

# Future Selma: Neighbourhood Renewal Plan

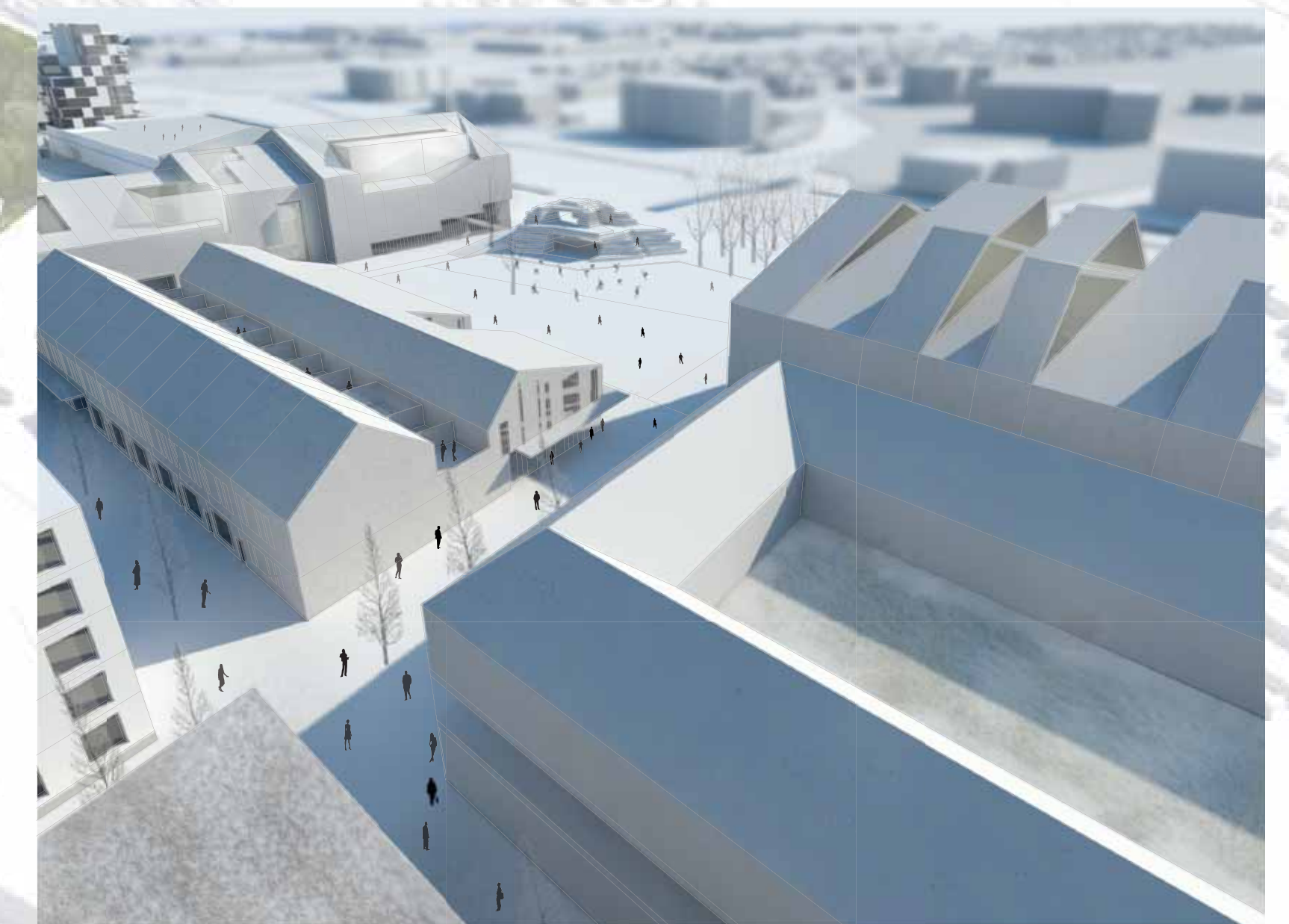
Our approach to city building is to work with the best features of an existing area to foster positive neighborhood change that is culturally sustainable, carbon sensitive and community led.

Selma is a neighbourhood well suited to this approach. Moving forward the community can draw on the sound framework of the 1960s plan, a central location in an evolving region, a diverse and engaged community, and pending infrastructural investment and growth. Selma is ideally positioned to emerge as a model for sustainable renewal in the decades to come.

