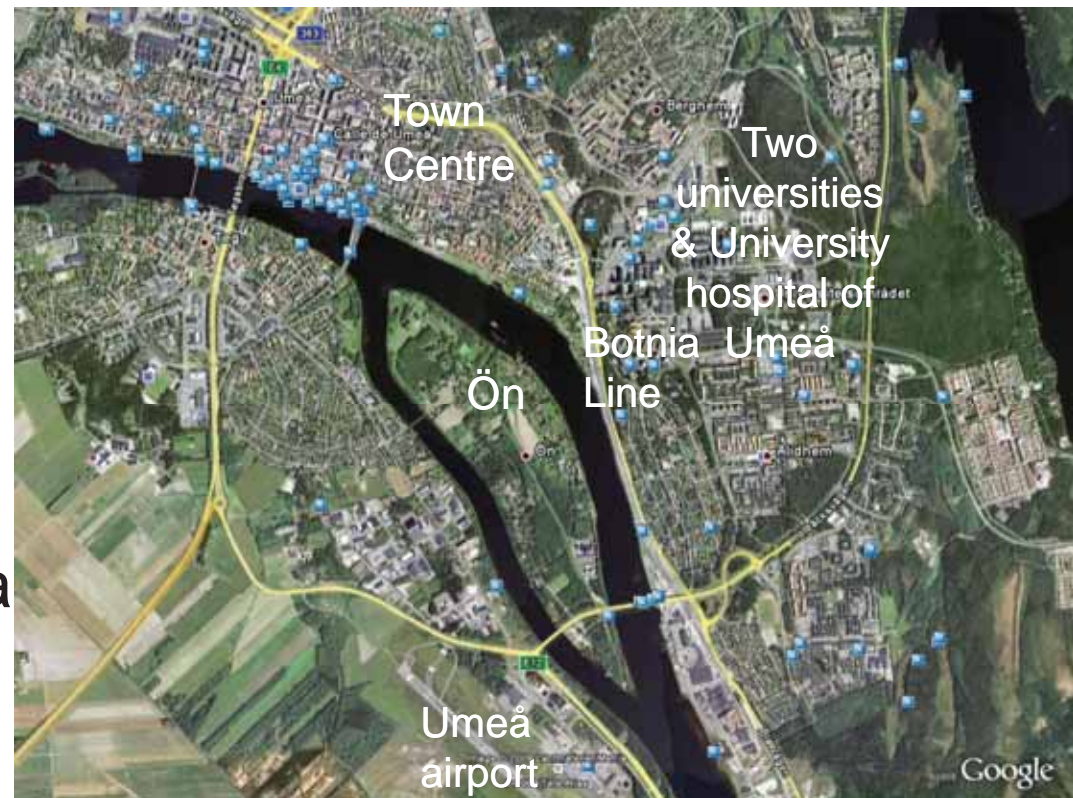


# Ön – an uniquely located island

- Strategic location
- Walking distance to:
  - town centre
- cycling distance to:
  - two Universities
  - University hospital of Umeå
  - Umeå airport
  - new Bothnia Line



# New local masterplan

- Decided by municipality of Umeå in December 2008
- Transparent planning process
- Open houses
- Work-shops
- Broad use of internet
- 3-D visualisations as a tool for dialogue





# Seminar - environmental planning december 3rd & 4th



- Environmental aspects in planning and construction
- Planning of environmental issues in Umeå
- Best practice examples of ecological and cycle adaptive housing
- Panel discussion with politicians in Umeå



# Quality programme for Ön

## Ecological programme

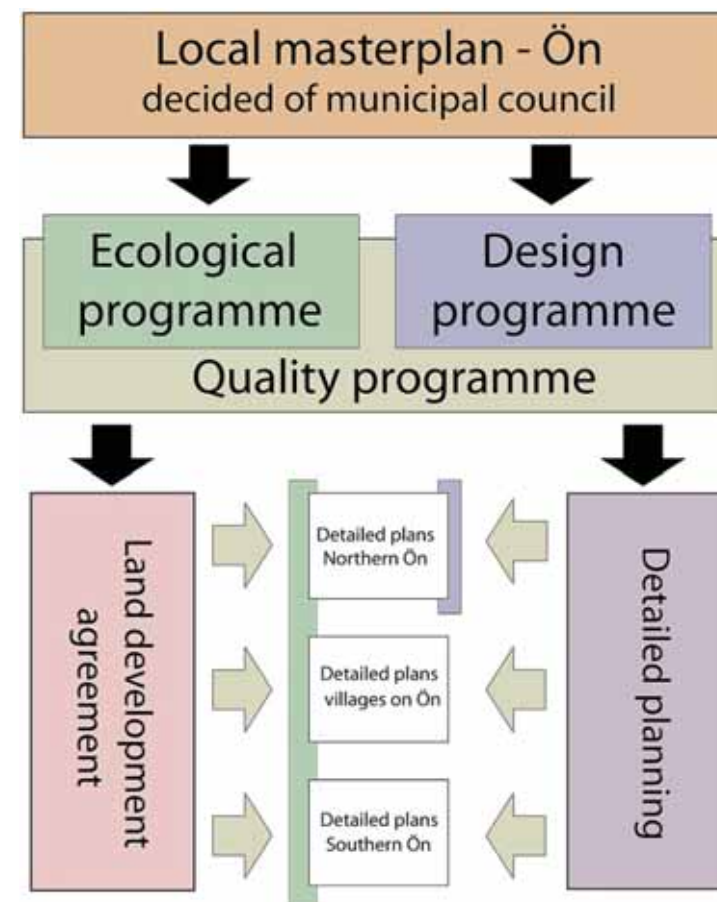
" for the plan area will an ecological programme be performed of the municipality and the construction companies together. The ecological programme is a complement to the detailed planning and will among other thing treat recycles solutions, including water and energy flows"

