

Urban living close to nature

- a vision for Pihlajaniemi, Turku

Gehl

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- a vision for Pihlajaniemi, Turku

August 2019

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Gehl

Public space at the centre

Ilmastomuutos ja sen hillintä sekä kaupungistumisen jatkuminen lisäävät paineita kaupunkien tiivistämiseksi ja maankäytön tehostamiseksi. Kehityksellä on kuitenkin kääntöpuolensa ja ei voi väittää, että tiivis urbaani rakentaminen automaattisesti loisi ympäristöä, jossa meidän olisi hyvä elää. Huomio onkin kiinnitettävä yhä voimakkaammin kaupunkiympäristöjen viihtyisyyteen ja houkuttelevuuteen. Tulevaisuuden menestyjiä tulevat olemaan kaupungit ja alueet, jotka pystyvät tarjoamaan viihtyisää, laadukasta ja miellyttävää ympäristöä, joka samalla on urbaanin tiivistä ja tehokasta. Tämä on keskeinen tavoite, johon uuden Pihlajaniemen alueen suunnittelussa on tähdätty. Haluamme työllämme luoda esimerkkiä Turun tulevalle kehitykselle ja standardia uudelle kaupunkiympäristön laadulle sekä kaupunkilaisten viihtyisyydelle ja hyvälle elämälle.

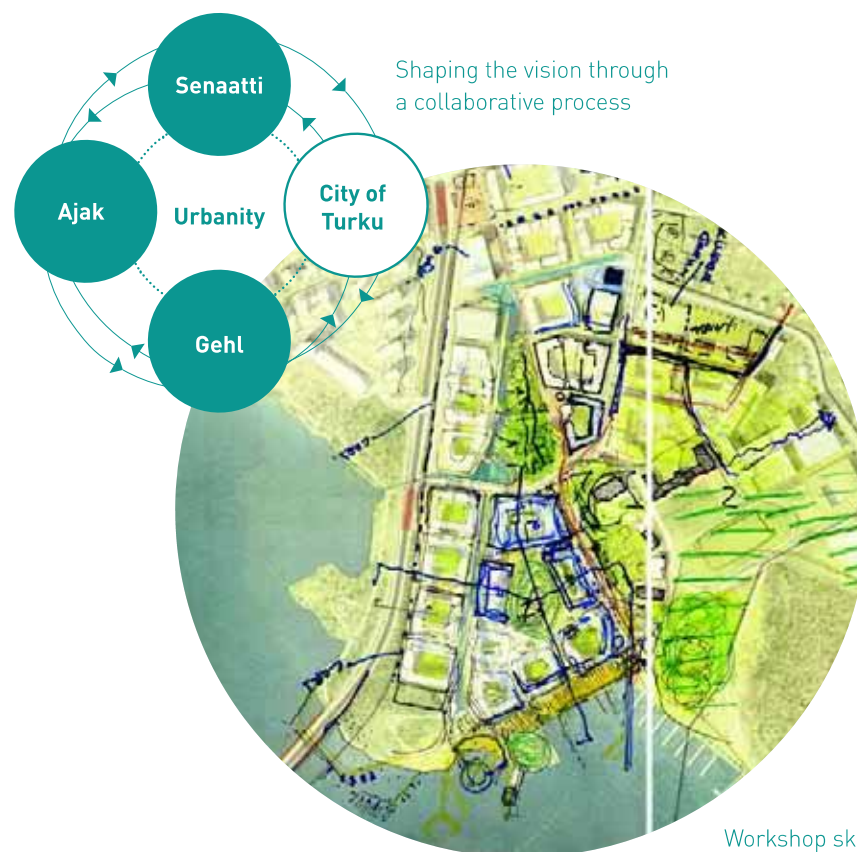
Jo ensimmäisten luonnostelmien lähtökohtana on ollut hyvän kaupunkielämän ja ympäristön määrittely. Aluksi hahmotelimme alueen yhteisiä ulkotiloja ja niissä tapahtuvaa toimintaa sekä helppoa liikkumista alueella. Seuraavaksi pohdimme, miten rakennukset tukisivat viihtyisän kaupunkiympäristön muodostumista parhaiten. Lopputulos on rakentamisen kannalta kaupunkimaisen tiivis mutta samalla luonto on vahvasti läsnä.

Pihlajaniemi alueena tarjoaa myös hyvät edellytykset tavoitteemme saavuttamiselle. Alueen sijainti on keskeinen kaupunkirakenteessa ja keskusta on kävely- tai pyörämatkan päässä. Pihlajaniemi sijoittuu hyvin myös jo olemassa olevien joukko-liikenneliikenteiden varrelle ja tulee luomaan edellytyksiä muun kaupunkikehityksen kanssa joukkoliikenteen tehostamiselle Turussa.

Pihlajaniemellä alueena on värikäs historia ja sotilaskäytössä vastaisuudessaakin olevat arvokkaat rakennukset tarjonneen tuovat historiallista kerroksen ja rikastuttavat tulevaa kaupunkiympäristöä. Luonto on vahvasti läsnä nyt ja kattavat luontoselvitykset luovat hyvän pohjan luontoarvojen säilymistä turvaamiselle ja alueen tulevalle kehitykselle.

Oman mielenkiintoisen lisänsä suunnittelutyöhön ovat tuoneet puolustusvoimien tarpeiden huomiointi, naapuruston esiin tuomat näkökulmat, haastavat perustamisolosuhteet, sade- ja meriveden huomiointi sekä alueen rakentamisen jaksottaminen.

Pihlajaniemen suunnittelusta vastaavat arkkitehtitoimistot Ajak Oy ja tanskalainen Gehl sekä suunnittelua koordinoiva Urbanity Oy yhteistyössä Senaatti-kiinteistöjen ja Turun kaupungin kanssa.



Workshop sketch
March 2019

Pekka Saarinen

Diplomi-insinööri, YKS/582

Urbanity - Urban Design Management

Kakola



Urheilupuisto



Coastal Artillery
Headquarters
1987



Safety Station
1952



Development area

Remain in military use

The clinic
1917

The stable
1918

The Flight School
1917
Navy Headquarters 2008-

Cannon Hall
1970

The restaurant
1954

The radio station
1917
In use until 2000

Highest point!



Garages
1970



Hirvensalo bridge



A historical treasure

The site was used as Russia's airport for the Baltic Sea during World War I, where the first barracks for the military were built in 1915. The main building was constructed in 1917 and was used as a flight school for the Finnish Air Force from 1918. The area, which until recently has been closed for the public, will in 2019 be partly opened up and developed to become an integrated part of the city.

Photo copyright: Soumen Ilmakuva Oy

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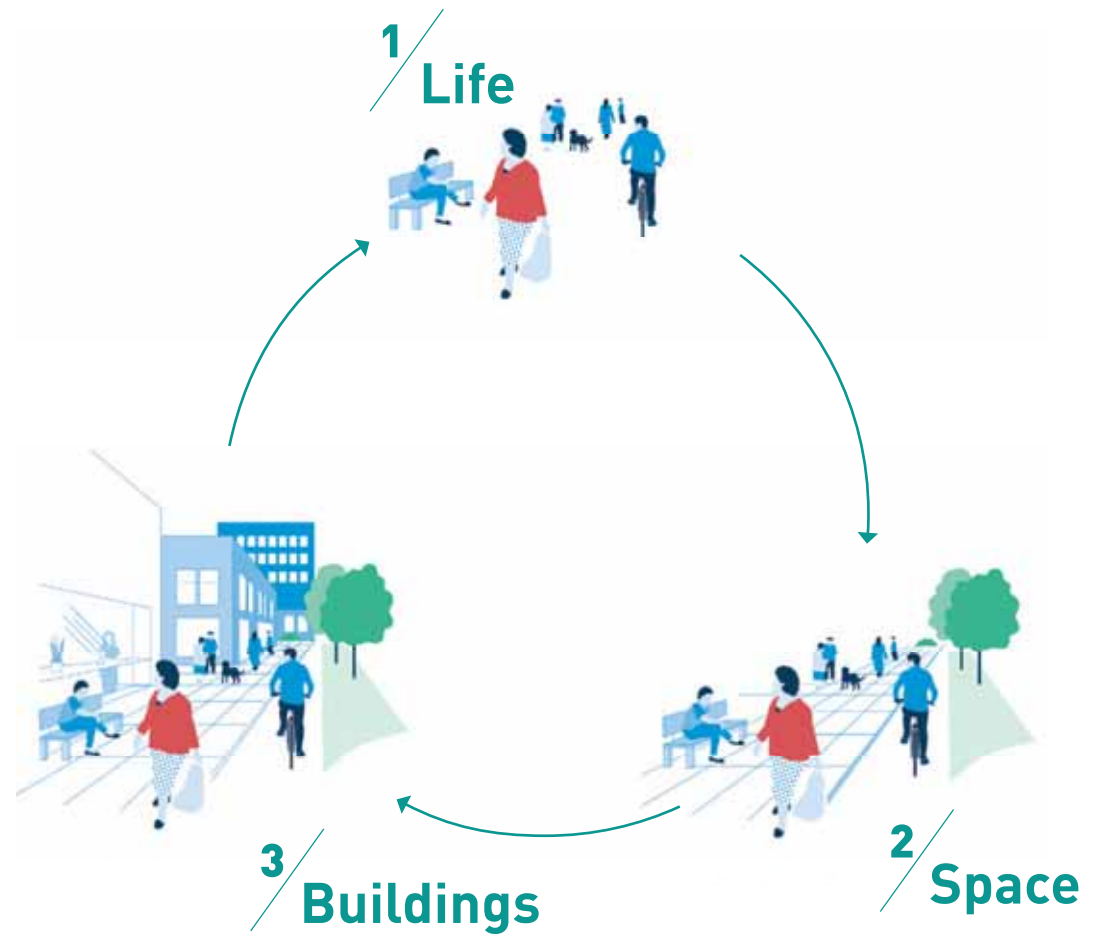
6/ **Getting started**

- phasing and early activation

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We believe in a planning process that **puts people first**

People first approach - design for life in the city and put focus on how the built form affects the life in the city.



We want to create a **human scale city**, that stimulates all senses and encourages interaction



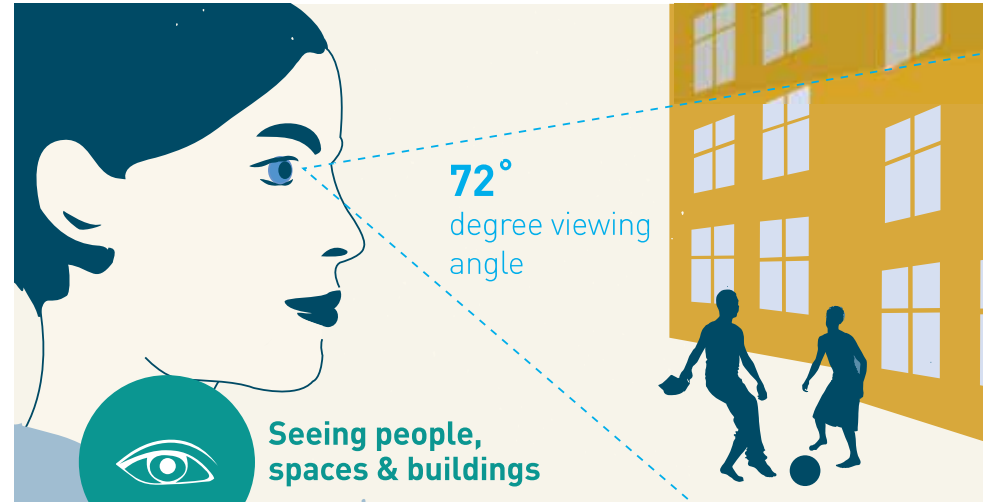
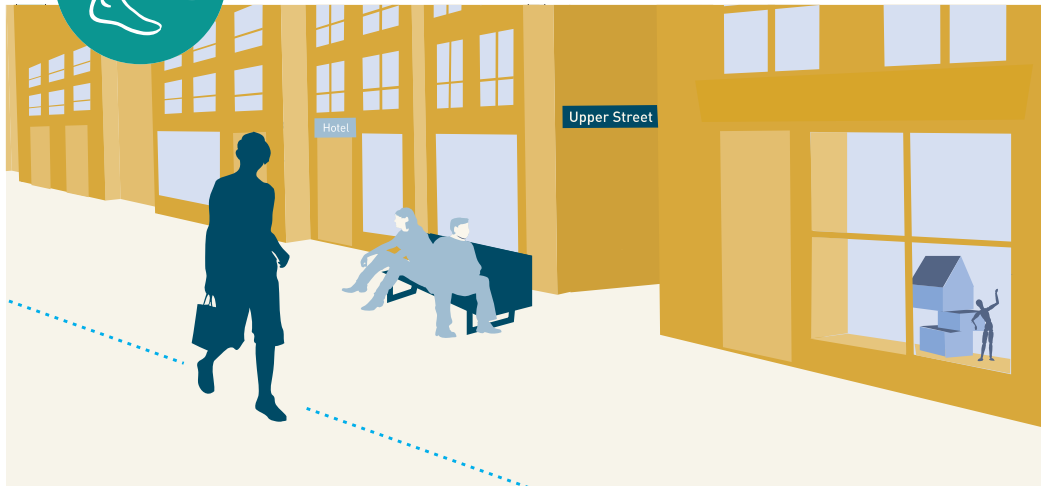
Hearing



