

English summary of dialogue version

# Urban development strategy 2035 for western Knivsta and Alsike

- tomorrow's districts, in the municipality where the future lives

Knivsta municipality is growing and developing with, among other things, new railway tracks, a new railway station in Alsike and improved public transport.

The municipality's goal is to develop two sustainable districts in western Knivsta and Alsike, with space for workplaces, services and 3,500 new homes by the year 2035. A proposal for an urban development strategy has been developed, with the purpose of supporting the planning of the two districts. This is a short English version of the proposed urban development strategy. The entire document (in Swedish) can be found on Knivsta municipality's website: [knivsta.se/knivsta2035](http://knivsta.se/knivsta2035)



## Contents

This English summary relates the most important parts of the five chapters of the urban development strategy – “Stadsutvecklingsstrategi 2035 för västra Knivsta och Alsike”. If there are any contradictions between this version and the unabridged document (in Swedish), the latter applies.

The table of contents on the right denotes the page for the chapters in both the English summary version and the unabridged document.

### Produced by

The urban development strategy, and this English summary, has been developed by a project group at Knivsta municipality, together with external consultants. On page 2 of the unabridged document, there is a list of those who have been involved..

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Photographs: Knivsta municipality, unless otherwise stated

Maps and illustrations: Urban Minds, unless otherwise stated

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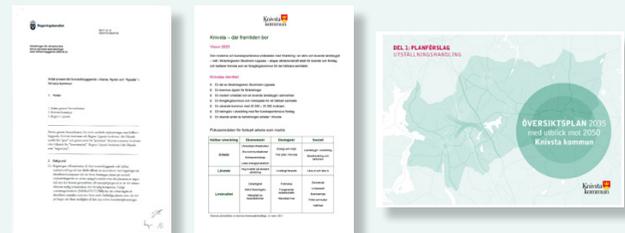
# 1. Introduction

Knivsta has great opportunities to grow and develop into a sustainable part of society. The two new districts in the modern small town of Knivsta will consider Knivsta’s natural values and identity. They will also be vibrant, and safe and secure for everyone.

A new railway station, green bicycle-friendly streets and other mobility solutions will make it easy to go to, from and within Knivsta in a sustainable way. There should be more opportunities to live, work and thrive, with different types of housing, businesses and organizations, services, culture, natural land and green spaces.

The urban development strategy describes how western Knivsta and Alsike can be developed with 3,500 new homes by 2035, and how the two urban areas and nearby areas in the longer term will be developed to feel like a single city - Knivsta. Some parts are already under construction, and the development will continue for a long time to come. The urban development strategy focuses more on what is to be achieved, rather than how it is to be done.

## Municipal strategic framework



The Four-Track Agreement

Vision 2025

Comprehensive plan (2017)

## Analysis



Analysis of the area

Workshops with elected representatives and officials

## Future scenarios



Four alternative future scenarios

## Evaluation and target image



Evaluation

Target image 2057

The diagram above shows the work process that led from the Four-Track Agreement, the Comprehensive Plan and Vision 2025 to the urban development strategy.

## Background

The work with the urban development strategy is based on the so-called Four-Track Agreement (Fyrspårsavtalet), the municipality's Comprehensive Plan and Vision 2025. During the work, the municipality's elected representatives and officials, together with external consultants, have created the proposal for urban development from a holistic perspective and with sustainability in mind.

### Proposal for an urban development strategy

Between 1 June and 15 September 2021, you can participate and submit your views on the proposed urban development strategy.

As with other urban planning, we will make best use of all comments that are submitted. When the dialogue period ends on 15 September, we will review the proposed strategy again, and try to accommodate as many requests received as possible. Once the municipality has decided on the urban development strategy,

the municipality begins the next step of the planning process, with so-called detailed development plans for different parts of the area. You can take part of and influence all upcoming detailed development plans in the districts. Prior to each plan proposal, the municipality invites to consultations in accordance with the Planning and Building Act.

### Submit your thoughts on the proposal for an urban development strategy

This is the English summary of the proposed urban development strategy. The citizen dialogue takes place June 1 - September 15, 2021. The municipality would like to take part of your knowledge and your ideas for how the urban development strategy can be improved.

