

Fossumdumpa

Stovner, Oslo

The site is part of a larger area of 25.000 sqm called *Fossumdumpa*, which is located in the center of Stovner district and situated in the Grorud Valley in the eastern part of Oslo.

Fossumdumpa is the first part of a large industrial area to be redeveloped in Stovner within the next 20 years, with a potential for 6000-6500 new dwellings.

The City of Oslo and the Norwegian government have joined forces to tackle the issue of living conditions in the Grorud Valley in the past few years, with a Redevelopment Programme focusing on sustainable urban development, including local initiatives and participation, cross-

sectoral cooperation, environmental restoration and upgrading.

Benefiting from this dynamic, Stovner has experienced big improvements such as better lightings, new outdoor- and recreational areas and facilities. The city government has decided to establish a new public swimming pool close to the site.

Close to Stovner metro station and to the center of the district, the site has a strategic location for further urban development with a high floor ratio and a high level of public transportation, contributing to a climate friendly urban development.



Expected program:

Program to be further specified and detailed in accordance with the new zoning plan which is under preparation.

Expectations for the submitted site: future developers (bidding team) are expected to focus on the creation of a new attractive urban space with functions which can make a positive contribution to the development of Stovner: for example new dwellings, offices, public or private services, cafes, and so on. Solutions that challenge conventional floor plan with a higher proportion of common spaces i.e. laundry, cooking zones can be especially interesting. The Municipality of Oslo shall have a preemption right to 10% of the homes for social housing.

The city of Oslo is now preparing a new zoning plan for *Fossumdumpa* area. The start-up of the planning was announced on 31. January 2018. The aim of the plan is to create a new and attractive urban space with a swimming-pool, residential cares and health services, possible new offices for the city administration and possible new dwellings or any function which can

contribute to a positive development of Stovner. A proposal for a planning programme is sent for consultation and circulated for comment with a deadline of Mars 14, 2018. The approval of the new zoning plan is currently expected in November 2019.

The submitted site is about 1/3 of the total *Fossumdumpa* area.

Owner:

The site is owned by the Municipality of Oslo.

Plot area:

The plot is located in the northwestern part of *Fossumdumpa* area, in the west of the future swimming-pool, and the north of the future residential cares. The plot area has a total size of about 10.000 square meters which also will include part of the new public spaces in accordance with the new zoning plan.

The site benefits from its central location near Stovner metro station, with a possible building density between 150 % and 250 %.

Type of property transfer intended: Sale.

▶ Presentation of the site and expectations for its redevelopment

The site in *Fossumdumpa* is located in Stovner district in eastern Oslo, in the Grorud Valley.

Stovner has a population of about 32.000 residents, which is constantly increasing. With over 140 nationalities represented, the area has a large cultural diversity.

Stovner is established as an industrial area, which will be redeveloped within 20 years.

Stovner is served in the South by the European route E6 highway. Trondheimsveien serves the northern and western sides. The local train stopps at Haugenstua station and Høybråten station in the south. The district is served by the subway in the north with two stations Rommen and Stovner.

The neighborhoods are well maintained and there is abundance of recreational surroundings, facilities and open spaces. However, the area has also some of the lowest real estate prices in Oslo.

To improve the environment and living conditions in the Grorud valley, the City of Oslo and the Norwegian Government have joined their efforts in a program called the Grorud Valley Action Program in 2007-2016. This has largely fostered the involvement and participation of locals throughout the planning process via workshops, seminars, public meetings and exhibitions. The Grorud Valley- Action Program will be pursued with new focus areas from 2017 -2026 with three different programs: childhood and education; employment; local community. The Grorud Valley-project - has several key actors: municipal and state agencies from different sectors, representatives from local residents, local communities and private companies.

Fossumdumpa is an abandoned space situated in the heart of Stovner district. The subway crosses the area in the south separating this uninhabited space and a current residential area.

The plot proposed is a part of *Fossumdumpa*, a larger area open for new development in Stovner by Stovner Metro station with a size of about 10.000 square meters. A big part of the plot is relatively flat, but with steep slopes up to the road in the north. The space is partly occupied by vegetation.

It is essential to find solutions which connect the different functions and needs which are programmed in the area. Good connections to the center of Stovner, the underground metro-station, the commercial area and the current residential areas have to be found and will be part of the new zoning plan the City is preparing now.

An important challenge for Oslo is to establish attractive housing areas for all in both east and western parts of the city. To ensure diverse housing opportunities in this area, there is a need of high quality housing with traits that can be a supplement to the existing housing types at Stovner.