Smelling

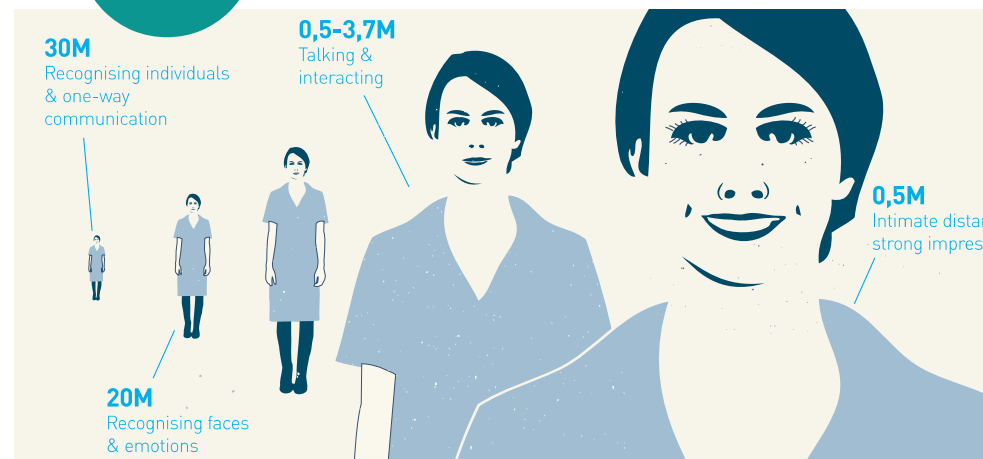


Walking



72°
degree viewing
angle

Seeing people,
spaces & buildings



30M
Recognising individuals
& one-way
communication

0,5-3,7M
Talking &
interacting

0,5M
Intimate distance,
strong impression

20M
Recognising faces
& emotions



1/ Turku is growing

Introduction

A love letter to Turku

It's easy to fall for Turku's charm: a town with a clear civic dignity which somehow still feels laid back. Turku is a town mixing old and new, with grand, classical public buildings alongside National Romantic apartment blocks and modern architecture with sociable functions. Turku had culture close to nature, traditions and trendiness, history and hipsters.

But Turku is an old city facing new challenges. Perhaps the biggest one is how Turku should **grow from a town into a city**.

Like many other countries round the world, Finland is urbanising. More and more people are moving to the towns and cities, looking for the economic, social, educational and cultural opportunities as well as the many other practical conveniences of urban life. The question is not just about how to build for more urban density but also for high-quality of urban life?

At the same time a key component of quality of life in Finland is being close neighbours with nature, spending time outdoors all year round, what I would call "living with the weather". It is important that any new urban development should recognise and make sure people can maintain their relationship with the forces of nature and have many opportunities to enjoy life outside.

Finland has always been famous for architecture and design, but more recently also for everyday quality of life; for work/life balance, for being progressive and innovative, for start-ups and leisure-lifestyles, for excellent schooling and public services. The holistic package of livability is making Finland attractive as a new homeland for talented people from round the world.

And while the Finnish brand is getting stronger, Turku is getting famous in its own right – in particular for its evolving food scene and cultural activities. Turku is becoming known nationally and internationally, as a great place to live, and significantly, more affordable than Helsinki. It's not surprising that so many people want to move to Turku.

Change can be threatening and this period of growth that comes with Turku's growth clearly brings with it challenges – but there also opportunities. How to take all the qualities of Turku – the human scale of buildings and spaces, the convenience of getting about easily and the trust that comes with community – and without losing them - scale up and grow, densify and diversify? Can we make more of what's already great about Turku?

Of course, what is the most important aspect of Turku is the people. People make Turku what it is. Whatever we do, we have to make a great environment for everyone, for the people who have always lived there as well as the new ones who have chosen to make Turku their home.



David Sim
Partner, Creative Director
Gehl

Urban vibes in the city - Turku knows how to do it!



High quality public space



Big picture thinking



Nature in the city



Soft mobility



High quality public functions



Proud urban identity



Strong history



Pihlajaniemi

The city has ambitious plans

“The city aims to be **carbon neutral** by 2029”

<http://www.turku.fi/en/europeanoffice/our-priorities/carbon-neutrality-and-circular-economy>

“The importance of **walking and cycling** will further stand out in the jammed urban traffic of the future.”

<https://www.turku.fi/en/housing-and-environment/traffic/pedestrians-and-cyclists>

“**Circular economy** is one of the main priorities of Turku”

<http://www.turku.fi/en/europeanoffice/our-priorities/carbon-neutrality-and-circular-economy>



<https://www.un.org/sustainabledevelopment/sustainable-development-goals/>

Global goals to tap into

Global development goals are the ambitious agenda for sustainable development that the world's countries have ever agreed on and adopted. **How can we ensure an active work towards reaching goals? Which goals do we focus on and how?**

... that respond well to what people ask for

Participation process

We asked for help to better understand the wishes for the Pihlajaniemi site and the development of Turku as a city. Here are some of the things that were discussed.

The survey was conducted between January 30 and March 10, 2019. About 300 people gave more than 1,700 responses to the online map survey and about 200 people attended the events.



.. but public space not always used to its full potential



Little life in new areas -
design for active ground
floors and diverse functions
in public spaces



Make use of the courtyards
as green community
spaces, not car parks



2/ Unlocking the site

Existing site conditions

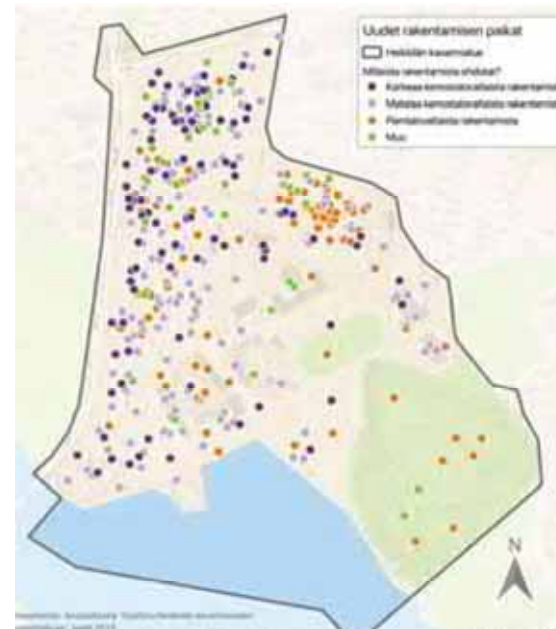
Replies from 'map survey' tell us what people wish for on the site

Map survey

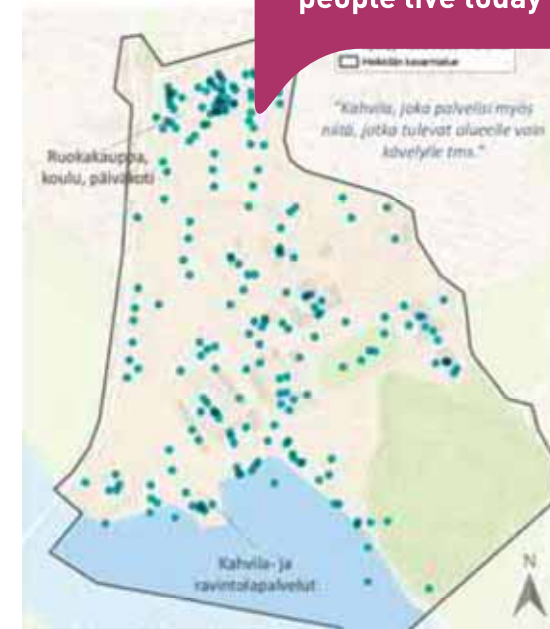
We asked people to map out what is important for them in the development of the site.

The survey was conducted between January 30 and March 10, 2019. About 300 people gave more than 1,700 responses to the online map survey and about 200 people attended the events.

Where should we build?



New services?



Call for services close to where people live today

Wishes for routes in the area



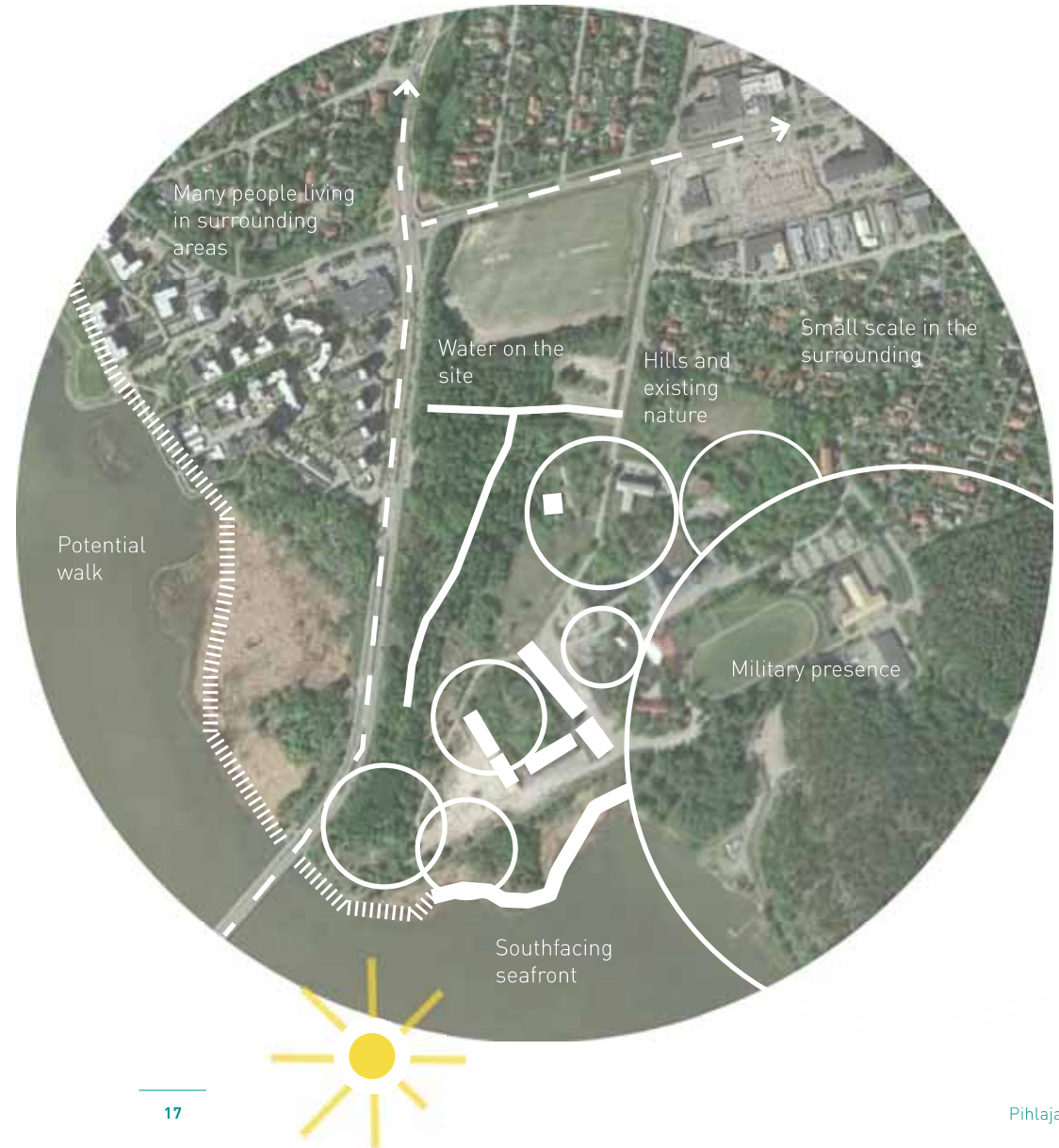
People want to get down to the water!

