

DON'T BE A

SQUARE



A Search for a Democratic Public Space

"... How can some temporarily elected politicians sell something that isn't theirs? Skanstorget belongs to everyone. To sell it, is like selling something that you've stolen. Really"
Claes Eriksson

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Chalmers School of Architecture
Department of Architecture & Civil Engineering
Examiner: Kristina Grange
Supervisor: Julia Fredriksson



CHALMERS
UNIVERSITY OF TECHNOLOGY

2022

Don't be a Square

- A Search for a Democratic Public Space

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- A Search for a Democratic Public Space

ABSTRACT

The square is a symbolic place for democracy. It is a space where manifestations and speeches are held, but also an everyday arena where people from different classes, backgrounds and cultures meet, interact and observe. Here, societal conflicts and injustices are made visible. The current values of society determine the definition of the good city and thereby also determines who has access to, and agency to impact public space. Our work has shown that the democratic functions of public space are being displaced for the benefit of economic profit.

Through an extensive analysis of the historical, societal and political context that frames the design of public space, we have gained an understanding of the forces that shape it. We use the local square Skanstorget as a case study to make visible how the values of society impact the design of public space and the consequences this has for the citizens of Gothenburg.

Skanstorget has had a richness of functions and a strong identity as a square in Gothenburg. It was first marked by its military presence, fields, pastureland, and market gardens. When it was later transformed into a square it was used as a commercial site as well as a central space for political movements. In 2018 a competition for developing Skanstorget was advertised, the programme for the design was a dense housing block covering almost the entire square. The process surrounding the transformation of Skanstorget has been filled with conflict, and in many ways it effectively exemplifies the issues embedded in the development of public space today.

Most people that we talk to about Skanstorget comment: "but it's just a parking lot without any use anyway", referring to a deserted, non-human space in the middle of the city. The connection to its history has been lost and with-it people's ability to imagine alternatives. As a conclusion to our work, we present an alternative design proposal that includes the values and perspectives that we feel are missing or have been lost, to help the citizens reconnect to history and visualise alternative futures for Skanstorget.

The result of our work is a design proposal that is based on the conclusions drawn from our background work and analysis. This proposal aims to open up for a discussion about what Skanstorget could be. We present a scenario where elements are added to the square to make it more usable, social, and accessible. We add elements for selfprogramming to make it possible for the citizens to be part of shaping the space. The design proposal also attempts to make history more accessible by using references from the past, both in terms of physical elements - like the markethall, and through social functions, like the markets and space for expression.

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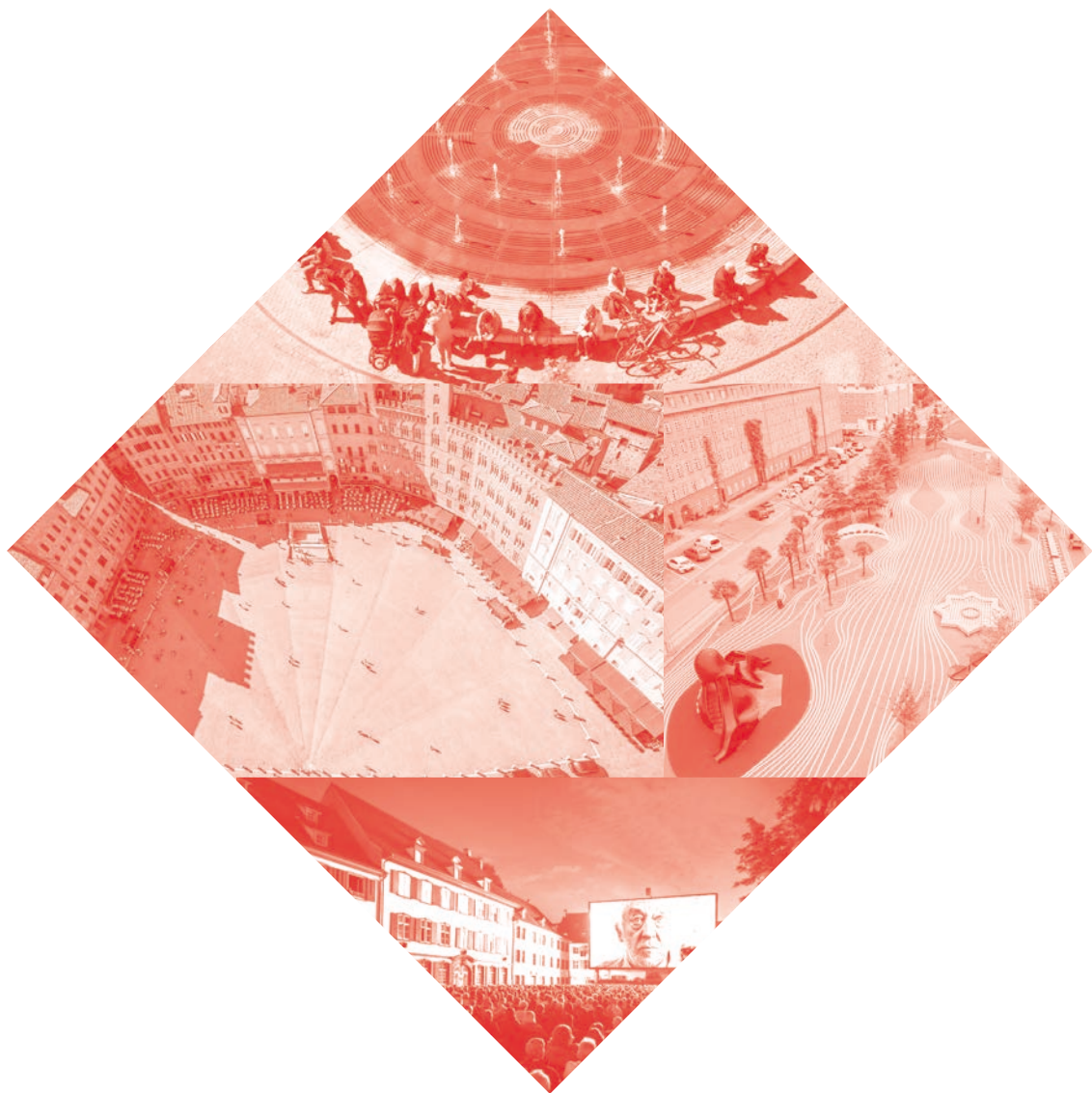
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The square

Looking at the square is like looking at society through a microscope. You can see how well community is functioning by looking at its public spaces, what Lefebvre (1991) calls the screen on which society is projected.

A contemporary definition of a square, used for decision-making processes, can be found in the Swedish National Board of Housing, Building and Planning's clarification of the Planning and Building act (PBL): "A square is an open space that often has a hard surface and lacks extensive greenery. The square is bordered by buildings and other urban elements and can be used for commerce, serving and public communication among other things. The square can also be used for meetings and events. The basic principle of a square is that it can only temporarily be used for any specific activity." (Boverket, 2022)

Skanstorget is going through a transformation that has been fraught with conflicts and contradictions. Different opinions on the matter have been raised in media as well as from regulatory instances. In our project we will give you an overview of the current situation, try to untangle the background to the come about of the transformation and discuss the possible consequences of it.



SKANSTORGET

Skanstorget is a centrally located square wedged in between the neighbourhoods Haga, Annedal, and Linné in Gothenburg. It has acted as a market square, a place for political rallies, and lately as a parking lot. As the images show Skanstorget has, and continues to go through changes in both shape and function.

1931



Fig 1 Map of Skanstorget (1931)

One finds then, that the previously so unpleasant area between the hill and the present stonebarrier has transformed into a beautifully inclining lawn, surrounded by broad sand aisles (...). During the last beautiful weeks there has been liveliness from the children, that previously were restrained to the venturesome square or the narrow streets of Haga and Annedal

- GP 1915 (Caldenby, 2020)

1942



Fig 2 Map of Skanstorget (1942)

"Singing rolls thunderously over the square, and the Union Orchestras instruments are supported by clattering brass and crackling drums. Blood red banners fly in the wind on both sides of the market hall stairs, on which a speaker takes position, launching their agitational sentences. It was a Monday night"

- GP 1941 (Gillberg, 2012)

"And the place where all this wisdom is portioned out, is Skanstorget, the square with the circular market hall and the ideally designed lectern stairs..."

- GP 1941 (Gillberg, 2012)

2008



Fig 3 Map of Skanstorget (2008)

"The three built sides of the square and its characteristic architecture from different eras, along with the open space of Skanstorget creates a unique square that you don't often meet in the history of the city"

- Stadsbyggnadskontoret 2014

future?



Fig 4 Rendering of proposed development of Skanstorget (2018)

"A square is supposed to be for something, and we have a lot of parks nearby. In addition, building a larger square doesn't yield any income for the city, so I don't see that that would be a better alternative"

- Johannes Hulter, first vice chairman of the Planning & Building Committee, (Lundgren, 2018)

INTRO

The public space has a political and democratic function as an arena where the conflicts and inequalities in society are made visible (Franzen, Hertting, & Thörn, 2016). Whoever has access to and agency to impact public space has consequences for society and says something about the context in which we find ourselves. In the book *Stad till salu* (Franzen, Hertting, & Thörn, 2016) the authors describe how the democratic functions of public space are displaced for the benefit of economic values and functions in urban planning today. The concept of Entrepreneurial Urbanism describes how space is seen as a resource, that in symbiosis with private interests is used to sell the city to investors on a global market as a trademark. A democratic public space is informed by an openness that makes it a matter of importance for all citizens of society (Gabrielsson, 2007). If Entrepreneurial Urbanism threatens this openness by infringing on the accessibility of the space, the democratic functions of the public space are threatened as well. We believe that these functions need to be protected.

Planning for a just and sustainable city is not only informed by official guiding documents for the city but is also regulated in the Swedish Planning and Building Act. This law states that the built environment should aim to consider the individual human freedom and support a societal development with equal and sufficient social living conditions and a sufficient and sustainably built environment for people today and for future generations (Fast & Nilsson, 2013). In a democratic society everyone should, from an equity perspective, be able to use our common spaces. When using our common spaces, we exchange information and knowledge and take part in processes where social structures, behaviours and identities are negotiated together. To share the common spaces with others, despite differences, is therefore an important part of being a contributing citizen (Legeby, 2013). In a segregated city like Gothenburg, where social, economic, and cultural differences vary greatly depending on the area where you live, the public space becomes an important arena where citizens can participate in societal, as well as everyday processes. In public space you see other people and other people see you. Demographical, socioeconomic, and ethnical differences and similarities are made visible here. We get an insight into other people's living conditions; identities are formed and solidarity between the ones that share the space also affects the broader society (Legeby, 2013). Acknowledging the question of how public space is shaped and the consequences of it, is therefore of importance from a democratic perspective.

Who has agency to shape space and to be part of the conversation about the development of the city is affected by structures within society (Orrskog, 2005). These structures set the frame for what is built and for whom. They, along with the small mechanisms that limit access to public space, are often hard to detect before it's too late (Franzen, Hertting, & Thörn, 2016). When we do however notice them, as we did when we first came in contact with the plans for Skanstorget, we have to pause, react and resist. The current events in the development of the public spaces of Gothenburg indicates that public space is being restricted.



AIM

The aim of this thesis is to visualize the structures behind the current urban planning ideals and how they affect public space. We hope that a deeper understanding of the values informing the design of public space can help us in our search for a more inclusive and accessible approach to urban planning, that strengthens the democratic values and functions of public space.

Through an analysis of the historical, societal, and political context we wish to create an understanding of why and how we got to where we are today. By implementing the knowledge collected through our work we will design a proposal that includes democratic values and perspectives.

RESEARCH QUESTIONS

- Which values inform the development of public space today and why?
- Which values are excluded as a consequence?
- Who has power to impact the use and transformation of public space?
- What consequences does this have for the democratic function of public space?
- How could an alternative approach to urban planning contribute to a more inclusive and accessible design of public spaces, and how could that look?



METHOD

This thesis is conducted as a case study. The main method used is design through research, where the literature research will later be used to inform our design proposal. To put our work into context we work in a cross-disciplinary manner where the fields studied range from sociology to economic history and urban planning. The question concerning public space and its role for democracy is placed in a complex context affected by many societal preconditions, and therefore a wide range of background material from different fields of theory is needed to be able to analyse it. With help from previous research connected to the processes of shaping public space and by exemplifying this through looking at a specific case, we wish to concretize how structures within society impacts urban planning and what consequences this has on the people who live in the city.

Our main theoretical sources are Catharina Gabrielssons (2007) comprehensive work on public space in the Swedish context; Mats Franzén, Nils Hertting & Catharina Thörns (2016) work on Entrepreneurial Urbanism in Sweden and how urban planning has transformed in line with the economic development after the industrial crisis, and Jeff Werners text about the threat to democratic public spaces in Gothenburg. We have also used other texts that relate to our topics to help contextualize our work.

For the historical description of Skanstorget we have mainly used *Våra drömmars Skanstorget*, by Skanstorgsgruppen, edited by Claes Caldenby (2020) and Jeff Werners essay *Demokratis torg* (2020). We have also gathered material from the Regional Archive, the Museum of Gothenburgs database Carlotta, and the City Planning Office. The historical research involved studies of historical maps, facades, old drawings and material that we found connected to earlier competitions and transformations on Skanstorget. Some of this material is included in the historical description of Skanstorget and some of it will be accessible in the appendix.

The analysis of Skanstorget is an attempt to make visible how the threats to the democratic functions of public space are represented in the programme for the competition and in the winning proposal.

We are inspired by discourse analysis, a method where language analysis is used to understand how different discourses are formulated through knowledge production. The ones with power to formulate the problem also determines the discourse on a subject, for example the discourse on urban planning. Who formulates the problem and how, in this case the programme for the competition at Skanstorget, indirectly determines the solution. In other words, words are power. (Orrskog, 2005). By analysing the words used in the competition programme and the winning proposal as well as in the debate surrounding Skanstorget, we believe we can address the underlying structures of inequality embedded in the discourse.

Using the new knowledge collected on the topic, we wish to investigate how this can be translated into a design proposal that suggests an alternative future for Skanstorget. The aim of the design proposal is to open up for a discussion on what Skanstorget could be as well as an attempt to reconnect to history. The proposal is informed by the values excluded from the planned transformation of Skanstorget. We have formulated some design principles to highlight the values and functions that we miss in the current proposal.

Reading instructions

By presenting our work we wish to make a complex topic comprehensible to the reader. We believe that the construction of public space needs to be understood as informed by many different aspects and actors. We therefore suggest that you start by reading the theoretical background to get an understanding of the concepts we use later in the analysis.

After the theoretical background we will introduce our site, Skanstorget. We will present Skanstorget and its history through images, architectural drawings, texts, and a timeline showing some of the historical events at Skanstorget in relation to societal transformations and events.

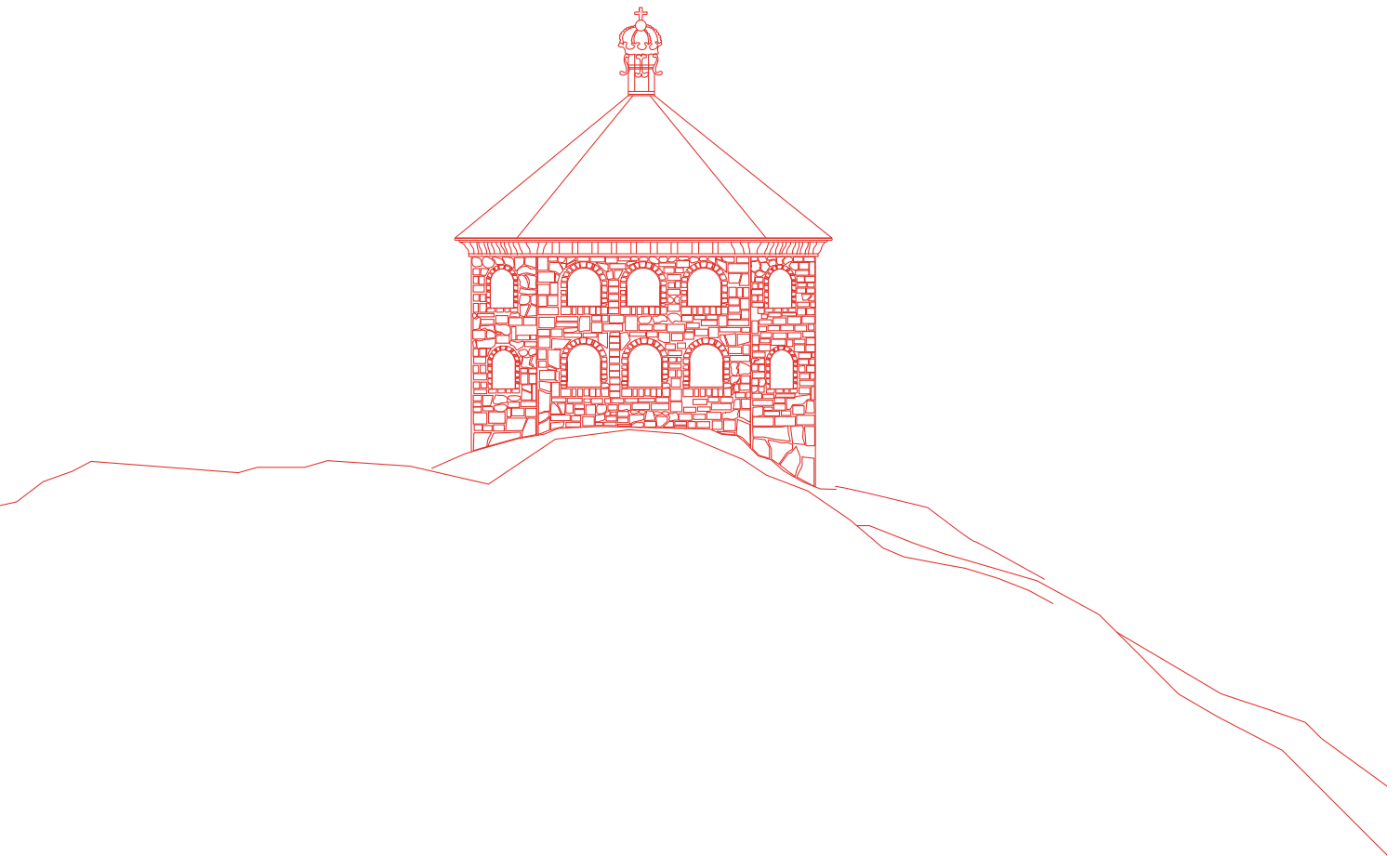
Following the presentation of Skanstorget is an analysis where we try to untangle the transformation of Skanstorget through the lens of our theoretical background.

Our design proposal is an attempt to translate the conclusions drawn from the analysis, and should be viewed as a comment on the suggested transformation of Skanstorget, rather than a completed design project.



Delimitations

The study is limited to a Swedish context with a focus on Gothenburg and Skanstorget. The site was chosen because of the ongoing process surrounding the development of the square and how this relates to many of the questions that we are interested in. Skanstorget has also been the centre of a public debate, making access to information and perspectives easier. The processes affecting the planning of the public space today needs to be understood in the larger, global context in which it was formed. As it is not the main focus of the project this part of the thesis should be considered is a brief background. The case is locally situated but the driving forces for development are not, hence the study can also have relevance in the way it addresses larger questions about our time.



THEORETICAL FRAMEWORK

The theoretical concepts are used to contextualize and make the complex questions discussed in the thesis understandable. The concepts can be divided into different categories; public space, societal transformations, and power structures. Each of these categories have been discussed by many theorists throughout history, and our descriptions can naturally not cover all of them. We hope however that this chapter will help you understand the point of departure for our analysis.

Public Space

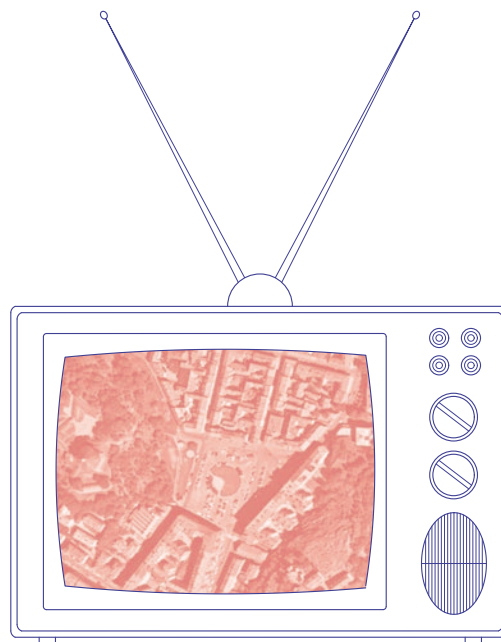
Nationalencyklopedin (2022) defines public space as “a part of the built environment that is accessible to the public, for example streets, passages, galleries, squares and parks.” There are a multitude of rooms that in different ways can be considered public: clubs, laundry rooms, playgrounds, schools, facebook, gyms, etc, - where each is supplied with social codes that determine the terms of engagement for that particular space. What is accessible for some, is forbidden for others; kinship for one is segregation for another. To understand the diversity of public spaces, and their uses one must also understand the rules and terms of both that specific space as well as the rules and terms for the people and groups that use that space. For each and every one who has reason to use public spaces – as a parent, teenager, homeless person, alcoholic, jogger, dog owner, cyclist, skateboarder, etc – it is clear that there is a competition for these spaces. An individuals’ or groups’ rights and needs are constantly confronted with the rights and needs of others. The idealized notion about the accessibility and openness of public space – a prerequisite for equality, critique, and freedom of speech – disregards the fact that space, as a socially produced construct, also brings with it inequality and conflict (Gabrielsson, 2007).

Public space as a concept is complex, with layers of meanings that have physical, cultural, and philosophical aspects to it. The physical aspect of public space is connected to the built environment, while the public relates to a more general association of spontaneous social interactions as well as political actions. (Franzén, Hertting, & Thörn, 2016). Gabrielsson (2007) describes the discussions about public space as being held on two different fronts. Political and social implications are often discussed within the sphere of philosophical, social, and communicational theory, while spatial qualities are discussed in the field of architecture, landscape architecture, art and urban planning. The two discussions rarely overlap, which results in an oversimplification of both discourses (Gabrielsson, 2007). Theorists Hannah Arendt and Jürgen Habermas proclaim that the political and cultural importance of public space has been diminished in recent years (Gabrielsson, 2007), whilst the physical manifestation of public space; squares, parks, and sidewalks, still remain.

Public space as a projection of society

Lefebvre describes daily life as the "screen on which society projects its lights and its shadows, its hollows and its planes, its power and its weakness" (Lefebvre, 1991), if that is the case, public spaces are the backdrop to the play acted out on screen. He understands public space not as a thing, or matter, but as a series of relationships. The space is not an object to be read and understood and can never be separated from the mental or physical content and context. But on the other hand, the space contains a relationship to power; as produced by power, as a symbol of power, and as a mechanism for discipline and control, public space is a medium that "depicts" and "acts" (Lefebvre, 1991).

Gabrielsson draws parallels between public service and public space in relation to the idea of public space as a screen. She argues that public space can be viewed and criticised in the same manner as traditional media with editors and creators of content. In traditional media someone decides who and what is portrayed, and in the same way she means that public space and whom and what can take place here is also edited. To regard public space as a medium enables it to the subjection of the same type of critical analysis as other mediums, like television and traditional news media. It makes it possible to examine its content, its material specificity, its way to mediate and communicate. To investigate public space as a medium, you must be aware of this constant editing and how it relates to power structures and the relationship between sender and recipient, subject and object, content, and interpretation. You have to take into consideration the full complexity: to both see the public space as a social construct and as a form of physical reality (Gabrielsson, 2007).



An analysis of public space must contain a reflection on what is *visible* and what is *invisible*. It must call upon an insight into how the public space is edited due to the governance of society; what is contained within public space isn't *given* or *natural*, but a consequence of forces and decisions. This means that we should look upon public space with critical eyes and be aware of whom is not visible and why. What does the presence of beggars and homeless people and our reaction to them *tell* us? We are unwilling to be confronted with sides of society that remind us of our privileges, they make us uncomfortable because they make us feel guilty (Gabrielsson, 2007).

Gabrielsson believes that the most important purpose, in a social sense, must stem from the fact that public space *exposes* us to other people. She says Hannah Arendt is right in thinking public space is the sphere where identity is formed, that it is a prerequisite for reality and community, and that it therefore must contain a multitude of perspectives. The public – even if just the left-over space between private spaces – acts as a sort of *interface* between the individual and society. Further she writes that the public space puts us in situations where it is possible (or unavoidable) to meet the gaze of others, to argue, to get to know some, and to avoid others – basically, to deal with challenging social situations in a constructive way. This interaction forces us to accept that others are not like us – or that they are, but not in the way we expected. It forces us to relate to the fact that there is a world outside our own sphere that we cannot survey or control. Gabrielsson writes that these are important things to realize, learn, and accept: they are the basis of democracy. The aim is not to be *left alone* in the public space, it is to become *aware* of the existence of others, and in one way or another, to interact with them: to be confronted with them (Gabrielsson, 2007).

Public space & democracy

The idea of public space as the space for freedom has a legal basis. The freedom is made up of the basic democratic rights that are enshrined in the constitution (Regeringsformen, 2 kap. 1 §), that states that “every citizen vis-à-vis the common” is ensured freedom of speech, information, gathering, manifestation, association, and religion. You can therefor immediately ascertain that it is a principally serious matter when public space is transferred into private ownership, when it ceases to constitute a guarantee for these once conquered freedoms and rights. But the freedom that the space promises is at the same time limited. The freedom is surrounded by rules and prohibitions, by different sorts of terms that are necessary to be able to live together in a society. This tension between freedom and lack of freedom corresponds to the space as simultaneously open and regulated & restricted by laws (Gabrielsson, 2007)

Power

Many theorists have engaged in questions concerning power. It is a complex theoretical field that can be viewed from many perspectives. Historically power has been associated with controlling borders, but in the 18th century, this shifted towards controlling society. Along with this shift a change in the perception of space in relation to power followed. Power went from being viewed as control over physical space, through police, and military force, to also be understood as upholding societal structures through confirmative normative behaviour (Rabinow, 1985). We will mainly look at power in the way it is constituted in norms, but touch upon how Steven Lukes looks upon power in his three dimensions of power, and also Bourdieu's ideas about how identity is created in relation to the built environment.

