

THE REVITALIZATION OF KVARNHOLMEN

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INTRODUCTION

The Kvarnholmen area is of potential whose importance **can shift its position from one of Nacka**

's periphery to a new role related to the centrality of Stockholm's Sea Approach.

The potentials lie in the legacy of the past and at the present state of questionable utilization to foster a future development which will resuscitate the vitality of the island, bringing it into close connection with Nacka in terms of transport, but much more in terms of social integration and well considered economic revival.

THE FOCUS OF THIS PROJECT

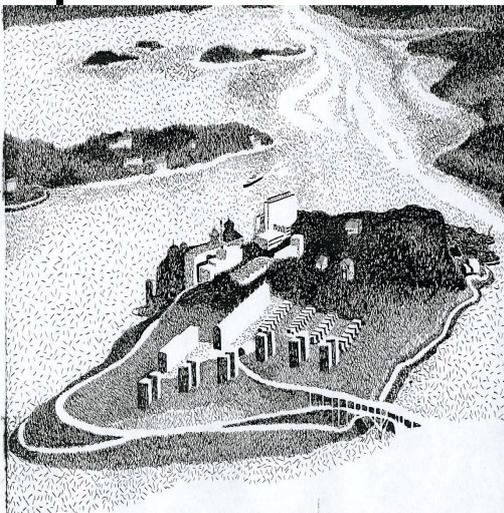
What existed in the preliminary stages of this project was a tentative yet enthusiastic vision of what could be developed in Kvarnholmen. The potential of largely unused and in-transit spaces in these areas roused images of a future waterfront hub, accessible and attractive to residents of Stockholm. Its attraction would lie precisely in its accessibility, its multifunctional use of space, and its industrial heritage. The multifunctional usage potential was initially a keen focus of our project, and linked

directly to how and who, in the future, would be interested and inclined to use the space.

*As the project progressed, the necessity to gain a very clear picture of the level of activities and use of the space at present in Kvarnholmen took strong priority. As we gained this closer view of the activities and atmosphere of Kvarnholmen, new project aims developed. Understanding the processes and decisions behind the linked to Kvarnholmen's past, present reality, and future potentials became a priority, as we cultivated a firm interest in relating our own vision and ideas to others proposed for the region, as well as to develop some accordance with reality. Through a series of interviews, research into recent plans as well as present processes linked to the peninsula, we were able to develop **an increasingly enriched perspective of Kvarnholmen today.***

Much of our project time was devoted to analysing the different facets of the decision making process associated with planning. How this specifically relates with Kvarnholmen's recent past and potentials for its coming renewal and development is a unique facet of the peninsula's situation, and one we chose to focus on. This focus stimulated the projected situations illustrated in the scenarios.

The decision-making process demands the elements of initiative, cooperation between the players, and formulations of goals. Clarifying the forces which hold interest and/or influence in Kvarnholmen was a main interest in



the project as well. Illustration of how these forces could potentially catalyse, or stall, renewal and regeneration of Kvarnholmen was a strategic goal born from this focus.

Other vital processes linked to planning include research of previous proposals, development of plans, and communication, the latter being fundamental throughout the entire process). These are time consuming aspects of planning which have tight and vital organic relations. Analysis of these processes, in the context of Kvarnholmen, is a focal goal of our project.

We do have our own individual perceptions of what the "ideal" development for Kvarnholmen would be, and we present these visions in the concluding chapters. Throughout the text, however, it will be seen that a unique aspect to our project from its initiative phases has been an aim to portray the present day reality as clearly as possible. As has been discussed in our course meetings, the power of observation is a vital tool for a planner. This tool has held a central role in our project and we have given considerable attention to how we utilize this tool, as well as refining our own observation, training the planners attentive eye.

HISTORY



The northern shore of Nacka demonstrates the visible results of more than 300 years tradition of industrial developments. The original trace of human and social activity has made the place emblematic for the silhouette of the sea entrance to Stockholm.

Before the end of the 18th century the island wasn't built-up with the exception of a distillery and a pub. The first other building on the island were a few summerhouses on the east side for the upper class of Stockholm.

In the 1890's the exploitation of Kvarnholmen began. The production of food and other

provisions was a necessity as the population of the city increased. In 1897 the Quarnaktiebolaget Tre Kronor acquired the land in the north and after a year the great mill buildings were ready to produce. Also this company realized that it there is a great demand for dwellings in the neighbourhood for the employees. The result of this were two buildings containing apartments for the workers and managers. Though the island did not have any physical connection to the mainland most of the workers chose not to move to Kvarnholmen.



In 1922 the mill was acquired by KF (a cooperative union) and extensive modernization and enlargement took place. KF had the opportunity to produce high quality staple food in an economically favourable condition for the consumers. KF's aims were not only to build up a rational industry but also offer the employees a nice living environment. The KF-architect, Olof Thunström designed the new functionalistic housing area at Kvarnholmen in 1928.



Olof Thunström's architectural achievement still shows a brilliant pattern of a certain housing type.

Later on a grocery store, post office, a library and kindergarten were opened in the area. The services in the dwelling areas disappeared in the 1970ies and the food production at Kvarnholmen was closed down in 1992.



The 1994 plan involved the proposal to place a teacher's university as well as education for the arts on the Northern Coast. This plan also had a proposal for housing on the southern coast. While the plans were not manifested, interest is maintained in certain aspects for future development, mainly the housing on the southern coast.

An extension of Stockholm University was also an interest linked to Kvarnholmen in the mid 1990's. The new government in 1995 strongly influenced these plans in deciding, out of regional interest, to move the school to Flemingsberg. Perhaps if the government had been a more conservative one, the school (originally of biochemical focus, but now including several departments) would have been placed in Kvarnholmen. The new social democratic government of 1995 expressed interest in assisting the less wealthy communities to the south and so placed the university extension in Flemingsberg.

THE PRESENT

"Now we are building further on history and creating

a unique and living environment with one of Stockholms most attractive sights as a starting point.”

-pg 4, KF and Nacka Kommun's Kvarnholmen brochure

The realization of the multifunctional use that exists and is quietly thriving already in Kvarnholmen occurred as we learned more of the contemporary activities of the area.

The industrial area of Kvarnholmen is built primarily on two levels. **KF is still the owner of all buildings at Kvarnholmen.** The old industry buildings are dominated by huge simple volumes, mostly of traditional brickwork. There are about 120 dwellings in the area, both in blocks of apartments and terraced houses.

Services, Tenants and Multi-functionality



Nackademin utilizes the most amount of rented (from KF) space in Kvarnholmen, and their domain there is quite extensive, reaching into the use of 3 of the larger sized buildings in the area. Taking a bus to or from the area reveals the large amount of students using the space (the bus on our few visits was 100% populated by student

youth). Nackademin is also at present in the process of expansion, into its fourth large, multi-levelled space, the eastern portion of the Tre Kronor building.



Services and tenants in the Kvarnholmen area also include a Tv Studio, a transport company, Roberts Snickeri & Design, Cyber gymnasiet (an IT educational institute), a catering company, Palan Music Publishing and Nackademin (a local university)- just to name a few.