Good locations for recreation?



Existing site conditions inform the design

- » Edged by two important arteries leading to the city - a lot of people moving past the site every day
- » A lot of people living in the surroundings - there is a need for basic everyday services Direct connection to the city via beautiful river walk
- » Waterfront in a unique south facing location and potential for direct connection to the city via a waterfront promenade
- » Existing nature and mature trees worth preserving on the site
- » Existing building that can tell the history of the site and be used for temporary activation
- » A lot of water on the site gives the opportunity to create a neighbourhood with many blue features
- » Military presence in the area creates a flow of people coming for work



Existing site conditions

A unique south-facing waterfront

Recommendation

An accessible riverfront walk with a variation of activities and public spaces along the way



Existing site conditions

Stunning nature that will thrive without too much intervention

Recommendation

Integrate the existing green in the new design and embrace the dynamic of plant communities



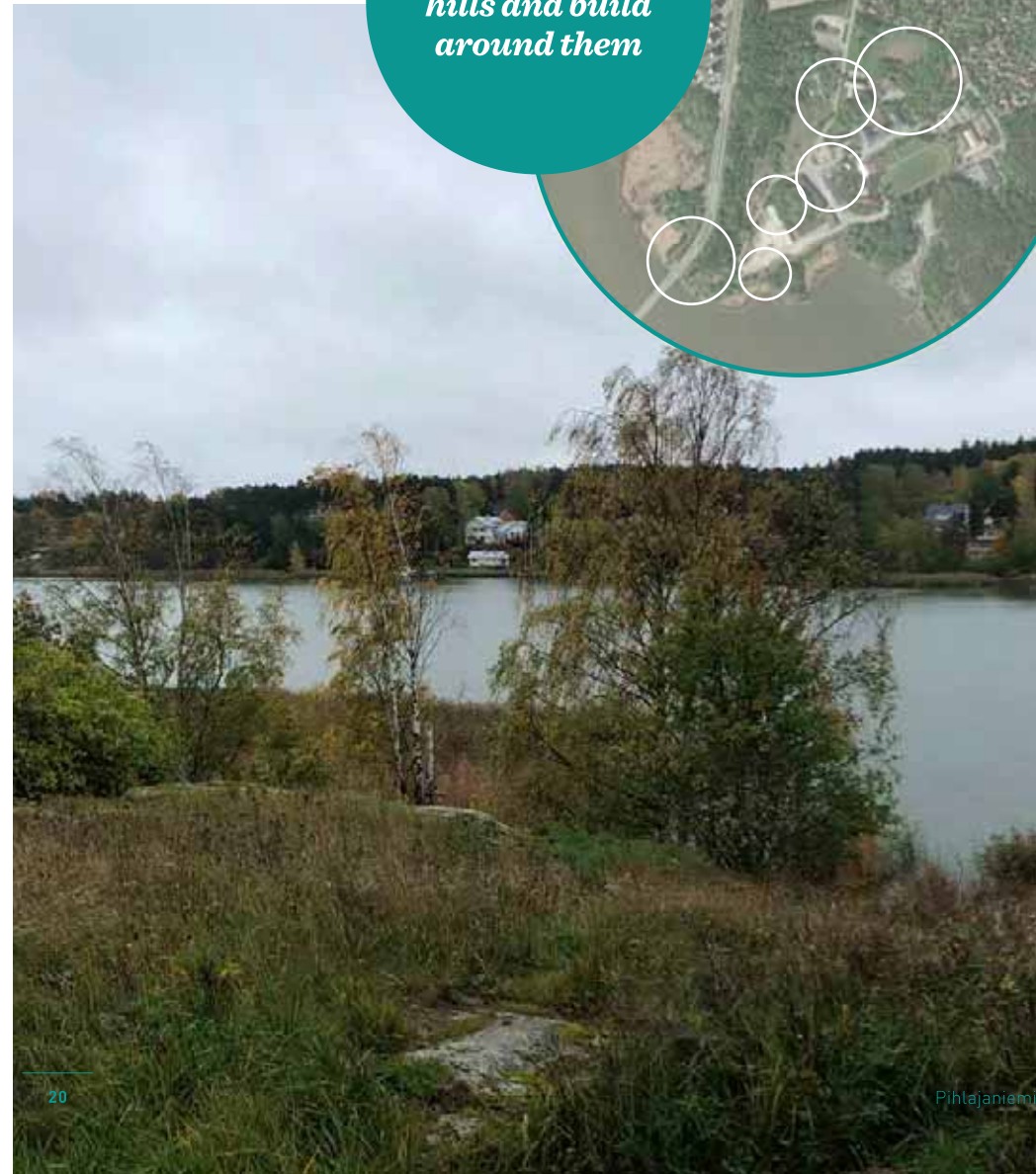
Existing site conditions

A **varied topography** offers rich experiences of the nature



Recommendation

Preserve the hills and build around them



A lot of **water** on the site



Recommendation

Integrate storm-water treatment into the public space and use water as an attractor for life



A place rich in biodiversity - a unique **habitat for flora and fauna***



Recommendation

***Make sure to offer
sufficient green
areas for animals
and connect them
with green links in
between***

* A survey on the needs of the habitat for the bats, and other animals on the site, should be made

Variation of scales in surrounding neighborhoods, (but with a suburban character..)



Recommendation

***Respect the scales
of the surrounding
neighbourhoods
and provide new
spaces that can
benefit the
residents***

Existing buildings with potential for permanent or temporary re-use



Recommendation

Highlight and respect built heritage and make use of existing buildings, temporarily or permanent

Military presence brings life to the site



Recommendation

***Respect the borders
and be creative
with how to fence
off the military
area, where
needed***



3/ More Turku for Turku

Vision

Vision

Filling in a missing puzzle piece with great **new public spaces for all inhabitants of Turku** - and inspire for a sustainable growth of a livable city.



We want to create more of what is **great about Turku**, by creating a new neighbourhood which...



1 / ... has public spaces at the centre



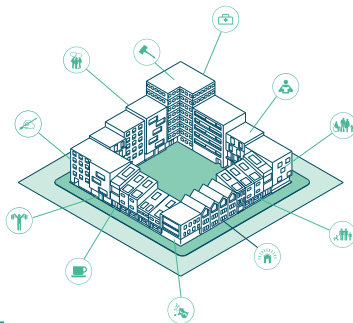
2 / ... enables living with green



3 / ... is active all year round



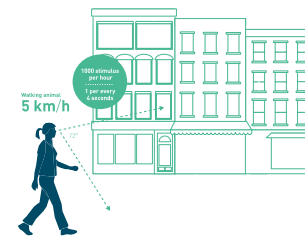
4 / ... encourages sustainable mobility



5 / ... ensures high quality urban living



6 / ... is programmed for a mixed use network



7 / ... is dense at human scale

1

Vision

High quality public spaces at the centre



A network of well connected human scale public spaces throughout the neighbourhood. With a clear hierarchy and a variety of characters which respond to both surrounding building programs, resident and visitors everyday needs and the local context. The public space network will cater for different ages and user groups and provide a safe and healthy place for all.



"Walking In My Mind" by Yayoi Kusama, London South Bank, UK

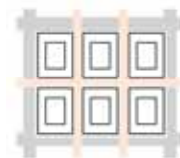


Crown Fountain, Millennium Park, Chicago, USA

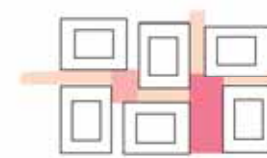


"Swing Time" by Howeler and Yoon Architecture, Lawn on D, Boston, USA

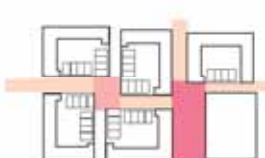
Place blocks and buildings smart to create a hierarchy and diversity in the public space - how to



We want to avoid: Uniform building layout with little spatial variation in the public spaces



We want to achieve: That buildings shape the spaces and define their hierarchy, such as local streets and neighbourhood meeting places.



We want to achieve: That form scale of buildings support the hierarchy, with smaller units more intimate spaces and meeting places towards main spaces

Tool Urban Quality Criteria

The 12 Quality Criteria helps us evaluate the experiential quality of a space by evaluating its ability to provide features that are protective, comfortable, and enjoyable.

The criteria can be used for evaluation of existing spaces, or as a checklist when creating new.

12 Urban Quality Criteria



Protection

Protection against traffic & accidents — feeling safe

- Protection for pedestrians and cyclists
- Eliminating fear of traffic
- Safe crossings

Protection against crime & violence — feeling secure

- Lively public realm
- Allow for passive surveillance
- Diversity of functions 24/7/365
- Well lit / lighting in human scale

Protection against unpleasant sensory experiences

- Wind/draft
- Rain/snow
- Cold/heat
- Pollution
- Dust, noise, glare

Comfort

Opportunities to walk/cycle

- Room for walking
- Interesting façades
- No obstacles
- Good surfaces
- Accessibility for everyone

Opportunities to stop & stay

- Attractive & functional edges
- Defined spots for staying
- Objects to lean against or stand next to
- Façades with good details that invite staying

Opportunities to sit

- Defined zones for sitting
- Pleasant views, people watching
- Good mix of public and café seating
- Resting/waiting opportunities

Opportunities to see

- Reasonable viewing distances
- Unhindered views
- Interesting views
- easy orientation
- Lighting (when dark)

Opportunities to talk & listen

- Low noise levels
- Public seating arrangements conducive to communicating, 'talk escapes'

Opportunities for play & exercise

- Allow for physical activity, exercise, play & street entertainment
- Temporary activities (markets, festivals, exhibitions etc)
- By day and night
- In summer and winter

Enjoyment

Dimensioned at human scale

- Dimensions of buildings & spaces in observance of the important human dimension in relation to senses, movements, size and behaviour

Opportunities to enjoy the positive aspects of climate

- Sun/shade
- Heat/coolness
- Shelter from wind/breeze

Aesthetic qualities + positive sensory experience

- Good design and detailing
- Good materials
- Fine views/vistas
- Rich sensory experiences: trees, plants, water

2

Vision

Living with green in the city centre



- » Make nature accessible for more with new parks, public spaces along the water fronts and green routes
- » Design for different types of green spaces, in different scales, present in the area
- » Pay respect to and preserve existing nature in unprogrammed areas, in addition to the programmed green
- » Carefully study animal habitat in the area, and design the green spaces that are sufficient for their needs
- » Use planting to create a good microclimate and reduce noise levels



Living with nature

Access to different types of green space



Green public space

- Park
- Waterfront
- Sports
- Play
- Beach

Green streets

- Street trees
- Stormwater treatment in streets
- Opportunity to stay and play

Courtyards

- Shared
- Semi-private
- For different user groups

Green close to the apartment

- Private green
- Balcony
- Garden
- Frontgarden
- Private edgezone

3

Vision

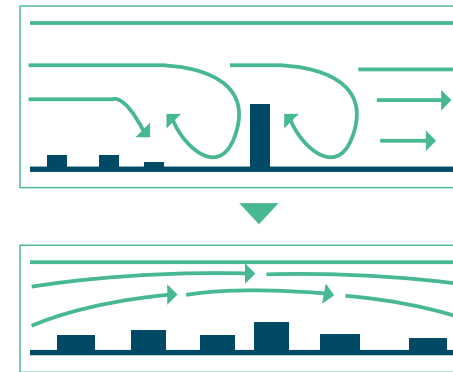
Ensure a **good microclimate** to make the neighbourhood **active all year round**



A good micro-climate provides a high level of comfort for all users of the public spaces in and around the site. It is one of the most important aspects of inviting people to spend more time outside. And the reverse is also true - a poor micro-climate with too much direct sun or strong wind can actively push people towards avoiding public space. Taller buildings adapted to the surrounding wider streets and spaces shelter the interior from noise and provide density.



