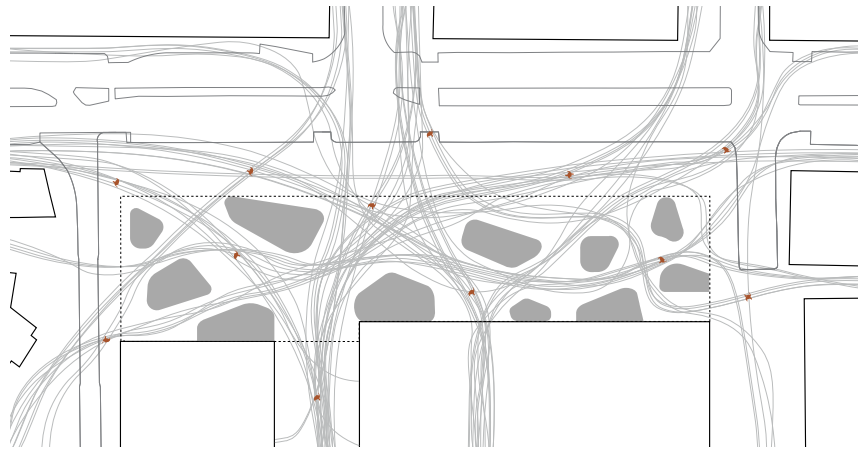


PART URBAN SPACE
PART LANDSCAPE
PART ARCHITECTURE

Our vision for the Train Factory is a blend of Urban Space, Landscape and Architecture. Building 45,000 m² in a 6,000 m² plot with 3 levels of underground could easily point to creating a self-centered building. Thus, we proposed to start the project, not designing the building but by its foundations – the urban space and connections.

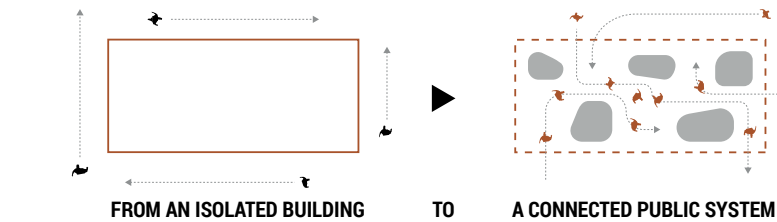
We know that an expansive open space network is vital to create a neighborhood culture and forming community bonds, and therefore we lifted the building podium, liberating space for a system of parks, plazas, and open spaces that encourages people to spend more time outdoors – together.



The ground level is designed by the urban circulation and composed by a series of rounded wooden volumes. The study of the expected pedestrians preferred routes formed the basis for the proposed design, creating an unexpected urban space that considers primarily the needs of pedestrians and cyclists. The former train station will be not only a mixed-use building, but a **thriving urban living room**.

BUILDING PUBLIC SPACE BEFORE PRIVATE ONE

An "everyday" public realm is not meant to be an escape from the city, but instead to be a fundamental shaper of the community – filled with civic engagement, exploration, and connections to people and place. The new urban heart will be both a covered public space, able to be used all seasons of the year, and a shared lifted garden, composed of a tiny forest and a series of shared programs that serve the hotel, the office spaces, and the city. Here, everyone can experience a vibrant public realm – full of life and energy – 24/7, 365 days a year.

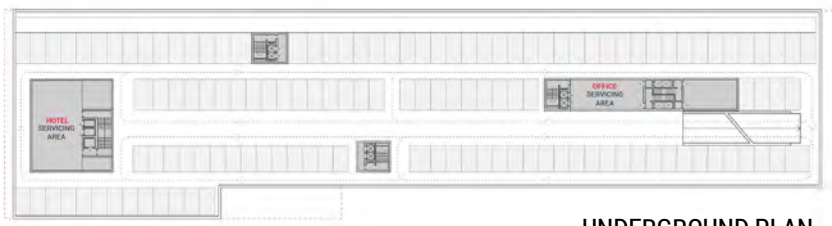


The covered ground floor features an expansive public realm designed to bring together residents, workers, and visitors of all ages and abilities and to remove traditional barriers between indoors and outdoors, public space and private space.

The proposed urban space does not treat the plot in isolation, instead aiming to create a network carefully stitched together with surrounding areas. The fluid green corridor crosses the plot, punctuated with a monumental skylight and access to the upper floor.

The Teollisuuskatu edge is carefully designed to accommodate the urban flows, such as bike lanes, public transportation and drop-off for the hotel and office buildings. The service access is delicately positioning between the wooden bubbles both on Traversskuja and Bruno Granholminkuja, allowing all service works without disturbing the urban flows.

The lifted podium, provides the opportunity to create a big shared green space, taking advantage of the better sun exposition on this level, and giving a biophilic approach to the proposed design.



