Årstafältet, the Stockholm Globe (Globen) area has tended more and more to become their commercial centre, at the expense of the pre-existing local centres.





## Public transport

### Public transport

Tvärbanan (a new light rail line) has given the northern parts of Årstafältet a very good public transport situation, with stations at Årstafältet and Valla Torg. Tvärbanan has its eastern terminus at Gullmarsplan, where the Stockholm Underground and buses continue into the inner city. At the western end, Tvärbanan connects with the Årstabergr suburban train station, containing from there to Liljeholmen and Alvik, where passengers can change to buses and the Stockholm Underground. The central and southern parts of the site are less well off for public transit, and further initiatives are needed here to improve matters. Årstafältet is now traversed by a trackway reserve for the continuation of Tvärbanan planned previously, from Årstafältet station via Östberga to Älvsjö. The future of this trackway reserve is uncertain. Conjointly with the opening of the Årstabergr suburban train station, a new connection was opened

between Tvärbanan and the suburban train network. All suburban trains in the County of Stockholm stop at Årstabergr. When the new rail tunnel (Citybanan) under Stockholm opens in 2017, services to and from Årstabergr will be made more frequent and new stations will be opened in the inner city of Stockholm.

### Pedestrian and bicycle traffic

There are good pedestrian and bicycle connections from the northern part of Årstafältet via Årstabergr (bridge) into Södermalm and eastwards round Gullmarsplan. There are also a number of pedestrian and bicycle routes across the site, but the southward continuation towards Östberga is in need of improvement. In a future development of the site, particular importance will attach to pedestrian and bicycle routes linking up with public transport. It is also very important that the local bicycle network should link up with the regional cycle routes, to encourage bicycle commuting.



Essingeleden

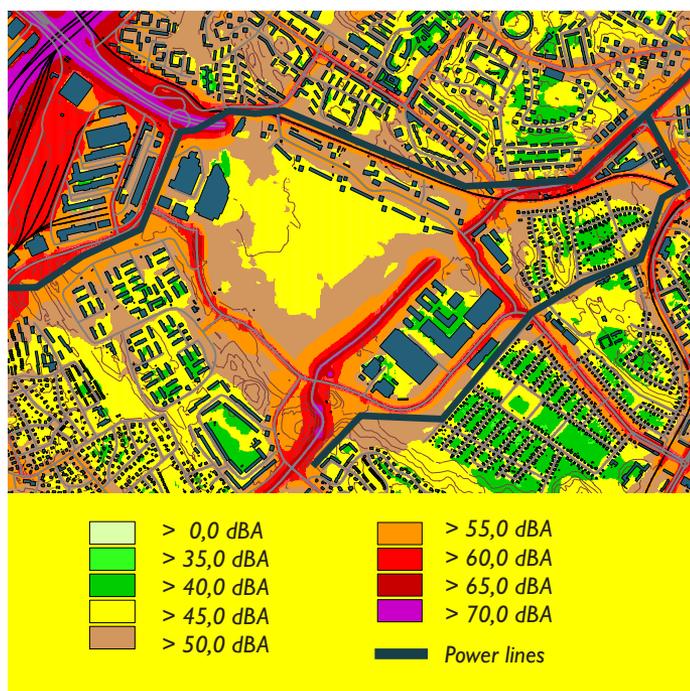
Huddingevägen

The South link

Sockenvägen

Nynäsvägen

Värmdöleden



### *Motor traffic, parking and entry points*

Even though the connection between the road traffic system and Årstafältet today is a weak one, the regional situation is very good. Traffic flow via Åbyvägen/Åbymotet provides easy access to the South Link clearway, Essingeleden, Huddingevägen, Nynäsvägen and the Värmdöleden clearway.

By car, Årstafältet can at present only be reached from Östbergavägen in the south and Ersta Gårdsväg in the west. There are parking spaces at present along Östbergavägen and Ersta Gårdsväg: about 115 in the former and about 50 in the latter.



## **Disruptions and constraints**

### *Huddingevägen*

Huddingevägen today is very busy, carrying some 37,000 vehicles daily. The noise level past Årstafältet is about 65 db. The possibility of decking Huddingevägen over has been mooted from time to time, and the City has plans for making the Huddingevägen-Sockenvägen intersection split-level in order to reduce congestion and enhance traffic safety.

