

Helsinki

Land use and  
planning review

2022





# Contents

Helsinki is growing around the hubs .....	3
Land use planning .....	4
News of city planning .....	6
Sustainable and smooth traffic .....	9
Plans by city district .....	14

# Helsinki is growing around the hubs

In the future, Helsinki will become a more densely built city of distinctive districts, which also treasures its valuable natural environment. This publication features information about the planning and projects related to urban environment, which are topical in 2022.

Land use planning creates the prerequisites for a good living environment. Planning and other design promote factors such as sufficient housing production, efficient traffic, operational conditions of business life, availability of services and sparing use of natural resources.

Many people want to move to Helsinki. The population growth in the Helsinki Metropolitan Area and in Helsinki has slowed down during the COVID-19 pandemic, but it is estimated that the growth will speed up again. Active planning and allocation of plots both play central roles as Helsinki recovers from the financial effects of this exceptional global situation.

The city's decision-makers do not create the migration to the city, but they can facilitate it. The City of Helsinki's land use policy was defined in the city plan (2016), which came into force in 2018. The city plan allows Helsinki to grow into a more populous, more densely built city. New buildings are planned especially in the hubs of rail traffic and along the routes to be transformed into city boulevards.

The 2002 city plan is still in effect in the areas in which the Supreme Administrative Court repealed the latest city plan. However, the Helsinki city plan of 2016 has a far-reaching impact on the future, and it will be complemented with local master plans. These are currently under preparation for areas around Länsiväylä, the Viikinranta-Lahdenväylä area and Östersundom, as well as Vartiosaari, which will be developed as a recreational area.

The goal set by the City Council is that at least 7,000 homes will be built in Helsinki every year.

From 2023 onwards, this number will rise to at least 8,000 homes. The objective is to have a diverse building stock that will, in part, help prevent regional disparity. In addition to new housing, creating new jobs in Helsinki is a central goal.

Construction planning will focus around the Malminkenttä, Tuusulanväylä, Vihdintie, Jokeri Light Rail and Laajasalo areas over the next ten to fifteen years. Several urban development projects are also underway in the centre of Helsinki.

Most of the new housing will be completed as urban infill construction in existing areas. Malmi, Mellunkylä, Malminkartano and Kannelmäki are existing areas that have been designated as specific urban renewal areas. In these areas, the existing housing stock can be increased by one third by 2035 while also making the area's housing stock more diverse. At the same time, the objective is to comprehensively improve the urban renewal areas.

Other districts where urban infill construction is actively planned in the upcoming years are Pohjois-Haaga, Pukinmäki, Jakomäki, Siltamäki, Puistola, Herttoniemi, Myllypuro, Vuosaari and downtown areas.

Other than construction, topical themes in city planning are mitigation of and adaptation to climate change, prevention of loss of nature and awareness of the importance of local nature. The City's objective is to promote energy-efficient city structure and ensure that no construction will be planned in the most valuable natural areas. The recreational areas and services, ecological networks and nature reserve areas in Helsinki are being developed in connection to other planning.



© Kari Ylitalo / Helsinki Partners

Helsinki

Land use and planning review 2022

Texts: City of Helsinki Urban Environment Division (kymp.viestinta@hel.fi)

Graphic design: Aste Helsinki Oy

Urban Environment publications 2022:20

Online publication: ISSN 2489-4230  
ISBN 978-952-386-139-8

Front cover photo:  
Renewals planned for  
Sörnäistenranta. © Antti-  
nen Oiva Arkkitehdit Oy





© Raisa Ranta / City of Helsinki

# Land use planning

**THE REGIONAL LAND USE PLAN** is the most general plan that steers municipalities' land use planning. The regional land use plan strives to solve national, provincial and regional land use questions.

**THE CITY PLAN** is a general plan for how to incorporate housing, services, jobs, transport, nature and recreational areas with each other and into land use planning. The city plan can cover an entire city or a municipality or a certain area of one, when it is referred to as a local master plan. The city plan also guides the detailed planning process.

**LOCAL DETAILED PLANS** define which purposes a certain area can be used and the construction projects that can take place in the area, going into more detail than the city plan. The regulations apply to the height, location, protection and construction methods of the buildings, for example. Before a local detailed plan can be prepared, a more general plan frame or planning principles can be compiled to support the planning process.

A traffic plan is often prepared as an appendix to the local detailed plan in order to present how the street space is allocated to different modes of transport. A more detailed street plan is prepared on the basis of the traffic plan.

## Progress of planning

### Starting the planning

Pending planning projects are shared on the City of Helsinki's website. They will also be published in a newspaper, and the related parties will be informed through a letter, unless the impacts of the plan remain minor.

Related parties here refer to the landowners and neighbours of the area planned as well as any other parties who may be significantly affected by the plan.

When the planning starts, the planner will compile a participation and assessment plan that details how to share opinions during the planning process. A resident event or survey will often be held in connection to notable planning projects to review the residents' views.



### Proposal is available for viewing

The plan proposal will be made available for public viewing, either before or after being processed by the Urban Environment Committee. The residents can give feedback concerning the proposal.

After the proposal has been available for viewing, the draftsman will answer the responses received and revise the proposal if necessary. If the revisions are essential in nature, the proposal will be made available for public viewing again.

In case of major projects, a draft of the plan will be compiled before the plan proposal.



### The plan is completed

The decision on approving the plan will be made by the Urban Environment Committee. If the plan has significant impacts, the matter will proceed to the City Board and Council who will make the final decisions.

If no appeals are submitted, the plan will come to force when it has been declared legally valid.



## Participate and make a difference

### Follow the planning

Information about viewable plans and the Plan Alert service are available at [hel.fi/suunnitelmat](https://hel.fi/suunnitelmat) in Finnish. The Plan Alert service will send you a notification by e-mail whenever new zoning or traffic, street or park plans are available for browsing and comments.

You can submit your feedback during the planning process by sending a letter or e-mail, participating in events or contacting a planner directly. When necessary, contact the Urban Environment Division customer service for advice during office hours, tel. 09 310 22111.



### Map service

The Helsinki map service ([kartta.hel.fi/suunnitelmat](https://kartta.hel.fi/suunnitelmat)) has documents related to planning as well as information about other projects. It also includes the smaller planning projects and projects that are being finalised that are not mentioned in this publication. The service is only available in Finnish.






### Online resident events

The online Uutta Helsinkiä resident events provide you with a summary review about the current plans for your area in Finnish. The event schedule for autumn 2022 is as follows:

- 12 October** New northeastern Helsinki
- 2 November** New southeastern Helsinki
- 23 November** New western Helsinki



The dates may change. More detailed times will be published later on at [hel.fi/asukastilaisuudet](https://hel.fi/asukastilaisuudet). Information about the events will also be available through the Urban Environment Division's social media accounts.

-  @HelsinkiKymp
-  @Kaupunkiymparisto
-  @HelsinkiKaupunkiymparisto

Information about other methods of participation is available at the website [osallistu.helsinki.fi](https://osallistu.helsinki.fi).



## Carbon neutrality as soon as in 2030

The City Council has established stricter emission reduction goals for Helsinki, aiming to achieve carbon neutrality five years sooner than previously planned, by 2030. Achieving this goal can be supported by influencing the energy consumption of buildings, promoting low-emission traffic and developing the carbon-neutral energy production of the City-owned energy company Helen, in particular.

All new constructions built by the City belong to the energy class A, and planning regulations and plot conveyance terms will be updated to better promote climate goals. With regard to transport, the development of infrastructure promoting walking, cycling and electronic cars will be continued.

However, the City can only have an effect on a limited portion of the emissions produced in Helsinki. Improvement of energy efficiency of residential apartment buildings and increasing the use of renewable energy are effective methods of reducing emissions. The City has therefore hired a team of energy experts that have the duty to help housing companies facilitate energy renovations.

Read more: [hel.fi/energyrenovation](https://hel.fi/energyrenovation)



© Lauri Rotko

## Regional cooperation continues

The regional land use plan pertaining to Helsinki, the Uusimaa plan 2050, covers most of the Uusimaa region. By the Administrative Court's decision, most of the plan has come to force.

Regional cooperation also takes place through MAL planning. MAL planning is land use, housing and transport planning which outlines the most sustainable solutions for the region in the long term and determines the most important short-term procedures. The MAL 2023 plan by the state and 14 different municipalities is currently in the works in the Helsinki region. The draft will be completed in late 2022.

## Sufficient plot reserves for upcoming years

In spring 2022, the legally valid local detailed plans of Helsinki featured about 2.5 million square metres' worth of unused building rights. This will allow constructing about 32,500 new residential homes in upcoming years. This equals the housing production goal of more than four years.

Approximately 75% of the current plot reserve is on City-owned land. Additionally, planning projects comprising around 2.2 million square metres of floor area are currently pending in Helsinki for the future housing production needs.

Thus, the City has sufficient plot reserves to meet both short-term and mid-term housing production goals. However, construction can only be enabled through adequate annual investments in street, park and traffic projects as well as pre-construction.

## Building regulation to be updated

The City of Helsinki building regulation is a central policy regulating construction alongside the local detailed plans. Among other matters, it decrees what can be built and repaired without the Building Control Services' authorisation.

The City is planning updates in the building regulation during 2022. One of the objectives is to make event organisation easier and exempt small-scale projects from the permit application procedure. Further goals are to promote the conservation of greenery in building projects, the construction of green roofs and the management of stormwater.

## Nature as part of planning

Diverse urban nature is an essential part of Helsinki's attractiveness. Green areas also have a major role to play in cities' adaptation to climate change. Active construction is currently taking place in Helsinki, but the planning process aims to find solutions that allow conserving green areas. In accordance with the City's guidelines, no construction will be planned in the most valuable nature areas, and about one third of the City's land area must be reserved for forested or wooded areas also in the future. All Helsinki residents will continue to have an easy access to local nature.

In 2021, Helsinki approved a new biodiversity protection action plan that sets the goals for preserving and improving

green connections, biotopes and different species' habitats.

In 2022, the City is preparing a review for establishing a national urban park, and nature reserves are being established faster than before. Updating the policies of nature management is also now on the table.

The City also promotes marine recreation and tourism opportunities. In practice, this means e.g. the development of waterborne public transport, piers and seaside trails and opening the local archipelago for the public. However, Helsinki is also committed to the protection of the Baltic Sea through the Baltic Sea Challenge initiated with the City of Turku. This programme includes nearly 120 different measures for protecting the sea.

Some park projects in 2022 that will promote the Maritime Helsinki strategy are the park and water maintenance network planning of Vasikkasaari, signposts for the shore route of Seurasaarenselkä, and renovation of the Hiidenkiukaanpuisto shore route and playground in Lehtisaari.

The most notable park renovation projects in 2022 are the Playground Iso-Antti in Itäkeskus, Playground Hilleri in Herttoniemi and Kiertotähti allotments in Suutarila. Additionally, the renovation of Tapaninvainio regional park as well as the renovation of the downstream of Haaganpuro in Pikku Huopalahti will be started. A gradual renovation progressing in stages is also being prepared for Kaisaniemenpuisto.



© Jussi Hellsten





People moving around Helsinki and Espoo can use nearly 4,600 city bikes at 460 city bike stations. The right to use city bikes can be purchased for a day, a week or the entire cycling season. © Heidi Strömberg / Helsinki Partners

# Sustainable and smooth traffic

As the population of Helsinki grows, the number of people travelling through the city increases while the available space does not. The preconditions for sustainable mobility are supported by developing public transport, walking and cycling. Transport investments and land use are always planned together in Helsinki. Rail traffic is developed and new buildings are planned in hubs of rail traffic and along routes to be transformed into city boulevards.

The aim is to increase the share of cycling of all travelling to 20 per cent by 2035. In 2021, 9 per cent of all trips in Helsinki were made by bike. The cycling promotion programme was updated in 2020, and the Helsinki walking promotion programme was also completed in 2021.

The City's growth, digitalisation, development of mobility-related services and goals for low emissions are examples of some of the changes that require the principles of parking to be updated. In 2022, decisions will be made on the updated parking policies of Helsinki, establishing the objectives for the development of parking.

Based on the draft, some measures likely to be in-

cluded in this new parking policy are reinforcing the infrastructure for electronic cars, increasing the cooperation between the City and private parking service providers, developing parking control, renewing street-side parking pricing, and updating the calculation instructions related to plots' parking spaces.

Helsinki's traffic safety has improved remarkably over the past decades and serious accidents occur rarely. The City of Helsinki's traffic safety development programme was updated in 2021. The goal is to further decrease accidents among children, adolescents, pedestrians and cyclists, in particular. In order to improve traffic safety, the City has lowered speed limits and has started to increase camera surveillance, for example.

Helsinki is also improving traffic safety by making new traffic arrangements and building even safer pedestrian routes and cycling lanes. One-way cycling arrangements will be prioritised in the inner city from now on. There is a lot to be done with regard to the city's extensive, 130-kilometre-long Baana bicycle highway network. Currently, eight kilometres of bicycle highways meeting the quality criteria have been built, and a further 12 kilometres are under construction.

