FOREWORD
BY PROPERTY MANAGEMENT ADMINISTRATION

In forming a vision for the RiverCity Gothenburg, Ringön has been highlighted as a unique part of the area. A part that should develop according to its very own conditions. To make this happen, new working methods are required.

The Property Management Administration of the City of Gothenburg is pleased to have been introduced to the Spontaneous City. During the workshop, many questions were raised, and a constructive dialogue, that we otherwise would have struggled to get going, has been started. New knowledge was added during the three and half days long process and we all got the opportunity to benefit from international experiences.

Neither ideas nor will is lacking. The five groups that tackled one perspective each regarding the future of Ringön, have contributed with both valuable facts and interesting sketches.

The Property Management Administration now has to analyze the result of the workshop in order to decide how to continue the process and who will be responsible. We should take in what has been pointed out as appropriate methods, take the first steps and continue the dialogue. Much can most certainly be done already today, within the current detailed plan. For other actions, new plans and strategies are needed.
INTRODUCTION
BY GERT URHAHN AND BERNARDINA BORRA

This booklet presents the result of The Spontaneous City Workshop in Ringön, Gothenburg 4-7 September 2012.

When we started the Lab, we had a format based upon the concept of the Spontaneous City and with some clear ideas about how to organize the process, but we had no idea where we would end all together 3 and a half days later.

Thinking back we realise how strongly some of the personal stories of local entrepreneurs have influenced the process of understanding the history of Ringön, its physical structure, the identity, the problems and challenges people are facing and their latent potential for the city. At the same time officials and students took the opportunity to benefit from the open dialogue and confrontation to local knowledge, needs and ambitions which in a normal office day can often get snared in bureaucracy and technocratic obstacles.

The co-operation demonstrated the intention to look beyond individual needs, and enabled participants to focus and integrate all discussed points into a collective product, with as result forming a platform and a start up for a common commitment.

The Spontaneous City Workshop on location is an inspiring laboratory and experience in which people from different fields and disciplines come together to discuss and collaborate on the future of a local area. It seeks to gain a deeper understanding of how we can “plan” for spontaneity, looking for the specific identity, creating user defined places, that can adapt through the time, while forging innovative cooperation that makes inclusive development possible.

Ringön is an existing industrial area in Gothenburg, and part of the RiverCity Gothenburg ambition. The participants: local stakeholders, officials of the Property Management Administration, Master students of the Chalmers School of Architecture, City Planning Authority, RiverCity, Traffic development and Lundby City District Administration. In total 25 people, were grouped around 5 topics, strongly related to the concept of the Spontaneous City and to the character of Ringön. The workshop has been organized thanks to the Property Management Administration of the city of Gothenburg and fits perfectly to the main goals of the IFHP Congress. In that sense it can be seen as a Pre-IFHP Congress activity, giving meaning to the RiverCity Gothenburg ambition on a local scale.

The Workshop has been a constructive experience and a success for all and we would like to thank all participants and the Property Management Administration who enabled this with their trust and will to co-operate. It was a learning process for all of us, and we hope that this positive attitude will keep accompanying the future organic development of Ringön. It opens up the way for a new method and real participation.
**DURATION:** 3 1/2 days  
**PARTICIPANTS:** 25 persons divided in 5 groups  
**FORMAT:** Interdisciplinary approach in mixed groups  
**LAB:** Lectures, working sessions, open discussions, site excursions  
**LECTURES:** The Spontaneous City, Collective value and Port & City, The River City, Industry in the city, Open development, Civic economy, Street management

The aim of the Workshop has been to bring the Spontaneous City in practice on the site. That means to bring people from different fields and disciplines together: officials of City departments or project groups, students of the University and stakeholders from the Ringön location have collaborated all together for three and a half days. The outcome of the workshop is inspired to the Spontaneous City principles: zoom in (focus on small developments), collective values, user oriented, and open development. The participants were asked to project them on their knowledge and their needs of the area for the future of Ringön and its role in the City of Gothenburg. The participants have been asked to answer in groups five main questions. The developments and all the arguments put on the table have been collectively discussed every day. Many participants took also part to different groups at the same time, ideas and relevant topics were continuously shared and got shaped on a common ground. The final step put all efforts in one collective roadmap, so to say a development strategy, and present it in public to Property Management Administration and local politicians. The results of the workshop are also due to be presented on the IFHP congress of 14 – 17 September 2012.
RINGÖN’S LOCAL STAKEHOLDERS

