

THESIS REPORT II EMILY MATIS
\\2016

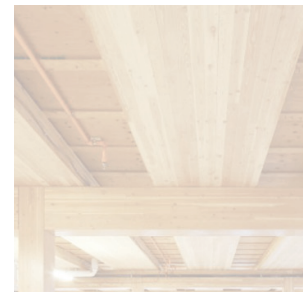
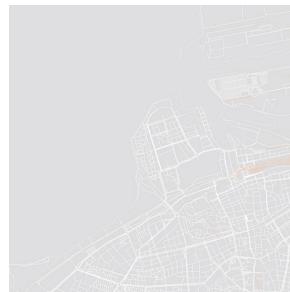
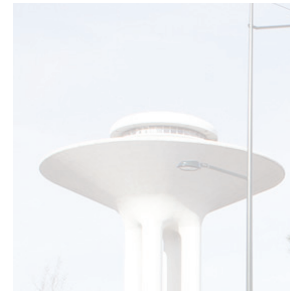




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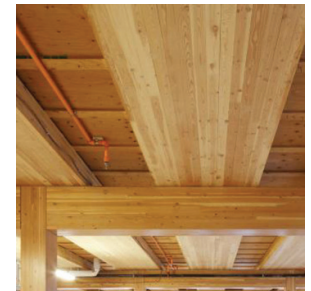
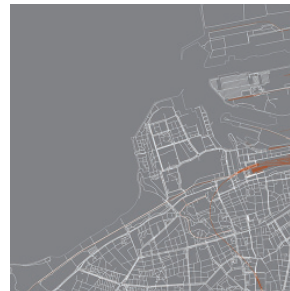
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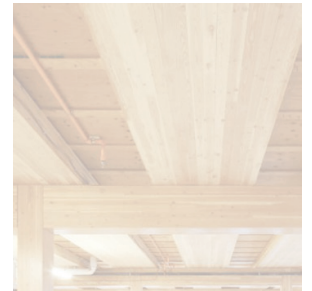
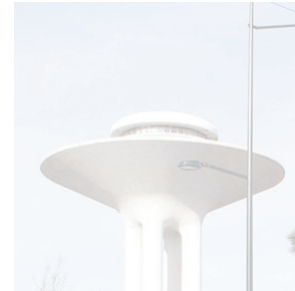
DYNAMIC CITY المدينة الحيوية

REGENERATIVE SOCIAL EQUITY WITHIN ENERGY-INDEPENDENT DEVELOPMENT

HYLLIE DISTRICT, MALMÖ SWEDEN

EMILY MATIS
NEIS THESIS STUDIO 2015-16
UNIVERSITY OF OREGON
PORTLAND, OR

INTRODUCTION SPRING SEMESTER



INTRODUCTION\

During the months that I was investigating the issue of Syrian migration to Sweden, a lot of things changed. The situation became more dire in Scandinavia for the welfare of refugees. Both Denmark and Sweden tightened their regulations, and began threatening to stop supporting those coming over the border.

Additionally, the news came to light that even though Syrians have been the largest group to seek a new life in the north, a lot of other foreign-born refugees and asylum seekers were under-represented and in need of help to gain independence and freedom to begin their lives in a new state.

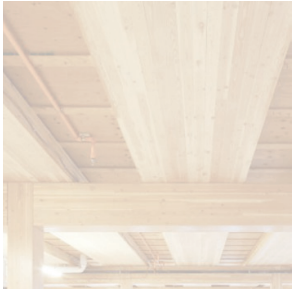
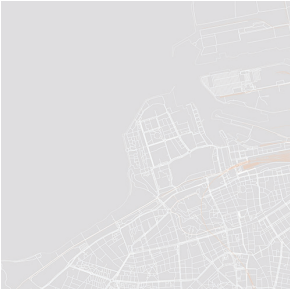
I decided that in order to best discuss the issue of integrating housing through social sustainability that the title of my presentation had to change from "Syrian Refugee Housing in Sweden" to "Dynamic City: Regenerative Social Equity in Energy-Independent Development," which more properly represented the idea that the social aspect of sustainable development in Hyllie should be developed further.

Worldwide we have focused so intensely on what is necessary for sustaining environmental sustainability that we have not tackled the even harder subject of social sustainability. As we rocket toward a 2° change due to greenhouse gas emissions, we are seeing more and more people have to migrate out of their homelands in order to save themselves, from political or environmental disaster. If we don't learn more about how to successfully integrate our growing urban centers, even if we save the environment, we will still not have a world worth living in left. We must invest in ourselves, and our neighbors, now.

Emily N. Muel



INVESTIGATION THE CRISIS CONTINUES



INVESTIGATION\

SECURITY\

Part of the study of changing conditions overseas was to observe the physical security measures made at the train stations linking Denmark and Sweden.