## Transport glossary



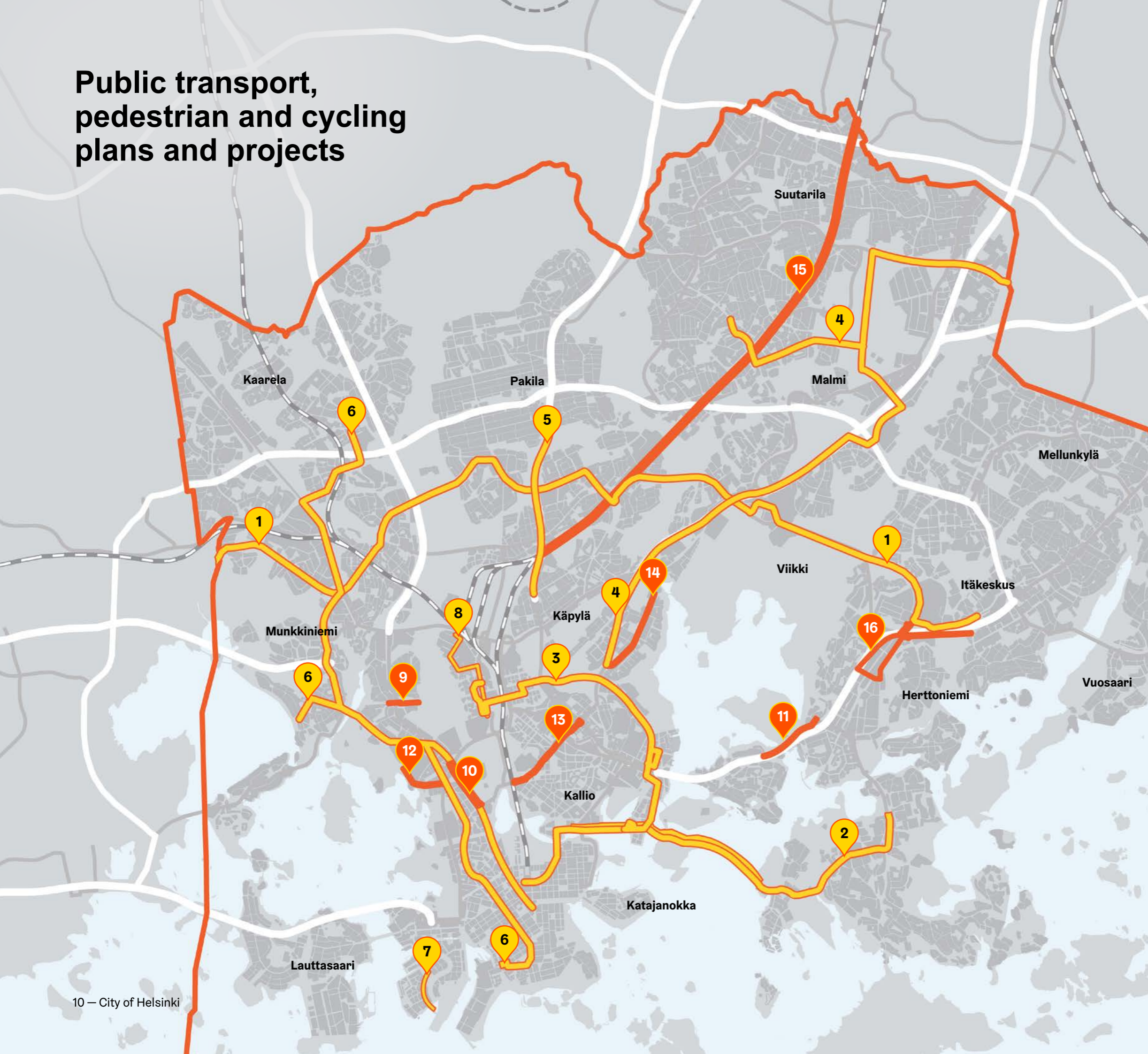
**Light rail lines** are high-quality tram traffic connections. They travel at a higher speed, carry more passengers and have longer distances between stops than traditional city tram lines. The tracks are also separated from other traffic to minimise disturbances.

**City boulevards** are routes transformed into boulevards that allow for planning new buildings to be constructed along them. The first route to be transformed into a city boulevard is Laajasalontie, and the related roadworks began in spring 2021. City boulevards can be accessed by car, tram or bike or on foot. The residential and office areas planned in the areas of city boulevards are called boulevard cities.

**Bicycle highways** are a network of high-quality bike paths (Baana) that offer direct, fast and even-speed routes for long trips. In addition to the Baana network, the rest of the cycling network will also be improved, especially in the inner city.



# Public transport, pedestrian and cycling plans and projects



## Public transport

### 1 Jokeri Light Rail

Jokeri Light Rail is a light rail line from Itäkeskus to Viikki, Oulunkylä, Leppävaara and Keilaniemi. The line will replace the trunk line 550, which is the most popular bus line in the region. Construction of Jokeri Light Rail began in summer 2019, and it will be in operation in 2024.

### 2 Crown Bridges

The Crown Bridges project connects Laajasalo, Korkeasaari and Kalasatama to the inner city with a tram. It also establishes a new quick maritime route for cyclists and pedestrians. The tram line and bridge connection from Laajasalo to Hakaniemi will be completed in the first stage, in 2027.

### 2 Kalasatama–Pasila

Kalasatama–Pasila is a project for building a tram line between Kalasatama, Vallilanlaakso and Pasila as well as a new tram connection to Pasila, and constructing streets, parks and municipal infrastructure along these new connections.

The project includes e.g. the renovation of Hermannin rantatie, pre-construction in the northern areas of Nihti, a Baana cycling connection in Vallilanlaakso and the construction of the northern entrance/exit of Sörnäistentunneli tunnel.

The construction was started in 2021. The Pasila railway connections will be completed between 2022 and 2023. Tramline traffic from Kalasatama to Pasila will begin in 2024.

### 4 Viikki–Malmi light rail

Viikki–Malmi light rail is at the general planning stages. The line will connect Viikki and the Malminkenttä area to the centre of Helsinki and then connect these areas to rail traffic. Connections from the



Malminkenttä area towards the Malmi station and Jakomäki are being reviewed, as they would allow connection to the Vantaa tram line network. The construction of the Viikki–Malmi light rail is set to begin in the late 2020s.

### 5 Mäkelänkatu boulevard city light rail

Tuusulanväylä is to be transformed into a city boulevard between Käpylä and Maunula. The street will continue as Mäkelänkatu until Maunula, and urban infill is planned along it. A light rail line is planned from the centre along Hämeentie and Mäkelänkatu. At Käpylä station, good interchange connections are planned between trams, commuter trains and buses.

### 6 West Helsinki tram lines

A new light rail connection from the city centre to Kannelmäki through Munkkiniemi, Haaga and Lassila will be constructed in western Helsinki. The project's local master plan has been ap-

proved, and more detailed planning is now underway. The goal is for construction to begin in 2026.

The light rail line will connect traffic hubs together and serve the complementary construction planned along Huopalahdentie and Vihdintie. A new interchange station for bus, tram and commuter train lines will be built at the Valimo station.

In addition to the Vihdintie light rail line, new tram lines will be established in the western inner city on Fredrikinkatu, Topeliuksenkatu and Nordenskiöldinkatu. This complements the inner city's tram network and allows for reducing the congested bus traffic in the area.

### 7 Jätkäsaari tram lines

As the construction in Jätkäsaari advances, the area's tram line network is also developed. The Atlantinkatu and Atlantinsilta bridge tram line was commissioned in 2021, when line 9 was continued from Saukonpaasi to the West Terminal along the new line. The turnaround on Tahitinkatu is expected to be completed in 2023,

and line 8 will continue there. The implementation of the Bunkkeri turnaround, which enables the reference route network plan, has been delayed. It is estimated to be completed in 2026. By this time, line 8 will connect the West Terminal to the Ruoholahti metro station.

### 8 Tram line 9 to Ilmala

The tram line 9 will be extended from Pasila to Ilmala. The new terminal point will be located on Ilmalantori, north of the water towers. Construction began in 2020, and the aim is to have the section completed in 2022.

## Pedestrian and cycling traffic

### 9 Pasilanbaana, Tilkanvierto and Ratsastie

Cycling streets are being planned for Tilkanvierto and Ratsastie. These streets will become part of the Pasilanbaana route. The goal is for construction to begin in 2023.

### 10 Mannerheimintie (Runeberginkatu–Nordenskiöldinkatu)

A street plan will be prepared for the section between Runeberginkatu and Reijolankatu. One-way bike paths will be planned on both sides of Mannerheimintie in order to establish high-quality connections to the city centre. New tram traffic arrangements will also be made. Municipal infrastructure on Mannerheimintie and some of its side streets will also be renewed. According to preliminary information, the construction will be completed between 2024 and 2025.

### 11 Eastern baana (Tupaasaarentie–Hiihtäjätie)

Eastern Baana is planned to be continued towards Hiihtäjätie

from Kulosaaren puistotie. Baana will continue along the metro tracks on a new route. The goal is for construction to begin in 2023.

### 12 Linnankoskenkatu and Paciuksenkatu

A street plan for Linnankoskenkatu will be prepared. One-way bike paths will be built on the street and the suitability of the environment for pedestrians will be improved with extended footpaths and pedestrian crossing arrangements. The street's municipal infrastructure will also be improved at the same time. The goal is for construction to begin in 2023.

### 13 Sturenkatu (Helsinginkatu–Mäkelänkatu)

The street planning of Sturenka-

tu will continue. The street plan is based on a previously approved traffic plan. One-way bike paths and bus stop solutions will be built and renewed as part of the roadworks.

### 14 Hämeentie (Kustaa Vaasan tie–Annalantie)

Repairs and water management network renovation is in the plans for the section between Annalantie and Kustaa Vaasan tie, and preparations for construction based on the new local detailed plan will start along the street. The arrangements of cycling traffic will be improved by planning one-way cycling lanes, and separate cycling paths for part of the way. The construction is planned to be launched in 2023.

### 15 Northern Baana plan

A general plan will be prepared for the northern Baana bicycle highway (Pohjoisbaana), which covers the planning of an approximately ten-kilometre-long cycling traffic main route from the Käpylä station towards Tikkurila. The plan defines the implementation principles and area reservations for different sections of Pohjoisbaana. The detailed implementation plan is based on the general plan.

### 16 Eastern Baana plan

The planning of the eastern Baana bicycle highway – Itäbaana – is under way. A general plan will be completed for the section between Valurinkatu and Marjanieentie prior to drafting more detailed street and park plans.

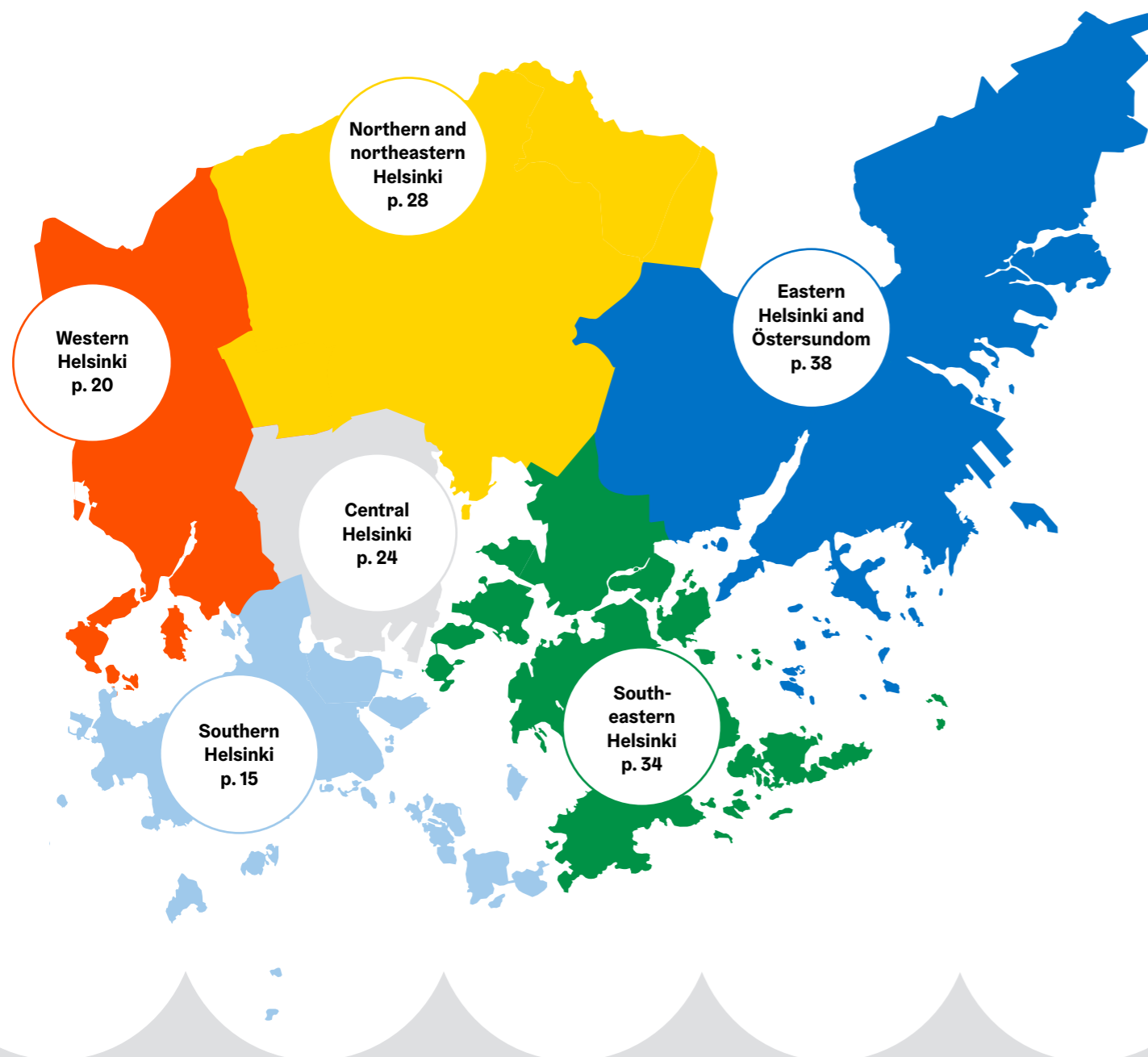


3. The Kalasatama–Pasila project strives to build new tram connections, streets, parks and municipal infrastructure in the area. © Kalasatama–Pasila project



6. A new tram connection is being planned for Western Helsinki, running from the city centre to Kannelmäki. The image is from Kaupintie in Haaga. © Voima Graphics Oy





# Plans by city district

The next pages present current plans by city districts. More extensive and the most recent information about the plans can be found in Finnish via the Helsinki Map Service ([kartta.hel.fi](http://kartta.hel.fi)).

