

Helsinki

# Kätilöopisto Maternity Hospital

Competition programme 31 May 2022



# Kätilöopisto Maternity Hospital 24948, Kumpula

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# 1 Invitation to participate

## 1.1 Organiser, nature and purpose of the competition

The Helsinki Urban Environment Division is organising a competition to find a partner for the development of the Kätilöopisto Maternity Hospital. The competition is a two-phase quality and concept competition.

The aim of the competition is to find a high-quality and feasible solution for the competition area, in which the hospital building will be renovated for a new use. The aim is to preserve the main building complex, but it is also possible to allocate some new construction on the site. Chapter 3 below shows the parts of the building complex for which proposals can be made for new buildings. The parts to be preserved require thorough, extensive and high-quality renovation.

The area can be used for housing or various forms of housing, commercial space, accommodation or other activities, with the necessary courtyard-, parking- and traffic solutions. The structural parking solution should be designed to be common to the whole complex. The aim is to create an urban-style solution that is in keeping with its surroundings and a design of high architectural quality that takes into account the cultural and historical value of the building and its place in the urban landscape and in an environment of cultural and historical value.

The competition aims to support and activate the development of Kumpula as a vibrant and diverse neighbourhood and to increase the housing stock in the area. The aim is for the area to be reserved for the winner of the competition for approximately two years for the development of the project and further investigation of the conditions for implementation. The land use plan for the area will be drawn up in partnership.

## 1.2 Phases and timetable of the competition

### Phase I

- The competition will begin with the participant approval phase. **The applications must be submitted by 2 pm (Finnish time) on 25 August 2022.**
- In the first actual phase of the competition, the competitors will submit a draft plan for the area as their competition entry. **Entries must be submitted for evaluation by 24 January 2023 at the latest.** The competition work will be put on display in the Kerrokantasi (express your opinion) service.

### Phase II

- A maximum of three competitors, having submitted the best competition entries, will be selected for the second phase of the competition. The selection of competitors will be made in February 2023 on the basis of the evaluation criteria described in this competition programme.
- In the second phase of the competition, the competitors will prepare a competition entry (project plan) elaborated based on negotiations with the competition organiser.
- **The second-phase competition entries should be submitted for evaluation in June 2023.** At the end of the second phase of the competition, the competitors will submit a bid of the unit prices of the building rights for the uses they have proposed in the competition, as well as for the hospital building. The competition work will be put on display in the Kerrokantasi service.
- **The aim is to select the winner in September 2023.** The Urban Environment Committee will then decide on reserving the site for further development of the project.

- The plan is to negotiate the agreements on the transfer of plots and the implementation of the area during the development reservation.

### 1.3 Right to participate and minimum eligibility requirements for competitors

The competition is intended for operators in the construction and real estate industry or consortia formed by these, which have the technical, economic and other prerequisites to plan and complete a very demanding and high-quality construction project. All parties who have applied for the right to participate and who later meet the minimum eligibility requirements will be admitted to the competition. Fulfilment of the requirements will be evaluated as an overall evaluation.

#### 1.3.1 Economic and financial prerequisites

A competitor (company or group of companies) and its partners must have the economic and financial prerequisites to be able to carry out a very high-quality project in accordance with the competition programme, the competition entry they submit and any agreements that will be drawn up. This will be assessed on the basis of a report by the competitor.

The organiser of the competition has the right to request any necessary supplemental or additional information from the competitors in order to assess their fulfilment of the economic and financial prerequisites. In any case, the winning bidder must provide the city with a credit report and statement of social obligations.

#### 1.3.2 Competitor's references and designated experts

The competitor must have a sufficient number of experienced personnel for the planning and preparation of the implementation, taking into account the target site of the competition.

The competitor must name the following experts and provide their reference information with the application. In addition to work experience, a statement of training and any other qualifications should be presented.

- **Project management:** The project director must have long-term experience in the successful management of the planning and implementation of demanding construction and renovation projects.
- **Principal designer/architect:** The person should have extensive experience in the planning of demanding construction and renovation projects.
- **Landscape architect** The person should have experience in land-use planning in an urban environment of high landscape and urban design value.
- **Specialist in renovation/construction engineering:** The person should have sufficient experience in the design and implementation of highly demanding renovation projects and the necessary design qualifications for demanding renovation and alteration work.
- Expert in life-cycle emissions and the climate impact assessment of construction projects.

The organisers of the competition will check the eligibility criteria on the basis of the information provided by the candidates in their registration documents. The evaluation will be carried out as an overall evaluation.

#### 1.3.3 Submission of applications and selection of participants

The applications must be submitted **by 2 pm (Finnish time) 25 August 2022**.

The application is otherwise free-form but must meet the requirements set out above. Applications should be submitted by email to mia.kajan@hel.fi. The subject of the message should be "**Kättilöopisto competition**".

The organiser of the competition has the right to request any necessary supplemental or additional information from the competitors in order to assess their fulfilment of the minimum requirements. The

fulfilment of the conditions for participation will be assessed based on overall evaluation, and the competition organiser has the right to reject an applicant if the conditions for participation described above are not met. The decision to accept participants will be taken by the Head of Land Property Development and Plots.

## 1.4 Panel of judges

The competition panel of judges includes the following:

Antti Varkemaa	City of Helsinki, Head of Unit, Northern Unit, Detailed Planning, City of Helsinki
Eeva Pirhonen	Chief Architect, Detailed Planning, City of Helsinki
Sakari Mentu	Architect (building conservation) City of Helsinki
Inka Lappalainen	Landscape architect (urban space and landscape design) City of Helsinki
Anne Salminen	Researcher, City Museum, City of Helsinki
Mikko Tervola	Engineer (technical and economic feasibility) City of Helsinki
Ilkka Aaltonen	Head of Property Development, Urban Environment Division, City of Helsinki
Mia Kajan	Specialist, land property development and plots, secretary, City of Helsinki

The panel of judges will consult at least the following experts when evaluating proposals:

Aleksi Räisänen	Traffic Engineer, City of Helsinki,
Hannu Litovuori	Architect, Building Control Services Permits Unit, City of Helsinki
Kaisa-Reeta Koskinen	Head of Climate Unit, City of Helsinki
Pekka Saarinen	Urbanity Oy

The panel may also consult other experts it considers necessary.