Three dimensions of power

According to theorist Steven Lukes there are three dimensions of power; decision-making power, non-decision-making power, and ideological power. Decision-making power is the most visible one. In this dimension of power an actor can directly impact other's ability to act. In the non-decision-making dimension of power one actor has the power to set the agenda and thereby decide what is possible to discuss. In this case an actor uses their power by leading the attention away from possible alternatives. The third dimension, ideological power, describes the power of one actor to impact another actors' perceptions. This form of power is relating to the ideas of governmentality formulated by theorist Michel Foucault. It is a concept that describes the control mechanisms and processes where citizens in open and liberal democracies discipline themselves by accepting and reproducing the norms of society (Forsemalm, Johansson, Göransson, 2019).

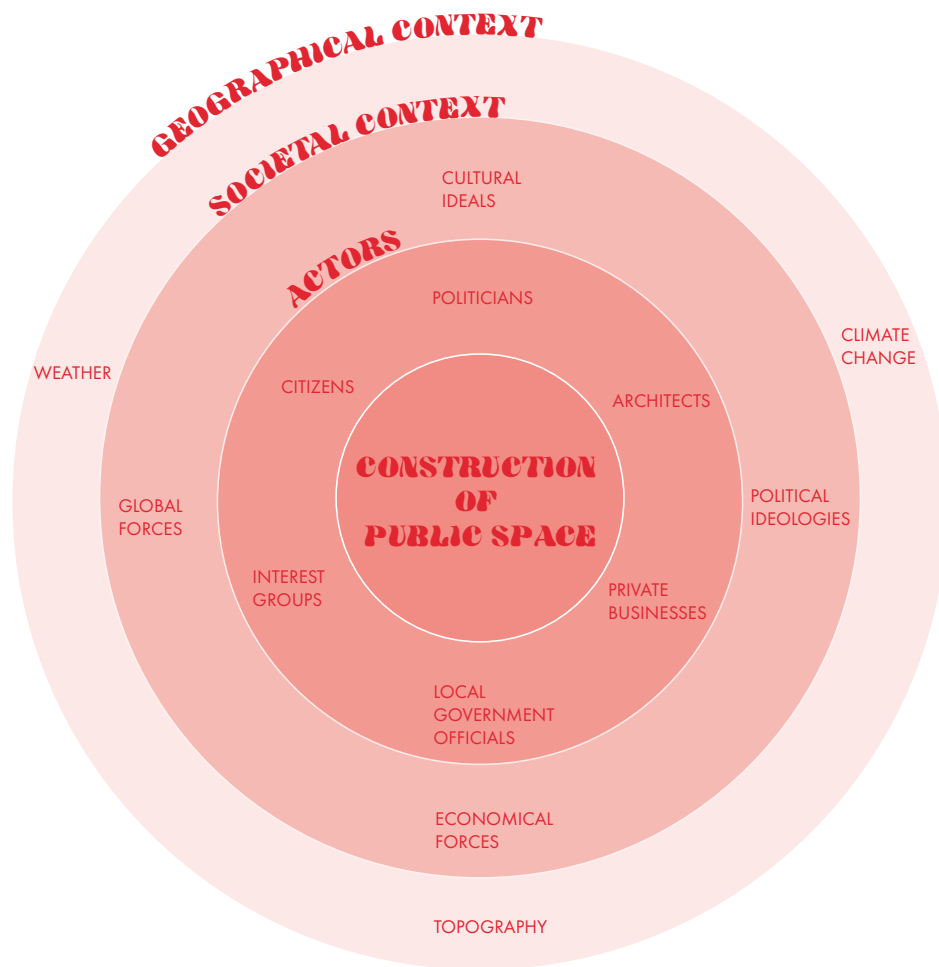
Norms

Norms are social rules that inform our behaviour in a confirmative manner based on the social context. Norms can be seen in our learned behaviour, for example in tipping the waiter or brushing our teeth two times a day (unwritten rules), but also in standards protected by law (for example in building regulations). To make visible how power structures are imbedded within society, we need to have an understanding of how norms inform our behaviour (Savarimuthu, Cranefield, Purvis, & Purvis, 2013). By looking at how norms are being reproduced in our everyday behaviour, in the built environment and in what is planned today, we can also see what and who does not fit into these norms or the image of the city.

Looking at architecture and the built environment in relation to the construction of power structures we move on to Bourdieu. According to him (Archer 2018), our identity is created in relation to others and to the built environment – we learn about who we are in relation to others and how we can and should behave in relation to this. The built environment is a tool that embodies and reinforces what the social relations and power structures manifest.

Construction of public space

As a conclusion to our theoretical chapter, we have formulated this model that describes our view of the construction of public space. We believe it can be seen as layers of impact that in different ways influence public space. These are divided into three categories, geographical context, the preconditions of the physical space, societal context, the cultural and social norms and ideals, and the actors, both the people responsible for the design of the space and the people using it.



Societal Transformations

The movement of change in society is constant. These changes affect the basis for what we value as a society and by extension urban planning and what is built. To understand the current situation at Skanstorget we need to understand the larger societal context leading up to the formulation of the programme. In this chapter we try to contextualise our case by putting it in relation to societal shifts that have shaped urban planning in different ways.

The city is a social phenomenon, with a wealth of interpretations, but it also mirrors society as a whole. The inner order, mix of functions, infrastructure, and architecture says a lot about this society. How people are distributed in the urban space also says something about how people are distributed in society. Cities are a sorting mechanism, the mechanism gaining importance in beat with the growing influence of market economy within the field of urban planning. Urban planning, then, is a societal activity deeply dependent on politics, economics, and culture (Orrskog, 2005).

From Fordism to Modernism

Fordism is a model for societal organisation and economic growth where the welfare state and capitalism is combined. In Sweden this model is usually called “the Swedish model”. From a historical perspective it can be described as a machinery consisting of social and economic forces that shaped society, by an interplay of mass production, mass consumption and regulating institutions, where standardisation played a key role. This development was a result of increasing wages, making higher standards and an easier life possible. Urban planning, during the era of Fordism, was driven by the ideal of separation of the functions of the city, which also made the car central. One trace from this period is the Million housing projects, made possible by mass production (Franzén, Hertting, & Thörn, 2016).

The industrial crisis of the 1970s put a stop to the economic growth and the modernist urban planning of the post war era, although the critique against the modernist architecture started already in the end of the 1960’s. It was a crisis of mass production as well as mass consumption, although it was more a question of the movement of production to other countries (Franzén, Hertting, & Thörn, 2016). A common explanation for this change in politics and economy in the 1970s is the change to a more flexible way of accumulating capital, largely due to the development of information technology, which resulted in capital moving fast and freely between markets and countries. The state, in this situation, saw itself forced to accommodate the markets demands for development benefits over the citizens demands for increased welfare (Orrskog, 2005). This development hit the industrial cities especially hard and new lifestyle driven patterns of consumption evolved. This shift also involved a new focus on services; cafés, restaurants and other public spaces became important platforms for showcasing lifestyle. In Gothenburg the recession proved devastating to the shipping and ship-building industries, forcing a shift towards an event based city and economy (Franzén, Hertting, & Thörn, 2016).

The shift enabled a transformation of the urban politics towards post-fordism (or neoliberalism as it is also sometimes called), and Entrepreneurial Urbanism. The crisis not only affected the economic growth model, but also the way that urban planning within the model was conducted. During the economic crisis of the 1990s this transformation became more important in Sweden as a way to kick start growth and to attract tourists. The focus of urban planning turned from creating qualities for the citizens, towards a focus on attracting external investors. This meant more power to private investors and less power to the institutions providing services. Politically, we went from centrally driven politics to more independent municipalities. The tax base stagnated and the bigger picture of values for the citizens in urban planning was overshadowed by questions of growth (Franzén, Hertting, & Thörn, 2016).

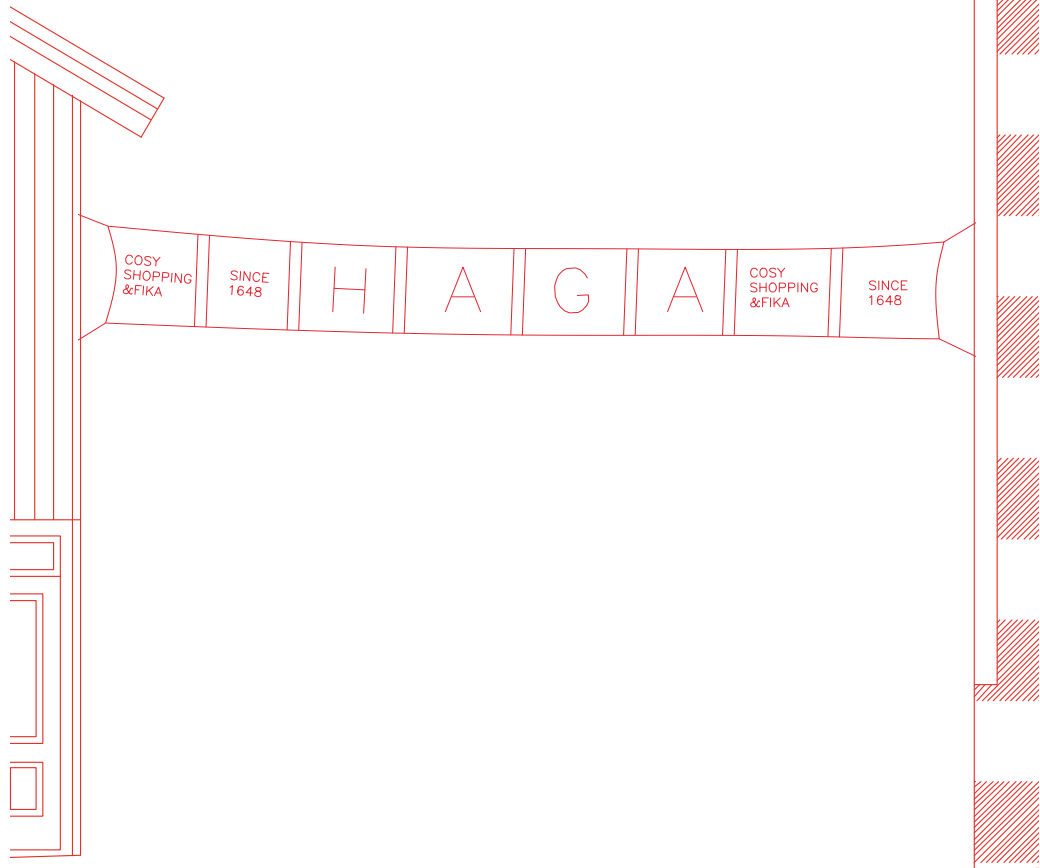
The differences between fordism and post-fordism could be concluded in their different relations to one word – standardisation. The new lifestyle society seeks to stand out and therefore more of the same is not enough. This view relates back to the voices of critique towards the modernism that was rising already in the 1960's; the big scale, the monotonous urban space and the greyness of everyday life embedded in it. In the case of Gothenburg, this can be related to the urban renewals of large housing areas that the city went through during the 1960–1980's. What was left of the mixed-use city after the renewals, what earlier was viewed as outdated, was now considered something of historical value, worth protecting. The movements of history swing back and forth, what the modernists saw as the problem of the city now became the solution for the problems caused by the modernist planning. Instead of a separation of functions, the ideal became a lively city centre of mixed use.

In the 1980's the pioneers of gentrification moved into city centres that were worn down, leading to increasing prices for real estate and apartments for the growing middle class. The role of the city centre grew in importance as a meeting place for showcasing your lifestyle choices and exchanging ideas and experiences with likeminded people, also in terms of doing business. With this shift, a gradual refurbishment of the city centre started – of the public spaces and the businesses opening up, but also of apartments and facades. This transformation started slowly, but as soon as investors, like real estate companies and banks, understood the large gains to be made, it accelerated. It started with the politically and culturally driven protests of the 1960's but was not carried through until completely different actors managed to commercialize these new values. The refurbishment was also met with critique, not least were exclusive housing areas and galleries opened up. A discussion about whom these new spaces belonged to emerged.

The Postmodern era carried new aesthetics, but it also turned towards old ideals of what the city and its architecture was before modernism. On this note it can be seen as a renaissance of the city (Franzén, Hertting, & Thörn, 2016).

Entrepreneurial Urbanism

Entrepreneurial Urbanism is a proposed answer, on a city level, to the crisis of fordism. It is not only an economic solution based on utility maximization, but rather a high-risk innovative search to discover and exploit new opportunities for economic growth. Entrepreneurial Urbanism is partly about the measures taken to make the city competitive in relation to other cities. This has come to be understood as favouring a business-friendly climate. In this context the cities compete against each other on a global market. It is also about the measures taken to change the city and how it is constituted. These transformations of the city, like new areas, infrastructures or changes to older parts of the city, might be targeted to specific areas, but they can significantly change the city as a whole. The goal is to create an image of the city that can be advertised on a global market of investors (Franzén, Hertting, & Thörn, 2016). This has brought with it a growing interest in urban planning with a focus on city centre development, and has led to an extensive refurbishment of properties in the city centre, transforming it into a space for shopping, entertainment and events (Fredriksson, 2014). The transformations of city centers has forced a commercialisation of public space, which has resulted in the political becoming subordinate to the commercial. The “citizen” was renamed the “user” in the 70s and rebranded as the “client” in the 90s. The terms mirror the change in the perception of public space, and the city as a whole. Public space has gone from being a political and cultural living room for the common man to a commercial arena where people are reduced to customers (Gabrielsson, 2007).



Ideals in urban planning today

The state in which urban space is reduced to a commercial arena, where the political is subordinate to the market, can be described as the “post-political” state. The term is used to describe a state of consensus, where everybody agrees on the terms and conditions of market liberalism, and where politics is simply deemed to deal with small adjustments of different operations.

Parallel to the movement towards a focus on city centre development, the discussion about the city has been defined by a growing interest of the traditional city in terms of the form and structure of the built environment. This discourse argues that the fragmented city of the modernist era lacks a sense of urbanity, in contrast to the traditional European city with its defined city centre that has become the norm for the city planning of today (Fredriksson, 2014). Jane Jacobs and her book *The Life and Death of Great American cities* (1961) is often mentioned in this context.

In modern urban planning operations, there is a strong emphasis on the urban in terms of the dense grid city, or the small town. The ideal is to build to attract capital and investments, to build densely, preferably close to the water, and quite traditional in terms of architectural influences. In the discussion about a changed Swedish Planning and building Act it is often said that urban development should be prioritised over environmental aspects, such as freedom from noise pollution and exhaust fumes, the spatial needs of children, coastal protection, and civic influence (Broms Wessel, Tunström, & Bradley, 2005). Urbanity and dense grid-like structures are often depicted as something everyone wants – something that constitutes timeless or natural cities (Haas, 2005). It is often assumed that a building hierarchy with a well-defined city centre is considered to be providing basic, apolitical, structures in the form of road networks and technical supply systems (Broms Wessel, Tunström, & Bradley, 2005). Dense fits very well with the Entrepreneurial Urbanism because it is seen as something quantifiable. But perceived density is something other than density as a technical parameter. “An area can very well be seen as dense even though the measured density is quite low; another area as sparse while the degree of exploitation is high”. (Rådberg & Friberg, 1996, s. 35)

Broms Wessel, Tunström & Bradley (2005) write that attempts to depoliticise urban planning and to establish some historic structures to be forever inherently *good* and *natural* are dangerous. They constitute a risk for conservation, standardisation, and intolerance toward dissidents. By questioning established conceptions of what is natural and unnatural, central and peripheral, etc, space is made and voices are given to marginalised perspectives (Broms Wessel, Tunström, & Bradley, 2005).

Social consequences of urban planning today

In the anthology “*Bor vi i samma stad? – Om stadsutveckling mångfald och rättvisa*” (Broms Wessel, Tunström, & Bradley, 2005), the editors describe the current situation in urban planning as one where urban life and development is in focus. Cities compete on an international arena, while at the same time battling an increasing ethnic and social segregation, neglected suburbs and exclusive inner cities (Broms Wessel, Tunström, & Bradley, 2005). Traditional power structures are questioned, and a larger cultural mix has become visible. But architecture-and-planning Sweden has had trouble following along in this development, and seemingly lacks visions that are based on a broad spectrum of contemporary living patterns and new terms (Broms Wessel, Tunström, & Bradley, 2005). At the same time, urban and community planning has become a hot topic. The economic globalisation, the transition to a more service and knowledge based economy, and increased immigration has brought with it urban growth, especially in the Swedish metropolitan areas. This means a need for new housing, means of communication, and public spaces. In the post-industrial society, the stage in a society’s development where the service sector generates more income than the manufacturing sector (Touraine, 1971), commodity resources and transport locations are not as important as the people who inhabit the cities. At the same time people, businesses, and capital, have become more mobile. This way, the success of a city is dependent on how well it’s able to attract and retain competent citizens and industries. To do this, it is important to arrange housing and urban environments that attract inhabitants, visitors, and businesses, but also to take a larger hold on urban development and make sure that neglected areas are improved (Broms Wessel, Tunström, & Bradley, 2005).

As a result of the shift towards Entrepreneurial Urbanism, developers, consultants, and private businesses hold more power over, and responsibility for, urban planning today, compared to before. This has consequences for whose interests are heard, and whose are overshadowed. The modern Swedish cities are significantly more multicultural today compared to only 40 years ago. We have a richer and more complex composition of ethnic groups, familial constellations, and ways-of-life. At the same time, modern society is defined by socioeconomic rifts, segregation in the workforce, housing market, and education system.



Urban planning thus needs to promote a society that provides space for different cultures and ways of life, and for social movement over boundaries that isn't informed by segregation (Broms Wessel, Tunström & Bradley, 2005). Entrepreneurial Urbanism results in urban planning driven by an urge to attract external investors, focusing on the creation of an image of a promotable city. It becomes a place designed for a homogenous group that fits into a marketable image of the city and where the mixed composition of inhabitants, that in reality make up the city, does not fit.

Broms Wessel, Tunström & Bradley (2005) write that planning for good and equal living environments has been key in the building of the Swedish welfare state, whose main target group is a middle class, nuclear family, where diligence, sobriety, and residency is encouraged (Eriksson, 1998). The authors wish to argue for planning and politics that encourage diversity – but with equity. It is important to care for the diversity of social and cultural ways of life, and at the same time make sure that one group's way of life isn't oppressing another's (Broms Wessel, Tunström, & Bradley, 2005). Further the authors describe urban planning as an activity that has been preoccupied with creating order. Crowding, traffic jams, dirt, exhaust fumes, sub-standard housing, other dangers, and disturbances are fought (Broms Wessel, Tunström, & Bradley, 2005). This wish to create order and simplify the lives of the citizens has many times brought with it that the *unseemly* but *important* aspects of urban life, like public places where meetings over class and gender barriers as well as large gatherings can occur, have disappeared (Wilson, 1991). To recognize the disorderly, the contradictory, and the difficult, is important for urban planning and architecture (Broms Wessel, Tunström, & Bradley, 2005).



Strategies of Entrepreneurial Urbanism

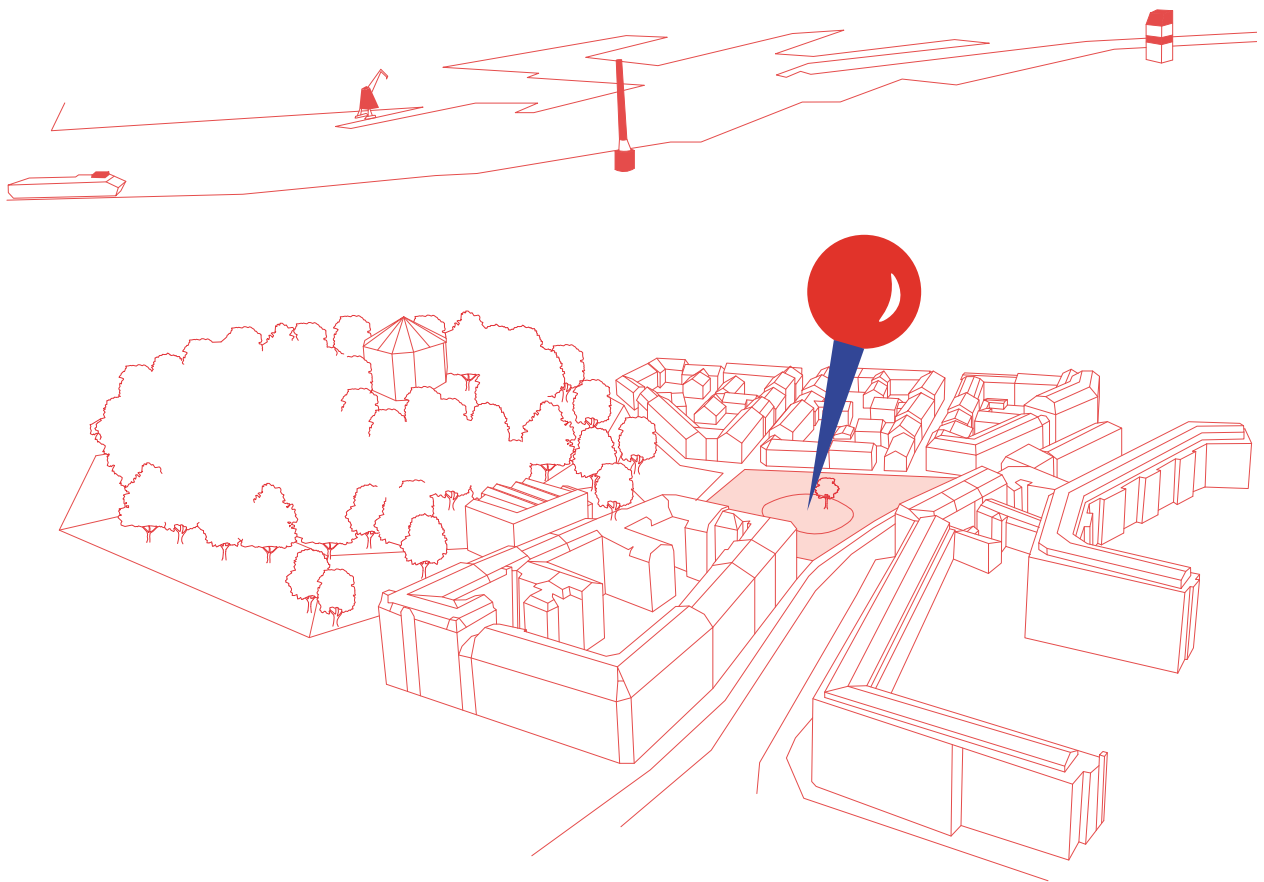
To analyse the empirical material, we need to put today's urban planning in relation to the economic forces behind the processes and try to understand how they behave, as described in the background chapter. To understand how economic interests affect urban planning we will look at some of the strategies used in Entrepreneurial Urbanism.

Placemaking

One strategy to create an attractive image of the city, called *placemaking* or *city branding*, is to rebrand the city or the image of the city, by giving it new packaging. Branding a city as a destination, or “putting it on the map”, can be done by for example working with visual aspects, like new spectacular buildings and events (Franzén, Hertting, & Thörn, 2016). This way of working with speculative placemaking rather than planning for the development of the city as a whole is also a characteristic contrast between current urban planning and the modernist way of planning. If modernist planning strives to plan comprehensively through standardisation, today's urban planning, informed by Entrepreneurial Urbanism, strives to develop extraordinary places. This means selective, and therefore a spatially bounded development of the city. In the more comprehensive perspective this will make the city more and more fragmented, when resources are going towards the places in the city with market potential (Franzén, Hertting, & Thörn, 2016).

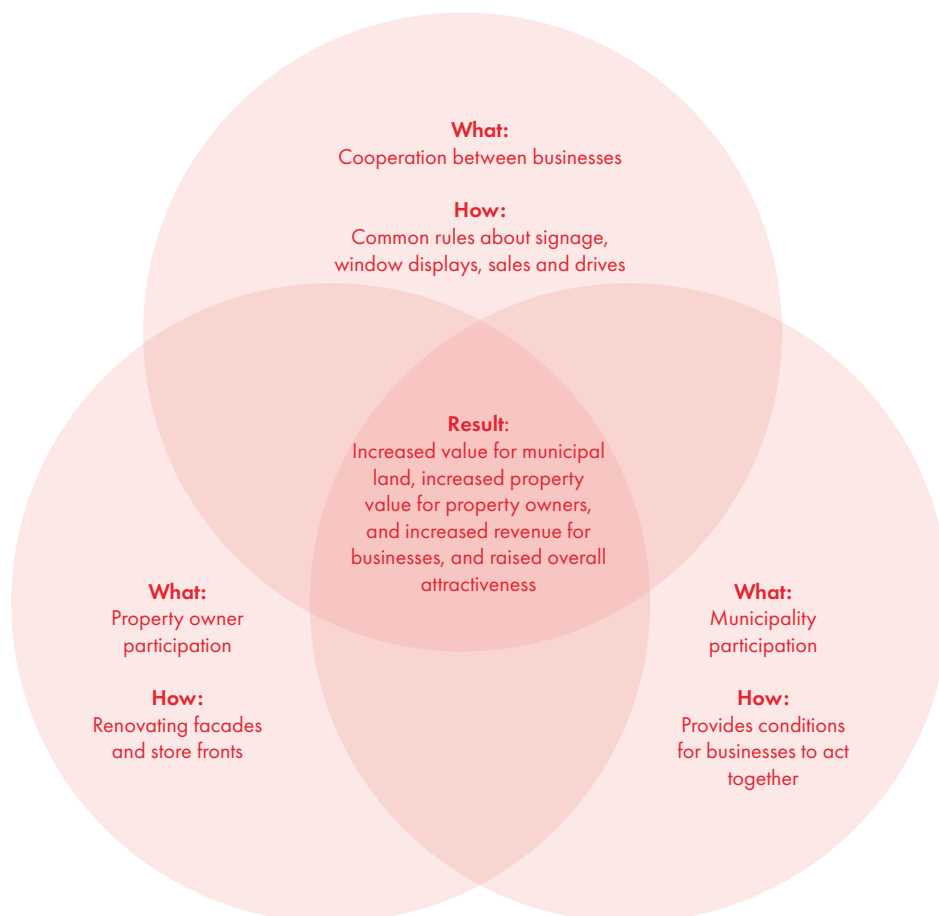
Conglomerate

One strategy used to uphold this order is something that is now becoming more and more common in cities around the world – BID's, or *Business Improvement Districts*. This strategy works through creating better terms for the businesses and property owners. The businesses and property owners invest their own money in administration, developing and marketing their commercial spaces, to make them “a great place to visit, trade and work”. This can be done for example by keeping the streets of the BID clean from illegal businesses by hiring their own guards. The focus is on the property owners as the main actors. In Sweden this type of collaboration is voluntary, businesses and property owners can work together by their own initiative. This is called voluntarily cooperation in partnership but can also be described as a conglomerate. The goal is to get independent actors to work together towards a common goal. These types of partnerships are to be found also in Swedish city centre development, usually in the format of compounds. The compounds consist of private actors, but the municipality also participates through coordination in relation to the public space of the city centre. These types of compounds became common in Sweden after the crisis in the 1990's and have gained importance since the commerce of the city centre became threatened by external commerce, by for example malls and e-commerce. The authors points to the different roles the municipalities play in relation to these compounds. Some municipalities work more closely with these compounds than others, Gothenburgs collaboration with Innerstaden Göteborg is an example of this (Franzén, Hertting, & Thörn, 2016).