The very nature of Kvarnholmen present identity and configuration of space is a likely force of attraction for those who are

working there now. **Rental costs are lower than what they would be if the same space was sought in central Nacka or Stockholm.**

Remoteness



The present sense of detachment (from either Nacka centrum of Stockholms inner city), which can be felt in Kvarnholmen, is rooted partially in its geographical location and the limited modes of access available to reach the area. Yet an additional contribution to the “remote” character of the area, and perhaps on an even more interesting, *social* level, is the present use of the space. Even though it is indeed an area which clearly serves a multifunctional purpose, and whose everyday population includes students, academic faculty, business owners and employees, industry workers and a small number of consumers, the use of the space and movement through it has a mild sense of desolation (*despite* the vital activities occurring in the region, interestingly enough). Here the challenge comes for planners to consider the right way of integration that will not erase the local character, but will rather make the values of that area an identity source for the community of Nacka.

The Standstill

One of the most interesting features about planning for Kvarnholmen at present is the fact that there is no detailed plan for the area. The standstill of the Kvarnholmen renewal discussion has lasted now for approximately four years. Activity of any sort, related to the development and revitalization, is presently stalled.

Generating dialogue on the possibilities of development for Kvarnholmen is an easy task. There is much speculation and interest in the area. Real progression will be pushed into motion when some decisions are made.

**TRANSPORTATION:
N: an integrating concept for the area**

Transportation decisions of Kvarnholmen and neighbouring areas have been made as a result of collaboration between Stockholm City, Nacka Municipality and SL. In 1995, **the**

The narrow range of present day transportation options for the area may contribute to its sense of remoteness.

PLANS FOR NEW TRANSPORTATION INFRASTRUCTURE IN THE REGION HAVE BEEN AGREED UPON YET THEIR CONSTRUCTION WILL OCCUR ONLY PARALLEL TO OTHER SIGNIFICANT DEVELOPMENTS.

decision was made that an extended light railway tram system ("Snabb-spårvag") would be installed to extend from Gullmarsplan to Hammarby Sjöstad. A conjoined decision was that an extension to Kvarnholmen would also be installed. SL determined recently that there is far too low a density of activity and population in Kvarnholmen to raise enough interest or funds for the installation of this infrastructure. The necessity of such a structure, at the present time, is not strong.

As the area becomes further developed, transportation will indeed be a key issue. The installation of this infrastructure will be parallel to other developments, such as housing on the Southern shore and renewal and added developments to the Northern Shore. The discussion about a ferry connecting the area to Stockholm will probably see further results as the local developments advance and this will foster the linkage to the capital city.

A bridge, extending from the Eastern region of the peninsula to the mainland is a focal interest in projections of likely transportation developments in the near future.

Paul Ahlqvist, of Nacka Municipality, confirmed the communal interest in a bridge, yet stated that it would provide access to buses and bicyclists.

The inclusion of vehicle access could be very beneficial, strengthening the link between Nacka centrum and Kvarnholmen for the residents and workers in both areas. However, limiting the bridge access to buses and bicyclists may be an

encouragement for inhabitants to utilize public transportation.

The bridge as an element of integration

As enough to provoke a vision of how redevelopment is likely to allocate within the territory of Nacka municipality, it is worth featuring that the present-day center of Nacka is largely a concentration of services and public facilities without the sense of *downtown*, without that typical feeling of communion one experiences when walking down the old streets in the historical centre of any city. It is expectable that mere explanation can be found in the history of the area, which until nowadays has developed as a sort of satellite or even part of Stockholm (The municipality of Nacka was formed in 1971 through a merger of the borough of Nacka, the urban district of Saltsjöbaden and the rural district of Boo). 20th century developments have brought about the typical modernist attitude in planning in Nacka Centrum, where decongestion is elevated, transportation arteries assigned to traffic and foreign to the old street 's concept of *public space*, city-centre developed with less heterogeneous functions than the downtown character would ever allow for.

As just the exact opposite of its modern counterpart (Nacka centrum), Kvarnholmen, as well as the other industrial areas situated at the Northern shore of Nacka demonstrate the visible traces of industrial/urban environment, whose

possible site for the bridge

cumulative formation captures the

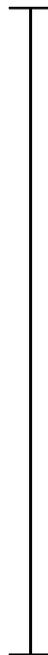
architectural images of the place: *genius loci*. The original trace of human and social activity has made the place emblematic for the silhouette and the imagery of Stockholm's access to the sea.

Transportation (docks, harbour), together with industry have been the formative elements of urbanity here in the industrial era.

The *invasion* of new inhabitants has already initiated what can be called a multi-functional redevelopment, which can also contribute to new sense of downtown, if imported Nacka Centrum.

Ryssbacken: inevitably the awareness rises of how rigid a division transportation has imposed on the city, as a major traffic artery has established an imminent split between Nacka Centrum and Ryssbacken.

The accessibility of Ryssbacken area, if developed towards a fuller integration as a green part of the centre, can successfully serve as a link to Kvarnholmen, physically represented by the **bridge which has to be constructed across the Svindersviken**. Its future structure can largely be defined by one major pedestrian alleys/axis (or parallel cluster of axes), that would go southeast to northwest, linking Kvarnholmen and the bridge to its Nacka *hinterland*.



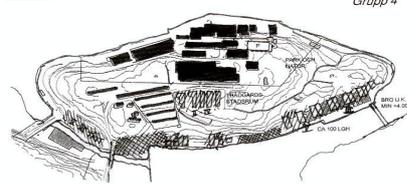
❖ **TRANSPORTATION SHOULD BE DEVELOPED WITHIN A CONCEPT OF SPATIAL INTEGRATION, IN PACE WITH OTHER INVESTMENT PROCESSES IN THE AREA**

The **spatial linkage** if carried out successfully towards achieving accessibility of Kvarnholmen will contribute to the development of Nacka as a whole. Several valuable achievements can be aimed at through its means:

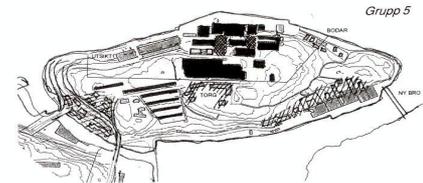
- ❑ Importing the *town centre influences and activity* from Nacka Centrum to Kvarnholmen;
- ❑ Importing into the present day centre the scent of history and the values of one environment much more heterogeneous with lots of cultural activities allocated in it;
- ❑ Fully acquiring a grasp of Ryssbacken's opportunities as not only a recreational area, but an intermediate space between Kvarnholmen and the *main land*;
- ❑ Avoiding the presently isolated territory of Kvarnholmen to be "filled in" with one homogeneous activity, developing its potential and its initial spontaneous achievements as a patchwork of activities,

cultural and educational uses, etc.;