## Southern Helsinki

### Suomenlinna

#### LOCAL DETAILED PLANS

#### 18. Suomenlinna

There is no local detailed plan for the islands of the Suomenlinna sea fortress. The City will prepare the plan in co-operation with the Finnish Heritage Agency and the Governing Body of Suomenlinna. By current estimate, the plan proposal will be completed in 2022. The area is a UNESCO World Heritage Site and protected under the Act on the Protection of the Built Heritage.

### Punavuori, Kamppi and Etu-Töölö

#### LOCAL DETAILED PLANS

#### 19. and 20. Updating the old local detailed plans of Kamppi and Leppäsuo

The old local detailed plans of the city centre are being updated, first in Kamppi and in the Leppäsuo district of Etu-Töölö. The detailed plans spanning centuries and decades need to be harmonised as they do not wholly reflect the current situation or the goals of the city plan.

Factors such as environmental values will be reviewed in connection to the work. The city centre vision approved by the City Board as well as the dialogue that took place during its drafting process will be utilised in the work.

The Urban Environment Committee will process the Kamppi local detailed plan in autumn 2022, according to current estimates. The detailed plan proposal will be drafted after this. Updating the plans does not cover new construction projects. These still require a separate detailed plan revision.

#### 21. Ruoholahdenkatu 14

Additional construction for office and business use is planned for the plot at the corner of Ruoholahdenkatu and Abrahaminkatu. The new building will be located on the unbuilt area on Abrahaminkatu's side. The new building will feature seven floors and a basement. The first floor will have business premises and the other floors are reserved for office use. The plan proposal will be completed in 2022.

#### 22. Hietalahdenranta

New buildings and traffic arrangements are being planned for the Hietalahdenranta area with an aim to develop the area as a business and service hub and an attractive pedestrian environment. The area is reserved for HGR Property Partners for a fixed period for planning purposes.

Alternative idea plans were drafted for the area, one of which was chosen as the basis of further planning. In this plan, the buildings, with a maximum height of eight stories, are located southeast from Hietalahdenallas marina, and the main route of the car traffic of Hietalahdenranta will be rerouted to run along Hietalahdenlaituri.

The area's public outdoor facilities, Hietalahti Market Square, the surroundings of Hietalahdenallas and the sea shore, will be developed as high-quality pedestrian areas. A cycling and walking route as well as recreational spots are planned for the shoreside. The local detailed plan proposal should become available for viewing in autumn 2022.

#### 23. Kaartin Lasaretti

Commercial, office, education and daycare facilities are being planned for the former guards hospital quarter city block. The old stone buildings will be protected and ren-

ovated for new purposes. New construction will focus on the west corner of the block, in place of the current wooden buildings and underground. A grocery store and a parking facility that serves the entire city district are being planned underneath the yard. The drafting process of the local detailed plan began in the spring of 2022.

#### 24. Runeberginkatu 2

The aim of the detailed plan revision is to make it possible to extend a hotel to the square located on the plot. The extension, consisting of two sections and eight floors on both sides of the yard, will be cascading on the Salomonkatu side.

### Taka-Töölö

#### LOCAL DETAILED PLANS

#### 25. Töölöntori Square

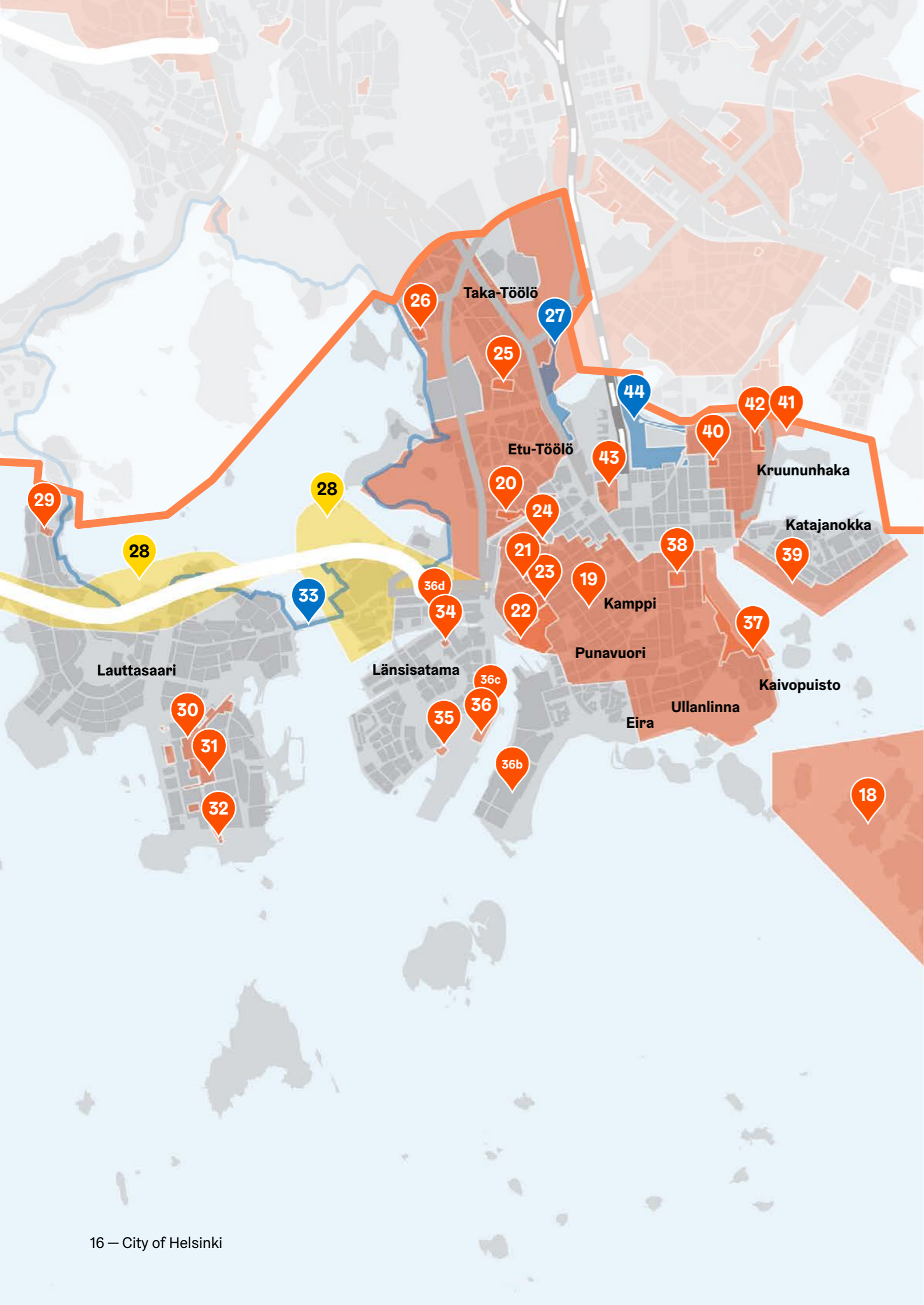
Further planning of the Töölöntori Market Square is progressing based on the idea competition held previously. Preparation work for the detailed plan will begin in 2022. The goal is to create an attractive urban space that invites people to spend time and use the services and allows for the development of market operations.

Furthermore, the possibility of building a market hall in the square, making Tykistönkatu a pedestrian street and connecting the Sandelsinkatu brick-and-mortar stores and footpath better with the square area will also be studied. Small experimental improvements have already taken place at the market square, such as new parking arrangements, decorative planters and a performance stage.

#### 26. Rajasaarentie 6

A new, larger daycare centre building is planned to replace the





Päiväpirtti daycare centre. A public architecture competition has been arranged for its design, and the winning proposal will be used in the preparation of the detailed plan proposal.

The protected Villa Bråvalla on the Merikannontie side will be allocated its own plot that will make it possible to use the building as business premises. The building will have café or restaurant premises and, possibly, conference, business or office premises. The aim is to complete the plan proposal in autumn 2022.

#### OTHER PLANS

##### 27. Hesperia Park and Hakasalmi Park

The planning of the park renovations and development focuses on the renovation of the shore and the shoreside route, renewal of the tree stock and the planning of various activities in a way that honours the park's environmental, cultural, landscape and historical values.

#### Lauttasaari

##### PARTIAL MASTER PLAN

##### 28. Länsiväylä area's local master plan

The partial master plan pertains to Länsiväylä and its surrounding areas in Koivusaari, Lauttasaari and Salmisaari. The general objective of the partial master plan is to reduce the detrimental impacts of the lane-like traffic environment on local housing and review the development opportunities of the urban structure along Länsiväylä in Lauttasaari and Salmisaari.

##### LOCAL DETAILED PLANS

##### 29. Plots on Katajajarjuntie and Luoteisväylä

The local detailed plan revision pertains to four plots near Lauk-

kaniemenpuisto. The plan is to demolish the current three-storey buildings. Residential apartment buildings suited to the area, the tallest of which will be five storeys high, are planned to be built in their place. The plan revision was initiated upon the landowner's request.

##### 30. Vattuniemi centre

A clearer, more vital centre is being created for Vattuniemi through developing the current industry and business area. The goal is to build housing for around 3,000 new residents as well as office and business premises for more than 2,000 employees in the developing centre of Vattuniemi. The plan is being compiled for the area featuring Heikkilänaukio, Heikkiläntie, Itälahdenkatu and Melkonkatu.

At least 25% of the new floor area to be planned will be reserved for businesses and offices. The valuable old buildings will be protected and renovated for new purposes. The street arrangements in Heikkilänaukio will be changed in a way that reroutes traffic to the sides of the square, and the square will be developed into a more attractive public recreational space.

A mix of buildings and small squares are planned west of Itälahdenkatu, which is lined with planted trees. The section of Nahkahousuntie between Särkiniementie and Itälahdenkatu will be reopened for motor vehicles. New pedestrian connections running through the plots will be opened.

The plot of Särki Daycare Centre along Särkiniementie will be expanded for the new school and a new daycare centre. The original plan also featured a spot for a café in the northern side of the daycare centre, but this plan was changed based on feedback received.

The reviewed revision proposal to the local detailed plan will be presented to the Urban Environment Committee for a decision in 2022.

##### 31. Melkonkatu 7 and 22, Särkiniementie 5

Local detailed plan revisions are planned for three plots in Vattuniemi. The planning work is based on Vattuniemi planning principles approved in 2018. A new apartment building is in the plans for Melkonkatu 7. The office building in Melkonkatu 22 has previously been renovated into a nursing home, a daycare centre, business premises and apartments, and the local detailed plan will be updated to reflect the current situation. Changing the Särkiniementie 5 office building into housing and service housing is also being planned.

##### 32. Sauna and café expansion in Veijarivuorenpuisto

A sauna building related to Paseo café's operations is being planned south of the café building in the Veijarivuori park area. The purpose is to expand the café northwards in order to build maintenance and staff facilities and auxiliary kitchen areas.

#### OTHER PLANS

##### 33. Shore route signposts

The City will continue to improve the route signage of pedestrian and cyclist shoreside routes. In 2022, signposts will be built for the Seurasaarenselkä route, and the planning of Lauttasaari signage will start. The signs will indicate the water and land transport stations, piers and beaches close to the trail.

#### West Harbour

##### LOCAL DETAILED PLANS

##### 34. Expansion of the International School

The International School of Helsinki is planning an extension to its current facilities. Like the current



building, the extension will have five storeys, and it is planned for the school's own plot in Selkämerenkatu 11. The City is preparing the local detailed plan revision that would allow the construction, and the proposal for the revision is estimated to be completed in autumn 2022.

### 35. Kirjo in Jätkäsaari

A new commercial centre is being planned along the seaside near Satamaparkki parking facility in Jätkäsaari. The centre will feature diverse office and business premises as well as a hotel. Recreational services related to Hyväntoivonpuisto and the shore areas are being planned on the building's first floor.

### 36. West Harbour, terminal 1

Terminal 1 in the West Harbour will be modernised, and new business premises and parking facilities are also planned in the area. Additionally, preparations will be made for building a harbour tunnel in the terminal area.

### 36b. Hernesaari

The Supreme Administrative Court overturned the previously prepared detailed plan for Hernesaari. Planning of the area will resume in the autumn of 2022.

### 36c. Harbour tunnel

A tunnel is planned for the Jätkäsaari port area for the use of port traffic. The tunnel will be connected to Länsiväylä in Salmisaari. Planning will begin in the autumn of 2022.

### 36d. Lepakonaukio and Itämerenkatu

Tower buildings for business premises are planned in the area of Itämerentori and Lepakonaukio, as well as Itämerenkatu 5. Planning will begin in the autumn of 2022.