Please share your reflections and views on the document. You can send an e-mail to [knivsta@knivsta.se](mailto:knivsta@knivsta.se), use the form on the municipality's website [knivsta.se/knivsta2035](http://knivsta.se/knivsta2035), or send a letter to Knivsta municipality, 741 75 Knivsta. Mark your e-mail or letter with "Urban Development Strategy".



### Stadsutvecklingsstrategi 2035 för västra Knivsta och Alsike (unabridged Swedish document, summarized in this document)

→ [Read more!](#)

Read more about the background, starting points and the process on pages 6-21 in the unabridged document.

## 2. Urban development vision in the long term



Example of what the square southwest of Knivsta railway station could look like in the future. Illustration: Betty Laurincova (2021).

### Goals for urban development

The urban development vision is based on three sub-goals for urban development:

#### 1. A modern small town and a living countryside in collaboration

Knivsta will be a modern small town that collaborates with a vibrant countryside. It should be possible to both reside, work and live your life in Knivsta. There will be public and commercial services. Knivsta shall offer variety and good access to urban qualities, and be populated both at night and during the day. The nature near the urban areas must be fostered and be available for recreation, but it should also strengthen important green connections.

#### 2. A climate-smart city

Knivsta shall be designed and built in such a way that the global climate is not negatively affected. Eventually, no fossil fuels are to be used. It needs to be easy for you who live and work in the districts to make conscious sustainable choices. The urban areas must be intercon-

nected and not be dispersed. By making sure there is a proximity to necessities such as services, green areas and recreation, the need for transport is minimized. Efficient public transport connects the city with the rest of the region.

#### 3. An attractive and safe Knivsta for everyone

Knivsta's identity will be preserved and developed as the municipality grows. Western Knivsta, Alsike and other districts will be developed based on their unique characters and conditions. As the city grows, it needs to develop for everyone. We will strive for a mix of housing types, apartment sizes and tenancy forms. There must be premises for companies and other businesses. The city's parks, squares and streets should be inviting and safe places that encourage meetings. Places for play and physical activity will be important elements.

- I really like how western Knivsta has turned out! It was a bit messy for a while when they built the railway station, and I was worried that the greenery would disappear as more homes were built. But now there are actually both more and nicer parks where I can walk Sigge. It's also great not to have to drive to Uppsala to shop, I can actually buy most things I need on the way as I bike home from work.