Pernilla Hallberg
FASTIGHETSÄGARE CENTRALA HISINGEN

Erik Liedner
SCH STADSPLANERINGSFORUM
CENTRALA HISINGEN

Janne Heiskanen
Sara Svensson
Ylva Frid
Hilda Hallén
MASTER STUDENTS CHALMERS
SCHOOL OF ARCHITECTURE

FINANCE

PROGRAME

INFRASTRUCTURE

COLLECTIVE VALUES

INITIATIVES

SPONTANEOUS CITY GOTHENBURG RINGÖN 2012 - WORKSHOP OUTCOME SUMMARY
RINGON’S CURRENT SITUATION
AS OUTLINED BY THE WORKSHOP PARTICIPANTS

Ringön is located alongside the north banks of the Göta River and was created as an artificial island around 1880, surrounded by the circular canal Ringkanalen. Port operations were intended here from the very beginning. Once the land was made, many industries moved to Hisingen. In 1874, the ferry line between Kvillebäcken and Lilla Bommen was replaced by a bridge. Today’s Göta River bridge was inaugurated in 1939. The old bridge to Hisingen was razed in 1969. When the shipyard crisis hit the city during the late 1960’s, the area transformed slowly into a mix of withstanding warf activities small scale industrial area.

Today in Ringön most of the land is owned by the city and leased to a big variety of private owners and entrepeneurs. The Kvillebangården railtrack area is owned by the national government. The surrounding infrastructure of railtrack areas and motorways with a bridge and a tunnel are hard edges making the area feel quite isolated, especially for pedestrian and cyclists.

However, the identity of Ringön is still strongly marked by the maritime activities alongside the Göta River, and by the robust fine grain structure of good streets and small blocks divided in very different plot sizes and buildings with a certain pleasurable industrial roughness and informality suitable for organic growth. Especially the area alongside the river creates a limited accessibility with 5 quite protected water areas and surprising visual links between the water of the river, Ringön and the other side of the city. The river is still in use for commercial shipping and some of the water areas belong to ship activities such as wharfs and tugs. This combination makes Ringön authentically unique within the whole Gothenburg RiverCity project.

Beyond those physical characteristics other collective values can be found, different in character, neither visible nor measurable. The first one is the common feeling of understanding and mutual assistance between many of the entrepeneurs of the area, the Ringön spirit. This is about dedicated entrepeneurs with passion and projects for their companies, the tenants, the neighbours and the area. A perfect condition for co-creation and co-operation and a potential for changing the area according to its own inner potential.
A small scale structure is suitable for organic development in long term. It caters a wide range of possible investments by private entrepreneurs under a collective framework.

Today Ringön has a very healthy yearly turnover, and a strong entrepreneurial drive for new undertakings in the area. The area already supplies the city with a range of services and diverse agencies which could be easily implemented and more integrated into the rest of the city.

