

# INVITATION TO AN INTERNATIONAL WORKSHOP 8–11 MAY 2017



// Norra Kymlinge

VASAKRONAN

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All pictures taken by Richard Hammarskiöld  
(2017), unless others specified.



# You are invited



## The best city district for the world

Norra Kymlinge, a wooded greenfield site, approximately 55 hectares in size and located in north Stockholm, is owned by Vasakronan AB. Located beside a nature reserve, it has an unopened underground station in the middle. From the station, the travelling time from central Stockholm would be just 15 minutes.

Vasakronan is currently running a project aimed at developing know-how related to the planning and construction of sustainable, resilient city districts that are at the forefront of innovation and development. Norra Kymlinge will be an example in practice; a district that in the future will be worthy of the accolade “the best city district for the world”.

Sustainable cities of the future must generate value. They must act as organisms within an ecosystem in which there is no waste; simply transformation of resources into something that can be used by others. In the light of the slow rate at which cities are changing, it is not sufficient for new districts to simply achieve a ‘no net loss’ level. We need to go beyond that point and create urban settlements that contribute more than they consume.

In our work, we have asked more questions than we have answers. We need to continue to build up knowledge about what goes into creating truly sustainable cities. To deal with this issue and to delve more deeply, we invite you to take up the challenge of designing a city district that meets the requirements for strong sustainability. A district where we can enjoy a high quality of life within planetary boundaries.

This is an ambitious initiative to say the least. We know that no one has all the answers to how we will achieve our goal. But asking questions and aiming high are crucial if we are to bring about change. In most instances, asking the right questions is just as important as finding the right answers.

Norra Kymlinge is an excellent location for a testbed where we can develop know-how related to the creation of truly sustainable cities. As we enter the next phase of the project, we would like you to join us on our journey by taking part in our international workshop on May 8-11, 2017.

*Welcome!*

*“Take up the challenge of designing a city district that meets requirements for strong sustainability.”*

**Anna Denell**, Sustainability Director,  
Vasakronan.  
**Per Thiberg**, Head of Business Development,  
Vasakronan.  
**Mats Enander**, Property Development Officer,  
Vasakronan.

# Workshop and prototyping

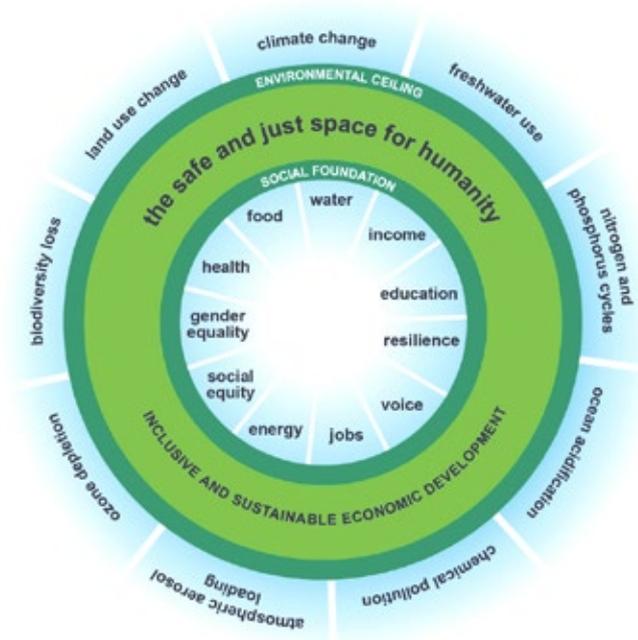


## Are there any truly sustainable cities?

No urban development project worthy of the name would state that it does not aim to achieve sustainability. But what exactly is sustainability? Early on in our work we asked ourselves the question: Is there a place we can visit where we can learn how to build truly sustainable cities? In recent decades, we have taken a number of critical steps in Sweden towards achieving sustainable development and Stockholm has been hailed as a leading example of 'green growth'. But from a global perspective, and taking into account growing rifts on several fronts, we are far from being sustainable role models. We have developed city districts that aim to become sustainable but despite all our good intentions and a fair measure of innovation, these districts can hardly be termed truly sustainable as they continue to contribute to increased segregation and escalating use of resources.