The programme for the submitted site will have to contribute to a positive development of Stovner center and propose any functions which will give attractive supplements for the inhabitants of Stovner, for example high-quality dwellings, an attractive park area (as part of the larger park in the new zoning plan), offices, public or privates services, meeting places, cafes and so on. Solutions that challenge conventional floor plan with sharing common space such as co-working space, common space for group meals, laundry i.e. can be especially interesting.



Specific planning rules and regulations regarding the development of the site

The site is a part of a big transformation area with possible high level of densification along pre-existing subway line in the Municipal Master Plan.

A guiding plan for quality in the public space of Stovner center (*Veiledende Plan for offentlig rom for Stovner*) was approved by the Municipal Council in December 2016. In this guiding plan, *Fossumdumpa* is described as a new housing area with high densification and urban qualities, a new internal street with a cycle and pedestrian path crossing the area east-west, a new park crossing the area north-south, and a new public square built on top of the subway line and close to the metro station.

Delivering or funding of part of the new public spaces and public technical infrastructure as planned in the new zoning plan will be a must be covered by the developers.

The City government has decided to establish a new swimming-pool in *Fossumdumpa* planned latest in 2020.

The Municipal Undertaking for Culture and Sports is therefore preparing a new zoning plan for this area, working together with the Agency for Planning and Building Services, the Agency for Real Estate and Urban Renewal, the Municipal Undertaking for Social Housing and the City district administration.

The new zoning plan will include:

- a swimming pool in the north eastern part of the area,
- residential cares and health services in the south western part,

- possible offices for the district administration/ local community house in the south eastern part
- a mixed urban zoning with possible dwellings and other functions in the north western part (the submitted site in the competition)
- a new internal street with a cycle and pedestrian path
- a new park crossing the area north-south (part of it in the submitted site),
- and a new square.

The progression of the preparation of the zoning plan can be read in Norwegian in the following link:

<http://innsyn.pbe.oslo.kommune.no/saksinnsyn/casedet.asp?caseno=201713170>

The approval of the new zoning plan is currently expected in November 2019.

The submitted plot area will be characterized in the new zoning plan as a mixed Urban zoning. This zoning will allow all possible urban functions which contribute to establish a new attractive urban area in the center of Stovner.

The future plan for the submitted site in the C40-competition has to be detailed during the competition. Further details of the plot areas' development have to be provided by applicants with a detailed program of their project.

The site benefits from its central location near Stovner metro station, with a possible building density between 150 % and 250 %.

Specific climate or environmental issues regarding the development of the site

The City has developed and adopted the Oslo Climate and Energy Strategy. It aligns with the City of Oslo's Municipal Master Plan "Oslo towards 2030: Smart, safe and green". It is a roadmap outlining how green shift should be implemented in order to achieve Oslo's climate targets for 2020 and 2030 (reduction of CO² level by 50 % in 2020 and

carbon neutral by 2030). The City of Oslo's adaptation to climate change will be followed up through the regular planning, budget and management systems. It is important to view strategies, plans and measures together.

The City of Oslo makes use of the Blue-Green Factor (BGF) to ensure there are

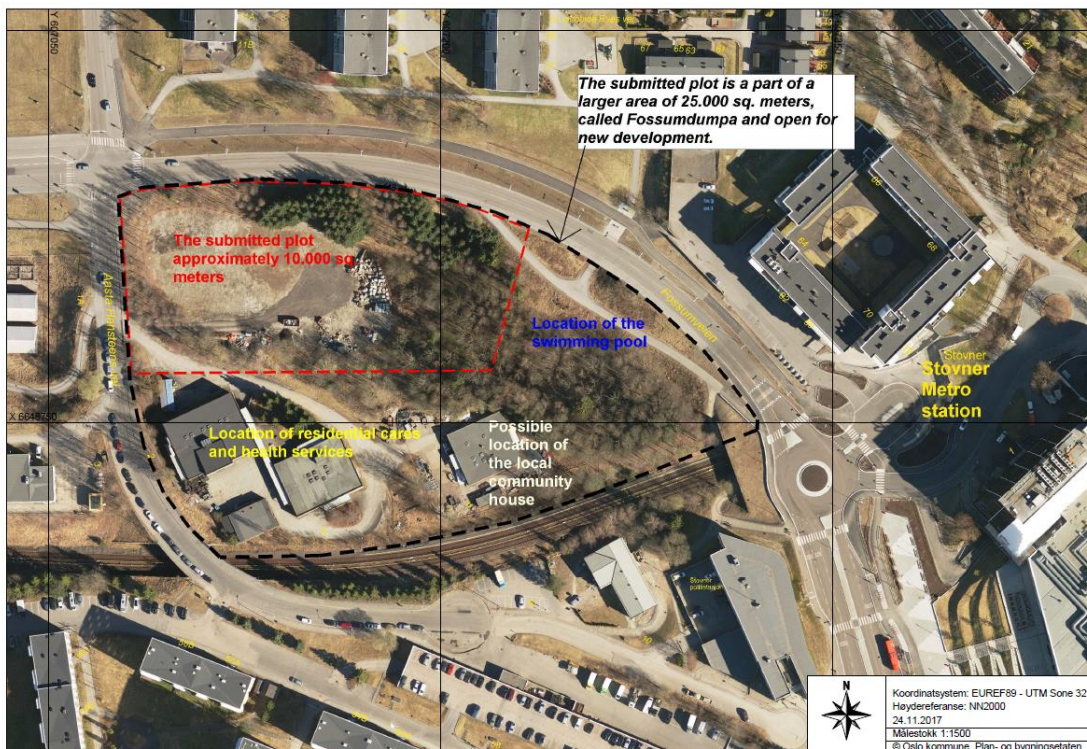
“blue-green qualities” in construction and renovation projects. BGF is a tool designed to give higher priority to green areas and outdoors spaces in planning processes, and to ensure predictability for developers in terms of requirements for outdoor spaces when it comes to water management, vegetation and biodiversity. In addition, a goal is to encourage buildings and facilities with low energy consumption and climate emission is a goal.