**RINGÖN IN FIGURES**

<table>
<thead>
<tr>
<th>Property Owners</th>
<th>Total Rental M²</th>
<th>Total Commercial Companies</th>
<th>Total Employees</th>
<th>Total Turnover Per Year (OMZET)</th>
<th>Total Market Value (SEK 6,000* /M²)</th>
<th>Total Technical Value (1/4 of Market V)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>90</td>
<td>360,000</td>
<td>800 (Tenants) *</td>
<td>4,000,000,000 SEK*</td>
<td>21,600,000,000 SEK*</td>
<td>540,000,000 SEK* * Estimated</td>
</tr>
</tbody>
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* Estimated
At the present time Ringön facilitates more than 90 property owners that rent their places to over more than 800 companies that employ around 4,000 people. The companies are small and middle-large businesses from water-related (wharf: building, repairing and stalling boats), cars (repairing, trading tires, electrics and selling), logistic companies, offices, light industry (recycling, cement) and specialized shops (bathroom, grass mowers). The proximity of Ringön’s industrial area to downtown Gothenburg is something to treasure. It not only provides work to different kinds of people and produces financial revenues for the city, but also has historic relevance in expressing Gothenburg’s hard working temperament. This area gives local entrepreneurs the chance to invest, to innovate and give reason why to stay there together. It is a self-reliant, busy working area.

**OBSTACLE FOR FURTHER INVESTMENTS**

Most of the ground in Ringön is owned by the city, and the biggest part of the leasehold contracts is due to end by 2025. The leaseholders are very worried about the future of their companies. The city government is about to decide on the 19th of September 2012 if the leaseholders could be compensated for the technical value of the property. This sounds like a good deal, because the contract gives the leaseholders no compensation at present. Besides this, the argument is only of pure juridical nature since the city has not declared to have any specific plan for taking back the grounds in Ringön. However this decision will actually have a lot of other effects. Effects that might have immediate and dramatic impact not only on Ringön, but also on the economics and investment climate of Gothenburg:

1. **DEVALUATION OF THE WORTH OF THE LEASEHOLDERS COMPANIES**

A company is worth the future turnover plus the value of the property. The decision will bring the worth of the future value close to zero.

2. **BANKS WILL:**

   a. ask their loans back
   Many companies have loans. Because of devaluation due to the leasehold-contract loans will be higher. To secure this financial risk, companies will be summoned to pay back parts of their loans. Many will not be able to do this and will go bankrupt.
   b. no loan for short term investments
   Because of the devaluation the ratio between the loans of the company and the value of the company is not small enough to get new loans.
   c. increase the interest rate on future loans
   The leasehold-contract with the technical value compensation offers less security/guarantee to the bank than before. An increase in risk means an increase in interest rate on loans. The expectation is that this raise will be between 1 and 2%.

3. **NEGATIVE EFFECT THE INVESTMENT CLIMATE IN GOTHENBURG**

The consequences of this are: prevention of short term investment and bankruptcies on the long term, alongside companies moving out to more secure areas, generating less employment, less tax income, less activity and lack of maintenance.

The possible alternatives are:

Either

- **EVENTUAL SLOW DECAY OF RINGÖN**

  Companies will be compelled to make short term decisions. This means renting to low-demanding tenants, leave spaces vacant because previous investment is needed to rent the place. Energy will be focused on either moving or fighting the decision in court.

Or

- **UNLEASH ORGANIC GROWTH AS COLLECTIVE DEVELOPMENT STRATEGY**

  If investment security is granted the local stakeholders are ready to start immediately developing Ringön by investing in their own
activities and other small projects on the short term, as well as to contribute to the long term improvements of the area and integration in the city.

Hereby some examples of individual potential initiatives:

**CARL SANDÉN**  VISIONSGRUPPEN

Järnmalmsgatan 10-12  2600 m²
Ringögatan x   2000 m²

Ground: leasehold
Buildings: ownership
Use: 17 tenants

Carl’s grandfather built the company and since 1960 Carl has run his business in Ringön. On Järnmalmsgatan the company owns two warehouses rented to 12 different tenants: a fishing tools and a spare car parts shop, a carpenter, a rockstudio, 3 car repairs and a famous grocery that delivers to restaurants in Gothenborg.

The Ringögatan’s warehouse gives room to a company selling pallets, a car wash/wax, a pizza restaurant and two specialist shops selling industrial compressors and grass mowers. On both locations there is office space, but is more difficult and less interesting. If investment on short term was possible, Carl would like to switch some offices into rental houses. And for the long term Carl would like to invest in stimulating in more specialist shops along Ringögatan.