At the core of our scheme are systems that work for people. Our approach to Selma's renewal includes a programme of reinforcing the neighborhood centre; engaging the landscape; optimizing for the arrival of newcomers by creating a welcoming environment; fostering innovation and enterprise, and engaging in a flexible process of community led design.

We commend Framtidens' approach to the renewal of Selma; working to celebrate existing assets and neighbourhood values to foster a dynamic and sustainable community and region as a whole.

E.B.A. ARUP





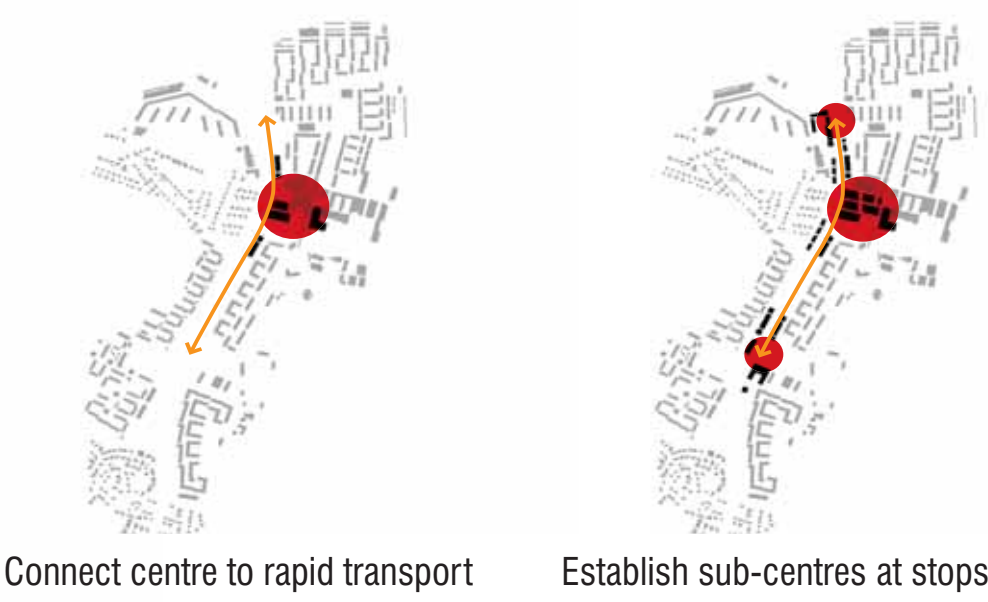
# District Overview



## Site Opportunities