AID & OPPORTUNITIES\

I looked into the number of non-profit and independent citizen aid groups within these countries, to see which groups were helping the most, how, and why.

POLICIES\

Since I left Denmark, policies on both sides of the bridge changed. I looked what had been different, and the ramifications of these changes.



(Photo credit: Thelocal.se newspaper online.)

INVESTIGATION\ THE CRISIS CONTINUES

The first security change I ran into at the train station at the Copenhagen Airport was a long line of cops, and a roped off entry way. Police were taking pictures of everyone's passport photos using only cellular phones. All of it seemed very sketchy, and not like Danes at all, who above all else, have heralded "trust" as the social concept that holds them all together.

The second change was the fence below. Just a few months earlier, no fence divided the two already quite distant train platforms. The fences stretched out for the entire train station. There was an intense, uneasy feeling of distrust permeating the area. Everyone, all the passengers, were tense, while the police laughed and joked with each other.

On the other side, in Hyllie station, more fencing was added as well, dividing sides of the platforms awkwardly, causing a bottleneck of traffic up to the escalators. Police checked passports as people exited, and additional officers boarded the train cars to investigate those still riding. Everyone waited nervously.



INVESTIGATION\ THE CRISIS CONTINUES

As part of my investigation in person, I went to an "Asylum Vacation" party thrown for asylum seekers who were living outside the city in centers. The party was sponsored by volunteers of the Danish Red Cross. I had no idea what to expect before I got there, but what I found was young Danes out on the town, having a good time in the name of solidarity.

The party was thrown north of downtown Copenhagen in an event space called Bolsjefabrikken ("The Candy Factory,") covered in miles of colorful graffiti murals. Rows and rows of bikes were cluttered near an entrance that I found by following the sound of thumping techno. As I approached the door, three people huddled around candlelight welcomed me and accepted my donation.

Drinks were cheap and dancing was plentiful. Small groups of volunteers and asylum seekers were huddled together talking, laughing, drinking and dancing. It was a small gathering, but it was heartening to see people gather together to try to forget the hardships for a few hours, and to just rejoice in getting to know each other.





Welcome to Asylum Vacation #4.
This is a Soup Kitchen. This is an Event. This is a Party.

When we look outside our windows the sun is desperately trying to break through, but it is still dark and we still need a break. Do you? This is a new year of Asylum Vacation and this year we will keep on hosting every last Friday in the month for the rest of the year.

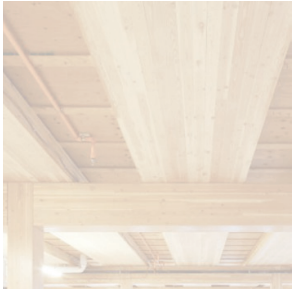
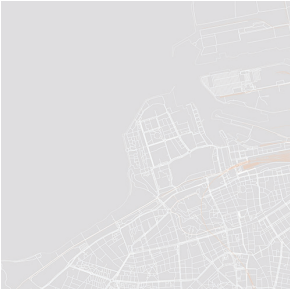
And you can count on us continuing to long for other places, to long for other ways of living. We are sad and we are angry. We still can't find any break. So tonight we want to invite you for a vacation to a different place. We are gonna make Ragnhildgade into our Beach of still unimagined hopes, beings, families, revolutions, joys, loves, ideas, rhythms and dances. Tonight we eat together, we stay together, we rage together, we take care of each other, we create together, we talk together, we dance together and go on a vacation to Elsewhere.

Join us in our escape attempt Friday the 25th of March, soup kitchen at 19.00 and the music starts at 21.00.

(Above, left: Security gates located on the same property as the "Asylum Vacation" party, where refugees were staying, I assumed, since it was operated by The Red Cross. Above, right: Advertisement picture for the event from Facebook post. Below, right: Text description of the event by the organizers. Below, left: map of the non-profit venue in Copenhagen.)



EXPLORATION VISITING SWEDEN



EXPLORATION\

SITE\

By visiting, I was able to walk the grounds of Hyllie and see the developments in progress surrounding it: information not available anywhere else than in-person.

PRECEDENT\

By chance, a link of interviews I arranged lead me to visit a precedent for an existing new live/work development in a former ghetto of Malmö, empowering immigrants as small business owners.

(Photo: Taken while standing in the water tower park across the train tracks from my chosen building site.)



EXPLORATION \ VISITING SWEDEN

\HYLLIE SITE

Even though I had visited Malmö before, I hadn't yet visited the Hyllie site. Hyllie is constantly developing, and a slew of new residential housing was being constructed while I was there. Even the office buildings designed by Henning Larsen Architects was still not fully completed, despite their presence in the below photograph (bottom right corner).