## Urban development vision for Knivsta

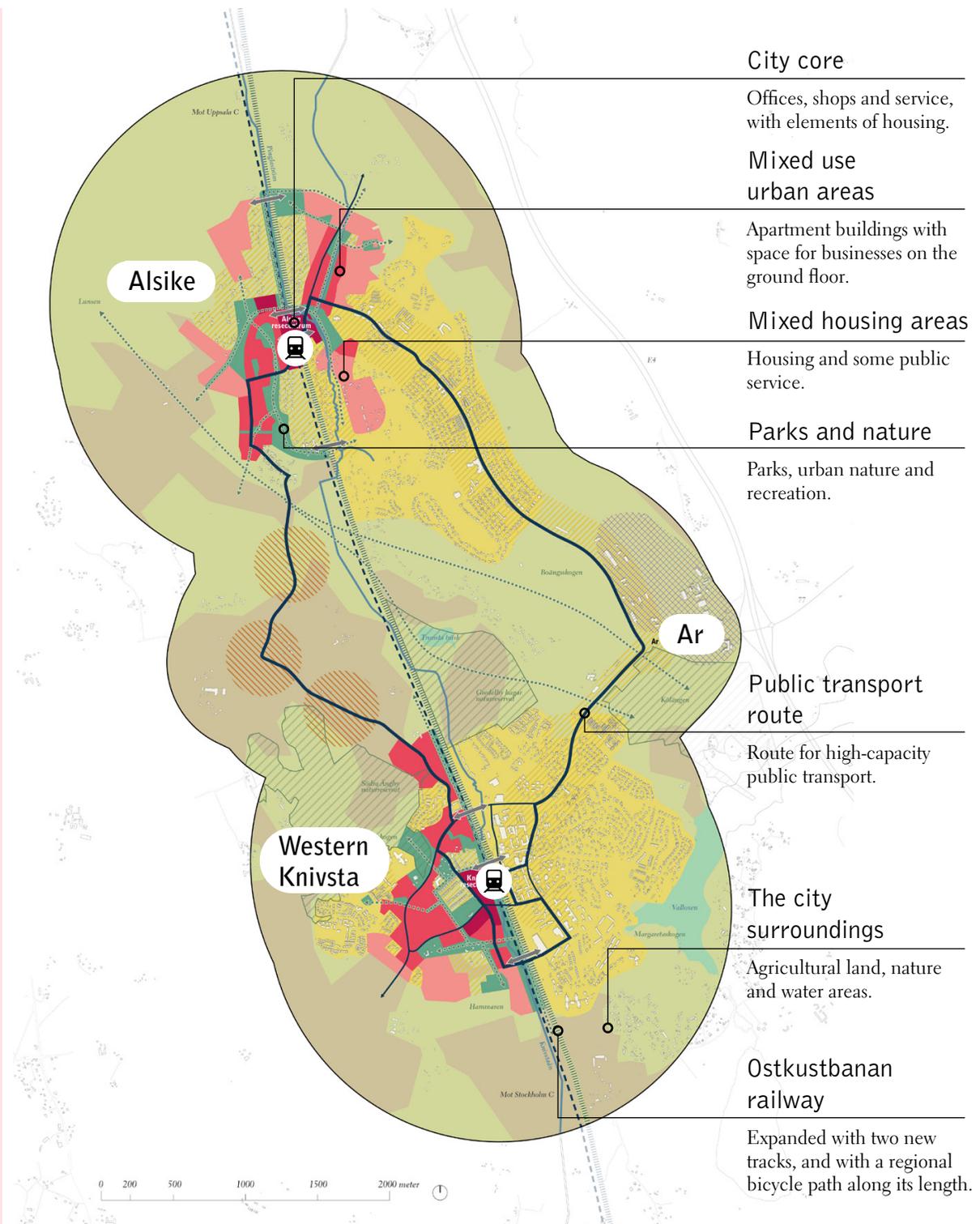
”With the three nodes Knivsta urban area, Alsike urban area and Ar, the city of Knivsta has in 2035 begun its journey towards being a connected small town with functional diversity. The pedestrian, bicycle and public transport-efficient city street that connects the three nodes forms the backbone of the area. In the middle is Knivsta’s green heart, with Gredelby pastures and Trunsta swamp, which together with the surrounding natural land is a recreational hub for the whole municipality. Most of the urban development will be concentrated in the cores in 2035, but planning for completion in the eastern part and in the western villages is ongoing. Businesses exist in all parts of the urban area, but more so in the cores.”

In 2035, new blocks of buildings have emerged in western Knivsta and Alsike. In 2057, the urban development includes both the areas around the stations and around the interconnecting city street on the east and west sides of the railway. This means that the two cores have been connected closer to each other. The map on this page shows western Knivsta and Alsike in different red and pink shades.

- 3 500 housing units by the year 2035. Up to 15 000 homes by the year 2057
- Buildings mainly composed of 2-5 stories.
- Close to greenery and city qualities, such as squares, schools, shops and other services.
- Two railway stations, efficient and attractive public transport and good opportunities for pedestrian and bicycle paths.

### → Read more!

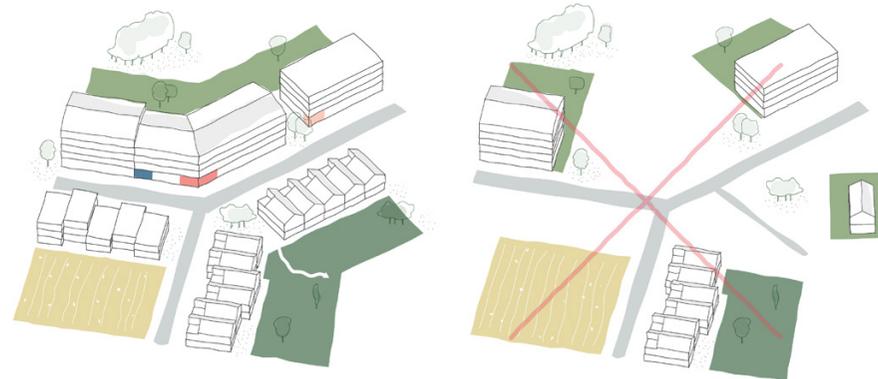
The urban development vision can be found on page 24 of the unabridged document, and as an appendix.



