



THE WAY FORWARD

Albero has now been optimized yet is true to the original reverent radical vision that embraced and elevated the existing environment. Its elevated architectural appearance is determined by directions, public functions and the surrounding buildings. The prefabricated and modular timber foliage forges an archaic façade for a new way forward - combining work, play and experiences. All the positive elements that existed in the first Phase have been retained, yet other elements have been adjusted in a responsive and forward-thinking way.

Albero is easily accessible for both the people of Helsinki and its visitors due to its distinctive spatial arrangements and permeable routes on the ground floor level. New life is brought into the reclaimed space, while aligning it with the cultural and historical values of the existing urban fabric. The citizens and visitors are attracted and inspired to work and play here, to use, own and sustain the spaces and experience the architecture of the area to its fullest.

Designed for city residents themselves, Albero will support active lifestyles with car-lite, walkable and bikeable, interconnected, convivial, places and spaces. An inviting and accessible area designed with the inhabitants of Helsinki and its visitors at its heart.

ARCHITECTURE

Albero is recomposed for the 2nd phase relating to the urban composition and building masses started by the Central Railway Station. Within this context, it now bridges the existing buildings in more thorough ways. The building is divided into smaller parts, with dimensions responsive to the scale of its neighbor.

The stepped volumes with inclusion of the Vltava building in their spiraling ascent, build up from the height of the western wing of the railway station reaching the highest level towards the Post Office building. The porticoes and corners create several smaller outdoor spaces and little squares that unite with their surroundings creating animated areas that interact with the public realm. The diagonal pedestrian routes cross inside Albero at the [Central Plaza] [Timber Piazza] that forms the heart of the building radiating and connecting outwards both visually and functionally. The openness and approachability at all levels emphasizes the Human Centered ethos of the solution, welcoming people from all directions.

The most common exterior materials used in all the surrounding buildings of Albero are glass and copper. The façade is composed of light pre-patinated copper-zinc alloy elements that transpose to both a degree of public usage functionality and direction of the sun. Casings gradually become thinner as they evolve upwards and deeper where shading is needed. The wooden core is visible through the glass façade. An integral part of the Albero experience are the rooftops with their active areas, roof gardens, leisure terraces, and solar panels.

URBAN SPACE

A general pavement principle is introduced to the Asema-aukio and Elielinaukio area to connect the surrounding existing and new buildings to one clear public space, where the flow of the pedestrians is the main objective.

The outdoor spaces provide Albero's roots. A continuous public space provides access for all, weaving seamlessly the indoor and outdoor spaces. Through the design of its pavement, users flow harmoniously through the Central food hall connecting Albero with its surroundings. By a subtle change in the ground pattern and materials, places to meet and stay are strengthened by the local vegetation changing over the seasons. These urban spaces form an inviting series of squares to be used and enjoyed by the public. Albero's foundations set out to create a laid-back, convivial and welcoming atmosphere.

The Helsinki Well is an origo, where the underground meets the daylight. It brings back the historical importance of an urban focus back to the city center. It combines water with free-flowing dynamic construction, escalators and glass walls. Helsinki Well is a beacon for urban life. The Central Railway Station forms the central viewpoint to the area. Here the trees become more symbolic and sculptural, framing the views and bringing a subtle balance with the mineral floor, while the paving highlight the significance of the area. The central square is an intentionally open and fluid space that can be used for events, performances and gatherings, a waiting and meeting

area, or simply for just passing through. A place to enjoy, A place to meet, stay or move on to the ever-evolving Helsinki offerings.

The green axis from the Töölönlahti area and further towards Esplanadi is emphasized by landscaping and long portico in the western side of the building and strategically placed urban tree planting in the southern path of Asema-aukio. Bike lanes are clearly marked and separated from the pedestrian routes. The parking area in front of Postitalo can double as an event area or area for food trucks.

CONSTRUCTIONAL PRINCIPLES AND SUSTAINABILITY

Albero is structurally optimized hybrid of wood, steel and concrete. Through usability and sustainability, Albero will represent the cutting edge of technology today, while at the same time growing its roots from the eclectic soil of its surroundings. The constructional principles and sustainability goals remain as outlined in phase one of the competition. In addition to those principles the facades facing south will use Smart Glazing with electrochromic technology to switch between clear and tinted states on demand, thus enabling substantial reduction of solar heat and glare as well as offering the best visual quality and comfort for every season.