The scale of individual buildings influence the **microclimate of the city** - a homogeneous city structure reduces the impact of wind



Learnings from - *Bo01, Malmö, Sweden*



A crust of higher buildings around a core of smaller scale gives a protected micro-climate and clear hierarchy of public/ privateness



4

Vision

Encourages sustainable mobility



- » Design well-integrated public transportation systems where it is easy to change between modes, and where everyday functions around located public transportation stops
- » Encourage walking and biking by prioritizing pedestrians and bicyclists in the street design and designing interesting and attractive streets with good microclimate
- » Make it easy to get to and from the area by foot and bike (many entrances to the area, continuous paths)
- » Be early with testing future systems for mobility and parking and offer shared systems (bike and car pools etc.) as services in the area
- » Make a phasing plan for mobility and parking (do not “build in” yesterday’s habits)



Nya Hovås, Gothenburg, Sweden - Case, Getting around and about - easy to make the "right" choice



Before



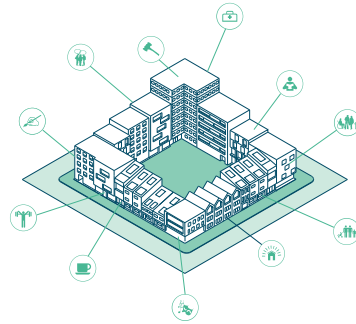
After

From traffic corridor to boulevard by building edges to the street and ensuring mixed functions. The street upgrade provides a safe, continuous network for pedestrians and cyclists. Whilst making travelling by car less attractive and inviting people to use public transport with smooth access to a variety of public transport modes.

5

Vision

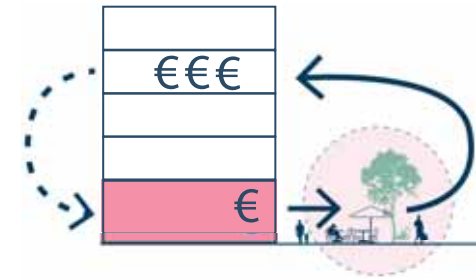
High quality urban living



- » Attract a variety of people by providing different housing options (large and small apartments, single family houses, co-housing, baugemeinschaft) in close proximity to each other
- » Ensure that everyone has access to green recreational space close to home
- » Provide high quality courtyards as green meeting places for the community
- » High quality housing with dual aspect apartments as standard, to ensure good daylight conditions and noise protection
- » Design for active ground floor and make sure that services are located within walking distance from housing



Investments in an active ground floor create a more attractive neighbourhood, for the residents and as a destination.



It increases the value of the spaces above, whether office or housing, and makes it more attractive to run a business on the ground floor.



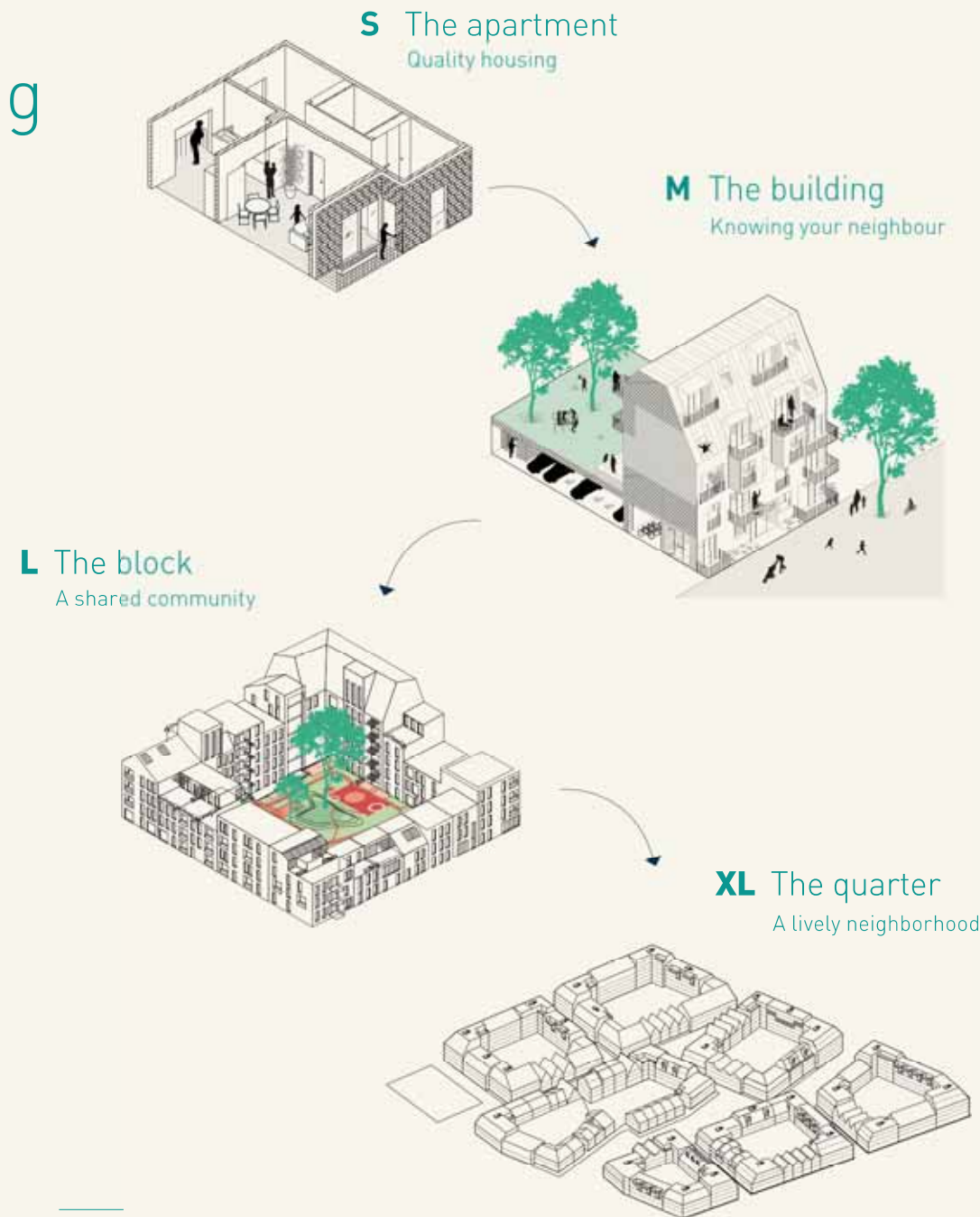
High quality urban living

Layering of scales

Imagine the conditions of the neighbourhood in the manner of layering, from the apartment to the meeting places of the quarter.

High quality urban living is the sum of the conditions in the different layers and scales of the neighbourhood, and cannot be solved only in the single apartment or in the design or the street.

In order to create a good neighbourhood for living, high performing design need to be considered in at all scales.



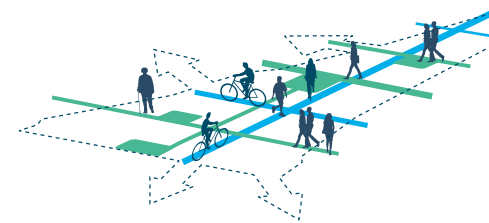
6

Vision

Programmed for **a mixed use network**



- » A neighbourhood with different types of housing, for different age groups and social groups
- » Activities for all ages
- » Keep in mind groups that often are less present in the public realm - elderly, kids, young women
- » Ensure a robustness in the plan and in the architecture, that can adapt to different functions over time
- » Activities for a high quality every day life



Mixed Use Network

Create not just a mixed-use building or block but a mixed-use network which supports a variety of user-groups, functions and types of public space



Mixed use network

Plan for different activities over the day



5.000 people will live in the district!

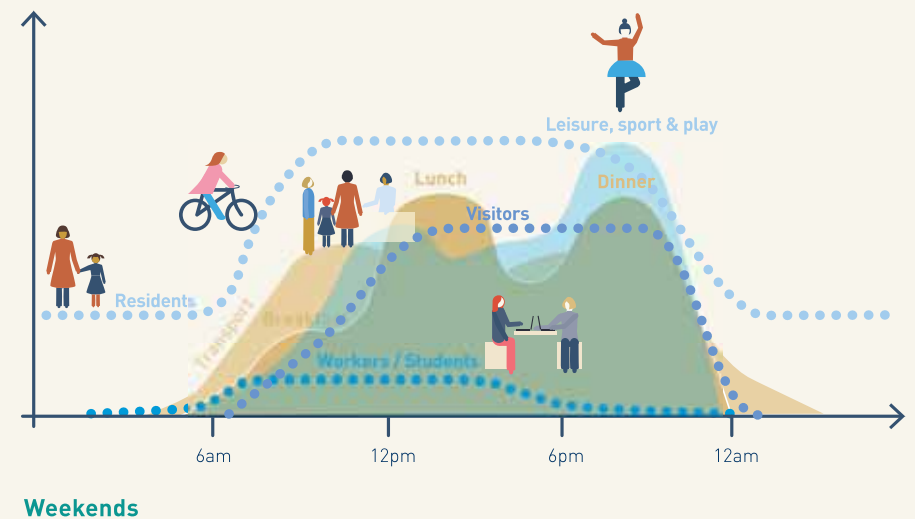
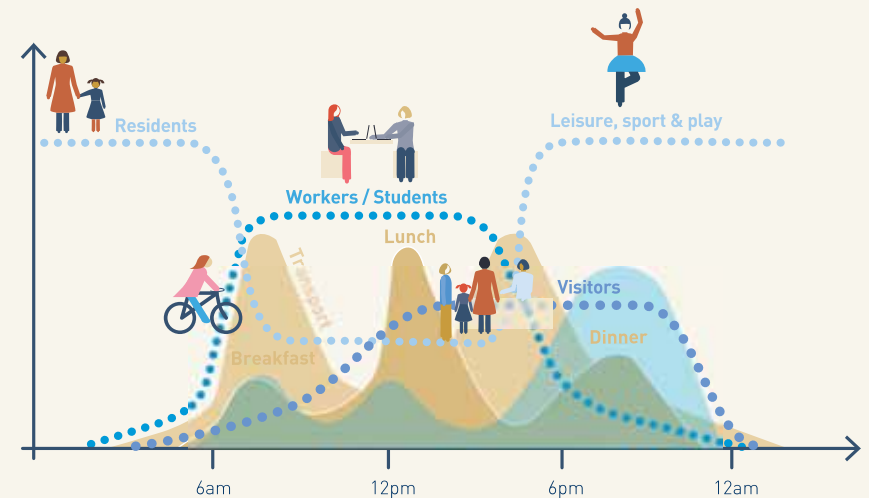


Many will come for work and school



... and even more will visit to use the public spaces and other amenities!

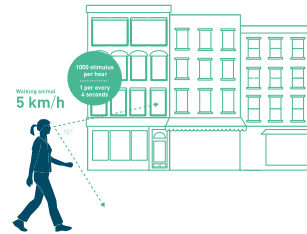
Typical daily rhythms for the mixed use neighbourhood:



7

Dense at human scale

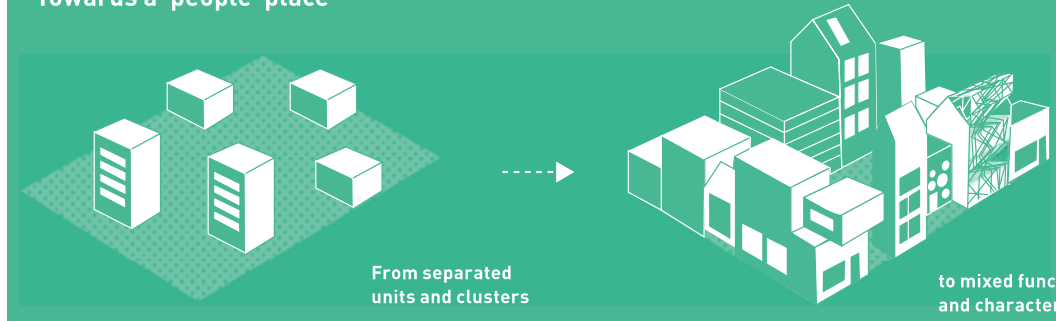
Dense at human scale



- » Ensure both high urban quality and high density by building in block structures
- » Build in varied scales and typologies for a mix of functions and housing typologies
- » Take care of the microclimate by building for maximal sunlight and minimal wind exposure
- » Different levels of private and public space for a variety of activities

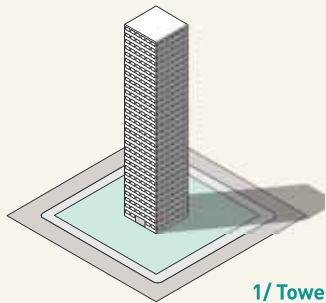


Towards a 'people' place



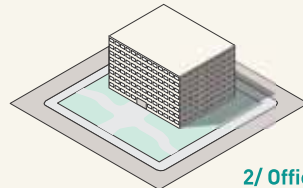
Do it smart Dense at a human scale

Different ways of delivering density



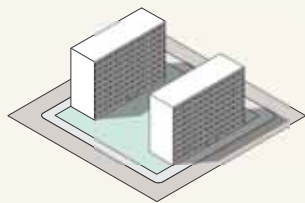
1/ Tower:
30 storeys

Few active edges, long shadows, wind turbulence, long distance from live/work to outdoor space.