### *The South Link*

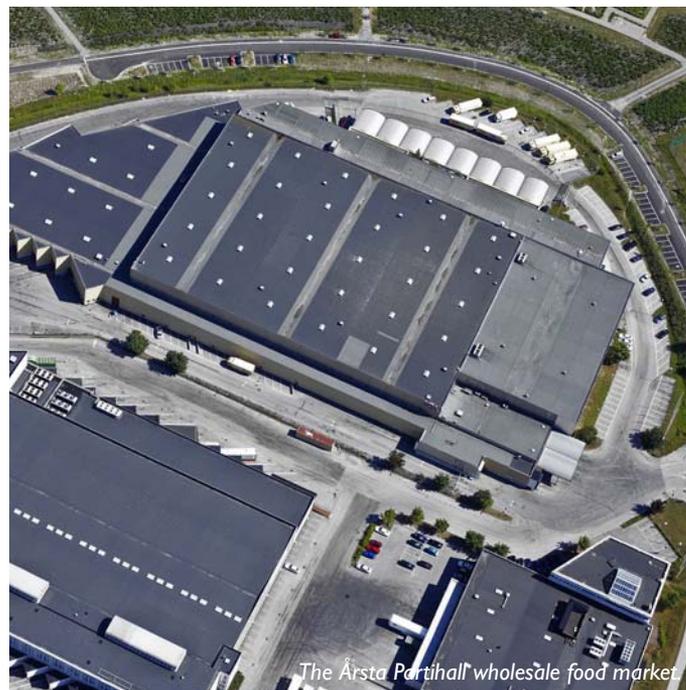
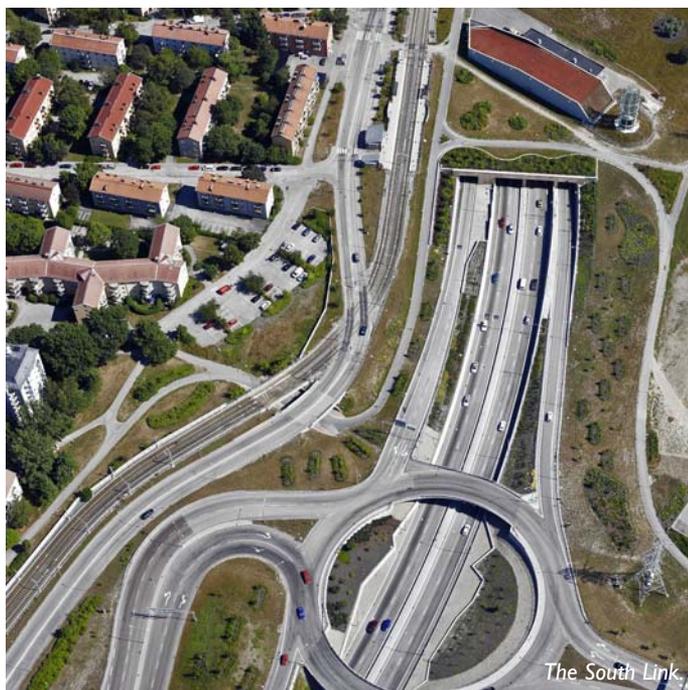
The South Link, which opened in 2004, links the E4/E20 with Nynäsvägen and Värmdöleden in the direction of Värmdö. The South Link forms part of the primary road network for dangerous goods and is very heavily used. Much of it passes through Årsta in a tunnel, which has greatly reduced the traffic load on the local street network and made possible the complete closure of Årstälänken.

An aerial photograph of a city, likely in Sweden, showing a mix of industrial, commercial, and residential zones. A large green field is visible in the center. A highway runs through the area, and several large buildings are scattered throughout. The sky is clear and blue.

**Stureby**

**The Arsta Park  
business campus**

**The Arsta Partihall  
wholesale food market**



#### *Soil contamination and geotechnics*

Samples from Årstafältet show that there are no contaminant concentrations exceeding the benchmark values, but the centre reserve of Årstälänken is affected in places by lead, cadmium and PAH. Even so, it is unlikely that any special measures will be needed for housing construction in Årstafältet or on Årstälänken to be permissible. Construction entails geotechnical difficulties, connected above all with the water table and the risk of subsidence. Large parts of Årstafältet are flat, with ground levels of between about +16 and +14. The soil is mostly clay, varying in thickness from a few metres to about 20. There are several buildings round Årstafältet which are sensitive to sinkings of the water table, especially in the residential part of Enskedefältet surrounding Vårflodsparken. Measures on the Årstafältet site must therefore be taken in such a way as not to cause any lowering of the water table. At present there is no natural runoff from Årstafältet.