## Rapid Transport and Multiple Centres



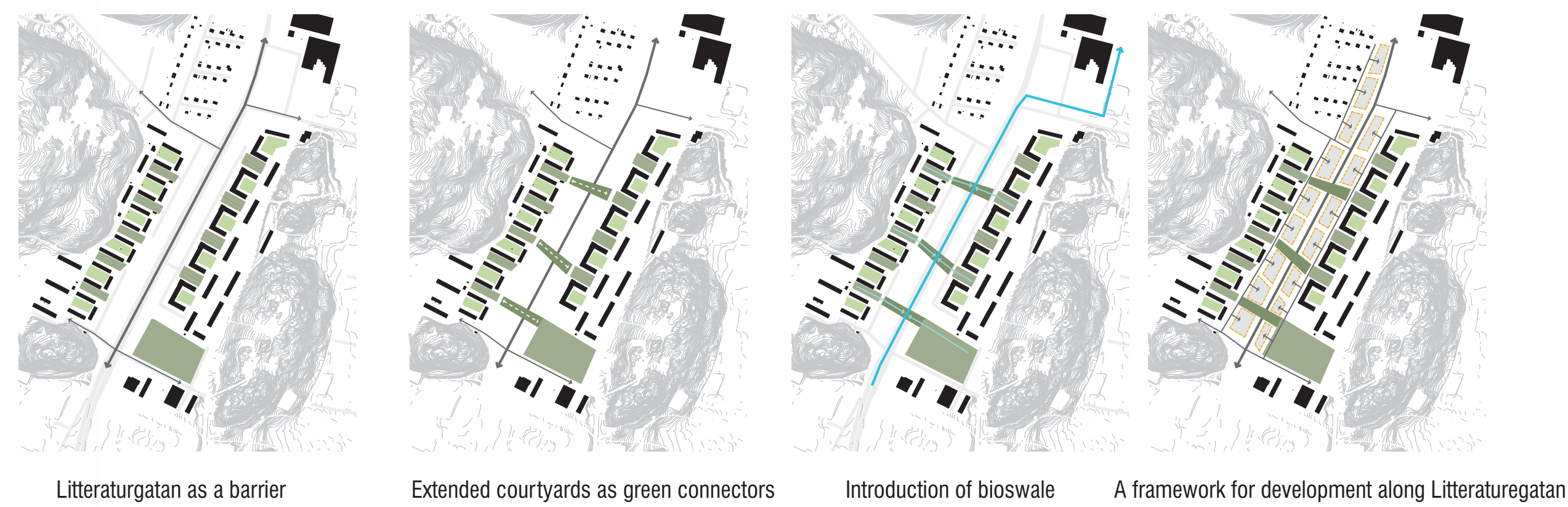
## Working with the Landscape



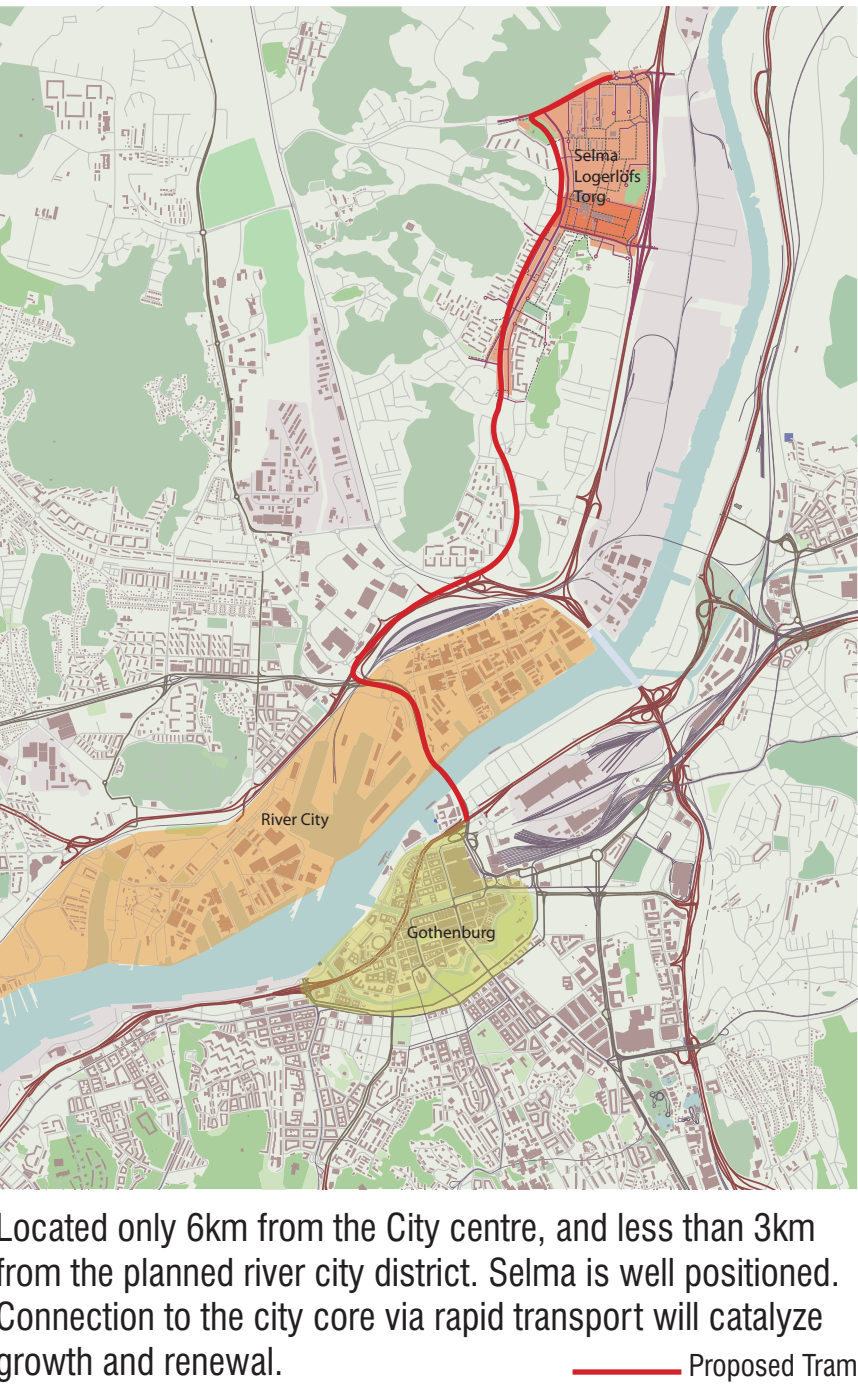
## Phased and Flexible Growth



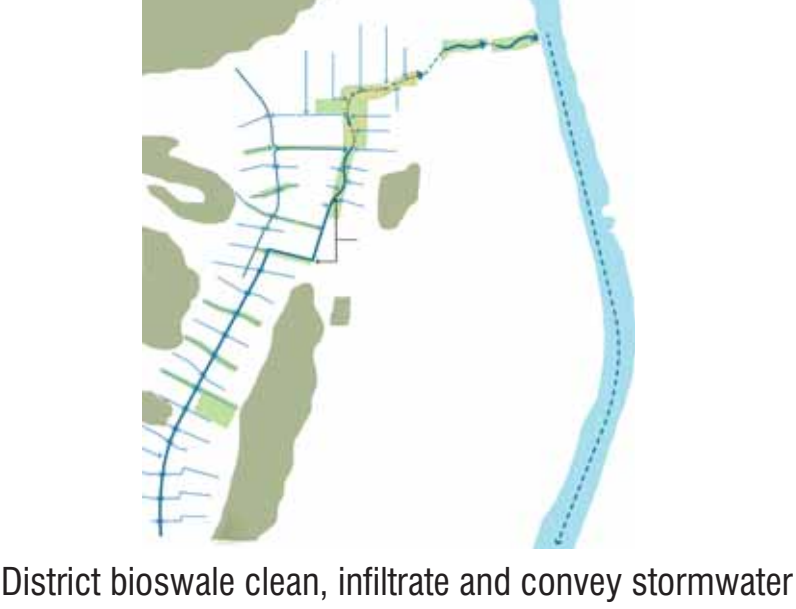
## A Framework of Green Connectors



## Selma in the Region



## Proposed Hydrology

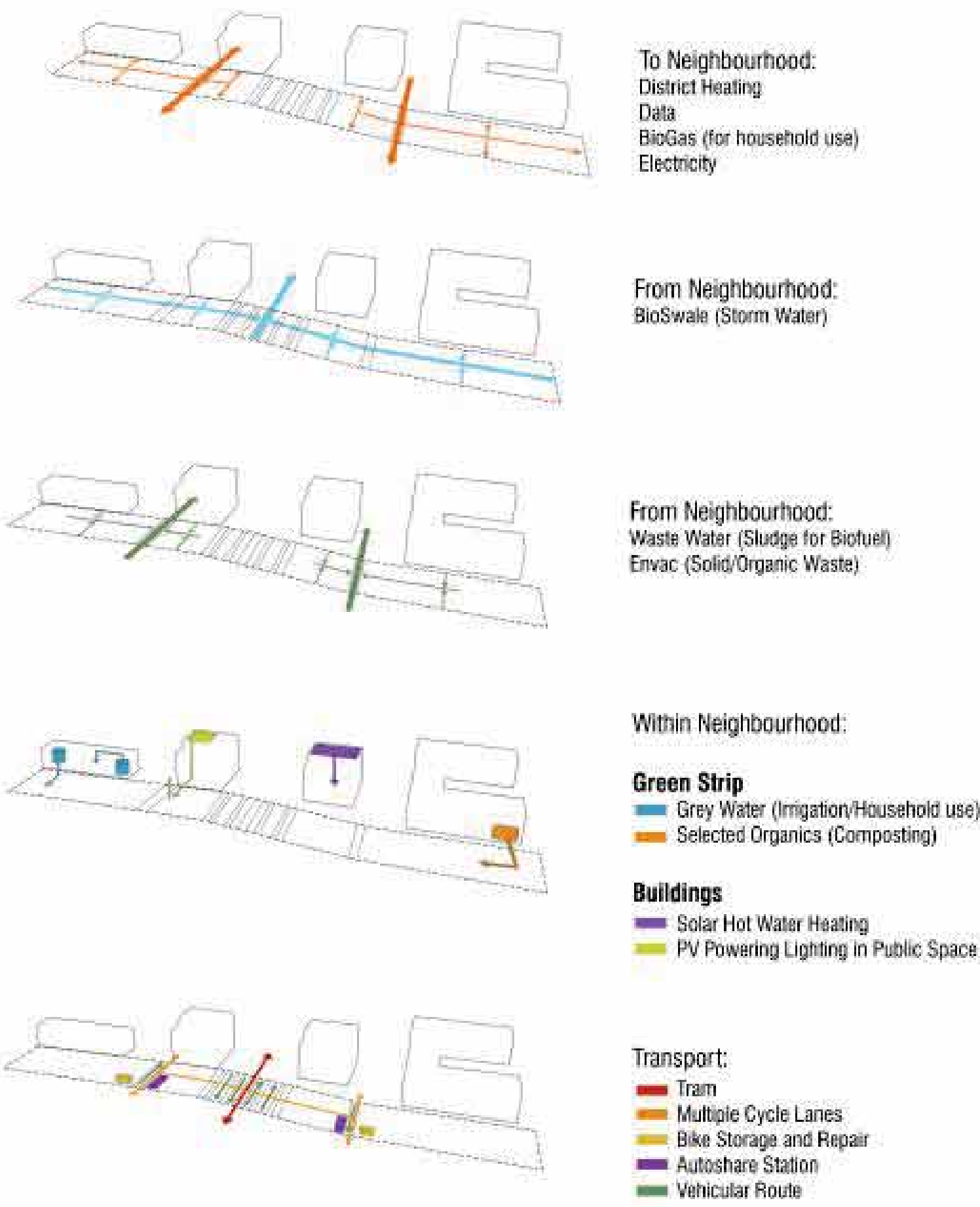




