

## Bygata Furuset.

Furuset. Oslo

The site is centrally located at Furuset, near the subway and Furuset centre. Furuset is a typical suburban area of Oslo, situated in the Grorud valley to the north east of the city centre.

The Grorud valley is a part of the outskirts of Oslo, with large areas of detached housing, satellite towns, industrial estates and logistics centers. There are large green spaces within the housing areas and along the central river Alna, and in Marka, the protected natural forest areas along the south and north rim of the valley.

The Furuset area was developed in the 1970s and comprises housing units, schools, nurseries, care home, a shopping mall, other commercial properties and public services. Furuset is a very multicultural neighborhood (with 140 nationalities represented). The team bidders will have to address interesting

challenges of social integration for the redevelopment of this site.

The Grorud Valley Action Program (a government and municipal joint effort) was established to tackle the physical, environmental, social and educational challenges faced by the population.

Benefiting from this dynamic, Furuset has seen significant improvements and upgrades of public space, such as *verdensparken*- a park with a parkour area, a reopened stream, better lightings, playground equipment and art in public space.

The last couple of years, private housing companies have started upgrading their buildings after many years of poor maintenance. After many years without any new construction, several heavier real estate developers have positioned themselves for property development in the area.



### Expected program:

The future developers (bidding team) are expected to develop dwellings Housing for rental or for sale. Solutions that challenge conventional floor plan with a higher proportion of common spaces i.e. laundry, cooking zones will be especially interesting, solutions which contributes to lower costs and affordable housing will be weighted in the evaluation. Common spaces on the ground floor, i.e. laundry, cooking zones, cafes, fitness center could be suggested to create a sense of ownership among the local community. Proposals have to include aspects of city development and existing services in the area. In the case of developing dwellings for sale, the municipality of Oslo shall have a preemption right of 10% for social housing.

### Plot area:

The Plot area is relatively flat, and a part of plot S6 in the zoning plan. The plot has a size of about 2,200 square meters. The Masterplan for Furuset gives a building density of maximum allowed % -BRA = 200%. Maximum height and height of ridge is 19 m above average finished planned terrain. The permitted minimum height for the ground floor is 4.0 m. The ground floor should be open to the public.

### Owner:

The municipality of Oslo.

### Type of property transfer intended:

Sale

## Presentation of the site and expectations for its redevelopment

Furuset is a typical suburban area of Oslo, located in the Grorud valley within the city boundaries of Oslo, to the north west of the city centre.

The Grorud valley is a diverse part of the outskirts of Oslo, with large areas of detached housing, satellite towns, industrial estates and logistics centres.

The satellite town was developed and built by OBOS (Oslo og omegn Bolig og Sparelag) during the 1970s. The masterplan consisted of approximately 2800 housing units, schools, nurseries, care home, a shopping mall, other commercial properties and public services.

Neighbouring Furuset are the residential areas Høybråten and Old Furuset, primarily dominated by detached housing. The area is surrounded with large green spaces. However, a highway passes Furuset loading the area with air pollution and noise as well as acting as a barrier to neighbouring communities and «Sør-Marka», a vast forest with established foot-paths. The Furuset area has some of the lowest real estate prices in Oslo.

A bicycle and foot bridge connects to Furuset, crossing the main road E6.

There are approximately 9000 inhabitants within the satellite town Furuset, comprising 140 different nationalities. Parts of the building mass and the public spaces are in need of renovation.

This has led to the need to create a local action program in this area. As part of this plan, The Agency for Planning and Building Services started the work on an area zoning plan in 2009, which was adopted in November 2016.

Furuset is a transportation hub, with a large amount of daily commuters and travellers. There are several local and regional busses stopping at the square very close to the plot, connecting with the Metro Line. Both the metro station as well as the bus stops act as transit points for commuters.

The valley has the largest percentage of inhabitants with an ethnic minority background in Norway, and issues such as higher unemployment, fewer people that takes higher education- and by that seclusion from public services. As mentioned this has led to a governmental and municipal joint effort called the Grorud Valley Action Program. The intention of this program is to tackle the challenges, including physical, environmental, social and educational. The effort was started in 2006, and set to conclude in 2016. A continuation of the program for 2017 - 2026 has recently been approved with three different programs: childhood and education ; employment ; local community. The Grorud Valley- Action Program - has several key actors: municipal and state agencies from different sectors, representatives from local residents, local communities and private companies.

## Specific planning rules and regulations regarding the development of the site

To revitalize the suburb, a planning process was initiated by the Agency for Planning and Building Services leading to a planning program (2008) and an international planning competition, held in 2009-10.

The main aim of the plan is to secure new and attractive urban development through densification. The planning process has largely fostered the involvement and participation of locals through workshops,

seminars, public meetings and exhibitions. The plan was adopted in november 2016.

The area zoning plan constitutes the rules and conditions that will apply to all development in the area, and should be considered an essential framework for the Reinventing cities competition.

Norwegian versions of the Area Zoning Plan with the Zoning Rules, the Design and Access

Statement and the Quality Program are available upon request. Delivering or funding of part of the new public spaces and public technical infrastructure as described in these documents will be a must be covered by the developers.

The area of Furuset is included in a program called the FutureBuilt program. This is a ten-year programme with the aim of developing at least 50 pilot projects involving climate-friendly buildings and city areas..

The zoning plan is an important governmental tool to ensure that the overall concept and guidelines for the individual properties contribute to climate-friendly development.

The principles of the zoning plan are also in line with FutureBuilt's criteria for climate-friendly development. The central concept of the plan is to establish two intersecting urban spaces. A new 'town street' will create an urban structure in the east-west direction, while a continuous park thoroughway will be established for north-south communication. The establishment of a cohesive blue-green structure with natural storm water systems and re-opened streams are central elements in upgrading the outdoor spaces. Quality standards ensure varied residential buildings with high architectural quality. Trygve Lies Square lies where the two town spaces meet and forms the heart of the plan.

The overall goal of the zoning plan is subdivided as follows: 1. Densify the public transport hub 2. Upgrade public spaces 3. Implement effective energy solutions 4. Use a high level of innovation.

Five projects will form the starting point for the development of the area. The projects have been chosen on the basis of feasibility and the effect the initiatives are expected to have on greenhouse gas emissions, the overall project goals, and the potential for learning to be transferred to other projects.

- Climate-friendly building yard: In this project the city council will test out new ways of developing its own properties that contribute to climate friendly city development. The plot S6 will be part of this project. S6 is situated in the new town street.

- Trygve Lies Square: This project will contribute to make the spaces Bygata and Trygve Lies Square attractive to inhabitants and visitors to Furuset. The project will show in practice how pedestrians, cyclists and public transport can be given clear priority.

- Energy solutions: A climate-friendly, economically-viable, innovative and attractive energy solution for the area that uses excess heat and delivers green comfort to its users. Furuset will be a test-bed for the development of "micro energy systems" in Oslo

- New School and a new nursing home: Both of these buildings will be FutureBuilt projects, and include new elements defining how the city council can be a driving force for innovative processes and solutions.

## Specific climate or environmental issues regarding the development of the site

The site is part of the Future Built program aiming at developing climate-friendly buildings and districts through densification, low carbon transportation options, effective energy solutions, and new climate resilient innovations. Future Built will encourage projects that are economically viable, innovative, and that offer attractive energy saving solutions for the area. More

specifically, Furuset will be a test-bed for the development of "micro energy systems" in Oslo.

Different environmental studies such as pollution on the site, will be carried out. The area zoning plan contains various environmental requirements that must be addressed such as water treatment, material use, reduced transport needs, etc.