UNDERGROUND PLAN



VIEW FROM TÖVSÄNKÄTU



UNDER THE ROOF: A MULTILAYERED PUBLIC SPACE



SOUTHEAST VIEW FROM TEOLLISUUSKATU

HELSINKI UNDER ONE ROOF

An arcade transforms the existing backside of the train factory into a new front side opening to the city. This extroverted proposal takes inspiration on the brick arches of the nationally significant built environment, re-interpreting both the façade and the cathedral industrial interior spaces.



The wooden volumes are more than just structure, they become inhabited by retail spaces that can extend their space into the public realm. These structures also accommodate smooth access to the elevated shared garden and programs, duplicating the public space and opportunities.

In the wintertime, the urban space under the roof transforms into a series of clustered marketplaces where kiosks and their vendors pack into vibrant groups, taking advantage of movable enclosure and efficient heating from the structures above.

URBAN LIVING ROOM - ACTIVE ALL SEASONS

A proposed outdoor-comfort system that will dramatically increase the amount of time it is comfortable outside, including partitions to provide cover in open spaces and to block wind between buildings.

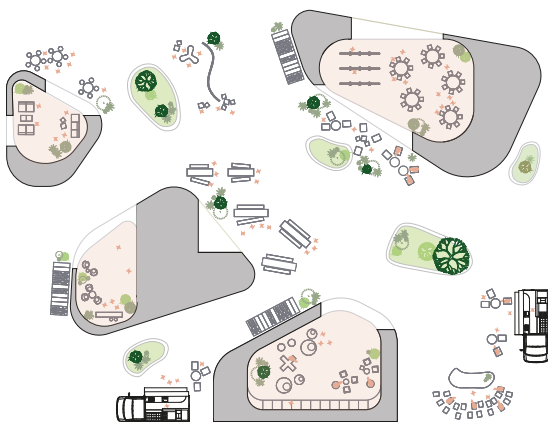
Flexible ground-floor spaces designed to accommodate a wide range of uses beyond traditional retail would ensure that the community has a lively mix of shops, restaurants, cafés, art installations, community gatherings, and maker studios.

These structures function as park-like pavilions creating multiple levels of public realm for adaptability and climate control. The beams, slabs, columns and cores are fixed, while a set of mobile kiosks and deployable envelope panels allow the space to expand and contract. This selective mobility syncs the building across the seasons with the possibility for large scale events such as plaza-wide art festivals and concerts. The groundfloor remains open air across spring, summer, and fall seasons, with conditioned kiosks, cores, and plazas offering relief from weather conditions.

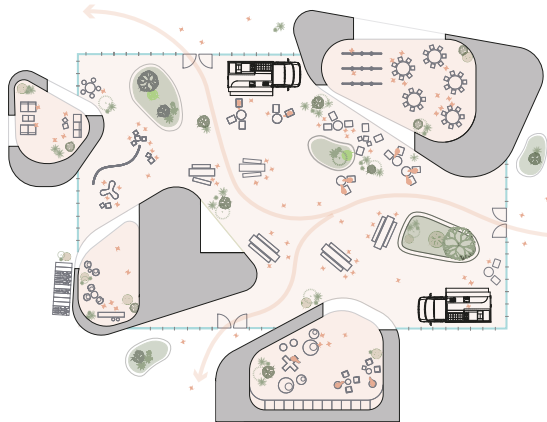
When temperatures drop in the winter, portions of the groundfloor are semi-enclosed and gently conditioned with clean exhaust air from the Hotel and Office towers above. Conditioned kiosks may land outside of these envelope areas offering semi-outdoor business opportunities such as coffee or other vendors.