## Kaartinkaupunki, Ullanlinna and Kaivopuisto

### LOCAL DETAILED PLANS

### 37. Makasiiniranta and Olympiaranta

Makasiiniranta will be developed as a location for cultural and museum buildings and an area for functions supporting museum activities. The objective is to create a public and comfortable walkable urban space that connects the Market Square with Kaivopuisto. Today, this area is mainly used for the Port's terminal operations and as a parking area.

A two-phase international quality and concept competition was

arranged as a basis of the area's development, launched in spring 2021. The proposals will be available to the public for comments in both competition phases. The area's detailed planning will continue in cooperation with the competition winner in 2023–2024.

### 38. Business building, Kasarmikatu 19a

The aim is to replace the current commercial building on Kasarmitori with a three-storey business and office building. The grocery store will be partially moved to the basement. Additionally, parking facilities connected to the Kasarmitori parking facility will be built in the underground premises. The first few floors of this new building on Kasarmikatu's side will feature commercial facilities, while the two upper floors are reserved for office premises. The plan proposal should become available for viewing in autumn 2022.

## Katajanokka

### LOCAL DETAILED PLANS

### 39. Eastern part of South Harbour and Katajanokanranta

The aim of the plans for the area is to strengthen the maritime atmosphere of the city centre and connect the Katajanokka shore areas and the passenger harbour more closely to the pedestrian-oriented city centre. The goal is to create new maritime city spaces with seaside boulevards and attractive functions. Locations for new buildings will be studied as part of the project. Planning principles for the area will be prepared first.

## Kruununhaka

### LOCAL DETAILED PLANS

### 40. Snellmaninkatu 23



43. The architecture competition for Elielinaukio and Asema-aukio Squares was won by Norwegian Snøhetta architecture agency with its proposal 'Klyyyga'. © Elielin kehitys Oy and Snøhetta



38. An office and business building is planned on Kasarmitori Square to replace the commercial building. © Lahdelma & Mahlamäki Oy

Urban infill is being planned along Snellmaninkatu. According to the plan, the plot (1/17/6) will have two new residential buildings. The attic of the existing building will be renovated for residential use.

### 41. Kotisatama

The area is planned to feature a home port for Helsinki's commercial boat traffic, Stara's service base, a berth for Halkolaituri boats, a floating restaurant and sauna building, and new public park and beach areas for Kruununhaka residents. The area is being developed as part of the City of Helsinki's Maritime Strategy.

### 42. Liisankatu 1 (Military Museum) and Maurinkatu 3

The former Military Museum build-

ing is intended to be renovated into business premises. New construction is planned in the yard, which could also include residential housing. The plot will also feature daycare centre facilities. Residential urban infill is planned for the Maurinkatu 3 plot.

## Kluuvi

### LOCAL DETAILED PLANS

### 43. Elielinaukio and Asema-aukio

The possibility of constructing business premises on Elielinaukio is being studied. Another objective is to develop the area's underground connections and make the traffic arrangements in Asema-aukio clearer. Planning principles for the area have been pre-

pared, and the aim is to prepare a detailed plan on the basis of the winning suggestion of an architectural competition held for the design of the area. Bus stops will be moved to Kamppi.

### OTHER PLANS

### 44. Kaisaniemenpuisto and Varsapuistikko parks

The purpose is to renovate Varsapuistikko and the northern viewing point of Kaisaniemenpuisto and plant new trees. In Varsapuistikko, some of the benches will be replaced and planted vegetation renovated. A new wooden multi-purpose stage will be built in the viewing point. Minor improvements in the park will take place already in 2022 as part of its multi-stage renovation.



# Western Helsinki

## Kaarela

### LOCAL DETAILED PLANS

#### 45. Ultramariinikuja, Kuninkaantammi

The detailed plan for a block on Ultramariinikuja in the centre of Kuninkaantammi will be revised. The laboratory buildings of the Finnish Environment Institute are currently empty, and new residential buildings and business premises are planned to be built on the block.

#### 46. Kuninkaantammi interchange and the surrounding area

A new Kuninkaantammi interchange and related streets and traffic arrangements have been planned on Hämeenlinnanväylä. The City is also studying other potential uses of the land in the area around the interchange. These areas will be planned as a separate planning project later on.

#### 47. Planning principles for Malminkartano

The City is creating planning principles for the Malminkartano area. The planning principles will serve as a basis for developing the area and guide future detailed plan revisions and detailed land use planning. The principles examine the possibilities for complementary construction and developing urban spaces, routes, services and the green environment.

#### 48. Malminkartanonhuippu

The Malminkartano landfill hill and its surroundings form a popular recreational area, and a local detailed plan will now be prepared for the spot. The objective of the plan is to facilitate versatile recreational use of the area and related services.

## Munkkiniemi

### LOCAL DETAILED PLANS

#### 49. Munkkivuori and Talinranta planning principles

Planning principles will be prepared for the Munkkivuori and Talinranta area. The objective is to review the more specific location of residential urban infill in the area on the basis of the city plan. The planning principles also review the area's transport solutions and potential changes to the service network. The area's built environment has been inventoried in recent years. The special characteristics of the area as well as its landscape, nature, recreation and other values will be considered in the planning process.

#### 50. Munkkiniemi Parish House

A renovation is being planned for the old parish house at the corner of Laajalahdentie and Munkkipolku to change it into a residential building that could also house some business premises. A local detailed plan revision is needed to allow for the new purpose of this old building. Its facades are valuable to the urban landscape and will remain unchanged. Attempts will be made to conserve some of the old trees in the plot.

#### 51. Huopalahdentie street area and its surroundings

In this plan project, the changes required in the detailed plan in order to construct a light rail line on Huopalahdentie and make changes in the Huopalahdentie and Turunväylä junction area in the area between Munkkiniemi square and Vanha Viertotie are reviewed. The project is part of the development of the Western boulevard city.

The stops of the light rail line will be located near Munkkiniemi square, the new Kivitorppa square and the Munkkivuori shopping centre. The squares will be developed as part of the urban landscape of the Western boulevard city.

#### 52. West side of Niemenmäki and Kivitorppa area

The west side of Niemenmäki and the Kivitorppa area will be developed as part of the Western boulevard city. The route of Huopalahdentie will be moved west from its current route on the section between Rakuunantie and the southern Ulvilantie junction. This frees up land for construction in the west side of Niemenmäki. Residential buildings and brick-and-mortar stores are planned to be built in the area. The rocky hill and its trees can mostly be kept undeveloped.

Residential construction is planned on the west side of the Kivitorppanaukio square built along Huopalahdentie. It will be partly located on the current lower Kivitorppa field. The temporary daycare centre building currently located in the upper field will be removed from use over the following years, and the field will become available for exercise activities again. Kivitorppanpuisto is being developed into a versatile recreational area.

#### 53. Munkkivuori shopping centre

The Munkkivuori shopping centre is one of the oldest shopping centres in Finland, and it is part of Munkkivuori's cultural and architectural heritage. The shopping centre will be developed as a local cluster of businesses and services connected to the Western boulevard city. The grocery stores will be placed in the new building in the plot's northern part. The option of building residential housing in the new building will also be reviewed.





## Haaga

### LOCAL DETAILED PLANS

#### 54. Länsi-Haaga

An urban environment is being planned for a new area: residential blocks, business premises, parks and recreational areas. The area will also have a new daycare centre. The objective is to conserve some of the existing greenery in the Riistavuorenpuisto area.

The planning was started in early 2021, and the plan proposal is estimated to be available for public viewing in 2023. The region's planning is part of the development of the Western boulevard city and the new light rail connection.

#### 55. Lassila, Hopeatie area

Sheltered housing for the elderly and a senior centre to replace outpatient services are being planned in the Hopeatie area. The option to demolish the Heka Oy buildings in the area and construct new buildings as a replacement and make new parking and traffic arrangements in the area is also being reviewed. The planning was started in early 2021, and the plan proposal is estimated to be available for public viewing in 2023.



47. The City is drafting planning principles for Malminkartano's development. © Nordic Works collective

#### 56. Daycare centre Tuuli area

A larger daycare centre for about 210 children is being planned on the plot of the current daycare centre Tuuli. The possibility of conserving the current daycare centre building and moving the operations of the Viiri playground to the new daycare centre is being studied as part of the planning process. Parts of the new complex will be located in the Tilkanniitty park area. The planning was started in 2021.

## Pitäjänmäki

### LOCAL DETAILED PLANS

#### 57. Pitäjänmäki electrical substation

A new place for the Pitäjänmäki electrical substation will be planned along Vihdintie, on the mostly undeveloped area north of the current electrical substation. The substation's move is part of a more extensive cabling project of overhead electrical wires and the planning of the Western boulevard city. The plan proposal will be available for comments approximately in late 2022.

#### 58. Pajamäentie 10 and 12

New business premises and hous-

ing are planned on two commercial building plots in the centre of Pajamäki:

The current one-storey pharmacy building in Pajamäentie 12 will likely be demolished. A new two-storey building has been planned in its place. The ground-level floor would feature business premises for a grocery store, and the second floor is reserved for housing.

The commercial building of Pajamäentie 10 will stay. The pharmacy from the demolished building would move to its first floor. The impacts of this change on the surrounding street and park areas are being reviewed.

## Ruskeasuo

### LOCAL DETAILED PLANS

#### 59. Paraistentie 3

There are plans to combine the activities of the current Rudolf Steiner schools on Paraistentie in Ruskeasuo and Lehtikuusentie in Laakso into one building. The plan is to build the new school on the Lehtikuusentie plot to replace the old school building. The Paraistentie plot will remain empty, and the plan is to construct residential buildings there.

## Meilahti

### LOCAL DETAILED PLANS

#### 60. Meilahti Manor area

The Meilahti Manor area is under development as an active cultural and recreational area. The City will hold a competition to find a buyer, renovator and developer for the area's protected buildings. The plan must be based on the area's planning draft. There is an option to design a new building to replace the former art museum. The manor park and the seaside trail will be kept in public use.



51. Renewals are planned for the Huopalahdentie area as part of the Western boulevard city's development. An illustrative image of the future Kivitorpanaukio Square. © Tuomas Vuorinen, WSP

54. Construction is also being planned for Länsi-Haaga as part of the development of the Western boulevard city. An illustrative image from the inner street. © Voima Graphics Oy





# Central Helsinki

## Alppiharju

### LOCAL DETAILED PLANS

#### 61. Hangonkatu city block

The area features buildings from the early 20th century that are valuable to the urban landscape. As they are no longer in the use of the Social Services Division, these buildings will be protected and a new purpose will be assigned to them, with the goal of combining service housing and other residential housing. Urban infill is being planned along Viipurinkatu. The preparation of the local detailed plan revision is estimated to begin in autumn 2022.

#### 62. Vaasankatu 5

The residential building serving the Social Services Division will be renovated into residential use and business properties. The early 20th century building is valuable to the cityscape and will be protected. The preparation of the local detailed plan revision is estimated to begin in autumn 2022.

#### 63. Northern part of Alppila, Savonkatu area

The City is planning a new business premises and residential area in the Savonkatu area together with NCC and the privately-owned Alppitalo property. The idea is to place the new buildings mainly along the street, which allows the retaining of the central open rock formations. Measures of carbon-neutral urban development will be studied as part of the design process. The area's detailed planning has begun in summer 2022.

## Vallila

### LOCAL DETAILED PLANS

#### 64. Vallila business district

The Vallila business premise area will be developed further as a characterful hub of businesses, services and cultural operations. The area's urban and rugged character will be used as the basis of its development. The area's valuable building stock will be protected.

When developing the area, the continuance, diversification and growth of current operations as well as the arrival of new business in the area will be facilitated. Planning principles have been drafted for the area and they will be utilised as the starting point for the local detailed plan revisions.

#### 65. Hattulantie 2

Urban infill is being planned at the corner of Kangasalantie and Hattulantie, next to the Helsinki Vocational College building. A plot for a new, five-storey residential building will be separated from the edge of the current plot. The old college building's potential protection need will be assessed during the planning process.

#### 66. Satamaradankatu 6

Exercise facilities are being planned at Satamaradankatu 6 in the current service station block area. Business and service premises will be available on the ground floor.

#### 67. Teollisuuskatu 16, Konepaja electric train hall

The electric train hall in the Konepaja area in Pasila will be demolished and replaced with modern business premises. The construction of a building larger than the

current hall will be presented in the modified plan. The planning is based on taking the valuable cultural heritage of the Konepaja area into account. An architectural competition regarding the project will be held in 2022.

## Toukola

### LOCAL DETAILED PLANS

#### 68. Arabia shopping centre

The aim of the local detailed plan revision is urban infill within the city block. The wing on Kotisaarencatu will be demolished and replaced with a new block of flats. The building is planned to feature approximately 9,500 m<sup>2</sup> of residential floor area. Additionally, business premises are planned for the building's bottom floor. The wing to be demolished is currently allocated for business and office premises, homes and technical spaces for the maintenance of the shopping centre.

## Kumpula

### LOCAL DETAILED PLANS

#### 69. Kätilöopisto hospital

A new purpose of use is being designed for the former Kätilöopisto hospital. The building's suitability for residential use or accommodation purposes is being reviewed. A design competition will be launched in 2022. A proposal for the detailed plan is expected to be completed in 2024.

#### 70. Kumpulanmäki

The aim is to change the last unbuilt area of the Kumpula campus to a residential area. The local detailed plan will be compiled in cooperation with Senate Properties







**77.** Urban infill construction is being planned for the Sörnäisten rantatie area. © Anttinen Oiva Arkkitehdit Oy

and the university, based on the design competition's winning proposal. The detailed plan proposal will enter the decision-making process in 2022.