(local master plan)

## Design programme

" for the northern part of Ön will a design programme be performed of the municipality and the construction companies together to coordinate the design of buildings and public spaces. The design programme is a complement to the detailed planning." (local master plan)





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# Sixteen points of vital importance

- 1 Continuous green structure
- 2 Water flows and local recycling
- 3 Moderate changes to the village heritage
- 4 Public access to the shores
- 5 Clear block structure
- 6 Squares and public buildings on the northern part of Ön
- 7 Mixed use
- 8 Two new pedestrian and bicycle bridges
- 9 High quality public transport
- 10 The design of the streetscape
- 11 Oblong squares
- 12 Mix of house sizes and tenure
- 13 Safety and security
- 14 Low energy buildings
- 15 Many small projects
- 16 Attractive business areas





# A framework for a quality programme

## Examples of challenges in the programme

- The design of the parks, streets and other public spaces
- Visible waters flows and local recycles in courtyards and housing areas
- Sun cells for electricity on ceilings/façades
- The design principles for the blocks
- Carparking for residents under blocks and buildings
- Carparking on groundlevel for carsharing
- Electrical loading stations for electricity cars



# Main headlines

- Wastes
- Energy
- Transports
- Waters and sewers
- Land use
- Construction process
- Construction materials
- The district
- Streets
- Parks and green areas
- Squares and places
- Blocks
- Yards
- Building - exterior design
- Building - internal design





## Suggested levels of standard in the programme

- Each part of quality programme is presented with a basic standard that will apply as a lowest basic level for the exploitation.
- A higher standard on ecology and design solutions in order to develop more sustainable society can give advantages





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# Example 1

Part of Ön	FÖP Energy Guidelines – local masterplan	Base standard	Increased standard	Responsible
Alla parts of Ön				
	New buildings will be built with modern technology so that the energy consumption becomes as low as possible,	New buildings shall be built with sk passive house technology. The energy consumption shall not exceed 60 kWh/m <sup>2</sup> /years. Energy that is produced and is regained within the real estate is included.	Buildings will be built with sk passive house technology. The energy consumption shall not exceed 60 kWh/m <sup>2</sup> /years. Energy that is produced and is regained within the real estate is included. The block's total energy consumption generates within the block.	Umeå Municipality, Contractors. Property owners and developer
	There will be an openness against the use of new technology	Heat recycling from ventilation (FTX) and sewers within the block. 85%/50% will be regained from exhaust air/sewers.		Contractors. Property owners and developer
		Heating of buildings should be done with district heating.	Heating of buildings should be done with alternative, locally adapted environmental heating systems. Appropriate technology is sun cells/ solar collector, heat pumps and other renewable energy technology	Umeå Municipality, Contractors. Property owners and developer
	Individual measurement of waters, heating and electricity	All apartments are given individual measurement of waters, hot waters/heat, and electricity. Average - and momentary consumption will go to scan on display from each apartment.		Contractors. Property owners and developer



## Example 2

Part of Ön	FÖP Energy Guidelines – local masterplan	Base standard	Increased standard	Responsible
Alla parts of Ön				
	Preserve natural water balance, pollutant prevent of day waters, clean contaminated day waters, day use the water in order to create beautiful water environments	Storm water manages within the blocks and contributes to local cycles and increased biological diversity. Excess water leads to municipal green surfaces.	The ways of water will be visible.	Municipality of Umeå, Contractors. Property owners and developer
	There will be an openness against the use of new technology	Heat recycling from ventilation (FTX) and sewers within the block. 85%/50% will be regained from exhaust air/sewers.		Contractors. Property owners and developer
		The water consumption will be decreasing through best possible technology for example recirculation of gray waters for reuse in flushing the toilette.		Municipality of Umeå, Contractors. Property owners and developer
	Vegetation and plantings in on the yards contributes to local cycles and increased biological diversity	A “greensurfacefactor” is applied for each block.. The average value will be at lowest 0,5.	Higher “greensurfacefactor	Municipality of Umeå, Contractors. Property owners and developer
	Preserve natural water balance,	A nature near brook environment, “blue path” is recreated		Municipality of Umeå





# Challenges

## Decisions

- We must dare to take decisions

## Technology

- *We (and planning)* have to be open for new technology

## Market

- We must educate the market (*but not forget to listen*)

*Thank you*