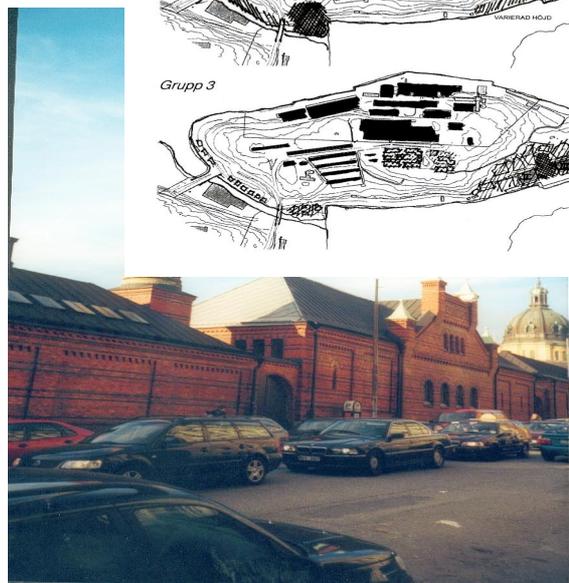
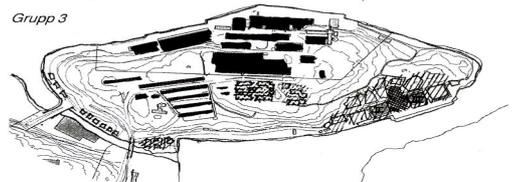
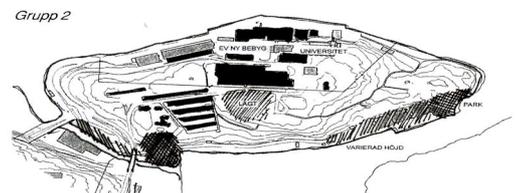
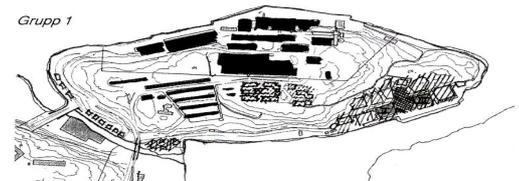
- ❑ Bringing into reality a new multifunctional area and, as a result, expanding the downtown of Stockholm to such markant spot on its sea approach as Kvarnholmen.



FIGUR 1 Kvarnholmen, Stockholm. Enligt gamla kartor och fotografier från 1800-talet. Husen, vi enades inte.



Plans developed at the Municipality of Nacka have researched and elaborated proposals to restore the water channel at the west part, as well as to construct a bridge at the eastern tip of Kvarnholmen.



PRESERVATION

WHAT DOES PRESERVATION MEAN IN THE LOCAL CONTEXT?

Preservation and restoration of historical structures has through the course of some perhaps 150-200 years evolved in different ways and experienced different theoretical approaches. Preservation/restoration has its roots in nineteenth century romanticism in architecture and urban design. It also had its origin in the neo-classic mixture, through which the nineteenth century architecture for the first time invented the "style" as something one could choose almost like wallpaper, as in earlier history style had always been a single ideal shared by the artists of a certain epoch. The early preservation concepts stated that *"the present century (19.C) learned how to capture the spirit of the past and re-create it."* The initial idea of restoration of historical structures widely allowed the opportunity for rebuilding, redesigning, re-inventing historical buildings/works of art. The truth of history was not constructed through investigation and documentation, but through stylistic knowledge. This is where we see **history replaced with its socially accepted image created by each epoch's present-day society. Though this method is absolutely in contrast with modern ideas of how historical monuments /structures /environment should be preserved, it reveals much about the real essence of the**

pride a community can take in the historical heritage.

It is in fact, the creativity of present day communities that gives birth to the heritage's importance, and not the very historical structure in its physical presence. Each society is its own history's creator, for no one could really read the symbols encoded in the historical environment without a favourable socially spread climate of present-day concepts of history. The architectural imagery implied in some of the older structures is deeply connected to the 19th century eclectic styles that are so much cherished in the inner city of Stockholm. **Industrial buildings from the past have that same representative values for the local identity as the historical city core.**

The Cultural Value

"Nacka has been an industrial community for many years, there has been no place for culture. But now industry is gone. And no one really wants Nacka to be a sleeping town.".... quote, Paul Ahlqvist

Of course culture should be extended past the traditional definitions. Nacka, and specifically Kvarnholmen, do possess a culture, albeit one which is presently in the process of change. Culture in the region is linked to the industrial heritage. **Now that the industrial functions of many of the areas and buildings are extinct, reassessing the cultural worth is a necessary step.** Reassessing this cultural worth has involved the work and

decisions of antiquarians linked to Nacka Municipality. Eventually, on the detailed plans, these structures targeted as possessing ample cultural value for preservation will be cited as “K-Marked”.

What calls for further attention in the preservation work in Kvarnholmen are the qualities of the areas identity and atmosphere, which tightly link to the *types of work activities going on in the area as well as the unique housing situation.*

Social/Cultural Sustainability

“The concept of sustainable development allows an integration of cultural, social, ecological and economic values and could become a new common platform that overcomes the short term perspective of the modern preservation movement and of current practice in building maintenance.”

-pg 235, U.Hassler, N. Kohler, “Cultural & Environmental Long Term Structures for the Built Environment

The preservation in the approaches involved in presently existing plans of the area is quite **limited to the physical structures**. Tribute must be given to the social “substance” which gives life to the historical reality that one can experience when exploring the area. Even though the structures may be degrading at places, **the image of history is still surviving within the social climate**, and can potentially be further revitalized.

The preservation of the structures and facades can give future companies and small enterprises in the area an image of caring for the local history and architectural values as well as lending the company its solidity.

KF was a very important player in the social dwelling construction of the functionalist era, which can be seen in the existing houses and flats of Kvarnholmen. This should be taken care of as part of the industrial and social heritage in the new planning of the area.

It must be remembered that physical improvement needs not be carried out to perfection. Preserving the climate for “multi-layered” redevelopment (potentially characteristic for Kvarnholmen) will bring new life where former activity has totally disappeared, as well as *sustain the existing activities and values that are connected to them, not only the physical structures that are associated with them.*

INDUSTRIAL WATERFRONT DEVELOPMENT

MEETING THE WATER HAS THROUGH THE COURSE OF URBAN HISTORY BEEN A TARGET OF DIFFERENT DESIGN APPROACHES, BUT IT HAS ALWAYS BEEN A VITAL ASPECT OF URBAN DEVELOPMENT



planning and development in these areas. Within this dialogue are the **major themes of the industrial heritage of the areas and their structures, the potential of the areas (usually focusing on the unused spaces and appealing waterfront location), and the benefits and detriments of their revival.**

Trends of industrial



reconversion

Industrial waterfronts, particularly through the Western world, have experienced over the last few decades a very interesting pattern of renewal and reuse. This pattern often involves the conversion (and calls for preservation) of the related industrial structures for cultural use.

There is a very specified trend occurring within this development involving the use of these areas for small businesses, educational and cultural facilities. The revitalization of industrial areas has encouraged (perhaps demanded) dialogue on the various concerns and interests of

History, architecture and cultural memory are precisely the elements which motor the initiative for preservation, yet *also* the renewal and conversion of an industrial region whose waterfront location, spacious and unique architecture and semi remote location create a very unique atmosphere and a potentially appealing portrait of possibilities for the region.

While the active industrial identity of the region is clearly belonging to history now, **the identity of the industrial culture does still remain (in a more passive sense), condensed in the structures and in people's memories. This identity is crucial as well as one of the most powerful attracting forces to the region.**

The widespread trend of industrial re-conversion is very much rooted in the forces of attraction that these areas present.