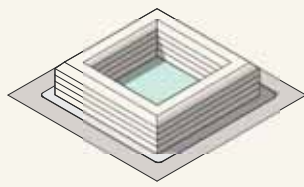
2/ Office block:
8 storeys

Often set back from street facade, few entrances and low activity at ground floor.



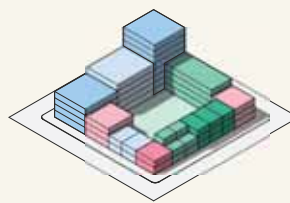
3/ Apartment slabs: 9 storeys

Outdoor space with little ownership, little life between buildings, limited ground floor activity.



4/ Block: 5 storeys

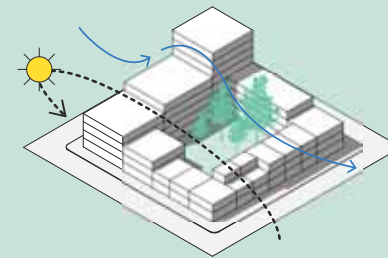
Defines streets, possibility for an active ground floor, sheltered courtyard for outdoor recreation.



5/ Mixed block: 2-8 storeys

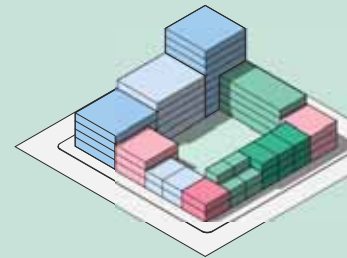
From an urban quality perspective, the mixed block has a lot of benefits and options for diversity. It is a robust and flexible framework that can deliver high density and high level of diversity and quality at the same time. See next page.

Benefits of the mixed block



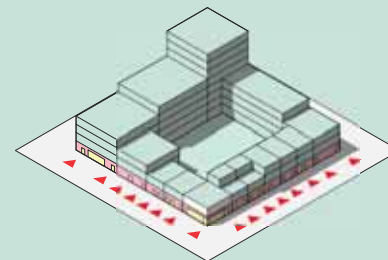
Climate friendly!

Adaptable scales to accommodate sunlight and create a silent courtyard that is sheltered from wind, .



Functional mix!

Building wall to wall allows for robustness with different functions next to each other and exchangeable parts to adapt for future changes.



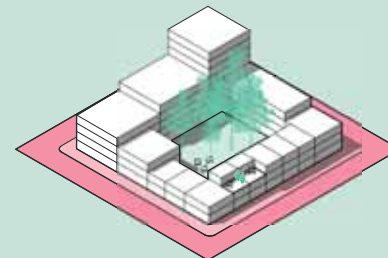
Active streets and quality at eye level!

Opportunity for an active ground floor and many doors towards the street. Walkable scale and vertical variation create lively, interesting streets.



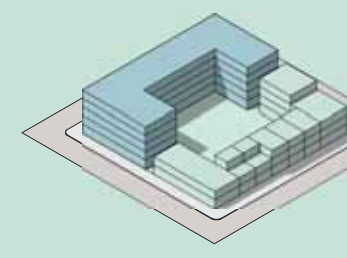
Architectural diversity!

Opportunity for many architectural style expressions and variation in scale, creating diversity at eye level and stimulating human senses and walkability.



Private and public clarity!

Defined semi-private courtyard, shared and protected, that invites for social connections in neighbourhood everyday life. Many units with ground floor edge zones for private outdoor life.



Exchangeable parts and sizes!

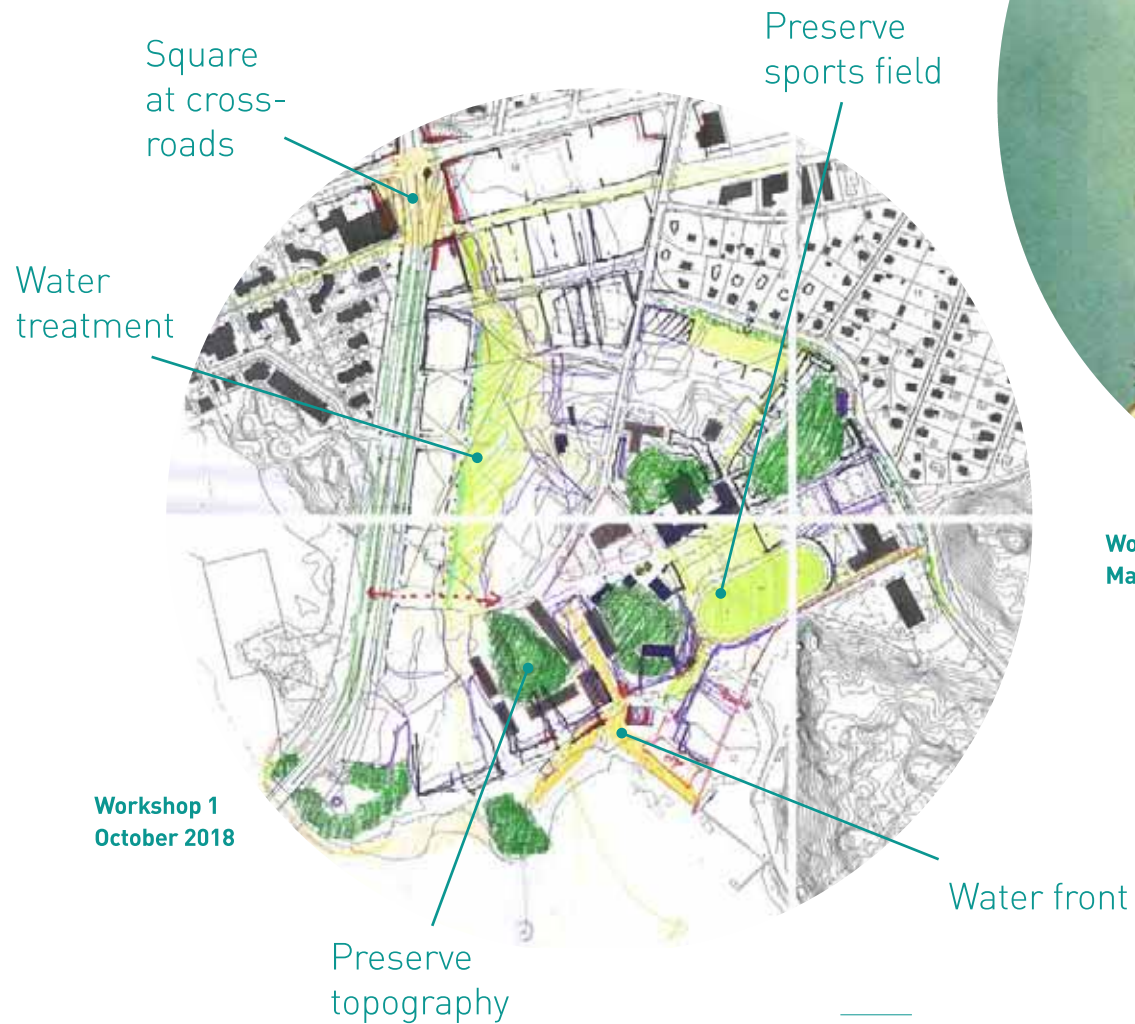
Different portions of functions can be moved within the block and buildings exchanged over time. Above is an example of integrating a large building into a block.



4/ Public space at the centre

Public space plan

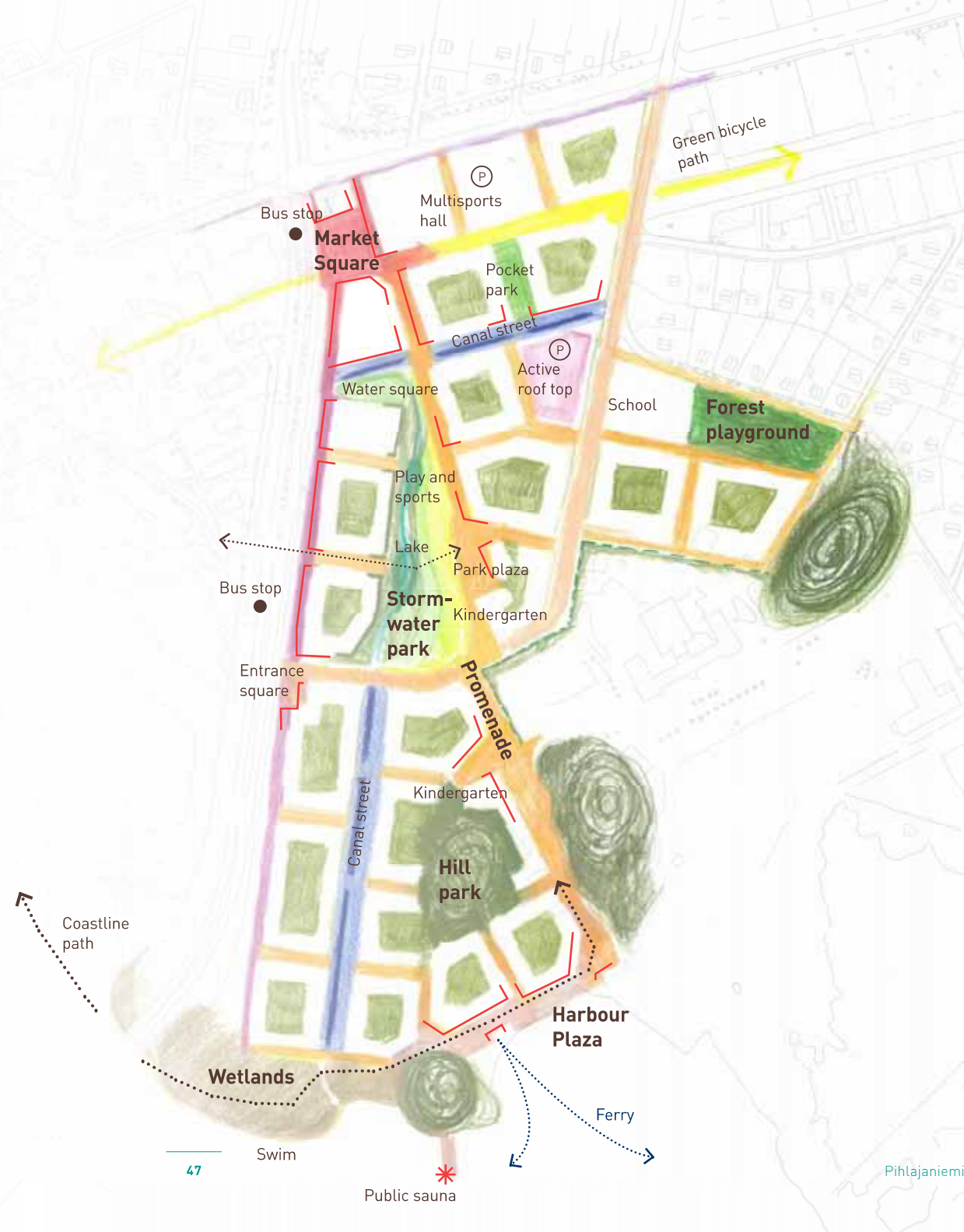
Public space at the centre from the first sketch



Workshop 2
March 2019

6 new significant public spaces and a network of great community places

An area where public space is **at the centre**, where people from all over the city can meet and interact, from day one



Offer a **rich network of green and blue experiences**

A neighbourhood that offer many different **green experiences** and invitations to **live with the water**

Green and blue network

- Courtyards
- Pocket park
- Stormwater park
- Hills
- Courtyards
- Active/play
- Canal street
- Neighbourhood street
- Riverwalk/ped. and bicycle connection
- Residential edgezone



A pleasant fence?

How do we design the military area in any way? The urban hedge. Plant a hedge of evergreens with the actual fence inside, already now to green wall when the residents start moving in.