## 1.5 Other competition specifications

### 1.5.1 Competition language

The language of the competition is Finnish. The competition entries must be drawn up in Finnish.

### 1.5.2 Programme documents and project bank

The programme documents for the competition include this competition programme and its appendices. The material accompanying the competition programme is available in the project bank, where access will be granted to those who are accepted into the competition.

The appendices to the competition programme include studies with additional information on the planning area. If there are any discrepancies between the appendices and the competition programme, the information in the competition programme takes precedence.

The competitors are allowed to use the materials of the competition programme and its appendices solely for the purpose of creating their competition entries. Using the materials for any other purpose is prohibited.

The competition programme appendices are at least:

1. Base maps of the competition area (dwg and pdf), showing the boundaries of the area
2. Photos of the competition area
3. Summary of cultural environment information
4. Drawings of existing buildings
5. Building history survey
6. Summary of technical structure
7. Guidelines for calculating the number of parking spaces on residential plots
8. Guidelines for calculating the number of parking spaces for cars and bicycles in workplace areas
9. Carbon-neutral Helsinki 2030 Action Plan
10. Oblique aerial photos for mock-up images
11. Guidance for the material to be submitted for the city model

### **1.5.3 Questions regarding the competition and additional information**

The competition and the planning area will be dealt with in two phases.

Questions submitted before 19 June 2022 at 2 pm will be answered during June on the competition website. The questions will be treated anonymously.

After that, questions can be asked until 17 October 2022 at 2 pm. Questions will be treated anonymously and the answers will be published in the competition's project bank.

Question should be sent by email to [mia.kajan@hel.fi](mailto:mia.kajan@hel.fi). The subject of the message should be "Kättilöopisto competition".

## **1.6 Ownership, use and publication of competition entries**

The competition entries remain the property of the competitors and the copyright of the entries remains with their authors. However, the competition organisers have the right to publish, free of charge, the entries and images thereof in their own publications, websites, exhibitions and other similar events, as well as the right to use and publish all entries.

All entries accepted for judging will be published under a pseudonym on the City of Helsinki's Kerrokantasi service, <https://kerrokantasi.hel.fi>, where the public will have the opportunity to comment on the entries before the panel's decision.

### **1.6.1 Insurance and return of the competition entries**

The materials submitted by the competitors will not be insured or returned. Competitors are asked to keep the original materials.

### **1.6.2 Suspension of the competition and rejection of offers**

The City has the right to reject all entries and to suspend the competition at any stage. If no negotiating partner can be found among the participants in the application procedure, the City has the right to designate another party as the implementer of the area by its chosen method without penalty.

In addition, if the City and the winning bidder cannot agree on a mutually satisfactory solution, the City has the right to continue negotiations with the runner-up.



## 2 The subject of the competition

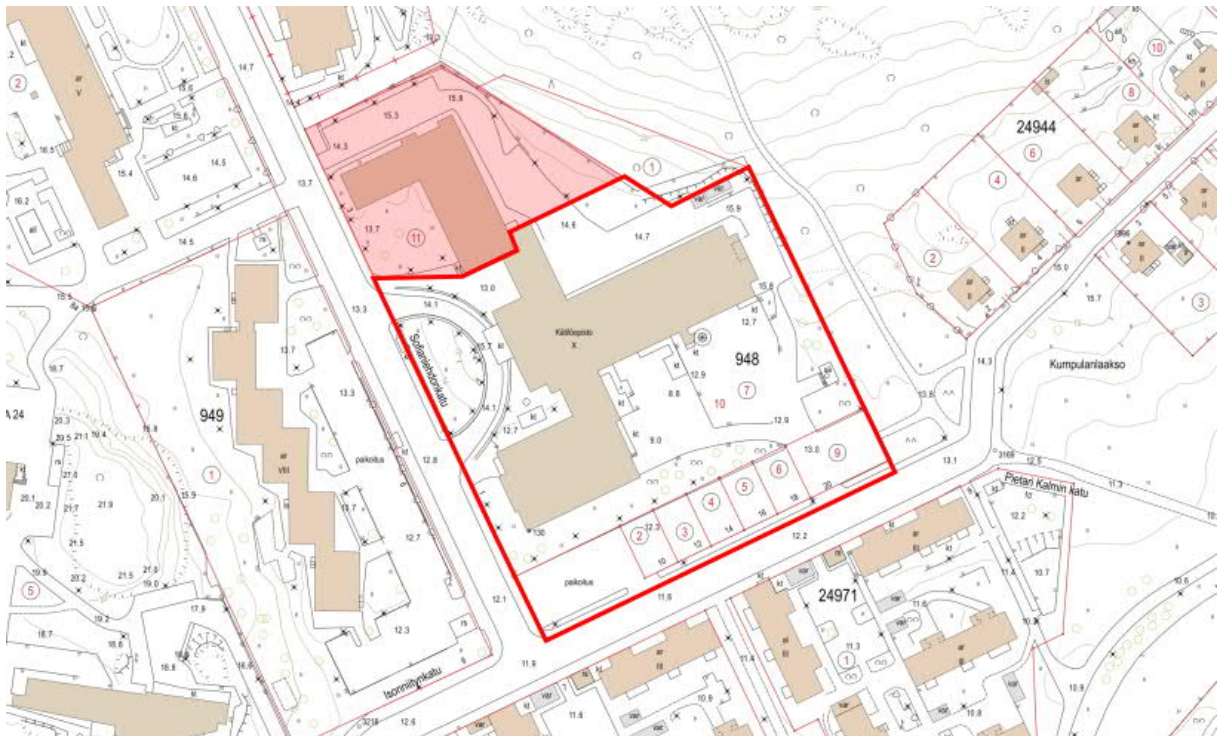
### 2.1 Description of the competition area and its surroundings

The competition area is located in Kumpula, Helsinki, less than 4 km from the city centre.

