

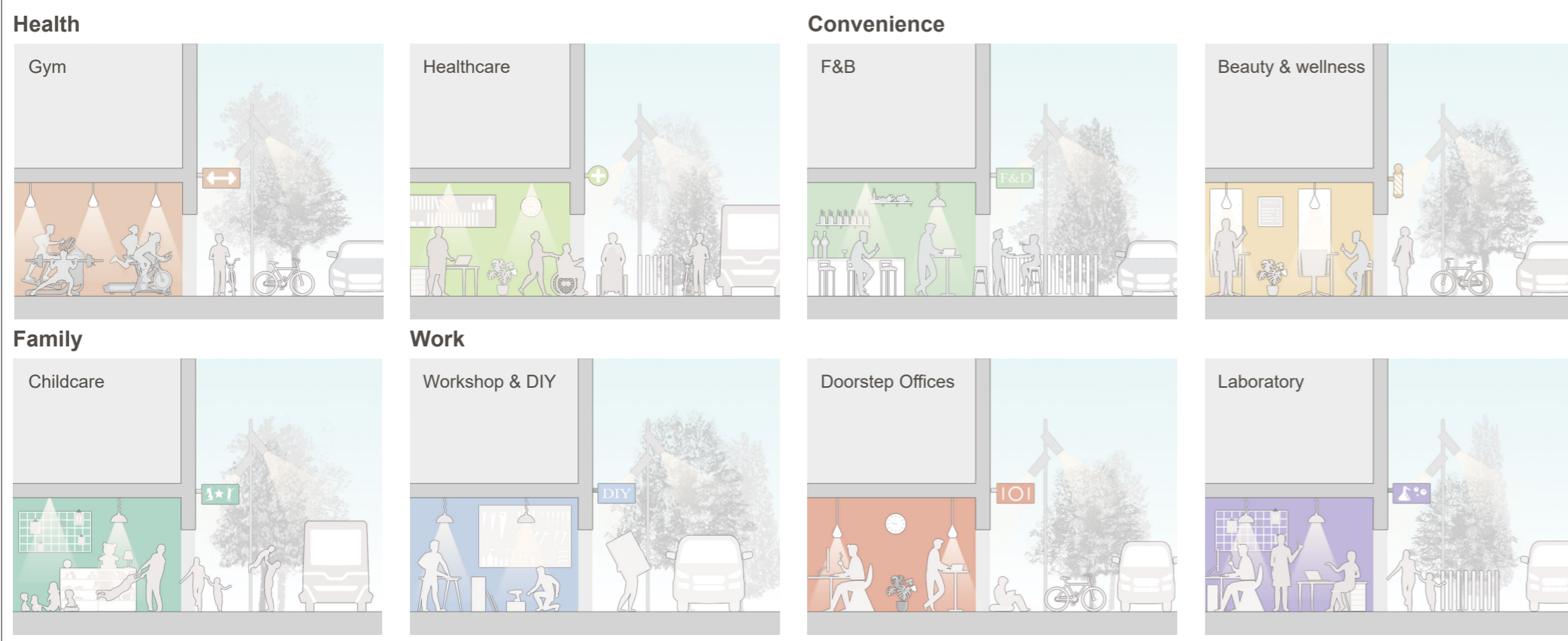


Skåvsta Boulevard ties all the district's elements together. It is 'the' address of the district, with high-street amenities, various mobility opportunities, al-fresco living, and water collection systems.