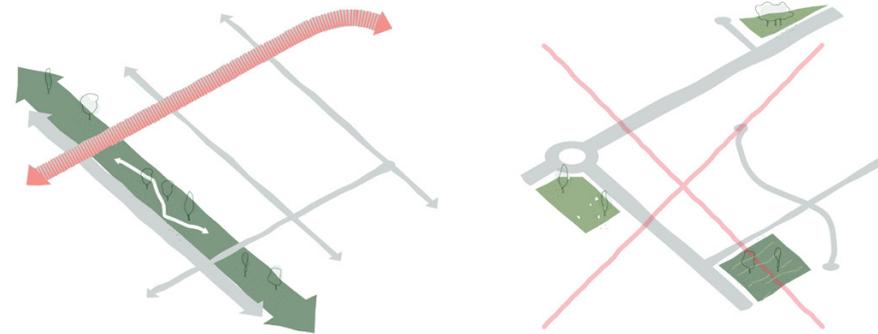
## Urban development principles for western Knivsta and Alsike

The municipality has developed six urban development principles for the new districts. The municipality will use them as guidelines in the upcoming planning work. Exactly how the city will be designed and built in the future will be investigated gradually, for example in future detailed development plans.

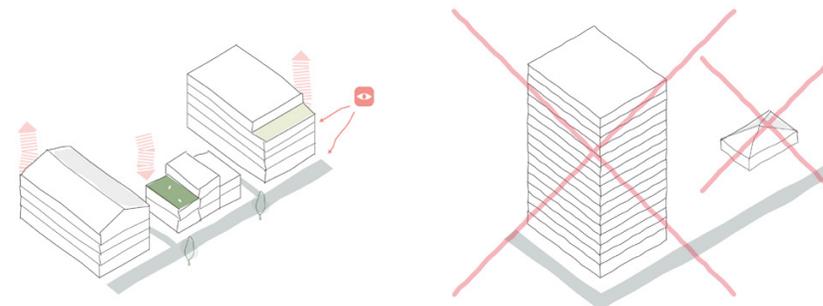
1. Develop cohesive neighbourhoods, not dispersed.



2. Develop an interconnected urban fabric, not a fragmented one.

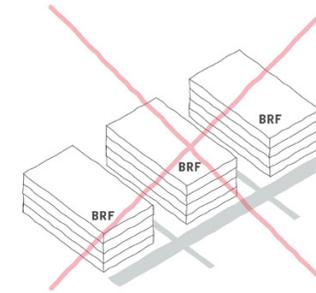
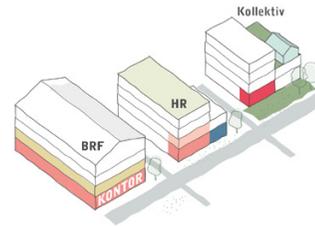


3. Develop a reasonably dense built environment relating to human scale, not too tall and not too scattered buildings.

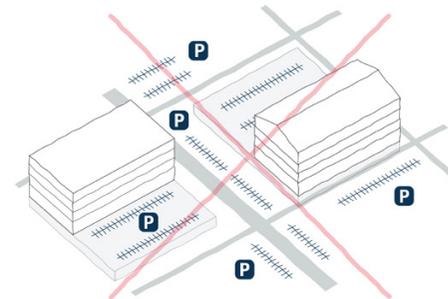
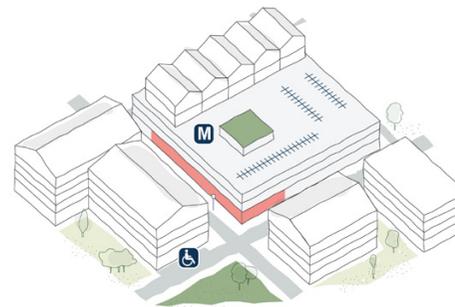