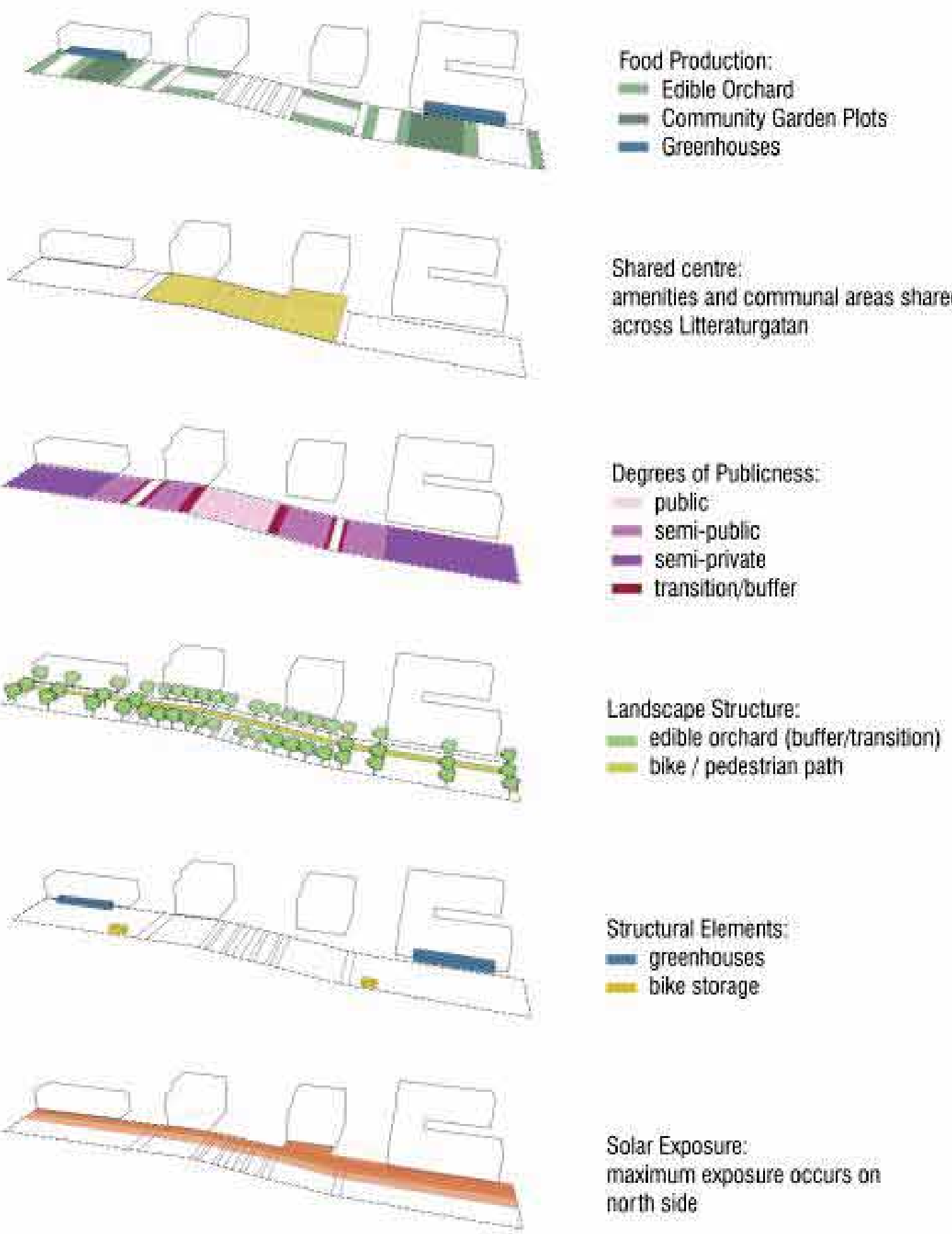
# Litteraturgatan Connector Greens



## INFRASTRUCTURE



## SPATIAL STRUCTURE



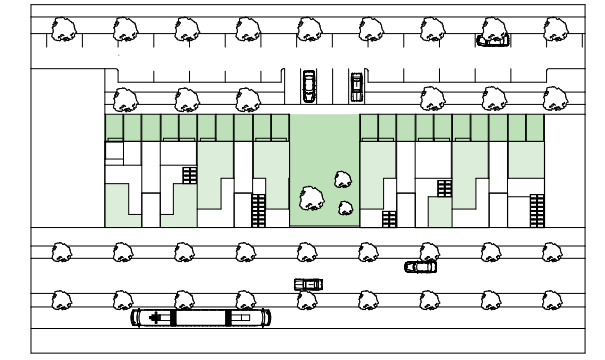
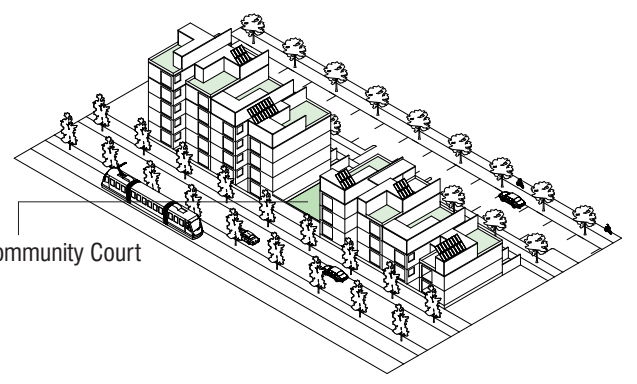
## LITTERATURE GATAN HOUSING TYPES

### Terrace Houses

Litteraturgatan Terrace Housing contains one and two story units. With back gardens and terrace roofs, this typology is ideal for family housing. Ranging from two to five storeys, they can be deployed with varying densities.

Parking is accommodated at grade in the rear of the complex, as well as on parallel parking stalls on the adjacent street.