The competition area includes the former Kätilöopisto Maternity

Hospital and its land at Sofianlehdonkatu 1 (real property unit identification number 91-24-948-7) and the parking areas along Isonniitynkatu. The competition area covers approximately 11,500 m<sup>2</sup>.

The total floor area of the hospital building, designed by Martti Välikangas and completed in 1960, is approximately 35,000 floor square metres. Part of the building is privately owned, and the private part of the plot with its buildings is not part of the competition area. The total floor area of the building elements in the competition area is approximately 30,000 floor square metres. The building is made up of different parts, most with quite deep foundations, and is 11 storeys at its highest point. The area of the complex has been very efficiently built and the courtyard area is minimal.



*Photo 1 The competition area. The part coloured red is privately owned and does not form part of the competition area.*

Activity in the Kätilöopisto Maternity Hospital building has ceased. The aim is to find a high-quality architectural and urban design for the premises of the former hospital, which takes into account the cultural and historical value of the building and its place in the urban landscape and in an environment of cultural and historical value.

The Maternity Hospital building is a landmark, visible far across the Vallilanlaakso valley towards Pasila. The building also has great historical and symbolic value as the birthplace of around half a million Helsinki residents. To ensure the preservation of the building and its values, it will be mainly protected in the context of the change to the detailed plan.

## 2.1.1 Current plans

In the current detailed plan, the area is mainly marked for social, health and educational buildings (YSO). A change to the detailed plan allowing a change of use is planned for the competition area.

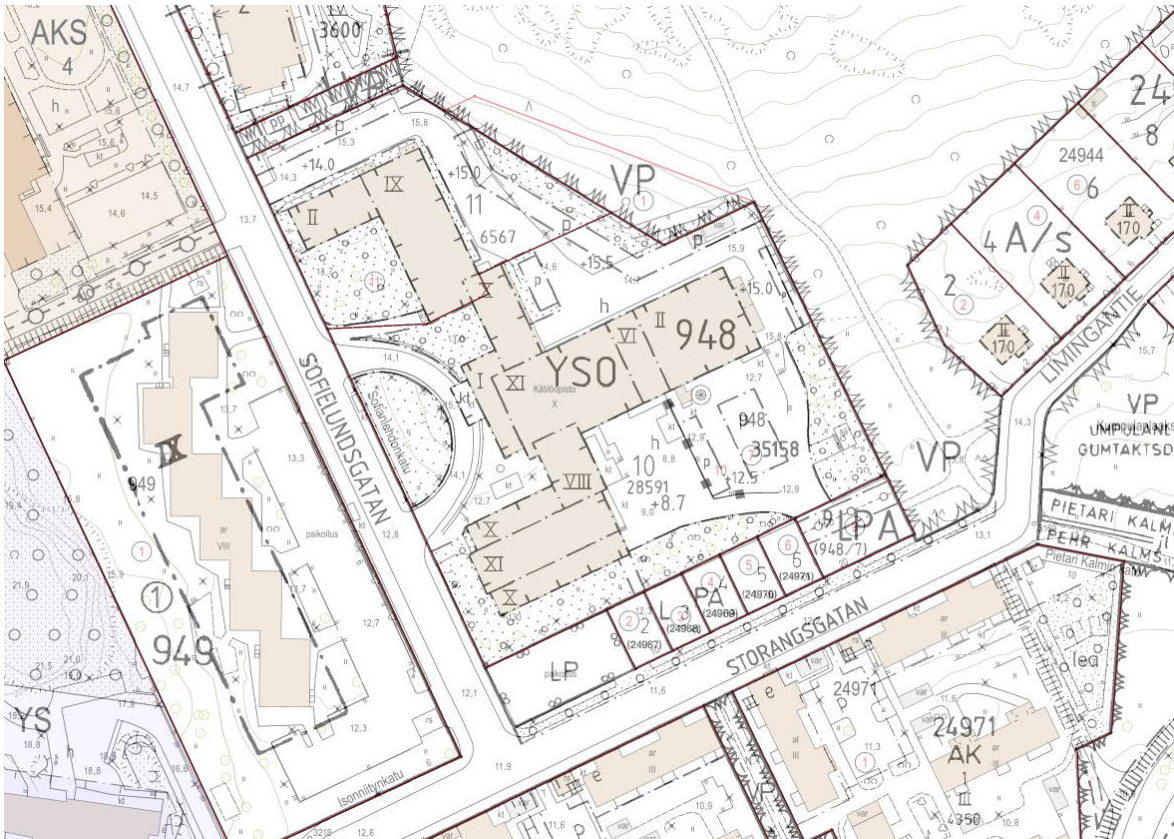


Photo 2 Extract from the current detailed plan.

In the current Helsinki master plan, the area is designated as a residential area (A2), where the targeted block efficiency is  $e=1.0-2.0$ . According to the master plan, office and commercial space must be located along the main streets in the area.

The aim is to develop the urban structure in a sustainable way, in line with the city strategy, primarily by regenerating and complementing the existing built environment, taking into account the specific characteristics of the areas, and to promote housing in line with the AM programme.