→ **Read more!**

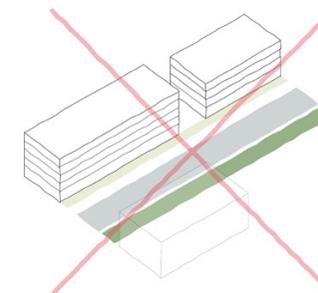
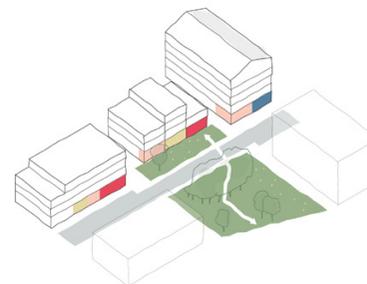
*The urban development principles are described on pages 28-31 in the unabridged document.*



- 4. Develop varied buildings with mixed uses, not uniform.



- 5. Develop comprehensive mobility solutions, not car parking within the blocks.



- 6. Develop streets for pedestrian experiences at eye level, not based on vehicle traffic.

## 3. Two sustainable districts in western Knivsta and Alsike

Western Knivsta and Alsike are two districts in the modern small town of Knivsta, with short distances to both nature and the urban cores. With their mix of service, places for interaction and different types of dwellings, they are places that contribute to a higher quality of life for more people and that enable sustainable development. The built environment has the character of a small town with a human scale and plenty of greenery.

The masterplan proposals on this spread shall be read as proposals for long-term development for western Knivsta and Alsike. The blocks illustrated with a solid outline are those proposed to be developed within 15 years, until the year 2035.

### Contents of the districts

In the new districts, there will be offices, services, businesses, schools, preschools, housing, non-residential premises and mobility hubs (places where there are various services connected to transport, for example the opportunity to rent a bicycle or car).

### Masterplan proposal for western Knivsta

#### Detailed development plans for sub-areas

In several parts of western Knivsta, planning is already in a later stage. For example, the detailed development plan for Centrala Ängby has been approved.

#### Close to nature

Ängbyskogen is proposed to become a nature reserve, and will be an important place for recreation. It should be easy to walk or cycle there, for both children and adults.

#### Knivsta railway station

The station is being developed to support future demands of transportation.

#### Municipal center

Both the east and west sides of the railway continue to develop as the main core of the modern small town.

#### Sustainable mobility

The masterplan is designed based on pedestrian, bicycle and public transport as the norm. Parking spaces for motor vehicles is collected in the so-called mobility hubs.

#### Long-term development

Some parts of western Knivsta will probably begin to develop only in a long time, perhaps in the 2050s.





## 4. Thematic strategies

### Support for the municipality's work

In order to be able to develop the new districts in a sustainable way, the municipality has developed strategies in various thematic areas. These strategies will be part of the basis for the continued planning of the districts.

Each thematic section describes a brief background, and refers to completed, ongoing or upcoming work within the municipality. Below you will find the most important points within each theme. That is, the municipality's focus for future planning.

#### Sustainable mobility (p. 59)

- The upcoming planning will follow the course of the proposed Transport plan for sustainable mobility.
- The development of pedestrian, bicycle and public transport needs to take place early and be prioritized in the expansion phase.

- The railway's so-called barrier effects must be counteracted as far as possible. In this way, the eastern and western sides of the urban areas can be connected.
- The districts must be planned based on sustainable mobility, which means, among other things, that travel must be climate friendly.
- The infrastructure that connects the districts with the surroundings must be appropriate and support sustainable travel.
- The streetscape in the new districts must be experienced as safe and secure, and be designed in an attractive way.