KEY NUMBERS - GROSS FLOOR AREA

| Above ground | |
|------------------|-----------------------------|
| ALBERO | |
| FOOD HALL | 6 700 |
| COMMERCIAL SPACE | 1 300 |
| OFFICE SPACE | 19 800 |
| TECHNICAL SPACE | 800 |
| TOTAL | 28 600 m² |

| The WELL | |
|--------------|-----------------------------|
| | 300 |
| TOTAL | 28 900 m² |

| Below ground | |
|-------------------------|-----------------------------|
| ALBERO | |
| BIKE & PEDESTRIAN AREAS | 2 900 |
| BIKE & CAR SERVICES | 600 |
| PARKING, TAXI & TECH | 10 500 |
| SERVICE YARD | 1 200 |
| TOTAL | 15 200 m² |

| The WELL | |
|--------------|-----------------------------|
| | 300 |
| TOTAL | 15 500 m² |



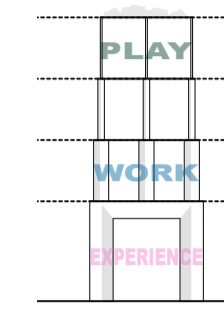
SERVICES AND FUNCTIONS

Purposefully designed for city residents themselves, this building, combined with the surrounding spaces and places, will create a strong sense of community and emotional attachment. Human Centered Real Estate should be easier and more comfortable to permeate, attracting users and encouraging them to own and sustain Albero. With convenient access to flexible working as well as a variety of non-work experiences, citizens will be able to easily partake in entertainment, arts, culture, and events. Supporting active lifestyles, this hub will have car-lite, inter-connected walkable and bikeable convivial places to discover, interact with and enjoy.

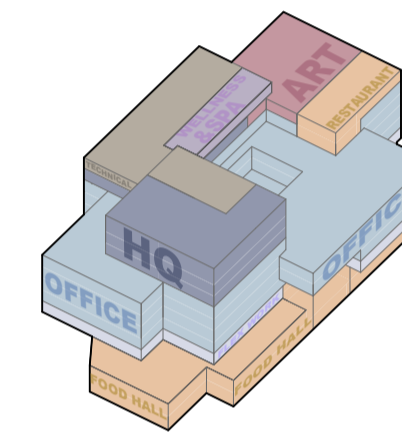
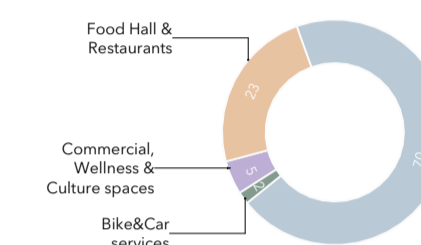
HUMAN CENTERED REAL ESTATE

Human Centered Real Estate is key to creating inspiring structures and public spaces, encouraging fluid permeability for residents that positively promotes feelings of happiness, thus helping to improve health.

The structural system of Albero supports the idea of work-play experience. The first and second floor form a grand but free-flowing pedestal, making the building more permeable for passers-by. Going upwards, the structure gets lighter, being visually more open and letting more natural light in.



Service sectors (%)