Private & Public Partnerships

One of the cornerstones of Entrepreneurial Urbanism is the partnership between the private and the public sector in shaping the development of the city centre. This combination of political power and economic power plays a significant role in urban development. There are three important actors in this process; the businesses, the real estate owners, and the municipality. Through placemaking the individual businesses can expand their profit and by pushing the development in the same direction they can then create a more attractive city in an upgoing spiral of growth. The crucial part here is that the individual businesses have no power to do this themselves, but rather they are dependent on an organized conglomerate to create this collective image by working in the same direction. The second actor is the property owners, playing a significant role in the coordination of the businesses. If they succeed, great profits can be made because of increased value of their real estate. Thirdly, the municipality plays its part. If the city becomes more attractive, it will make external investors and new citizens interested in moving to the city, making the tax base stronger and potentially creating more jobs. The incentives for making the city attractive can be seen, for example, in building projects, means taken to decorate the city, and in collaborations for coordination and in decision- and policymaking on municipal level. The city and the planning of it becomes an instrument for creating economic growth and is at the same time reduced to an economic tool (Franzén, Hertting, & Thörn, 2016).

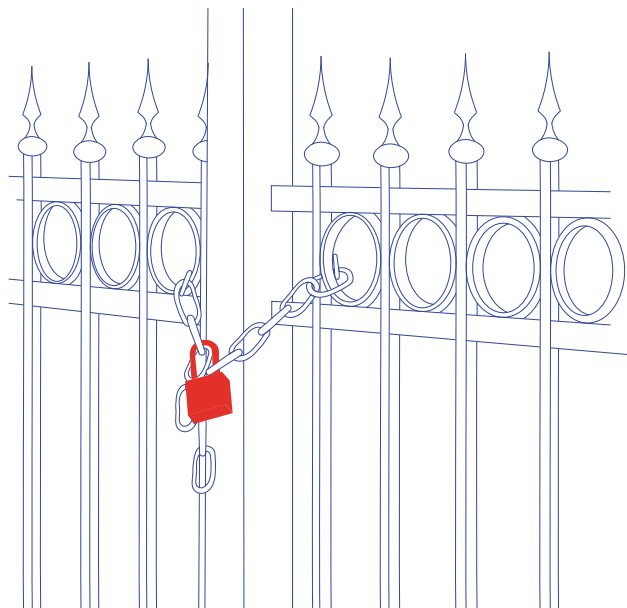


Profiling

One of the challenges for the city centre development through Entrepreneurial Urbanism is creating a strong profile. When working with a defined area, for example a mall, the property owner has a more collective hold on the shaping of it – from design choices to the mix of stores – making the profiling of it much easier. This comprehensive strategy is harder to come about when developing areas of the city centre, because of its fragmented property structure (Franzén, Hertting, & Thörn, 2016).

Broken window theory

The strategy based on the Broken window theory was first discussed in New York during the 1970's crisis. In New York, one of the consequences of the crisis was that public space became neglected and the development was going downwards in an ongoing spiral of decay. The Broken window theory can be seen as a strategy of sanitation and focuses on minimizing any disturbing attributes in the public space. Examples of these disturbing attributes can be vandalism, garbage, graffiti, broken windows or other traces of unwanted human activity. These types of traces of not only interfere with the wanted appearance of the space, but according to this theory it also implies that others might be inspired to continue this behaviour in a down-going spiral. Among these disturbing attributes some categories of people that are said to invoke insecurity are included, like homeless people and beggars for example. The strategy in this sense does not only address criminal behaviour, but rather anti-social behaviour. According to the theory, the conclusion is that zero tolerance for these attributes can stop areas from decay and in that way contribute to making the city more attractive (Franzén, Hertting, & Thörn, 2016).



SKANSTORGET

As we will show, Skanstorget has held a multitude of functions and uses. The square as we know it today was constituted in 1889, as a relief measure for the overcrowded Kungstorget. It soon became an important space for political and social movements in Gothenburg. In this chapter we will introduce you to the history of Skanstorget, describe the space and how its used today, as well as give you an overview of the processes surrounding the planned transformation.



1:20000

The History of Skanstorget

In 1874-76 a new city plan for Gothenburg was designed. The city was expanding in accordance with the plan from 1866, and this new plan was attempting to regulate the new area Majorna and how it related to the existing area of Haga. 1874 a proposition to build two new blocks of stone houses on today's Skanstorget was presented. Despite the shortage of housing and the growing population, the city decided to not go through with it. An open space in between the dense housing areas was considered important, partly to avoid the spreading of fires, and partly for health promoting reasons. This coincided with the newly issued building statute from 1874 where it was stated in chapter 2 that cities should give place for open spaces and plantings to promote the health of the inhabitants and decrease the risk of the spreading of fires. These types of values were significant in the city planning of Gothenburg up until the mid-20th century, which can be seen in the number of avenues and parks founded here, with the big European cities as inspiration (Caldenby, 2020).



Fig 5 View of Skansen Kronan from what is now Skanstorget (Gillberg, 2012)

The name Skanstorget was first given to the triangular space east of Husargatan in 1888. It was previously known as Åke Nilssons garden, until 1886 when it was sold to the city of Gothenburg for 112000 SEK (Gillberg, 2012). In the 1880's the area was still a famous garden, covering the east part of today's Skanstorget. During the 1880 and 1890's an investigation was conducted considering suitable places for commercial squares where it was decided to expand the area of Skanstorget. (Caldenby, 2020).



Fig 6 Plan of approved heights at Skanstorget from 1897 (Regionarkivet Västra Götaland, nr. A 11138)

Skanstorget as we know it today was constituted in 1898 with the aim of providing the surrounding areas Haga, Kommendantsängen and Annedal with a market square. Kungstorget was frequently visited, beyond its capacity, but now this new, strategically located square, could provide the inhabitants of the area with what they needed. Sheds occupying parts of the area where demolished, the ground was paved and a foundation for a round market hall in the middle was built. When the market hall was finished in 1898 the square was considered completed. The Market Hall with its characteristic round shape and open yard in the middle was commonly known as the "spit cup". It contained 23 small shops, where the wealthier salesmen sold their goods. The rest of the vendors sold their goods in the area surrounding the market hall called "Siberia".

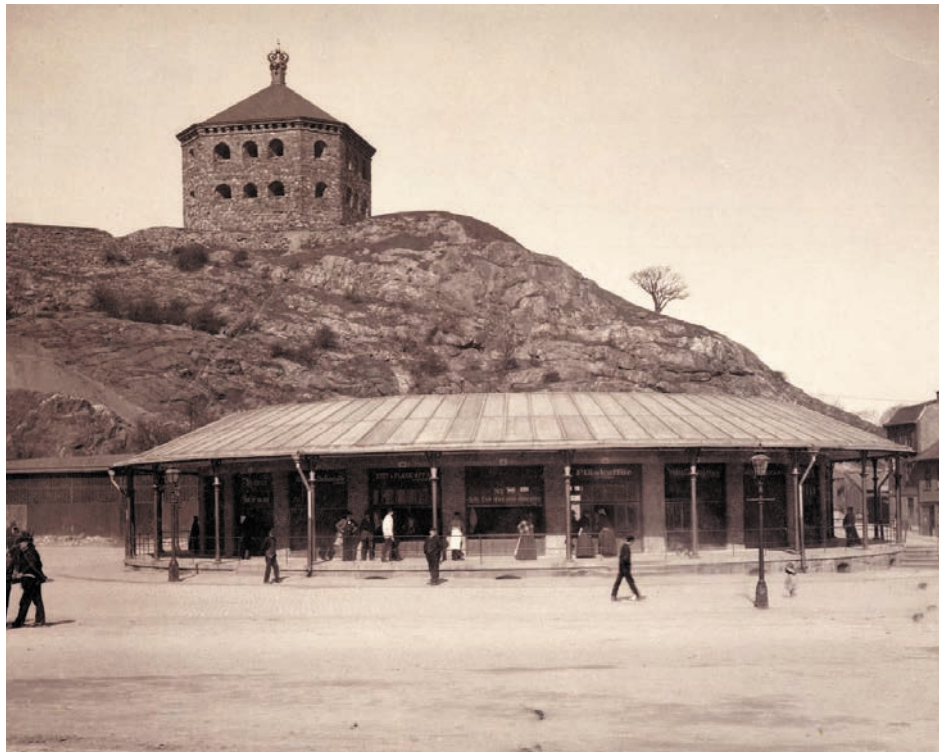


Fig 7 Photo of Skanstorget (Jonasson, A. 1901) In the beginning of the 20th century Skanstorget was commonly depicted in postcards as it was considered the most beautiful square of the city, and of the whole of northern Europe

In 1913 The Gothenburg beauty Council raised concerns about the pace of expansion of the city. The population had multiplied by ten during the 19th century and continued to grow at an immensely high pace, making urban planning a hot topic. In the discussion about the best way forward for the city, references from nature and history were common. By the edge of Skanstorget there were still some sheds, considered unsightly, disturbing the view of the old sconce, and voices were raised to have them removed. This led to a refurbishment to “beautify” Skanstorget, financed by the donation fund of Charles Felix Lindberg. The committee, with Albert Lilienberg at the helm, pointed out in their motivation that Skanstorget with Skansen Kronan exposed at the top of the hill was a valuable cityscape that had been overlooked for a long time. A brick wall was built along the side of the hill, together with a plateau and plantations. The city plan from 1913 was updated and the Skanspark was founded in 1915. The results was considered ”a successful accentuation of a venerable monument and a beautiful piece of nature, a new lung in one of its most confined and cramped neighborhoods”. In the local newspaper Göteborgs Posten the space was described from a children’s perspective: ”... the kids of the area have a pleasant and safe playground. During the last beautiful weeks there has been liveliness from the children, that previously were restrained to the venturesome square or the narrow streets of Haga and Annedal”.



Fig 8 Photo of meeting at Skanstorget (Gillberg, n.d.) Large gathering of people during one of many political rallies at Skanstorget.

Apart from being a space for commerce, Skanstorget has also had a significant role as a political space, especially for the labour movement in Gothenburg. The first Folkets Hus was built here in 1899, and the tenants' association was founded here. The location in the middle of the working-class district made it well suited for political speeches. The staircase of the market hall was especially popular for speeches during the evenings because of the evening sun setting in the northwest. The surrounding events of the world could be followed from the events of the square, like the bakery strike in 1917 as a result of the ongoing war, or the collection for the Spanish resistance during the 1930's. Meetings were held for the sobriety movement, the Salvation Army and the labour movement. The Social Democrats held their election meetings here for 25 years, peaking with a new audience record at Mayday 1977.

In 1944 the Market hall was torn down, after a decision from the Square and Market Hall Board, the plan was to create an "open and beautiful space with the steep slope of the Sconce as a backdrop". The tenant's association wanted to make a "citizen space" of the square. Different kinds of decorations were planned - a statue over the market and a fountain called "The well of labour", that later turned into a statue of shipyard workers. None of these ideas were carried through and the plans for the statue was later moved to Järntorget, where Folkets Hus had moved in 1917 (Caldenby, 2020).



Fig 9 (Gillberg, 2012) Photo of a meeting held by Hagagruppen at Skanstorget in 1970.

In the 1960s the Annedal neighbourhood was the victim of a large urban renewal project, and shortly after Haga was subject to the same treatment. Skanstorget held an important role as an arena for the battle of the city. As a reaction to the urban renewals of Haga during the 60s and 70s, the Haga Group was formed. In June of 1970 they arranged a meeting at Skanstorget where they stated that Haga needed to be protected and preserved. Activists organized house occupations, rallies, and meetings in houses, parks, and squares around the neighbourhood. The renewal projects resulted in the demolition of a large part of the cheap working-class housing stock that these areas were known for. In addition to the political battles, Haga was also a central spot for social movements, sub- and counterculture, and the alternative music scene in the late 70s and 80s.

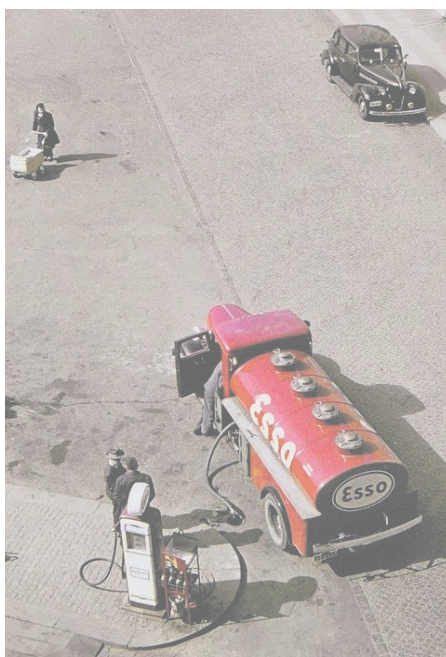
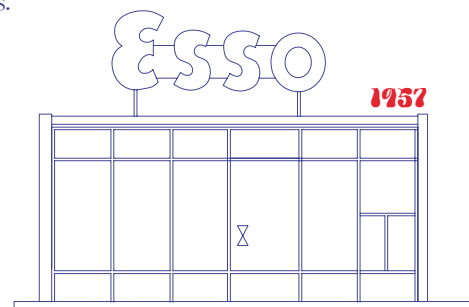
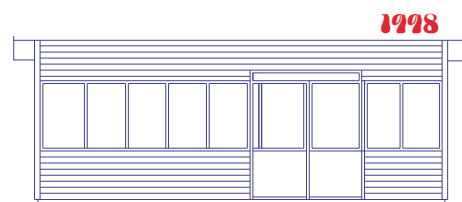


Fig 10 (Karlsten, n.d.) Photo of gas station at Skanstorget



Since the 1960's Skanstorget has mainly been used as a parking lot. At this time there was nothing but a small kiosk and an Esso petrol station at the square.



The kiosk is the only remaining structure from the old square, as well as the only building, except from a public toilet.

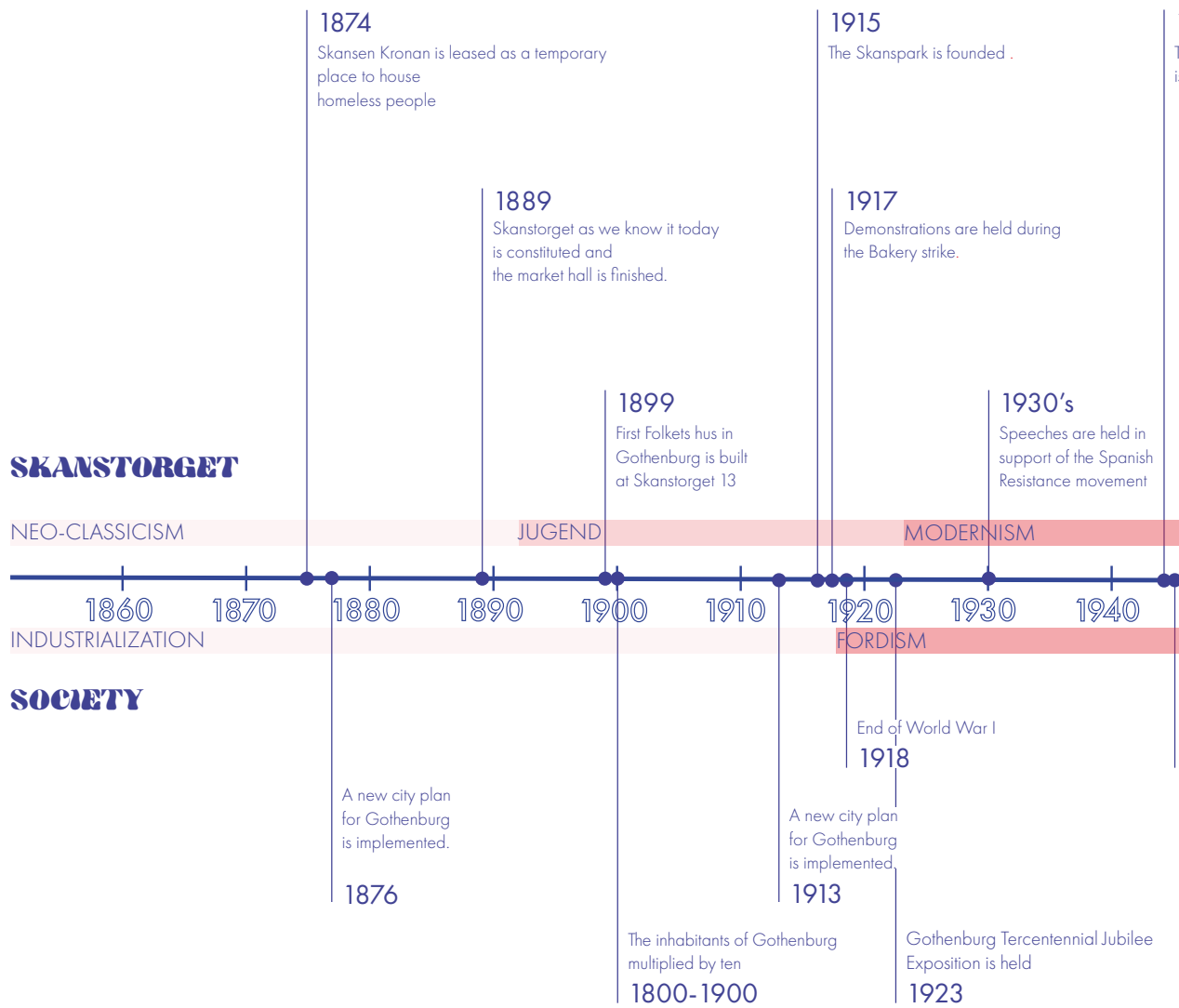


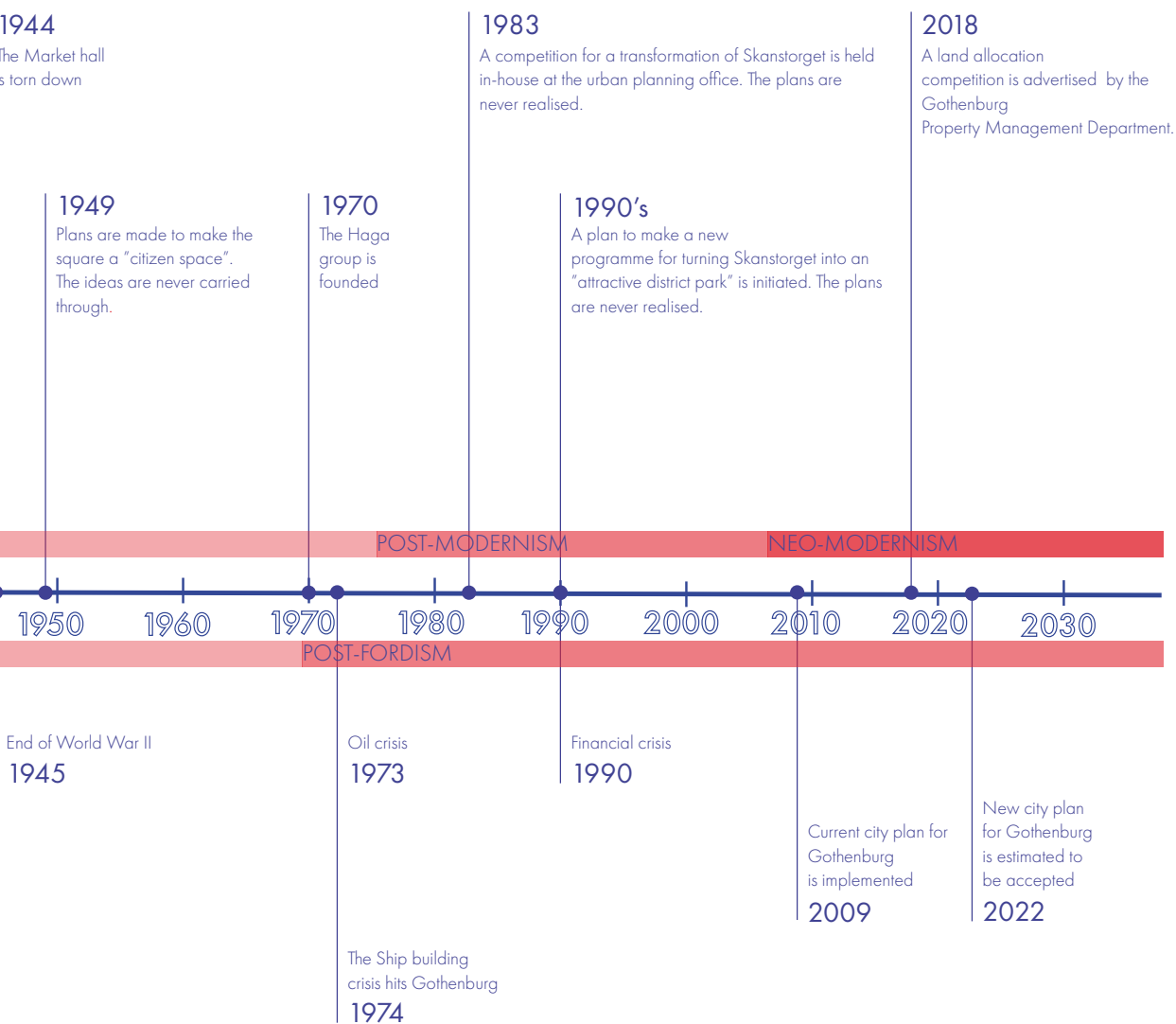
Fig 11 (Regionarkivet, A 15831) A perspective of one of the proposals from in-house competition at Stadsbyggnadskontoret in 1983.

In 1983 a competition was held in-house at the city-planning office. The propositions can be described as "of their time", inspired by new values from the post-modern era, rich in colours and greenery. In 1990 the city planning office was tasked with creating "an attractive district park" and to make a new programme for a refurbishment for Skanstorget. Neither of the plans from this period were realised, but there was a skate ramp and a playground on the square for a time. On Saturdays a few market stands still occupied some of the parking lots. In the early 00s the ramp was removed due to complaints from neighbors, and the market stands were moved to Haga Nygata.



Fig 12 (Gillberg, 2012) A project called Medborgarrum carried out an exhibition to draw attention to Skanstorget as a place for the citizens.





This timeline is a summary of some of the important events at Skanstorget, in Gothenburg, and in the world. It visualizes how societal change and urban planning are reflected in each other. Above the time axis you can follow the shifts in architectural epoques, and below, it the shifts in the economic order.

Skanstorget today

Skanstorget is situated in the centre of Gothenburg, wedged in between the densely populated neighbourhoods of Haga, Annedal, and Linné, at the foot of Skansberget. Skanstorget holds a strategic position in between a lot of important areas and nodes in central Gothenburg. Haga, a tourist attraction, with the upcoming station on Västlänken, Linnégatan and the “Långgator” with their restaurants and bars, Linnéplatsen - the gate to Slottskogen and an important public transport hub, and Vasagatan, an urban artery in the city, are all within walking distance of Skanstorget.

Today the square is mainly used as a parking lot. There is a small kiosk, a public toilet, and a circular lawn with some trees and benches in the middle. Apart from some occasional visitors and dog walkers, the lawn in between the cars is not frequently used. Some traces of human activity can be found in the form of empty cans and cigarette butts.

Övre Husargatan, that runs next to the square, is heavily trafficked, by cars, bikes, and people, though very few pedestrians cross the square, as it is occupied by parked cars. Next to the square there is a frequently used bus stop called Pilgatan, operated by both local and long-distance buses. The surrounding area is a central location for the University of Gothenburg, with the faculty of Social Sciences and the School of Economics close to the square. Around the square there are plenty of restaurants and some businesses. There are some local institutions that have been operating by the square for a long time, Gitarren, Tele-Hå, and the cinema Capitol perhaps being the most recognised ones. A transformation of the area surrounding Skanstorget has already begun, and in recent years an abundance of new restaurants has opened up around the square.



Fig 13 (Wallin, 2022) Photo of Skanstorget from Skansberget

Voices from the citizens about possible futures for Skanstorget

During a project conducted by Museum of Gothenburg in 2011, citizens were invited to contribute with their visions of a future for Skanstorget. The results were then passed on to the Urban Planning Department (Gillberg, 2012), and are presented below.

"Market. Urban gardening. Markethall. Amphitheatre. Experience garden (different themes etc)"

"Can turn Skanstorget into a nice park with fountains and cultural activities. Possibilities to create music/art."

"A markethall with an open space in the middle"

"First of all, get rid of the parking lots. A space for different activities; lectures, yoga, sports... A park. A square with market stands for commerce. A big hedge maze. A place for art, sculptures, installations. Botanic garden. Outdoor café/bar. Lake. Place for swimming/pool. Outdoor gym."

"I think it's important to somehow acknowledge that Skanstorget was an important meeting place for the labour movement around the turn of the century 1900, with Folkets hus that was situated there. Maybe in a more creative way than a plaque or a statue. Why not a mural on a wall? It has to be a square, maybe with a markethall, maybe with a house for rental apartments around it. Maybe connect the green spot with the green hill up along Skansberget."