Right now, Hyllie exists as a developing economic center. Because the housing is just being built, right now the only people on the street are visitors. Shopping is popular in Malmö in general, because the prices are lower in Sweden than they are in Denmark, and the Emporia Mall is brand new.

After visiting it became apparent more than ever before that this area could benefit from having a larger range of economic options for people, apart from fancy expensive condos and pricey hotel rooms near the Malmö Arena. It would be helpful if people trying to get jobs and get on their feet could be able to house their families close to their jobs, to provide Hyllie with a community instead of seeing the area empty out at night once the shops were closed.





(Above, left: Stairs leading up from the Hyllie Train Station. Above, right: West entrance to Emporia Mall. Bottom, right: Hyllie Train Station above ground. Bottom, left: Hyllie Train Station above ground, facing Emporia Mall, evening.)



EXPLORATION \ VISITING SWEDEN

\ LIVE-WORK PRECEDENT IN ROSEGÅRD

While visiting the architecture firm MKB in Malmö, I was given the contact information for a business owner at the live/work development in the Rosegård district of Malmö.

All of the business owners were immigrants who have lived in Sweden for a number of years

and could finally have the affordable opportunity to rent out their own business store front, with an apartment in the back of the property.

One of the owners was nice enough to walk me around and introduce me to everyone else, and tell me about where they were from.

He said that everyone here depends on everyone else, from the fresh market to the butcher shop, to the restaurants. They had all dreamed of owning these businesses, and the live/work opportunity made their aspirations come true. These businesses were started in an area that was previously exclusively housing only.





(Above, right: live/work butcher shop. Right: Butcher shop detail. Bottom, left: Location of the businesses, in front of renewed housing blocks by MKB)



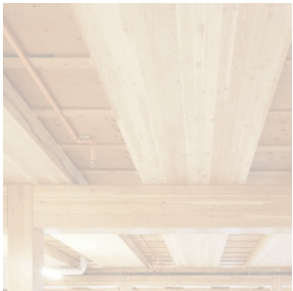
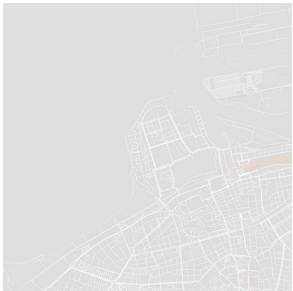


(Above, left: Fresh fruit and vegetable market. Above, right: An owner of the bulk spice shop. Below: close-up of the bulk spice shop bins.)

*(Above, right: live/work
butcher shop. Right:
Butcher shop detail.
Bottom, left: Location of
the businesses, in front
of renewed housing
blocks by MKB)*



INTERVIEWS THE EXPERTS



INTERVIEWS\

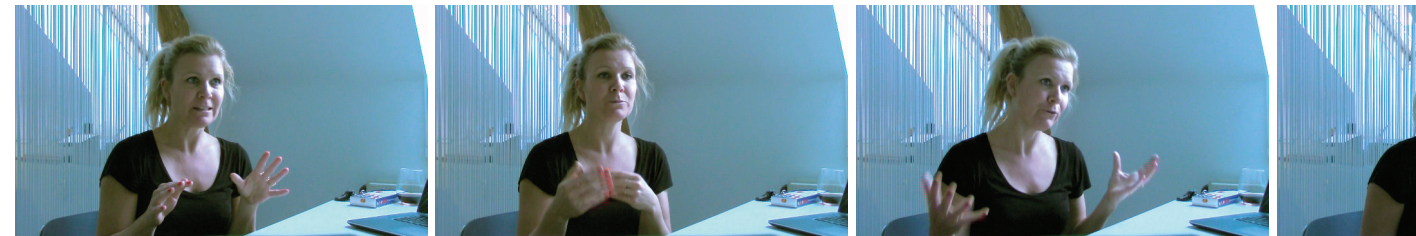
LOCAL KNOWLEDGE\

Copenhagen is such a great city that attracts brilliant minds, and I was very fortunate to be able to contact so many experts in the same area without having to travel outside the city limits.



CONNECTIONS\

Many of my interviews on this trip came up at the last minute, via a suggestion from someone I was interviewing at the moment, who knew someone else I should talk to as well. I am so grateful for those connections, and the people who made themselves available for this cause.



MOVING FORWARD\

The people who care passionately about social and environmental sustainability are still in the minority, so it was beneficial to connect to many people who knew each other, and then be able to complete the circle and have the other people get to know each others' strengths as well. Hopefully in the future we can have gatherings of the hearts and minds who want to work toward more inclusionary design.



INTERVIEWS\ THE EXPERTS

\REFUGEE CRISIS INTERVENTION

My interviews overseas began with meeting with Marie-Louise Holst, founder of Matters Arkitekter in Kobenhavn, DK. She teaches at the Danish Institute of Study Abroad, and I knew through a friend that her firm was working on a proposal for refugee housing called Next Stop Home. (Matters' preliminary rendering is below.)