#### 71. Kumpulankärki

A new depot, service and residential city block is being planned in the Koskela depot block. A new park and a small field will be built in the middle of the block. The objective in the area is to keep circular economy as an integral part of the planning of buildings, premises and operations. Kaarihalli, the former bus depot and the Ananastalo residential and office building will be conserved. A circular economy store is planned for Kaarihalli.

## Käpylä

### LOCAL DETAILED PLANS

#### 72. Pohjolankatu 45 and 47

The objective is to replace the old Swedish-speaking primary school with a larger comprehensive school building. The buildings and parks with culturohistorical value in the planned area will likely be protected.

#### 73. Onnentie 18

The plan is to transform the educational institution building on Onnentie to a residential building. The local detailed plan proposal will be completed in spring 2022.

#### 74. Karjalatalo, Käpylä 1

Karjalatalo will be developed further as a meeting space, a neighbourhood centre of Käpylä and a culture house. Housing is also planned for the building, and the plan is to raise it with two additional storeys. A proposal for the detailed plan is expected to be completed in 2023.

#### 75. Mäkelänkatu boulevard city

In the future, Mäkelänkatu will continue from Käpylä all the way to Pakila as an urban street that replaces the current highway, and new residential and workplace areas are being planned around it. The new Mäkelänkatu light rail will join the tramline of the city centre as well as the transverse rail connections. The Käpylä station will be transformed into a high-quality interchange station for public transport.

A plan frame will be created for the area to serve as a basis for preparing detailed plan revisions

for the area. The plan frame is expected to be completed in 2023.

## Sörnäinen and Hermannin

### LOCAL DETAILED PLANS

#### 76. Complementary construction in Merihaka

The possibility of complementary construction in the Merihaka area is being reviewed. The objective is to develop Merihaka as a connected area while also renovating the existing construction and identifying suitable locations for potential urban infill. The work will be started with a heavy focus on interactivity. The goal is to identify the urban landscape and historical values of the area and connect it to the ongoing changes in its surroundings.

#### 77. Sörnäistenranta

The possibility of complementary construction on the section between Suvilahti and Sörnäisten rantatie is being reviewed. A key goal is to create new public spaces and a beach area.

#### 78. Suvilahti event district

An event district intended for holding culture and sports events is being planned in Suvilahti. In addition to the event venues, office, hotel, restaurant and commercial premises are in the plans for the area.

#### 79. Hermanninranta

A new residential area with homes and services for about 5,500 residents is being planned for the Hermanninranta area. The plans for the area include e.g. parks, two daycare centres, a school and two parking facilities. Particular attention to building Hermanninranta in an ecologically sustainable manner is paid in the planning process. The plan proposal will be completed in 2022.

#### 80. Kyläsaari

A new residential area with homes and services for about 5,000 residents is being planned for the Kyläsaari area in Hermannin. The plans for the area include e.g. parks, a daycare centre and a parking facility. Special attention will be paid in the plans on building Kyläsaari in an ecologically sustainable way. A participation and assessment plan will be compiled prior to planning in autumn 2022, according to the current estimate.

### OTHER PLANS

#### 81. Kulosaari bridge

The City will launch a planning project for Kulosaari bridge in 2022.

## Pasila

### LOCAL DETAILED PLANS

#### 82. Hertanmäki and Kyllikinpuisto

A new building for a daycare centre is being planned in the junction of Kyllikinkatu and Pasilan puistotie (Kyllikinkatu 3). The three-storey building will be located on a pedestrian intersection formed by the squares and parks along Pasilan puistotie. The local detailed plan also presents plots for the protected residential buildings of Hertanmäki.

#### 83. Middle part of the Keski-Pasila tower area

A detailed plan for an office tower of more than 32 storeys will be prepared for the middle part of the Pasila tower area. In the future, Teollisuuskatu will be in a tunnel in the building's location. Entrances to the building will be at both the Pasila bridge and Veturitie levels. Ground-level commercial facilities will be available in connection to the entrances. A pedestrian connection from the ground level of the old roundhouse (Veturitalit) will be implemented

using stairs, which will be located on the building's eastern side along the main track.

#### 84. Veturitallinpiha

The planning principles of Veturitallinpiha will be redesigned as the projects in surrounding areas proceed. The objective is to produce an area that is slightly denser than in the former proposal, with versatile activities that include a neighbourhood garden.

#### 85. Hakamäki

Workplaces for around 2,000 employees are planned in the area around Hakamäki station. The plan also prepares for a new tram route to Pohjois-Pasila along Teollisuuskatu.

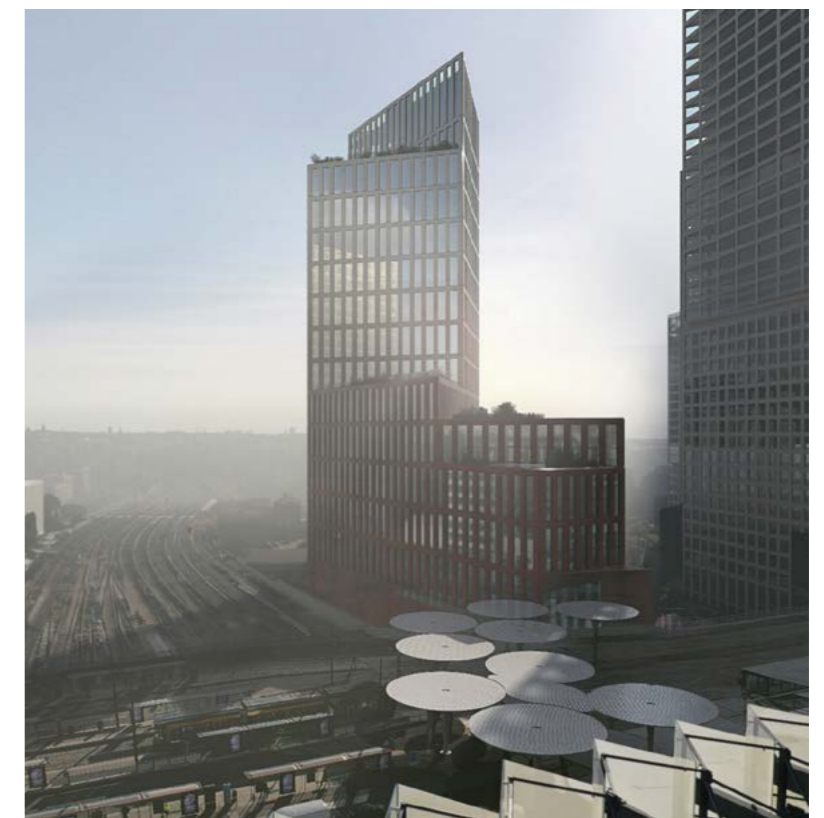
#### 86. Firdonkatu 1

A local detailed plan revision is be-

ing prepared in Firdonkatu 1, allowing the building of an adaptable business facility in the southern part of the district. Another objective is to create lively street space across Tripla and allow the necessary junctions of vehicle traffic. The parking facility will mainly be located underneath the block's yard deck.

#### 87. Opastinsilta 1 and 2

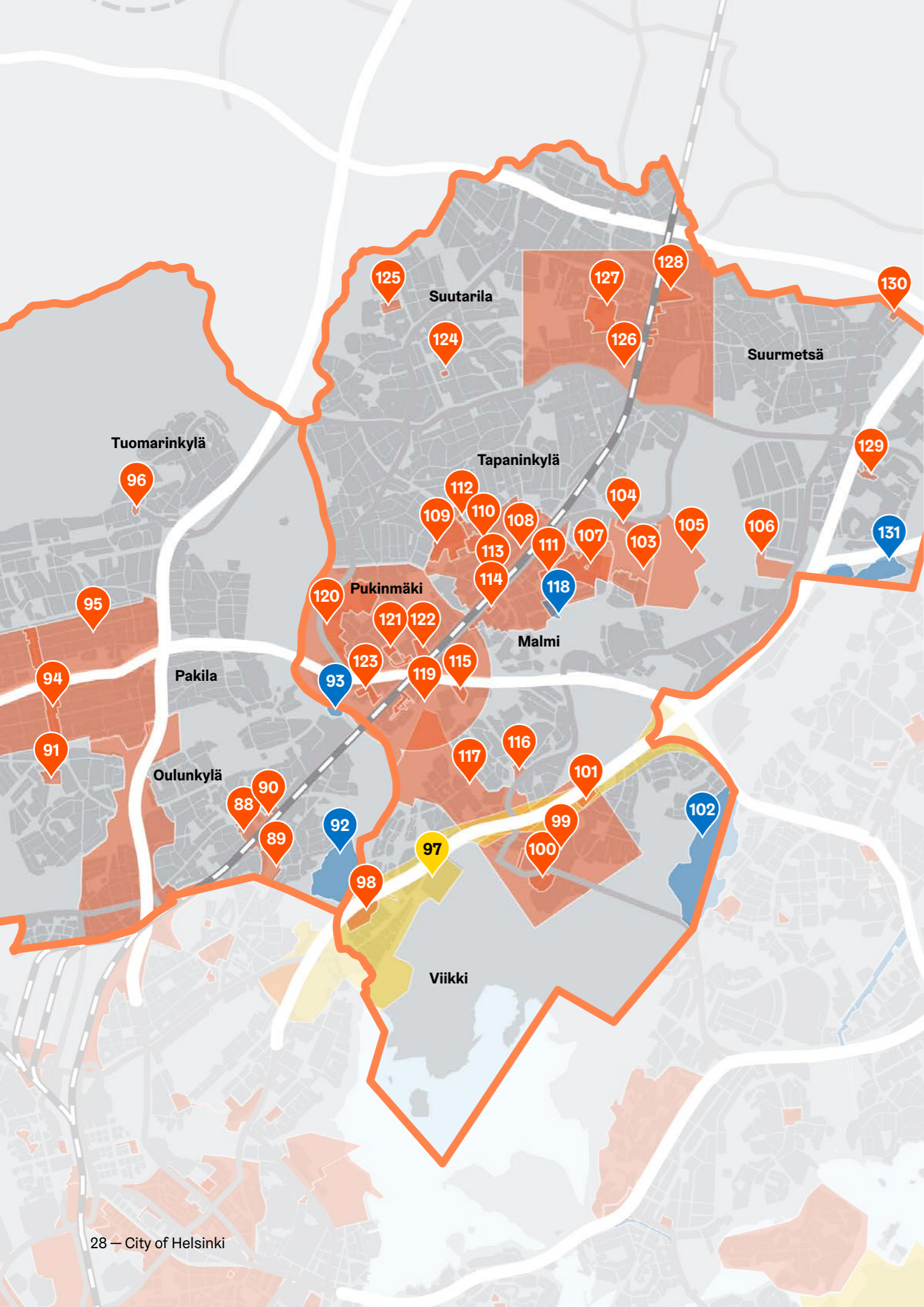
The plan is to replace the current buildings of the two blocks on the edge of Itä-Pasila with new, larger residential buildings. The new buildings are primarily eight floors high, and the blocks will also feature two 16-storey residential towers. The City is looking into whether the student apartment building should be preserved. The southern block will be expanded east to the current park in line with the eastern border of the northern block.



**83.** A high-rise office building is being designed for Keski-Pasila. © JKMM Arkkitehdit Oy



# Northern and northeastern Helsinki



## Oulunkylä

### LOCAL DETAILED PLANS

#### 88. Oulunkylä centre

Oulunkylä centre is being renewed with the goal of making the area into an attractive, versatile and inviting neighbourhood centre that is easy to get around. The plan features housing, street-level business premises, a new Oulunkylä market square and a new family and wellbeing centre along the tracks. New premises will also be designed for the area's library, youth centre and community college. Additionally, the plan is to put the old station building under protection.

#### 89. The area around Oulunkyläntie

A comprehensive school for 500 children and new residential housing is planned for the area.

#### 90. Torivoudintie 1

The plot reserved for apartment buildings will be complemented with a new apartment building, and the current building will be raised.

#### 91. Lampuotilantie 34 and 36

Three new apartment buildings will be built on the apartment building plot in Maunula.

### OTHER PLANS

#### 92. Veräjämäki grove

A new nature reserve is being planned in Veräjämäki, in an area between Jokiniementie and the Vantaa River, on the basis of a council initiative. The steep hills surrounding the Vantaa River feature valuable forests as well as an exceptionally diverse range of wood-decay fungi species.

#### 93. Hardwood grove of the Oulunkylä beach park

A grove area of little less than one hectare in size grows in the corner of Käskynhaltijantie and the Vantaa River, partly in a former garden. Preparations for turning this grove into a nature reserve are ongoing. A unique range of corticium fungi species have been discovered in the area, resembling the groves of the Baltic Sea's southern areas rather than the northern ones.

## Pakila

### LOCAL DETAILED PLANS

#### 94. The area around Pakilantie

New homes are being planned on Pakilantie. A set of planning principles pertaining to the area guide the local detailed plan revisions that will be initiated.

#### 95. Länsi-Pakila planning principles

Planning principles have been compiled for Länsi-Pakila, determining the guidelines for the urban infill allowed by the city plan. The planning principles will guide future detailed plan revisions for the area.

## Tuomarinkylä

### LOCAL DETAILED PLANS

#### 96. Paloheinä, Kuusmiehentie 2

Two new residential apartment buildings are being planned for the plot. Local recreational areas will be connected to the city block.

## Viikki

### PARTIAL MASTER PLAN

#### 97. Viikinranta–Lahdenväylä local master plan

The local master plan helps expand the city centre towards Lahdenväylä, make the city structure denser in the Viikki–Malmi light rail's public transport zone and secure the Natura values of the Vanhankaupunginlahti bay area.