If large areas are surfaced and infiltration in the soil becomes limited, problems may be experienced in leading off stormwater.

#### *Disturbance from industrial facilities*

Both the Årsta Partihall area and the Årsta Park business campus have a disruptive impact on their surroundings, mainly because of the noise they generate. The Årsta Partihall area causes considerable disruption through heavy transport and litter, which can make it a difficult area to combine with housing development.

#### *Power lines*

The power lines crossing the area will be laid in a tunnel. Work on this is in full swing and should be completed in the autumn of 2011.



7

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Statues, Årsta neighbourhood centre.

## Amenities

1. Årsta neighbourhood centre has a People's Palace, a public library, about 30 small shops and businesses, e.g. an optician's, a funeral contractor's, a pet shop, an estate agent, a florist's, a hairdressing salon, an office supplies shop, a pharmacy, a large food store, about 10 restaurants, a number of cafés and a takeaway.
2. Valla Torg is a small piazza with a food store, a tobacconist's and betting shop, a hairdresser's, a restaurant and a revue stage.
3. Stånggatan in Gamla Östberga has a small piazza and about five shops/businesses on the bottom storey of apartment buildings, an HSB (co-operative housing) office, a food store and a pet shop.



Årsta neighbourhood centre.

-  Housing
-  Mixed uses which include commerce
-  Churches and parish houses
-  Wholesale, offices, warehousing etc
-  School, childcare and healthcare
-  Sport
-  Distribution box



Valla torg

## Schools

6. Östberga School
7. Årsta School

There are now two schools in the neighbourhoods adjoining Årstafältet, namely Östberga School and Årsta School. In the vicinity there are two more schools, Stureby School and Enskedefältet School. Östberga School alone has surplus capacity at present, but Enskede School has a capacity shortfall, as will Årsta School and Stureby School in the long term. If more housing is constructed, more schools will have to be added to the neighbourhood.



Pupils at the Årsta school.

4. Östberga Torg, near Östberga höjden, has the local office of Svenska Bostäder (municipal housing utility), Östberga School and the Östberga Out-of-School Centre. Amenities here also include about four shops/businesses, including a fairly large food store, and a pizzeria.
5. Enskedefältet is a typical single-family neighbourhood and entirely residential. Near to it are a riding school, a racquet hall and a restaurant which is popular with boules players during the summer season.



Östberga



*New buildings in Östberghöjden.*

## Workplaces

Two large non-housing areas border on Årstafältet and are therefore of great importance for the neighbourhood's future development, namely the Årsta Park business campus and the Årsta Partihallar wholesale food market.

**8.** The Årsta Park business campus is located in between Huddingevägen and the single-family housing development of Enskedefältet. The area consists mainly of offices but also includes warehousing, goods handling and transport activities. The Årsta Park business campus has about 100 businesses with some 2,000 employees. Since the area already adjoins a housing area, activities involving heavy transport operations have been limited.



