



THE SWEET SPOT

where Nature and Business ecosystems coexist in harmony

Our vision for Skavsta Park is to create a unique, resilient and responsible Business park, a Sweet Spot; a sweet spot between nature and the built environment, a sweet spot for commuters, travellers, visitors and businesses.

In doing so, our mission is to raise environmental awareness and multiply future business development potentials in a thriving hybrid Ecosystem. We propose to adopt the Doughnut model¹ to find the Sweet spot between the social foundation and the ecological ceiling and to promote an alternative view of prosperity and growth; one that takes place within limits.

In creating a place with a true sense of identity that is in balance with nature and becomes an example of developing living cities we adopted the following principles.

In Harmony with Nature

With our proposal we aim to find a way to coexist with nature, to recognise the existing ecosystems and build upon them, to achieve a regenerative environment. We want to prioritise human and social well being and harmony with nature over profit-making considerations.

Working Together - Owning the Future

We believe that the starting point for the success of Skavsta Park and what would be a strong incentive for businesses to choose it as their future home is a co-operative business model. All Businesses will keep a share of ownership, access rights to all amenities and support services and voting rights towards park's development & management. In this way, we create a sense of community that in turn promotes equity among members and a more just, resilient local economy. The proposal aims to contribute to a shift towards an alternative view of what a Business Park is and aspires to be an act of progressive thinking.

Sharing Values - Being Responsible

We propose to create a purpose-led business park, with a clear identity, shared values and standards. Our proposal is centred around the Circular Economy aiming to bring together responsible businesses with strong environmental and social sustainability credentials, working on different fields. In doing so we create a regenerative business ecosystem that uses the doughnut model as a compass to a more resilient future. Thus, both the companies operating in the area will be benefitted as well as the local municipality, allowing both to achieve their climate and social targets.

Creating a welcoming Ecosystem

The Sweet Spot is a modest, gentle-density project designed with care towards nature. For business ecosystems to thrive within it, a balance of soft and hard infrastructure is needed. High quality flexible facilities, great transport system and ample open space geared towards a sustainable and responsible built environment, combined with robust Soft Infrastructure; business support, ICT and platforms to share resources and knowledge, as well as a diversity of spaces to ensure healthy employment densities will promote trust, stability, and a thriving regenerative business environment.

The Power of Provenance

Acknowledging the Power of Provenance of resources and the importance of moving towards a CO2 neutral future by integrating agriculture and industry into the cities of tomorrow, Skavsta Park aims to be as self-sufficient as possible. Energy, material and food production as well as water management are happening in situ. Indigenous growth of innovation is promoted and a local network of information connects Skavsta with the world. Our clustering proposal defines distinct business ecosystems, facilitating and fostering synergies and collaboration towards this end.

Democratic & Connected - A new Destination

The Sweet Spot is a new Destination, to be, work and play. Due to its unique identity, diverse architecture, quality of nature and plethora of uses and areas of interest, our proposal manages to expand the pool of users regardless of life stage, gender, income, ethnicity, creating a dynamic place that is designed and well utilised 24 hours a day, 7 days a week. A focus was given to well placed areas and structures that foster participatory, creative and meaningful activities such as sports, recreation, study and learning.

A Laboratory for Innovation

We see Skavsta Park as a place for Innovation and exploration; a Business Park as a Laboratory where mobility pilot programs, new construction methods and the latest renewable energy production systems are applied.

Although a 'Living City' without permanent housing may sound as an oxymoron, we envisaged Skavsta Business Park as becoming one through the application of our principles. A smart, unique Living city, a sweet spot for its users, where all can feel part of a thriving responsible community and which also becomes a catalyst for the regeneration of the wider Nyköping area.

1. Raworth, Kate. Doughnut Economics: Seven Ways to Think Like a 21st-Century Economist, Random House Business, 2017

Design Strategies

To apply our vision and develop the masterplan we wanted to start with the existing condition, put nature first and develop a robust set of strategies.

Green Network

Skavsta will become a well connected place with the creation of the new transport interchange hub, providing connections both nationally and internationally through its rail, air, and vehicle infrastructure. We wanted to expand the notion of connectivity and establish strategic connection between the natural assets of our site and the wider area to ensure we create/don't interrupt a green network for the existing ecosystem and the one to come. The Forest Park is the heart of the project, reaching out towards the surrounding natural assets creating green paths to nearby natural land and historical areas.

Site Movement

We developed Skavsta Park as a low-car haven where a permeable, pedestrian and cycling network is prioritised to encourage physical and mental wellbeing and contribute towards social interaction.

