

## Office block

The proposed office block typology features rational footprints for its buildings, which are designed with flexibility in mind and wood as the building material. The buildings have a width of 21.5 meters and a structural grid of 5x5 meters.

The openings between the buildings offer the potential for connecting two or more buildings on one or multiple floors, depending on the size of the tenants. This design feature allows for future flexibility in terms of spatial arrangements and facilitates the possibility of constructing the office block in stages, accommodating the needs of the tenants over time.

The street-facing ground floor facades are mainly made of glass and have multiple entrances for shops, cafes, and restaurants. These facades are set back to create an arcade, offering both weather protection and a social space in front of the building.

The block has a spacious central courtyard featuring greenery that offers pleasant views, ample daylight, and recreational and ecological qualities.

The block structure includes multiple openings to traverse the different strips of forest land, adapting to the varied types of nature present. This includes simple gravel trails through the birch forest as well as elevated boardwalks that wind through the crowns of the pine trees.

Preserving and promoting the high-quality forest land that currently exists in the area is a priority. The proposed green-blue structure incorporates and protects the most valuable portions of the existing forest, while also providing a framework for its future growth and development.

The photographs placed around the map depict various environments and vegetation found within the area, showcasing the richness and diversity of the landscape.

The proposed network of pathways is designed to traverse the different strips of forest land, adapting to the varied types of nature present. This includes simple gravel trails through the birch forest as well as elevated boardwalks that wind through the crowns of the pine trees.

## Forest Park / Skogsparken

The Forest Park is situated at the heart of Skavsta Forest City, serving as a central hub for the proposed green-blue structure. The park is designed around a pre-existing rocky hill, which is the highest natural point of the site, with an elevation approximately seven meters above the surrounding terrain.

Situated along the western boundary of the park, next to the boulevard, there is a single-story pavilion. The pavilion offers a vista of the forest and serves as a tourist information center, offering a variety of services and a cafe for visitors to enjoy.

Encircling the rocky hill, an elevated boardwalk provides a delightful pathway within the park. This boardwalk also serves as a standing area for the public during concerts held on the hill - aptly named "Woods Venue."

Next to the rocky hill, there is a wooden viewing tower that is strategically positioned along the boardwalk, providing convenient access for visitors while offering vistas and a panoramic overview of the park.

## Pine Tree Plaza / Talltorget

Pine Tree Plaza is the main public space in Skavsta Forest City, situated at the entrance of the area when arriving from the north, whether it be from the railway station or the airport. The plaza is encompassed by the railway station, the bus terminal, a cultural center, a hotel, an office block and a market hall.

The Plaza floor is covered with longitudinal paving slabs in a bond pattern that is randomly interrupted by diagonal slabs of natural stone, creating a motif inspired by pine tree needles on the forest floor.

The buildings surrounding the plaza, with their public spaces, open ground floors, and arcades, collectively create a vibrant plaza that remains lively throughout the entire day.

The grove in the center of the plaza features pine trees arranged within a sunken patch of forest-like land, which is surrounded by seating.

The grove serves as a meeting place and playground for children, as well as a strong symbol for Skavsta Forest City. It is the first sight that visitors encounter when entering the area from the north.

The station building consists of three dimensions: Firstly, the sun stair functions as both a roof and an exterior pathway leading from the railway bridge. Secondly, the interior serves as a traditional station with all the necessary facilities. Lastly, the covered drop-off zone to the north offers direct street access and serves as a convenient space for embracing and farewells.

The sun stair takes advantage of its south-facing orientation to provide a space for relaxation and gatherings, offering a good overview of the plaza. It not only frames the plaza but also creates a visual backdrop that conceals the railway behind it.

The steps of the sun stair, much like the rings encircling the grove in the center of the plaza, are covered in stone, while the seating is crafted from wood, complemented by ample greenery.

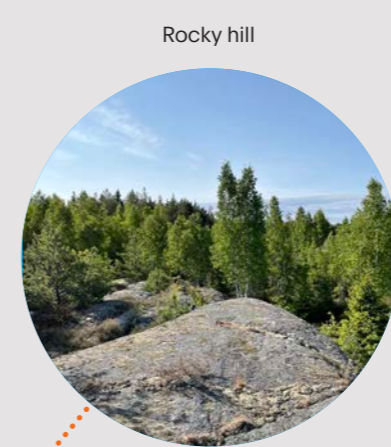
## Existing nature

The existing natural environment on the site exhibits a range of diverse qualities. The area primarily consists of cultivated forest land that has been selectively logged at different times. Upon visiting the site, one is immediately struck by the serene and picturesque beauty of the forest, which features mature pine trees that have been growing for several decades and now stand as tall as four to five-storey buildings.