The gentrifying force

❖ AVOIDING THE “INWARD” URBAN SPRAWL

Potential threats for the area expected to arise as a result of stronger integration can roughly be summarized in connection with the **GENTRIFICATION-** trends, esp. as seen in Gåshaga or Hammarby Sjöstad:

- ❖ Sweeping wave of uniform developments, that will have the area occupied by housing and have it **integrated territorially into Nacka, but exclude its social specificity**. Then we must define our view of integration: not only territorial, but social linkage, where Kvarnholmen will become a lively part of Nacka as Kvarnholmen and not lose the potential that lies in its authentic value.
- ❖ Having the “urban sprawl” inwards instead of building the city inwards, that is to have the **precious historical environment conquered by the contemporary “inward” expansion**, just like the “outer” expansion of earlier periods where countryside was exploited to serve the city growth. **Uncontrolled expansion can be equally harmful when taking place “inwards”, as what is at stake now is not the physical substance, but the social and historical values that cannot be measured within the physical geography of the place.**
- ❖ It has to be perceived as a danger also that **too rigid limitations might be the**

result of cautiousness in introducing new activities or trying to avoid gentrification, thus **threatening to inhibit any substantial investment in the area**. Such unjustly measure might lead to a period of decay and degradation, followed usually by a boom that is likely to sweep away the remains of the already severely shaken basis of local identity.

Neighbouring areas

In neighbouring Finnboda, the multifunctional use of the space is quite rapidly developing and it will be interesting to see how it progresses here. This previous industry locale and boatyard is now home to a variety of services including a furniture company/store (Fogia), a small number of artists who utilize studio space there, a head office for a major clothing line (Diesel) and a metalwork facility, just to name a few. A representative at Fogia, described the area as attractive for its closeness to Stockholm and its waterfront location, as well as being a “häftig lokal” (cool place). She also mentioned the future potential in the area for other companies to settle in and the development of a more lively environment.



Finnboda is occasionally referred to in discussions of Kvarnholmen's future development. As its neighbouring region, presently undergoing significant changes, it does indeed offer a clue as to what changes we might see proposed for Kvarnholmen. More specifically, extensive changes in Finnboda are contributing to the gradual change of the Nacka coastline as whole.



As one area develops, pressure on the neighbouring regions might naturally occur, as upgrading infrastructure is called for and as changes (increases especially) in the level of access to the area take place.

Recent developments of other waterfront regions in Stockholm have revealed the trend favouring very exclusive developments in the conversions of industrial areas. Gåshaga and Hammarby Sjöstad are prime examples. In these areas, the recent exploitations have been very homogenous and geared almost entirely to exclusive dwellings.

Culture as a vehicle for harbourfront redevelopment and re-conversion is becoming a commonplace trend throughout Europe and the United States. Looking at examples from this trend is helpful to see the various ways culture can be applied in the

conversion of these unusual and increasingly appreciated zones.

The Tate Gallery of Modern Art in London is one example of a specific conversion. The structure where the Tate Gallery is now located was formerly a Power Station (Bankside Power Station). Rowan Moore's notes:

"As an industrial relic in the heart of London, Bankside represent a condition typical of cities throughout the post industrial world. Also typical is the conversion of such places into leisure or cultural use, a shift that is as a strange as it is commonplace. By transforming rather than replacing this ostensibly ordinary building, the Tate is dramatizing rather than obliterating the strangeness and contradictions of the change from industrial to cultural use."

-54/55, Rowan Moores,

"Vertigo: The strange new world of the contemporary city.", Urban Theory Compendium

Moore hits upon a key point. The increasing favourable use of industrial structures and spaces for cultural and leisure purposes is highly evident in cities throughout the Western world. Moore goes on to **discuss the preferential use artists often have for working and displaying in converted industrial space.** This preference is likely linked to many factors such as the vast interiors, potentially great light conditions and general unique atmosphere.

Depending on location, there may also be the crucial factor of lower rent than other studios or gallery space. These are some of the same factors that compel other cultural enterprises or institutions to locate their businesses and services in converted industrial space.

Educational facilities are another function that are appearing in this trend of conversion of industrial structures to modern and appropriate usages. The western harbour in Malmö, Sweden has over the past 5 years experienced considerable changes. One of the focal changes has been the adaptation of several of the structures there (constructed for industrial

purposes) to use for “Malmö Hogskola”, the city’s new and growing university. Malmö city and the planning office often refer to a crucial shift that is occurring now in their city. **Malmö, once a workers town and industrial centre, is now transforming itself into a “university town”.** Of course, the city’s identity will revolve around far more sources than their new university. Yet this recently born interest, which they have taken decisive actions to build, is an important window into the city’s atmosphere and the construction of its own identity. That the heart of this construction is taking place at the harbour, a previous vital node of activity for Malmö’s *former* identity is an interesting and relevant link.

Across the waters from Malmö, in Copenhagen, Denmark, there have been extensive industrial waterfront area conversions as well. In the 1990’s, the island of Holmen, previously with industrial functions, was re-designated for cultural and recreational use.

“The idea was to redevelop the area into an educational pole based on culture at the same time employing the force of the architectural and urban heritage of this 18th century site. As part of the plan, the state relocated four schools of artistic character to this area: The Royal School of Architecture, Theatre, Music and Film.”

-pg 96, Port Cities and Sustainable Development

Then the widespread trend of industrial redevelopment in coastline areas is to find its local implication in Kvarnholmen,

though not through abrupt changes, but rather in accordance with the area's existing potential. The importance of the area and its cultural identity should be sustained through the process of changes in utilization.

THE FORCES

Clarifying the complexity of the forces working in the region became one of our main project aims as the work progressed into learning more of the reality of present day activities and influences in Kvarnholmen.

As **KF** owns the greatest parcels of land at Kvarnholmen it can be said that they have the "**power of ownership**" while **Nacka Municipality has the "power of authority and approval"**. Together they can be seen as the main force within the power of planning. A close cooperation between these two is imperative for anything to take place in Kvarnholmen.

There are other actors who do play a definite role in Kvarnholmen, though perhaps not a significant force to the coming development.

AP Fastigheter is the owner of a parcel of land (60, 000 square meters) in the southwest of Kvarnholmen, where the Coffee Roastery was earlier located. The Swedish state has signed a 25 year contract to rent the space from AP (of which approximately 20 years is left). The Swedish state uses this space for the **Stockholm Dramaten locale, where set, scenery and related tasks for designs and**

preparations for theatre production take place.

Stockholm Dykeri (diving company) is another figure in Kvarnholmen, as the nominal owner of a majority of the southern shore as well as the parcel of land where the functionalistic terrace houses are located. This diving company is owned by **KF** and was responsible for recovering boats from the ocean floor near the coast. However, the diving company has no decision making power when it comes to development of the land. If the land were to be sold, for instance, it would be solely **KF** responsible for the decision making as well as profit gain, not the diving company.

Preservationists are also a force worth mentioning. Antiquarians linked to Nacka Municipality have been responsible for evaluating the cultural worth and preservation value of the structures. This is a necessary practical force and a strong determinant in maintenance of the areas historical identity.