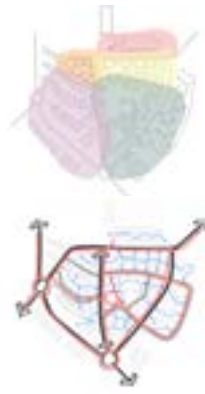
The site is surrounded by a peripheral route with three points of access to the site. The Main Boulevard along the North South axis, connects the southernmost part of the site to the transport hub at the very north. Secondary routes designed as shared surfaces incorporating recycled materials connect the clusters with surrounding areas, natural assets and future developments. In the spirit of innovation and futureproofing, the routes are equipped to serve autonomous delivery vehicles, electric scooters and other future mobility solutions.

Our pedestrian network offers a variety of sensory experiences enhancing the sense of identity of each cluster. The routes differ in width, materiality, urban furniture & character. From walking around the denser Energy cluster, with bridges floating above and public amenities activating the frontages of the podiums, to experiencing a meditative forest stroll along the curved narrow paths of the Food cluster. Prioritising active modes of transport, we designed a brightly coloured cycle track that runs across our site and connects to the existing cycling network. The track at parts runs at grade and at parts becomes a floating lane for cyclists and pedestrians offering the experience of traversing between treetops.

Open Space & Nature Ecosystems

We overlaid different types of open space to create a rich open space experience. We treat naturally grown, designed green spaces and urban open spaces as one open space stretching between buildings, covering terraces, reaching beyond the site.

The heart is the Forest Park, an enhanced natural asset. We strategically dispersed nature clearings with lower planting becoming the interpretation of a meadow and activity focused squares to create a tapestry of spaces for all users and visitors. Where possible, soft landscape is maintained fostering a woodland with varied planting that would naturally occur; a natural biodynamic system. Around the transport hub and along the boulevard we design public areas supported by active frontages and amenities like hotels, cinemas, and temporary housing to create a 24/7 environment. Developing the open space strategy, we preserved the natural levels to the area as well as its adjacent land in order to avoid large rock cuts.



Sustainability

Built environment is a major source of environmental impact, including greenhouse gas and resource consumption. From urban planning to building design and material choice, sustainability will constantly be present at Skavsta Park. Through certification and evaluation systems such as Citylab, Miljöbyggnad and Sundahus, the Sweet Spot aims to be an example of a fully functional and environmentally conscious lively area.

Cluster zoning & Business Ecosystems

The idea of Närhet (proximity) is used in clustering businesses in Skavsta Park and creating Business Ecosystems. Being close to other like-minded and of the same field businesses result in synergies; a healthy regenerative symbiosis. A company can easily access a broad range of relevant goods, services, knowledge and infrastructure. This reduces the time needed to do tasks and closes material, energy and supply - demand loops.

We organised the master plan in 5 distinct Business Ecosystems acknowledging the power of Provenance in Food, Material, Energy, Innovation and Information. In each Ecosystem, interdependencies, knowledge and resource sharing and a circular, regenerative system are fostered.

Amenities and Special Uses

In addition to the core business uses, a plethora of other uses are provided in our proposal to offer a variety of environments, activities and experiences.

We locate the different amenities strategically across the site, taking into account the user journeys and creating critical mass in order for them to succeed. There is a concentration of amenities around the Hub square and the boulevard, like cafes, cycle hubs, banks, gyms but also dispersed in the different clusters, nurseries, foodmarkets, saunas.

In key locations we also locate special uses like leisure activities, outdoor amenities, training and learning spaces, sports facilities and cultural exhibition venues create a vibrant inclusive environment, fun and affordable.

Phasing

The development has been designed to ensure a smooth and efficient phasing process. We propose to follow a strategic approach, starting from the north and moving southwards.

During the initial phase, the objective is to establish crucial facilities, including the station, a vibrant square, essential infrastructure such as the boulevard and the bus station as well as key amenities like the kindergarten, gym etc. The goal is to create a strong foundation and attract a critical mass of businesses to the area.

Moving forward, development continues to stimulate activity along Skavsta Boulevard. This approach ensures a harmonious balance between nature and development, promoting a cohesive expansion that benefits the entire community.

Main components - Design



The Forest Park

Up until now, Skavsta has been an industrial forest land and we aim to transform it into a forest park. At the heart of our masterplan sits the Forest Park, a natural green area connected with the surrounding natural assets, stretching its green fingers towards water reserves, historical places and areas of natural beauty.

The Forest Park, with its hill in the middle - the highest point in the site - visible from the train station and from all major routes and axis, is designed as a magnet, to attract and bring people together.