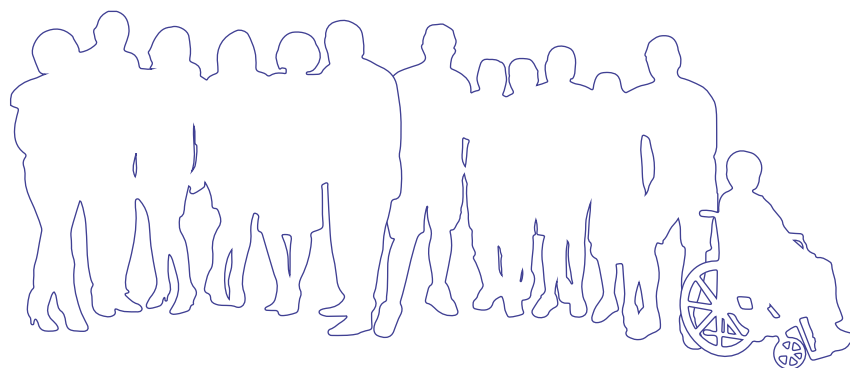
"Park with wacky playsculptures, mazes and water that splashes and purls + marked out dog toilettes."

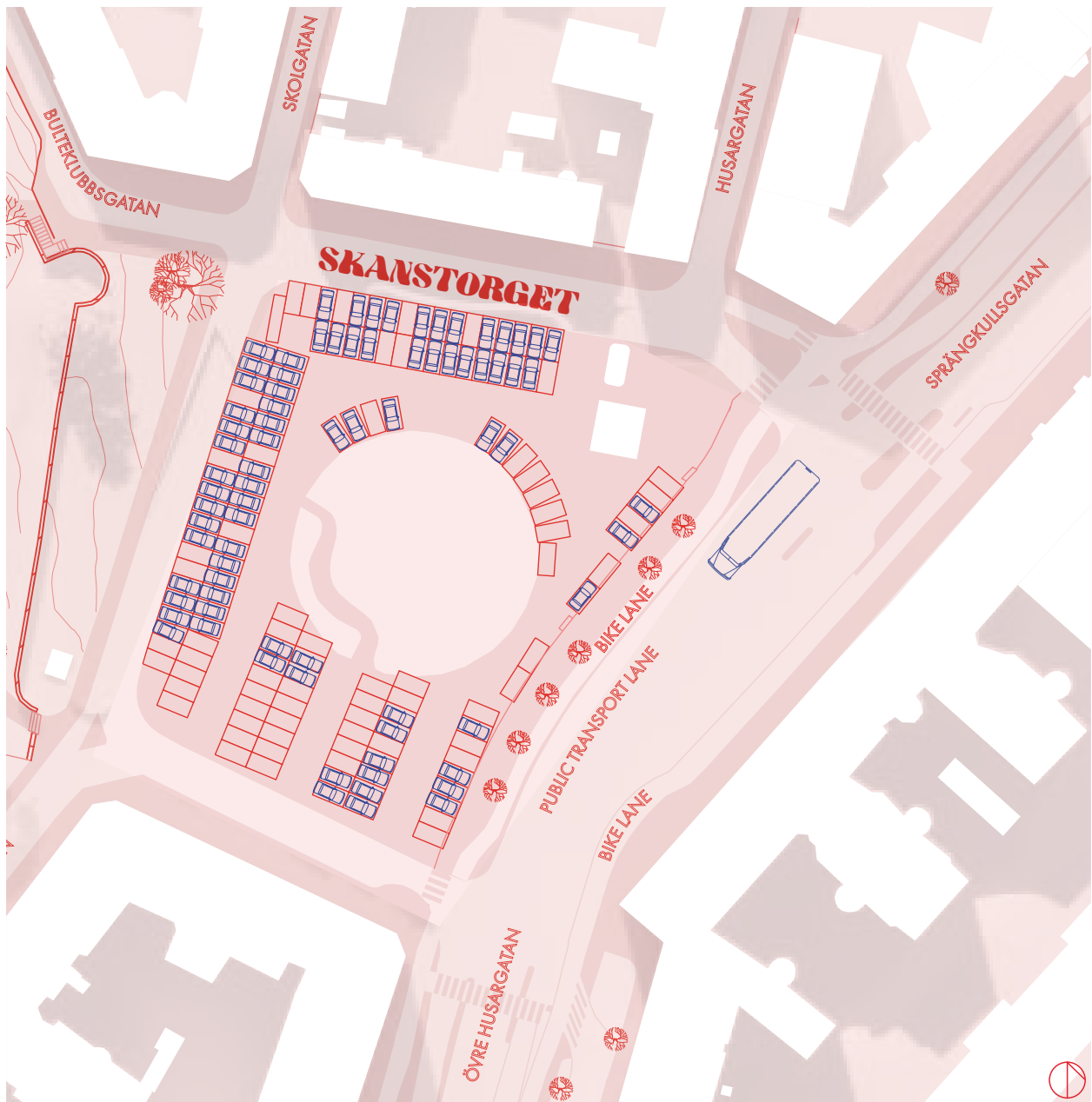
"Mixed activities to uphold a lively square during all hours. University, pre-school, restaurants, cultural activities/exhibitions. Strengthened contact with Skansen Kronan and Skansberget! One of the places in Gbg with the strongest historical presence that is not used properly today..."

"We, inhabitants of Haga wish for a real square. With fruits/vegetables/café's etc. Absolutely not 38 more parking lots. There are already 3 parking garages here. Wishing for a more car-free city centre. Opportunities for the kids to play safely, also in the urban environment".

"A building where whomever can arrange gatherings. A building that is open towards the sky during summer, but protected from rain and snow during winter."

"Skanstorget should be a place where people can meet. A park, a playground, or maybe like before, a living square with commerce."

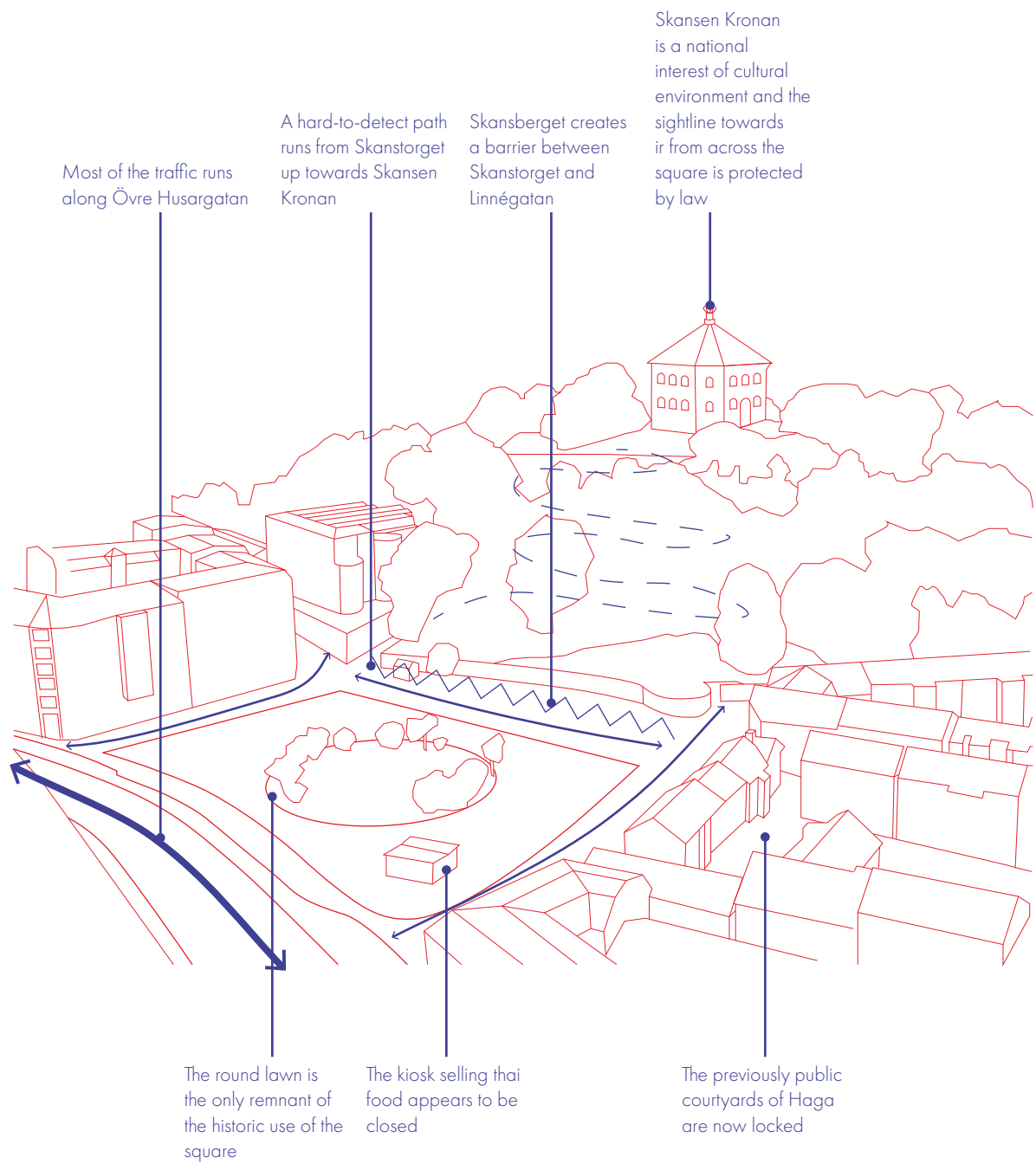




SITUATION PLAN

1:1000

Skanstorget today consists of roughly 150 parking spaces, and is surrounded by apartment buildings with ground floor commercial spaces. These spaces are mostly occupied by restaurants, the rest are shops. Architecturally, the place is interesting because of the different styles represented around the square. Skansen Kronan dates back to the 1600's, Haga showcases a mix of late 19th century wooden houses and 1980's post-modernism, Linné and Annedal has buildings in Jugend and Functionalist styles.



Competition for a new Skanstorget

During the 2010s the Planning & Building Committee pushed the issue of developing Skanstorget. On the 9th of May 2018 a land allocation competition for 200 apartments, facilities, a preschool, and 150 parking spaces in an underground parking garage on Skanstorget was advertised (Caldenby, 2020). The Urban Planning Office had earlier expressed their concerns about the programme for the competition, stating during a referral round that the development goes against the “strategies for an attractive urban environment outlined in the comprehensive plan, the proposed development contributes to the housing stock but not to mixed functions, diversity, or enriching and complementing surrounding buildings” (Stadsbyggnadskontoret, 2017). The programme for the competition contradicts the programme for the square that the Urban Planning Department developed in 2014, in which the square wasn’t as densely developed (Caldenby & Mattsson, 2020). The Planning & Building Committee chose to go on with the programme anyway. An assessment group picked three of the nine proposals that were handed in during the initial round.

The process was designed to contain elements of direct democracy where every Gothenburg citizen over the age of 16 was allowed to vote online for one of the three proposals in October of 2018. However, there was no possibility to vote for a proposal where the square wasn’t developed at all.

4293 votes were cast, 1803 of those were for the “Haga hjärta Linné” by Okidoki Arkitekter. A local group called Skanstorgsgruppen was formed in protest against the proposed transformation of Skanstorget. They consist of the local community, engaged urban planning and architecture enthusiasts and started to mobilise resistance and evoke debate. They have initiated gatherings at Skanstorget to collect voices from the citizens, stories about the square and written both debate articles and a book about the battle to save Skanstorget (Caldenby, 2020). A citizen’s initiative, a göteborgsförslag (Gothenburg Proposal) that gained 1023 votes, was submitted by architect Ingemar Mattson, member of Skanstorgsgruppen, just before the online vote. Any citizen initiative with more than 200 votes must be addressed in the appropriate political committee, but due to a request from the Left Party and the Green Party the Building Committee decided that they would not prepare the proposal further.” (Werner, 2020).

Next step in the process was sending the winning proposal to county administrative board to get an approval to start the process of developing a new detailed development plan for Skanstorget, based on the proposal. This was dismissed, due to a lack of consideration for the national interest of the sightline between Övre Husargatan and Skansen Kronan. The municipality has appealed to the Government and the process is now pending.



Fig 14 (Okidoki Arkitekter, 2018) Rendering from competition proposal

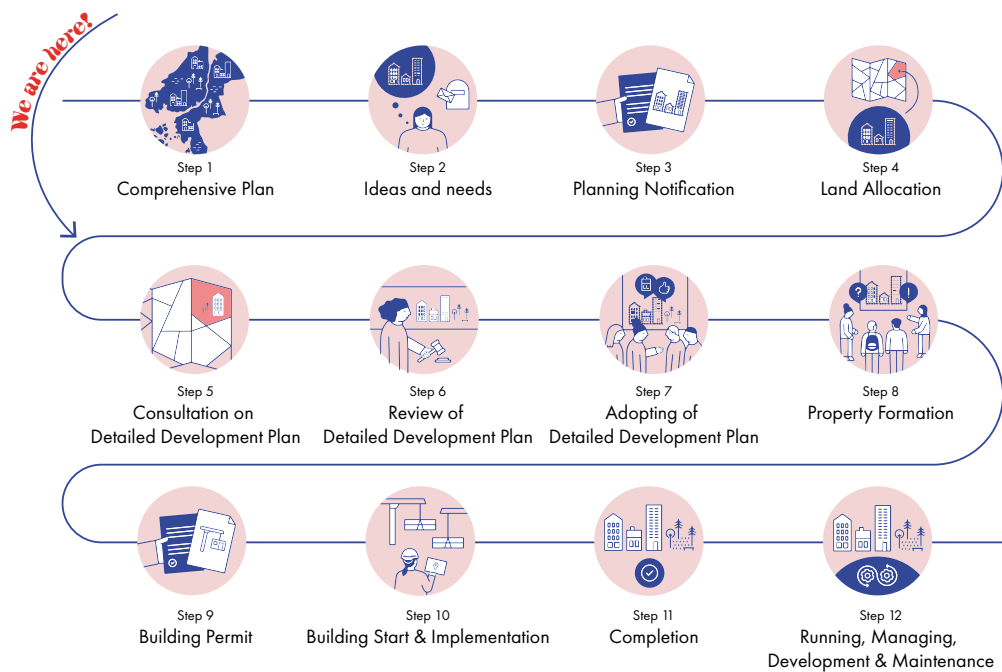
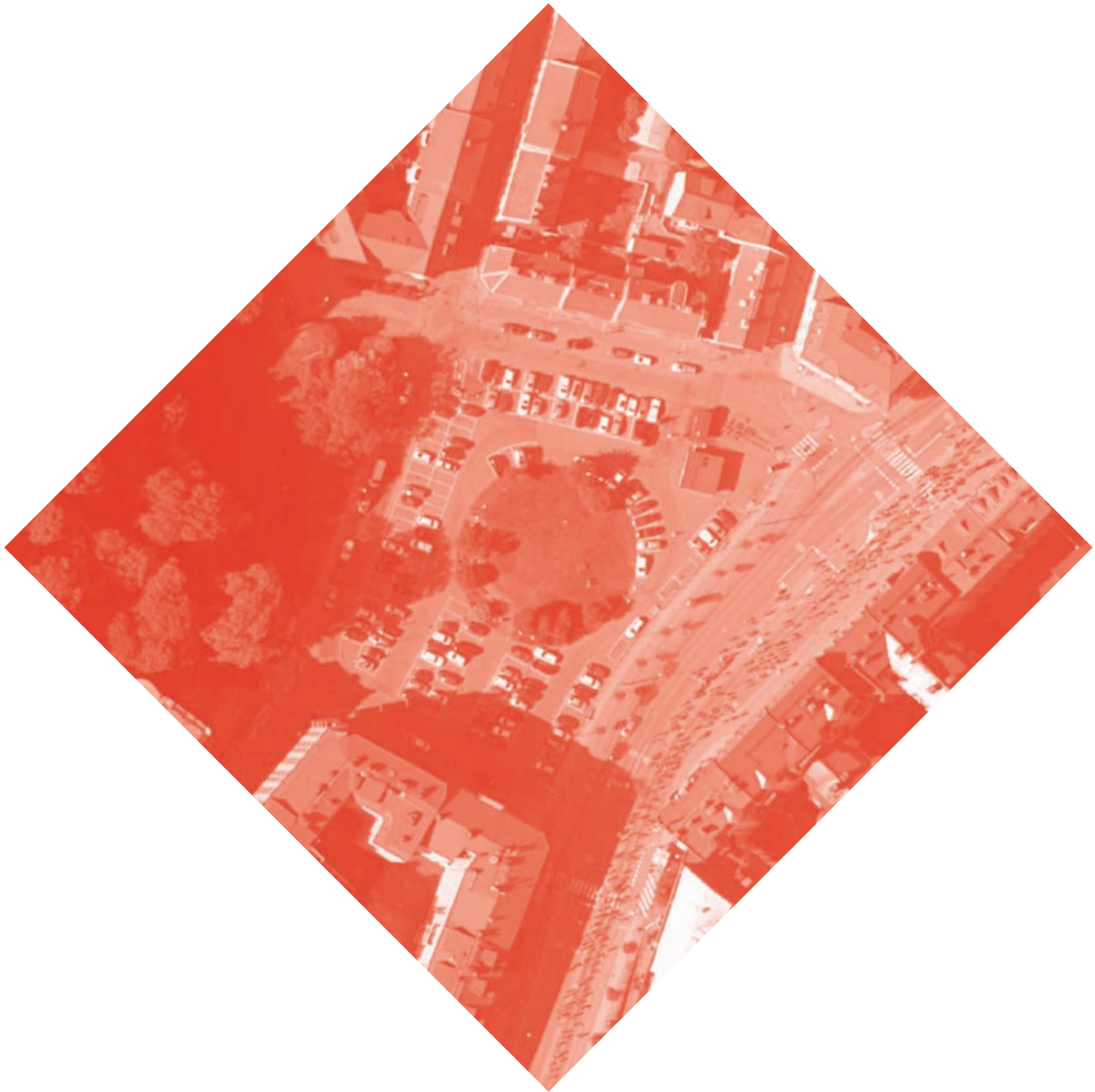


Fig 15 Modified version of diagram of the urban development process, as presented by the City of Gothenburg

Untangling Skanstorget

There have been a lot of plans for Skanstorget, few were ever carried through. It's evident that the inherent possibilities of Skanstorget did and continues to engage a lot of people. The following chapter is an analysis of the current processes surrounding the suggested transformation and the differing opinions on the matter.



ANALYSIS

The processes surrounding Skanstorget visualizes many of the problems that we see in contemporary urban planning in Sweden in general, and in Gothenburg in particular. The consequences of post-politically influenced urban planning can be exemplified in many ways. We will analyse the process behind the development of Skanstorget, as well as the programme for the competition and the winning proposal, from a critical standpoint and with help from the concepts described in the previous chapters. The proposal and the programme in its entirety (in Swedish) are available in the appendix, and we would recommend them as companions to the analysis.

The process and the programme

The transformation of the identity of Skanstorget can be said to have been ongoing since the demolition of the market hall in 1944. The square was turned into a parking lot during a time when the city planning ideal was dominated by car use. In line with this, Övre Husargatan was also widened, cutting off a part of the square. As stated in Skanstorgsgruppens book (Caldenby, 2020) the square has an important geographical position in Gothenburg's urban grid and carries a lot of information, making it an irreplaceable historical link in the development of the city. Since the square was transformed into a parking lot, its identity as a square has slowly faded in the collective memory of the citizens. In "Fallet Skanstorget" (Gillberg, 2012) the author describes this as the disappearance of Skanstorget from the mental map of the Gothenburgers. We believe that the citizens lack of connection to the historical identity, as well as the lost relational attachment to the square, has laid a crucial foundation for the enabling of the suggested transformation. The connection to the history has been lost and with it people's ability to imagine alternatives.

The strengthening of the narrative of Skanstorget as a place without identity and value ("it's just a parking lot anyway"), along with the disconnection to history, makes Skanstorget a suitable target for placemaking. These preconditions, along with the defined borders, and the property owners and municipality's control of the shaping of the redevelopment – makes the branding of Skanstorget easy to control. By creating a new image of Skanstorget through rebranding the municipality and the property developers can edit the space to fit their own interests by controlling the design choices and the mix of functions. The private investors and the municipality have a common interest in this transformation because of the profits that can be made from it. The private investors profit from money earned from selling apartments, but also from the presumed increased market value of the land, leading to increased property value. The municipality on the other hand benefits from the transformation, partly through the money earned from leasing the municipality owned land, and partly from saving money that would have had to be invested in both developing and maintaining the square. The transformation is also in line with the common goal of the branding of the city as a whole. By cleaning up Skanstorget, and giving it a new identity the municipality continues to build on their image of

an attractive city. If this transformation, on a bigger scale, is successful, it is said to attract tourists, investors and new taxpayers. The refurbishment of Skanstorget can also be seen as a way of erasing what, and who, does not fit into the image of the city that the municipality and developers want to sell. Traces of “anti-social” human activity can be seen at Skanstorget and Skansparken today, for example through empty beer bottles, urine spots, cigarette butts, graffiti, and a closed kiosk. These are indications of the presence of a group that is unwanted because they disturb the image of society and of the city as we wish to know it. By stating that the proposal aims to make Skanstorget a safe place for the inhabitants, the developers indicate that the current Skanstorg isn’t safe, possibly due to the presence of this group. As public space depicts society with its flaws and injustices, erasing public space can also erase the notion of the shortcomings of society from our conscience.

The programme for the competition, presented by the Property Management Office, contains 200 apartments, possibilities for shared facilities and business spaces, a preschool, 150 underground parking spaces, and a small square. It contains no mention of the historical use and identity of the space. The square included in the programme is described as an addition to the place, rather than a redevelopment or preservation of the existing square (Göteborgs Stad, 2018). This can be seen as an expression of non-decision-making power, as described by Lukes. By not including a historical perspective on the use of the site as a square, they set the agenda for how to talk about Skanstorget. The competition in itself is framed as a unique example of direct democracy, giving the citizens a sense of power and the illusion of having the possibility to vote for different options. In reality, these options contain the same functions and only differ in aesthetics. The competition, as it is formulated, allows only one type of transformation, and leads the attention away from possible alternatives for transforming Skanstorget.

“A historically unique, direct democratic and transparent element, a completely new method for a meaningful, democratic urban planning (...) the competition statutes a shimmering example of how Gothenburgers in a meaningful way, can affect urban planning at an early stage.”

Jahja Zeqiraj, Chairman of the Property Management Committee, *Göteborgs-Posten* 25th of October 2018

On this note, it is also worth acknowledging who was included in the selection committee for the competition. The committee consisted of representatives from the city of Gothenburg, the Swedish Property Federation, the Swedish Union of Tenants, the West Sweden Chamber of Commerce, the Swedish Construction Federation, and Yimby Gothenburg. The strong representation of trade and industry is evident, as is the lack of representation of antiquarian and historical competence. Neither the Museum of Gothenburg, nor the County Administrative Board were represented. This can be seen as a way of ensuring that the “wrong” proposal couldn’t win (Werner, 2020). It shows that developers, and private businesses hold more power over the process and have a larger influence on urban planning in Gothenburg today, than other competences, suggesting that economic gains are prioritized over historical and social values.

"A square is supposed to have a purpose, and we have lots of parks nearby. Building a bigger square yields no income for the city, so I don't see how this would be a better alternative."

Johannes Hulter, first vice chairman of the Planning & Building Committee, *Dagens ETC Göteborg* 8th of August 2018

The *Göteborgsförslag*, submitted by Ingemar Mattson, a member of Skanstorgsgruppen received enough votes to gain the right to be considered by the Planning and Building Committee. However, due to a request from Vänsterpartiet (the Left party) and Miljöpartiet (the Green Party) the Committee decided that they would not prepare the proposal further. Both parties claim that "the present day open space is far too large to function properly as a square" (Caldenby, 2019). In a debate article in *Dagens ETC Göteborg* (25th of February, 2019) Johan Zandin (V) and Adam Wojciechowski (MP) clarify that urban planning isn't a left/right issue, but that the "line of conflict is drawn between those of us who see that the dense, mixed-use city, actually results in a livelier and more sustainable city [--] and those who still hold on to the modernist and the million housing project ideals of large unused spaces between houses." The statement concerning urban planning as not being a left/right issue indicates that they don't consider urban planning political. This leads us to the conclusion that we have entered the post political society, where urban planning is supposed to regulate itself through market forces. This is problematic, because it does not consider the inherent inequalities contained in the market and by extension in the urban planning it provides. In the case of Skanstorget it is especially remarkable in a symbolic sense due to the square's historical importance as a political space. For a public space to function democratically it needs to allow conflicts, whether they be political or personal.

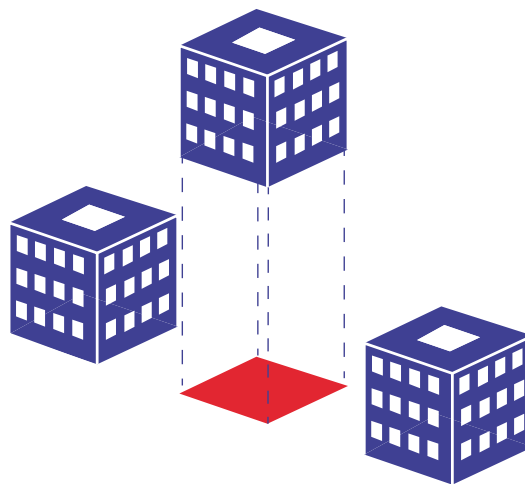


Fig 16 (Mattson, 2018) View of Ingemar Mattsons Göteborgsförslag

"in the post-democratic condition, democratic squares are transformed into enclosed courtyards. In the loss of the common, democracy withers away."