The functionality of Lahdenväylä, a road connection vital to national public and cargo transport, will be secured. The objective is to simultaneously improve its integration with the evolving city structure and mitigate the road's detrimental environmental impacts.

### LOCAL DETAILED PLANS

#### 98. Viikinranta energy block

A new street connection serving maintenance operations is planned for the maintenance area of social infrastructure on the southern side of Lahdenväylä, and the block area will be changed. The new street will connect to Hernepellontie, and the current traffic connection through Sahamylyntie will be transformed into a pedestrian route.

Fingrid's 400 kilovolt cable connections will be placed underneath the new street, connected in the area from Länsisalmi in Vantaa. The current social infrastructure maintenance block will be reduced in size, and the block will be divided into four plots. This also allows meeting the need for additional construction. A new server centre and electrical substation with transformers will be built in the block area.



### 99. Jokeri Light Rail area

The aim is to build homes for about 4,000–5,000 people near the route of the Jokeri Light Rail. The science park and the university area is an important hub of expertise that the City wishes to foster further.

### 100. Gardenia

New traffic arrangements and complementary construction are being planned for the Gardenia plot and its surroundings. The Winter Garden building will be protected.

### 101. Maakaarenkuja 2

A revision to the plan of an unbuilt plot near Lahdenväylä in Viikki is being prepared. The plot is now allocated for business, educational or research purposes. A new residential block on the plot is being planned.

#### OTHER PLANS

### 102. Hallainvuori nature reserve

Preparations for creating a nature

reserve in the rocky ridge area of Hallainvuori between the Viikki fields and Myllypuro have started. The region stretches from Viikintie to Latokartanontie, covering the tops of the rocky hills and most of the hillside forests. Hallainvuori is an important part of an ecological network which connects the nature area of Vanhankaupunginlahden bay to the Kivikko and Vantaa nature areas. Additionally, the view on top of the scenic rocky hill is fantastic.

## Malmi

#### LOCAL DETAILED PLANS

### 103. Sunnuntaikorttelit

The areas around the former Malmi airport requiring a local detailed plan are mostly located around the stops of the planned Viikki–Malmi light rail line. The aim is to plan the Sunnuntaikorttelit area as a new ecological and efficient residential area as part of the Sunnuntaipalstat residential areas.

### 104. Sunnuntaipalstat

The current detached house areas will be renewed, densified and complemented according to the city plan. The detailed planning will begin by preparing common planning principles for the areas in order to establish the framework for new plan regulations and the equal treatment of the plots.

### 105. Kiitotienkorttelit and Lentoasemanpuisto

The Kiitotienkorttelit area is planned as a versatile new urban structure centre area with its services and business premises. The most central park area in Malminkenttä, Lentoasemanpuisto, is partly located on the detailed plan area of Kiitotienkorttelit.

An international open idea competition was organised for Lentoasemanpuisto. The park's master plan will be compiled in 2022, based on the competition's winning proposal. The plan will be drafted in cooperation with the work group that won the competition. More detailed reports to support the planning will also be prepared.

After this, the park planning aiming at implementation will begin. The implementation plans will be prepared in phases on the basis of the park plan. The general plan for the temporary use of the area will be updated whenever necessary.

### 106. Malmi energy block

A detailed plan for the energy production area in the southern part of the Tattarisuo industrial area will be prepared according to Helen Oy's initiative. Primarily, the area is intended for producing district heat through technology not based on combustion, such as geothermal heat wells. It is also possible to allocate space for the production of solar energy. The detailed plan will make it possible to use different modes of production.



120. Urban infill construction is being planned in the west parts of Pukinmäki.



122. New residential apartment buildings are being designed along Eskolantie in Pukinmäki. An illustrative image. © TREA



101. A residential block is being built on Maakaarenkuja in Viikki. © Ark7 Oy

### 107. Pikitehtaankorttelit

The planning area of Pikitehtaankorttelit is located in the area between Malmi, Ormuspelto and Longinoja. Complementary construction of homes and business and service facilities is planned between the current residential and industrial buildings. A stop of the light rail line from the Malmi centre to the former area of the airport will be placed in the area.

The objective is a diverse area mostly taken up by housing that will complement the current city structure with its services and workplaces. The Longinojanlaakso park continues in the eastern side of the planning area. Pikitehtaankorttelit city block is part of the Malmi urban renewal area.

### 108. Renewal of Malmi centre

The City's objective is to promote the renewal of Malmi centre and help it evolve into a more attractive area. The planning principles approved in summer 2021 guide the detailed planning process. The goal is to develop the urban environment as well as the area's services and connections and facilitate urban infill.

The planning principles determine the key goals for the area's

urban infill, public areas and service structure. The planning principles are focused on improving the area's services, the connections between Ylä-Malmi and Ala-Malmi, public outdoor areas and the pedestrian environment and the new apartments that make the building stock more diverse. A framework plan has been compiled for the renewal of Malmi station centre.

### 109. New Malmi Hospital

In future, the hospital operations will mostly focus on the Laakso-Meilahti area and on Malmi. This has led to a need to expand Malmi Hospital. The health centre will be moved to the new family centre and the health and wellbeing centre near the Malmi station.

A design competition will be held for the new Malmi Hospital in 2022. Its results will be used as the basis for detailed planning and implementation planning. The hospital construction will start in stages in 2028.

### 110. Kirkkonyläntie school campus

The new school and daycare centre campus will bring together Malmi Comprehensive School, Takatasku and Suvi Daycare Centres and the Talvelantie 1 / Kirkon-

kyläntie 17 schools. An architecture competition open by invitation will be held to support the detailed planning and construction planning processes. The construction is planned to take place in 2025–2027.

### 111. Malmi swimming hall

The aim is to prepare a local detailed plan revision that allows for the extension of the Malmi swimming hall so that it can offer improved swimming facilities and other activities. The plan will also improve the parking arrangements on the plot. The swimming hall expansion is set to take place in 2024–2025.

### 112. Kirkkonyläntie 37

The revision of the local detailed plan will allow for the construction of two residential apartment buildings in the current small-scale industrial area.

### 113. Turkhautantie 3

The city block formerly housing a dormitory will be changed into a residential apartment building block. Noise abatement measures will be completed in the area and yard areas will be rearranged.



#### 114. Malmin asematie 6

Apartments, business premises and nursing homes are planned to replace the current office building.

#### 115. Rapakivenkuja 2, Pihlajamäki

New residential construction is planned for the plot. The conservation values of the area will be taken into account in the planning process.

#### 116. Pihlajamäki shopping centre area

The Pihlajamäki shopping centre area will be renewed. New business premises will be built in place of the demolished expansion, and the city block will also be complemented with two new residential buildings. The conserved old part of the shopping centre will remain.

#### 117. Pihlajisto planning principles

Urban infill opportunities are reviewed in Pihlajisto, and new diverse construction is being planned near Lahdenväylä. It is also reviewed how the area's streets, squares, schools, daycare centres and green areas could be improved.

### OTHER PLANS

#### 118. Playground Filpus

Playground Filpus will be made into a more versatile play park by adding a small game arena and play equipment suitable for children of different ages in the area. The wading pool of the playground will be renovated and new tables and chairs for a snack break will be added. The current plantations will be protected and new plantations and a vegetable garden will be added. The construction will take place between 2022 and 2023.

## Pukinmäki

### LOCAL DETAILED PLANS

#### 119. Planning principles for Pukinmäki urban infill

Planning principles have been drafted for the Pukinmäki and Savela areas and along Longinonja to guide the area's development and urban infill.

#### 120. Pukinmäenranta

Urban infill is being planned for the western parts of Pukinmäki, along the Vantaa River.

#### 121. Säterinportti 3, Säterintie 7 and 9, Madetojankuja 1, and Karhusuontie 12

The construction of blocks of flats on the Säterinportti, Madetojankuja and Karhusuontie streets is being planned.

#### 122. Eskolantie 1, 3 and 5, Säterintie 2 and 4

Residential apartment buildings are planned along Eskolantie and Säterintie. The option to place business and service premises on the lower floors is being reviewed.

#### 123. Rälssintie–Isonkaivontie areas

Urban infill of residential areas is being planned on both sides of the main track in the Rälssintie and Isonkaivontie areas.

## Tapaninkylä

### LOCAL DETAILED PLANS

#### 124. Himmelitie 9 and 11

Urban infill construction and expansion of building rights are being planned for the milieu dominated by single-family houses.

## Suutarila and Suurmetsä

### LOCAL DETAILED PLANS

#### 125. Siltamäki centre

New homes and business premises are being planned on the location of the Siltamäki shopping centre and the nearby plots. The daycare centre plot can also be planned for residential purposes if it will not be needed as part of the developed service network. The plan is to demolish the existing buildings of the centre.



128. Urban infill construction is being planned in the Raidepolku and Simakuja area in Puistola. The view from Puistolantanhua. © TREA



125. Urban infill construction is being planned for Pukinmäki, in the area surrounding Rälssintie and Isonkaivontie. The view from Savelanpolku, from the direction of the station. © TREA

#### 126. Planning principles of Tapulikaupunki and Puistola station area

Planning principles will be drafted for the area around Puistola train station to guide the area's development and urban infill construction.

#### 127. Puistola station region community centres

The school, daycare centre and playground are being renewed in the Puistola and Tapulikaupunki area.

#### 128. Raidepolku and Simakuja areas

Urban infill construction is planned along Raidepolku and Simakuja. The single-family home plots close

est to the Puistola station will be reassigned as apartment building plots.

#### 129. Vuorensyrjä area in Jakomäki

New residential construction is planned for the plot of Vuorensyrjä service centre in Jakomäki. The local area's traffic arrangements and other potential revision requirements will also be reviewed at the same time.

#### 130. Tatti 13 and 15

A parking facility for 500 cars is being planned in the Heikinlaakso industrial area. The plan also allows for adequate parking areas for the customer parking of speciality shops in Vantaa's side of the area.

### OTHER PLANS

#### 131. Kivikko fortress cliffs area

A nature reserve is being prepared in the northern part of the Kivikko recreational park. The new nature reserve is mostly located on the Jakomäki side, close to Porvoonväylä. Battle trenches dating back to World War I zigzag along the rocky hilltop. Rare plant species grow around the meadows and open rocky areas formed around them. The area also features a crumbled cliff of the ancient Yoldia Sea and a rocky beach – a 'devil's field' formed from rounded boulders and stones. The highest point of the natural environment in Helsinki can be found in the Kivikko fortress cliffs area, 62.5 metres above sea level.



# Southeastern Helsinki

## Laajasalo

### LOCAL DETAILED PLANS

#### 132. Eastern part of Stansvikinkallio

The reassessment of the local detailed plan will be started in the Stansvikinkallio area in Kruunuvuorenranta, and the necessary revisions to the local detailed plan will also be drafted. The reassessment will begin in spring 2022, and the preparations for the potential plan revision are expected to be made in 2022–2023.

#### 133. Nuottaniemi villas

The revised local detailed plan on Nuottaniemi commissions the four historical villas in the area in year-round use and assigns plots for them. Special attention will be paid to the area's natural and cultural-historical values. Excluding the new plots, the area will be kept as a recreational area.

#### 134. Yliskylänlahti

The northern part of Laajasalon tie will be transformed into a city boulevard. A residential area for about 2,500 residents is being planned in Yliskylänlahti. A proposal for the detailed plan will be completed in 2023, at the earliest.

#### 135. Sarvasto area

The prerequisites for recreational use, the shipyard area, a marina, the daycare centre and residential housing will be improved in the Sarvasto area. The aim is to make the shipyard and marina services more efficient and to integrate them better into the surroundings. Urban infill construction is planned on the southern side of Jollaksentie, and the option of replacing the daycare centre along

Sarvastonkaari with a larger building is under review.

#### 136. Kultakruununkaari

Residential apartment building blocks are being planned in the Kruunuvuori area. The borders of the recreational area will be reviewed. Reports on the area's natural values, especially the habitats of bats, will be prepared as part of the planning work.

#### 137. Protected buildings in Jollas

A change to the detailed plan for the properties currently under building prohibitions will be prepared in Jollas and Hevossalmi. The building prohibition applies to certain properties with historical value but which have not yet been protected. The building prohibition area and the need to protect the buildings will be determined as part of the change to the detailed plan. The detailed plan work is estimated to begin in 2022.

### OTHER PLANS

#### 138. Kruunuvuorenranta sports park (formerly Hopealaakso sports park)

A sports park for the residents of Kruunuvuorenranta is being planned. The park's southern part will be completed in 2022, featuring a play area for young children, a parking area and a football field covered with wood infill artificial turf, sized 50 x 70 metres.

The other parts of the first building phase will be completed in 2023. The park will also have an area for skateboarders and scooters, a basketball and football court, a climbing wall, disc golf baskets, and exercise equipment for people of different ages. Pétanque and padel courts will be built

in the area later if a suitable padel service provider can be found. The pine woods in the middle of the park will be protected.

#### 139. Kruunuvuori local recreational area

The City is drafting the park plan of the Kruunuvuori local recreational area as well as the street plans of its surrounding streets. The goals of the park planning process are to conserve the area's forest areas in their current state and guide visitors to keep to the paths and recreational routes to prevent ground erosion as the number of visitors grows.

The planned recreational routes will be versatile in terms of their style and difficulty. Aaltokoro, a scenic route with seating areas, is being planned in the rocky area. A narrow steel-structured pathway with a few staircases will lead up to the rocky hill and the oil tank.

The Kruunuvuori local recreational area surrounds two nature reserve areas, the Kruunuvuori linden grove and the Kruunuvuorenlampi pond. The plan under development does not pertain to these areas.