Green living - atmosphere

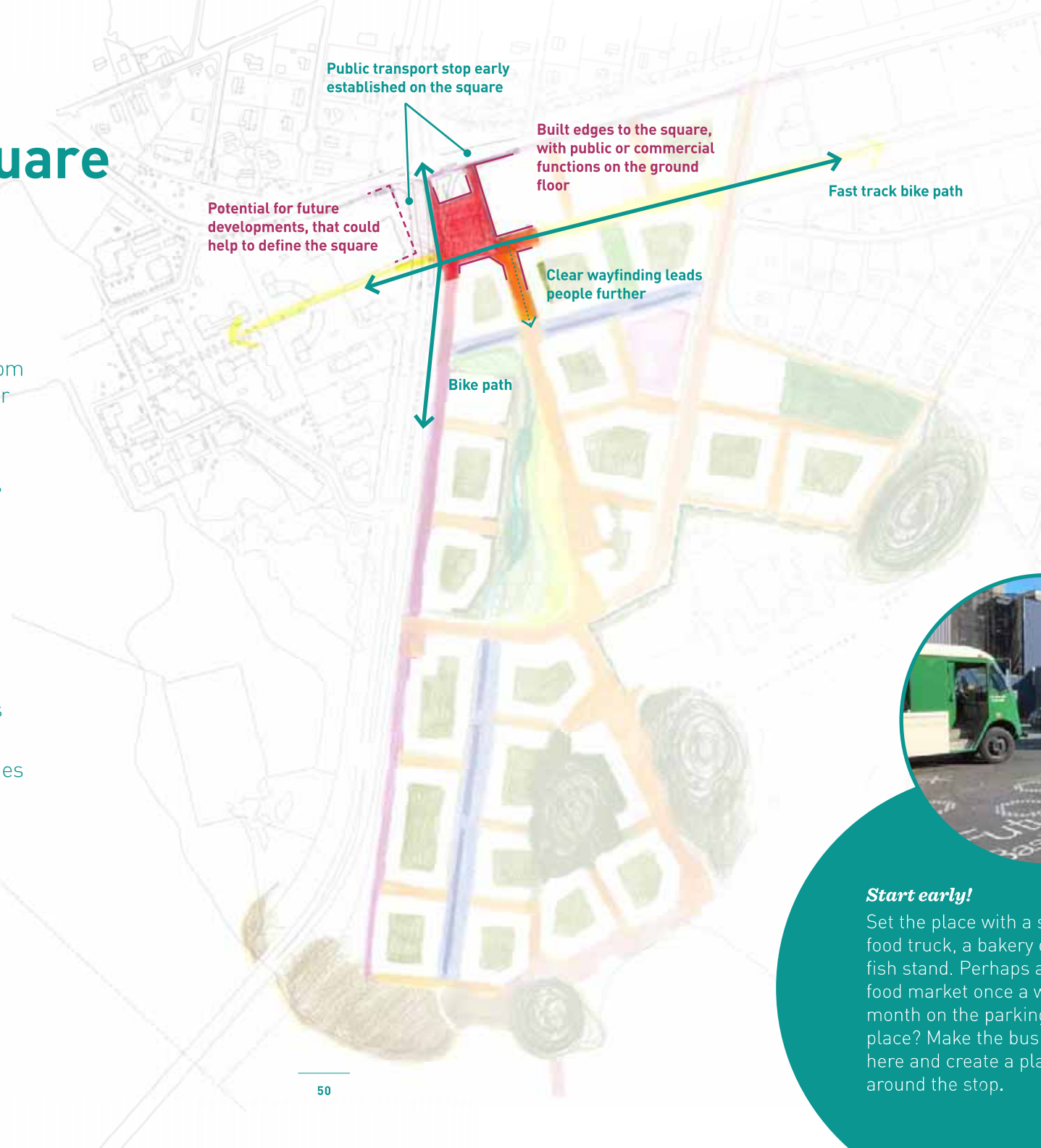
Green urban living

Lack of green areas - gardens or nature - can be a reason people choose not to live in the city. In this neighbourhood, rich green courtyards and community spaces with front gardens along edge zones, pocket parks for play or rest, and access to a variety of parks will encourage people to live here.



The Market square

- » The entrance to the neighbourhood from the city and a new local meeting place for surrounding areas
- » A place for the everyday, with a variety of daily attractors, such as supermarkets, sports and healthcare
- » Hirvensalon Puistotie runs along the side of the square but slip lanes and turning lanes are removed from the intersection to make the layout more efficient, give room for the square and signalize a more urban environment
- » Pedestrians and bicyclist should cross at street level
- » In a long term perspective, opportunities to build on the land east and north of intersection should be considered



Start early!

Set the place with a food truck, a bakery or a fish stand. Perhaps a food market once a week or month on the parking place? Make the bus stop here and create a plaza around the stop.

Market square - atmosphere

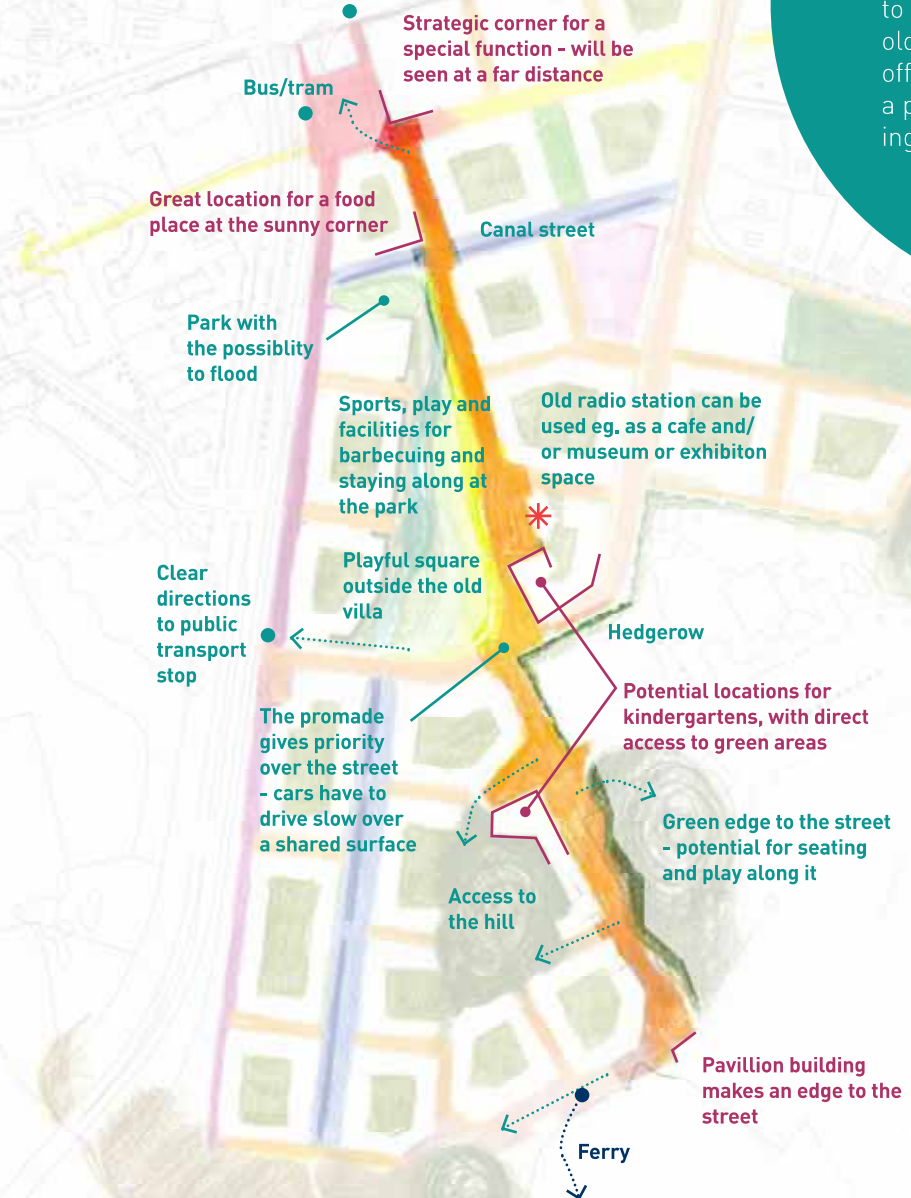


An everyday square with the bus stop, daily amenities on the ground floor and space for weekly temporary events



The Promenade

- » The most important N-S connection, as it runs through the whole neighbourhood and connects with the rest of the city through public transportation in both ends
- » A series of smaller places for play, physical activities and social activities connected by unifying design elements into a linear park
- » As the promenade comes closer to the water and meets with the Harbour Plaza the character changes to become a more urban shared-surface street
- » Most of the promenade has pedestrian prioritization - where cars can access it is on shared surfaces that makes the cars go slow
- » Consider important corners along the way for special functions that can help activating the park and promenade



Start early!

Establish the connection early by building the street from the water park and connecting it to the harbour. Open up old garages to be used as offices or workshops - a perfect location for a perfect location for a perfect day!



The Promenade - atmosphere



An active and lively route through the neighbourhood, programmed with opportunities to play and stay



Storm water park

- » The lung of the neighbourhood!
Connecting the market square in North with the water in South, as well as the two residential neighbourhood East and West of it
- » The park is divided into different sections with different types of vegetation and different activities
- » Use the old villa, the Radio Station, for an activity that can help bring life to the park, such as a café and/or a small museum
- » The walk from the sea should naturally lead up to and through the park
- » Build the park at an early stage, as a destination, an asset for the first residents and a connector to the river walk in south



Storm water park - atmosphere



Central public space to the neighbourhood with gardens facing the park, lawn, wilder areas and opportunities to play



The forest playground

- » Turn the existing grove into a play area for the neighbourhood and at the same time the playground for the school
- » Preserve existing trees and nature as much as possible and add play structures in between, include the hill to the east if possible
- » Make sure the park is, partly or fully, publically accessible outside school hours
- » Consider improvements to Rykmentintie to add safe biking possibilities and to make crossing to the villa area safe
- » Consider a public transport stop in close connection to the park and school



Start early!

Open the area up as a playground for the surrounding residential neighbourhood by cleaning it out and adding interventions for play and the trees.

Forest playground - atmosphere



Forest play in connection with the school and preschool, and as a playground for the surrounding neighbourhoods



Hill park - atmosphere



*Wild green space
with light
interventions on the
landscape; paths and
lookout points with
opportunities
for play*

The harbour plaza

- » Make use of the unique southfacing waterfront and create a place where you can stop by for a coffee on your walk along the sea - the plaza is a great location for cafés and restaurants
- » Make sure the ferry connections gets here at an early stage. This is an unique mode of transportation!
- » Consider a civic attraction in the harbour area - e.g. a swimming hall, church, community building - to attracts a greater variety of people
- » To create a good micro climate on the plaza, make sure not to design a surface too big and make use of the building layout to create sunny corners and reduce the

Start early!

With temporary functions in the existing building for affordable office spaces, workshops. Arrange events such as markets and festivals. Invite a local to start a café and build a sauna as a destination early on.