Valla Gårde

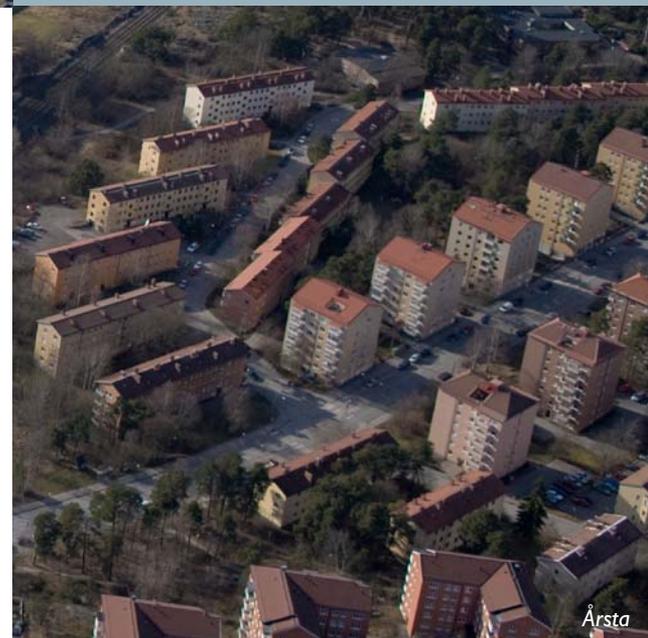
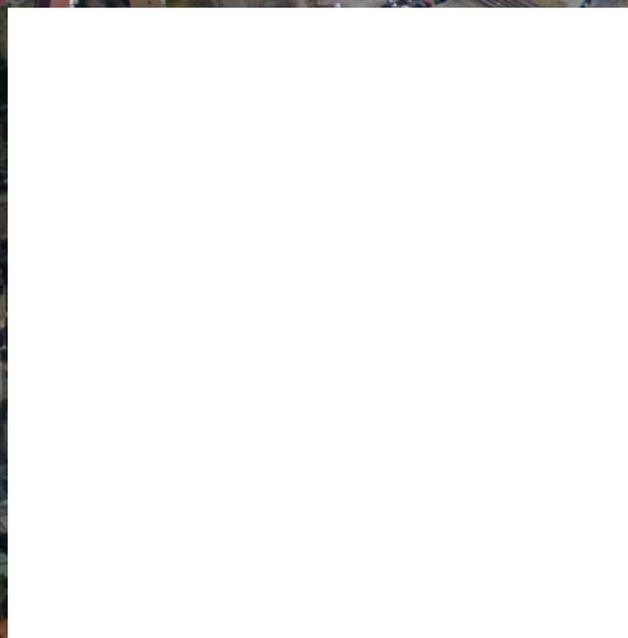
## Homes

About 16,000 persons live in Årsta, 5,000 in Östberga, 1,400 in Enskedefältet and 7,000 in Stureby. No less than 80% of Enskedefältet residents live in single-family dwellings and about 50% do so in Stureby, while Årsta and Östberga consist entirely of multi-family housing. Most of the Årsta apartments are small: 58% comprise 1 or 2 rooms plus kitchen. The corresponding figure for Östberga is 30%. A large proportion of Årsta residents own their homes: some 62% are tenant-owners. In Östberga about 45% are tenant-owners.

Average tenant-owner apartment prices in the housing areas adjoining Årstafältet vary, viz approximately SEK 32,000/m<sup>2</sup> in Årsta, about SEK 22,000/m<sup>2</sup> in Västra Stureby and Gamla Östberga, and about SEK 15,000/m<sup>2</sup> in Östbergahöjden. The average price of a freehold house in Enskedefältet is about MSEK 5, while the average price in the City of Stockholm generally is about MSEK 3.7.



Stureby



Årsta

**9.** Årsta Partihallar, next to the western part of Årstafältet, borders on the western side with a terminal and railhead which separate it from the Västberga industrial estate. The Årsta Partihallar area is dominated by wholesale undertakings, with their merchandise and transport activities. The area today contains a wholesale market, a wholesale fruit and vegetable market, the OK motel and restaurant and a container terminal building. The Årsta Partihallar area has about 200 businesses and some 1,500 employees. The Partihallar area is readily accessible from the South Link and the E4/E20 and adjoins a terminal.



Gamla Östberga

The neighbourhoods present different social and economic conditions, with Enskedefältet residents having the highest income levels and the lowest unemployment, while the proportion in need of financial assistance and the proportion of unemployed are highest in Östberga.

51% of Östberga residents have foreign backgrounds, as compared with 17% in Årsta, 15% in Stureby and 12% in Enskedefältet.



### City of Stockholm planning precondition

#### *Noise stipulation*

For new housing development in Stockholm, the following applies: At least one balcony/patio per dwelling unit or a communal patio adjoining the homes must be constructed so as to be exposed to an equivalent sound level not exceeding 55 dBA and a maximum sound level not exceeding 70 dBA (free-field values). Homes shall be constructed in such a way that the equivalent sound level in dwelling rooms does not exceed 30 dBA and the maximum sound level does not exceed 45 dBA between the hours of 7 pm and 7 am. Homes are to be designed so as to have a quiet side, meaning that at least half the dwelling rooms in each dwelling unit have an equivalent sound level (free-field value) not exceeding 55 dBA outside the window.