Recently, evidence has surfaced of the role of inhabitants in the region, and how vocal and involved they are in changes proposed for the area. Nacka Municipality proposed to set up caravans to provide shelter for drug abusers and homeless in a parking lot near a dwelling area on the peninsula, where they have also proposed for immigrants to move. Their was a voice of protest from the

inhabitants, who commented that it was not a very welcoming gesture to immigrants in the area, to have these services set up right beside the dwellings where they lived. The tenants have proposed that the immigrants move into overnight apartments in the area, which have been empty since Spring. The matter has been taken to court. (DN 17 October, 2001)

discussion and decision making for Kvarnholmen, a necessary precedent to its development and revitalization.

It will be interesting to see how inhabitants respond to future changes. **Their own force may be one largely of commentary, protestation and support of changes proposed for the areas.** In our interview with Kf's Kvarnholmen Fastighehter, there was expression of the interest to keep the area as it is. The support, or lack of support, which inhabitants and workers linked to the region, to development plans and proposals may be minimal, yet may also be critical active force to the path and pace of specific proposals. How strong the community will is to preserve will come to be seen.

The table and chart below illustrate what we consider as the major forces in the active renewal of Kvarnholmen. These forces are the "players" who hold significant interest or influence in the development of the area. As we have outlined their particularities, the chart below is aiming to feature some of the complex relationships between them.

The catalyst potential discussed for each force relates to its role and capacity for spurring further

**FORCES TO MOTOR THE PROCESSES OF TRANSFORMATION
AND TO DETERMINE THE DEVELOPMENT IN KVARNHOLMEN**

SUSTAINABLE CITIES COURSE SEPTEMBER/OCTOBER 2001
KVARNHOLMEN PROJECT

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FORCES/INVESTORS

*Hold the **strongest catalyst potential** for renewal and development to occur. Investors stepping forward with the **interest and the funds** are at present most commonly referred to as the likely initiators of redevelopment and revitalization in the area

KF

*The **owner of the majority of the land** at Kvarnholmen, KF would appear to possess much opportunity to stimulate investor interest in the area. There is speculation in the planning and architectural community as to the role, capacity and interest which KF holds in Kvarnholmen. Nonetheless, KF is a major force in Kvarnholmens future.

NACKA POLITICIANS

*the politicians do hold influence, yet how much interest they would willingly assert to catalyse decision making in Kvarnholmen planning remains to be seen. **The perceived value of the area will be crucial for their own assertion of interest.**

NACKA PLANNERS

*Nacka Planners are quite enthusiastic about Kvarnholmen, and perhaps when development and renewal efforts increase, will operate more as initiative takers, joining forces with KF in planning developments.

***Planners traditionally have the role of technocrats (tool of politicians);**

*Planners should play the role of mediators, generating ideas, which can foster interest towards the area;

***Planners can make the problems a target for discussion.**

INHABITANTS/WORKERS IN KVARNHOLMEN

*Workers of the area are its tie to the rest of Nacka;

*Inhabitants are a force not to be neglected as they have proved to have strong opinion on local matters.

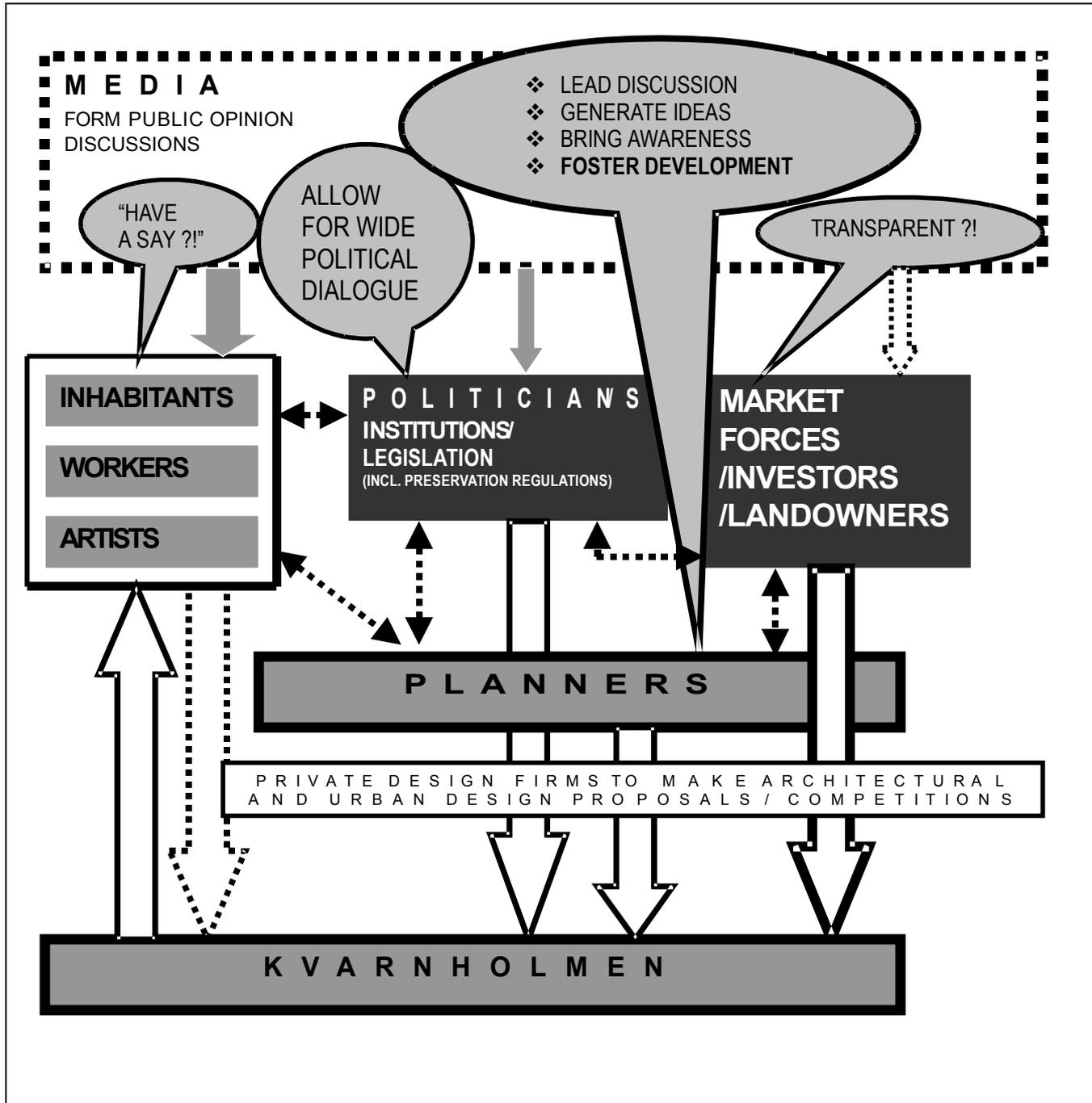
*Inhabitants are the ones who can preserve the link to the historical identity of the area and their presence defends the concept of the homogeneous urban environment, where traditional inhabitants are perceived as a major advantage of a mixed use area.

*Artists and small cultural enterprises contribute to the importance of the area as a source of identity for the whole community of Nacka.