The existing natural elements are protected and further enriched, by the integration of more flora and fauna species adding to the biodiversity and aiming to regeneration. We propose native planting, tolerant to the site conditions, offering diverse habitat to wildlife and fruits for passers-by to pick.

The Forest Park is further enhanced by architectural elements like a viewing platform, an open air amphitheatre, a deck by the proposed water reserve etc. and the curation of different activities becomes a standalone destination, a placemaking asset.



Biodiversity

The Biodiversity strategy aims to protect, enhance and increase the range of habitats that occur in our site. Traditional orchards consisting of trees with meadow grass underneath become home to a variety of small birds and pollinators. Rotation small scale farming using ecological methods, apart from adding to the local food production of the area, they become home to harvest mice, rabbits, birds etc. Increasing woodland will need to be done in a way it does not dominate. Encouraging marshlands and wetlands habitats with low growing shrubs will help to slow flood water movements as well as provide habitat for estuary birds and wildlife. Ornamental vegetation and improved grassland along the green fingers are an opportunity to proliferate some more local species and enrich the green network. Hedges and lower trees forming green walls along streets not only improve air quality but they too are important habitats for wildlife.



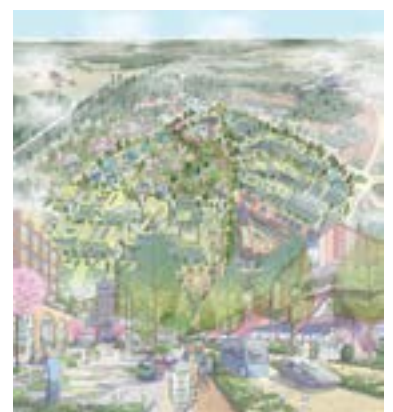
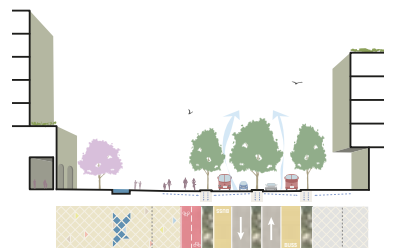
Skavsta Boulevard

The Boulevard is the main artery of the project running from North to South connecting Skavsta Station with the southern part of the development. It gently curves around the Park, caring for the stone hills and existing wood area around them. A green and pedestrian-friendly boulevard becomes a fitting home for a mix of amenities, entertainment and leisure spaces to attract people to explore, meet, relax and play.

The design features two lanes of traffic for each direction segregating public and private vehicles, a dual direction cyclist lane on the East side, green buffers protecting pedestrians and cyclists from noise and traffic pollution, generous sidewalks, deciduous trees for shading during summer, and evergreen trees to protect from wind turbulences. Rainwater management along the Boulevard includes SuDs planters, and permeable paving.

The Boulevard contributes to Skavsta Park's placemaking with elegant street furniture, good lighting, a unique paving pattern, water and art installations, active street frontages and human scaled buildings. Its continuous mix of natural elements and diverse greenery creates a striking streetscape and an unrivalled pedestrian experience.

Along the northernmost section of the Boulevard, we create the Innovation Square as a continuation of the Station Square. It caters to the flows from the transport hub with amenities like kiosks, seating and play areas and the Innovation Kiosk on its southern edge acting as a display space for Skavsta Park businesses. On the ground floor, amenities and commercial functions animate the frontages and keep the area alive 24h/7 (hotel, temporary housing, conference and wellness centre, workshops, labs, eateries etc). Moving further south the Boulevard runs along the Forest Park where one finds the covered Food Market next to the outdoor theatre. At the southernmost stretch the buildings on either side get closer leading all the way to the Mirror Lake, a water feature that is also a part of the water management.



Skavsta Station Square

The Station Square is bound on the North side by the new Skavsta Train Station and on the East by the multi-use building of the ICT cluster. The bus station lies on the West while the north peripheral road separates it from the rest of the development.

The Station Square is the main Gateway to the Skavsta Park being the point of arrival of all public transport. With its design we aimed to create a space catered to receive the pedestrian flows from the new transport interchange hub, but also of a sense of grandeur and awe for Skavsta Park.

Making nature a priority in our design, in this instance materialises as the visual connection we establish between the Station Square and the Forest Park through the Boulevard and Boulevard Square. Upon exiting the Station, one finds themselves beneath a captivating elliptical canopy, gracefully floating above the expanse of the square. This unique structure seamlessly connects the facades of neighbouring buildings with the waiting platforms of the bus station, forging a distinct sense of place and firmly establishing the identity of Skavsta.