#### *Accessibility*

New areas are to be given good disability access, meaning that new homes, main entrances, footpaths etc. are to be made accessible and disabled parking must be provided.



The stormwater pond.



## Climate

Stockholm has a temperate inland climate with great seasonal variations.

The summers are very mild to quite warm and temperatures range between about 20-22 °C in the daytime and about 11-13 °C at night.

The winters are cold, with a mean temperature below 0 °C. On average the city has 14 snow days per winter season.

In terms of daylight, Stockholm is an extreme city because of its northerly location. In summertime it gets about 18 hours' daylight per day but in winter only about 6 hours daily.

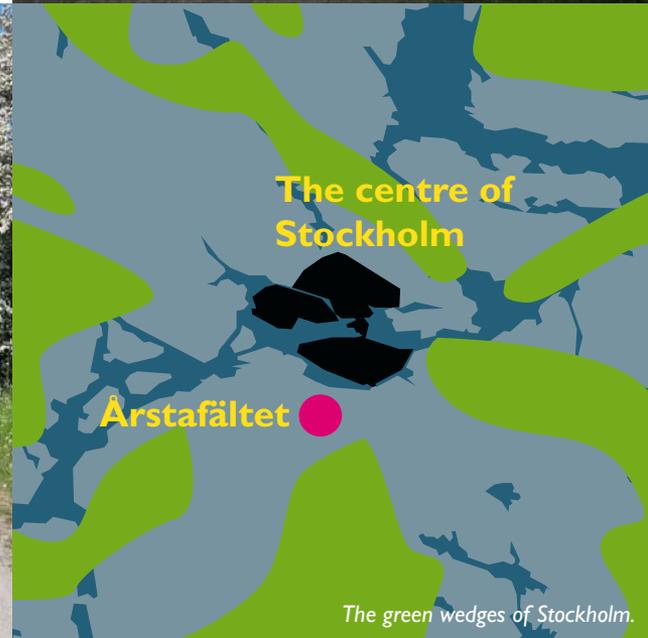
The winters are mostly cloudy while summers are generally semi-cloudy to fair. Stockholm has about 1,800 hours' sunshine and about 560 mm rain annually.



The period between 1991 and 2005 shows a distinct rise in temperature compared with the previous reporting sequence (1961-1990). The temperature rise in the Stockholm region is nearly one degree Celsius. Average daily temperatures in 2006 were -2.3 °C in January and 20.8 °C in July.

Climate changes are impacting on building conditions in the Stockholm region.

Forecasts for the period ending in 2100 point to an increase of about 15% in annual precipitation, while the annual mean temperature is expected to rise by about 4% and extremes of weather will be more pronounced, with longer heat waves and shorter periods of snow cover.



# Administrative regulations

## Arranger of the competition

This competition is being arranged by the City Development Administration and the City Planning Administration, on behalf of the City of Stockholm and in consultation with the Swedish Association of Architects (Sveriges Arkitekter).

Stockholms stad  
Exploateringskontoret  
Box 8189  
104 20 Stockholm

Stockholms stad  
Stadsbyggnadskontoret  
Box 8314  
104 20 Stockholm

## Form of the competition

This is an invited design competition in one stage, conducted in accordance with the Public Procurement Act.

## Competition language

Competition entries must be in Swedish.

## Right of participation

The competition is open solely to the following invited architect practices/ teams, selected through an open qualifying procedure:

- Archi5 (France), Michel Devigne (France), Elioth/Iosis Group (France)
- Field Operations (USA), Buro Happold Consulting Engineers (USA)
- Gehl Architects (Denmark), Behnisch Architekten (Germany), Schönherr (Denmark), Transsolar (Germany), Lia Ghilardi/Noema (Great Britain), Pär Gustafsson (Sweden)
- Habiter Autrement (France): SKA (Switzerland), LOLA arkitektur & landskap (Sweden), Transsolar (Germany), Structor Mark (Sweden)
- ONIX (The Netherlands/Sweden), KCAP architects & planners (The Netherlands), Karres en Brandes landschapsarchitecten (The Netherlands), Flygfältsbyrån (Sweden)
- RADAR arkitektur och planering (Sweden), Anna Arkitektur (Sweden), ÄM formgivning (Sweden), Melica (Sweden), John Håkansson (Sweden)
- Tovatt Architects and Planners (Sweden), Via Trafik (Denmark), 3RW Arkitekter (Norway), Wenanders låda (Sweden)