**NIKLAS NILSON**  RINGÖ BRYGGA AB

Järnmalmsgatan x  6000 m²

Ground: leasehold
Buildings: ownership
Use: 27 tenants

Niklas now runs the company with his father. At the dock they have two large warehouses which are rented to companies that need a lot of space like houseboat builders or railroad-repair-workers.

There is also a truck-weighing company together with a truck driver repairing. All tenants have light industrial activities. Outside there are boat berths along the dock.

If short term investment was possible Niklas would realize his plans for building 10 cabines on the dock for boathouses, housing or offices. According to him for the long term there is no special need to make change in business because the actual users are in line for these large rental spaces.

**ANITA LINDBERG**  SÄLTA FASTIGHETS AB

Järnmalmsgatan x  6.355 m²/
Ringögatan x   2.411 m²/
Ringögatan 6.457 m²/
Ringögatan 2.977 m²/
Ringögatan 500 m²
Total 18.700 m²

Ground: leasehold and ownership (the property in the middle and the quay)
Buildings: ownership
Use: 5 tenants

Anita’s warehouses include water-related companies that repair and stall family boats, a boat shop and small offices. In the oldest warehouse built in the 50’s sits a ship-heating engineer with worldwide customers. So does the pipe bending tenant next door. In the middle of the terrain Anita has a one year rent out to railway storage in process of waiting for her plans to realize.

Anita bought the first area in 1993, then 1996 and 2000. After rebuilding in 2004-2006 she had plans to start the building of a new warehouse and office for a tenant in 2008. Sälta was given the building permit but before starting new stability demands for the ground was introduced. Sälta decided to have this investigation done by Norconsult and this raised a discussion on who should take the investment: leaseholder or landlord?

Soon after that leasehold contract discussion started and unfortunately left Anita still without security for the future. However Anita would like to go on with her planned investment in Ringön (despite long preparation time and costs of 850.000 SEK). This plan involves two new buildings, restoration of an old warehouse as a restaurant at the waterfront, more mooring space for the boat-companies around this dock and public access to the quay with a new ferry stop.

The Sälta initiative is one example out of the many realistic and dynamic ideas the entrepreneurs of Ringön have once they get the chance to invest. This investment in the area would not only give an economical impulse to the marine-related activity in the area, but would also open up the waterfront to the public and make a start with the necessary Ringön-Gothenborg water-connection by ferry and the new dock and quay.
COLLECTIVE VALUES

As much as Ringön’s actual collective values - marine and industrial character, the existing open grid structure, small scale, roughness and local spirit - have to be cherished, the latent values have to be fostered. Mainly three are the most important aspects:

- the vital entrepreneurial local potential has to be enabled to shoot up and invite also other citizens to take part in it.
- flexibility has to be introduced in order to meet future needs, increase a high activity level and diversity, encourage and promote initiatives.
- accessibility has to be improved on the base of the actual structure. This leads to shorten mental and physical distances and integrate Ringön in the wider scope of the whole city.

PROGRAMME

The step by step transformation from industrial use to a mixed city use means not only to introduce other kind of uses in the area, but also other kind of users - women, immigrants and kids- and to introduce also more liveliness across 24/7. In order to achieve this Ringön could become an incubator to create a local network for the mixed City within the RiverCity. Steps are going to be dealt in short, medium and long term. Do not depend on 2021, start quick and build up the strategy on the way to 2021 and further. This needs some more investigation about how far the mix could be developed.

INITIATIVES

Ringön is so ingenious and full of potentials that kick-off initiatives can start even before end 2012. The first one would be to create a meeting point as a reference for everybody and a place to promote the area. The meeting point will also be the place where the new Ringön’s steering group - composed of local and officials- will start its decisions making sessions on location. Simultaneously all small kind of initiatives can start already. On the medium term, medium initiatives can also be started as for instance flexible building type and floating housing.
AMBISSIONS
- from small industry to mixed use
- keep the character: maritime, rough, small scale
- co-creation through co-operation

CONDITIONS
- establish investment security
  > fix leasehold question
  > revise the detailed plan
- density [...] balance between steady and dynamic factors
- pilot status (already)