#### Green infrastructure (p. 66)

- The development of green infrastructure (greenery, vegetation and nature) needs to keep pace with housing construction and the increased number of inhabitants.
- Access to green areas and other places for various activities must be ensured as far as possible.
- The green infrastructure should have priority functions in different parts of the buildings and streetscapes.
- In all planning, the municipality should consider climate change and its negative effects.
- Construction on productive agricultural land and next to grazing land should be avoided as far as possible.
- Knivsta municipality will collaborate with Uppsala municipality when it comes to green areas for ecosystem function and recreation areas around the municipal border.

#### Housing supply (p. 74)

- Within the blocks, housing should be mixed, with different housing cost levels, tenancy types, housing sizes and housing types.
- A rich selection of different forms of housing is encouraged.
- Land allocation should be given to different construction companies to contribute to different types of housing with varying housing costs.
- Special accommodation for the elderly and for people with reduced mobility and orientation is placed close to services.
- At least 30 percent of the homes must be rental apartments. At least 3 percent of the tenancies must have a low rent.
- Community spaces should be located within each block.
- The municipality should encourage long-term management, meaning that whoever constructs also takes care of that building for a long time.

#### Business (p. 78)

- Western Knivsta and Alsike will plan for the establishment of offices, services and other businesses.
- The ambition is to increase the number of jobs and the proportion of the daytime population. By achieving this, Knivsta will be a place to live at all hours of the day.
- Urban development must be mixed and flexible with service, common areas, recreation in the local area. There must also be adaptable areas for housing, work and commercial activities.

- Land should be reserved in central locations, so that at a later stage we can develop businesses in a mixed-use urban environment.
- The municipality should enable sustainability solutions by promoting test bed operations and increasing collaboration with companies as well as universities and colleges.
- Grocery stores, and to some extent retail, should be within walking distance.

### Social sustainability (p. 82)

- Urban development must, as far as possible, contribute to equal access to basic urban qualities in the form of public and private services, workplaces, culture, mobility and recreation.
- The municipality should work for a varied range of housing types, types of tenancies and house types throughout the area.
- Urban development must, as far as possible, contribute to inclusive, interconnected and flexible public spaces and streets. Places for cultural activities should be planned in the early stages.
- Urban construction and the transport system must be designed to create safe and secure environments. The environments must support walking, cycling and public transport to promote physical activity and thus public health.
- The city will be developed in dialogue with the people who live and work in the municipality.
- As the city grows, the social infrastructure should keep pace with housing construction and the growing number of inhabitants. This means, for example, early investments in schools, sports, culture and healthcare.

- Public art and facilities for sports and leisure should be included early in the continued planning.

### Cultural environment (p. 88)

- Valuable cultural environments and landscapes should be seen as a resource to use as a starting point.
- Cultural environment needs to be considered in each individual plan, based on the situation of each area.
- New buildings must be adapted to the terrain and to the agricultural landscape. In this way, we continue the development from history into the future.
- As the expansion takes place over a long period of time, different sub-areas will naturally have different characters. It is important that each sub-area is kept together, but that there is also room for variation.