Jeff Werner (2020)

The programme is in line with the current ideal for urban planning in Gothenburg, with a focus on city centre development that has been defined by a growing interest in the traditional city in terms of the form and structure of the built environment. The discourse argues that the fragmented city of the modernist era lacks a sense of urbanity, in contrast to the traditional European city with its defined city centre. These ideals have become the norm for the urban planning in Sweden (Franzén, Hertting & Thörn, 2016). The politicians claim that the future of Skanstorget is a question of urban planning ideals, between the "dense, mixed-use city" and the sparse modernist city. The wording is very similar to that of Yimby Gothenburg. The dichotomy is rhetoric, according to the book *Svenska stadstyper* (1996) there is no connection between architectural ideals, like modernism, and density, it is merely a question of organisation (Rådberg & Friberg, 1996). Densification is argued to be one of the tools to help solve the housing issue in Sweden. However, arguing for densification as an overall solution simplifies the underlying causes of the housing crisis and the complex questions of structural inequalities embedded in it. These questions cannot be solved through urban planning alone. The proposed development contributes to the housing stock, but not to mixed functions, diversity, nor does it enrich or complement the surrounding buildings. To build tenant housing, or expensive for-rent-apartments on one of the most attractive open spaces in the city will not make it more democratic, but rather builds on the homogenization of the city centre.



The winning proposal

The winning proposal was presented by architects Okidoki Arkitekter and property developers Ernst Rosén. It is a dense housing block with a small courtyard. The block is made up of buildings in different levels, from the lowest point facing Haga to the highest facing Linné. The aesthetic also mirrors the area in direct connection – the side facing Haga is a wooden façade, while the ones facing Linné are brick wall facades. It is described as being sensitive to history through the design choices.

The proposals introductory text is contradictory in the way the architects and developers describe how they work with the historical values of the space (Okidoki Arkitekter, Ernst Rosén AB, 2018, p. 2). In their description they point out that Haga and Linné have made it through the test of time, however, in our opinion, their proposal intrudes on the historical use of the space as an open square, and also intrudes on the symbolic value of Skanstorget. They describe working with historical references from the built surroundings but fail to mention the historical function and use of the square. In their storytelling they portray Skanstorget as a “tabula rasa”, an empty space without function and identity. This can be seen as a way of legitimizing their proposal claiming it is anchored in history, while in reality it is not considering the rich history of Skanstorget as a place for commerce, social life and the development of a democratic Gothenburg. The proposal rather focuses on aesthetics and the importance of relating the new buildings to the historical facades stating:

“It is important that new buildings consider and regard the surrounding environment, where an especially important parameter is the sightline towards Skansen Kronan from Övre Husargatan. It is also important with a varied architecture in the new buildings that are adapted to the variation of the existing built environment.”

(Okidoki Arkitekter, Ernst Rosén AB, 2018, p. 2).

The ahistoricism that is visible in the proposal reflects the phrasing of the programme.

The focus on the economic profits that are visible in this case displaces the interests of the “common citizen”, but benefits an already strongly positioned middle class with purchasing power. In the proposal they state: “We’ve gathered a team that is passionate about the place and the task to make something unique and beautiful for the citizens of Gothenburg.” (Okidoki Arkitekter, Ernst Rosén AB, 2018, p. 2), but they never specify how the citizens of Gothenburg will benefit from this development. They describe what they add to the place, but not what is lost in terms of possible uses and futures. The target groups are the owners and tenants of the new development, but others mentioned are firstly tourists, secondly parents and kids enrolled at the pre-school and lastly people frequenting the bars and restaurants. The ones excluded in this proposal are those who, in another scenario, would have used Skanstorget as a public space. This group is not mentioned at all. The developers imply in the proposal description, that maximizing the use of the area equals a densely developed square (Okidoki Arkitekter, Ernst Rosén

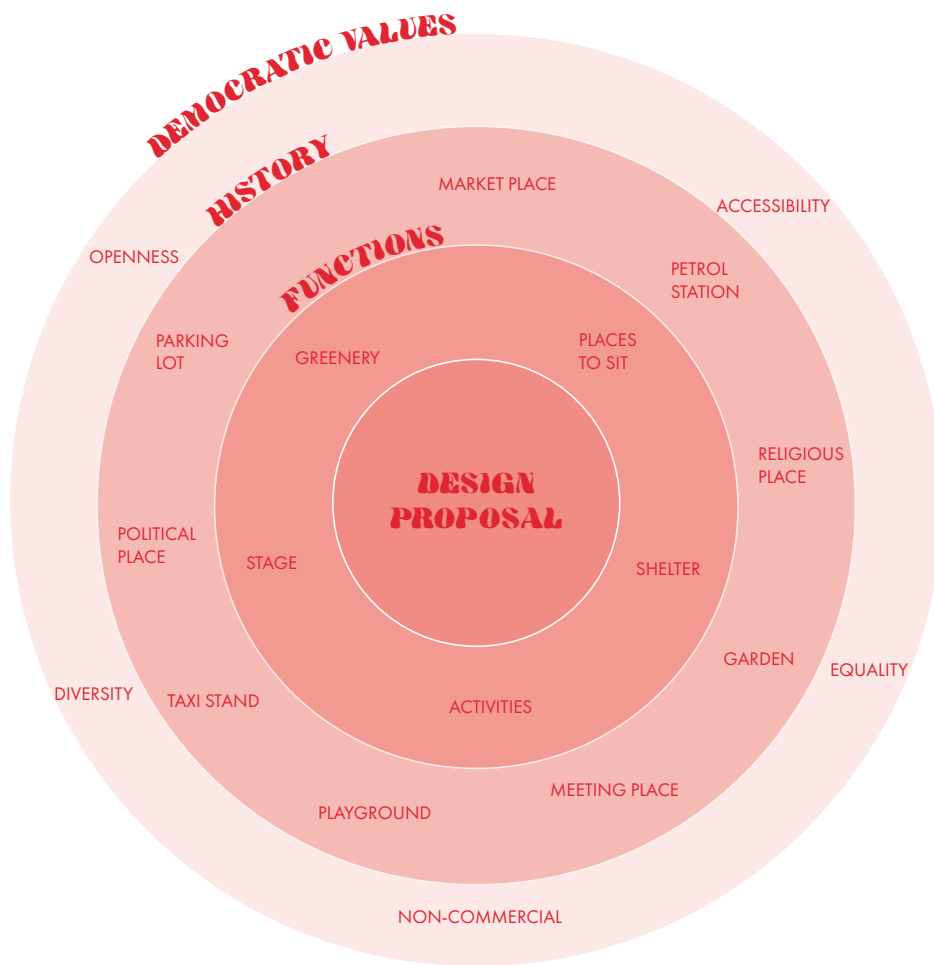
BACK TO SQUARE ONE

In this chapter we will present our design proposal. By implementing the knowledge collected through our work we have designed a proposal that includes other values and perspectives than those represented today. To make it an inviting public space we have concluded that a few things are needed; shelter, places to sit, water and greenery etc. To enhance the democratic function of Skanstorget we want to add elements that makes it easier for the citizens to shape the space and express themselves.



Design of public space

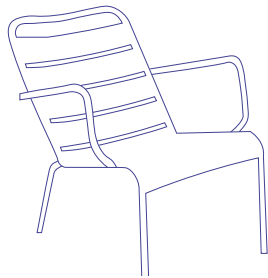
This diagram is a mapping of the layers of our design ideals. The democratic values are the foundation on which we build our proposal. History together with the functions missing in the programme and at the site today informs our design decisions. During our work we have come to the conclusion that some elements of a functioning public space are missing from Skanstorget today, as well as from the proposed development. The most evident one is the fact that if the square is occupied with either cars or a dense housing block, it is not accessible to all citizens. As a response to this we think it's important to manifest it as a non-commercial, open space. We want Skanstorget to be a meeting place for the citizens; a place for everyday interaction, where people can participate in the creation of society.



Missing Functions

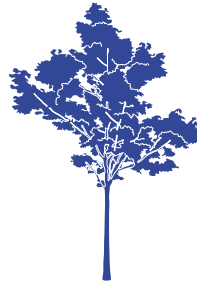
We have identified some elements that we think a democratic public space should provide for. They meet the needs for the everyday use, as well as facilitate for the citizens to claim the space and make it their own.

PLACES TO SIT



Places to sit in public space allows you to pause, stay and observe.

GREENERY



Greenery helps calm a stressful urban environment and provides space for recreation and reflection.

SHELTER



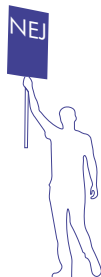
Shelter provides a respite from sun and rain and increases the usability of an exposed open space.

ACTIVITY & PLAY



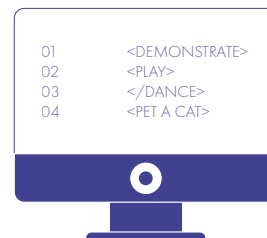
Public space should be able to accommodate a variety of activities that meet the needs of the citizens.

SPACE FOR EXPRESSION



Being able to express yourself in public is a democratic right. Whether it be politically or through art, public space should provide space for expression.

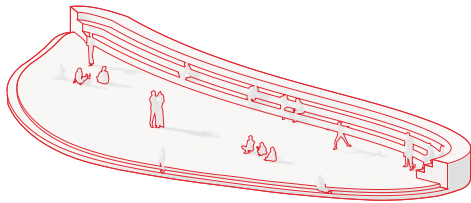
PROGRAMMING



Being able to program public space to suit your needs gives you a sense of ownership

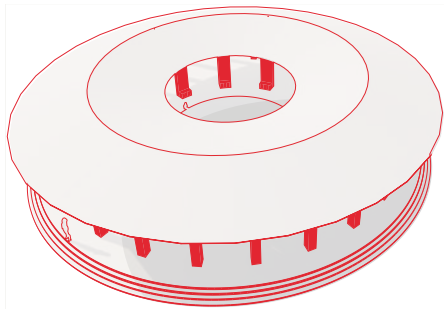
Design Elements

In our proposal we have translated the functions described on the mirroring page into design elements. These interpretations are shaped by the specific needs of our site.



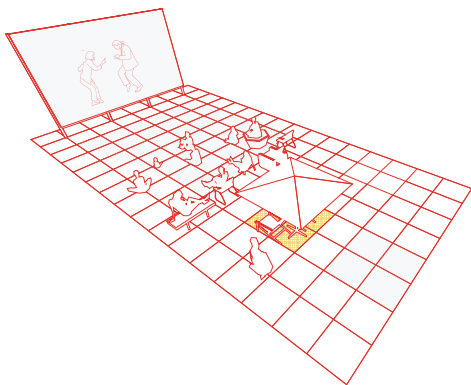
THE BEAN

The Bean is the commonroom sofa as well as the open stage of Skanstorget. Here you can enjoy the sun, hang out with your friends or perform. It allows you to be alone or together with others.



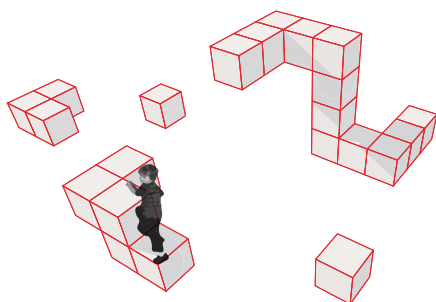
THE PAVILION

The Pavilion is the centre piece of Skanstorget. The partly covered rotunda, with a pond in the middle, is an echo of the former Market hall, with the same pillar structure, roofing, and footprint. It can be used as marketplace, a place for reflection and play.



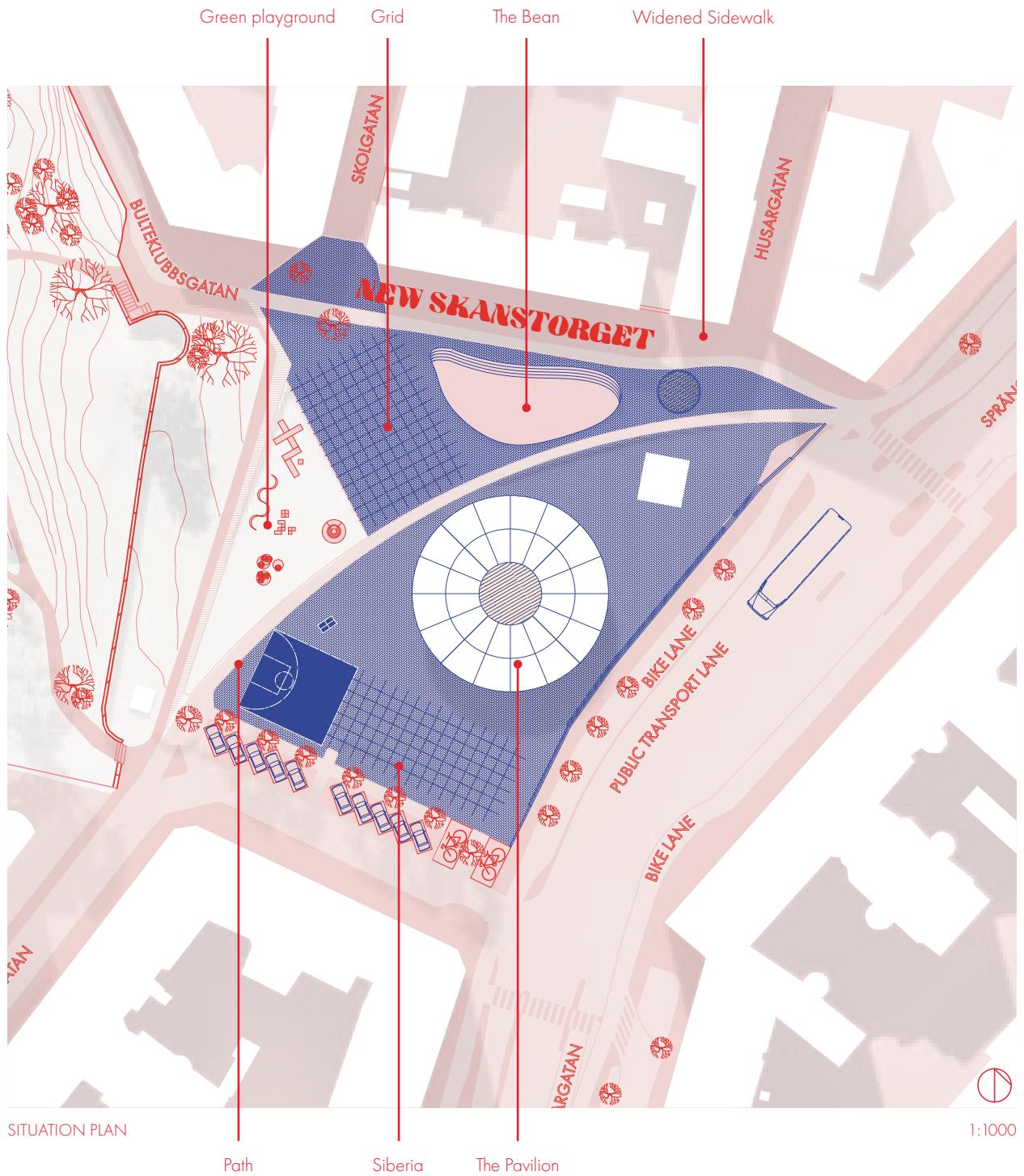
THE GRID

The grid allows for self-programming and provides for a multitude of activities. It consists of a net of holes in which pillars can be put up as structures for sports, a screen for movie nights, market stands, etc.



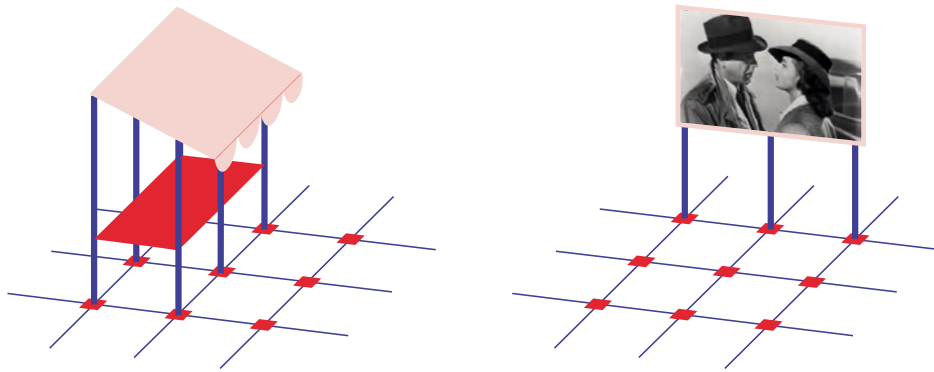
THE PARK

The park at the foot of Skansberget is an invitation to explore the border between nature and urbanity, a possibility that has been present at Skanstorget since it was founded. Apart from greenery, it contains sculptural elements that are pleasant to look at and fun to play with.



Back to Square One

In our design proposal, Skanstorget gets to be a square again. We add elements that makes the square inviting and keeps it open. The grid allows for the citizens to programme it and reshape it after their own needs. On the south side of the square, the space is re-established as a place for open markets and regains its former name Siberia. Vendors can put up their stands during flea markets and on Saturdays, farmers from the region can once again sell their goods. The grid can also be used for displaying movies during the summertime, for sports, or for putting up art exhibitions. Another element that allows for the citizens to programme the square for their needs is the Bean – a scene or platform, on which you can express yourself, or just hang out.



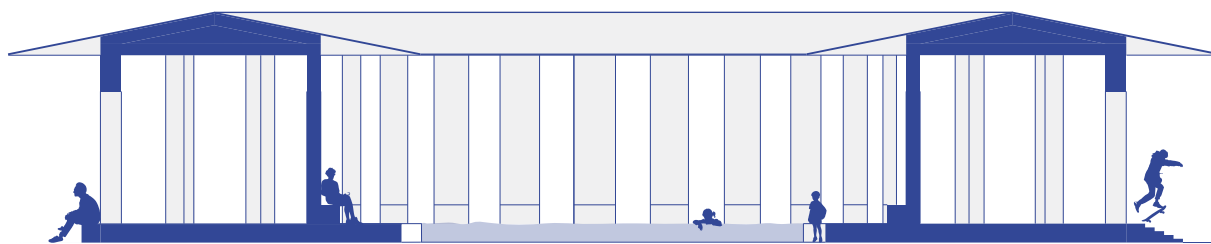
Examples of how the Grid can be used

The pavements are widened on the sides towards Haga and Skansberget, and the cars are restricted to Övre Husargatan and the south side of the square, where there is also a small parking lot. In this way the space is taken back as a square and the car becomes subordinated to the social functions and is seen merely as a means to make the space accessible for those who cannot travel by foot or public transport. The openness and open sightline makes it easy to orient and move freely on the square. An added path allows for pedestrians and cyclists to cut across the square and helps to connect the surrounding areas.

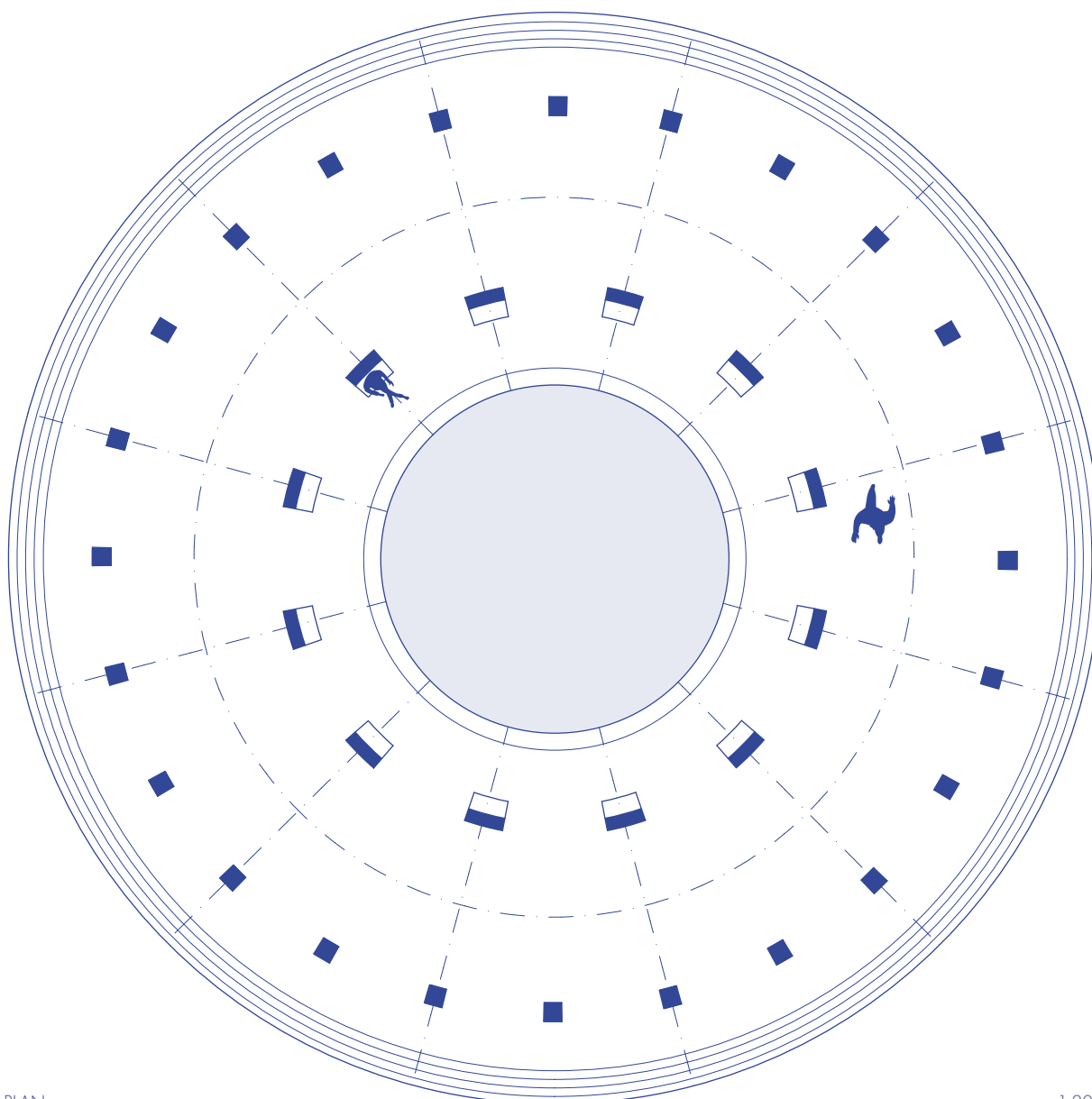
Along the foot of Skansberget we have added a park and a playground. It adds greenery to the square and is a way of creating an inviting link between the urban landscape and Skansberget with its beautiful view and the historical Skansen Kronan. We also add elements for play, where kids and their parents can enjoy the calmest parts of the square with distance from car traffic and at the same time get to explore the natural elements on the site that were previously inaccessible.

THE PAVILION

The Pavilion is the heart of the square. It is a homage to the old market hall Spottkoppen (the Spittoon) and has the same footprint, characteristic roofing and structure as the old building - but opened up. In the middle of the pavilion there is a small pond where the rainwater is collected. This place can be used according to your needs – as a space for reflection or play, a place where you can spend time with your friends or be on your own. It's a place to take shelter on a rainy day, or a place to cool down during a warm summer's day. The pavilion is divided into three zones; one facing the square – the staircase and platform outside the pillars, the arcade inbetween the pillars and the inner part with the pond. This allows for multiple activities to take place at the same time. One can hold a speech on the staircase, while others skate around the arcade and a third plays in the water. During wintertime the pillars facing the inner part are heated, so you can go there to warm yourself on a cold day. The pond can be covered and used as a stage or as an ice rink.



SECTION



PLAN

1:200

CONCLUSION

Public space is a basic foundation of society and a necessity for the upholding of the political. It confronts us with others and makes us aware of our rights and responsibilities towards each other. Identities are formed and relationships negotiated. When we start to look at public space as a reflection of society, it becomes clear that defending the access to and openness of public space also means defending the democratic basis of society at large. It has become obvious to us how architecture & planning, and societal norms are inevitably interconnected. We need to be aware of how these norms are reflected in today's urban planning and how we, as architects, are a part of reproducing them.

The case of Skanstorget visualizes how the shift to a Post-Fordist society has enabled the displacement of the democratic functions of public space to the benefit of economic interests. The economic change that society has gone through brought with it a shift in how public space is perceived. In the post-political society, economic interests are inherently superior to social and democratic values – leading to a view of public space as a potential economic resource. Embedded in the market driven society is a wish to quantify resources, whether they be social or economic. As social values are harder to quantify and less visible, while monetary values are easy to measure, social values run the risk of being displaced. The shift has also enabled a change in how we view society, from a collective view to a more individualistic one. This can be seen as a reason to why we regard the common (that which is collectively owned and shared) as less important now than we did before.

When measuring the value of public space in monetary terms, privatization of public space becomes defensible. The politicians see potential for redistribution of resources – from a wealthy part of the city to more a vulnerable part, but at the same time misses the point - public space is an invaluable resource for the upholding of a democratic society. The acceptance of public space's as dominated by market forces results in its reduction to a commercial site, dissolving its principal status as a political space and erases the conflictual elements of being confronted with others.

We believe that as architects and urban planners, we need to consider the full complexity of the historical background, the context, and the forces that are shaping society when planning for the future. If these different perspectives are not considered, we run the risk of neglecting the democratic function of public space. We need to take a stand for prioritizing spending more time in the early phases of planning and design projects, use citizen dialogue as a tool, and work more cross-disciplinary with other professions like historians, antiquarians, and anthropologists.

By adding layers of complexity to the discussion about Skanstorget we can see that it is not functioning as a public space today, nor will the proposed transformation solve this issue, but rather erase it as a public space. This leads us to the conclusion that to make the square relevant for the citizens again it is important to present alternative futures for Skanstorget, informed by accessibility, diversity, and equality. By connecting the space to its history and by adding functions and social structures that increase the usability of the square we can create conditions

for Skanstorget to regain the identity of a public space. Our design is an attempt to respond to the problems we see in the programme and on the site today, from a democratic perspective.

Through visualising the risk of displacement of the democratic function of public space in today's urban planning and by showcasing possibilities for different kinds of futures for Skanstorget, we hope that we have opened up the minds of the citizens concerning these issues. By re-establishing Skanstorget as a historically significant square, and manifesting functions of democracy in our design, we wish to contribute to the on-going discussion of Skanstorget as well as to the understanding of the importance of public space for democracy.



Tack!



First, we want to thank our supervisor, Julia Fredriksson, for being a great supporter and for helping us stay on course during this project, and our examiner, Kristina Grange, for all the feedback.