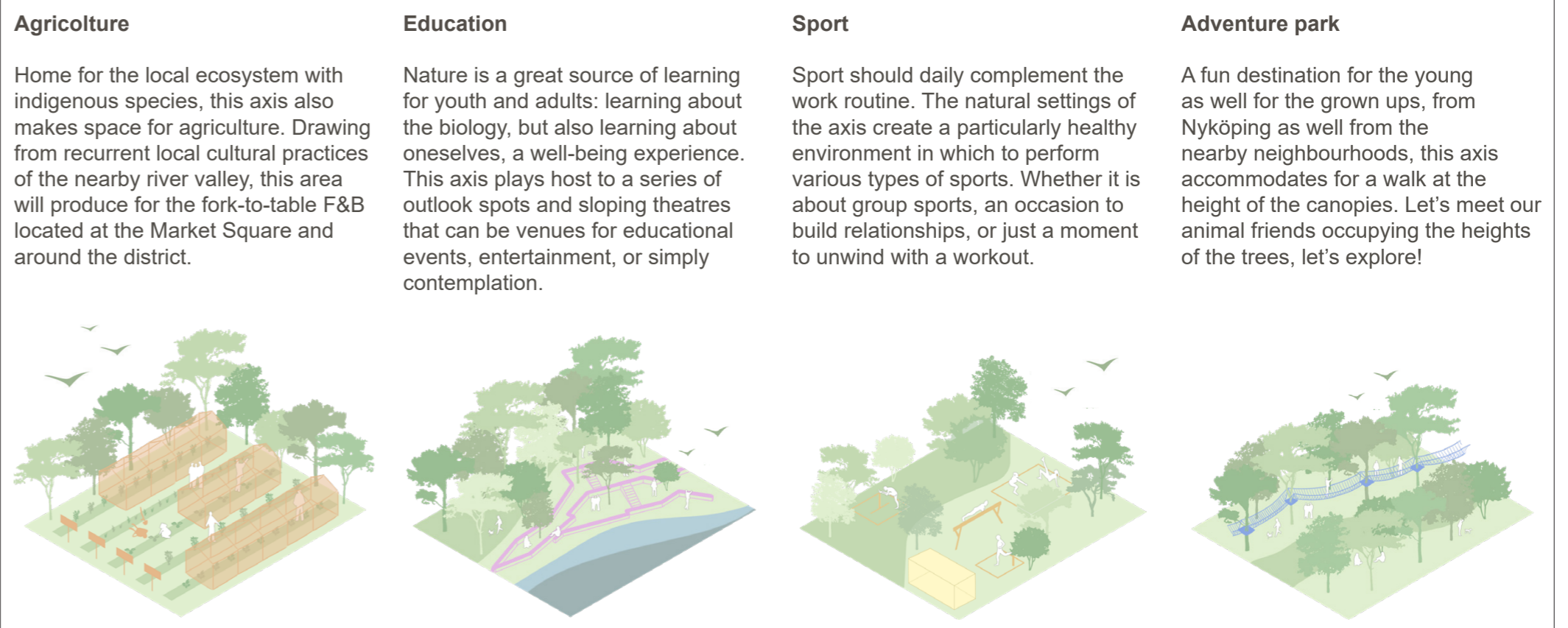


Four green axis run from the center of the district towards the outer ring. While conserving the indigenous outlook of the forest, they also make space for different yet synergic programmes.

GROUND FLOOR ACTIVATION SKAVSTA BOULEVARD



GROUND FLOORS ACTIVATION GREEN AXIS



PEOPLE ECOSYSTEM

Talent
They are brilliant minds of their respective fields, employed by large companies or they are part of start-ups. They rely on office facilities, and expect high quality, convenient lifestyle. Great amenities for them include fitness, from gyms to running tracks in the nature, high-street-like retail and services, covering from convenience stores, to health services, beauty services, pets day cares and facilities, etc.



Digital Nomad
Self-employed individuals that periodically collaborate with other companies. They can often work from anywhere, or near their current client. They choose beautiful spots where they can recharge with like-minded people and don't feel isolated for too long. Wellness is an important factor for them. Hence, providing permanent and temporary work spaces where sensorial engagement with nature is constant is an important goal to attract all workers but especially those who can be anywhere.



Supporting workforce
Employees of supporting services and amenities are required to be on site everyday, and at times taking part to shifts. Ease of access and movements around the district will be key for them, as it is a pleasant commuting experience, from station to work station. Top class daycares and high quality outdoor spaces for play and for didactics, including nature learning, will be an added asset for the children of those individuals who need work hours flexibility.



Visitors
Whether on a stop-over at Skåvsta, business visitors, or conference attendees, they will require a lively environment for their overnight stay at the site. The public realm of Nurture Nature! will offer the opportunity for public art, beautiful settings for al fresco dining in the warm season, and nature sighting when it's cooler. Moreover other high-quality entertainment facilities like multi-screen cinemas, or nature discovery paths could supply the greater Nyköping community.



OFFICE BLOCKS

The courtyards of the office blocks maintain a lush greenery within its perimeter, a virtually unscathed piece of forest. This idea builds on the goal of nature conservation, of support to biodiversity, and of environmental mitigation.

the present. The space of the courtyards can be used for work breaks, but they can be easily activated with small programmes, such group boot-camps for quick workouts and meditation.