After talking with Marie-Louise, she put me in contact with Tore Qvist, who is a specialist in refugee needs and relations that assisted with the development of her project. Tore works with Emergency Architecture, which addresses need for shelter all over the world.

Finally, those interviews lead to talking to Michala Bendixen, editor of Refugees Welcome (a helpful website guide) and a lawyer that assists asylum applicants. Michala is in high demand but graciously let me have a phone interview even during a hectic holiday week.





MARIE-LOUISE HOLST ARCHITECT
MAA, Founding Partner at Matters
Arkitekter, Practicing Architect and
Instructor at DIS

COPENHAGEN, DK

"Can you talk about the process of starting a refugee housing project, why you started it?"

"It started with a friend, a colleague, contacting us... It was a response to the horrible container-kind-of living that they were offered now...most councils were in panic, where do we get a lot of living places quickly... and most of them started to rent off-the-shelf pavillions..."

... and these pavillions, to us, seem ...they have **no identity**, they are put without any thought for the context, they are just placed somewhere that has nothing to do with the local communities, and they become something foreign in the landscape, in the context, so it becomes a place where people don't want to live next to these people. And that's a perfect start for a **disaster in terms of integration**. It's really hard to feel at home in a place like this.

We are proposing a way of doing a program for a building, or **housing, that could help integration**. So yes, we are doing kind-of pavillions, but we are doing them in a different way and they come with a social program... Part of the deal, is that if the council buys these [pavillions], we have to make a study of the context, and make sure that whatever we put in the common facilities is something that the locals in the context can use as well. So hopefully we are creating a **platform where they can meet**, and where happy synergy can exist.... instead of it becoming "them and us" ... maybe these houses for refugees can be a platform for something good to happen in our society."

"What is sustainability's role in architecture, and architecture for refugees?"

"To me the buzz word is **"social sustainability,"** right? Of course, I believe the materiality and so on also needs to be sustainable, but I am more excited about the social aspects of the word sustainability. I know people discuss it in many different ways, whether it's the right term or not, but the way I understand it, social sustainability is that it is somewhere that socially works and it will keep working. Some bands will be shaped between people and it will be successful in a social way.

So in terms of the other sustainability, the green way of thinking, of course it is a perfect opportunity, when you are building something, to make it sustainable at the same time. But it's also about thinking , 'How can I take some of these **green aspects and make it a social thing?**'

So, for example.. we have the very hip urban gardening, on the roofs, which is a semi-private zone where the neighbors can meet and start to talk... it's just for the people living at the actual housing, but that's where they can meet and have a community around growing their vegetables for cooking. So, very basic, but things that give people an **activity together** is always a good ice-breaker between refugees."

Transcript selection from an in-person taped interview with Marie-Louise



MICHALA BENDIXEN LAWYER,
EDITOR at Refugees Welcome

COPENHAGEN, DK

"Do you think [the housing situation] is more vulnerable for people who have not achieved asylum yet, are they in more need of better housing at this point?"

"Well, they are all in need of better housing, but, of course there is a difference whether it is temporary or permanent housing, and it is only people who are waiting for their decision who live in the camps. Once you get asylum then you will be accommodated at the municipality, in a normal house. But the normal houses that the municipalities have are **insufficient** and they need much more, many **more small and cheap apartments**. Because what they have vacant is usually much too expensive for refugee families.

So, they really have a problem trying to find any kind of housing. So the result is often that they have to place people in a **temporary place** which is not fit as a permanent house, more like an asylum camp actually, or somewhere you would live while you were studying or if you were enrolled in the military or something like that. Like barracks, or larger buildings with shared bathrooms and kitchens, which is not like a permanent solution for a family for instance, on the long term.

So you have this, um, acute problem of finding houses from the municipalities for people who get asylum, and the camps are like the opposite problem, where you have a structure where people are not allowed to live in normal houses, even if they could actually find it, but the camps are designed to keep people in a very basic and not very natural way of life. Because **the purpose of the government to keep people at a distance from society** while they are not really supposed to part of society yet. That's the idea.

"Oh wow, that is terrible, um ---"

Yeah, it is but, that's how it's been for twenty years. You don't want asylum seekers to feel at home and they shouldn't integrate into society and get any idea of staying if they are supposed to go home one day, so that's how it works, and I think that's really stupid in a period like this where we actually **give asylum to 86% of asylum seekers** so very few of them are NOT going to stay, so why not start the integration process right away? That would make life better for all of us, especially for the asylum-seekers of course."

Transcript selection from a phone interview with Michala

INTERVIEWS\ THE EXPERTS

\SUSTAINABILITY

I approached several different types of experts to talk about the present and future of "sustainability" in Sweden. The first person I talked to was Bo Christiansen, an architect in Denmark who specializes in sustainable development. It was with Bo that my class in Fall 2015 traveled around Sweden and Finland to see sustainable housing developments such as Hammarby Sjöstad in Stockholm.

