

# BORÅS (SE) / RE:MEDIATE

## CN270

### PHASE 1

In preparation of the first construction of buildings, the demolition of buildings mainly focuses on the sewage treatment plant in the heart of the site, as well as a building complexes to the North and the South of the site. Along the riverbank, plants for phytoremediation purposes will be planted.



### PHASE 2

The school complex at the heart of the site will start the construction process. The development of business buildings along the Southern half of Gåsslösvägen and the neighborhood area along Jössagatan happens simultaneously. Divided green fabrics will be connected through this development.



### PHASE 3

Along Jössagatan, Gåsslösvägen and the Viskan River, the construction development continues. The green heart will extend towards the North and create a green spine that connects green assets. Urban agriculture and green houses will be introduced in the green heart.



### PHASE 4

The final construction phase starts, remaining gaps will be filled South of Viskan River and South of Kärrgatan. The green spine and heart continue to be activated through recreational and productive purposes, as they continue to increase the connection towards existing green assets.



### PHASE 5

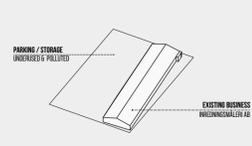
The finished development creates a balanced area in which the green development is regarded equally to the housing and business development. A variety of uses and sequences of spaces establish a coherent and interconnected site within its boundaries, but also beyond.



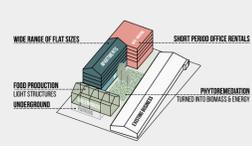
## ADAPTIVE AND PRODUCTIVE BLOCKS

### A RESPECTFUL PHASING

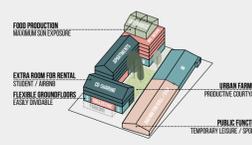
#### TODAY



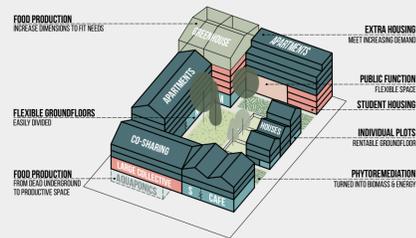
#### 0-10 YEARS



#### 10-15 YEARS



#### 15-25 YEARS



The site now holds industrial production. It is key to propose a layout and a phasing that will ensure a progressive development of the blocks.

In the early stages, both new and existing functions cohabit. In order to clean the soils, the courtyards will welcome plant beds that will filter pollutants. As they grow, they can be harvested and turned into biomass.

Later on, the block densifies and diversifies. As the existing structures go, more typologies start to appear to ensure a wide range of housing types: individual houses, apartments, co-housing, student housing, rentals... The phytoremediation beds can be moved to newly cleared areas. The cleaned soil can be turned into production urban farming, working together with the roof greenhouses. Trees planted in the early phases have now reached a descent size and participate in the cleaning process of the soil and air.

Finally, underground parking is proposed. As the whole site develops, public transportation, bike and pedestrian paths aim to support the daily commutes. The goal is to provide food as locally as the block, limiting heavy car-oriented movements. Therefore, underground spaces can also welcome production through aquaponics.

### FOR WHO ?

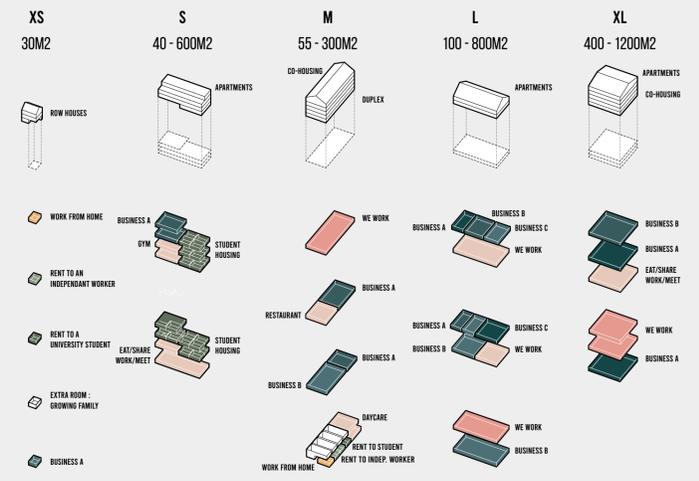
By 2020, nearly 45% of workers will be freelancers. Who should the site aim to welcome in order to adapt to the rapid changing workforce ?

#### FUTURE WORKLIFE PROFILES

- WORK FROM HOME
- INDEPENDENT ENTREPRENEURS
- S/M COLLECTIVES
- L/XL COLLECTIVES
- S TO L BUSINESSES

### BUSINESS FLEXIBILITY WITHIN THE BLOCK

Large office buildings are becoming outdated. Sweden ranks 7th in Europe as one of the best countries for remote working. The design offers a built structure that not only welcomes a large diversity of working profiles but is highly flexible. By introducing an ever-changing framework and allowing for short term rentals, the workspace is always adapting to needs. If a business needs to grow, it no longer needs to move outside of the city. The Block together with the Business Spine provide work environments, production and research spaces for all.



## PRODUCTIVE GREEN HEART

