



CATEGORY: urbanism and architecture
TEAM COMPOSITION: urbanist, landscape architect and architect
LOCATION: Nesa, Lillestrøm, Norway
POPULATION: Site: 0 habitants, Lillestrøm: ca.14 000
STRATEGIC SITE: ca. 25 ha **PROJECT SITE:** ca.124 ha
SITE PROPOSED BY: the Municipality of Skedsmo, ROM Eiendom AS and Aspelin Ramm Lillestrøm AS
OWNER(S) OF THE SITE: ROM Eiendom AS and Aspelin Ramm Lillestrøm AS
COMMISSION AFTER COMPETITION: urban study, masterplan

CITY STRATEGY
 Lillestrøm is the third most frequented public transportation hub in Norway, being located between Oslo and the Oslo airport, Gardermoen. This has made the city a desired hometown to commuters, which is the main reason for the city's exponential growth in population. Lillestrøm is however underperforming in the development of the Oslo region. It can grow more. The municipality seeks to densify the city and create values and qualities for the people living there that form a unique identity and character for Lillestrøm. There's a wish to evaluate the industrial area of Nesa next to Nitelva river as a future resource in the urban development. Is it possible to develop an urban productive field that safeguards the natural surroundings at Nesa? Is

it possible to create a strategy where both short-term and long-term programs can contribute in making Nesa an integrated part of Lillestrøm? The existing industrial operations in the area are sustainable and profitable, and gives work for many people. A strategy for the future is still relevant.



SITE DEFINITION

The European site is wedged between the nature reserve Sørumsneset, the river Nitelva, and the city center. The nature reserve is a distinctive wetland with meandering rivers and oxbow lakes. The site is neighbor to a similar industrial area in north. The Norway Trade Fairs is located between the site and the city center, and is currently being evaluated for a partly transformation and expansion in order to urbanize the area. The train station situated 1500 meters away. The railroad and the building complex of Norway Trade Fairs is considered obstacles in the connection between Nesa and the city center. The businesses found on the site today is a hardware shop, wood adhesives factory with chemical production, storage facilities and an electrical wholesaler amongst others.

HOW CAN THE SITE CONTRIBUTE TO THE PRODUCTIVE CITY?

In a development where Nesa becomes more connected to the city an alternative use can emerge. Nitelva is an emphasized recreational area in Lillestrøm. Linking this river to the site can make Nesa a more important part of the city. By developing a strategy for proper selection and composition of businesses, Nesa can become a venue for future-oriented and knowledge-based industries. Energy efficient solutions and adaptation should have great attention in the planning of this place. There is a desire to continue the existing program of production as well as studying implementation of programs with mixed functions. The landowners have expressed a desire for a long-term transforma-

tion, as some of the industrial actors have long contracts (90 years). So forth, a strategy that involves phases of parallel existence between some of the ongoing activities is envisioned. Over time, there's an intention to make the industry at Nesa less space consuming, nevertheless, new urban development is not supposed to compromise the production in the area. The landowners also want to initiate limited new business on the site. The sharp contrast between the industrial site and the nature reserve also opens up an interesting aspect to the future of the site as a productive field that explores new ways of bio-productions on the border between nature and city. The agenda for both city and site owners is to position Nesa in the greater urban development of Lillestrøm and European is the tool to open up for investigations on the area's future.