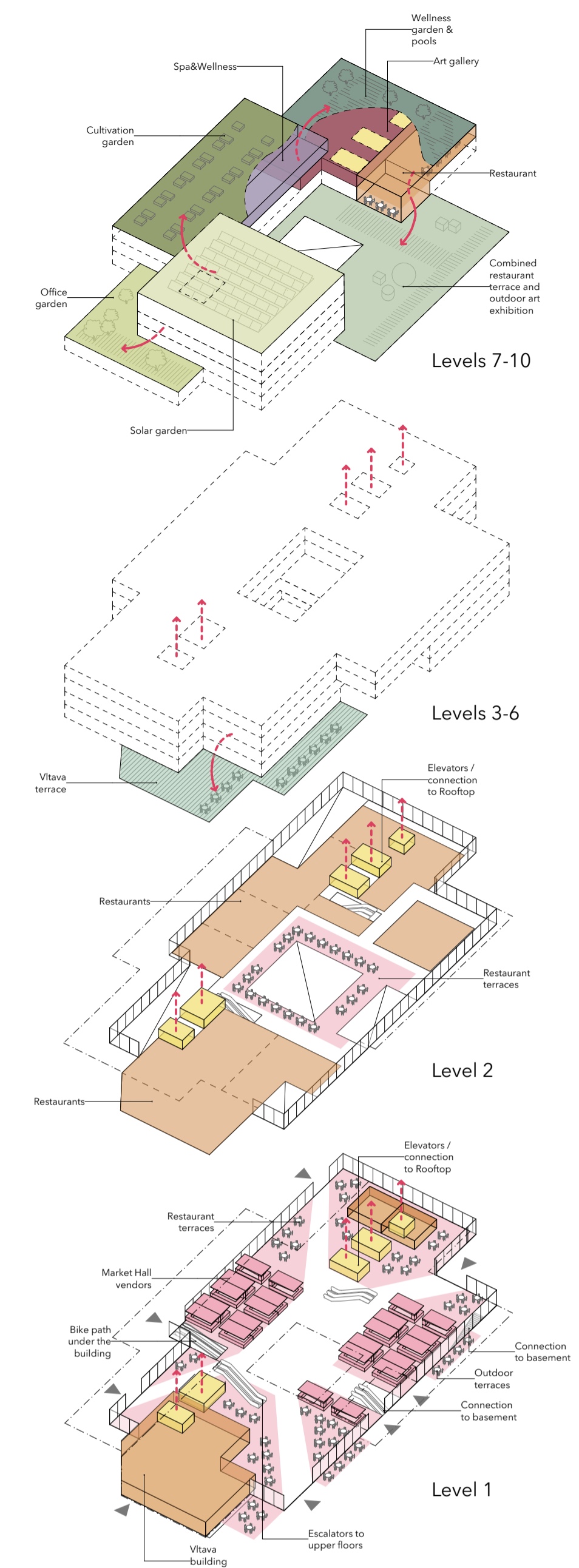


HELSINKI CENTRAL FOOD HALL

The heart of the Albero is the New Helsinki Food Hall. It is a place where everyone can easily come to share convivial food experiences and enjoy and express city life.

Ground floor offers a well-curated and up-to-date selection of vendors with locally sourced specialty foods and drop-in social eateries where ingredients are sold alongside delicious meals.

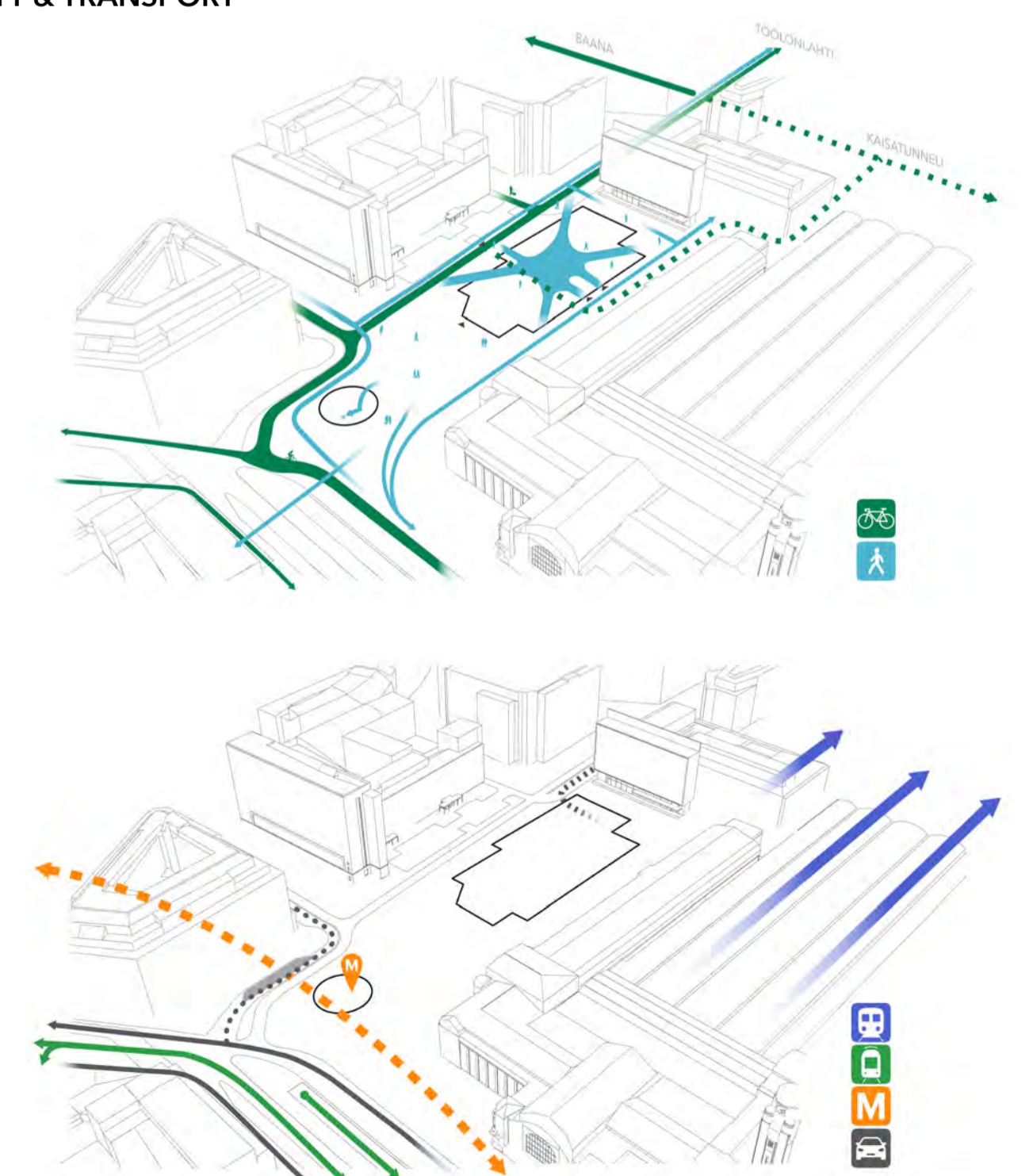
Second floor is dedicated to restaurants. The floor has an open plan and it could be divided freely to separate restaurants. Old Vitava building works as a connection between lower floors and has an attractive south orientated roof terrace.