Kiosks, the Bike Shed, art and planting, have been located appropriately, avoiding physical obstructions to enhance visual connection with the bus platforms and adjacent urban grain improving pedestrian movement towards and from the new development area.

Skavsta Square is designed to accommodate a fast and a slow zone which together with a signage strategy make wayfinding as intuitive as possible.

A flexible area designated for a water feature - pond - using a system to capture, filter and reuse rainwater can be also used as a stage while seating along the indoors Bike Shed Pavilion creates the opportunity for small assembly events. The Bike Shed Pavilion houses 450 bike spots and is strategically located blocking the noise and pollution of the peripheral road protecting the inner part of the Square.

Physical Structures

Skavsta Business Park is a small-scale city and like all cities, it should absorb CO2, not emit. We see its physical structures growing out from the land, using local resources, generating their own energy. Food is grown within them while they too become generators of materials. Provenance, Modularity and Adaptability are a key principle. Envisioned as structures of zero kilometres - using wood from local industrial forestry - while maintaining a linguistic pluralism, they create a field open to multi-use designed for Disassembly and Reuse.

Density and Scale

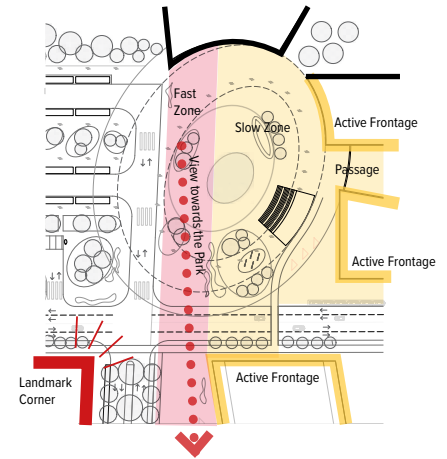
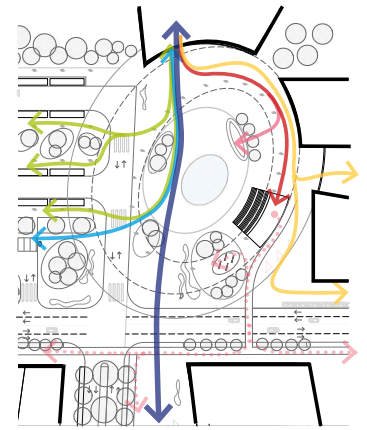
All clusters are divided into plots and with appropriate density factors based on their context; wind, light, green areas, strategic routes. As a principle, the density fades out and with a looser and less dense urban grain moving towards the edge of the site and beyond. Higher buildings are designed in strategic places; as buffers for noise or predominant SW winds or accentuating axis and visual links. With the help of sunlight and wind studies, the proposed massing maximises daylight received by both the buildings and public spaces around them. The buildings on the west side of the Park give way to nature while greener and less dense areas stretch on the east side of the Park.

Architectural image

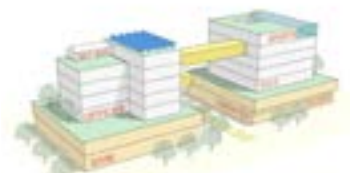
An architectural Tutti Frutti approach is to be adopted for different plots, while adhering to each cluster's guidelines on density and typology, to create a lively and unique place. This way each cluster has a distinct identity while at the same time each building can be an attraction and destination on its own. Joining the global movement of mass-timber developments, an emphasis is given in the use of wood as a structural element as well as envelope cladding. This adds to the architectural image of Skavsta Park as well as to its narrative and branding as a green sustainable city with nature-informed elements, a city grown as a forest.

Adaptability & Flexibility

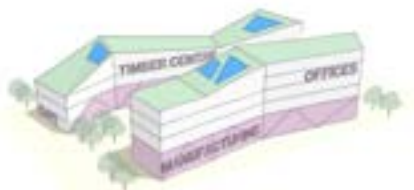
All building blocks are designed as shell and core buildings in order to be adaptable and flexible to change. Large structural bays will provide flexibility in servicing subdivided spaces, with the solid elements of the façade providing regular interfaces to receive internal partitions. Space available for tenants to expand within the same building footprint and an open-plan approach will ensure these can easily accommodate a variety of functions / space typologies and adapt to future needs. Accessibility of services is crucial in this regard. This versatility allows for seamless customization and adaptation to changing requirements over time, ensuring long-term functionality and relevance.



The Food Cluster Buildings in the Woods



The Energy Cluster Towers on Podium



The Material Cluster Ribbon Buildings