## 2.1.2 Environment of the competition area

The competition area is part of the Käpylä-Koskela residential area, which was designated as an area of cultural history, architecture and landscape culture in the 2002 master plan.

The urban landscape around the competition area is varied and layered over time, despite the fact that the first town plan for the area was approved in the 1920s. The plan outlined the urban structure of the area, which is bordered by Sofianlehdonkatu and Limingantie. The detached houses on Limingantie were mainly built in the 1920s and 1930s (protected by detailed planning designation A/s). Plans to build apartment blocks along Sofianlehdonkatu were drawn up in the 1940s, but construction did not begin until the early 1950s. Since the late 1950s, the urban structure of the surrounding area has developed around the centrally located and elevated Maternity Hospital building.

Opposite the Maternity Hospital building is a residential building (Sofianlehdonkatu 6), completed in 1959. The group of buildings at the south end of Sofianlehdonkatu also includes the adjacent Sofianlehdonkatu 5 (architectural firm Pekkala-Seppänen 2002), Sofianlehdonkatu 7 (Pauli Salomaa 1952, sr-1, part of the Olympic buildings RKY area), the reception house at Sofianlehdonkatu 8 (Gunnar Taucher 1929, sr-2) and Sofianlehdonkatu 8b (HKR/Olli Leppämäki 1941).



The latest addition to the urban landscape is the large housing estate designed by architect Reijo Jallinoja, located south of Isonniitynkatu, which was completed in 1988.

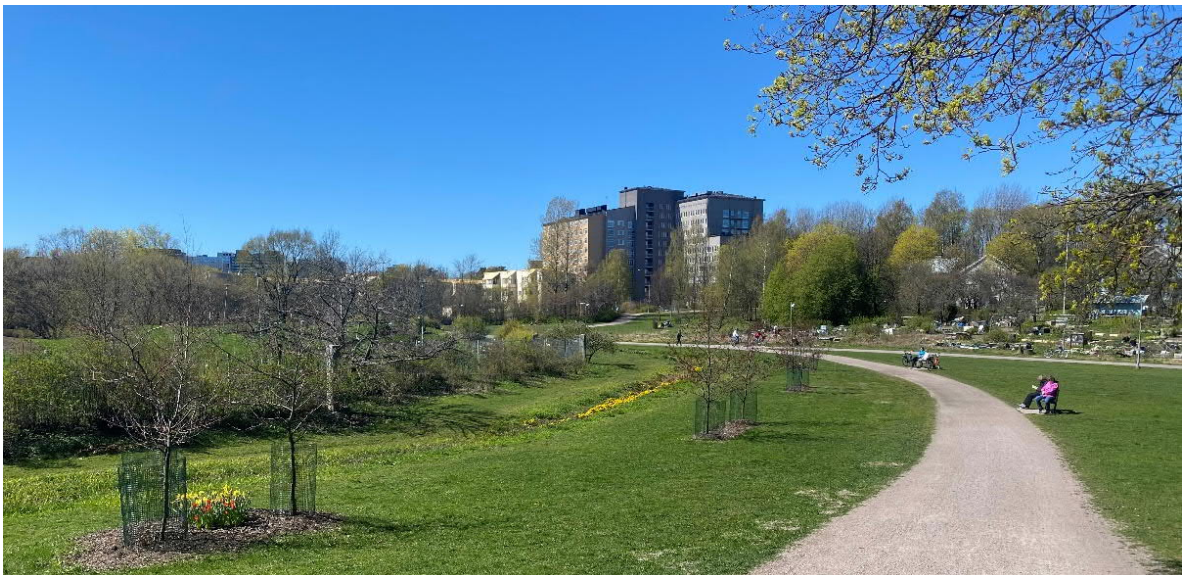
The most important cultural and environmental sites in the area around the competition site are shown on the map appended to the competition programme.



*Photo 3 The architectural history of Kättilöopisto Maternity Hospital is appended to the competition programme*

### **2.1.3 Landscape and green areas**

The competition area is located on the southern edge of the rocky Kumpula district. The plot is located on the south-western slope of a park called Kättilöopistonmäki and it faces Vallilanlaakso valley to the south. The Maternity Hospital towers above the tops of the tallest trees in its surroundings. Due to its location and height, the Maternity Hospital is significant from an urban landscape perspective, especially in terms of its views to the south-east, south and south-west.



*Photo 4 The Maternity Hospital pictured from Vallilanlaakso valley.*



The competition area is mainly built up and a significant part of the grounds are reserved for maintenance and other traffic. Along Sofianlehdonkatu, next to the parking area and on the park side, are planted courtyard areas. The curved driveway leading to the main entrance on Sofianlehdonkatu forms the most spectacular front garden. In addition to the vegetation, it is characterised by slate-clad walls. A multi-species row of trees has been planted on the southern edge of the grounds of the Maternity Hospital.

The competition area slopes southwards. The lowest point in the area is the maintenance yard of the A and B wings of the hospital. The slope of the park descends to the backyard on the north side of the building. Along with the maintenance yard and Sofianlehdonkatu, this has been identified as a risk area for stormwater flooding (Finnish Environmental Service, 2018).



*Photo 5 The maintenance yard is at an elevation of about 8.8 m*

The slopes of Kättilöopistonmäki are covered with maple trees and the top is mainly treeless open rock. The northern slope of the park is part of Helsinki's forest and tree network. The slopes bordering the competition area have been identified as representing two threatened or endangered habitats (fresh, medium-rich woodland and maple grove). Both areas are Grade II sites. Kättilöopistonmäki is part of a complex of wooded parks designated as Kumpula District Park in the city's target-oriented green and recreational network (VISTRA).