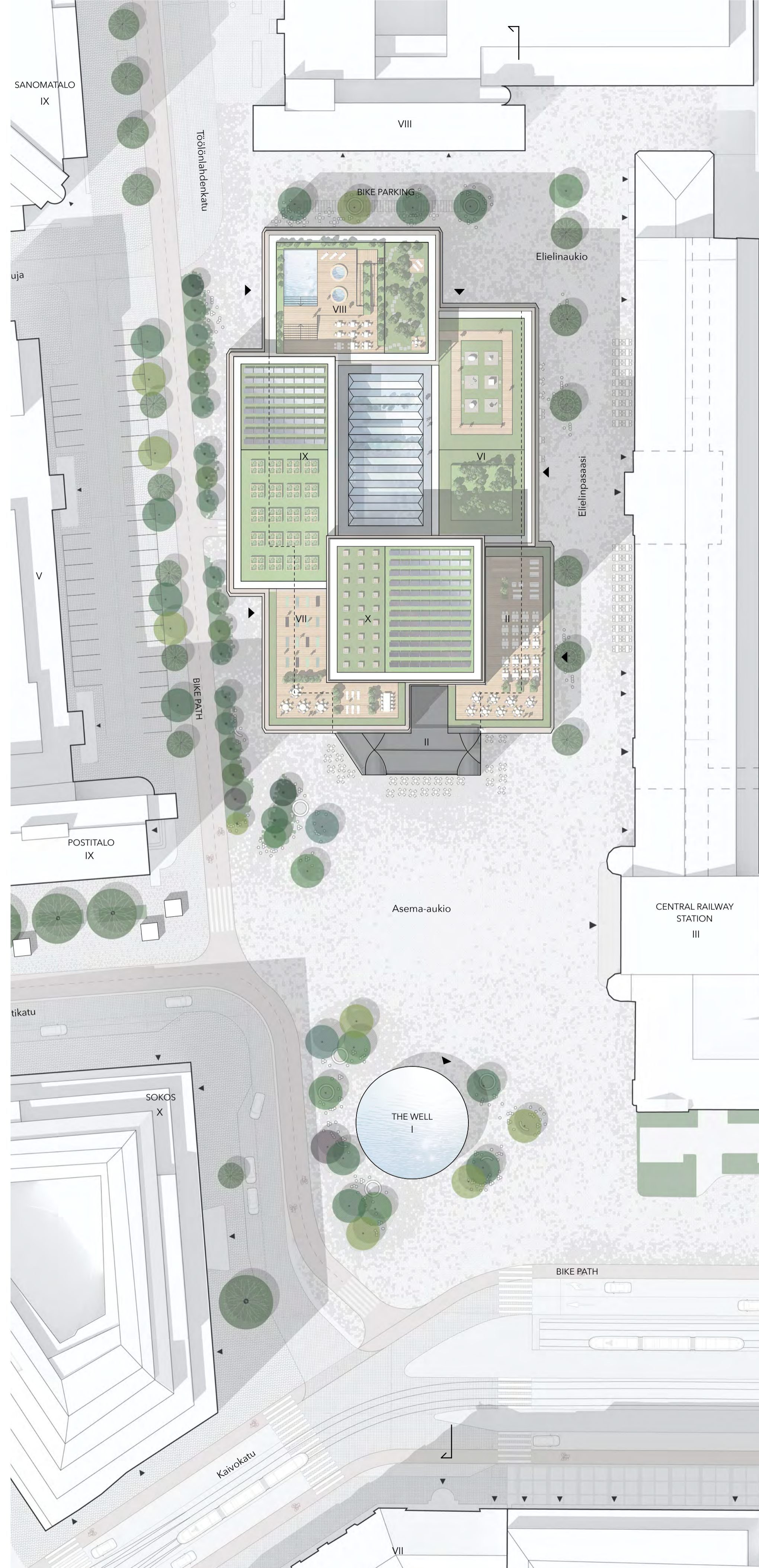


CITY STRUCTURE 1:2500

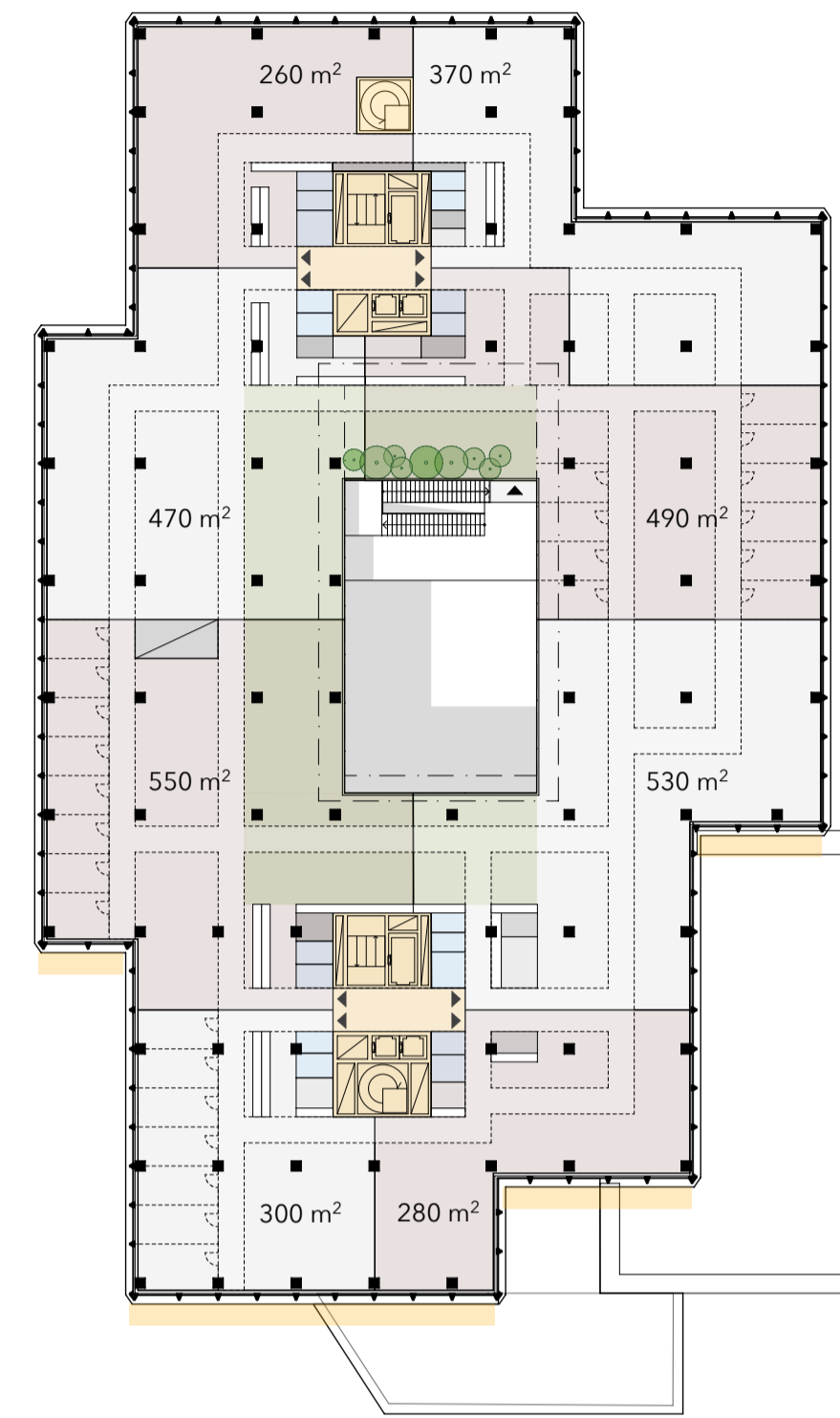


MOBILITY & TRANSPORT





SITE PLAN 1:500



OFFICE LEVEL DIVISION 1:500
6TH FLOOR
3250 sqm, 8 TENANTS / LEVEL



OFFICE LEVEL FUNCTIONAL CONCEPTS 1:500