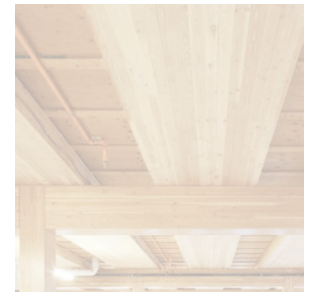
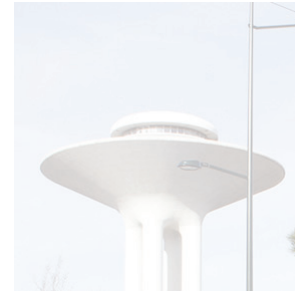
The second person I talked to was the Communications Director of Malmö, Daniel Skog. The city has put out a lot of media discussing their future plans for sustainable development and defining Malmö as "Sweden's Most Climate Friendly City." I wanted to ask him what plans were already enacted, and where development was headed in light of how things have gone so far for the city.

The third expert I talked to was Carlos García-Robles, a specialist in renewable energy technology as well as the social and environmental issues related to technological development. Carlos is an instructor at the Danish Institute of Study Abroad, and has also been an activist in organizations such as Friends of the Earth, and a planner for COP15.



(Left: Lillgrund Wind Farm, 10 km off the coast of southern Sweden below the Öresund Bridge, which connects Copenhagen to Malmö. It has 48 wind turbines and a total capacity of 110 MW (megawatts). They are 115m tall, and can meet the capacity of 60,000 homes.)

DESIGN DEVELOPMENT \ ALTERNATES



DESIGN DEVELOPMENT\

GREEN CORRIDOR\

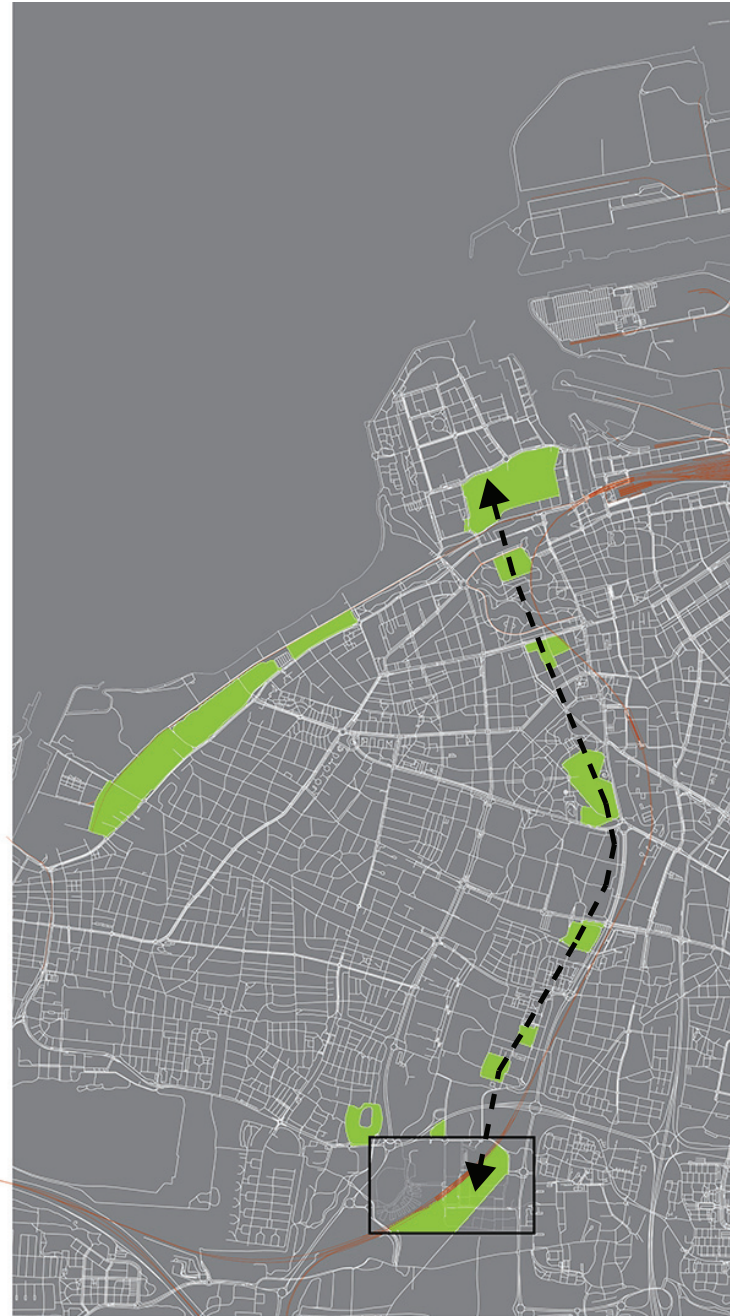
A large aspect of the urban and architectural plan was to connect the building to a larger, green corridor that would connect the city park-to-park via cycling paths, which was already partially completed by the city on the shoreline.