There are numerous innovative solutions that have been marketed as sustainable. In many cases, these simply resolve isolated problems instead of addressing sustainability on an overall level, and more often than not new problems arise in other places. Incremental improvement

// *The Doughnut – Defining a safe and just space for humanity to thrive in. Raworth (2012). A Safe and Just Space for Humanity. Oxfam Discussion Paper.*



alone is insufficient to create truly sustainable cities and communities. We must ask ourselves what needs to be done from a global perspective rather than simply doing what is deemed possible on the local level and restricting ourselves to ad hoc improvement of 'business as usual'.

To date, the answer to the question about the existence of sustainable cities would appear to be 'no'. There are districts that are clearly better than others, but there is no city or district that can at the present time be described as sustainable in the true sense of the word.

## Planetary boundaries and social foundations

As a concept and a term, sustainability became more widely known through the work of the Brundtland Commission at the end of the 1980s and since then it has been in a continuous state of development. Over the years, it has gradually shifted away from being a question of increasing the aggregate economic, social and environmental capital, evolving into a stronger and more exacting model where none of these three dimensions is allowed to be undermined and where there are absolute limits on the use of social and environmental capital.

Planetary boundaries and social foundations are two concepts that concretise what needs to be done from a global perspective to achieve strong sustainability. By combining these two concepts, a framework for strong sustainability can be created, following a format similar to a doughnut. Within the doughnut there is a safe and just space for humankind to act and within which we can continue to live and thrive. It is also a space that offers a foundation for future innovation and the development of urban districts that are highly sustainable as they offer quality of life within planetary boundaries.

## Purpose and methods

We are now looking to move on in our work by developing knowledge within specific areas in line with the overall aim of the project – planning and building the world's most sustainable city district. This means that the overarching aspiration must be broken down into specific requirements that can be used as a starting point for prototyping a city district.

By running a workshop attended by leading international experts in sustainability and urban development, we are seeking to produce, test and evaluate prototypes for Norra Kymlinge. The prototypes must meet the stipulated requirement, i.e. "a doughnut district – a district in which we can enjoy a high quality of life within planetary boundaries".

*// Doughnut Districts – Quality of Life within Planetary boundaries. Urban minds inspired by Raworth (2012).*





## Norra Kymlinge



### Leading edge knowledge and insights

Stockholm is one of the most rapidly growing cities in Europe and at the same time it is a city with a distinct housing shortage. Over the past 20 years, the focus has been on developing high-quality districts on land that has already been allocated for use, with close proximity to the regional core and access to a high-capacity public transport system. However, there is a growing lack of old, centrally located brownfield sites in the region. To solve this dilemma, there are plans to extend the underground system to incorporate more sparsely developed or undeveloped areas and thus facilitate expansion at locations farther away from the regional core but with good public transport links.

Imagine if we found an area in the immediate vicinity of an existing underground station, with good access to other infrastructure and immediately beside one of the most important enterprise zones in Stockholm. And what if this location also happened to be an undeveloped woodland area, adjacent to a nature reserve and extending along the edge of a green artery, linking the Royal National City Park to the region's outlying green spaces? Would this not make it a site where the only city district that could be contemplated would be one that meets the most stringent sustainability demands imaginable?

### // Norra Kymlinge

Norra Kymlinge offers unique potential to develop leading edge knowledge and insights relating to truly sustainable districts. On a practical level, use can be made of the existing infrastructure in order to reduce the housing shortage.

### A location with an abundance of opportunities

Kymlinge is located in an undulating patchwork landscape which in many respects has retained its natural landforms and older land use as a result of military activities and state ownership during the 20th century. Viewed in relation to the central areas of Sundbyberg, it is a peripheral green space that is visibly cut off by roads and railways from the nearby districts of Kista and Silverdal.

The Ursvik outdoor recreation area, which includes Kymlingeskogen and Igelbäcken, has an extensive network of paths and trails for different pursuits and offers a whole host of experiences. Both history and land use in the area have enhanced its environmental interest, with a large forest, wetlands and open areas that are a haven for wildlife and insects.

The unopened underground station at Kymlinge is an ever-present reminder of the expansion plans of a bygone era, harking back to the large-scale development of Kista, Husby and Akalla during the 1960s and 1970s. The station is also intrinsically linked to the legendary 'Silverpilen ghost train'.

Kymlinge is located at the intersection of two of the most important motorways in the Stockholm region, the E4 and the E18. Road traffic and rail traffic on the East Coast Line and in the underground system have a direct physical impact on the area, as well as an indirect impact

*// A wooded greenfield site with an unopened underground station in the middle, next to Igelbäckens nature reserve in south and the ICT cluster in Kista district in north.  
Ortofoto @ Lantmäteriet.*



in terms of health problems, risks and barrier effects. Both motorway traffic and rail movements on the East Coast Line reveal a year-on-year increase in volume. The underground line that operates above ground in the southern part of Kymlinge also affects the area in various ways – noise for example.