PROGRAMME
- MIX ON SMALL SCALE
  - INCUBATOR
    - create a local network to nurture mixity within the RiverCity
  - OPEN PROCESS
    - work on short, medium, longterm steps

FINANCE
- ESTABLISH INVESTMENT SECURITY
- USE LOCAL ENTREPRENEURS POTENTIAL
- OPEN TO OTHERS TO TAKE PART

COLLECTIVE VALUES
- MARINE + SMALL SCALE + ROUGHNESS + SPIRIT
- characters to be kept
- STRONG POTENTIAL FOR DEVELOPMENT from local entrepreneurs as well as city citizens
- FLEXIBILITY
  - meet future needs
  - promote high activity level and diversity
  - encourage locals initiatives and start-ups
- ACCESSIBILITY
  - shorten physical and mental distances
  - integrate Ringön!

STRUCTURE
- KEEP THE EXISTING
  - the existing fine small plots and clear grid is good
- MISSING LINKS
  - some missing links have to be made
  - prepare for the bridge
- FROM TRAM GARAGE TO TRAM LINE
  - let the tram be part of the area and have some stops
- CONNECTION TO THE WATER
  - make the water more accessible and organize its waterfront accessibility: make a water plan
  - set up water transport connections

INIIITIATIVES
- RULES
  - A. flexibility [dynamic]
  - B. design guidelines + (...) [steady]
  - C.
- KICK-OFF
  - start immediately with short term initiatives and priorities:
    - meeting point
    - steering group: locals + officials
    - small activities
- FLEXIBLE BUILDINGS
  - enable mix on the building level, in a sustainable way that can change in time

PRIORITY STEPS
- Local Meeting place
- Steering Group and Ringön Contract
- Financial security for investors
  - ‘Detaljplan’ revision
  - Starting initiatives focussed along Järnmalmsgatan

September 2012

LOCAL MEETING POINT
- STEERING GROUP
- FINANCIAL SECURITY
  - FINANCIAL ADVICE AND ASSISTANCE
  - ALLOW BANK INVESTMENTS
  - RELEASE LOCAL PROJECTS
  - PILOT STATUS + ‘DETAIJPLAN’ REVISION
  - SMALL INITIATIVES + SMALL INITIATIVES
  - SMALL INITIATIVES
  - TRAM STOPS
  - WATERPLAN

SHORT TERM
- PRIORITY STEPS

MEDIUM TERM
- ‘DETAIJPLAN’ revision
- WATERTRANSPORT

LONG TERM

2021 anniversary
There are several actions that can and must be undertaken even before the end of the year:

1. LOCAL MEETING PLACE
Define a nice, open and easily accessible place within the area to establish a point for all kinds of dialogue, exchange of information, discussion of initiatives. The local meeting place could be a temporary pavilion for the beginning and then become permanent later on.

2. STEERING GROUP AND RINGÖN CONTRACT
Start up with signing a sort of urban contract (Ringön Contract) between local companies, entrepreneurs, tenants and the City, based upon the formulated ambitions and the Roadmap for future development. This should give a clear direction for the further development, but should be open enough for interpretation.

3. FINANCIAL SECURITY FOR INVESTORS
The city government is about to decide on the kind of compensation (technical value) when the leasehold period expires. This decision will have dramatic impact on the future security for investors. It’s in the common interest of the investors as well as of the city to explore how those constrains can be taken away.

   (How can reduction of the value be prevented? What is necessary to ensure that banks lend money for investments? How can bankruptcy be avoided? How to avoid a slow decay?)

4. ‘DETAIL PLAN’ REVISION
Start with reformulating the main hindering rules for the new legal plan (which will take some time) and think about the character of that plan. In the meantime, the existing legal plan still offers some opportunities for investments.

5. STARTING INITIATIVES FOCUSED ON JÄRNMALSGATAN
Ringön needs to be more embedded in the city and known by its citizens. Something surprising and strongly related to the authentic character of the area is the key answer that can be achieved with very simple means since the beginning.