ACCESSIBLE\

I wanted the residents and the community to feel like the exterior of the building was a welcoming place, where people of all different backgrounds could meet and find a common ground.

PRESENT\

My research into supposedly sustainable housing communities all proved to have less social interaction than would be ideal in a place meant for gathering. Part of implementing a strong horizontal and vertical flexible multi-use building was to aim at having the building take on “the present” as an activity: evolving as the residents wanted and needed.



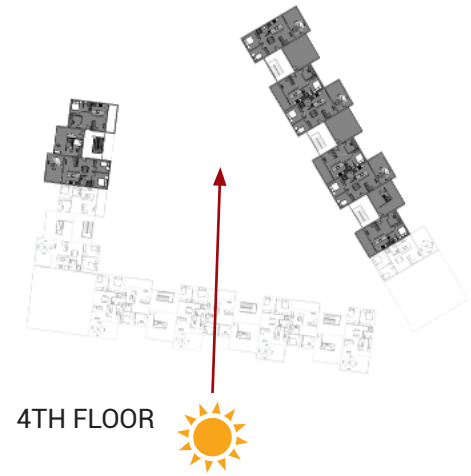
DESIGN DEVELOPMENT

The design of my building changed in Spring term. I wanted to open up the interior courtyard to the outside community. The building was also split into two separate buildings in order to give access from the outside on the southeast corner of the property.

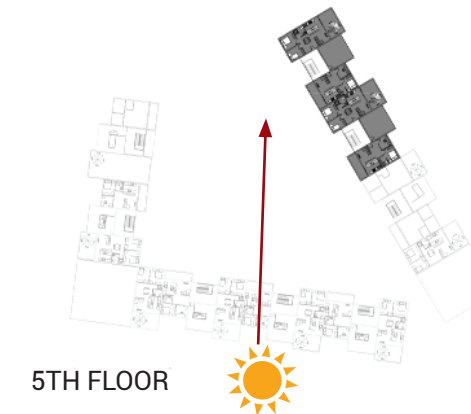
As the buildings ascended higher, rooms increased on the northern side while those on the southern side were limited to 3 floors, in order to provide more southern light to the interior garden courtyard.



3RD FLOOR

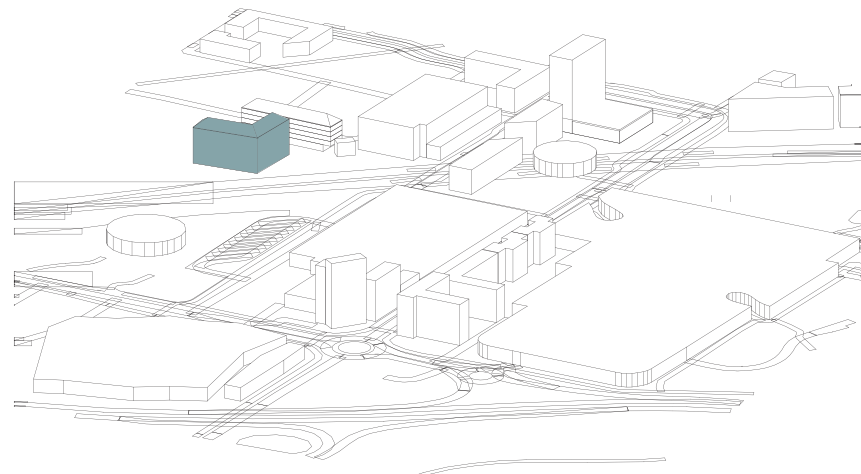
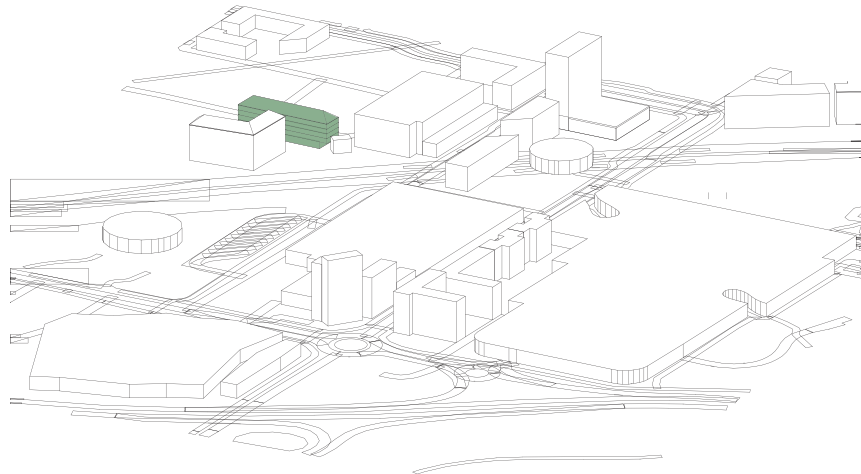