The site has links with four municipalities. Large sections of the adjoining areas are undergoing a transformation, including the development of Järvastaden and Ursvik and densification in Kista and Rissne. Ideas have been put forward that could result in wide-reaching changes, including densification along the north side of the Kymlinge link road and expansion of the Tvärbanan light railway.

In the County of Stockholm Regional Development Plan (RUF 2010), Kista-Sollentuna-Häggvik is stated as being one of the cores. Norra Kymlinge is designated as a development area in RUF 2010, but in the comprehensive plan for Sundbyberg it is a proposed extension of the nature reserve.



## Expression of interest



### Who are we looking for?

We are looking for three teams, each comprising 4-6 persons, and where each team member has leading expertise in issues relating to sustainable urban development. Our ambition is to achieve a broad representation of views on sustainability and we would therefore like to see that all the teams are multinational.

During the workshop, the teams will work together and individually to develop and apply their leading visionary expertise by preparing proposals (prototypes) for the urban development of Norra Kymlinge. They should be able to design a city district that capitalises on the potential presented by the specific location in the region and the interface between the underground station, neighbouring districts and the adjacent nature reserve. This should be achieved based on knowledge about how people move around within an urban space, how the city economy functions, and how socially and environmentally sustainable settings are shaped. It is assumed that the teams will have the requisite expertise within sustainable urban development and urban design. It is particularly important that the teams not only have the necessary know-how and expertise within all dimensions of sustainability, but also the capacity to utilise this expert knowledge to create environments that reflect astute interpretation and innovative design.

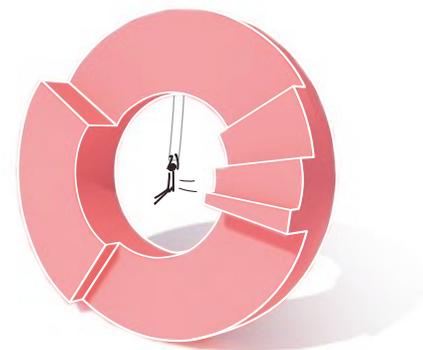
## The assignment



The assignment is divided into three parts:

- » **The involvement of the team leader in a two-day start-up meeting.**
- » **The involvement of the whole team in a four-day workshop.**
- » **Final documentation, including prototypes that have been revised and refined, to be delivered two weeks after the workshop.**

This will bring the project to an end. At present, no decision has been reached on the political level about how the work on Norra Kymlinge will proceed. Negotiations regarding continued involvement could be initiated by the arranger.



This will bring the assignment to an end. At present, no decision has been reached on the political level about how the work on Norra Kymlinge will proceed. Negotiations regarding continued involvement could nevertheless be initiated by the arranger.

During the course of the workshop, the teams will report their ideas and questions each day and at a seminar on the final day of the workshop they will make a brief presentation of their proposal.

At the start-up meeting, the arranger will specify the assignment aims and objectives in greater detail and present the working model for the workshop. There will also be an opportunity to influence how the workshop and the assignment will be run. At the start-up meeting, the team leaders are expected to present their initial thoughts about “quality of life within planetary boundaries” and what they consider to be the key elements for this requirement to be put into practice in the form of a prototype for Norra Kymlinge.



The final documentation will be specified in more detail in consultation with the team leaders at the start-up meeting. It should be possible for the documentation to be compiled into a report in A3 format, comprising 10-20 pages, and be delivered digitally (PDF format). Preliminarily, the report must include:

- » **An illustration plan, scale 1:2000 (should also be provided as a separate file).**
- » **2–3 visualisations (should also be provided as separate files).**
- » **A 2-D base (dwg or equivalent) from which the arranger can produce a 3-D model.**
- » **Reasons for the proposed design, including a description of the thought processes leading up to the proposal.**

The outcome of the workshop and the proposals received will be evaluated by a special group of sustainability and urban development experts. The group will present a report containing their conclusions, which will then support future work at Vasakronan on developing know-how related to sustainable urban design with Norra Kymlinge as an applied example.

## **Assignment language**

The assignment language is English.