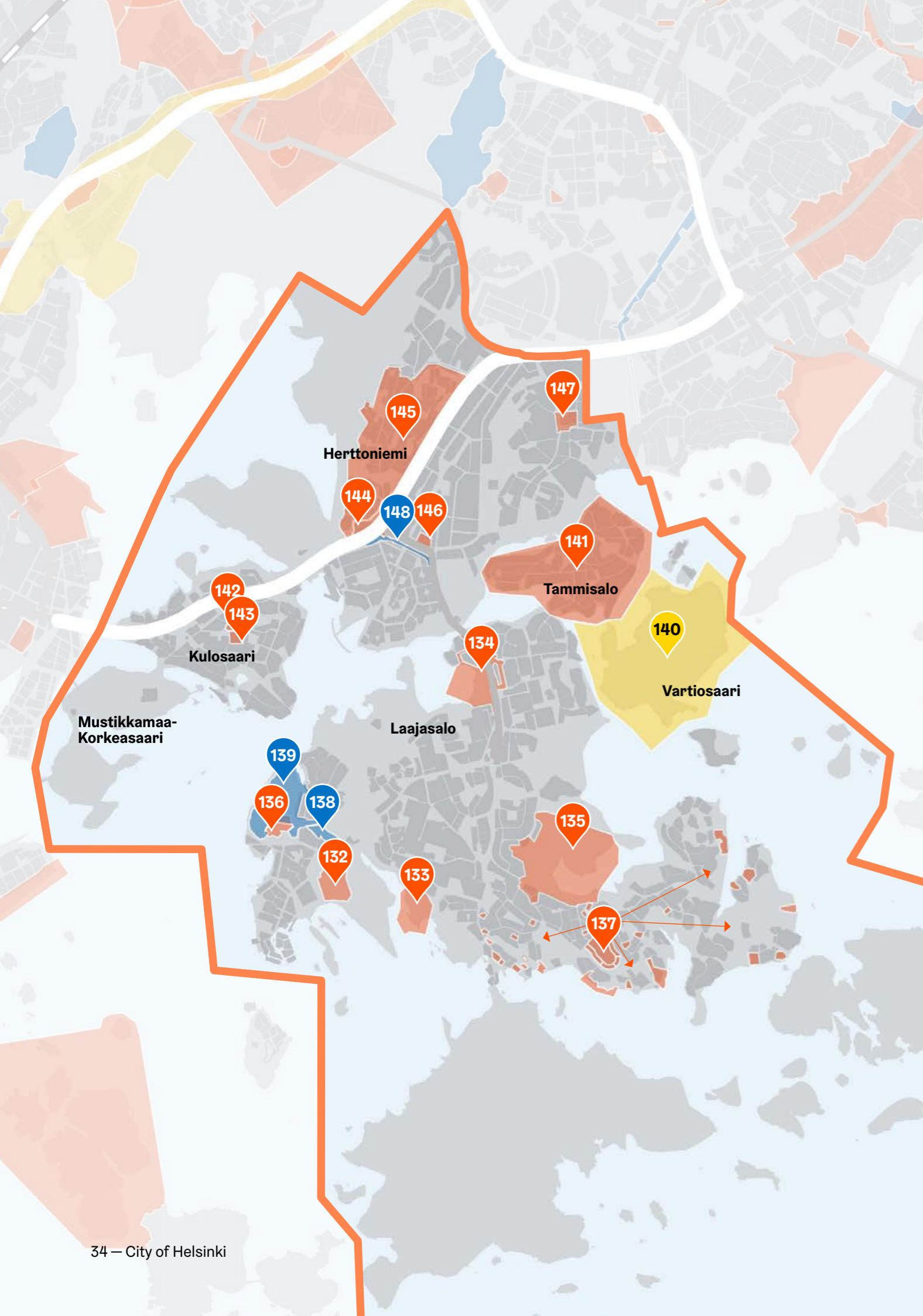
The park plan will be completed in late summer 2022, and its more detailed implementation plan in 2023. The field work is expected to start in 2024–2025, and the work will proceed in stages.

## Tammisalo and Vartiosaari

### PARTIAL MASTER PLAN

#### 140. Vartiosaari local master plan

A local master plan will be drafted for Vartiosaari. The island will mostly be assigned into recreational use, and it will also be developed as a tourist destination as





part of maritime Helsinki. The area's cultural and natural values will also be considered and their conservation promoted.

#### LOCAL DETAILED PLANS

##### 141. Tammisalo

Tammisalo's detailed plan will be renewed on the basis of the planning principles prepared in 2013. Preparations will start with an inventory of buildings in the area.

## Kulosaari

#### LOCAL DETAILED PLANS

##### 142. Kulosaari shopping centre

The preparations for the Kulosaari shopping centre plot's local detailed plan will be restarted. In connection to the preparations, it will be reviewed whether the current buildings are suited to renovations and commercially profitable, and their relationship with the local environment will also be studied. The basis for the planning process will be securing services, resolving building protection questions and building new housing.

##### 143. Expansion of Kulosaari community building

A revision of the local detailed

plan is underway for the community building area. It will secure adequate education and pre-primary education facilities and related yard areas in Kulosaari. The plan revision will replace the temporary pavilion buildings with a permanent structure.

## Herttoniemi

#### LOCAL DETAILED PLANS

##### 144. Herttoniemi metro station blocks

The Herttoniemi metro station is being renovated, and a new bus terminal will be built above the station. In addition, residential buildings are planned above these facilities around a deck yard that features public outdoor premises. In addition to transport operations and housing, the block will feature business and office premises. The neighbouring traffic area and square are being developed into safe and attractive outdoor premises. The objective is to have the local detailed plan proposal ready and available for public viewing in late autumn 2022.

##### 145. Complementary construction in Länsi-Herttoniemi

The City is searching western Herttoniemi for locations for com-

plementary construction at the edges of green spaces and, if so wished by plot holders, on plots as well. The protection of the area is also studied. The buildings will be adapted to suit their surroundings, the cityscape and local routes. The area's planning principles were prepared in 2019. Next, a local detailed plan draft will be compiled for the area, which is estimated to be submitted for open discussion in 2022 or 2023.

##### 146. Linnanrakentajantie 6

Residential apartment buildings with 6–12 storeys will be planned along Linnanrakentajantie in Herttoniemi. Business premises will also be placed on the ground-level floors. The plan is to conserve part of the old root vegetable warehouse building located in the area.

##### 147. Roihuvuori church area

New urban infill construction, a new daycare centre building and the development of the park area are being planned in the Roihuvuori church block. A proposal for the detailed plan is expected to be completed in 2022 or 2023.

#### OTHER PLANS

##### 148. Linnanrakentajantie

The number of residents in the Herttoniemi, Laajasalo and Kruunuvoorenranta areas is growing significantly. This requires major changes in the main streets of the area. Linnanrakentajantie will be practically re-constructed in its entirety between 2023 and 2025. A new bridge over Itäväylä is being planned to replace the current bridge structures, which are in poor condition. Space on the street will be allocated for better public transport arrangements. The area's cycling network and walking environment will also be improved.



145. Suitable spaces for urban infill construction are being searched in Länsi-Herttoniemi. Photograph from Hiihtomäentie. © Susa Junnola



144. A renewal of Herttoniemi metro station is being planned. There are plans to build a new bus terminal, residential buildings and yard areas on top of the station. An illustrative image. © Arkkitehdit Lahdelma & Mahlamäki



# Eastern Helsinki and Östersundom

## Vartiokylä and Myllypuro

### LOCAL DETAILED PLANS

#### 149. Myllypadontie 3

New buildings are being planned on the plot of blocks of flats in Myllypuro. Two new residential apartment buildings are planned to be added alongside the existing apartment building. The revised local detailed plan proposal will be presented to the Urban Environment Committee in autumn 2022.

#### 150. Myllärintie 10

Urban infill construction requiring prior demolition is planned for the plot in the western part of Myllypuro. Some of the current buildings will be renovated, while others will need to be demolished. The plan is to replace them with residential apartment buildings.

#### 150b. Tuulimyllyntie 5a

A permanent daycare centre is planned in place of the current daycare centre Myllynratas.

#### 151. Expansion of the Myllypuro health and wellbeing centre

The Myllypuro health and wellbeing centre will be expanded. The expansion potential into the neighbouring, unbuilt plot is being reviewed.

#### 152. Kivensilmänkuja 2

The change to the detailed plan applies to the current office building plot in the corner of Kivensilmänkuja and Myllypurontie and the surrounding street areas. The aim is to make it possible to construct business premises, offices and homes.

The new building replacing the existing office building will con-

tribute to the development of the Myllypuro centre and the hub of new educational institution buildings. The area has excellent transport connections and a key location next to the shopping centre, the Metropolia University of Applied Sciences and various sports services.

#### 153. Eastern section of the eastern boulevard city

Planning principles will be compiled for the Itäväylä area to guide later detailed planning. The planning principles will determine the objectives of the area's future urban infill construction, identify potential new land use areas and define the changes to purposes of use. Planning principles are a way to collect planning instructions in a principal level as well as development targets to be studied for more detailed planning. The planning has been launched with a participation and assessment plan in 2022.

#### 153b. Vartiokylä primary school and daycare centre, Kiviportintie 10

A new building will be built on the plot. Parts of the old school building may be preserved.

#### 153c. Kajaaninlinnantie 4

Urban infill construction is planned for the plot. The proposed local detailed plan will be made available for viewing in the fall of 2022.

#### 153d. Raaseporintie 1

Urban infill construction is planned for the plot. The proposed local detailed plan is expected to be made available for viewing during 2023.

#### 154. Puotilanranta

A new maritime residential area

for about 3,200 people is being planned in the Puotila marina area. In addition to homes, recreational routes, a daycare centre, a marina and business premises are being planned in the area. The plans also include the possibility of floating housing. The plans pay particular attention to building an experiential and sustainable urban environment in Puotilanranta. The detailed plan work will begin in 2022.

### OTHER PLANS

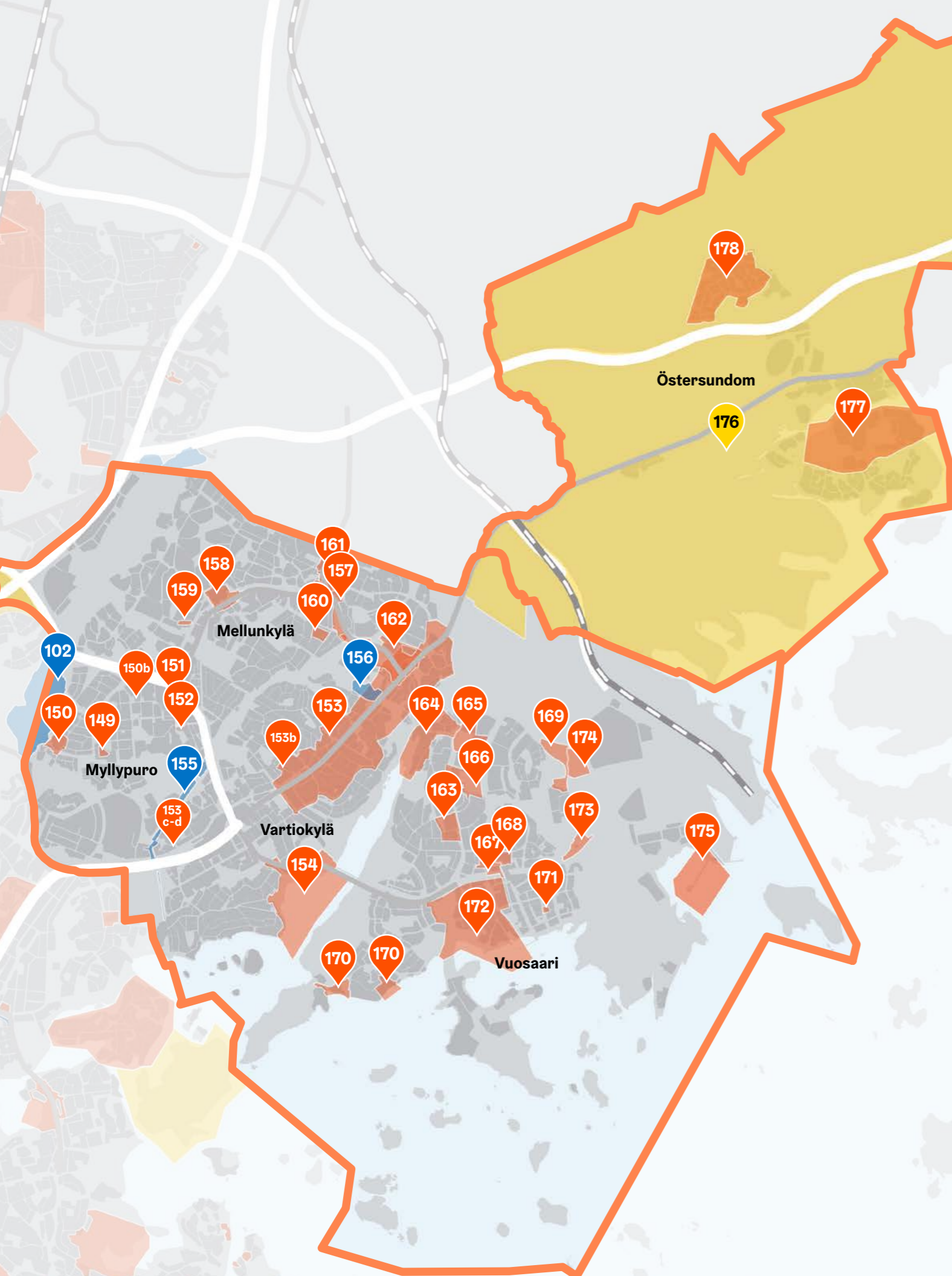
#### 155. Preparing for Mustapuro stormwater flooding

The City will carry out park renovations in Mustapuro and its surroundings in the area between Ring Road I and Tulisuontie, which is located near the Marjaniemi allotment garden and Myllypuro Sports Park. By current estimate, the renovation work will start in 2024.