4TH FLOOR

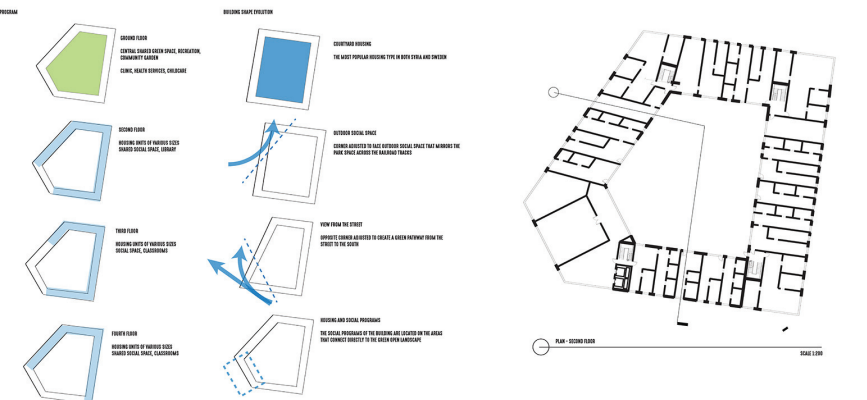
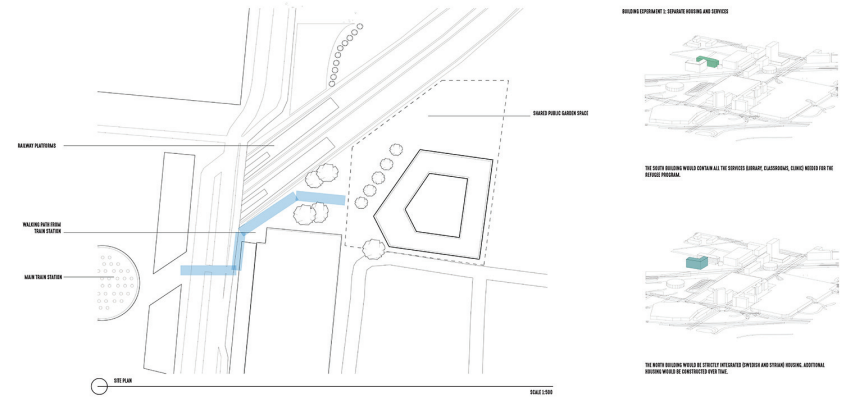
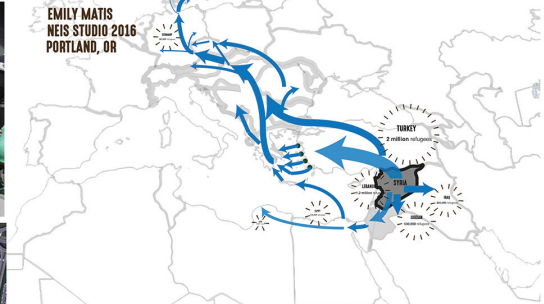


5TH FLOOR

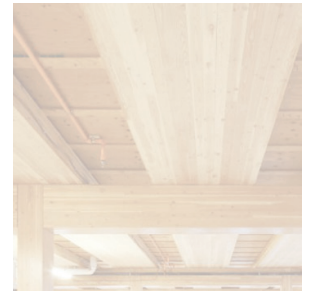
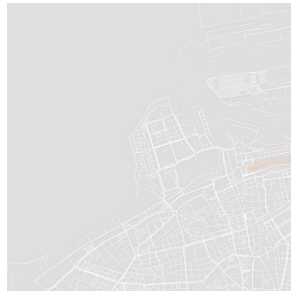
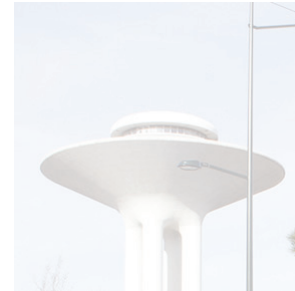
PREVIOUS BUILDING DIVISIONS - BIRD'S EYE PERSPECTIVE



SYRIAN REFUGEE HOUSING IN SWEDEN



INSPIRATION PRECEDENT STUDIES



INSPIRATION\

MIXED-USE\

I was inspired by projects that incorporated residential and business opportunities within a single building. Many housing developments being replaced lacked mixed-use ease of use.

CHANGING FACADE\

I wanted the residents to have the most amount of control over their level of privacy while letting the building still have a cohesive appearance.