Clear wayfinding leads people on the promenade to the neighbourhood

Clear wayfinding that leads people through the neighbourhood to the sea

In a long term perspective, the ambition would be to continue the river walk to the south

Allow for many sunny corners and a protected micro climate by ... the buildings

Ferry

Public sauna

Harbour plaza - atmosphere



A lively human scale harbourfront with a pleasant micro-climate and invitations to stay and spend time



The wetlands - atmosphere

A rich experience of water and nature with light interventions on the landscape. Part of the coastline path

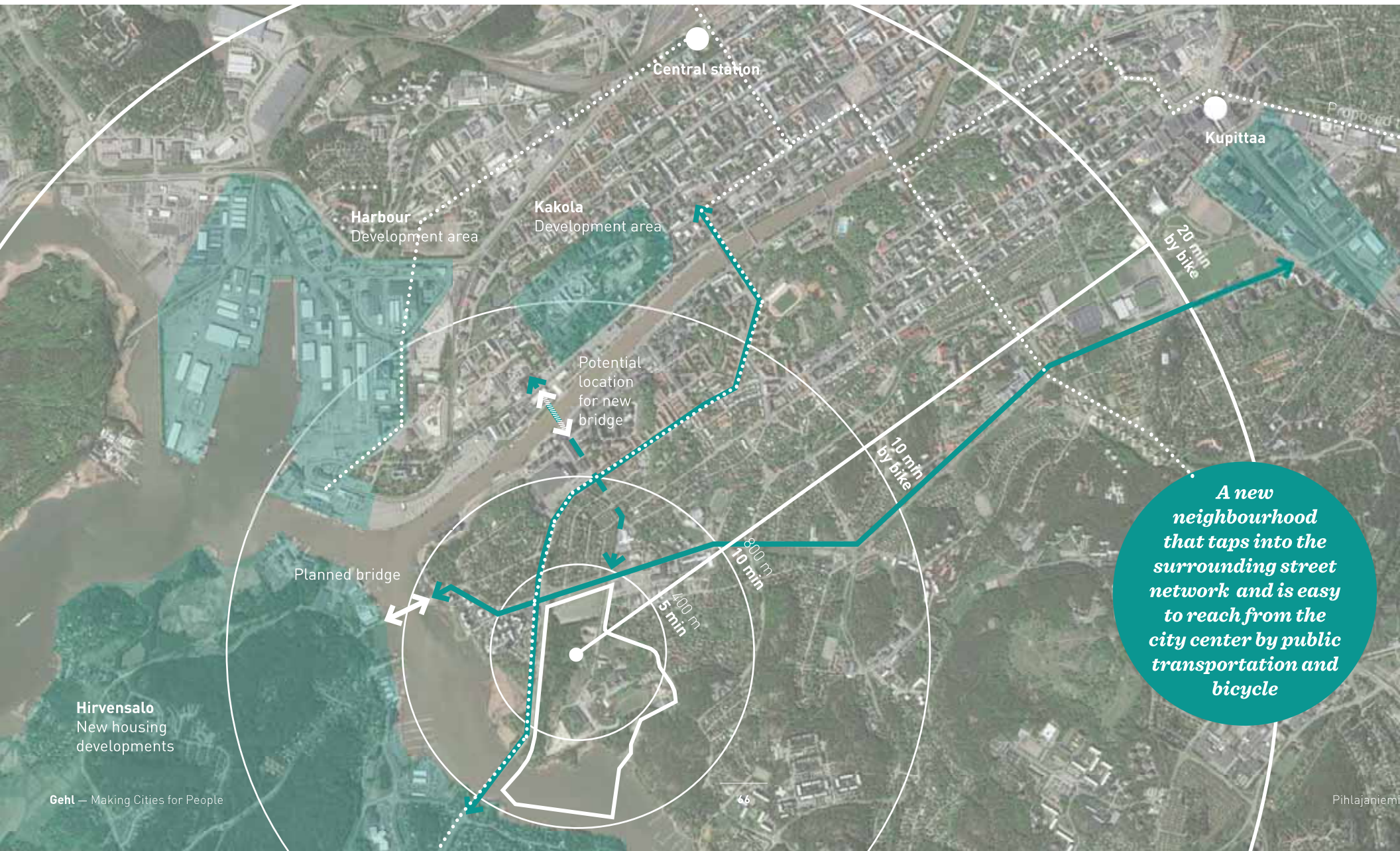




4/ Streets for people

Street network

An integral part of the city



A well-connected network of streets for people

Note - section will be further updated.

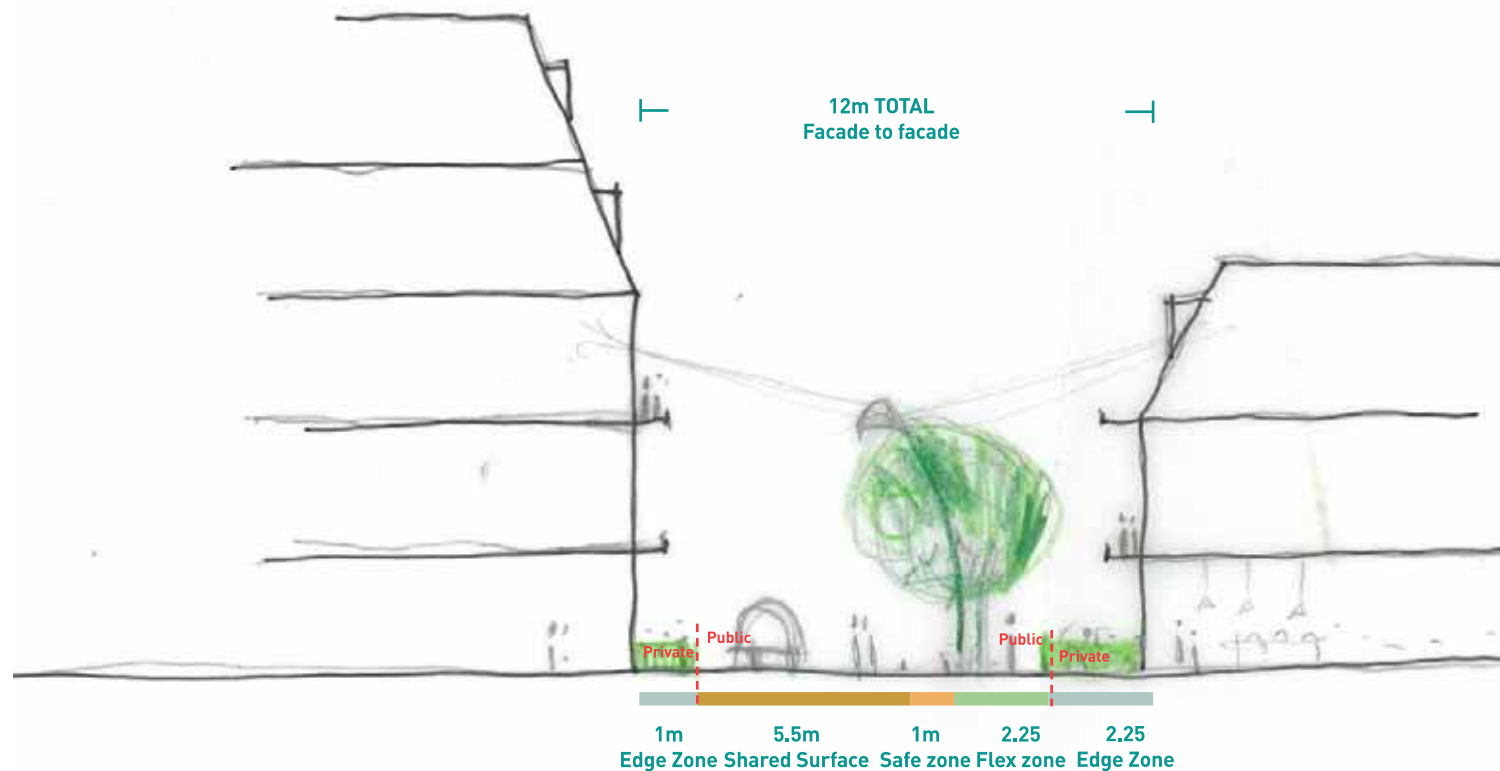
A permeable city district that prioritizes pedestrians and bicyclists with a fine grain network of attractive and livable streets



Neighbourhood streets

Calm residential streets with invitations to stay and spend time

Note - section will be further updated.



Neighbourhood streets - atmosphere



*Local, human scale
neighbourhood
streets. Cars for
access only, space for
small and large edge
zones*



Blue canal streets

An address at the water

Note - section will be further updated.



Blue canal streets - atmosphere

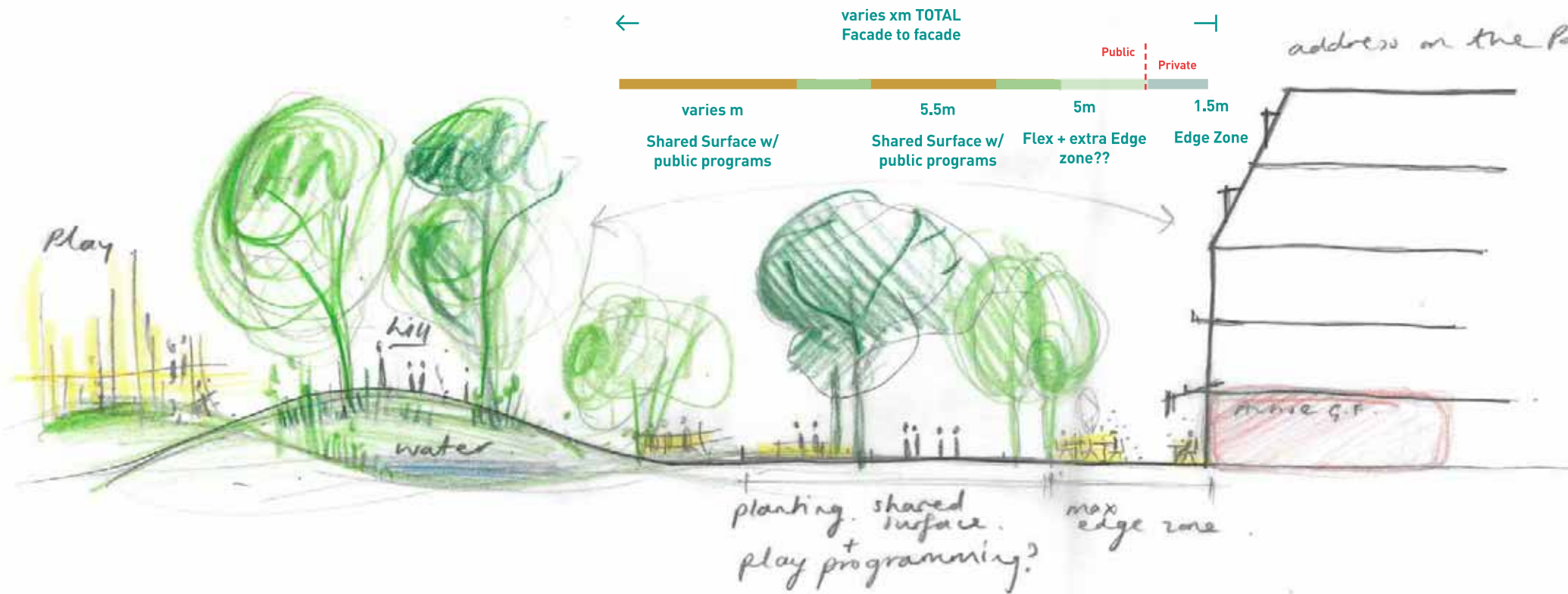


Blue canal streets not only provide a home by the water but provide an important ecosystem service and contribute to stormwater management

The promenade at the park

A lively route connecting the neighbourhood from north to south

Note - section will be further updated.



The promenade - atmosphere



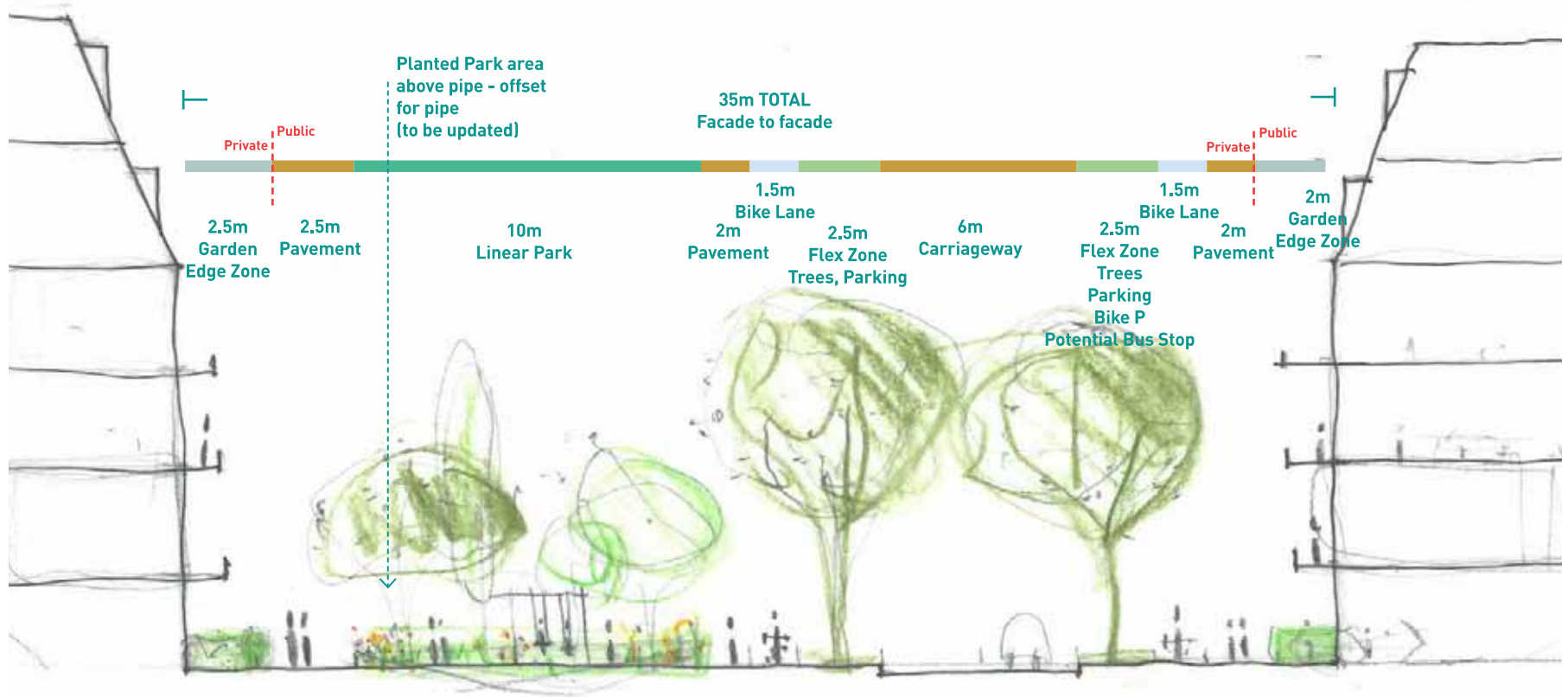
An active and lively route through the neighbourhood, programmed with opportunities to play and stay