### Deciduous forest



Fir forest



Rocky hill

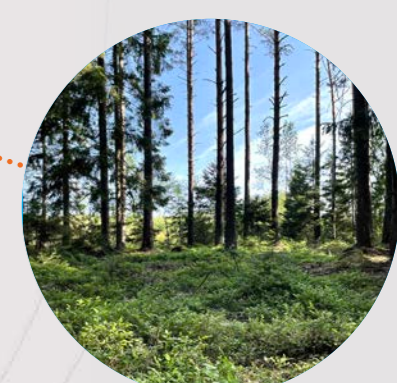


Birch forest

### Long-stretched clearing



Pine tree forest



Lush forest floor

## Forest Boulevard / Skogsboulevarden

The Forest Boulevard, spanning nearly 700 meters in length and 25 meters in width, stretches across the area from north to south. It is a hybrid between a street and a strip of forest, combining urbanity with nature. From side to side it is divided into five zones, each with a width of five meters and serving a specific purpose.

At the center of the boulevard lies a sunken forest-like strip, forming a vibrant green spine that places nature at the heart of the experience for everyone to appreciate. This green zone is interwoven with wooden decks, providing pathways for people to navigate through or relax within the natural surroundings.

Adjacent to the green strips on both sides are two communication zones, each with its own purpose and pace. One zone caters bikes and pods, while the other is dedicated to pedestrians, offering a slower, more leisurely space for walking.

Lastly, running along the edges of the boulevard, there are social zones featuring street furniture and greenery. These areas act as extensions of the neighboring buildings and their arcades, encouraging the vibrant life and activities of the buildings to spill out onto the street.



Social zone 5m  
Bikes & pods 5m  
Forest zone 5m  
Pedestrians 5m  
Social zone 5m

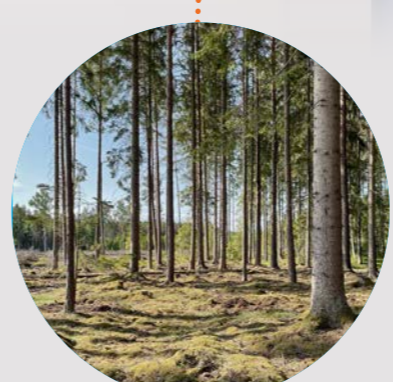
The boulevard has two types of light fixtures that provide suitable lighting for different areas. In the border between the social zones and the communication paths, tall light posts are placed to illuminate the street and its activities. Meanwhile, smaller light posts with ambient light are placed in the green strip.



Pine tree forest



Swamps



Dry forest floor

## Strips of forest

The forest strips that constitute the primary green-blue structure in the area originate from the central forest park and spread radially outwards. They partially contain existing forest land and partially newly planted forest of various types, similar to the variety in the existing natural environment of the site.

The forest strips feature a series of constructed ponds and mounds that serve as a stormwater buffer. The proposed waterponds cover an area that aligns with the common practice of allocating approximately two percent of the hard surfaces within the catchment area, specifically in this case, the project site.



In the middle of the forest strip a pathway, either as a gravel path, boardwalk or elevated boardwalk is proposed. This continuous and varied pathway allows visitors to have a walk-through-forest experience through different types of natural environment. Complementing the central pathway, simple ground-level paths are situated along the edges of the green-blue strips.

## Industrial block

The industrial block typology is flexible to accommodate different functions such as workshops, warehouses, greenhouses or office buildings. Like the proposed office block typology, the main construction material is wood and it includes a central courtyard with greenery, serving as a shared space for

logistics and recreation among the users. In cases where one tenant or company occupy the block, the use of links between buildings can facilitate seamless movement and connectivity.

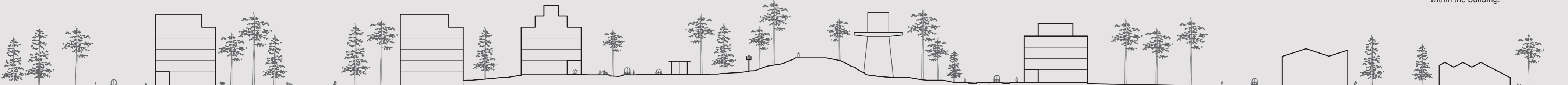


A workshop building featuring a serrated roof design with solar panels positioned towards the south to maximize sun exposure and skylights oriented towards the north, allowing natural light to enter from above. This combination of solar panels and skylights optimizes both renewable energy utilization and daylighting within the building.

# skavsta forest city



0m 20m 100m N



Street Strip of forest Office block type Forest Boulevard Forest Pavilion Forest Park Viewing tower Office block type Street Industrial block type Section, scale 1:1000