



In 2004, the City of Malmö, together with 13 developers, architects and citizens, launched a new communication process referred to as “The Creative Dialogue”. This dialogue provided a platform bringing together various stakeholder groups to discuss common themes related to the built-environment: architecture, planning, environmental aspects as well as a focus on quality. The primary goal was that the process itself would result in a detailed plan incorporating sustainability as well as affordability for new homes built in Flagghusen – the next development in Malmö’s Sustainable District, the Western Harbour. In essence, the goal was to build on the success of the Bo01 area, but take it to the next level: *mainstreaming sustainability*.

The intention of the dialogue was that both public and private actors – particularly private developers – would benefit from sharing knowledge, building upon their collective expertise. By working together they could develop new solutions focused on sustainability whilst simultaneously reducing their production costs. Three years after the launch of the Dialogue Process, the first tenants moved in.

“The Creative Dialogue” focused on four aspects of sustainability:

- *High quality architecture*
- *Social sustainability*: Balancing versatile buildings which incorporate housing and businesses, together with safety and security, as well as providing meeting places. Houses should also ensure access for handicapped persons and the elderly.
- *Economic sustainability*: A focus on affordability which incorporates efficiency and a careful building process which reduces waste in the construction process.
- *Ecological sustainability*: Energy efficiency, ensuring moisture-proof buildings, phasing-out toxic substances, focusing on high biological quality and access to recycling facilities.





## The Building-Living Dialogue

“The Creative Dialogue” is one of the commitments within the *Building-Living Dialogue* – a larger collaboration platform between companies, municipalities, authorities and the national government. Projects participating in “The Building-Living Dialogue” should surpass national laws and regulations. By 2025 participants should incorporate a sustainable construction process as well as sustainability in the real estate sector, particularly in three priority areas: environment, energy consumption and the use of natural resources.

Malmö City, together with three other municipalities, committed to “The Creative Dialogue” in order to explore new approaches related to the planning process.

Boverket (The National Board of Housing, Building and Planning) initiated “The Creative Dialogue” and has submitted annual reports to the government during the years 2004-2007.



ByggaBoDialogen

## The Process in Reality

Officials in Malmö City met the 13 developers every two weeks over a period of two years during seminars and conference workshops. Smaller working groups discussed specific details and important issues. A test panel of voluntary citizens was linked to the project, following related developments.

The collaboration process created a common understanding of the project’s main goals and resulted in a culminated agreement signed by all parties.

Cooperation between developers included: a common marketing of the district under the name *Flagghusen* (including a website produced by the developers); the area’s foundational development was jointly-coordinated, and building materials purchased together.

The Flagghusen Neighbourhood included 16 buildings with 600 apartments. Two-thirds of the dwellings are rented and the remaining one third available for tenant ownership.



## Bo01, Bo02 and Bo03

The Western Harbour has become a national and international example of sustainable urban development and is one of Malmö City's first large-scale development projects. The first phase (Bo01) was built as a spectacular demonstration project, becoming Sweden's first climate neutral city-district, as a part of the *European Housing Exhibition in 2001: The City of Tomorrow*.

Flagghusen, also known as Bo02, was the next step. Flagghusen builds on the experiences of Bo01 – but focuses on mainstreaming sustainability. The area, consisting of 600 apartments, includes primarily rental flats, built at market-value with a focus on affordability.

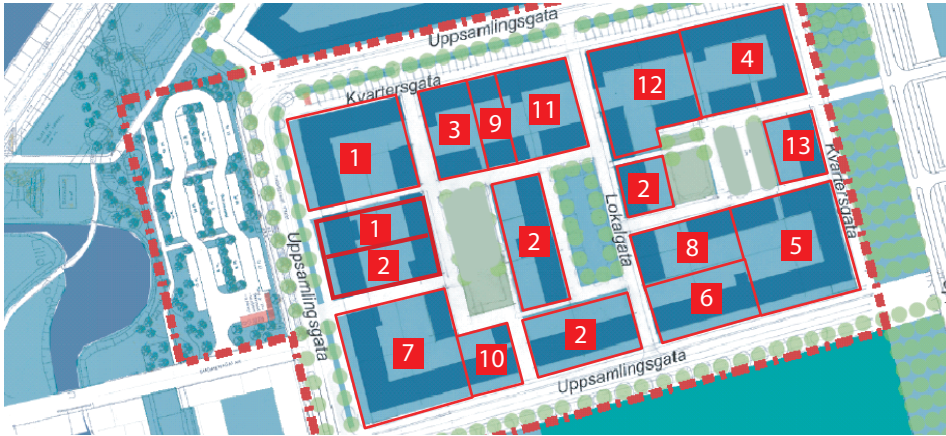
The next quarter, Fullriggaren, is the third stage of development (Bo03). It also consists of 600 apartments and has incorporated the Building-Living Dialogue similar to Flagghusen.

## The agreement

- Apartment rentals will be leased at a “reasonable price”. (Approximately 1300 SEK/ square meter/ year 2008).
- A focus on architectural diversity – as well as façade heights not to exceed a maximum of 25 meters to ensure the area is developed at ‘a human scale.’
- Low energy consumption to reduce costs (total energy use should not exceed 120 kWh / square meter / at a decent temperature / year).
- A healthy indoor climate incorporating moisture control, whilst minimizing toxic substances (incorporating the so-called BASTA-system).
- Ensuring buildings are designed to incorporate accessibility for all: apartments should guarantee usability during different life-stages; supporting handicapped and elderly persons with decreased mobility.
- Safety – buildings are designed and planned to create a safe environment.
- A certain proportion of the built-surface should incorporate green space (the so-called green factor system).
- A number of green points should be integrated to improve biodiversity.
- Providing waste separation facilities nearby every building's courtyard area



# Flagghusen: the district's layout and buildings.



## Kommendörkaptenen 8



10

Architect: Hegelund & Marsvik Arkitekter AB  
Developer: Nevstens Fastighets AB

## Kommendörkaptenen 1+10



1

Architect: White arkitekter, Linköping och Arkitekturhuset, Jönköping  
Developer: ByggVesta Bo Kommendörkaptenen AB

## Flaggskepparen 2



4

Architect: Tema arkitekter, Malmö  
Developer: HSB Malmö

## Kommendörkaptenen 7



7

Architect: Atrio Arkitekter  
Developer: Akelius Fastigheter

## Kommendörkaptenen 4



11

Architect: Arkitekturhuset, Jönköping  
Developer: Parkängen Bostäder

## Kommendörkaptenen 5, 6, 9. Flaggskepparen 3



2

Architect: Staffan Premmert, Sweco FFNS Arkitekter  
Developer: Midroc Property Development AB

## Flaggskepparen 6



5

Architect: Lloyd's Arkitektkontor AB  
Developer: MKB

## Flaggskepparen 5



8

Architect: Gunilla Svenssons Arkitektkontor  
Developer: Stanlybostäder AB

## Flaggskepparen 1



12

Architect: Wikeborgs Arkitektkontor  
Developer: Wikeborg & Sander Fastighetsutveckling AB

## Kommendörkaptenen 2



3

Architect: AHA Agneta Hahne Arkitekter  
Developer: Europahus

## Flaggskepparen 7



6

Architect: Gunilla Svenssons Arkitektkontor  
Developer: Tornahem

## Kommendörkaptenen 3



9

Architect: Cord Siegel/Ulrika Connheim  
Developer: UrbanaVillor Malmö

## Flaggskepparen 4



13

Architect: Karneback Arkitekten  
Developer: Packwerk Bygg och Fastigheter AB