UNIT (UN)REGULARITY\

A lot of successful affordable housing buildings shared one thing in common: one dimension of all the different size units was the same, either length or width. I sought examples with this standardization in order to save costs, but with the creativity to change the other dimension in order to create a living mosaic.



INSPIRATION\ 72 COLLECTIVE HOUSING UNITS, BORDEAUX, FRANCE

\ LAN ARCHITECTURE

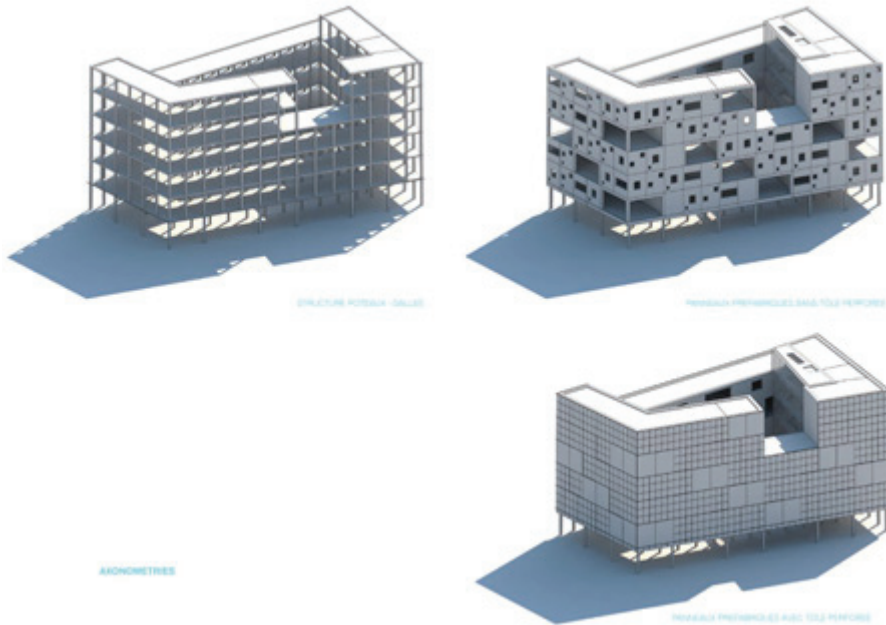
This project is made up of three housing blocks, that also has space for retail and business offices. The facade is unique because each unit has an adaptable screen loggia.

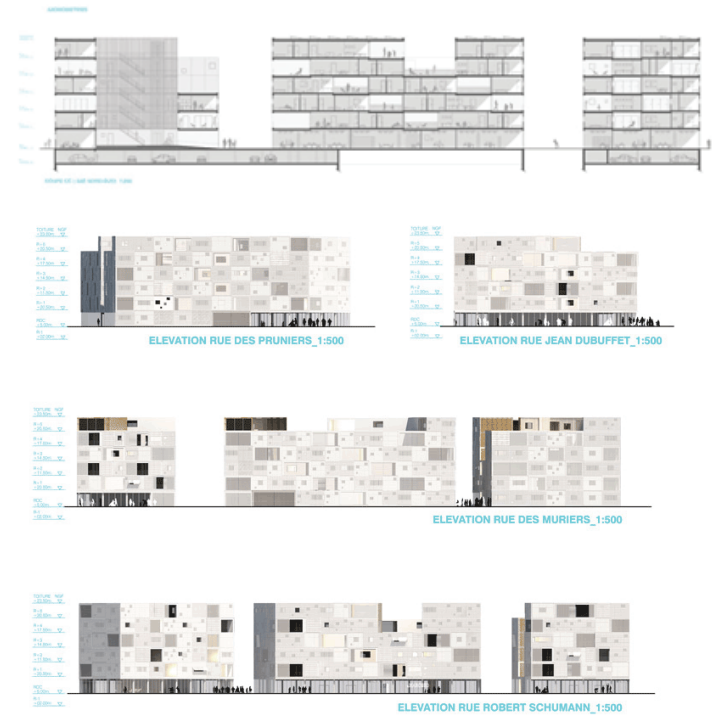
This project was an inspiration to the development of my design because of the adaptable facade, as well as the look that the units are stacked and arranged

with "room to grow and develop." The way in which the building opens up and closes down was key to the necessity of providing privacy for the residents.

Creating mixed-use space was also crucial to the the design, since one of the major problem with old and new housing in Scandinavia is that it is too remote from active street scapes.

The last great example in this project is the regularity of the unit widths, which helps to make a building more affordable, and with CLT construction in mind, made it all the more practical.





(The adjacent photos were provided by dezeen.com. Above, left: Interior render of a living space. Above, right: Sections and facade drawings. Below, left: unit sizes. Below, right: Exterior night render.)