5TH FLOOR
200-320 work stations PER FLOOR





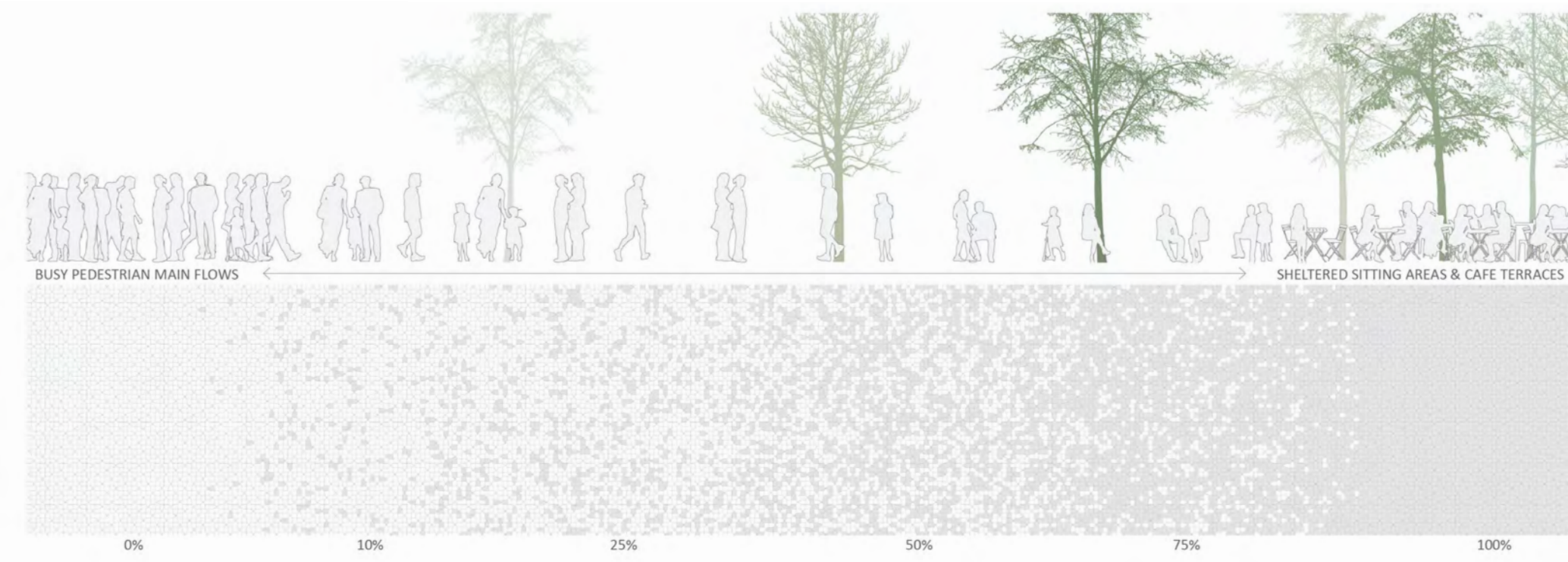
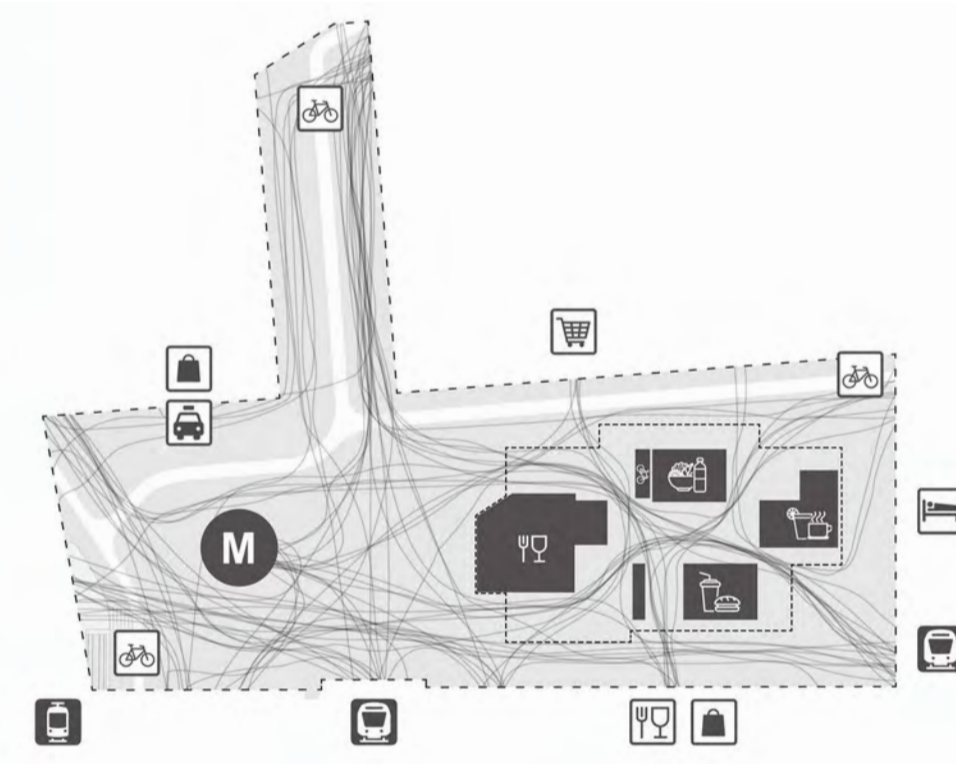
GROUND FLOOR 1:250

The new Elielinaukio and Asema-aukio public spaces are designed in response to the surroundings and the logic of the pedestrian flows. The busiest areas are kept open for pedestrian traffic and sightlines whereas the remaining spaces can be used for other purposes such as café terraces, greenery, meeting points, etc.