## **Fee**

Those that qualify for the assignment will each receive a fee of €30,000, excluding VAT. Half of the amount (€15,000, excluding VAT) will be paid out following completion of the start-up meeting and the workshop and the remainder will be paid out following completion of the assignment.

In addition, Vasakronan will cover costs for accommodation and meals in conjunction with the start-up meeting and the workshop. Travel expenses will also be reimbursed based on a standard rate linked to the distance travelled.

## **Title and right of use**

As the procuring party, Vasakronan holds the title and right of use of the outcome of the workshop and the materials that are included in the final presentation of the assignments. These will collectively comprise concept documentation for future work in both Norra Kymlinge and in other relevant projects.

The party behind the proposal is permitted to publish and use the material following consent from Vasakronan.

## Expression of interest

An expression of interest must be sent by email to Vasakronan's project leader at peter@urbanminds.se by March 27, 2017 at the latest.

The following must be enclosed with the expression of interest:

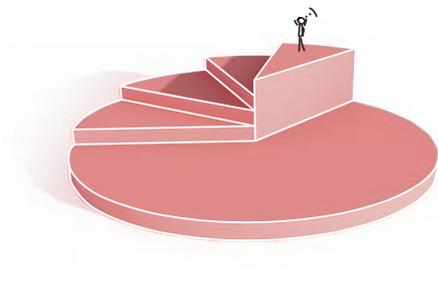
- » **A list of the materials submitted.**
- » **Name, registration number, address, telephone number, email address, web address. If several companies are working together, information for each company must be submitted.**
- » **Three reference projects that are relevant to the project and which are no more than 10 years old. A presentation of each project can be included (maximum of two A4 pages, minimum font size 11p). The name of a reference person, complete with telephone number and email address, must be given for each of the reference projects.**
- » **A presentation and brief reasons for the proposed team composition (maximum of two A4 pages, minimum font size 11p) with a brief CV for each of those involved (maximum of one A4 page each, minimum font size 11p). The role of the key individuals in the adduced reference projects must be stated.**
- » **A presentation of the envisaged approach, i.e. the approach to the assignment that the team deems most suitable (maximum of two A4 pages, minimum font size 11p).**

No payment will be made for preparation of the expression of interest.

## Evaluation and decision

For a team to be considered, the expression of interest must be received within the prescribed time and must be written in English. All the above-requested documents must be enclosed.

Before the final decision is made, the arranger will check that the participants have met their obligations regarding payment of taxes and social security charges, and that they are registered in the companies register/partnership register or the equivalent register in the country in which the participant has its operating base. The participant must also be registered for VAT, with the exception of non-taxable operations, and also hold a tax clearance certificate. The arranger will check that



the stipulated taxes and charges have been paid and will, if necessary, request a certificate of confirmation from the team leader.

The selection of the teams that will participate in the assignment will take place by means of a collective assessment based on the requested documents. The assessment will include an evaluation of the proposed teams' experience, expertise and resources to carry out the assignment. Particular importance will be attached to the proven ability to utilise knowledge of sustainability issues in functional prototypes that demonstrate a high level of quality in urban design terms.

The following will weigh heavily in the team assessment process:

- » **experience within the team of complex urban design projects with a specific emphasis on sustainability issues from an international perspective,**
- » **the team's expertise regarding the task at hand, the composition of the team and the reasoning behind the composition,**
- » **a presentation of the approach to the assignment and the procedure that has been adopted, and**
- » **a proven capacity to present functional and sustainable solutions with good design features.**

Selection from the expressions of interest submitted will be made by a working group comprising individuals from Vasakronan and external consultants. The teams will be chosen in a way that the arranger can acquire as broad and varied elucidation of the assigned task as possible.

Notification of the final decision will be sent by email to the address given in the expression of interest. A separate assignment contract will then be signed between Vasakronan and each of the selected companies through their team leaders.



## Timetable



**28-02-2017** – Invitation to participate in the pre-qualification stage.

**27-03-2017** – Submission of an expression of interest.

**03-04-2017** – Selection process completed. Decision taken regarding which parties will be invited to participate in the workshop.