*Photo 6 The competition area borders a park.*



## 2.1.4 Traffic and parking

The competition area is located at the corner of the local thoroughfares of Sofianlehdonkatu and Isonniitykatu. Isonniitykatu continues eastwards along Limingantie to the Kumpula district. The traffic volume on Sofianlehdonkatu is about 2,500 vehicles per day.

The Kalasatama-Pasila tramway is planned to run south of the area through Vallilanlaakso valley in an east-west direction, and is expected to start operating in 2024. The nearest stops in the competition area will be located at the junction of Mäkelänkatu and Radanrakentajantie. The Velodrome tram stop on the north side of Isonniitykatu will be decommissioned in the next few years. The Mäkelänkatu express tramway to Käpylä station is planned for later in the early 2030s. Bus 65 is tentatively planned to take a more direct route along Mäkelänkatu, with the nearest bus stops being located at the junction with Isonniitykatu. No decisions have yet been made on this change of route.

On the south-eastern edge of the site, along Isonniitykatu, there are parking areas, some of which have been used by the hospital and some of which have been allocated for the use of the southern residential blocks.



*Photo 7 The southern edge of the competition area is used for parking.*

## 2.1.5 Constructibility and soil

The groundwater level south of Isonniitykatu is at about +9.7. The distance from the groundwater surface to ground level in the area is about 1–1.5 m. On the west side of Sofianlehdonkatu, the groundwater level varies according to the elevation of the ground. Construction may not lower the groundwater level, temporarily or permanently.

Construction in the north-eastern part of the planning area requires excavation. Preliminary estimates indicate that any new buildings can be built on the load-bearing subsoil in the existing parking area, and on piles on the load-bearing subsoil in the immediate vicinity of Isonniitykatu.

The thickness of the land cover in the south of the planning area is between about 5 and 10 m, and in the north of the planning area the rock is close to the surface. There is no precise information on the quality of the filling.

The final foundation methods will be determined on the basis of more detailed ground surveys.

The existing parking area along Isoniitynkatu has utilities that will require relocation if new buildings are to be built on the site.

The implementation of the project does not require any special traffic noise abatement solutions.



# 3 Design instructions

## 3.1 Objective of the competition

The objective of the competition is to find an overall plan of high functional, urban, landscape and architectural quality for the development of the Kätilöopisto Maternity Hospital building and the competition area. The target building capacity of the competition area is 30,000 floor square metres, including the parts of the building to be retained. Buildings can be proposed for housing, accommodation and commercial space. Other uses can also be legitimately investigated. The parking solution must be structural and shared by the whole complex.

New construction should fit naturally into the landscape and its surroundings, creating an urban space that is structurally functional, of high quality and pleasant to the eye, including on a pedestrian scale. The design of the buildings should take into account the location of the existing building in the cultural environment and the views from the distant landscape, especially from the south-east (Hämeentie) and south-west (Pasila/Mäkelänkatu).



Photo 8 Schematic diagram, important axes of vision in the distant landscape.

## 3.2 Development of Kätilöopisto Maternity Hospital

The Kätilöopisto Maternity Hospital building, located in the competition area, is a complex comprising several parts. The starting point for the competition solution must be the preservation of the building and the adaptation of the changes required by the new use to the character of the building.

Sections of the building complex:

**A wing:**

Replacement with a new wing could be considered. Separation from the section between A and B should be resolved if A wing is replaced with new construction.

**Section between A and B wings:**

Must be retained. The connection/separation of this section from A wing should be resolved if A wing is replaced with new construction.

**B wing:**

The 11-and 9-storey parts must be retained.

**B rear wing:**

Demolition of the low, two-storey rear wing may be proposed.

**Section between B and C wings:**

Must be retained. Separation from C wing should be resolved.

C wing is not part of the competition area. A change of use is planned for C wing.

The surface area information of the building sections is available in the project bank.