Thanks to Claes Caldenby and Håkan Thörn for helping us get started, and for providing their thoughts on Skanstorget and the ongoing process. Thanks also to Michael Gustafsson at Regionarkivet Västra Götaland for his patience with us when we wanted him to bring out literally every drawing we could find concerning Skanstorget.

We also wish to thank our families and friends for their unwavering support during these six years, and lastly, our classmates for making them so much fun.
You are the best!



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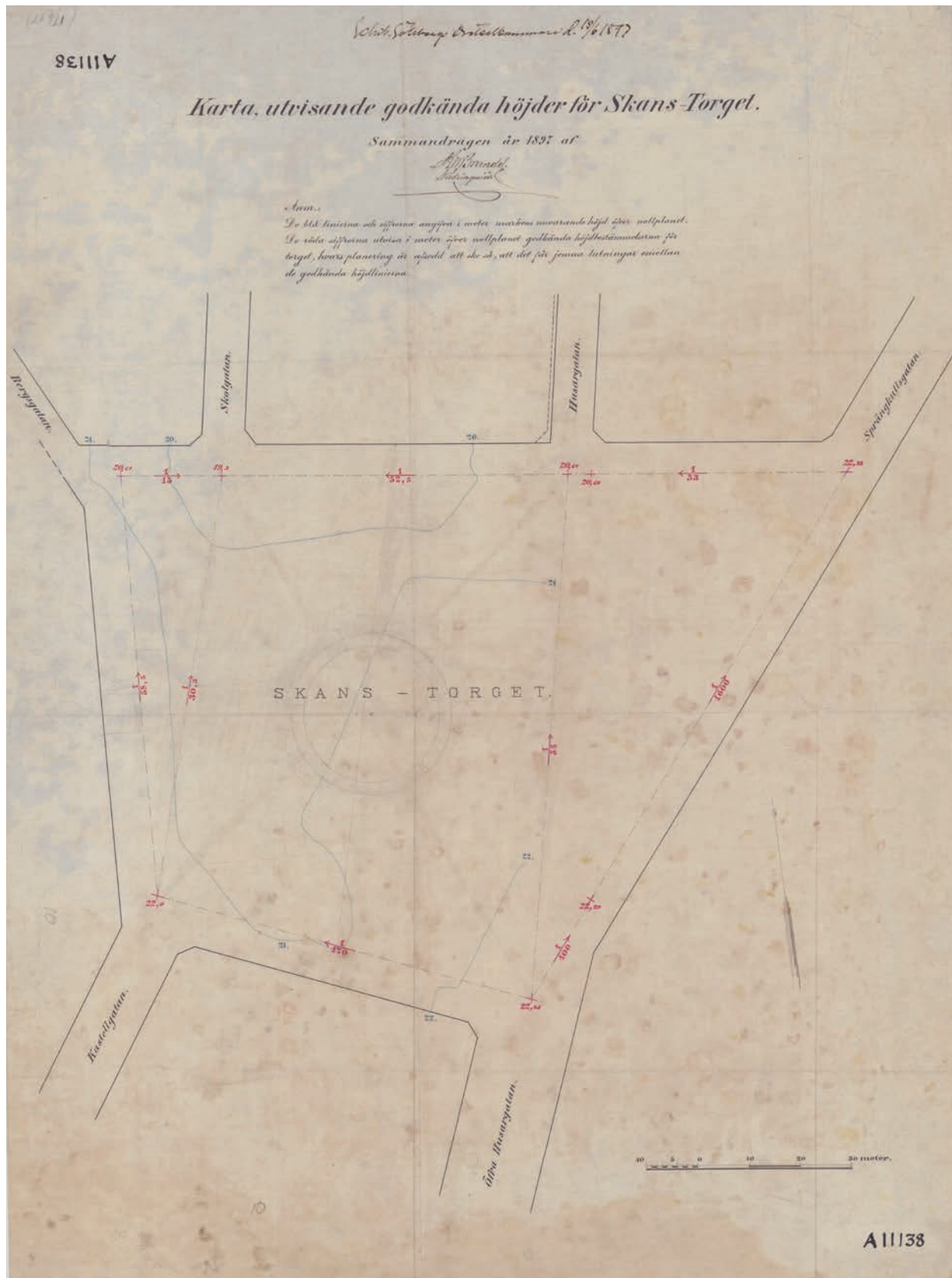
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Map showing approved heights for Skanstorget, 1897

Schulz Stenqvist Arkitektkontor C. B. 1897

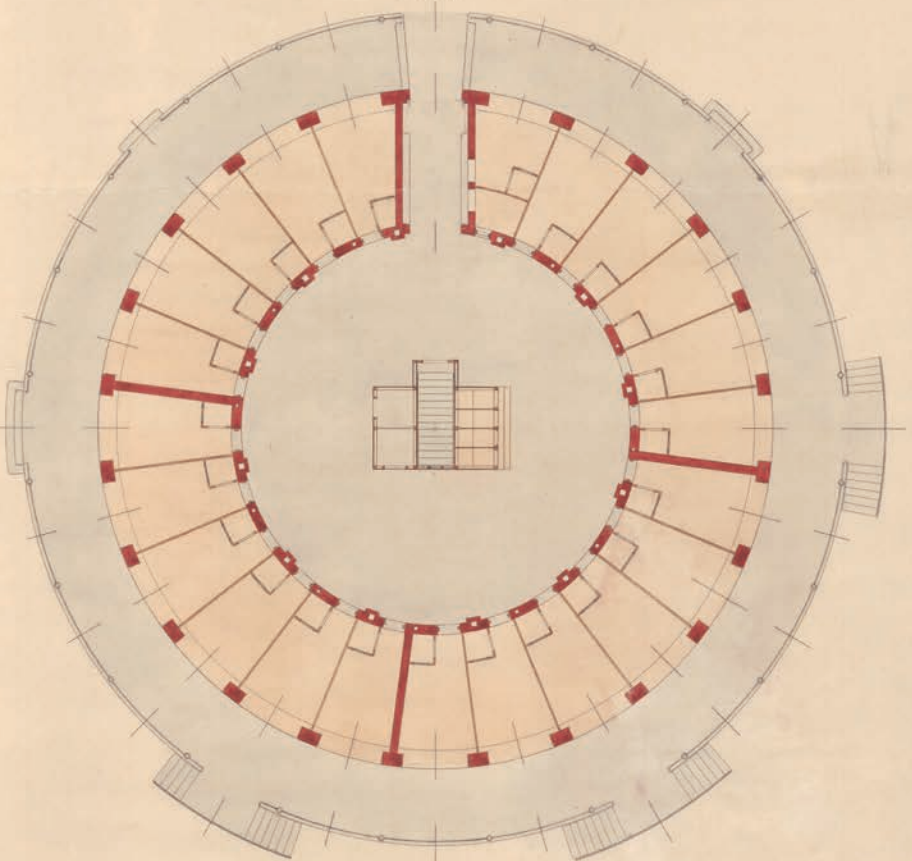
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RITNING TILL SAUHHALL Å SKANSTORGET I GÖTEBORG

Fasad åt Norr.



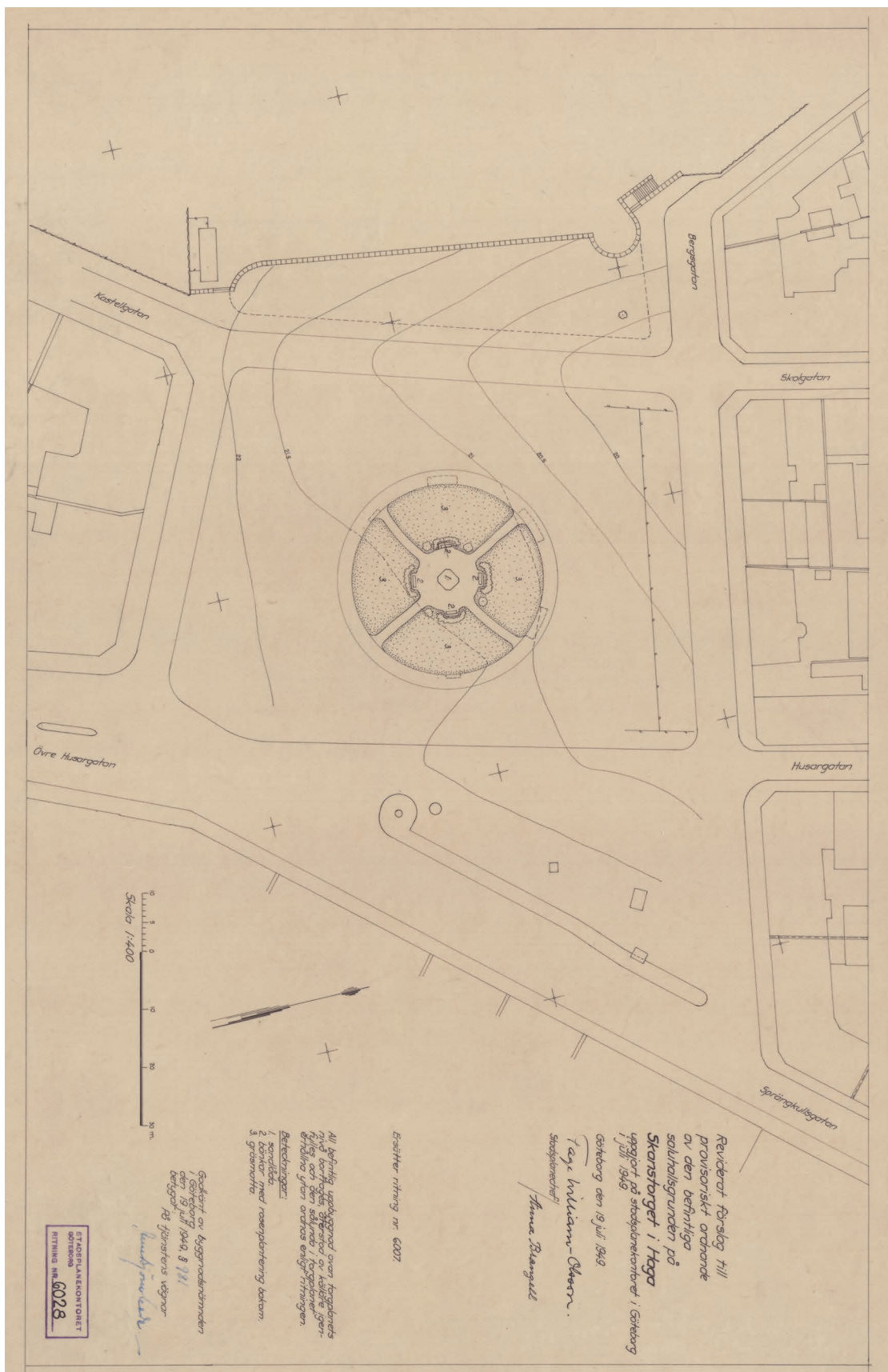
Plan



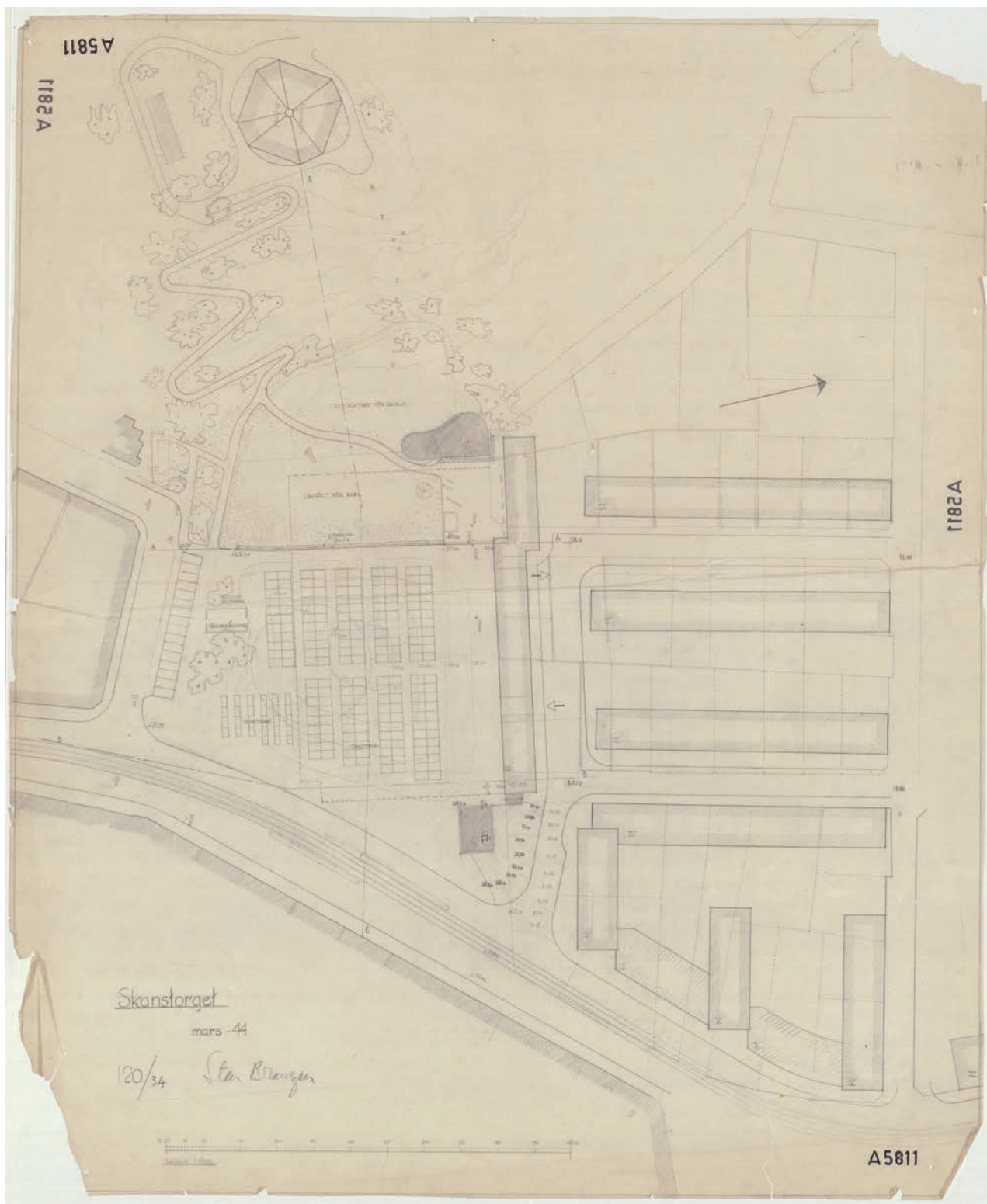
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Plan and facade of markethall at Skanstorget, 1897



Proposal for transformation of Skanstorget, 1949

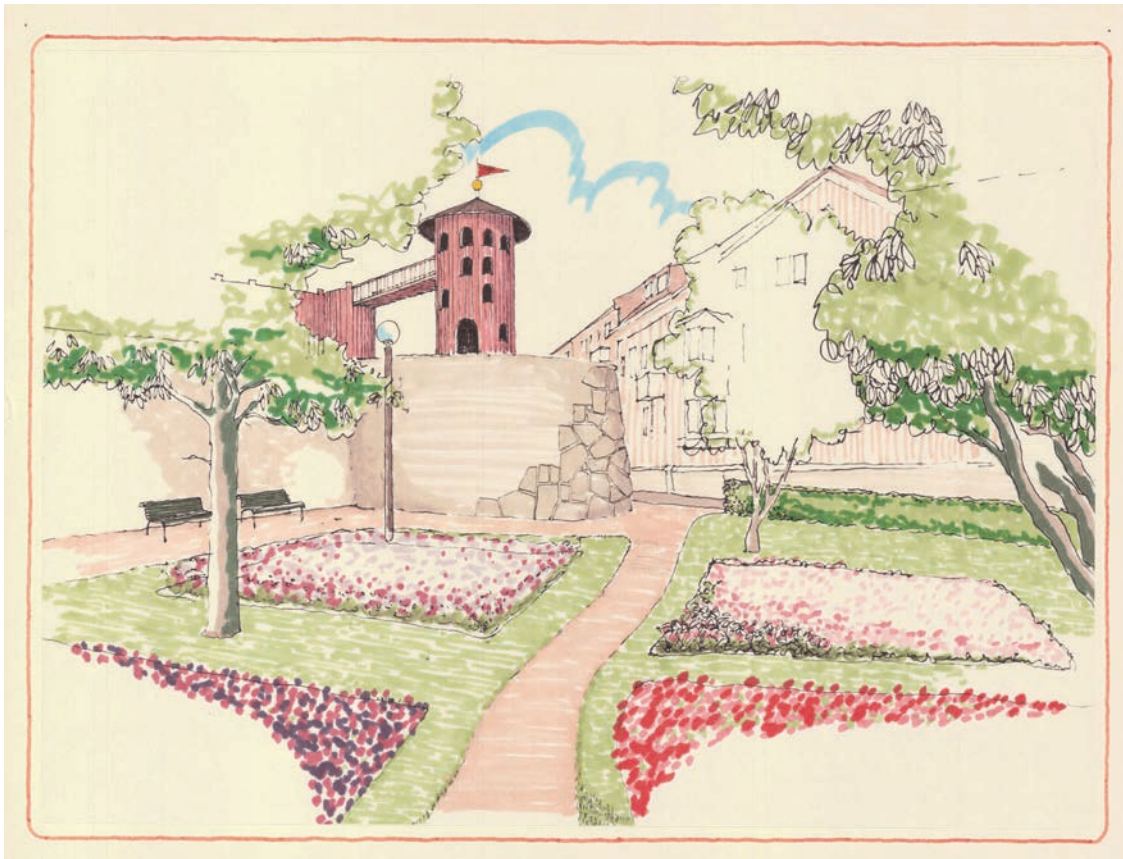


Proposal for transformation of Skanstorget, 1944



View of proposal, 1944

Proposals from in-house competition at the Urban Planning Office, 1983



Skansorget idag:

Det "ingen mans land" mellan de tre stadsdelarna Södra, Norra och Västra Skansen. Det är ett område som saknar uttalad karaktär och som innehåller diverse oregelbundet spridda funktioner. Det uppfattas i huvudsak som en parkeringsplats.

Det är ett område som saknar uttalad karaktär och som innehåller diverse oregelbundet spridda funktioner. Det uppfattas i huvudsak som en parkeringsplats.

SKANSORGET EN LÖST EN HÖRSLIST DIFFUS PLATS - INOM TORG

Målsättning:

1. Ge torget en egen identitet, enhetlighet och karaktär i form av ett uttryck.
2. Ett gata system "ingen mans land" till ett "alla mans torg".
3. Vikarna fyra sidor är inbördes olika. Torget bör därför få en utformning som står i kontrast till omgivningen. Kontrasten ska vara tydlig och tydlig som det till synes oförenliga.

Förslag, Torget:

Torget utgöres av de fyra sidorna med hjälp av en 60 cm höga gränsmur och en 100 cm höga gränsmur. Torgets yta består av en 100 cm höga gränsmur. Torgets yta består av en 100 cm höga gränsmur.

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Förslag, Skansberget:

Skansberget är ett område som saknar uttalad karaktär och som innehåller diverse oregelbundet spridda funktioner. Det uppfattas i huvudsak som en parkeringsplats.

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"Alle mans torg"

Actors

The urban planning process is bureaucratic, and it can be hard to understand the differences and relationships between different actors involved in it. We have put together a list of the actors we have identified in our case.

Byggföretagen

the Swedish Construction Federation

The Swedish Construction Federation is an industry and employer organisation for construction, civil engineering and specialised companies

Byggnadsnämnden

Planning & Building Committee

The main duty of the Planning and Building Committee is to answer for the regulation of buildings, land, and water within Gothenburg. It means an overall responsibility for developing and coordinating the physical planning of Gothenburg, by implementing planning in accordance with the Swedish Planning & Building Act, order on building permits, etc. They are also the committee to decide on dispensations from provisions about shoreland protection, biotope protection areas, and cultural reservations.

Fastighetskontoret

Property Management Office

The Property Management Office is the management of the Property Management Committee. They deal mainly with 4 areas: as landowners, with land development, management of land & property, and housing.

Fastighetsnämnden

Property Management Committee

The Property management Committee is responsible for the land and housing policies of Gothenburg. In short: to create conditions for new housing, land and development operations, buying, selling and leasing land, as well as management of land and properties. (Göteborgs Stad. (2022, May 2nd) *Fastighetsnämnden* (<https://goteborg.se/wps/portal/start/kommun-o-politik/kommunens-organisation/forvaltningar/fastighetskontoret/politik>))

Fastighetsägarna

the Swedish Property Federation

The trade association for the Swedish real estate industry. (Fastighetsägarna. (2022, May 2nd) *We are the Swedish Property Federation* (<https://www.fastighetsagarna.se/om-oss/we-are-the-swedish-property-federation/>))

Hyresrättsföreningen

the Swedish Union of Tenants

The tenants' union is a member-run organization, representing tenants. They work politically for the development of affordable housing. (Hyresrättsföreningen. (2022, May 2nd) *Om oss* (<https://www.hyresgastforeningen.se/om-oss/>))

Länsstyrelsen

County Administrative Board

The County Administrative Board is responsible for the government administration in the county, in the case of no other national authority having that responsibility. They shall work to promote national goals in the county, as well as make sure that regional conditions and prerequisites are taken into account. (Länsstyrelsen. (2022, May 2nd) *Om Länsstyrelsen i Västra Götaland* (<https://www.lansstyrelsen.se/vastra-gotaland/om-oss/om-lansstyrelsen-i-vastra-gotaland.html>))

Regionarkivet

Regional Archive

The Regional Archive stores archives from administrations, companies, and foundations in Region Västra Götaland and the city of Gothenburg. (Göteborgs Stad. (2022, May 2nd) *Regionarkivet* (<https://goteborg.se/wps/portal/enhetssida/regionarkivet>))

Stadsbyggnadskontoret

Urban Planning Office

The Urban Planning Office has the duty of implementing the tasks housed within the Planning & Building Committee. This includes strategic planning, detailed planning, surveying, the handling of building permits, as well as providing basic geographical data. (Göteborgs Stad. (2022, May 2nd) *Stadsbyggnadskontoret* (<https://goteborg.se/wps/portal/start/kommun-o-politik/kommunens-organisation/forvaltningar/stadsbyggnadskontoret>))

Västsvenska Handelskammaren the West Sweden Chamber of Commerce

The West Sweden Chamber of Commerce is a private organisation working to strengthen the region's business community. They work to “create growth and develop the future of West Sweden by helping companies do more and better business and by influencing political decisions” (Västsvenska Handelskammaren. (2022, May 2nd) *For a world-class business community in West Sweden* (<https://www.vastsvenskahandelskammaren.se/en/>))

YIMBY Göteborg

YIMBY Gothenburg

YIMBY is an abbreviation for Yes In My BackYard, and was started as a reaction to NIMBYism (Not In My BackYard). They are a non-partisan network active on social media. YIMBY Gothenburg has garnered influence due to the fact that they have been invited to consult and review municipal plans in Gothenburg. They are also heavily involved in the local debate concerning urban planning. (Forsemalm, Johansson & Göransson, 2019)

Markanvisningstävling för Skanstorget

Bakgrund

Platsen

Aktuellt område för markanvisning ligger på Skanstorget i Göteborgs centrum. Området ligger huvudsakligen inom del av fastigheterna Haga 715:15. Platsen består till största del av en större parkeringsplats med markparkering. Åt söder, öster och norr finns stadsmässigt bebyggelse i form av flerbostadshus med bostäder och service. Även bebyggelse med universitetslokaler finns angränsande mot norr. Åt väster ligger Skansparken och Skansen Kronan.



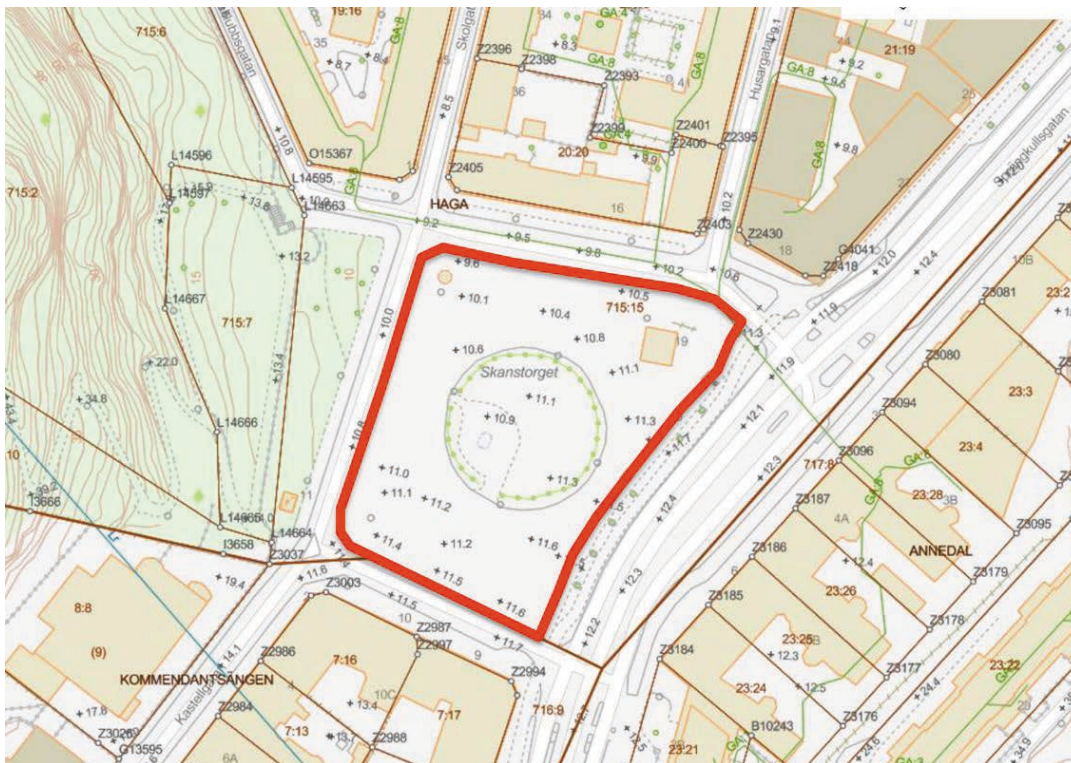
Översiktlig kartbild över området aktuellt för markanvisning

Utveckling av området

Ett program för Skanstorget var ute på samråd under hösten 2014 och en samrådsredogörelse har upprättats. Genom ett yrkande i byggnadsnämnden beslutades att avsluta uppdraget med att ta fram planprogram för Skanstorget i februari 2017. Motivet till beslutet var att byggnadsnämnden ville påbörja arbete med detaljplan direkt.