**12-04-2017** – Competition programme sent out.

**24-04-2017** – **25-04-2017** – Start-up stage for team leaders in Stockholm

**08-05-2017** – **11-05-2017** – Workshop in Stockholm

**25-05-2017** – Submission of a final workshop report



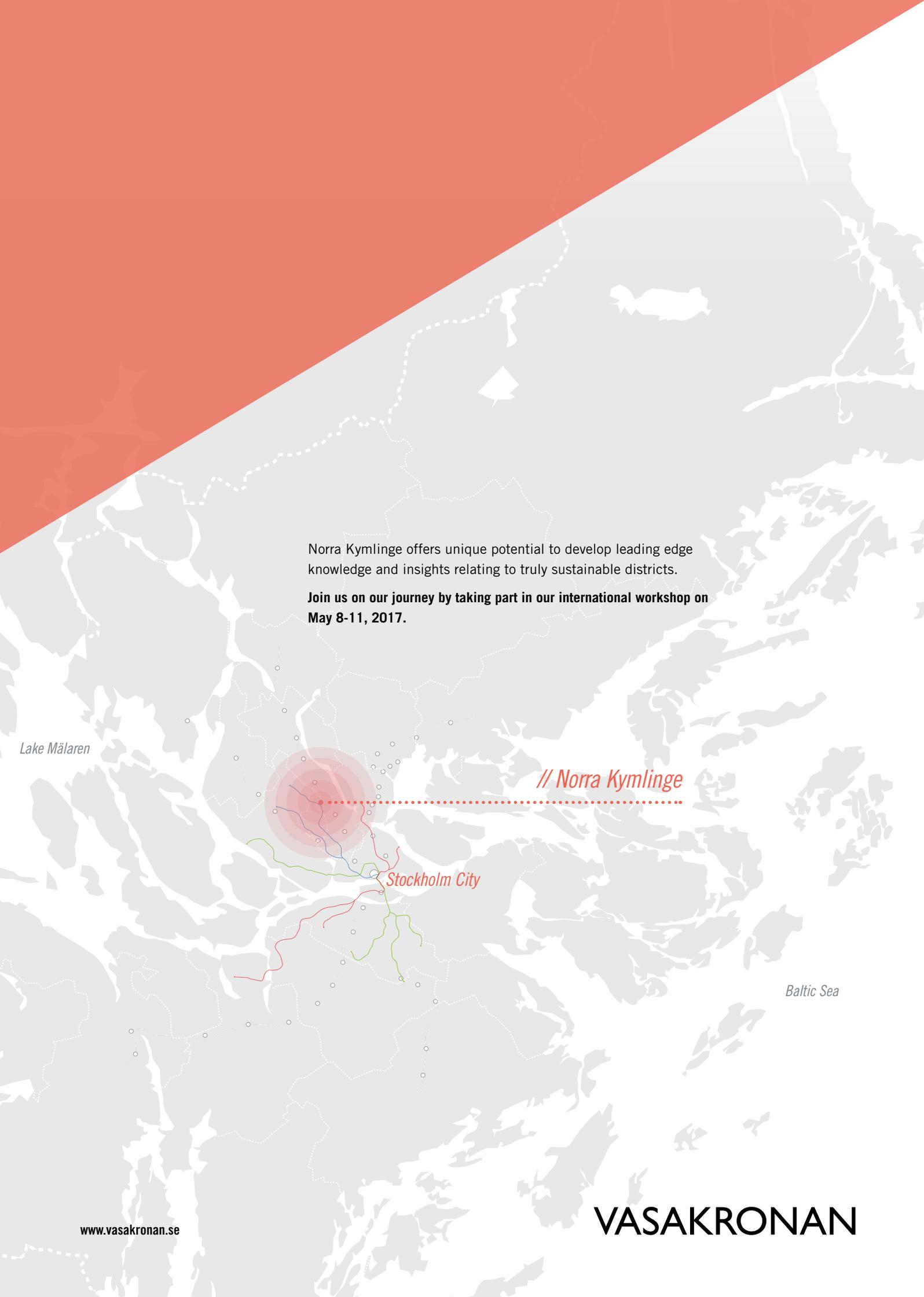
## Contact and questions



All contact with the arranger during the procurement phase and the assignment must take place through project leader Peter Lindroos, email [peter@urbanminds.se](mailto:peter@urbanminds.se).

Questions regarding the expression of interest can be submitted by email up to March 22, 2017. The name of a contact person, together with an email address, must be provided if a party that intends to submit an expression of interest would like access to all the questions and answers.





Norra Kymlinge offers unique potential to develop leading edge knowledge and insights relating to truly sustainable districts.

**Join us on our journey by taking part in our international workshop on May 8-11, 2017.**

Lake Mälaren

// Norra Kymlinge

Stockholm City

Baltic Sea