The Avenue

Option 1 - pipe in park

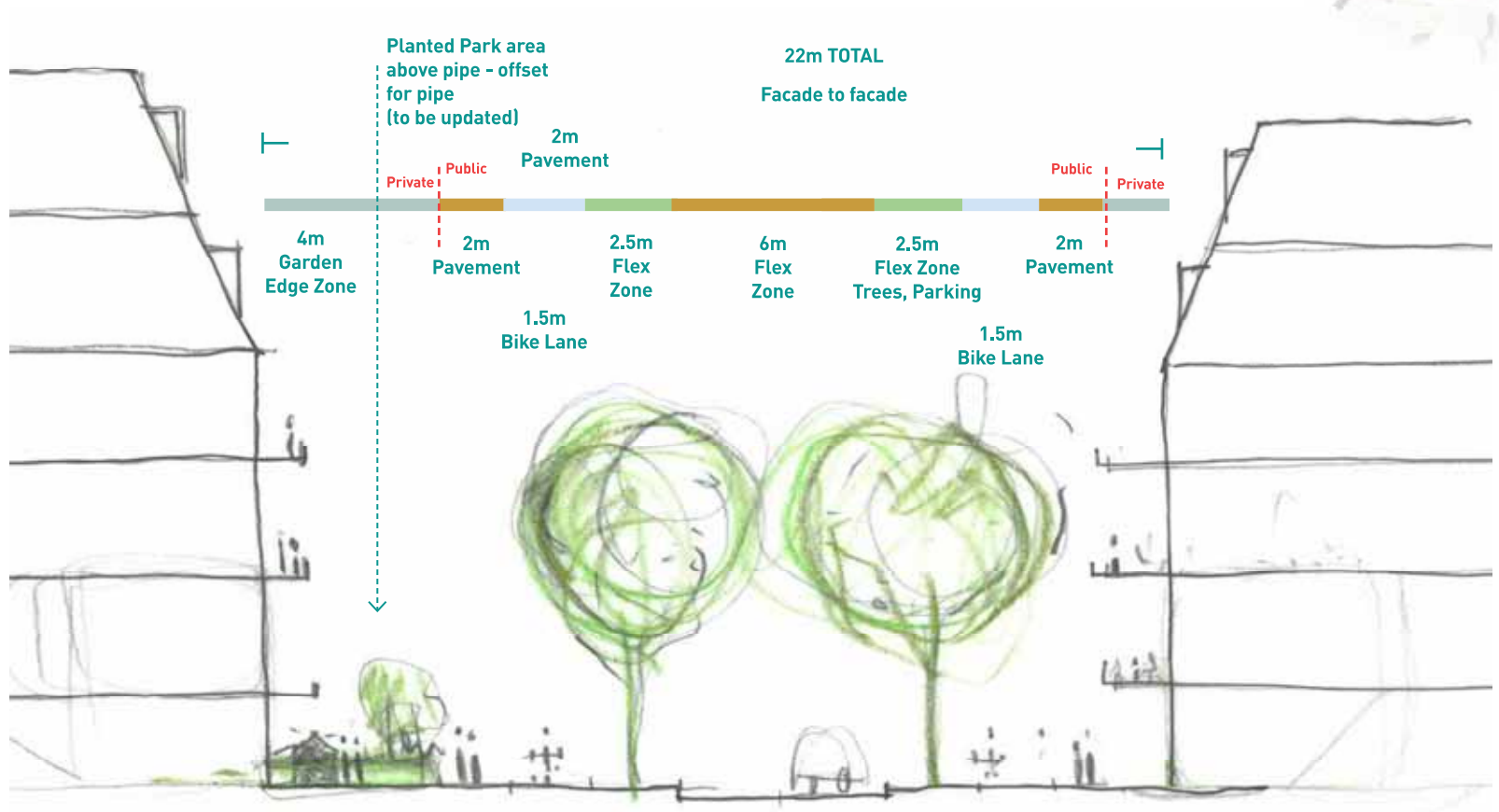
Note - section will be further updated.



The Avenue

Option 2 - pipe in frontgardens

Note - section will be further updated.



The Avenue - atmosphere

With a green character the avenue is the main bus route into the site and the main access to the school. The street is programmed with a variety of activities for all age groups



Boulevard

Option 1 - parallel street

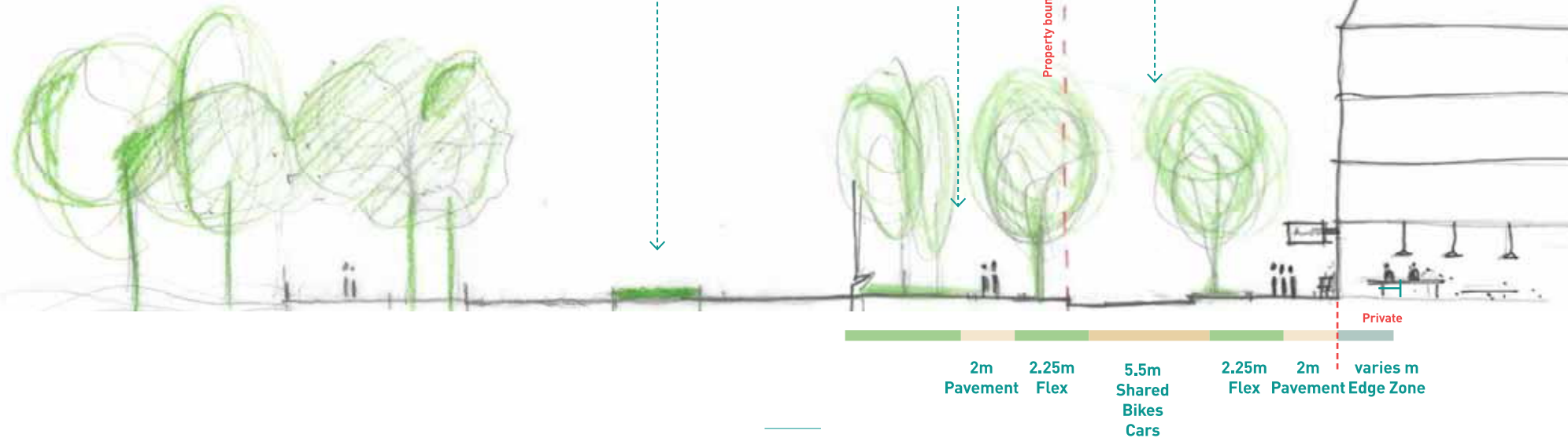
Note - section will be further updated.



Space reserved for future tram or separate bus lane

Trees species that can help reducing the noise from the traffic should be investigated

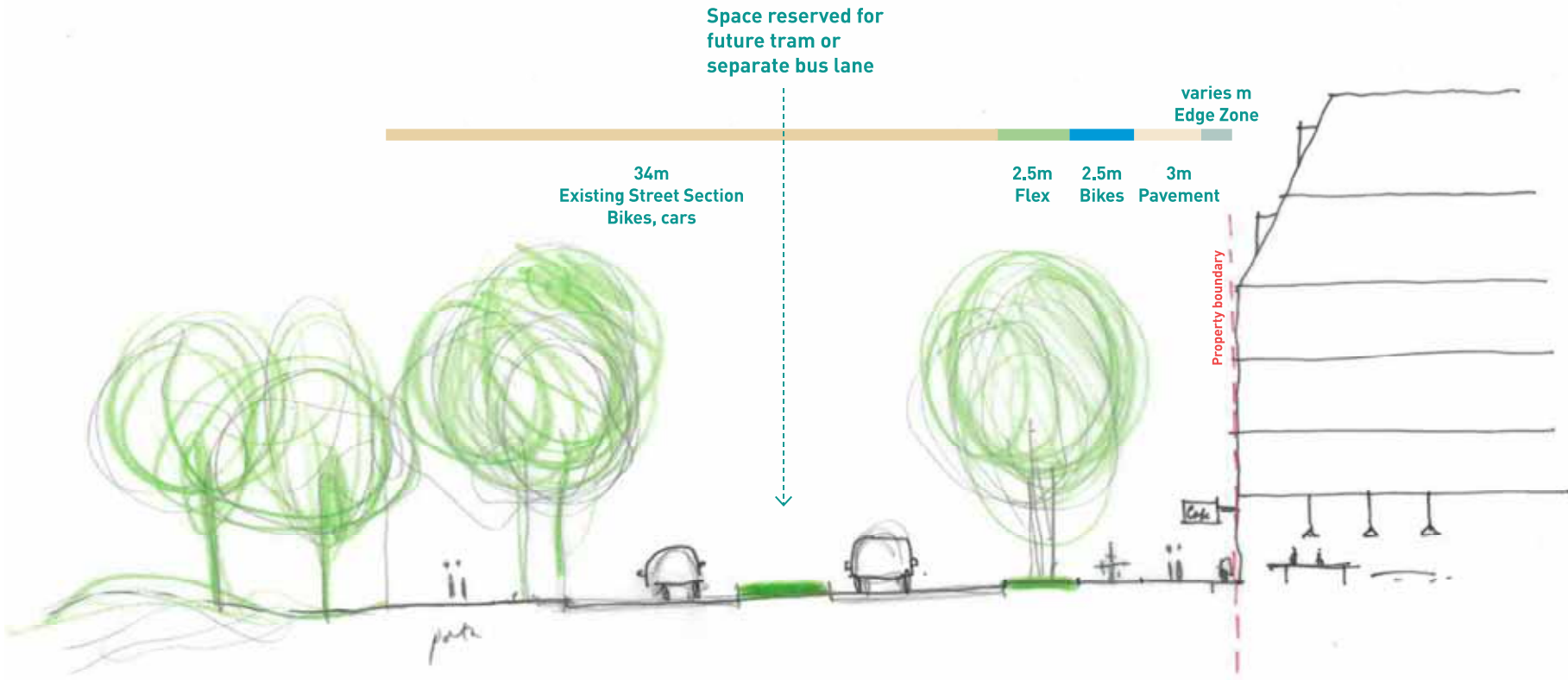
Second lane for slower traffic and access to the buildings



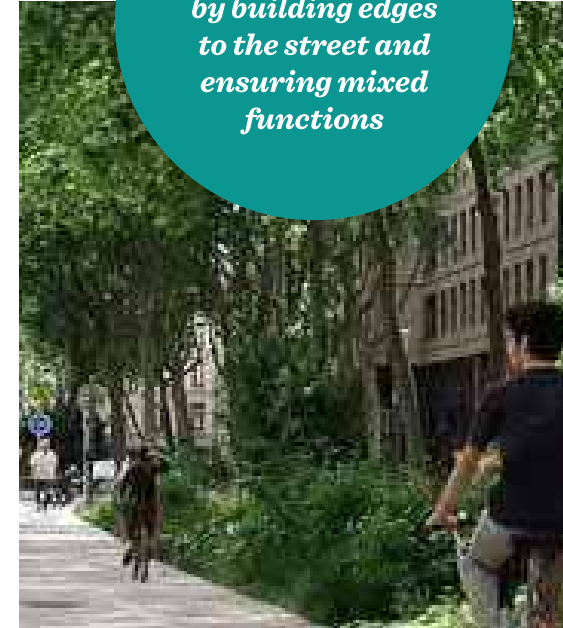
Boulevard

Option 2 - no building setback

Note - section will be further updated.



The Boulevard - atmosphere



From traffic corridor to boulevard by building edges to the street and ensuring mixed functions



Start now!

Flash forward identity and values from day one with early activation and pilot projects

Gehl

Gehl