**Storeys: 2 - 5**  
**Flats: 8 - 15**  
**Parking Required: 6\***  
**Parking Surplus: 8**

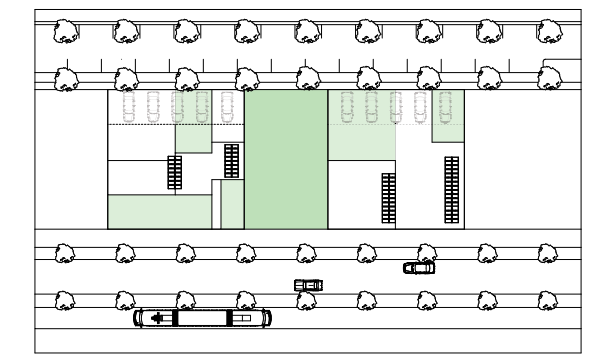
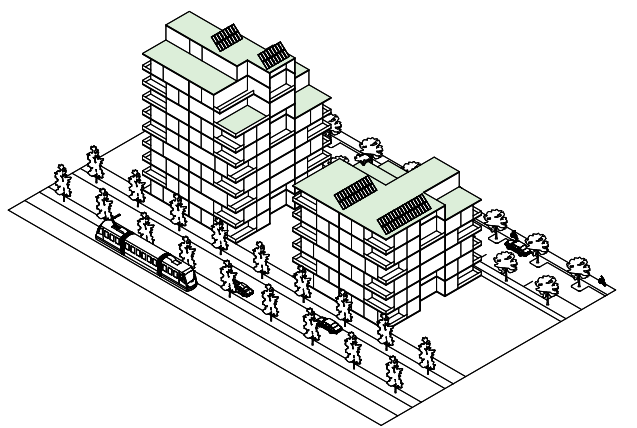


### Garden Blocks

Garden Blocks consist of six to ten story apartment houses, located adjacent to connector greens along Litteraturgatan. With flexible space at grade for retail, community use, or live work spaces, Garden Blocks help to animate the open space network which runs through Selma. Upper floors are terraced to create larger units with garden roofs, providing panoramic views of Selma and beyond.

Parking is provided at grade in a carpark accessed from the back of the block, as well as on parallel parking stalls on the adjacent street.

**Storeys: 6 - 10**  
**Flats: 21 - 38**  
**Parking Required: 12\***  
**Parking Surplus: 2**



### Avenue Flats

Avenue Flats consist of blocks of housing located atop a podium containing retail and two storeys of above grade parking.

In anticipation of the need for parking along Litteraturgatan and a phased process of housing development, Avenue Flats have been designed to function as community carparks prior to their development as housing.

In the first instance, a carpark is designed leaving room for the circulation cores of the future housing. Room for retail is provided along the streetscape, pending demand.

In the second instance, the car park may be covered and used for community programme, such as a sports surface or garden plots.

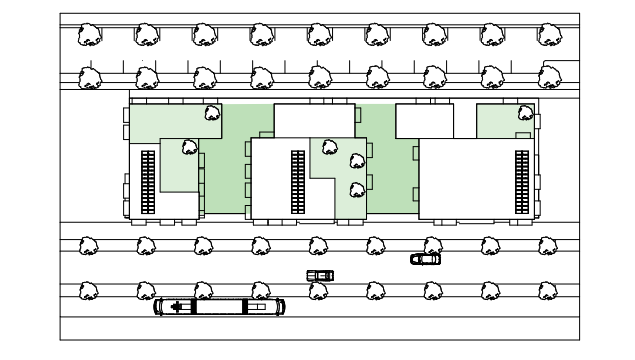
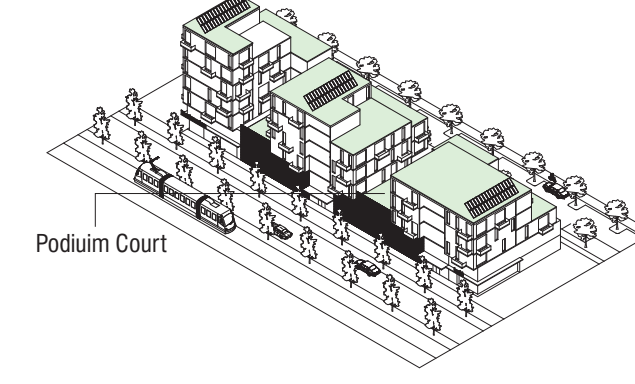
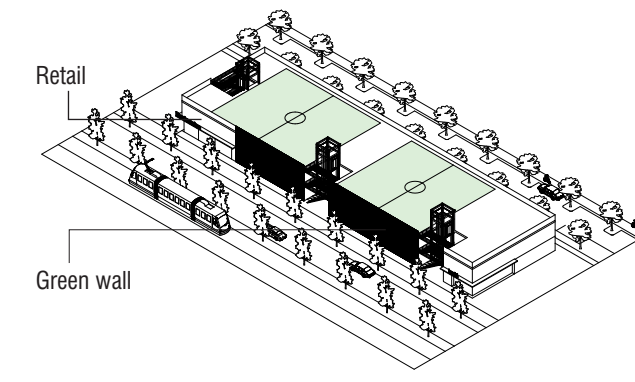
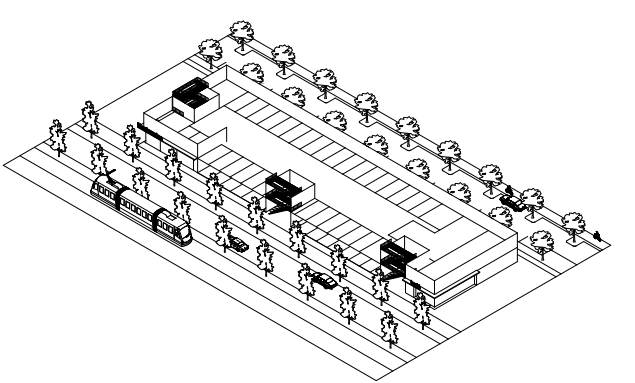
In the final build out, three blocks of flats are built atop the carpark, ranging from three to six stories. Between blocks, the roof above the podium is used as a garden court.