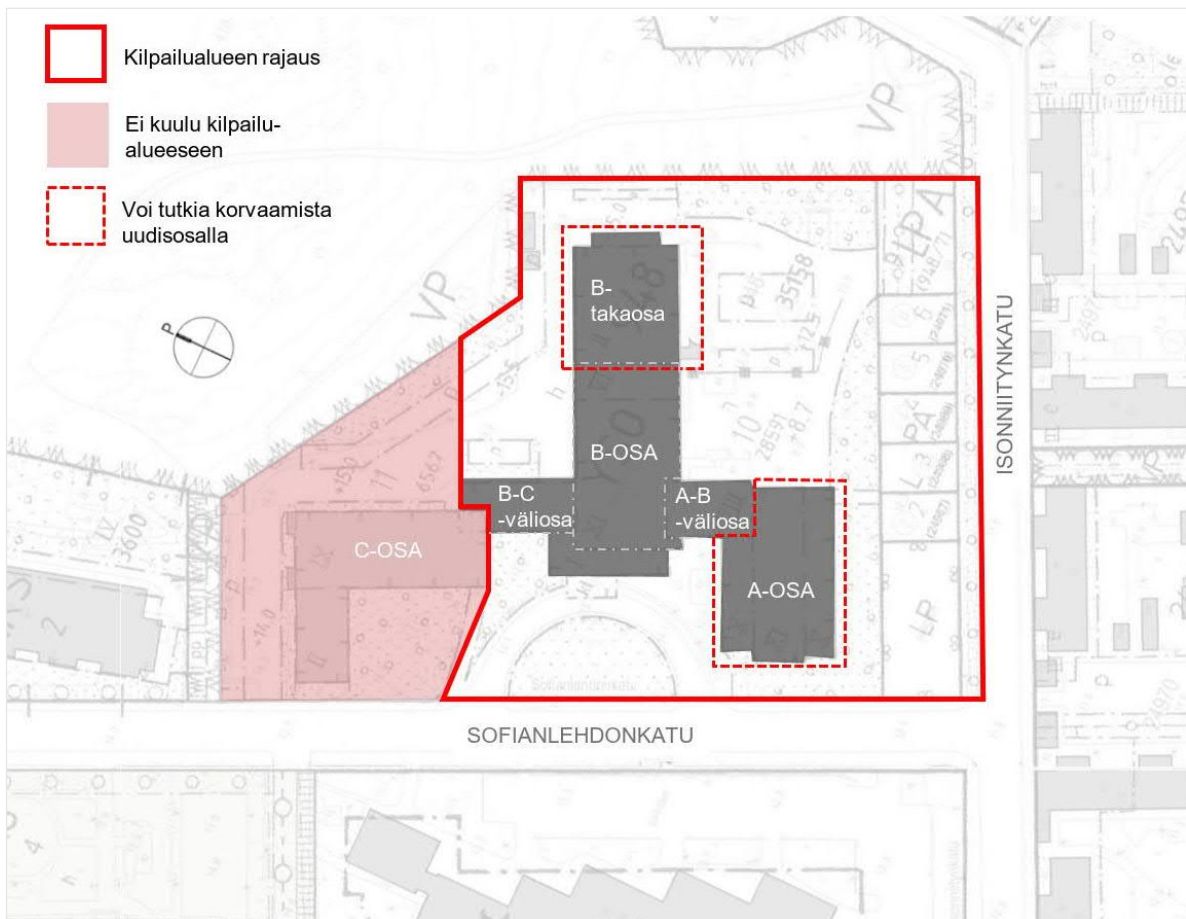


Photo 9. Sections of the building complex in the competition area

### **3.2.1 Parts of the building to be preserved and repaired**

The parts of the building to be preserved and repaired require thorough, extensive and high-quality renovation. Reconciling the old surviving structure with the new must be done in a prudent way, avoiding unnecessary demolition. A summary of the Maternity Hospital's technical structure is available in the competition's project bank.

Changes can be made to the façade openings, and the building can be designed with balconies or French balconies. Balcony towers supported from the ground are not acceptable.

### **3.3 New construction**

The total target building capacity of the competition area is approximately 30,000 floor square metres, including the sections of the building to be retained.

New construction must complement the overall character of the building to be preserved in the cityscape and from the distant landscape, without compromising its values. The solution presented in the competition proposal must be adapted to the surrounding building stock, and the new buildings must be bordered by Sofianlehdonkatu and Isonniitynkatu, which are characteristic of the area. The maximum number of storeys allowed along Isonniitynkatu is four.

When siting new construction, care must be taken to ensure that the space required for the maintenance, upkeep and construction of the site and buildings does not extend to the park.

The design and construction of structures adjacent to the park area of the site must take into account any rainwater and meltwater from the park area. Structures below the groundwater surface must be water pressure-insulated. New construction should take into account the existing structures in the area.

### **3.4 Functions**

#### **3.4.1 Housing and accommodation**

The competition proposals are expected to provide innovative, flexible and diverse housing solutions, both in terms of buildings and landscaping. Various types of commercial accommodation are also possible. Competitors will be asked to indicate the location of the different forms of housing tenures in their plan.

Of the unregulated owner-occupied housing production, 40% of the residential building stock must be dwellings with two or more bedrooms in addition to a kitchen/kitchenette. The average floor area of these dwellings must be at least 70 floor square metres. The share of rented dwellings may not exceed 50% of the total residential floor area.

It is hoped that the entries will provide an imaginative, architecturally high-quality overall solution for further planning, which also takes into account the Carbon Neutral Helsinki 2030 objectives. The courtyard and outdoor spaces should be designed as an open, unbroken courtyard area with a high level of landscape architecture.

#### **3.4.2 Commercial services**

The competition area must have at least 500 floor square metres of commercial space on the ground floor, in a central and easily accessible location. In addition, business/office space can be proposed on the top floors of buildings.

### 3.4.3 Courtyard areas

The courtyard and outdoor spaces should be designed as an open, unbroken courtyard area with a high level of landscape architecture. The existing trees in the courtyard area should be preserved. The aim is for the streetscape of Isonniitynkatu to be green.

The plan must set out the principles for stormwater management. Stormwater must be slowed down on the site and fed into the courtyard ground. Stormwater management planning is based on the Helsinki Building Control Service's guide "hulevesien hallinta tonteilla" (stormwater management on plots), October 2017.

The competition area should aim to achieve the targeted green factor. This calculation will be presented in phase 2 of the competition.

### 3.4.4 Traffic and parking

The parking required for functions must be resolved in the competition area. Car and bicycle parking spaces must be allocated in accordance with the City of Helsinki's guidelines for calculating the number of parking spaces for residential plots and workplace areas.

On the south-eastern edge of the site, along Isonniitynkatu, there are parking areas, some of which have been used by the hospital and some of which have been allocated for the use of the southern residential blocks. When planning parking spaces in the competition area, the parking spaces allocated to the residential blocks (40 spaces) must be taken into account and spaces allocated to replace them in the competition area.

Parking in the competition area should be resolved to create a structured and centralised parking facility. Any parking deck should be designed mainly as a courtyard area. Special attention should be paid to the management of vegetation and stormwater in the landscape.

Plans must take into account the needs of rescue and maintenance. Escape routes cannot be located in the park area.

## 3.5 Required documents in phase 1 of the competition

Competition entries must be submitted as a single PDF file in A3 size. The presentation must explain the concept in terms of function and image and the architectural idea for the development of the Kätilöopisto Maternity Hospital complex with text, diagrams, plan drawings and illustrations. The entry should be accompanied by rough estimates of the scope.