## Jury

The Jury comprises 7 members, appointed by the City of Stockholm and the Swedish Association of Architects:

- Per Kallstenius  
City Architect, City Planning Administration, City of Stockholm, Architect SAR/MSA, Jury Chairman
- Katrin Berkefelt  
Head of Planning Unit, City Planning Administration, City of Stockholm, Landscape Architect LAR/MSA
- Karl Ingelstam  
Project leader, City Development Administration, City of Stockholm, Graduate Engineer, M.Sc.
- Helena Djurstedt  
Head of Landscape Planning Group, City Development Administration, City of Stockholm, Landscape Architect LAR/MSA
- Lars Marcus  
Lecturer, Urban Design, Royal Institute of Technology (KTH), Architect SAR/MSA, PhD
- Helle Juul, Juul Frost Arkitekter, Arkitekt, PhD, nominated by the Swedish Association of Architects
- Thomas Andersson, Andersson Jönsson Landskapsarkitekter AB, Landscape Architect LAR/MSA, nominated by the Swedish Association of Architects

Secretary to the Jury: Katarina Nilsson, Swedish Association of Architects  
The Jury is at liberty to co-opt additional experts in an advisory capacity.

## Competition Officer

The Competition Officer is:

Marie-Louise Haag  
Stadsbyggnadskontoret  
Box 8314  
104 20 Stockholm  
Tel. +46-8-508 26 464  
Fax +46-8-508 26 410  
e-mail [marie-louise.haag@sbk.stockholm.se](mailto:marie-louise.haag@sbk.stockholm.se)

N.B. All communications concerning the competition must without exception be addressed to the Competition Officer or via the competition website. Entrants may not address questions concerning the competition to any Jury member directly.

### **Brief documents**

The brief documents comprise this brief and the following schedules:

1. Questionnaire to the residents around Årstafältet
2. Årstafältet traffic analysis
3. Description of archaeological remains and buildings of historic interest, Stockholm City Museum
4. Stormwater management, water and sewerage facilities of Årstafältet, Stockholm Water Company
5. Noise survey, Stockholm City Environment and Health Administration
6. Population structure/forecast: <http://www.stockholm.se/usk>
7. Weather and climate forecasts: <http://www.smhi.se/>
8. Nya Årstafältet website: : <http://www.stockholm.se/nyaarstafaltet>

### **Maps**

9. Orthophoto
10. Basic map, 3D
11. Detailed planning map of Årstafältet
12. Map of development projects in the vicinity
13. Sociotope map
14. Ecological structures
15. Engineering geology map
16. Groundwater map
17. Cycle plan, Outer Stockholm 2005
18. Public transport overview

### **Sundry**

19. Air photo 1
20. Air photo 2

### **Start of competition**

The competition will start on 11th August.

### **Kick-off meeting**

All entrants are invited to a joint kick-off meeting on 27th August.

### **Questions concerning the competition**

Requests for elucidation or additional particulars concerning the brief documents are to be made in writing and addressed, by letter or e-mail, to the Competition Official. Questions concerning the competition must reach the Competition Official not later than 15th September 2008.

Questions concerning the competition and the Jury's replies to them will then be sent to all entrants as soon as possible and not later than 3rd October 2008.

### **The competition entry**

The competition entry must be anonymous. All drawings and other documents submitted are to carry a motto in the bottom right-hand corner. The competition entries will be exhibited to the general public, and accordingly the presentation must be clear and illustrative. Competition entries are to be mounted on cardboard or suchlike in landscape A0 format and may not exceed four posters. A set of these posters reduced to A3 format is also to be submitted. The entire competition entry is also to be delivered on a FTP server. The FTP server address will be supplied later. It is highly important that the anonymity of the entrants be preserved, and special care should therefore be taken to ensure that information contained in files and suchlike does not reveal the entrants' backgrounds. Any documents over and above these will be excluded from assessment and exhibition.