I juni 2017 beslutade byggnadsnämnden om positivt planbesked för Skanstorget efter ansökan från fastighetsnämnden. Det beslutade planbeskedet innehåller en större exploatering än vad som förordades i programmet. Planbeskedet anger att detaljplan för Skanstorget avses föras in i startplan senast för år 2020.

Skissförslaget som låg till grund för beslutet om planbesked innehåll ca 24 000 kvm BTA, vilket omfattar ca 200 bostäder, kommersiella lokaler i bottenvåningar, 4 avdelningar förskola samt underjordisk parkering i två plan inklusive cykelparkering och teknikutrymmen.



Ungefärlig avgränsning av område för markanvisning

Specifika krav på bebyggelsen

Skanstorget med omgivningarna ligger inom riksintresse för kulturmiljövård. Platsen gränsar även till Skansen Kronan som är fornlämningsområde och byggnadsminne. Även delar av kvarteret Grenadieren i Haga, med fasad mot Skanstorget, är byggnadsminne. Vidare ingår området i kulturhistoriskt värdefull bebyggelse i Göteborg. Det är viktigt att ny bebyggelse beaktar och tar hänsyn till den känsliga miljön, där en särskilt viktig parameter är siktlinjen mot Skansen Kronan från Övre Husargatan. Det är även viktigt med en varierad arkitektur i den nya bebyggelsen som är anpassad till variationen av omkringliggande befintlig bebyggelse.

För att säkerställa en god utemiljö för barnen i förskolan är det viktigt att det tillskapas en tillräckligt stor yta i skyddat läge i anslutning till förskolan.

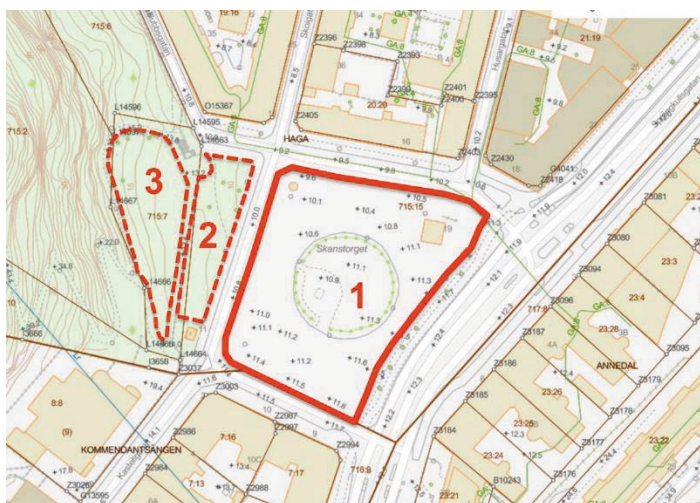
För att skapa en levande mötesplats på Skanstorget är det viktigt att säkerställa ett mindre tillkommande torg.

Tävlingsuppgift

Fokus för markanvisningstävlingen är att skapa en nytt kvarter på Skanstorget som omfattar ca 200 bostäder, underjordisk parkering, ett mindre torg, kommersiella lokaler i bottenvåningar samt en förskola omfattande 4 avdelningar med tillhörande utemiljö. Den nya bebyggelsen ska på ett medvetet sätt förhålla sig till omkringliggande bebyggelse samt de höga kulturmiljövärdena i området och framförallt för Skansen Kronan.

Tävlingsuppgiften omfattar följande skalkrav:

- Ta fram ett förslag som omfattar ca 200 bostäder i blandade lägenhetsstorlekar.
- Tillskapa underjordisk parkering omfattande 150 parkeringsplatser (ersättning av befintlig parkering) samt tillkommande behov av parkering för ny bebyggelse. För ny bebyggelse ska 0,25 parkeringsplatser anordnas per lägenhet. Detta förutsätter även att goda mobilitetslösningar utvecklas i detaljplaneskedet så som t.ex. mobilitetsaktiviteter, startpaket/information till nyinflyttade, realtidstavlor, västrafikkort i 12 månader, cykelpool med last-/el-/lådcyklar samt hopfällbara cyklar, bilpool, medlemskap i bilpool, bra cykelparkeringar, möjlighet till cykelservice, tydliggörande av kostnaden för parkering, samutnyttjande av parkering, leveransboxar med kylfunktion. Det ska även tillskapas cykelparkeringar motsvarande 2,5 stycken per lägenhet.
- Tillskapa kommersiella/publika lokaler i bottenvåningar som bidrar till ett aktivt stadsliv.
- Tillskapa en förskola om 4 avdelningar (omfattande 72 barn) som får en bra och fungerande utemiljö. Ytan för förskolans lokal alternativt byggnad ska vara 1050 kvm BTA. Utemiljö för förskolan ska omfatta minst 20 kvm per barn räknat på att förskolan omfattar 72 barn. Lokal för förskola kan antingen vara en del inom kvarteret i område 1 eller utgöra en egen byggnad i område 2, invid Skansberget. Område 2 kan också utgöras som utemiljö för förskolan alternativt torgmiljö. Område 3 kan till viss del utgöras som kompletterande utemiljö till förskolan. Troligtvis kommer det att krävas en kombination av nämnda lösningar för att kunna uppnå en tillräckligt stor och bra utemiljö.



- Tillskapa en mindre mötesplats/torgfunktion som är tilltalande och funktionell för allmänheten samt bidrar till en levande stadsmiljö. Detta kan göras antingen i område 1 eller 2 alternativt en kombination av båda.

För tävlingsuppgiften gäller även att förslaget uppnår:

- En utformning/gestaltning som förhåller sig på ett medvetet sätt till bebyggelsen runt Skanstorget.
- En utformning/gestaltning som beaktar den känsliga kulturmiljön.

För tävlingsuppgiften ska siffror redovisas för:

- Lägenhetsfördelning för hela området
- Antal bostäder
- Antal kvm BTA bostäder
- Antal parkeringsplatser uppdelat på ersatta platser och ny tillkommande
- Antal kvm BTA parkering
- Antal cykelparkeringar
- Antal kvm BTA cykelparkering
- Antal kvm BTA förskola
- Antal kvm utemiljö för förskola
- Antal lokaler
- Antal kvm BTA lokaler totalt samt uppdelat per lokal
- Antal kvm torgyta
- Total yta BTA för förslaget

Eventuella andra siffror som är av väsentlighet för förslaget ska även de redovisas.

Markanvisning

Markanvisningen omfattar ca 200 bostäder, kommersiella/publika lokaler i bottenvåningar samt underjordisk parkering. Det är arrangörens utgångspunkt att det vinnande förslaget ska genomföras i sin helhet med reservation för ändringar som fortsatt detaljplanearbete kan innebära.

Den nu annonserade markanvisningen bygger på en planbeställning från fastighetsnämnden och ett planbesked från byggnadsnämnden (se vidare under rubriken Utveckling av området).

Antal parkeringsplatser för bilar, cykelparkeringar samt ytor för förskolan kan komma att ändras i det kommande detaljplanearbetet.

Detaljplanearbetet bedöms bli en lång och komplicerad process till följd av den känsliga miljön. Tävlingsarrangören kan inte garantera att detaljplanen vinner laga kraft. I det fall detaljplanen inte vinner laga kraft förfaller markanvisningen utan rätt till ersättningsanvisning.

Kvalificeringskrav

För att komma ifråga för markanvisningen ska aktören acceptera nedanstående projektspecifika krav. Aktören ska även visa på ekonomiska och organisatoriska förutsättningar att kunna genomföra projektet. Detta görs genom att fylla i ansökningsformuläret samt bifoga bilagor och skickas in i separat kuvert märkt "tävlingsförslaget namn" (motto) samt Prekvalificering.

Att ställa krav har accepterats samt att aktören bedöms ha organisatoriska och ekonomiska förutsättningar för att kunna genomföra projektet kontrolleras av en speciell bedömningsgrupp för prekvalificering, bestående av handläggare från fastighetskontoret samt förvaltningen för Inköp och Upphandling (se vidare under rubriken Bedömningsgrupp för prekvalificering). Bedömningsgruppen för prekvalificeringen kommer endast att meddela tävlingsförslagets namn på de aktörer som ska tas bort från vidare bedömning. Om bedömningen görs att en aktör inte har ekonomiska eller organisatoriska förutsättningar för att kunna genomföra projektet alternativt inte har accepterat ställda krav kommer detta att leda till diskvalificering och förslaget kommer därmed inte att gå vidare för bedömning av bedömningsgruppen.

Mångfald i boendet

Området ligger inom primärområdet Haga samt gränsar till primärområdet Olivedal och Annedal. Inom Haga samt Annedal finns en tydlig majoritet av hyresrätter medan Olivedal har en majoritet av bostadsrätter.

Kommunen strävar efter att det ska finnas stor variation gällande upplåtelseformer, hustyper, lägenhetsstorlekar och prisbilder inom det aktuella området, inom stadsdelen och inom staden som helhet. För att skapa en bra blandning i området är inriktningen för denna markanvisning 60 % bostadsrätter och 40 % hyresrätter.

Social hållbarhet och sociala åtaganden

Som villkor för markanvisningen ska kommunen kunna kräva att byggaktören upplåter specialbostäder för kommunala ändamål samt lokaler för barn- och äldreomsorg.

En förutsättning för markanvisningen är att en förskola omfattande 4 avdelningar med tillhörande utemiljö kan tillskapas med god kvalitet.

Ekologisk hållbarhet

Projektet ska genomföras i enlighet med kraven i Göteborgs stads program för miljöanpassat byggande.

Verksamhetslokaler

Bottenvåningar ska innehålla kommersiella/publika lokaler som bidrar till ett aktivt stadsliv i området så som t.ex. offentlig service, butiker, caféer, restauranger eller liknande dock ej kontor.

Byggherrens ekonomiska förutsättningar och stabilitet

Kommunen kommer att göra en bedömning av aktörens organisatoriska och ekonomiska förutsättningar att genomföra det aktuella projektet.

Övriga kriterier

För att skapa en mötesplats på Skanstorget är det viktigt att säkerställa ett mindre tillkommande torg. En förutsättning för markanvisningen är att den så kallade 1 % regeln för konstnärlig utsmyckning och gestaltning ska tillämpas. Det innebär att 1 % av produktionskostnaden ska avsättas för detta ändamål.

Området som är aktuellt för markanvisning består idag till största delen av markparkering för personbilar. Parkeringen omfattar ca 150 bilplatser och nyttjas för boendeparkering till de som bor i närområdet samt besökare. En förutsättning för markanvisningen är att befintlig parkering kan ersättas med underjordisk parkering. De parkeringsplatser som är allmänna idag ska fortsatt vara allmänna. Andel tillkommande parkering för den nya bebyggelsen kommer att utredas i kommande planarbete. För tävlingsförslaget ska dock parkeringstalet 0,25 parkeringsplatser per lägenhet tillämpas. Detta förutsätter att aktören i ett senare skede aktivt arbetar med mobilitetslösningar så som t.ex. mobilitetsaktiviteter, startpaket/information till nyinflyttade, realtidstavlor, västrafikkort i 12 månader, cykelpool med last-/el-/lådcyklar samt hopfällbara cyklar, bilpool, medlemskap i bilpool, bra cykelparkeringar, möjlighet till cykelservice, tydliggörande av kostnaden för parkering, samutnyttjande av parkering, leveransboxar med kylfunktion. Ett antal platser i respektive kategori för allmän parkering respektive parkering för den nytillkomna bebyggelsen bör vara laddplatser för elbilar. Det ska även finnas plats för en bilpool.

Prissättning på marken

Marken kommer att säljas eller upplåtas med tomträtt för ett marknadsmässigt pris baserat på den byggrätt kommande detaljplan medger.

Bedömningskriterier

Bedömningen av förslagen kommer att ske genom en helhetsbedömning utifrån följande aspekter:

- Hur väl förslaget uppnår ca 200 bostäder med hög kvalité
- Hur förslaget uppnår en bra parkeringslösning
- Hur väl förslaget skapar förutsättningar för lokaler i bottenvåningarna som kan bidra till ett aktivt stadsliv
- Hur väl förslaget skapar en bra helhetslösning för förskola
- Hur väl förslaget tar hänsyn till den känsliga kulturmiljön
- Hur väl förslagets utformning och gestaltning fungerar på platsen
- Hur väl förslaget tillskapar ett mindre torg/mötesplats
- Hur väl förslaget visar på en hög ambitionsnivå utifrån långsiktig hållbarhet med avstamp i de hållbarhetsutmaningar Göteborg och omvärlden står inför
- Hur väl förslaget har en stark genomförbarhet

Bedömningsmetod

Bedömning av inkomna tävlingsförslag kommer att ske i tre steg.

Steg 1

Kommunen gör en bedömning av aktörens ekonomiska och organisatoriska förutsättningar att genomföra projektet (prekvalificering). I steg 1 kontrolleras även att aktören accepterat de ställda kraven för markanvisningen. Denna bedömning genomförs av handläggare från fastighetskontoret samt förvaltningen för Inköp och upphandling (se vidare under rubriken Bedömningsgrupp för prekvalificering), vilka är de enda personerna vid sidan av tävlingsfunktionären som har rätt att öppna kuvert 2 innan röstningen är avslutad. Om bedömningen görs att aktören inte har ekonomiska eller organisatoriska förutsättningar för att kunna genomföra projektet alternativt inte har accepterat ställda krav kommer detta att leda till diskvalificering och tävlingsförslaget kommer inte att bedömas.

Steg 2

I steg 2 görs en bedömning av de tävlingsförslag som gått vidare från prekvalificeringen i steg 1. Denna bedömning görs av en bedömningsgrupp bestående av personer från flera olika organisationer (se vidare under rubriken Bedömningsgrupp för tävlingsförslag). Bedömningsgruppens uppgift är att utse de tre bästa tävlingsförslagen utifrån de angivna bedömningskriterierna.

Steg 3

De tre bästa tävlingsförslagen som utses av bedömningsgruppen går vidare till steg 3. I detta steg läggs dessa förslag ut på webben (kommunens hemsida för markanvisning) för en omröstning av allmänheten. Röstningen kommer att pågå i två veckor. Det förslag som får flest röster efter dess två veckor vinner markanvisningstävlingen. Det vinnande förslaget föreläggs politiken i fastighetsnämnden för formellt beslut om markanvisning och meddelas sedan allmänheten. Efter att vinnaren beslutats kommer fastighetskontoret att teckna markanvisningsavtal med aktören.

Inlämningskrav och tävlingsbestämmelser

Redovisningen av inlämnade förslag ska vara så omfattande att det ger tillräckligt underlag för att bedöma förslagets kvalitetsnivåer och dess genomförbarhet. Tävlingsförslaget ska vara anonymt. Samtliga ritningar och övriga handlingar ska vara märkta endast med "tävlingsförslagets namn" (motto).

Tävlingsförslagen ska lämnas in i ett anonymt och förslutet kuvert märkt med rubriken "Markanvisningstävling för Skanstorget" samt tävlingsförslagets namn (motto). Detta kuvert ska i sin tur innehålla två förslutna A3 kuvert. Det första kuvertet ska innehålla själva förslaget för platsen och det andra kuvertet ska innehålla själva ansökan. Nedan redovisas vad respektive kuvert ska innehålla

Kuvert 1 – Märk med "Tävlingsförslag" samt namnet på tävlingsförslaget (motto).

Kuvert 2 – Märk med "Prekvalificering" samt namnet på tävlingsförslaget (motto).

Kuvert 1 "Tävlingsförslag"

Allt material ska lämnas in såväl i fysiskt format som i digitalt utskriftbart format på USB-minne. Allt material ska vara sammansatt till endast 1 PDF.

Ritningar ska vara enkelsidiga i A3 format. Förslaget ska begränsas till högst 12 stycken A3 sidor och till omfattning och disposition följa nedanstående:

- Situationsplan i skala 1:1000 som visar angöring, våningsantal, entréer, samt kopplingar till befintlig bebyggelse.
- Planer, omfattande hela tävlingsområdet, i skala 1:500 som visar entréer, trapphuslägen, gårdsmiljö samt lägenhetsfördelning – antal rum samt kvm. Detaljerade planlösningar ska inte redovisas. Skisserna ska omfatta hur markplanet avses utformas, ett normalplan samt eventuellt flera plan ovan markplan om dessa är olika. Även källarplanen ska redovisas (parkeringsgaraget).
- Sektioner i skala 1:500 - minst två sektioner genom hela området i nord-sydlig och väst-östlig riktning som visar hur förslaget förhåller sig till befintlig bebyggelse och topografi.

- Perspektiv – 1 bild utifrån bifogad Vybild Skanstorget från ost (Bilaga 3), 1 bild enligt fotot nedan (Bilaga 4) alternativt egen bild med samma vy och skärning, samt minst ett valfritt läge.
- Redovisning av ytor enligt instruktionen för tävlingsuppgiften.



Kuvert 2 "Prekvalificering"

Detta kuvert ska innehålla ifyllt ansökningsblankett för markanvisningen i enkelsidigt A4-format. Den beskrivande texten får maximalt omfatta 2 enkelsidiga A4-sidor antingen som ett bifogat dokument eller skrivet direkt i ansökningsblanketten. 1–3 referensprojekt ska bifogas med maximalt 1 enkelsidig A4-sida per projekt. Allt material ska lämnas in såväl i fysiskt format som i digitalt utskriftbart format på USB minne. Samtligt material ska vara sammansatt till endast 1 PDF.

Bland annat ska följande uppgifter anges i ansökningsblanketten (se vidare instruktioner i ansökningsformuläret):

- Förslagsställarens namn och organisationsnummer
- Kontaktperson: Namn, adress, telefonnummer och e-post
- Kort beskrivning av hur bolaget avser att finansiera utbyggnaden av projektet och förvärv av marken, samt bolagets organisatoriska förmåga och kompetens att genomföra projektet, se vidare instruktioner i ansökningsformuläret.
- Bifoga senaste årsredovisningen för bolaget (2017) som ansöker om markanvisning.
- För hyresrätterna och parkeringen ska en långsiktig förvaltare redovisas.
- Ange 1–3 referensprojekt med likvärdiga förutsättningar som det aktuella projektet för markanvisningstävlingen.

Tävlingshandlingar

Tävlingshandlingarna består av denna handling inklusive bilagor (se nedan) samt ansökningsformulär. Tävlingshandlingarna är framtagna av fastighetskontoret.

Bilagor

- Bilaga 1 Grundkarta Skanstorget - dwg
- Bilaga 2 Ortofoto Skanstorget - jpg
- Bilaga 3 Vybild Skanstorget från ost - jpg
- Bilaga 4 Bildperspektiv - jpg
- Bilaga 5 Koncept markanvisningsavtal - pdf
- Bilaga 6 Program för miljöanpassat byggande 2.0 2017 - pdf
- Bilaga 7 Riktlinjer för mobilitet och parkering i Göteborgs stad - pdf

Bedömningsgrupp för tävlingsförslag

Tävlingsförslagen som går vidare från prekvalificeringen kommer att bedömas av en bedömningsgrupp som består av följande personer:

- | | |
|--------------------------------|------------------------------------------------|
| • Fastighetskontoret | Martin Öbo (ordförande) |
| • Fastighetskontoret | Joel Blomgren och Matilda Landén (sekreterare) |
| • SDF Majorna-Linné | Ida Carlsson |
| • Sveriges Byggindustrier | Petra Sedelius |
| • Västsvenska Handelskammaren | Gunilla Grahn-Hinnfors |
| • Lokalsekretariatet | Helena Renström |
| • Fastighetsägarna GFR | Rikard Ljunggren |
| • Yimby Göteborg | Jesper Hallén |
| • Hyresgästföreningen Göteborg | Marie Lindén |
| • Stadsbyggnadskontoret | Björn Siesjö |

Bedömningsgrupp för prekvalificering

Följande personer är de enda, vid sidan av tävlingsfunktionären, som har rätt att öppna kuvert 2 och ta del av innehållet i kuvertet innan vinnande förslag har utsetts.

- | | | |
|--------------------|------------------------------|--------------------------------------------|
| • Lars Johansson | (bedömning prekvalificering) | Fastighetskontoret |
| • Marie Peterson | (bedömning prekvalificering) | Fastighetskontoret |
| • Jonas Birgersson | (bedömning prekvalificering) | Förvaltningen för
Inköp och upphandling |

Tävlingsfunktionär

Tävlingsfunktionären är den ende personen, vid sidan av bedömningsgruppen för prekvalificering, som har rätt att öppna och ta del av innehållet i kuvert 2 innan vinnande förslag har utsetts. Följande person är tävlingsfunktionär:

- | | | |
|--------------------|-------------------|--------------------|
| • Jenny Pettersson | (frågor och svar) | Fastighetskontoret |
|--------------------|-------------------|--------------------|

Frågor och svar

Eventuella frågor under tävlingsperioden ska skickas via e-post till jenny.pettersson@fastighet.goteborg.se senast den 21 juni 2018. Frågor och svar kommer att publiceras löpande på markanvisningens webbplats. Alla kontakter angående tävlingen ska riktas till tävlingsfunktionären Jenny Pettersson. De tävlande får inte ta någon som helst kontakt med företrädare ur varken bedömningsgruppen för prekvalificering eller bedömningsgruppen för tävlingsförslag för frågor angående tävlingen. Detta kan då leda till diskvalificering.

Inlämning

Tävlingsförslagen ska vara fastighetskontoret tillhanda senast 6 augusti 2018 klockan 16:00. Förslagen skickas till:

Göteborgs stad Fastighetskontoret
Box 2258
403 14 Göteborg

Tävlingsförslagen kan även lämnas i fastighetskontoret reception på Postgatan 10 i Göteborg senast klockan 16:00 den 6 augusti 2018.

Observera att tävlingsförslag som skickas via post måste vara fastighetskontoret tillhanda dagen då tävlingstiden går ut. Det åligger därmed den sökande aktören att skicka in förslagen i så pass god tid att postgången hinner komma fram innan tiden för tävlingen går ut. Fastighetskontoret tar inte något som helst ansvar för att inskickat tävlingsförslag inte når fastighetskontoret eller inkommer för sent.

Efter tävlingen

Det är arrangörens utgångspunkt att det vinnande förslaget ska genomföras i sin helhet med reservation för ändringar som fortsatt detaljplanearbete kan innebära. Eventuell bearbetning enligt bedömningsgruppens rekommendationer ska ske i samråd med arrangören.

Fastighetskontoret kommer efter beslut i fastighetsnämnden att teckna markanvisningsavtal med bolaget som står bakom det vinnande förslaget.

Detaljplanearbetet bedöms bli en lång och komplicerad process till följd av den känsliga miljön. Tävlingsarrangören kan inte garantera att detaljplanen vinner laga kraft. I det fall detaljplanen inte vinner laga kraft förfaller markanvisningen utan rätt till ersättningsanvisning.

Upphovsrätt och nyttjanderätt

Göteborgs stad innehar den materiella äganderätten till samtliga inlämnade tävlingsförslag. De tävlande innehar upphovsrätten och behåller nyttjanderätten till sina förslag. Göteborgs stad ges rätt att utan ersättning till upphovsman ställa ut och/eller publicera sökandes tävlingsförslag, samt mångfaldiga dem för behandling inom staden för projektet och på så sätt som inte strider mot upphovsrättsliga regler.

Kartmaterial från staden som ingår i tävlingen omfattas av nyttjanderätt, vilket innebär att materialet endast får användas inom ramen för denna markanvisningstävling.



HAGA LINNÉ

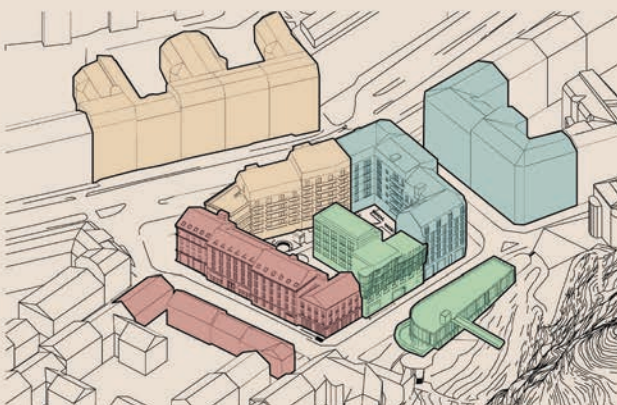
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HAGA LINNÉ

2/12

OM DU TITTAR RUNT I STADEN KOMMER DU SE ATT ALLT FÖLJER SAMMA MÖNSTER.

STADENS MÖNSTER



VI ÄLSKAR GÖTEBORG

Att få länka ihop Haga och Linné, några av stadens mest omtyckta stadsdelar, är en fantastisk möjlighet. Vi har samlat ihop ett team som brinner för platsen och uppgiften att göra något unikt och vackert för göteborgarna. Haga och Linné är två urgöteborgska stadsdelar och parkeringsytan mellan dem har potentialen att bidra med någonting som stärker och fogar samman de två angränsande stadsdelarna till en bättre fungerande helhet. Ambitionen med vårt förslag är att maximera platsens nytta och upplevelse genom att förstå både de dolda och synliga mönster som skapat de angränsande stadsdelarna. Det har gjort att de klarat tidens tand trots sanering, konjunkturer och en i allra högsta grad förändrad omvärld.

BYGGNADSMÖNSTER

Mönster har ett flertal betydelser. Dels kan det betyda förlaga eller mall att följa, samtidigt som det kan betyda en säregen form, en dekoration eller en upprepning. Vårt förslag utgår från att identifiera och förstå de mönster i staden som skapat Haga och Linnés särart för att kunna tillföra ett kvarter som bidrar och stärker det sammanhang som Skanstorget befinner sig inom. Kvarteret har fyra tydliga sidor. Vårt förslag går ut på att, med ett samtida arkitektoniskt grepp, spegla motsatt sida av kvarteret i skala, material, detaljer och kulörer.