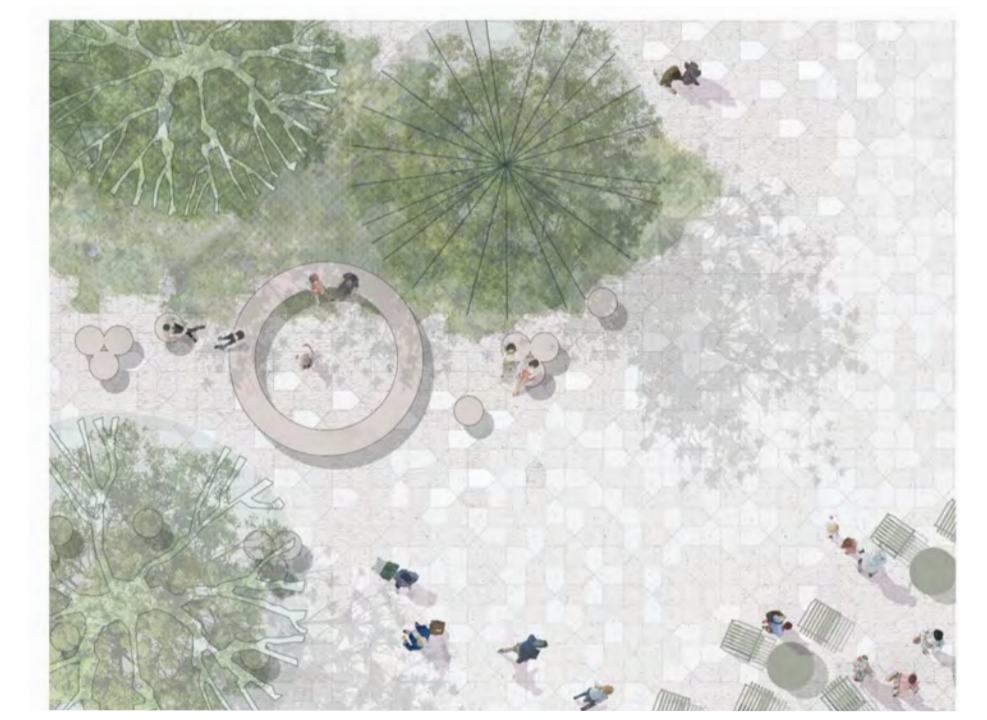
These different spaces are revealed through the ground pavement composition. The pavement intensity varies across the site, from light regular surface in the busiest area toward more textured stones in the most sheltered parts of the project. Resulting in one continuous public surface connecting both existing and new buildings. Using granite stones, for its elegant and robust qualities, ensuring the harmonious integration of the sites with its surroundings. The pavement principle also allows for the existing stones to be partly re-used under various forms within the areas marked by tree plantings. Reused pavement, crushed stone or actual vegetation surfaces add a system of surface variation and create possible areas for rainwater to infiltrate.

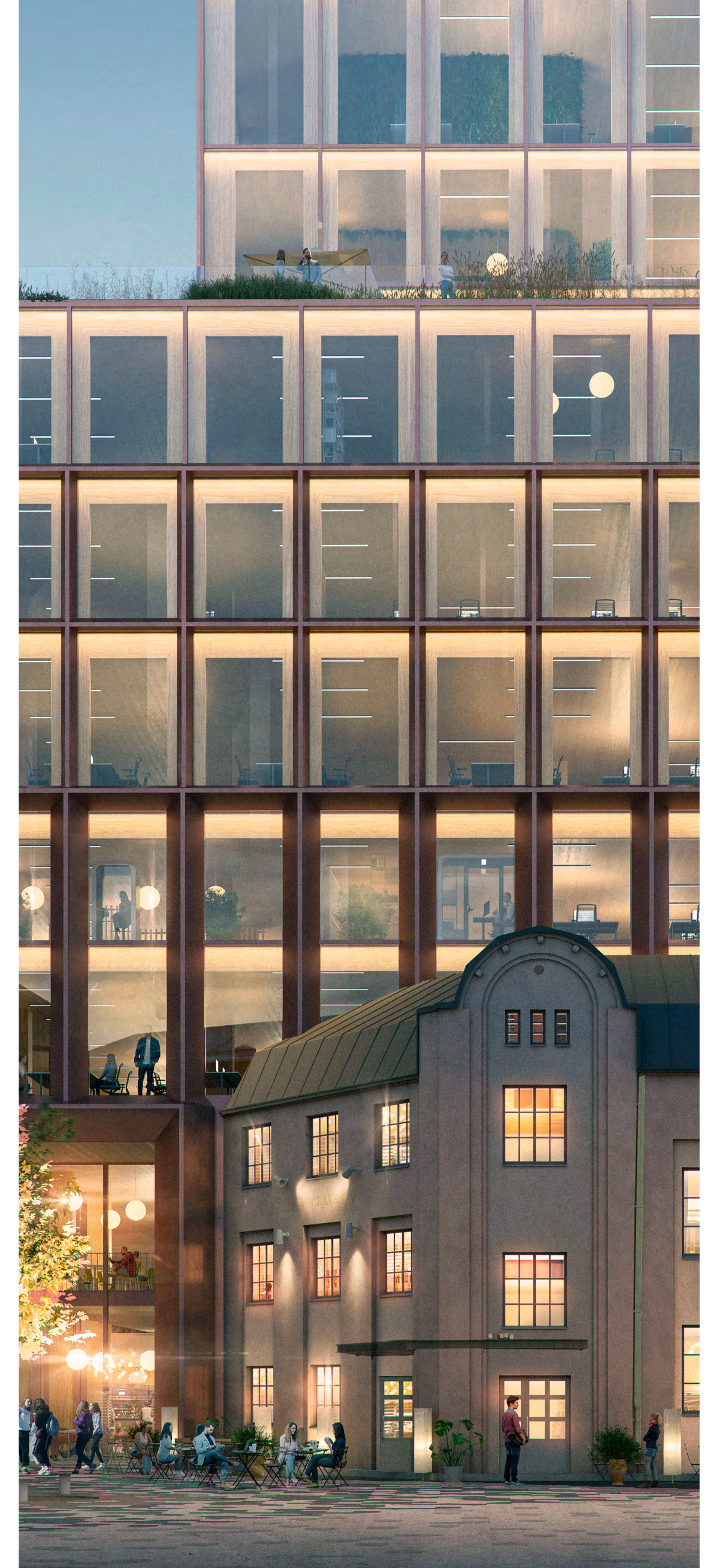
The planting principle aims to create sheltered and comfortable spaces around the site. Generating an urban but lush environment that adapts to the human scale and changes over the seasons. Combined with lighting and urban furniture it generates welcoming areas for meeting and staying.