### **The competition entry must present the following:**

- A general map on a suitable scale, showing general structures and links to the surroundings.
- Concept sketches (2 in number) illustrating the salient ideas of the proposal.
- A site plan, scale 1:2000, for the whole of the competition site, showing the main structure of the proposal as regards land use, buildings, public open spaces, traffic etc.
- The proposal presented on the air photos (2 in number) appended to the brief.
- Representative site plan illustrations (3 in number), scale 1:500.
- Perspectives, axonometries and sections on a suitable scale, illustrating relation to surrounding neighbourhoods, building volumes, landscaping, street design, parking arrangements. Building volumes shall be presented in such a way that the heights of buildings can be seen.
- Sections (2 in number) through the competition site, showing the topographical relation to Årsta and Östberghöjden respectively. Scale 1:1000.
- Brief written description of the proposal and its salient ideas. The description must state the points of departure for the proposal and the way in which the stated objectives are accomplished. The description shall also state the number of dwelling units, any non-housing, office and/or commercial space in sq. m. BTA, number of parking spaces, total green area in hectares and suitable phasing of the project. The proposal should also indicate possible future scenarios for the development of the site in about 20 years' time.

**Submission**

The entry must be consigned to the Post Office or a common carrier not later than 7th November 2008 and addressed to the Competition Officer. An entrant shall, if called upon to do so, be able to substantiate the dispatch date. Competition entries may also, not later than 5 pm on the said date, be delivered directly to the reception of Tekniska Nämndhuset at Fleminggatan 4, Stockholm. Digital material must be delivered to the FTP server not later than 5 pm on the same date.

The proposal must be accompanied by a sealed, opaque envelope, marked "Namnsedel" and carrying the proposal's motto. This envelope is to contain the names of the author of the proposal and any associates.

**Competition fee**

Every entrant submitting a proposal in accordance with this brief and within the allotted time will be paid a fee of SEK 400,000 exclusive of VAT. The fee will be paid against invoice after the Jury has approved incoming proposals. The payment term is 30 days after receipt-stamping by the City Development Administration of a complete invoice.

**Assessment**

The assessment (without any ranking order or weighting) will be based on the following criteria:

- The overarching idea, how well it corresponds to the brief objectives
- Qualities in terms of urban planning, environmental aspects and design
- Relation and connection to surrounding neighbourhoods
- Development potential
- Feasibility/economic realism

The assessment is expected to be completed not later than 31 January 2009. The result will be communicated to the entrants personally.

**Exhibition/Publication**

The arranger will organise an exhibition of the competition entries during the assessment period, and the general public will then also have an opportunity of viewing the proposals. The time and venue will be announced later.

The Jury's verdict will be sent to all entrants not more than three weeks after the result of the competition has been made public.

All publication of competition entries after the competition has ended will include a statement of the entrant's name.

The City of Stockholm and the Swedish Association of Architects are entitled to publish all competition entries.

**Title, copyright and right of user**

The intellectual property rights in the competition entries belong to the Arranger.

The entrants have copyright in their entries. The Client is entitled to use the competition entries as supporting documentation for feasibility studies and programming work. Direct utilisation of entries, wholly or in essential respects, over and above this can only take place by agreement with the entrant.

**Post-competition assignment**

The main purpose of the competition is to generate input documentation for ongoing feasibility studies and planning work. If, following the competition and in accordance with the Jury's decision, the Arranger finds that one or more of the entries can be developed further, negotiation concerning a continuing assignment will take place with the winning entrant and without any prior announcement. It is anticipated that these assignments can include feasibility studies and planning work.

If the organiser finds cause to deviate from the Jury's recommendation, the Swedish Association of Architects shall be consulted.

### **Approval of the competition brief**

This brief has been drawn up in accordance with the construction sector's joint "Competition Rules for Swedish Competitions in the Fields of Architecture, Engineering and Art, 1998" and complies with the Swedish Public Procurement Act. These rules apply except where otherwise indicated in the brief.

Stockholm, July 2008



Per Kallstenius



Katrin Berkefelt



Karl Ingelstam



Helena Djurstedt



Lars Marcus



Helle Juul



Thomas Andersson

### **For the Swedish Association of Architects**



Katarina Nilsson

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A COOPERATION BETWEEN  
THE CITY DEVELOPMENT ADMINISTRATION  
THE CITY PLANNING ADMINISTRATION

[www.stockholm.se/nyaarstafaltet](http://www.stockholm.se/nyaarstafaltet)