The plan material should be presented in layout format. The scale and scale line should be indicated on the drawings. Layout formats are available in the project bank.

A 3D model of the competition entry in accordance with the instructions in the competition programme must also be submitted.

The first part of the file name must be the entry's initials or an equivalent abbreviation. The identifying information of the author must be removed from the files.

#### Plans:

##### **Granularity image 1:2000**

In the granularity image, building masses are shown darkened, not shaded. New buildings are shown in a different colour to existing ones. The diagram illustrates the integration of new construction into the existing urban structure. The delineation of the granularity image is shown in an appendix.

##### **Overall plan 1:1000**

The overall plan must show the entire competition area and its connection to the surrounding urban structure and green space.



**Layout drawing 1:500**

The layout drawing shows the uses, number of storeys and elevation of the buildings. The building masses are shaded at a 45° angle from the south-west. The routes for the different modes of access, the courtyard areas with planting and the reference elevations of the courtyard are also shown.

**Complex and courtyard plan and cross-section 1: 500**

The site plan shows the ground floor(s) and courtyard layout, as well as a sectional plan showing the parking layout. The plans must show the number of parking spaces, height levels and traffic arrangements required, as well as the principles of stormwater management.

**Area plan 1:1000**

The area plan must show the indicative elevations of the area and the north-south surface drainage of the area, as well as the preliminary rescue solution for the site.

**Floor plans 1:500**

Schematic floor plans showing the distribution of dwellings, location of dwellings and other functions.

**Sectional drawings 1:500**

A sufficient number of sectional drawings to illustrate the solution. Retained and new building sections are shown in different colours.

**Façades 1:500**

Schematic façades showing the main materials and colours of the facades, roof forms, openings and balcony solutions.

**Area façades for Sofianlehdonkatu and Isonniitynkatu and area sectional drawings 1:1000**

Area façades show the relationship to the existing building stock and to the shape of the terrain. The required number of area sectional drawings is shown (e.g. 2). The sectional points must be shown on the layout drawing.

**Oblique aerial view 1–2 pcs**

The oblique aerial view and the two ground-level views must be submitted as separate raster images (jpg file of maximum size 5MB).

**Ground-level views**

At least two views from a pedestrian's perspective must be presented. The ground-level view should illustrate the key ideas of the proposal: the buildings and their relationship to each other and to the cityscape. The general appearance of the façade solutions, materials and openings should be shown in the illustrations.

**3D model**

Competition entries must present a 3D model that can be fitted into the city model. The model will be used to evaluate the competition entries and possibly also for a presentation. It will be used in particular to evaluate the cityscape characteristics and the impacts of the proposals. The model should show the exterior character and façades of the building. Guidance in the project bank

**Commentary**

The commentary describes and justifies the main planning solutions of the entry. The commentary should also provide information on the scope of the project (gross square metres, floor square metres, numbers of car and bicycle spaces), itemised by function. The scope information must be presented in tabular form. The commentary must also describe how sustainable development and Helsinki's carbon neutrality objectives have been taken into account in the plan. It must not exceed ten A4 pages.

**Material for the Kerrokantasi service**

The following material should be submitted for presentation and other communication to citizens in the kerrokantasi.hel.fi service. Any identifiers associated with the competitor must be removed from the files.

- One high-quality still image (jpg file, aspect ratio 4:3, maximum image size 3 MB), which the competitor considers best illustrates their work
- A presentation of the overall solution and functional concept of the area (length approximately 500–1,000 characters, including spaces) as a separate text file entitled '[work title]\_esittelyteksti.txt.'

The competition organiser has the right to publish other material created by the competitor in the service.

### **Other material**

Competitors may also submit any other material they consider necessary to illustrate their proposal, within the maximum number of pages allowed.

## **3.6 Required documents in phase 2 of the competition**

The scope of the material to be prepared in the second phase of the competition corresponds with the requirements of the first phase. However, the material must be sufficiently detailed and well-founded to allow the evaluation panel to assess the technical and economic feasibility of the projects with sufficient reliability.

In addition, at least the following material must be returned in phase 2

### **Commercial bid**

In the second phase, the competitors will submit their bids for the unit prices of the building rights in accordance with their entry, as well as the total price calculated on the basis of the building rights. A bid must also be submitted for the hospital building (excluding the privately owned C wing).

### **Green factor calculation**

A green factor scorecard will be appended to the material. The green factor emphasises stormwater management, biodiversity and the amount of green space on plots of land. The green factor calculation tool and instructions for use are on the Building Control Services website: <https://www.hel.fi/helsinki/en/housing/construction/info-builders/instructions-forms>

The organiser of the competition has the right to check the requirements for the documents to be prepared in the second phase.

## **3.7 Submissions of the competition entries**

The entries of the teams selected for the competition will be returned to the project bank.

The competition organiser will reject any entries that arrive late. The organiser may also reject entries with shortcomings or those that do not meet the requirements specified in this document.

### **3.7.1 Competition secrecy**

The first phase of the competition is secret. All documents relating to a competition entry must bear the pseudonym selected by the competitor. The competition organiser will be responsible for maintaining competition secrecy in connection with the reception of the entries.

A separate file containing the author's details will be sent with the competition entry, indicating:

- the pseudonym of the entry
- the names of the designers of the entry
- the copyright holders of the entry
- contact details (one email address and phone number).

## 4 Competition entry evaluation criteria

A competition entry must be of high architectural and landscape-architectural quality and comply with the objectives and design guidelines set out in this competition programme.