   Bring people of different disciplines together: local stakeholders, students, artists, and other from the rest of the city interested in starting up something in Ringön and let them together bring small projects to life. Think about history, the maritime character and the small industry or workshops.

   Start simple with for instance a harbour- and boat safari, cultural and art initiatives, pop-ups stores, bike in with horror movies, food events, fishing events, Aeroponic indoor growing.

   The first spin-off of these initiatives will not only bring another image of the role of Ringön in Gothenburg, but also begin generate more social integration in the area (different social and gender groups), provide room for more and less expensive target groups, and be a fertile ground for a sustainable micro-economy.

Niklas Nilsson
STAKEHOLDER IN RINGÖN

Peter Junker
PROPERTY MANAGEMENT ADMINISTRATION

Carl Sandén
STAKEHOLDER IN RINGÖN

Martin Öbo
SECOND DIRECTOR OF PROPERTY MANAGEMENT ADMINISTRATION

Ulf Kamne
CHAIRMAN OF THE PROPERTY MANAGEMENT COMMITTEE
CHALLENGES AND ADVICES

The platform created through the Spontaneous City Ringön Workshop is both fantastic and tangible. It created trust, the will to understand, the need to shed light on constrains and creativity to think about the future. It was changing sometimes the attitude and mood, turning people’s mind, finding out collective interests for the future. This platform has produced the outlines for a commitment about:

A) a new relationship between city and citizens
B) the way in which the process could be organised
C) the ambitions and conditions for the future City of Ringön, summarized in the roadmap for the development strategy.

The roadmap indicates a clear direction. No rigid masterplan for a consortium of a limited number of developers, but the outline for a common development strategy for organic growth and transformation, with respect of the existing character and diversity of plots and industrial companies and plenty of room for initiative-takers. The challenge for me is how to keep these value, the optimism and how to start up with the priority steps.

The value of small business companies for the economy, but also the social bond of Gothenburg must be seen by the city.

With city I mean not only the politicians, but also its officials, teachers, bankers and the entrepreneurs themselves. This value can be discovered not only by making a rapport with fact & figures, but by speaking to each other. Create interest in each others ideas, problems and changes. Organize reasons to meet each other. Ringön is namely the best kept secret of Gothenburg!

At Ringön, various activities currently exist side by side. This diversity will be utilised and reinforced. The area will be developed under its own power at the same time that scope will be created for industry – enterprises that are at the leading edge as well as enterprises that are more broad-based. The range between the new enterprises at Frihamnen and the existing enterprises at Ringön is an important contributing factor in the development process. There will be old and new, expensive and less expensive. Alternative forms of housing, such as houseboats, will be accommodated at Ringön.

If policymakers value the civic economy and the local entrepreneurialism that is so richly evident in Ringön, the challenge is to see the City Council’s role as one of facilitating its flourishing in the long term. That means, recognising that local entrepreneurialism can not only play a role in Goeteborg’s economy but also in the way the City thinks about physical area development. This implies we must connect beyond silos within the City Council so that the people, ideas, strategies and finance streams of economic development, community development and area development are joined up. This entails procuring ideas, goods and services beyond the ‘usual suspects’ of large developers, explicitly inviting the local actors to be in the driving seat. At the same time local entrepreneurial people need to be connected with ideas, creativity and resources from elsewhere in order to increase the area’s potential even further. A crucial condition is setting up the land & property frameworks and planning frameworks as a platform for collaboration and co-creation by many existing and new players. Such a step requires people not to be scared to experiment with new approaches to engagement, finance and policy. In sum, this is a whole new way of working in which the public sector plays not a smaller role but a very different role. There is no sustainable spontaneous city without a civic economy, and there’s no civic economy without collaborative policy.