### Energy and climate (p. 92)

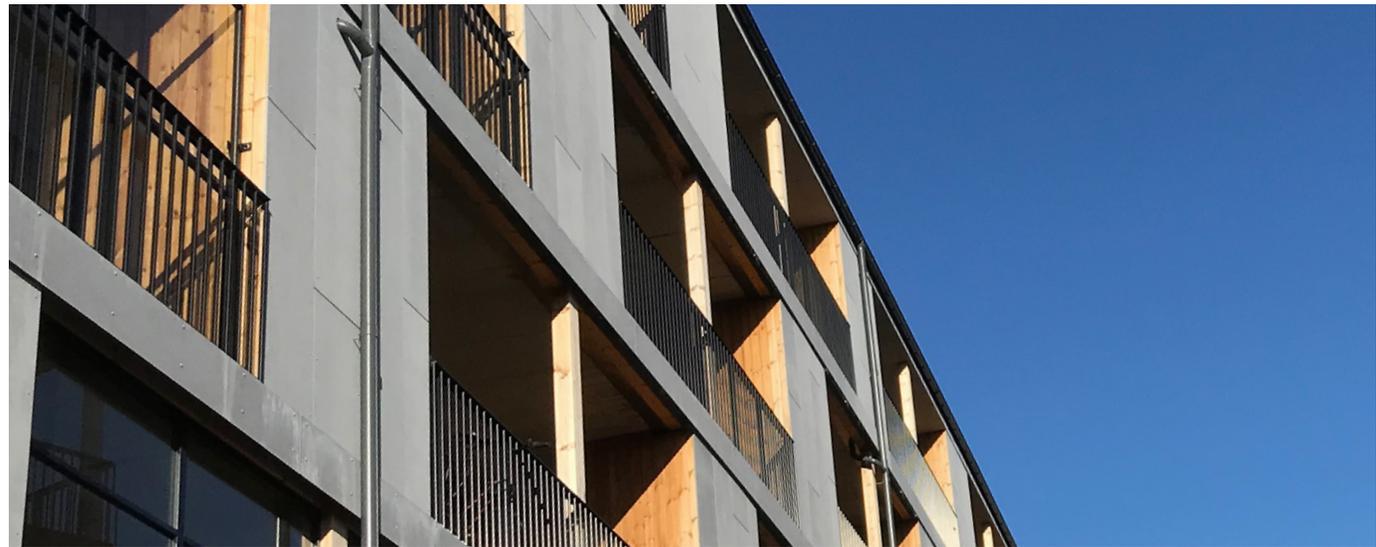
- The new developments, counted as an area, are to be climate-neutral by 2035.
- A clear definition of what defines a climate-neutral district must be developed.
- Residents and operators in western Knivsta and Alsike must be able to live fossil-free by 2035.
- It should be easy for those who live and work in the districts to make everyday choices that contribute to a reduced climate impact.
- The municipality must address the energy and climate issue early in the planning processes to create good conditions from the beginning.

- The new built environment needs to contribute to a minimized resource extraction of energy and raw materials. Local and sustainable resource flows should be prioritized as much as possible.
- The city should ensure that the fabric of the built environment is flexible. Then we can more easily adapt to future solutions and needs.
- Documentation such as carbon dioxide budgets, climate declarations, life cycle analyses must form the basis for decisions on suitable development.
- Prior to land allocations, detailed development plans and development projects, a special sustainability agreement must be signed between the municipality and the actors who are to develop an area.
- The municipality should continue to deepen its collaboration with public and private actors to develop the sustainable and climate-neutral society.

→ **Read more!**

*To read more about the thematic sections, see pages 58-99 in the main document. Page numbers for each thematic section are also given above in parentheses.*

## 5. Implementation



Implementation is about ensuring that what is planned is done in accordance with goals, budget and schedule. Photo: Urban Minds

### Development order

Western Knivsta and Alsike are divided into several sub-areas. Each sub-area will be deepened and further planned in so-called detailed development plans. This means that each area will be studied in more detail to find the best possible way to use that area.

#### Western Knivsta

Western Knivsta is proposed to be divided into nine sub-areas. Lötängen has already started the detailed development planning phase, and the plan for Centrala Ängby has been approved. Until the year 2035, other central parts will also be planned and developed. Less centrally located areas are built after that.

#### Alsike

Alsike is proposed to be divided into nine sub-areas. For Alsike north stage 2a and 2b, detailed plans are already in force. Until the year 2035, other parts on the eastern side, as well as around the railway station, will be planned and built in detail.

### Investments

Many investments will be required to implement the expansion of western Knivsta and Alsike. Depending on the type of investment, it is paid for by so-called development grants from construction actors, by connection and user fees, by the taxpayers in Knivsta, or by state funds. Important investments include streets, bridges, mobility hubs, schools and preschools, watercourses, parks, sports facilities, care and nursing facilities, cultural spaces, cables and technical installations.

### Disturbances and risk

It is important that the expansion takes place with as few disturbances as possible for the rest of society during the development period.

### Land ownership

The municipality must ensure that different land areas are used well and contribute to sustainable urban development. This applies regardless of whether the land is privately or by the municipality. The municipality must show special consideration for existing buildings and for the privately owned properties that exist within the development areas.