MEDIA

*Media are those who can provide the ground and are the "transmitting" network of **public discussion**.

*Media exercise a powerful influence over public opinion, thus fostering the participation of larger segment of the population.



Forces to motor the processes of transformation and to determine the development in Kvarnholmen

HOUSING

In the 1994 plan, housing was proposed on the Southern Shores (Södra Kajen). Although this plan was not adopted, Nacka Municipality still maintains interest in housing being constructed on the southern shores in future development.

Due to Stockholm's housing "shortage", we too would like to propose that this shore be given preference for housing construction. In keeping with the unique architectural standard of the island, terrace housing constructed into the incline of the cliff could be an attractive proposal. Yet we would also like to emphasize caution against the construction of a homogenous exclusive housing development on these shores. There is space enough for a mixed use of style and price range. With the issue of housing, keen attention should be maintained as to the social sustainability of the peninsula and what this entails. The workers and services in the regions compose a strong part of the local society as do the peninsulas inhabitants. The construction of exclusive housing would not only be in direct discordance with what presently exists on the island, but could also stimulate a force of development and level of renewal (i.e. gentrifying) which will not, in the long run, be sustainable or welcoming for the services which *have been*, up to now, welcomed in the area.

FUTURE POSSIBILITIES

The waterfront properties of



Open the window to the future?

Kvarnholmen can, during future development become highly vied for. From a planner's perspective, there still remain vast possibilities to "exploit" the region. These possibilities are the crucial point of exploration and comparison.

There are numerous possibilities of what could occur in Kvarnholmen in the future. Which have chosen to focus on analysing five specific scenarios which we feel illustrate the most interesting potential and dynamics between the forces.

The development of these scenarios was also a practice in analysis of the forces at work in planning and their dynamics in the process and results of development.

FUTURE DEVELOPMENT OF KVARNHOLMEN		
SCENARIOS	Description	Reality factor
SCENARIO 1 <u>Proceeding on the Same Path</u>	KF keeps the land and no significant development or re-generation occurs. Implies a lack of initiative as well as delayed decision making.	High, yet to subject to change in the long run
SCENARIO 2 <u>Symbiosis</u>	KF remains the land <u>Symbiosis</u> - owner. Emphasis on cooperation with new investors and Nacka municipality	High
SCENARIO 3 <u>Municipal Initiative</u>	The municipality buys the land and sells parcels of it or rents out the space to different interests. Emphasis on the further development of the area 's multifunctionality.	Low
SCENARIO 4 <u>The 1 Purchase Scenario</u>	KF sells the land to one investor. The idea of a University or another educational Institution is a likely prospect in this case, supported by the preceding plans and similar cases in other cities.	High
SCENARIO 5 <u>Division</u>	KF sells to several buyers. This would largely contribute to the future of the multifunctional urban environment in Kvarnholmen.	Low

Table of Scenarios

Scenario 1
***“Proceeding
on the Same Path”***



This is the scenario of the present day reality. This is the scenario that will likely remain for at least the next few years, unless an investor steps forward to buy Kvarnholmen from KF or presents the capital to spur renewal efforts.

Contra’s

This scenario emphasizes the lack (or perhaps disinterest) of any initiative taking on the behalf of KF for further extensive regeneration and redevelopment of the area. Yet this is only a short-term perspective. A realistic view of the area, and the decisions which will eventually be made linked to its development, clearly show that this scenario will not remain the reality for years to come.

Pro’s

This scenario does imply a socio-cultural sustainability; that of allowing present day renters, namely Nackademin and the

handful of small cultural enterprises and services in the area to have the possibility to continue working and renting space. For while extensive regeneration and redevelopment of the area is an appealing possibility, the implication of this can strongly hint towards a gentrifying force in the area. This force could easily threaten to exclude and literally push out the businesses and smaller cultural enterprises who are now welcomed, economically and socially, to stay in the area.

Reality Factor

As long as this scenario remains the dominant reality, only minor changes in the area will take place (such as Nackademins present interior renovation of the eastern wing of Tre Kronor: see picture).



That it *will* remain the dominant reality for years to come is not realistic. New development and renewal efforts *will* come to Kvarnholmen in the coming years.

However, though there is considerable interest in Kvarnholmen, and a clear potential in the space there, this is

the scenario we can expect to see in the area until some crucial decisions, and perhaps investment plans, are made.

Scenario 2 **“Symbiosis”**

In this scenario, KF maintains ownership of the land and engages in mutual support with Nacka municipality and together collaborate with an investing force. Their mutual support would be in the form of planning and ensuring that the renewal requirements for the area are fulfilled. Mutual support would also be in the form of ideas and information exchange. A mechanism of collaboration should be thoroughly elaborated on (the likely task of Nacka planners and KF representatives) so that KF's decision making and management of the area is carried out in full accordance with the municipality's priorities.

Strategy

Together, KF and Nacka Municipality attract partners for cooperation and seek to achieve an investment influx into the area. Media can play a very influential role in this phase, helping to develop an image making strategy which would portray the cooperative links between KF and Nacka Municipality as well as highlight KF's role as a socially responsible company. Emphasis on this role could stimulate a specific investor interest and thus link to and influence development in Kvarnholmen.

In 1995, the combined efforts of media, KF and Nacka Municipality

resulted in a brochure entitled “Kvarnholmen”, in which they describe the area in a comprehensive fashion and offer some attractive and interesting possibilities for the future development of Kvarnholmen. A similar effort directed towards investor interest is the projects suggested strategy to catalyse this **triad of cooperation**.

Objectives

The municipality's aims in this scenario would be to provide the planning potential, clear strategic priorities and momentum to further stimulate Kvarnholmen's renewal. An additional objective would be the ability to possibly have the opportunity to apply their own planning visions.

KF's own objectives might benefit from further focusing on their traditional role of **society builder**, as an organization attentive to public interest and the **common good**.

Long term objectives, amongst all the forces involved, would include the **assurance of the multi-functional use** of the area in the future.

Pro's

Version1: The most obvious advantage of this scenario is the **cooperative efforts** it demands of all the major actors involved- KF, Nacka Municipality, and the investors. Their cooperation in the development of the area may provide the necessary range of opinions and ideas that are linked to the varied aspects of what Kvarnholmens renewal and

development entail (i.e. from preservation focus to interest for housing construction). KF's advantage would be the continuation of their position as the greatest landowner.

Version2: Another advantage to be viewed here will appear in the case of future purchase of the land in a longer perspective, which is very likely even after the realization of this scenario. But in that case, it is likely that if many partners/tenants have collaborated with KF earlier on that area, there will be just as many buyers (eg: previous tenants). If activities are developed before the purchase of land in Kvarnholmen, more likely it becomes that a future purchase is connected to division of the land. In many ways the division of ownership can facilitate the mixed-use environment we would perceive as beneficiary (it is more likely not to "exclude" the arts/small scale cultural activities from future development).

Contra's

If the investing force is a single power with plans and interest for exclusive development, and the capital for it as well, Nacka Municipality and KF granting them the permission to develop and proceed as they choose can be a significant con. Their granting of permission and approval may be in link with the pretext that the new investor of course abides by preservation laws and other regulations for the area. However, if the new investors plans are geared towards a more exclusive form of development, the discussion of social sustainability on the island will have reached a critical peak.