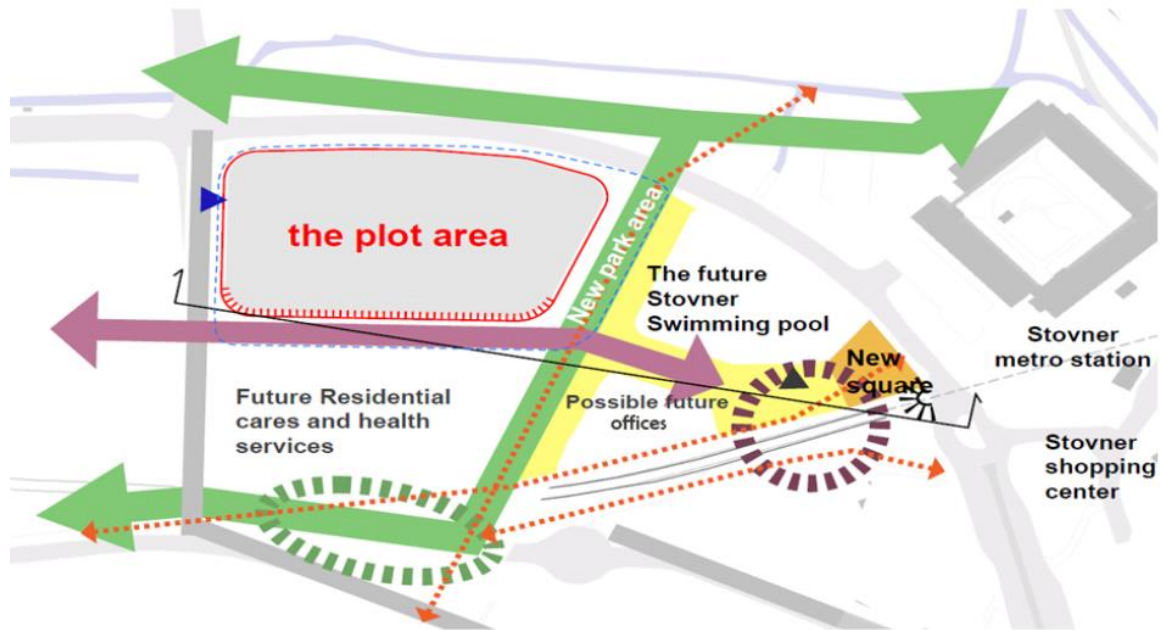
Regarding *Fossumdumpa* site, different environmental studies such as pollution and stormwater management will be carried out. The area zoning plan will contain various environmental requirements that must be addressed, such as water treatment, material use, reduced transport needs, etc.

In accordance to the Climate and Energy Strategy for Oslo, the future project will have to reduce greenhouse gas emissions from

transport, energy and materials and contribute to innovative climate-friendly solutions. Green mobility requires fewer motorists and more pedestrians, cyclists and people who use public transport. The amount of parking spaces shall be halved, at least. Facilities for pedestrians and cyclists shall be of high quality.

The future developers will have to focus on energy use, energy efficiency and energy exchange between the buildings on the whole area *Fossumdumpa*, including the swimming-pool. Plus-energy buildings are especially interesting. This requires the possibility of selling excess power and heat. The pilot projects must use building materials with low greenhouse gas emissions, such as for instance wood or low-carbon concrete. Sustainability assessment method for planning projects, infrastructure and buildings such as BREEAM-standard might be considered.





Main principles for the new Zoning plan the City is preparing now