The Vallastaden model

- alternative urban governance and energy system designs

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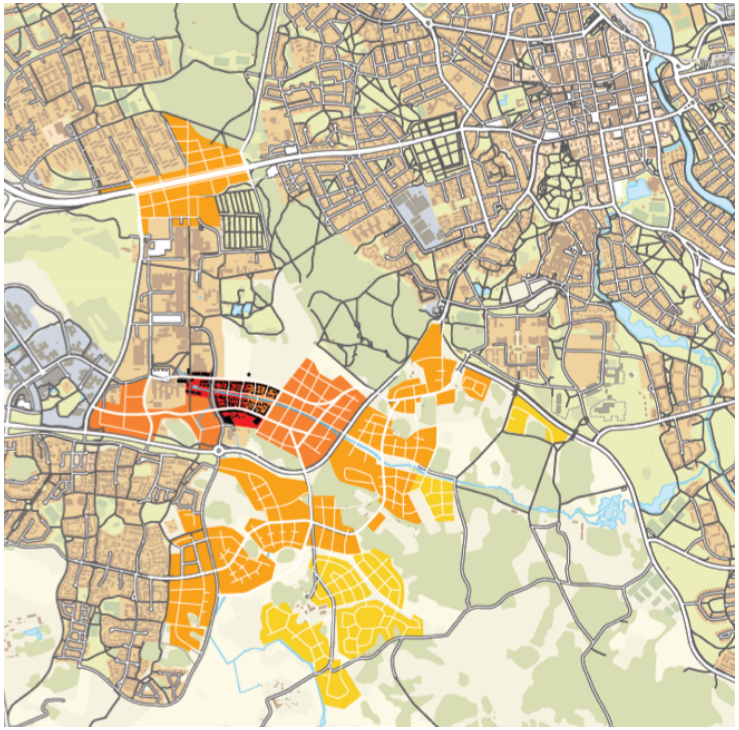
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Vallastaden



The Vallastaden vision

- **Political vision:** to put a mid-sized Swedish town ”on the map of innovative built environment” and provide ”something to stand out from the rest”
- **Expectations:** to connect strategically important physical parts and resourses of the town (city centre, science park, university campus)
- **Values:** The city district of the future: Diverse, Dense, Meeting places, Socially sustainable



Urban governance

- Urban level has been key to target climate change issues (Bulkeley 2010). But there is a gap between policy and action.
- Material infrastructure as mediators of policy interventions. (Bulkeley 2010). Relevant to study together with power relationships.
- Coproduction include various expertise and knowledge, from many different actors and is open for experimentation and innovation (Richardson et al 2018). Alternative urban governance.

Previous developments

- City district developement in Malmö, Västra Hamnen – Bo'01
- Governing through networks: politicians, civil servants, industry
- Coalitions to make the city competitive on a global market
- Limited time-frame: possible to put pressure on the decision-makers, cf Bo'01
- Criteria-based governance: Västra Hamnen and Hammarby Sjöstad
- Framing of existing systems: Hammarby Sjöstad model

Alternative urban governance

Paradoxes:

- Visionary ideas – strict deadline
- Broad, inclusive early planning – Civil servants' management
- Invite new stakeholders – old powerful network of actors
- Criteria-based land sale – Exceptions made for major developers

Quality criteria land sale

Criteria	Definition
Architecture company	One architecture company can design a maximum of three buildings, and not two adjacent buildings. All detached houses will have different architects.
Architecture company – wild card	Small and/or new companies
Activities and business	Building premises on the ground floor in addition to what is predetermined
Distribution of properties	Building four or more different apartment sizes (rooms)
Energy requirements	Building passive houses and plus-energy houses
Solar energy (from 2017)	Solar panels for producing energy, more points for replacing façades with solar panels
Residents' participation	Show a clear plan for the involvement of residents dwellers in future projects
Labour market	Involvement of people who are seen as being "outside" the labour market for various reasons, such as the elderly, immigrants or people with difficult backgrounds
Winter gardens	Creating a winter garden within the property
New form of tenures	Such as condos or cooperatives
Low monthly rent for rental apartments	Low monthly rent
Dividable apartments	Build apartments which can vary in size and rooms
Wood construction techniques	Building load-bearing construction out of wood
Creativity and playfulness	Creative details which communicate creativity on the outside
Social idea concept	Points will be given to the actor who contributes the most uniqueness and variety to the city district