Another con is the potential for disagreement and inability to synthesize planning ideas and visions. However, we also perceive this as highly unlikely. The 1994 plan demonstrated quite well the ability for a triad of forces to come to terms and present an interesting and attractive plan proposal. Unless Nacka Municipality or KF have discrepancies with the proposals and ideas of the new investors, there are few cons to be perceived in this scenario.

Reality Factor

This rates high on our reality-potential scale! Paul Ahlkvist at Nacka municipality stresses the importance off close cooperation with KF to manage the renewal of the area. Since the Municipality and KF are the main actors in planning for Kvarnholmen today, their cooperation is most likely to be the best way to break through the "standstill" of Kvarnholmen. The 1994 plan is an example of this scenario (the investor in that case being the university).

Scenario 3 **“Municipal**

Initiative”

In this scenario Nacka Municipality buys Kvarnholmen and sells (or rents) parcels of the land to different interests. This scenario emphasizes the municipality’s role in the further development of activities on Kvarnholmen. There is also a particular emphasis on multi functionality and active efforts, on the municipality’s behalf, to prevent exclusive development to occur and further isolate the peninsula.

Objectives

In this scenario, the municipality sees Kvarnholmen as an important area for renewal and they act on an interest to be even more involved in guiding the development on the peninsula. Regeneration of one of the prominent spaces of their municipality would be a driving force in their decision to purchase.

To prevent the development of Kvarnholmen from taking the route towards homogenous exclusive development (the route other industrial waterfront areas have taken) would also be an objective of the municipality. Perhaps a more multifunctional use could be secured easier if the municipality has control over who buys and uses the land.

Strategy

The parcelling off of land may involve a strategy of keen consideration to how the various buyers and their interests will

operate and develop together on the peninsula.

Con’s

The municipality *could* take advantage of their situation as landowner and cater to certain investment interests which would lead towards an exclusionary development on Kvarnholmen, increasing rental prices, allowing wealthier businesses to move in and eventually ousting the ability of present enterprises to stay.

Pro’s

By purchasing the land and dividing it, the municipality can open up the area for variety of uses.

Several landowners could encourage development of Kvarnholmen further in the mixed use direction. A likely landowner on the southern shore would be a housing construction company. The municipality can play an influential role in steering this development so housing alternatives exist for inhabitants from a range of social and economic classes.

Community services could be located in the area as well if the municipality would like to keep land for its own activities. A variety of interests (businesses, education facility, and cultural enterprises) would constitute the use of the space on the northern coast. Diversity of land use is a clear potential, and positive, of this particular scenario.

As landowners, Nacka Municipality would have the

opportunity to preserve areas of cultural and historical value

The purchase of the land will of course involve a great cost for the municipality, but at the same time it might carry considerable profit in the long run. The advantages are not only economic, but social and cultural as well.

Reality Factor

Although it is an ideal scenario, and attractive in its implications, we do not rate it high on the reality scale, as it seems quite unlikely that Nacka Municipality will purchase the land, if even to sell it off again.

Scenario 4 ***“The 1*** ***Purchase***

Scenario”

Objectives

In selling the majority of Kvarnholmen to one investor, KF's main objective would appear to be economic gain.

Strategy

As KF's interest in this scenario would be to sell Kvarnholmen, an efficient marketing strategy and stimulus to investor interest would be necessary. However, even without a succinct marketing strategy, it is possible that an investor would step forth to offer a purchasing price for Kvarnholmen.

Con's

What the new landowners intentions for Kvarnholmen are is the focal point of both the contras and positives in this scenario. Purchase of Kvarnholmen by one investor with a complete plan for construction and renewal could lead to a very homogenous development of the area as well as, in sync with other waterfront developments in Stockholm, a very exclusionary development.

The investor which purchases the land may only be concerned in making as high return as possible and then to sell it. They might construct and utilize as much space as possible to get the most out of the land and the highest price for selling. If the new investors interest is in maximizing the profit (or maximizing use of the space) little consideration may be given to the green area and the importance of the sites heritage.

Pro's

The clearest pro in this situation would be the likely economic gain made by KF in selling the land, for it is not likely that they will part with Kvarnholmen unless considerable profit making potential is involved (if in fact they agree to sell at all).

That the municipality has only one other force (the investor) to communicate with could be a pro, in terms of coming to agreement and influencing ideas.

Reality Factor

This rates fairly high on our reality projection scale. It is possible that this scenario could occur quite soon, if an investor steps forward, but what is more likely is the

occurrence of this scenario in several years.

Again, the likelihood of this scenario rests on KF's decision and interest to sell Kvarnholmen, and this links to how valuable (cultural, historically, economically) they view the land and to what extent this value is an element they would like to be associated with through the role of landowner.

Scenario 5 **"Division"**

In this scenario KF sells the land to a few different buyers. Development might proceed quicker with this scenario and the probability that some of the projects are carried through is higher if there are several landowners. You get something similar to a domino effect, when one developer begins to exploit and the others follow.

Objectives

In selling the majority of Kvarnholmen to one investor, KF's main objective would appear to be economic gain.

Strategies

The strategy demands are similar to those outlined in relation to scenario 4.

Contra's

The presence of a few different landowners and investors could create conflict. The conflict may be overt, as in direct disagreement as to how the area should be further developed. The conflict

may exist on another level, with too many different housing types or different building characteristics.

Pro's

It may be easier to attract investors for the individual landowners because the plots and projects would not be so extensive (spatially and economically). Several landowners could also give more variation in the areas that will be built because of the owners different opinions and visions. Different potentials and possibilities in the area can be revealed when there are several investors with various perspectives. However, as stated earlier, this could also serve as a blockade to agreement and development.

Reality Factor

This scenario does not rate high on our reality scale. If KF sells the land, we project that it will be to one major investor.

COMMENTARY ON SCENARIOS

“The market stands for the solution”

-Jan Inge, architect, Stockholm City Planning Office

As to the range of possibilities for Kvarnholmen, we conclude that the area's future does indeed lie largely in the hands of a purchaser or investor. What developments we can expect to occur have everything to do with what the investment interest is.

The strategies we have discussed in the scenario mainly refer to economic capacities, marketing skills and pr techniques (such as the “image making” strategy). These are fundamental components of a strategy for redevelopment of an area.

We would also like to suggest that the strategy incorporate an intensive social and architectural interest. The presence of antiquarians and preservationists are an assurance that the latter interest is represented.

An interest in the dynamics of the local “society” are also, in our opinion, fundamental and will serve as an interesting key to the path development takes, what new elements in the environment are introduced, and which are sustained.

Initiative is also a basic to the strategy. Initiative can be said to have a force of it's own in the present situation of Kvarnholmen. With the lack of initiative, and thus presence, of a new investor, extensive changes will not occur.

The amount of initiative KF and Nacka Municipality apply to the area will be revealed in its gradual renewal efforts.

CONCLUSIONARY PROPOSALS:

- **Kvarnholmen should be seen as a rare resource in Stockholm, not as land that can be exploited at the highest bid.** Within the planning and architectural community of Stockholm, there appears to be considerable interest in this area as an appropriate zone for cultural enterprises and related community use. This is a favoritism of usage we are also interested in.