The purpose of the renovation is to prepare for stormwater floods and promote the biodiversity of brook nature. The City is preparing for the increasing floods through means such as diverse flood meadows in the Myllypuro Sports Park area. The goal is to develop the vegetation along the stream while also preventing detrimental alien species.

#### 156. Uussilanpuisto nature reserve

Founding a nature reserve in Uussilanpuisto Park on the northern side of Itäväylä in Vartiokylä is currently under preparation. The area is a former horse pasture with diverse vegetation. The area's meadow types vary from the dry, sun exposed fields on top of the small hills to fresh, lush meadows. Handsome stone boulders and scenic trees line the meadow's border zones.





## Mellunkylä

### LOCAL DETAILED PLANS

#### 157. Technical detailed plan of Länsimäentie

A connection to the Vantaa tram line and a terminal point next to the Mellunmäki metro station are being planned in the northern parts of Länsimäentie. Pedestrian and cycling connections will also be improved. The plan proposal will become available for public viewing in 2022.

Vantaa tram is a light rail line running from Helsinki Airport to Mellunmäki. Upon completion, it will replace the trunk line 570. The plan is to make the decision regarding its implementation in 2023. It is estimated that construction will begin in 2024 and that the line will be in operation in 2028.

#### 158. Kontula centre

The Kontula shopping centre and centre area is being developed as a whole. An architecture competition held in 2020 is the basis for the development work. New homes and renewal of the environment is being planned in the area.

The future of the current buildings of the shopping centre is still open. A separate decision on the planning and future of the area

will be made later on. The goal is to create a new detailed plan for the area. According to estimates, changes in the Kontula centre area can be expected in the late 2020s. The matter is being processed in co-operation with the real estate companies of the area.

#### 159. Keinulaudantie 3, Kontula

The building of a new 12-storey residential building is being planned on the plot at Keinulaudantie 3. The aim is to protect the existing building on the plot. New parking areas on the plot will be built in connection to the current area reserved for parking.

#### 160. Lupajantie 2, Vesala

Two-storey terraced houses are planned in the southern part of the plot at Lupajantie 2. The intention is to build them in place of the buildings demolished from the area, in connection to the new small apartment buildings in the northern part of the plot.

#### 161. Mellunmäki centre

New apartment buildings, student housing, a grocery store, services and business premises are being planned in the area west of the Mellunmäki metro station. The area will become an important

public transport hub. A proposal for the detailed plan is expected to be completed in 2023.

#### 162. Southern part of Länsimäentie

A new residential area for about 2,000 people is being planned in the Ojapuisto and Vaarnatie area in the southern part of Länsimäentie. A park next to the Mellunkylänpuro stream is also being planned.

The planning process will be started with a participation and assessment plan in spring 2022. The aim is to have the plan proposal available for public viewing in early 2023.

## Vuosaari

### LOCAL DETAILED PLANS

#### 163. Villenkallio

New apartment buildings for approximately 600 people are being planned at Rastilantie 2 and Airoparantie 1, 3a and 3b. The City is also planning to develop the local park and its routes. The revised proposal for the local detailed plan will be completed in spring 2022.

#### 164. Broända

Blocks of flats are being planned on the empty Kurkimoisio plot on Kallvikintie. The plots of the detached house area of Broända will be made more efficient depending on the willingness of the landowner. A proposal for a detailed plan revision pertaining to the Broända area is estimated to be completed in early 2022, and the revised plan in the autumn.

#### 165. Northern service centre of Vuosaari

The area of the northern service centre of Vuosaari will be developed. The plan is to replace the current shopping centre with a

versatile centre block featuring housing, special housing and a private day care centre and business premises on the ground floor. Complementary construction in the local recreational and parking areas on the north side of Mustalahdentie and on block 54053 is being surveyed. A proposal for the detailed plan is expected to be completed in 2023.

#### 166. Heteniitty comprehensive school

An expansion of a school building is being planned on the plot of the Heteniitty site of the current Vuoniitty Comprehensive School (Heteniityntie 4). The extension will feature exercise and assembly facilities and a day care centre in addition to the school facilities. The parking areas of the sports park

and the routes going through the park will be developed. A proposal for the detailed plan is expected to be completed in 2022.

#### 167. Western part of Vuosaari centre

The area surrounding Vuosaari metro station is being planned in accordance with the planning principles for Vuosaari centre to be a versatile centre-like area with an emphasis on pedestrian traffic. The area's local detailed plan revisions will be drafted in stages. Of these revisions, detailed plans for the Aromikuja area and the new Vuosaari General Upper Secondary School have been approved at this point.

The detailed plan revision for the western part of Vuosaari centre pertains to the future cen-

tre block alongside Mosaiikkitori square, expansion of the Vuosaari Sports Hall, development of Mosaiikkipuisto park and adaptation of the light rail reservation as part of the developing centre. A planning partner for Mosaiikki city block's implementation was selected via competitive negotiation proceedings organised in 2020.

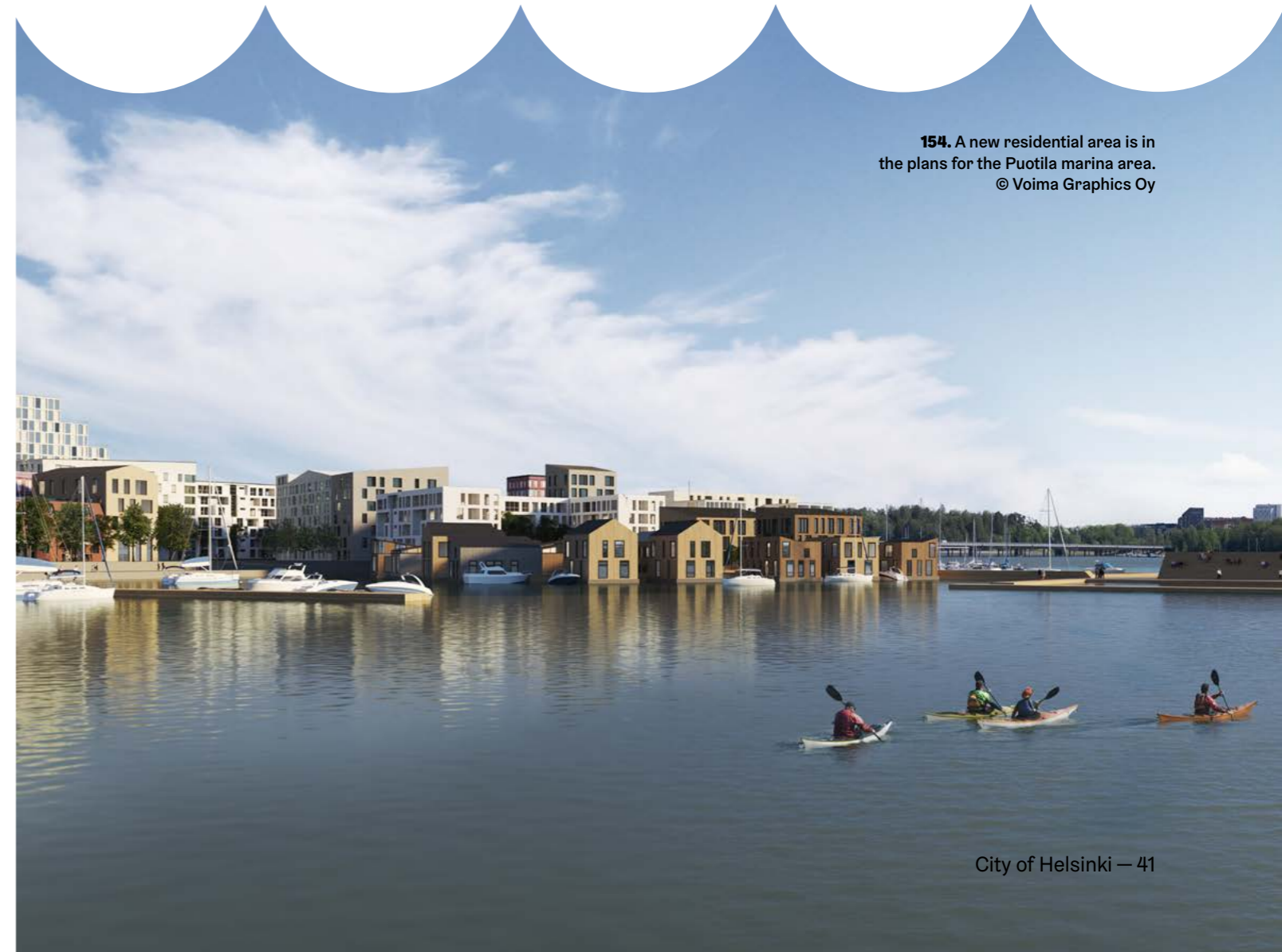
The proposal as the local detailed plan revision will be available for viewing in spring 2022. It is expected to be processed by the Urban Environment Committee in autumn 2022.

#### 168. Vuosaari culture block

A central city block with mixed operations is planned in the centre of Vuosaari, east of the Vuosaari House culture centre. The block is planned to be built in the area



158. The Kontula shopping centre and centre area is being developed as a cohesive unit. © Arkkitehtitoimisto OPUS Oy



154. A new residential area is in the plans for the Puotila marina area. © Voima Graphics Oy



around the Tehtaanpuisto Comprehensive School at Vuosaarentie 7, which will be demolished.

The planning solution will allow for building housing and workplaces as stated in the planning principles as well as offering improved parking solutions and expanding the operations of Vuosaari House. Competitive negotiation proceedings will be held in 2022 in order to elect the planning partner for the culture block area.

#### 169. Vuosaari Rescue Station

A local detailed plan revision is planned for the edge of Porslahdenpuisto on the northern side of Itäreimärintie 5, which will be compiled as part of the project for creating a denser station network for the Helsinki Rescue Department. This also allows for the Vuosaari Volunteer Fire Department to be placed near the Rescue Department.

The existing road route of Itäreimärintie will be reviewed to mitigate the risk of flooding, for example. The Itäreimärintie route in the north across the green areas, which follows the valid local detailed plan, will be removed if the road's current route can also be utilised in the future.

#### 170. Ramsinranta IV

New homes are planned to be built along Ramsinniementie. The waterfront walkway will be extended through the area and the old protected buildings will be renovated. The Alko training centre on Vilsandinkuja will be renovated and new buildings are planned on the plot and the area currently reserved for parking.

#### 171. Furumonkuja 1 and 3

The building rights and planning solutions of residential plots on Furumonkuja in Aurinkolahti will be reviewed.

#### 172. Kallahdentie renewal

The area's development needs will be reviewed in Kallahti. The City will start drafting planning principles for the area during 2022.

#### 173. Nordsjö Manor area

The buildings' potential purposes of use will be changed in the Nordsjö Manor area as well as the borders of plots, blocks and building areas. The pedestrian network will also be made more straightforward.

#### 174. Satamakaari technical maintenance area

The Satamakaari technical maintenance area will be expanded and the area's technical solutions improved. The local detailed plan proposal is expected to be available for viewing in spring 2022.

#### 175. Vuosaarenlahti Marina

The option of expanding the Vuosaarenlahti Marina by adding new berths and winter storage solutions is being reviewed. It is also considered whether other maritime services for businesses and the City could be established in the area.

### Östersundom

#### PARTIAL MASTER PLAN

#### 176. Östersundom local master plan

Creating a master plan for Östersundom is necessary in order to guide the area's land use and construction and secure its nature values. The Östersundom local master plan helps prepare for Helsinki's population growth in the long term. The objective is to facilitate increasing the diverse housing selection and offering building space in Helsinki as well as balancing the regional structure

of the Helsinki Metropolitan Area eastwards.

The key factors to be resolved in the local master plan are social infrastructure based on the new rail traffic connection and the reinforcement of the green area and recreational network. The Natura 2000 areas and nature reserves in the area and securing the vital ecological connections are key starting points for the planning process.

#### LOCAL DETAILED PLANS

#### 177. Northern part of Karhusaari

Urban infill construction of a residential single-family home area is being planned in the northern parts of Karhusaari. New streets are also being planned in the area. Additionally, preparations are being made for building a new vehicle traffic bridge in the island's northwestern part. The local detailed plan proposal is expected to be available for viewing in 2023.

#### 178. Landbo planning principles and plan revision

Planning principles and local detailed plan revision will be compiled for the Landbo single-family home area. The planning principles will determine the objectives of the area's future urban infill construction and identify potential new land use areas. The planning principles will also guide the local detailed plan revision that will be drafted later.

Urban infill construction helps meet the needs of landowners and the demand for detached and semi-detached houses. Another objective is to get more users for the area's daycare centre and school services. City residents can comment on the planning principles in spring 2022. After the planning principles are completed in autumn 2022, the drafting of the local detailed plan's revision proposal will begin.



168. Housing, workplaces and an expansion to the Vuosaari House operations are being planned in the Vuosaari culture district. © Lumart



167. The surroundings of Vuosaari metro station are being designed into a diverse, centre-like area. A local detailed plan is being compiled for the area around Mosaiikitori Square and the sports centre. © L-Arkkitehdit Oy



**Helsinki**