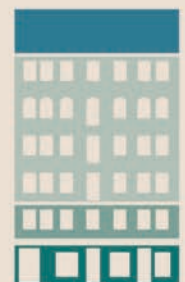
VARIATION OCH REPETITION

Om du promenerar runt i Haga och Linné kommer du slås av all variationsrikedom, detaljering, och dekorationsglädje. Tittar du nog kommer du upptäcka att samma grundläggande mönster och uppbyggnad återkommer i alla fasader.

Fönster placerade rakt ovanför varandra ❶. Områdestypiska taklandskap som får sin variation från husens korta fasader och varierade höjd ❷. Friser som delar in fasaderna i tydliga fält ❸. Dekorationer som förstärker och amyckar fönster eller som förtydligar övergångar mellan olika material ❹ och tydligt markerade sockelväningar med verksamhetslokaler ❺.



HAGA



LINNÉ



STADSFORM



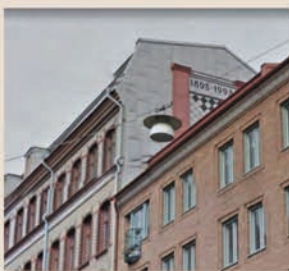
STADENS MÖNSTER

Både Haga och Linné består av slutna kvartersbebyggelse där de yttre fasaderna distinkt möter gaturummet. Gårdshusen delar gårdarna i mindre rumsligheter och bidrar till höga exploateringsstäl utan att våningsantalet behöver bli så många i de byggnader som möter gatan. Gårdshusen har ofta en enklare karaktär och är någon våning lägre än gatuhusen.

Kvarteren kan ha kraftigt markerade borrhäus, avskurna hörn eller gavlar som framträder. Tidigare var kvarteret indelade i mindre fastigheter och kortare fasadlängder. Det gav en naturlig rikedom och variation i uttryck. Många byggherrar, med omsorg för hur byggnaden infogades och bidrog till stadsbilden, byggde våra städer.



SILUETT



Siluetten i de omgivande stadsdelarna kommer dels av topografi, dvs. om husen ligger i en backe och därmed trappar ner längs gatan. Husen är även byggda i lite olika tidsperioder och kan ha varierande våningshöjder. Vissa kvartersfasader följer en gemensam takförlinje, medan andra bryter av eller markeras av ett borrhäus eller en uppstickande dekoration mitt på fasaden.

Den vanligaste takformen i Haga är sadeltak, medan tak som knäcker i flera led är mer typiska för bebyggelsen i Linné. Det finns inga knivskarpa skiljelinjer, men det finns mönster att tyda som berättar om när de olika stadsdelarna vuxit fram och vilka byggnader som förändrats eller bytts ut över tid.



FASADINDELNINGAR



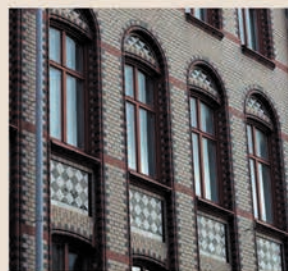
Fasaderna skvallrar om när de är byggda – de äldre lands-hövdungehusen i Haga är exempelvis mer rikt dekorerade än de yngre och har en tydligare indelning i fasaderna. Fasaderna följer ändå i regel samma uppbyggnad. Husen har ofta symmetriskt placerade fönster och öppningar som ligger rakt ovanpå varandra.

Byggnaderna har generellt en entré mot gatan som markeras med dekorationer kring port och på dörr. Sockel-våningen vars uppgift är att förstärka basen som buset vilar på utfördes med ett kraftigt uttryck, vilket kallas för rusticering.

En eller flera mellandelar markeras av en horisontell list som heter gürdelgesims. Som namnet antyder är den belägen någonstans mitt på byggnadskroppen.



DEKORATION



En aldrig sinande dekorationslusta präglar stora delar av både Haga och Linné: djur, människor, blomstermotiv och fantasivarelser samsas med strikta grafiska mönster. Dekorationer bidrar till att förstärka fasadernas indelning horisontellt och vertikalt och är ofta framträdande runt fönster och portar. Alla skalor är omhändertagna, ända ner till nyckelhålet finns det plats för dekoration och mönster.

Gesimsen markerar övergången mellan fasad och tak och kan vara rikt dekorerad av trällister eller, i tegelhus, uppbyggd av formtegel.



RÖRELSEMÖNSTER



KVARTERET MÖTER OMGIVANDE BEBYGGELSE ❶

Genom att använda oss av samma skala som omgivande bebyggelse och låta husen möta gatan så smälter kvarteret in i stadsväven. Kvarteret trappar ned från Linnés högre skala mot Hagas lägre. Det urbana stråket längs Övre Husargatan ges en naturlig förlängning och vi sammankopplar Husar- med Övre Husargatan.

ETT KVARTER BYGGT FÖR GEMENSAMT ❷

Genom det slutna kvarteret skapas en gemensam gårdsyta där de boende kan mötas och umgås, en trygg plats att släppa ut barnen på. En bokningsbar övernattningslägenhet gör att släkt och vänner enkelt kan besöka. Det blir ett extrarum att använda när det behövs, istället för ett som står tomt i lägenheten. Här finns även en stor lokal med kök som går att öppna upp mot utemiljön. För att förenkla vardagen och möten mellan kvarterets boende har vi lagt en gemensam takterrass för kvarteret längst upp på gårdshuset. Terrassen har solläge med goda odlingsmöjligheter.

AKTIVITETSBAK FÖR BARN ❸

Mot Skansbergets rygg, precis utanför förskolans gård, har vi lagt en aktivitetsbak i naturmiljö med stolthopp, balansbom, klätternä och tripp trapp-plintar. Banan ger funktionell träning för barn, eller vuxna. Aktivitesbanan har start och målgång som kopplas samman med rampen utmed förskolan och ligger inom programområdet. Marken i en stad är en ändlig resurs, och det är viktigt att vi nyttjar den under dygnets många timmar och till olika ändamål. Banan kan naturligt samutnyttjas med förskolan och förskolans gård kan nyttjas under kvällar och helger av allmänheten.



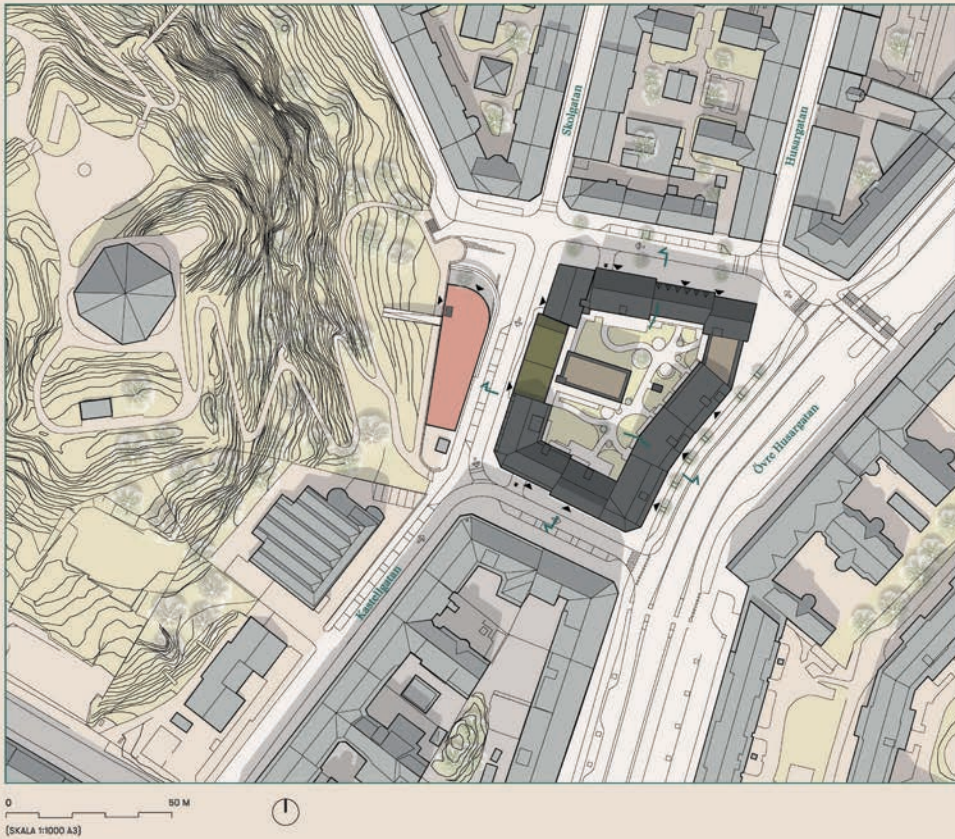
❸ Aktivitetsbak för barn.



❹ Haga Nygates torg, med dess flöde, storlek och intimitet har tjänat som mönster för torget.

SKANSTORGET ❺

Skanstorget får en tydlig inramning mellan kvarteret, förskolan och Haga. Vi vill skapa förutsättningar för ett torg som kan nyttjas av många. Ett torg för turisterna som är på väg upp till Skansen Kronan, ett torg där de som hämtar och lämnar på förskolan kan byta några ord med varandra medan barnen leker, ett torg där man stämmer träff för en utekväll.



STÄRKT KOPPLING MELLAN HAGA OCH LINNÉ

Här ser man hur kvarteret passar in i stadsväven. Vi återanvänder gårdshuset för att säkerställa många lägenheter i kvarteret utan att behöva höja hushöjden över omkringsliggande bebyggelse. Det är ett sätt att åstadkomma effektiv markanvändning men bibehålla en låg skala. Haga har ett av Göteborgs högsta exploateringsstal, men får det tack vare sina smala gator och gårdshus, inte genom att gå upp i höjd.

Vi återanvänder liknande bus- och gatubredder som den omkringsliggande byggnationen så att kvarteret naturligt ska passa in på platsen, men säkerställer att de når upp till dagens krav på tillgänglighet, angöring och cykelparkering.

Genom att knäcka kvarterets nordöstra sida sammankopplar vi Husargatan med Övre Husargatan. Det ger visuell kontakt mellan stadsdelarna och stärker det som ett gent, urbant gångstråk.

FÖRSKOLA MED STOR, GRÖN GÅRD

Majorna-Linné har brist på förskolor och flera är inhysta på platser utan egen gård. Här får förskolan en betydligt större och rymligare gård än vad som är brukligt i centrum och barnen kan gå direkt ut till den från förskolan. Förskolans tak kopplas samman genom en ramp och nyttjas även den som skolgård, med en grind till taket som är låsbar.

TRAFIKLÖSNINGEN BIBEHÅLLS

Trafiklösningen med infart i norr och utfart i söder mot Övre Husargatan samt enkelriktade gator blir identisk som idag. Allt flöde till p-garaget leds genom kvarteret för att minimera biltrafik, det ger få trafikrörelser på gångfartsgatan på kvarterets västra sida. Här har glänsande företräde, precis som på Haga Nygata.



SKANSTORGET ÄR KVARTERETS HJÄRTA

Genom att jämföra med torg som göteborgarna älskar, Magasinsgatan eller Haga Nygatan populära mittdel, fann vi det vi ville åstadkomma med Skanstorget. Vid har platserna gemensamt? Både platser är egentligen inte torg men har gjorts om till det av göteborgarna. De är tillräckligt intima, soliga, har caféer och restauranger, lä och skydd från trafikbuller. Därför har vi lagt torget i mötet med Skolgatan. Det är där förhållandena är bäst.

EN FÖRSKOLA MED, OCH FÖR, BARN I CENTRUM

Det ska vara kul att gå med barnen till förskolan. Vi har ritat den förskola vi skulle vilja ha för våra egna barn. Konstnärlig utsmyckning riktar mot barnen och bidrar till torget som en lekfull plats. Genom att förlägga förskolan mot kvarterets tynga sida i väst, får vi en ljus förskola dagtid, möjlighet till skugga under träd samt avskildhet från trafiken längs Övre Husargatan.

RAMP TILLGÄNGLIGGÖR SKANSBERGET

Från Kastellgatan förlängning stiger en ramp och rundar förskolan upp mot Skansberget. Den tillgängliggör grönområdet och lekparken som kan nyttjas under kvällen och helger av allmänheten.

BERGETS GRÖNSKA TAS IN I KVARTERET

Genom att i bottenvåningen använda oss av gäbioner med klättrväxter, en inspiration från stencmuren från 1915, speglar kvarterets mitt det gröna Skansberget. Trä och växtlighet fortsätter upp längs fasaden. Det är ett nytt arkitektoniskt element som på ett medvetet sätt bryter med de omkringsliggande mönstren.

GATUPLAN



LEVANDE BOTTENPLAN HELA VÄGEN RUNT KVARTERET
Genom att fokusera på staden i ögonhöjd och fylla bottenvåningarna runt om kvarteret med caféer, restauranger och verksamheter stärker vi Haga och Linnés kärna. Det Haga som många känner handlar framförallt

om Haga Nygata, det är där restaurangerna, butikerna och de mysiga caféerna finns. 20 meter in på tvärgatorna finns det inga lokaler och folklivet upphör. Att programmera bottenvåningarna stärker det varierade utbud som redan finns.

Vi skapar möjlighet för upp till 19 olika lokaler i kvarterets bottenplan, men genom att slå ihop närliggande lokaler kan färre enheter skapas. Det ger oss, men framförallt hyresgästerna, en flexibilitet att växa med kvarteret. Vi ser möjlighet att tidigt arbeta med entreprenörer, florer,

ister, caféägare och krögare för att skapa ett intressant utbud runt hela kvarteret. Vi ser att Övre Husargatan är en bra placering för delis och ytterligare restauranger som kompletterar dagens utbud. I framtiden blir gatan en än mer urban stadsgata, likt Linnégatan.

BOSTADSPÄN



NORMALPLAN



SAMMANSATT VINDSPÄN (PLAN 4 TILL 7)

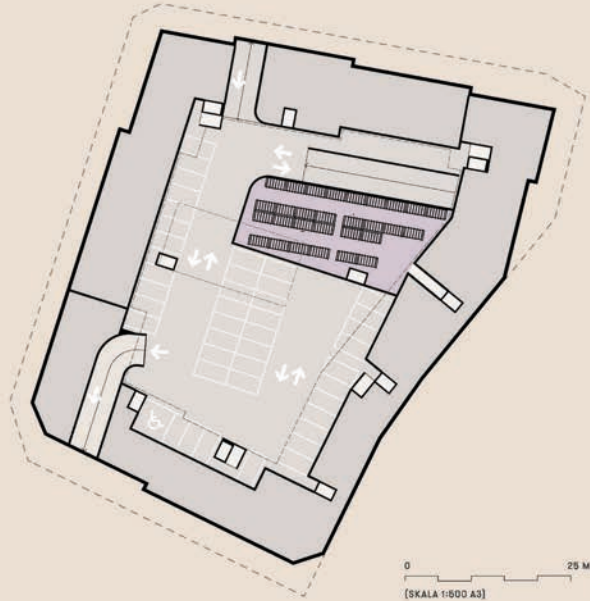
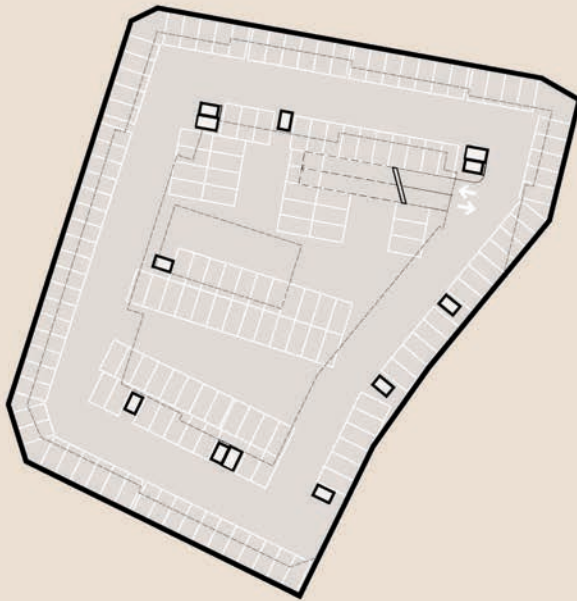
VARIATION PÅ LÄGENHETSSTORLEKAR OCH UPPLÄTSEFORMER
Genom att bygga både hyresrätter och bostadsrätter, från ettor till femmor så säkerställer vi att kvarteret funkar för många olika skeden i livet. I en fas i livet behövs en större lägenhet, i en annan en mindre. Genom att bygga både för flerbarnsfamiljen, singelhushållet och dem emellan får vi en mix av boende i kvarteret.

Vi vill kunna erbjuda ett kompakt boende för den som vill bo mitt i stan till en rimlig peng. I förslaget har vi därför använt oss av många små och yteffektiva ettor. De får antingen soliga trapphusbalkonger mot söder eller fönster mot väster.

KVARTERSSTRUKTUR
Övre Husargatan är en bullerutsatt gata. Genom att bygga i kvartersform får vi en tyst sida för lägenheterna och skyddar samtidigt torg och förskola mot buller. TR2-trapphus används mot Övre Husargatan för att kunna utrymma på ett säkert sätt utan sieghälar, det tar lite bostadsyta men möjliggör ett slutet kvarter.

1 ROK
2 ROK
3 ROK
4 ROK
5 ROK
KOMMUNIKATION
(Ytor anger BOA)

GARAGEPLAN



0 25 M
[SKALA 1:500 A3]

NEDRE KÄLLARPLAN

BIL OCH BILPARKERING

Idag används parkeringarna på platsen som besöksparkering och för närboende med boendekort. De parkeringsplatser som är allmänna idag ska fortsätta att vara allmänna. Vi ersätter 150 parkeringsplatser och tillför ytterligare 0,25 parkeringsplatser per bostad. Laddstolpar för elbilar byggs in från början och en elbilspool

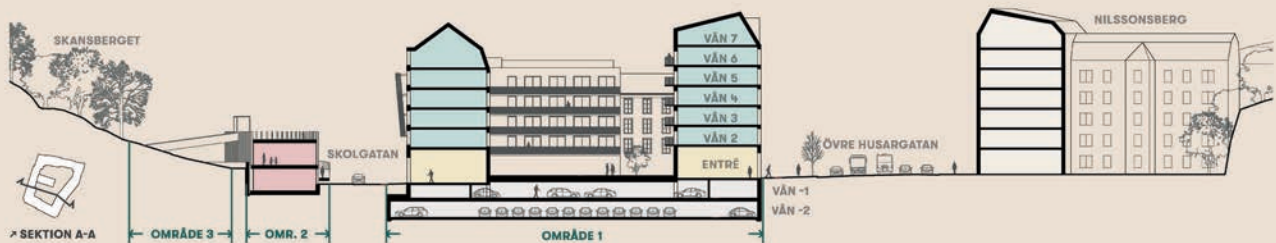
etableras i kvarteret. Den bokas enkelt via telefon och bilarna är placerade på garageets mest lättillgängliga platser. För att göra det smidigt för de boende erbjuder vi riktade mobilitetsjänster så som realtidstavlor, samarbete med kollektivtrafiken och stadens cykelpool.

ÖVRE KÄLLARPLAN

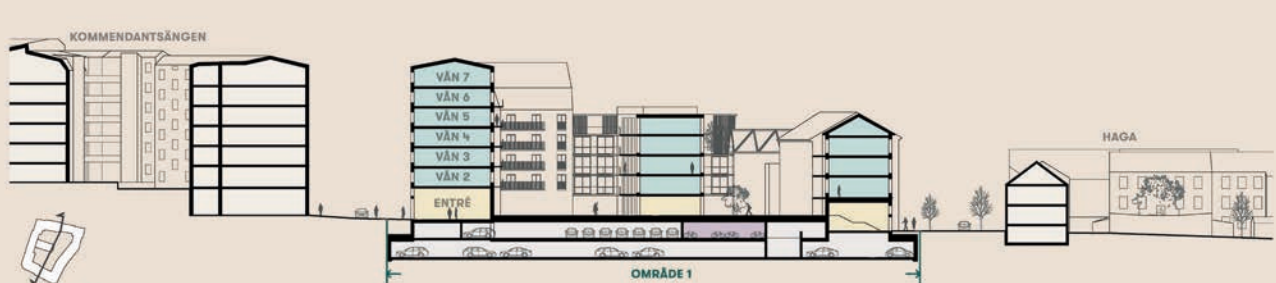
CYKELPARKERING OCH VARULEVERANSER

De boende erbjuds ett flertal lösningar för att underlätta ett hållbart boende. I det rymliga cykelgaraget finns plats för två cyklar per lägenhet, elcykel- och el-lastcykelpool. Utrymmet är stödsäkert och har tvätt och mekmöjligheter. Leveransboxar med kylfunktion minskar transportbehovet. In- och utlastning kan ske genom garaget.

- CYKELPARKERING
- BILPARKERING
- TEKNIK/FÖRRÅD
- KOMMUNIKATION



SEKTION A-A



SEKTION B-B

0 25 M
[SKALA 1:500 A3]

MÖTET MED OMKRINGLIGGANDE BEBYGGELSE
Bottenvåningar med hög takhöjd markerar det urbana stråket längs Övre Husargatan och taklinjen möter husbebyggelsen på kvarterets andra sida.

Vi nyttjar ytan fram till tävlingsområdesgräns 1 för parkering i nedre källarplan. Vi har dragit in huskroppen från den yttre tävlingsgränsen för att möjliggöra trottoar, träd och möblering i gaturummet inom gränsen.

Vi ser att gatusektionerna behöver den kvarvarande ytan för att få plats med grönska, träd och markparkering.

- BOSTÄDER
- FÖRSKOLA
- LOKALER
- BILPARKERING
- CYKELPARKERING

EKONOMISK HÅLLBARHET

Vi tror på värde driven stadsutveckling, vilket enkelt kan beskrivas som att vi, istället för att enbart fokusera på kostnader i investeringskedjet, väljer att investera långsiktigt i det som skapar mest värden över tid: för projektet, de boende och samhället. Har man den synen och genomför det väl så blir det också ekonomiskt hållbart. Det kan handla om att välja en initialt dyrare golvbeläggning, men som håller längre. Det ger en kvalitetskänsla för de boende i huset och är en bra investering ur långsiktig förvaltningssynpunkt. Det är även det bästa för miljön.

Kvadratsmart + delningstjänster = Låg levnadskostnad. Genom att bygga yteffektiva, moderna, små lägenheter så kan vi hålla nere månadskostnaderna utan att göra avkall på antalet rum. Det extra rum vi endast behöver då och då, när gäster är på besök, placeras i en gemensam övernattningslägenhet, inte i varje lägenhet. Det är en delningstjänst och även cyklar och bilar delas i en pool. Många pusselbitar som tillsammans gör det möjligt att hålla nere kostnaderna, utan att tumma på kvalitet.

EKOLOGISK HÅLLBARHET

Vi tror att det är möjligt att förena höga hållbarhetsambitioner med vacker platsanpassad arkitektur. Mot Haga och Skansberget har vi valt att arbeta med trä. Det är ett hållbart, vackert material som binder koldioxid och åldras väl. För att säkerställa grön hållbar energi direkt i i det egna huset adderas solceller på taken. Det kan vara svårt att ta hand om dagvatten på ett bra sätt, så via gröna tak, genomsläppliga material på gården och anpassade vattenröskgårdar fördröjs vattnet inom kvarteret. Husen kommer att miljöcertifieras. Utvecklingen går snabbt kring certifieringsfaktorer, t.ex. energieffektivitet, sluttligt val av certifiering görs därmed under projektering.

SOCIAL HÅLLBARHET

Vi tror att hållbara stadsdelar är de där det finns människor som umgås, arbetar, går i skolan, handlar och kopplar av, både under dag- och kvällstid. Det blir en trygg plats både för boende och besökande. Här är konkreta grepp vi tar för att stimulera möten och gemenskap i och runt kvarteret:

- Publika bänkar på torget och aktivitetsbanan är exempel

på de icke-kommerciella mötesplatser för boende och besökare som tillskapas. De bidrar till ett gott vardagsliv utan att folk behöver betala, inte minst Pliktas välbesökta lekplats visar det.

- Många entréer mot gatan berikar gatulivet.
- Genom att arbeta nära SDF Majorna-Linné och staden i en detaljplaneprocess kan vi möta dess behov, t.ex. av LSS-platser eller BmSS-lägenheter.

FÖRSLAGET I SIFFROR

Lägenhetsfördelning: 40 % HR (80 st), 60 % BRF (120)
1 ROK: 112 st. 2 ROK: 46 st. 3 ROK: 35 st.
4 ROK: 6 st. 5 ROK: 1 st.
Antal bostäder: 200 st.
BTA bostäder: 10 992 m²

Ersatta parkeringsplatser: 150 st.

Nyttillkommande p-platser: 56 st.

BTA parkering: 6 383 m²

Antal cykelparkeringar: 506 st. inom programområdet
BTA cykelparkering: 449 m² inkl. meklokal

BTA förskola: 1 052 m²

Utemiljö för förskola: 1 552 m²

Antal lokaler: upp till 19 st. samt 1 st. gemensam lokal för de boende

BTA lokaler totalt: 1 669 m² samt 190 m² gemensam lokal för de boende.

BTA uppdelat per lokal: se ritning.

Torgyta: 1 200 m² varav 520 m² inom det föreslagna programområdet.

Total yta BTA: 14 616 m² ljus BTA
8 036 m² mörk BTA

**MOY SKANSBERGET LIGGER SKANSTORGET**

Torget ligger placerat så det får goda solförhållanden med skydd mot vind och trafikbuller från Övre Husargatan. Vår inspiration är små intima torg som Haga Nygatas populära mitt och Magasinsgatan. Kvarterets sida mot

Haga får material i trä, sadeltak och en fönstersättning som följer rytmen i Haga. Fina kvaliteter som ställt sig över tid.

HAGA HJÄRTA LINNÉ

HAGA hjärta LINNÉ ska bli en framtida målpunkt att besöka, något att vara stolt över. Det är ett drömprojekt för oss och med göteborgarnas förtroende vill vi ta det hela vägen från förslag till färdig stad.