The panel of judges will emphasise the following aspects in the evaluation of the entries:

### **Cityscape and structure of the complex**

- Adaptation to the cityscape and the distant landscape
- Relationship to the existing built and natural environment
- Relationship with the surrounding buildings, parkland and streetscape

### **Architecture**

- Quality of residential architecture and spatial planning
- Idea of the overall solution
- Adapting new buildings and parts of buildings to the character of the retained parts, adapting alterations to the original
- Quality of landscape architecture and landscaping

### **Functionality and feasibility**

- The uses of buildings and their functionality
- The technical and economic feasibility of the overall idea and concept.
- The layout of courtyard functions and the pleasantness of outdoor spaces
- Safety and functionality

### **Carbon-neutral solutions and potential innovations, climate-smart construction**

- Evaluation will value low-carbon solutions that have a significant impact on the life-cycle carbon footprint of the building and can be demonstrated through a life-cycle carbon footprint calculation
- Concrete circular economy solutions that significantly reduce the amount of virgin material used during construction
- Using the green factor as a tool for adaptation to climate change

### **Traffic, parking**

- Accessibility
- Natural connection to the street area
- Successful and effective integration of parking and maintenance into the complex

The merits of the overall situation are considered more important than the flawlessness of the details. The evaluation will also take into account the development potential of the proposals.

In phase 2 of the competition, if the competition proposals are otherwise equal, the competition may be decided on the basis of the bid in euros calculated based on the floor areas and floor area prices shown in the plan and the bid for the hospital building.



# 5 Procedure after the competition

## 5.1 Plot reservation

The planning area will be reserved for the winner of the competition for approximately two years for the development of the project and investigation of the conditions for implementation. The implementer will be responsible for the functional and technical and economic concept and solution of the future plots and buildings and for ensuring that the area forms a unified, functional whole. The decision to be granted to the winner of the competition will be made by the City Urban Environment Committee.

## 5.2 The winning entry as a starting point for planning

The starting point for the plans and detailed planning of the competition area will be the winning entry, and the detailed plan will be drawn up by the City of Helsinki in the form of so-called partnership planning in cooperation with the winning party who receives the development reservation.

However, the preparation, processing and approval of the detailed plan will follow the normal zoning and decision-making process of the City with its appeal possibilities, regulated by the Land Use and Building Act.

The winning entry will also serve as a basis for the future implementation, and the winning entry is the competitor's promise of quality that must be achieved at all stages. The winner will commit to implementing the plots planned in the area in accordance with at least the quality level and basic solutions indicated in the winning plan. The winning team's named people in charge may not be changed without the consent of the City.

## 5.3 Main principles of the preliminary agreement

A preliminary agreement for the transfer of the plots will be negotiated during the allocation of the plots to the winner of the competition. The preliminary agreement will also include the terms of sale of the hospital buildings. The City Board will decide on the approval of the preliminary agreement. The City aims to negotiate and finalise the contracts during 2023, and to complete the sale of the hospital building as early as possible.

The winner of the competition will be responsible for the functional, technical and economic concept and solution of the plots to be formed and the buildings located on them, as well as for the formation of a coherent, functional entity. The winner of the competition will act as the implementer of the area and commit itself to the development of the area and the implementation of the solution in the long term on an overall responsibility basis and will be responsible for all costs of planning, implementation and maintenance.

### 5.3.1 Principles of preconstruction

The City will be responsible for any measures to make the area ready for construction, such as the moving of cables, as well as the costs of soil decontamination. The City will be responsible for all implementation costs of public areas. The competitor is responsible for the cost of dismantling any parts of the building that are submitted for demolition.

#### Soil contamination

The soil in the competition area may have been contaminated by heating oil stored in the building. No other potentially soil-polluting activities have been carried out on the site, according to the available information. If there is a need for soil decontamination in the area, the contaminated soil in the competition area will be decontaminated during construction.

The City of Helsinki will be responsible for any planning, assessments and supervision related to soil decontamination, as well as applying for the necessary official decision. The winner of the competition will be responsible for the earthworks related to the decontamination, such as excavation and transportation, in accordance with the decision of the environmental authority and the instructions of the City.

The City will compensate the competition winner for any extra costs incurred from soil decontamination compared to the normal costs of earthworks if the measures and costs to be compensated have been agreed upon with the City prior to the measures being undertaken. For the sake of clarity, measures or costs arising from concentrations of harmful substances that fall below the lower guideline value are not considered to be soil decontamination within the meaning of this section. No additional costs shall be deemed to be incurred for any delays caused by soil decontamination or any damages, inconveniences or costs that such delays may cause to the lessee's project.

The aforementioned obligation to compensate for contaminated soil is valid for five years from the date of signing the deed of sale. After this, the contamination and the costs arising from it will be the responsibility of the buyer.

### **5.3.2 Plot conveyance**

The plots in accordance with the final detailed plan drawn up on the basis of the winning competition entry will be sold to the winner of the competition or a party designated by the winner. The winner of the competition will be responsible for the implementation arrangements in accordance with the competition entry and the necessary easement arrangements.

Decisions on the terms and conditions of the plots to be sold to the winner of the competition will be made by the Helsinki City Council. For the sake of clarity, it is noted that the plots will be handed over largely in accordance with the City's usual conditions. Any additional conditions to be decided separately will aim to ensure that the project is implemented in accordance with the winning entry.

### **5.3.3 Plot pricing**

The competitors are asked to submit their offers for the unit prices of the building rights in accordance with their entry at the end of the second phase of the competition. The City will commission two external experts to assess the fair value of the building rights to ensure that the prices offered by the competitors are in line with the fair value. If the prices offered are lower than the fair value, the competitor must revise its prices to correspond with the fair value.

The building right prices given in the offer will be increased in accordance with the change in the cost-of-living index (1951 = 100) for the period between the deadline for submitting the offer and the final date for handing over the plots.

The purchase price will be charged at least according to the building right of the plot according to the detailed plan, or if it is exceeded in the final building permit, also for this excess.



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