Multifunctionality concerns:

- Our focus on multi functionality for the area is linked to our concept of social sustainability. Specific forms of multi functionality would involve mixed function structures (services and building on the first floor, and dwelling on the upper floors). The dwellings themselves should constitute of a range of possibility (when it comes to size, standard and site). The mingle between housing and offices can create a living islet, that is not left empty and dead or any time of the day. The focus on mixed use also calls for strong attention given to the

services which are operating in the region.

- There is a kind of flexibility in the possible use, that is common to industrial buildings in general, so favouring various reuse instead of demolition. Preservational concepts in planning should not impose a frame too rigid which might inhibit developments of smaller scale. Favouring various reuses of the industrial buildings in both sites would encourage a flexible attitude to the buildings preservation. The physical environment, possesses the heterogeneous character, allowing for accommodation of different activities, as the typology of buildings is wide enough.
- Further diversification of the use of space there could benefit with sustained respect to local culture. The environment as inherited from the period of active industrial expansion, avails some helpful conditions for functional diversity.
- The maintenance of academic facilities on Kvarnholmen (specifically the presently expanding Nackademin) will partially contribute to the maintenance of the functional variety of the area.
- We suggest tailoring planning visions for this

area to a degree where they will not send rental rates soaring and catalyse the gentrifying force which can be seen to have fostered homogeneous developments in neighbouring shores as well as other industrial waterfronts.

Sustenance of the green environment:

- The green space in Kvarnholmen has been relatively unexploited. Future development of the area will likely infringe on some of the green space, as it is extensive, yet keen attention should be given to preservation of this space and integration of it into any newly built areas, especially as far as they would much contribute to the quality of housing which is likely to occur on the southern shore. This green space is a unique feature to Kvarnholmen's identity and a wonderful complement to the industrial locales.

Suggestions for transportation:

- Transportation issues related to Kvarnholmen will certainly come to the forefront when further development of the area is underway. Our ideal location for the bridge would be the northern tip of the island, leading into Nacka Strand.
- A link that is much to be appreciated is a system of ferry routes tying Kvarnholmen to the centre

of Stockholm and Djurgården, etc.

- Today Kvarnholmen is open for the public but not many are using it as a public space, probably because of the lack of public activities in the area. Also the remote site and undermined public traffic could be a reason for this. You do not come across Kvarnholmen by an accident since no roads or rails pass through it today. We support the proposal for a traffic link from the centre of Stockholm, via Kvarnholmen, out to Nacka Strand would bring more people through the area and most likely open up peoples eyes to Kvarnholmen.

- ❖ We would like to propose that cautions be taken in future investment and development of the area so that the homogenous, exclusive development seen at other shores does not reinstate its trademark here.

Emphasis should be placed on gradual change in the area. We are in strong agreement with the attention given to the cultural and historical worth, yet we also feel it is important to not grasp the past too tightly if we want to see renewal efforts and development occur in this area eventually. *The challenge for planners may be precisely to find the balance between cultural historical value and economical aspects.*

It appears to us that it is in KF's greatest interest to remain landowner of Kvarnholmen, not only out of interest for its social and historical value, but also for its economic value. The renewal of Kvarnholmen will occur, and new developments, such as housing on the southern coast, are likely to occur alongside this. We are also interested in KF using this development and renewal opportunity to reemphasize its role as a proponent of the "common good" and public interest. As an organization with such a strong local and historical identity, we also propose that KF restimulate the planning and architectural interest it has previously held, through increased initiative taking and strategy developments linked to its property.

A series of interviews gave us a glimpse of the enthusiasm and keen interest which exists in the planning and architectural community for Kvarnholmen. This interest is vital and should be utilized. Johan Nyren, of Nyrens Arkitektur stated that it would be very much in their interest to work together with the forces responsible in if the decision was made to further develop Kvarnholmen. Nyrens was the architecture firm hired for the 1994 plan designs (a projection of the university structures in the area). Nyrens is also the firm linked to the present developments occurring in Finnboda (Dag Cavallius is the responsible architect for the detailed plans), a position they earned through a competition in 1994. When an investor has put capital towards a development

project, the appropriate moment will come for architects and planners to take further initiative for participation in the area's planning process.

What we would like to further propose in our project, as a more **socially sustainable approach to historical environment, is that preservation forces in planning should consider not only the historical structures, but also the sense of community and belonging that is the vital fluid of that environment.** This implies that preservation of Kvarnholmen includes the *reestablishment of the relation between the citizens of Nacka and the specific area on the Northern Coast that for so many years played a significant role as an urban landmark and as a source of local identity.*

- ❖ The encouragement of facilities of cultural and community focus, such as a museum and cultural center could be a positive, appropriate development. This will further open the space for public access as well as relate it to the neighboring areas, in accordance with its role as part of Stockholm's sea approach.

A VITAL CULTURAL QUARTER

Kvarnholmen's potential role as a vital cultural quarter is one to be

strongly considered. We emphasise that a cultural use of the old buildings would be desirable for Kvarnholmen. Stockholm Dramaten has at the present a part of their activities located at Gäddviken southeast of Kvarnholmen and if some more cultural institutions are encouraged to move out to Kvarnholmen and its surroundings this could result in some sort of a cultural centre of Stockholm. Places with a large amount of cultural activities often bring a jovial atmosphere and it would also open up the area for the public, which the Municipality stresses as an important task for the future. The cultural activities also have a tendency to bring other meeting places for the public, as for example restaurants and coffee houses, into the area.

So how should we make use of the unique features which are so finely linked into the structures and the identity of Kvarnholmen? Because of Kvarnholmens very remoteness, special events are a highly recommended possibility to generate further community interest in the area as well as to welcome it as an open, accessible space to visitors and inhabitants of Stockholm. The cultural worth of the area, linked to its representation of an industrial historic era of Stockholm, can be used as a strong ingredient for investment interest and revitalization strategies. Yet this cultural worth can also be finely integrated into the very plans. One proposal is KF's construction of a museum in the area, or hosting a cultural event such as

Wiraspelen, which is an outdoor theatre incorporating role-play.

A KEY TO REVITALIZATION

We are interested in seeing a continued reinvigoration of interest in the area. This interest exists in the community, yet remains to be applied. It is clear the bulk of renewal efforts and new developments will come with the introduction of a new "actor" (the investor/s). When this time comes, the curious attention and enthusiastic interest which exists for Kvarnholmen should be used as a resource.

"The tention between old and modern is striking."

Kvarnholmen brochure, pg13)

This classic situation of old on the brink of meeting new can be an attractive element to interest investors. This situation is a perfect opportunity for the impressive stature and extensive space of Tre Kronor and its surrounding buildings to be complemented, but not shadowed by new development parallel to regeneration activities. We would like to see the continued conversion of this industrial space to further accommodate small cultural enterprises, education and community facilities. We find the presence of these services and facilities in the area as highly appropriate. Planning and political discussion should continue generating community interest in this area.

We propose that further discussion is fostered together with planning initiatives. We hope this dialogue will generate

awareness and avail information to the possible partners and the community, whose active interest towards the area's potential will nourish development options.

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