

REPLAY

The productive city is resource-efficient, circular and bio-based.

Circular processes are the proposals answer to a productive Gässlösa and will function as a tool to meet challenges within resource management, mobility and equality.

The proposal suggests four strategies and defines existing values to make Gässlösa a resource-efficient, circular, bio-based area that will make Borås a leading innovation hub in Europe.

The essence of the proposal is the decontamination of soil, water and air as part of a necessary step for the future development. The soil purifying method creates a natural and gradually developed process, which creates a demographically varied district with space for social exchange. The proposal enables a clean and accessible Viskan, public cleaning phyto parks and a vibrant productive urban life.

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The proposal is divided into four strategies:

1. RE-HYDRATE = BLUE STRUCTURE

We suggest a new Gässlösa stormwater pond where the nature's own processes are used to clean the stormwater of the built area. The Gässlösa pond together with two new canals will constitute a water delay system that ensures the 100-year storm from causing any problems for the new developed area. Sedimentations and biochemical actions work together to clean the water. These ponds combine a variety of nature types that include open water, grassy shores, sea meadows and low water bogs. A selection of plants is chosen according to local soil conditions and contributes to a richness of the area's aquatic plants and wildlife.

A new central Blue Square is suggested in the heart of Gässlösa. We propose a water-filtering and floating swimming pool, making it possible for residents and visitors to swim in the clean waters of Viskan. Floating wetlands are added in Viskan in order to purify the water and create valuable and vital biotope for many plants and animals. Contaminants present in the water come into contact with the "root curtain", where they are absorbed and broken down by microorganisms. Other contaminants are slowed down and sedimented. Along the Viskan quayside water turbines are mounted to generate electricity and lighting for public areas. The proposals for the Blue Structure strive to reclaim the river as a recreational resource for Borås, while educating the public about issues affecting our water quality.

2. RE-GROW = GREEN STRUCTURE

Phyto remediation process is a process where plants do the work that normally is done by conventional soil decontamination. Plants clean contaminated soil from heavy metals and chemicals, thereby Gässlösa's polluted ground will step by step transform into green areas with huge social, economic and ecologic benefits. Poplar trees, sunflower and bulrush are all examples of effective purifying plants.

A permanent phyto park is planted in the heart of the site while temporary phyto parks are established on the rest of the contaminated soil.

The new phyto parks also functions as a CO₂-bank as it cleans the air and the soil as well as it contributes with by-products such as biomass and wood. The method is also by far a more economical and sustainable technique than conventional decontamination.

The green structure contributes with priceless social and recreational qualities as well as connecting to the city and its existing green structures.

3. RE-USE = EXISTING STRUCTURE

Saved buildings are selected on the basis of quality. Productivity is created by applying new technology and innovation to small-scale manufacturing. In the future the oldest buildings can host small scale businesses of varying age that form the basis for local production.

These buildings will serve as a cheap way to test different business models for start-ups and create a foundation for a strong business network. They will also be used as community houses to promote local interaction between different actors. Buildings that cannot be saved can still contribute to the new Gässlösa with building materials that still are useful.

Three different actor groups are identified in the area; the constructors, the property management companies and e-commerce/logistics. These all constitute a great part of the new Gässlösa.

Constructors and property management enterprises will build and maintain the development which will create a great foundation for a thriving local economy in the area. The e-commerce enterprises will together with new actors for Gässlösa; The Textile University of Borås, RISE (Research Institutes of Sweden), the Government and the municipality, establish a platform that will promote collaboration, cooperation and efforts between the private and public sector for a sustainable development in the textile area. The government gave the University of Borås the assignment to create a domestic platform for collaboration in 2018. The proposal suggests a “re-using” branch of the University of Borås in Gässlösa; Borås’ future innovative area. The new branch stimulates networks between different industries to re-examine, discover and develop new ways to reuse within the textile industry. Demand for sustainably produced textiles can be expected to increase when both the environmental and social issues are increasingly being recognized globally. The new “re-using” branch functions as a meeting place that will attract people from near and far and help integrate Gässlösa with the city and connect the district to the world.

4. RE-ACT = NEW STRUCTURE

BLOCKS, THE SQUARE & TYPOLOGIES

The new organic structure is customized with a block structure dependent of the Re-hydrate, Re-grow and Re-use structure. As soon as the soil is purified the development starts around the public squares. A mix of housing; condominiums, rental apartments, townhouses, villas, shared housing, student housing, senior housing and social facilities such as elderly care, pre-school, school and finally old and new businesses creates the foundation for social sustainability through a socio-economic mix of neighbors. The new structures have a sustainable building profile with green roofs, solar panels, reused materials and environmentally friendly products. The new development takes inspiration from the urban plan of Borås, which is designed close to, and in direct relation to Viskan. There are fluctuating sequences along the river with buildings emerging from the water while public squares extend the space between the buildings and Viskan. This creates different urban experiences and views with different spatialities. The heart of the district is the blue square which facilitate different functions, new and existing buildings and enjoyable experiences for all inhabitants in Borås.