### Municipal economic calculation and population development

The municipality continuously produces calculations to ensure that the municipality's finances are secured in the short and long term. Both costs and revenues are greatly affected by population growth, which is estimated to be 2.4 percent per year, with 27,000 inhabitants in the municipality by 2035.

## Continued process

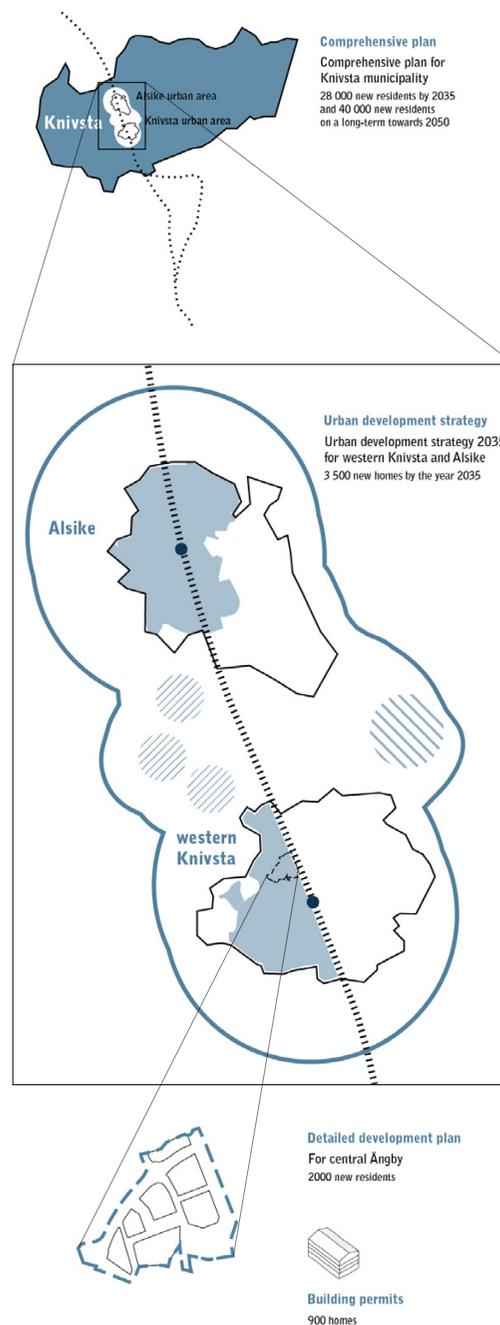
This urban development strategy will form the basis for the future detailed development plans for the new districts. Prior to each detailed development plan, in-depth investigations may need to be made, based on the state of each area.

In the continued work, it is important that the municipality continues to develop its urban development process, and ensures that there are sufficient resources and skills to plan and implement the upcoming development projects.

The diagram on this page shows how different municipal documents or examinations in the urban planning process determine different things - from the comprehensive plan to the building permit stage.

The urban development strategy only describes the planning for certain parts of Knivsta municipality. The planning for other parts of the municipality is instead described in the comprehensive plan.

All parts of western Knivsta and Alsike will be assessed and planned further in so-called detailed development plans. When a detailed development plan has been made, those who want to develop can apply for a so-called building permit.



## Focus in future planning

- The municipality shall strive to have good control and foresight in terms of the costs and investments that come from the urban development strategy and the Four-Track Agreement.
- The strategic decisions regarding land use, development rate and land allocations must be made from a long-term and sustainable perspective.
- Development costs shall, as far as possible, be distributed fairly between developers in western Knivsta and Alsike.
- The municipality should use its own premises and areas as resource-efficiently as possible, for example through shared use.
- The technical infrastructure should be coordinated.
- Detailed development planning must take place from a holistic perspective. Plans must be handled in efficient and predictable processes.
- The social administration parts should continue to play an active role, both in the planning and development of western Knivsta and Alsike.

→ **Read more!**

To read more about implementation, see pages 100-115 in the main document.

To read more about how the municipality works with comprehensive plans, detailed development plans and building permits, see the municipality's website [knivsta.se/knivstaväxer](http://knivsta.se/knivstaväxer)

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## Remember!

This is an English summary of the urban development strategy.

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