The carpark below the flats contain more stalls than required for residents, providing surplus parking for the neighbourhoods.

With the podium accommodating a full mixed-use programme, Avenue Flats provide mid-rise streetwall housing, providing services and amenities to the growing neighbourhood.

**Storeys: 4 - 6\***  
**Flats: 48-60**  
**Parking Required: 24\***  
**Parking Surplus: 56**  
\*Atop two storey parking and mixed-use podium

\*Parking counts are based on highest use scenario. Surplus parking stalls are for general community use.



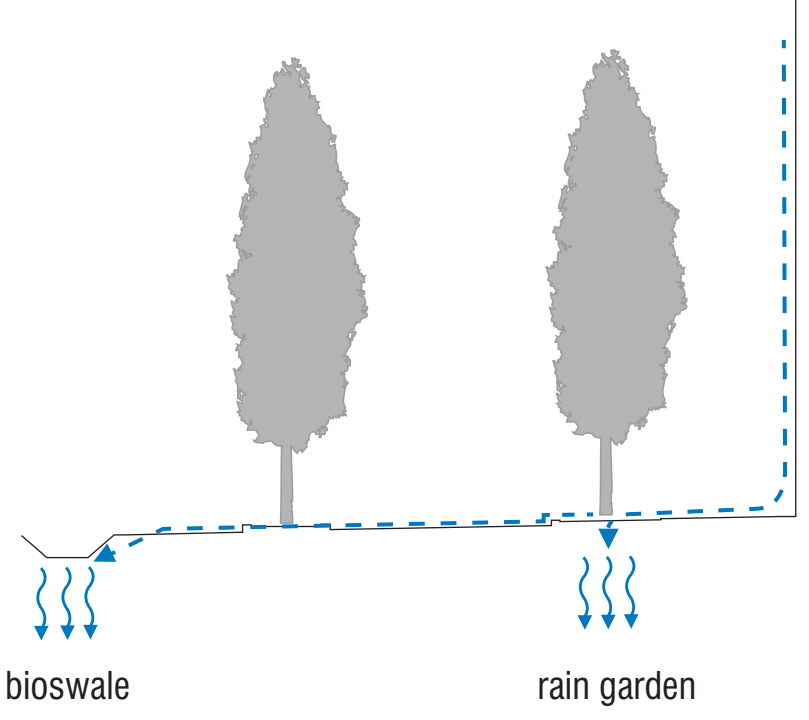
## Full Housing and Parking Programme

As proposed the neighbourhood contains 2,600 new housing units; 500 in the centre and the balance along the Tram corridor. More housing units can be provided through an alternative allocation of housing typologies. Parking has been provided to accommodate 7 parking spots per 1000m<sup>2</sup> of housing, as well as replace all redeveloped parking spots. This parking is accommodated through parallel parking along side streets, and within parking structures, parking within new housing, and new parking 'orchards' in the centre. As the neighbourhood is planned for lowered car use, future phases can reduce the amount of parking provided in new housing.

## LITTERATUREGATAN STREET SECTION 1:400



### Stormwater flow



### Flexible phasing