Nature at the workplace provides also important benefits to human well being as nature's multisensorial activation reduce stress levels. The sight, the smells, the sounds of nature, and sometimes even the tastes (with the local nearby productions!) connects with natural passing of time, they ground you in

The perimeter of the block surrounds this 'pocket forest' with various public uses, as well as office lobbies. It is quite porous and visually transparent. Retail located at the foot of these buildings will then have an active frontage on the streets, with a quiet natural backdrop.



View of the typical Business District Courtyard



LOGISTIC AND LIGHT INDUSTRIAL BLOCKS

Similar to the office blocks, the logistic and productive blocks maintain the courtyard typology as principal structure. Like the offices, this too is scaled to achieve max flexibility in terms of size of tenants occupancy.

Reverting access of working vehicles from 'outside' to 'inside' allows for smaller street sections in the network. The removal of van and commercial vehicles from the street increases the opportunity for pedestrian friendly strategies, more space for planting, and generally more pleasant and safe street-scapes.

In this case, however, the center of the building complex is a working 'yard'. Workshops, laboratories, and loading docks are accessed from the courtyard, which also can serve as an extension to the indoor working space, for staging etc.

Moreover the courtyard type lands well itself to conversions to other uses.

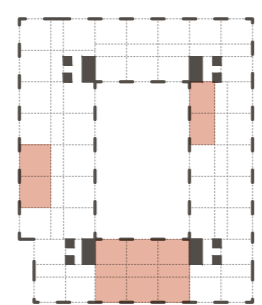


View of the typical Logistic District Courtyard

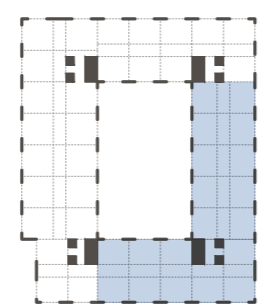


FLEXIBILITY: Office Tenants S, M, L

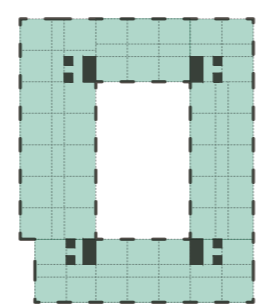
As outlined in the report, it is important to give options to a diverse set and scale of companies in order to maintain an overall thriving innovative district. The smaller companies may share facilities such as meeting rooms, and breakaway spaces, while larger ones would have embedded employees amenities.



Start-up (2-10 people)
40 sqm to 200 sqm



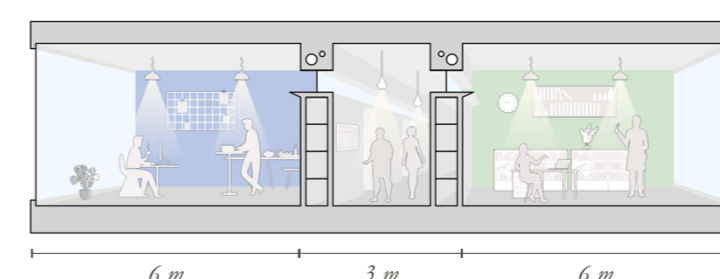
Medium company 20-30 people
<1200 sqm



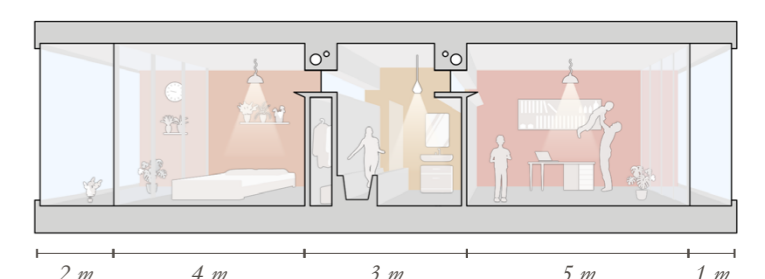
Large company 100+ people
<2,000 sqm

FROM OFFICE TO RESIDENCES

Office buildings width is calibrated towards potential future change of use. Housing is the most stringent use in terms of space requirements, therefore the width of the built form is kept at not more than 15 meters. The courtyards can be reversed to private gardens or semi-public spaces.



Today: offices and working spaces



Tomorrow: residences and living spaces