Energy systems designs – The infraculvert

- Municipal company
- Electricity, district heating, waste, drinking water, waste water and fiber
- Easy to enter (no need to disturb the city life)



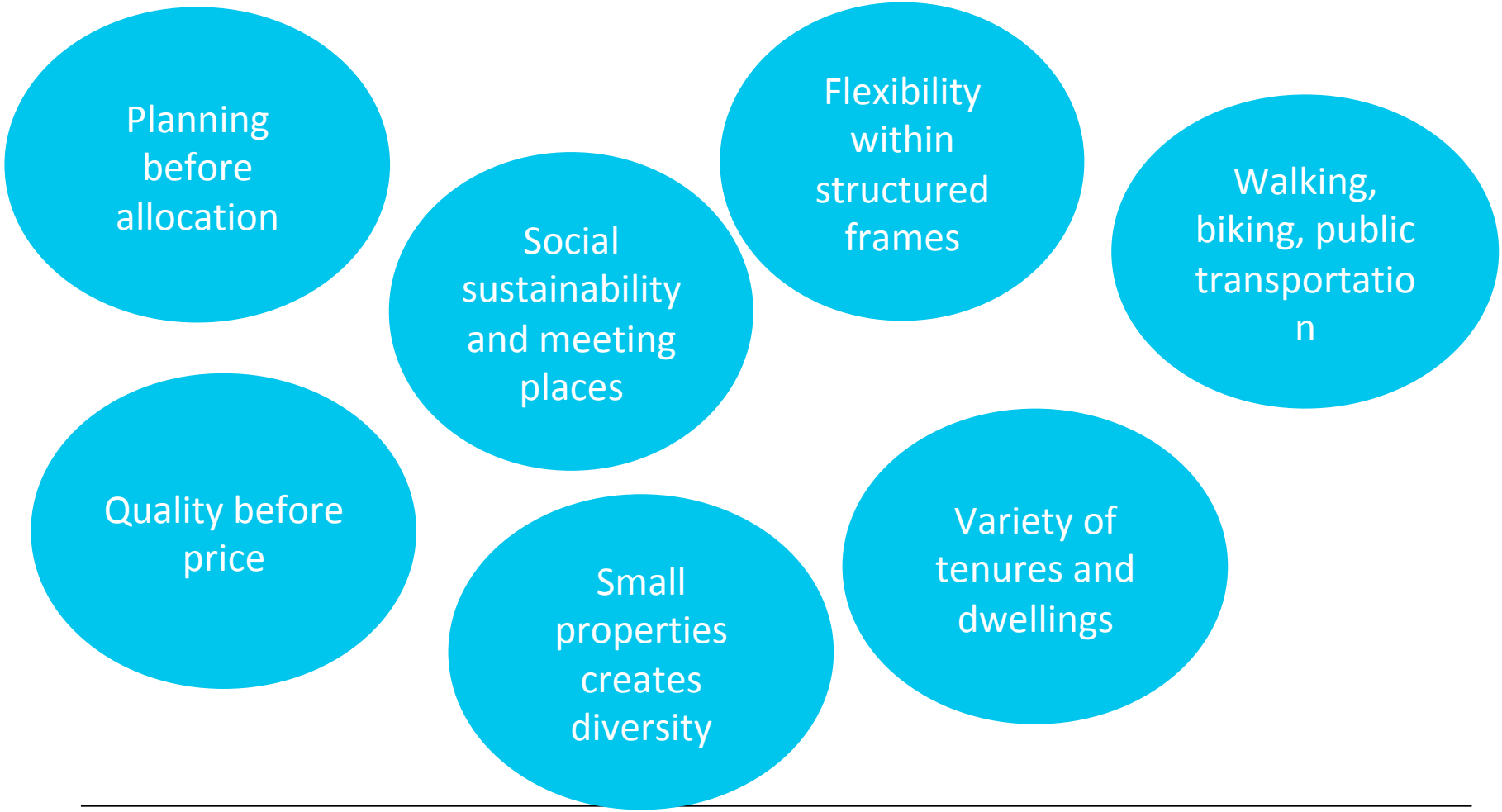
Energy systems designs

- Passive houses
- Plus energy houses



Image from vallastaden.se

The Vallastaden model



Conclusions

- Alternative urban governance was possible. Orders in relationships between powerful stakeholders were not challenged…
- … but the winning architectural company became a key-actor. The Vallastaden model was implemented through a top-down approach.

Thank you for your attention!

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