Spontaneity implies organization because they are the two alternative phases of social development processes: as soon as spontaneity provides a collective reaction to a common threat, right after this all the interested subjects have to organize themselves how to structure the ambition embedded in the spontaneous reaction. When Ringön’s new steering group has achieved the implementation of the first priority steps, a new situation will arise and new spontaneity and consequent organization will be at stake: in organic growth this turns into a fertile open cycle. Besides the maieutic method and catalyst result of the workshop -ideally deprived of bureaucratic and technocratic hinders-, still a lot of commitment and attentive engagement has to be put at work in an open-ended process.

While the formulated ambitions mark the direction on long term, the development strategy should become a dynamic official document to be collectively revised and implemented across the years. The roadmap will then grow from a sketch to a collective record of Ringön’s thriving economy and productive meeting place of Gothenburg.
The process worked well, even though more information about the actual workflow and clearer goals of what was to be the outcome and what mandate the results will have would have been welcome in the beginning.

I see a bright future for Ringön as it has enormous potential and there is a true will among stakeholders in Ringön to make something fresh, different and truly evolutionary from it. All that potential however, runs the risk of being lost through financial insecurity in the leaseholds which makes investments impossible. Unless that question is solved in the right way I don’t see anything exciting happening on Ringön for at least 15 years. Anyway I appreciate the positive sign of collaboration and understanding by Fastighetskontoret. I strongly hope that such co-operation can be maintained and developed in true reality to enable us to develop Ringön from our local potential.

Niklas Nilsson
RINGÖ BRYGGA, RINGÖN STAKEHOLDER

I think that the workshop really showed that the whole is greater than the sum of its parts when you make a diverse group of people come together. For the future of Ringön, I hope that the goal of the workshop has made the foundation for new methods and that the process may continue without delay. The concept and co-creative experience of The Spontaneous City should really be valued in urban development in Gothenburg in general.

Lovisa Grahn
PROPERTY MANAGEMENT ADMINISTRATION

The combination of lectures and workshops worked well. I found the days a little bit too long. I cannot be focused for that long. It is very difficult to be away from work 3.5 days in a row. But I learned a lot about Ringön and urban planning in general thanks to these days.

Patrik Frith
TRAFFIC AND PUBLIC TRANSPORT AUTHORITY

I admit that I came to the workshop with a feeling of suspicionness – yet another “workshop for dreams” without discussions about relevant economical basics as the leasehold question? During the workshop process my initial feeling changed. I felt for the first time for many years, that I took part in a process where all participants and type of questions was discussed. An open, creative and very inspiring workshop led by professionals.

I hope the positive outcome and way of working with broader dialog approach will be kept and used not only by Fastighetskontoret but in Gothenburg community. I appreciate the initiative taken by Fastighetskontoret to launch this workshop and I hope it will soon get a follow-up so that the created road map for Ringön will become reality and not yet another “dream”.

I hope that the spirit and dialog started up during the workshop will continue and that we in a near future can take some fundamental decisions around the leaseholds. Investment security is necessary for all development, this was very well described in the inspiring lectures held during the workshop.

If we can solve the leasehold issue I am sure that Ringön will prove to be the most dynamic area in central Gothenburg in a couple of years. There is a strong spirit among local stakeholders to develop Ringön, keeping its unique diversity of business and people, be an incubator for entrepreneurs, a dynamic area where citizens of Gothenburg like to go.

Anita Lindberg
SÄLTA FASTIGHETS AB, RINGÖN STAKEHOLDER

The workshop Spontaneous City Ringön was intensive, constructive and fun to take part in. By bringing people from different fields and disciplines together, where everyone had different views on Ringön’s specific situation, an immediate creative process started. Thanks to professional guidance in the principles of the concept and inspiring lectures, we experienced a very interesting process where we were able to produce important issues and discover many of Ringön’s hidden values.

In the future Ringön will be more integrated with the rest of the city, representing a vibrant, welcoming area with a special maritime and industrial character. Ringön will still be characterized by small scale industries but also there will be room for different workshops and housing possibilities. The area could be an incubator for entrepreneurs allowing synergy effects and a creative environment open to cultural influences and new productive activities.

Anna Noring
CITY PLANNING AUTHORITY

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