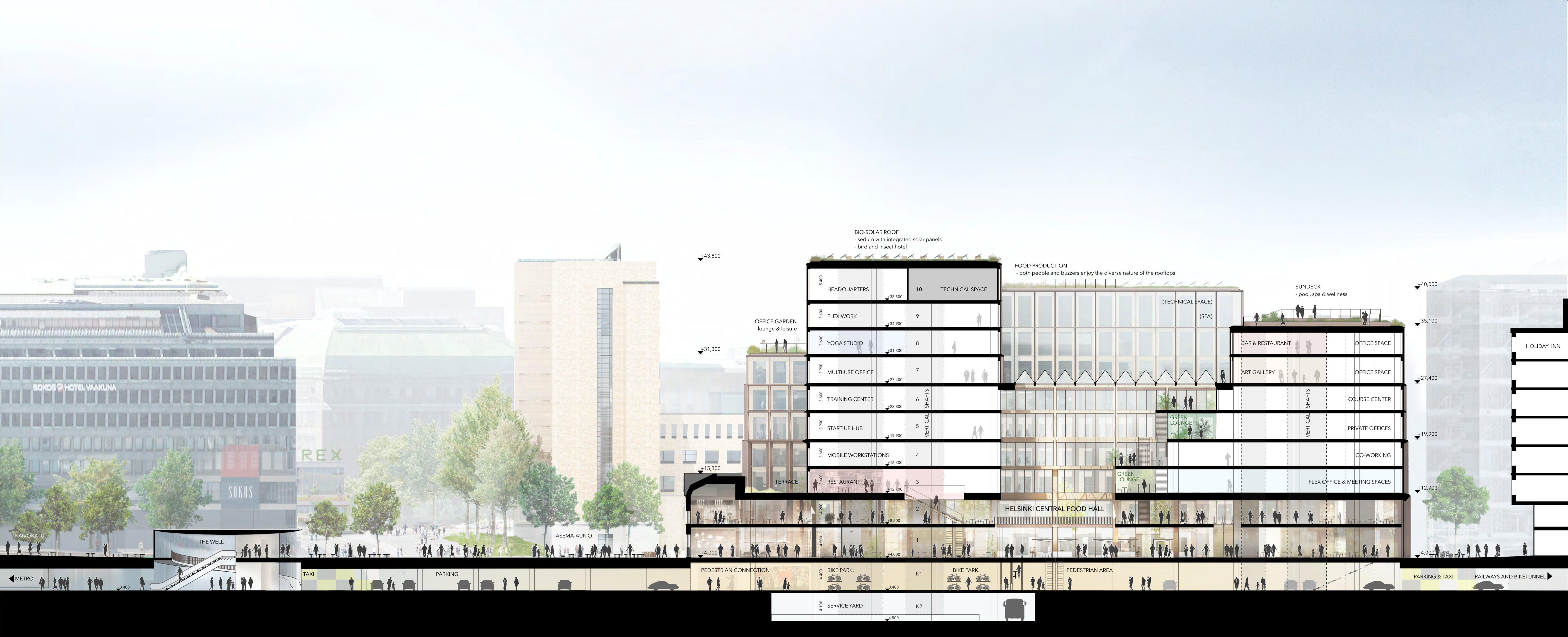
As a whole, the ground pavement, planting and lighting support and enhance the various characters of the new Elielinaukio and Asema-aukio public spaces.



- Regular
- Hammered
- Flamed
- Chiseled
- Crushed (Reuse)







FACADE AND CROSS - SECTION EAST 1:250



FACADE SOUTH 1:500



FACADE WEST 1:500