A transparent democratic process is introduced by a new association called Gässlösa Association with the overall goal to be a link between existing actors, new actors and the municipality. The association has different facilities at hand to create a vibrant and including district. These resources are existing structures like the shoe-factory and new ones such as the public pool on the blue square.

SCENARIO – Phases

1. CITY PARK

For an initial period of time the whole area will be a big city park with vegetation purifying the soil and the river Viskan. The park redefines the former industrial area and will be open for the public to enjoy. This first phase is used for planning and preparation of the physical structure of the area. The heart of the area is the blue square which is framed by old buildings. In the blue square it is now possible to take a swim during lunch break or chat with old and new friends from the area thanks to the newly established Gässlösa Association, which develops new meeting places and activities as the park attractiveness grows. Around the square University of Borås starts a new branch with support from RISE, the government and the municipality. Together with the e-commerce actors in the area their journey towards a sustainable textile industry has begun. The pond system is designed to become an active sea park where visitors and inhabitants can explore the cleaning process or just take a stroll in the blue-green area. Grazing animals walk the shores for the maintenance of the area and offers at the same time Gässlösa and Borås a new educational farm in the redefined structure of the old treatment plant. In cold winters the open water-pond transforms into a natural ice-skating rink. Just nearby, in Viskan, public saunas and submerged pools responds to the water's magnetism on humans. Villas are built on the hills due to good soil conditions and to get new actors active in the area.

ADDING:

- Stormwater canals
- Stormwater and water purifying pond
- Permanent phyto park
- Temporary phyto park
- Educational farm
- Blue square, pools and saunas
- New branch of the Textile University of Borås
- Transformation of old building to communal house
- Wiskania start-up space
- Gässlösa Association
- Villas
- New permanent area for existing actors; Constructors

The soil- cleaning process is divided in to two types. The first one is to move the most contaminated soil to the new permanent phyto park. The second parallel process affects the whole area, where phyto parks are established to purify the rest of the soil.

2. NEW NEIGHBORS

The cleaned soil enables new houses and functions in the area. The development starts close to the existing buildings and will frame new public spaces. The greenery is saved in the courtyards and on public spaces. Trees that are cut down are used as public furniture, sauna firewood and lighter construction material. The local economy is continuing to strive, and, in this phase, start-ups are still popping up within the textile industry sphere and some enterprises have also grown in to global players who have a substantial impact on the sustainable textile industry. The Gässlösa association is growing and more actors are now connected and the democratic process towards the municipality is ongoing. The stormwater is delayed in the phyto parks and flows further down to the canal, where it is cleaned by the floating wetlands and ponds. A developed canal concept gives invaluable water qualities for the inhabitant's everyday life. Stakeholders create various local associations engaged in the area's wide range features; beekeeping, urban farming, saunas, annual events and more. They are all represented in the Gässlösa association, that is the gathering and democratic power of the area.

The process creates jobs, social integration and is ecologically sustainable.

ADDING:

- Densification with both different housing typologies and ownership
- The squares and public spaces are defined
- School and pre-school
- Elderly care home
- Market place and restaurant in former concrete factory
- Citizens square
- Urban farming
- North-west Mobility entrance
- Commercial space at the northern city entrance and around the squares

In the phyto park cleaning process, Gässlösa grows organically plot by plot and step by step. The first phase of residential buildings frames the new canal and public places to create intimate and vibrant spaces.

3. Dynamic city

Due to different public spaces, events, economic incentive and democratic processes the area gathers many people from different social, economic and ethnic groups. Borås new innovative district Gässlösa is now fully developed and open to its surroundings with new entrances, meeting places and paths. The beautiful green and blue connections interlace and becomes a natural place for meeting new people. Preserved buildings in the blocks have various functions during different phases and will continue to facilitate future needs. Buildings that are preserved will be used both by old actors and new. Existing building firms will find new facilities in the south of the area and be involved with the development of the area with everything from building houses to planting trees. Property management enterprises will contribute with knowledge to create a sustainable development of the area. This gives a lot of value to the local economy. The soil purifying method creates a natural slow development process, which creates a demographically varied district together with an active dialogue between the politicians and the Gässlösa Association about which needs and actors that should be prioritized.

RESULT:

- Two new canals
- Purifying stormwater pond
- Phyto Parks
- New schools
- Public spaces
- Public buildings
- Gässlösa Association with local stakeholders
- Defined entrances to the area
- 4000 households
- 500 enterprises

Once Gässlösa is fully expanded there are lots of new houses, services, enterprises and public spaces for everyone to enjoy. Trees and vegetation are saved in courtyards and public spaces and reminds of the cleaning process.