A MULTILEVEL PUBLIC SPACE. A SPACE FOR ALL



SUMMER

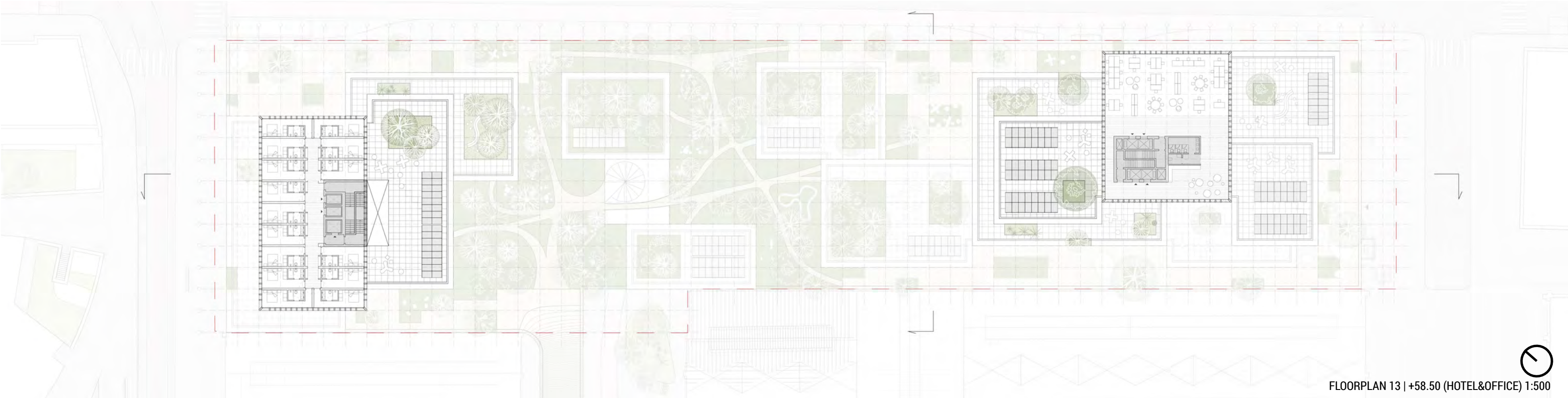
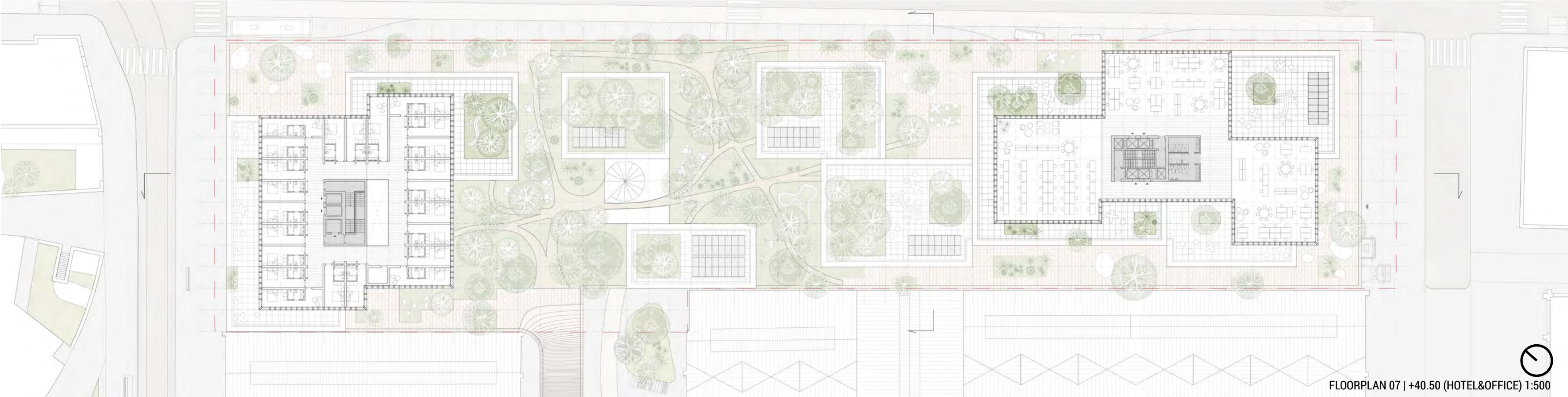
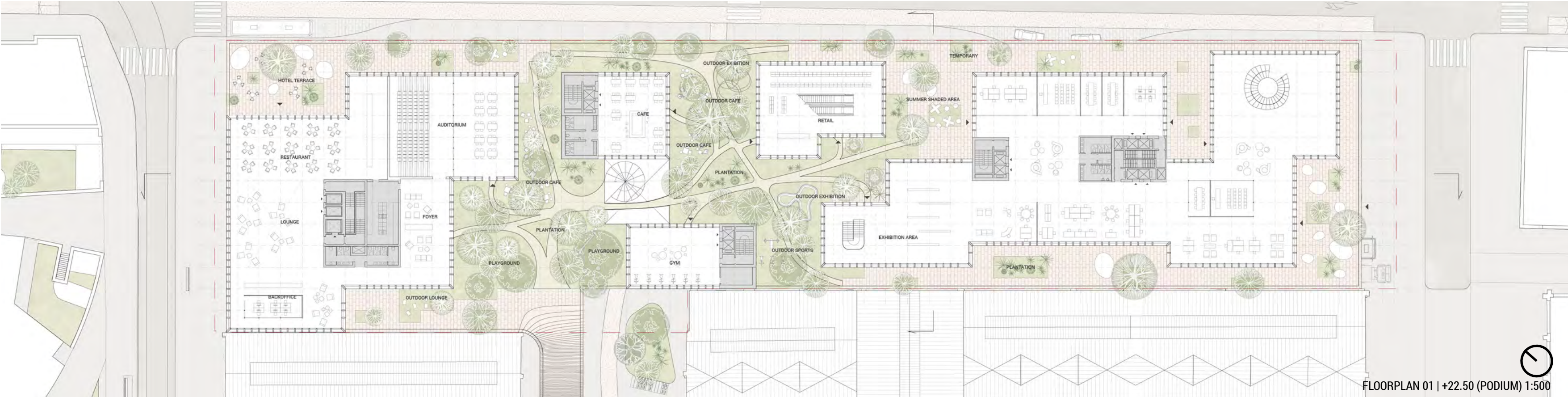


WINTER

AN ACTIVATED GROUND FLOOR ALL YEAR



LONG SECTION 1:500



NORTHWEST VIEW FROM TEOLLISUUSKATU



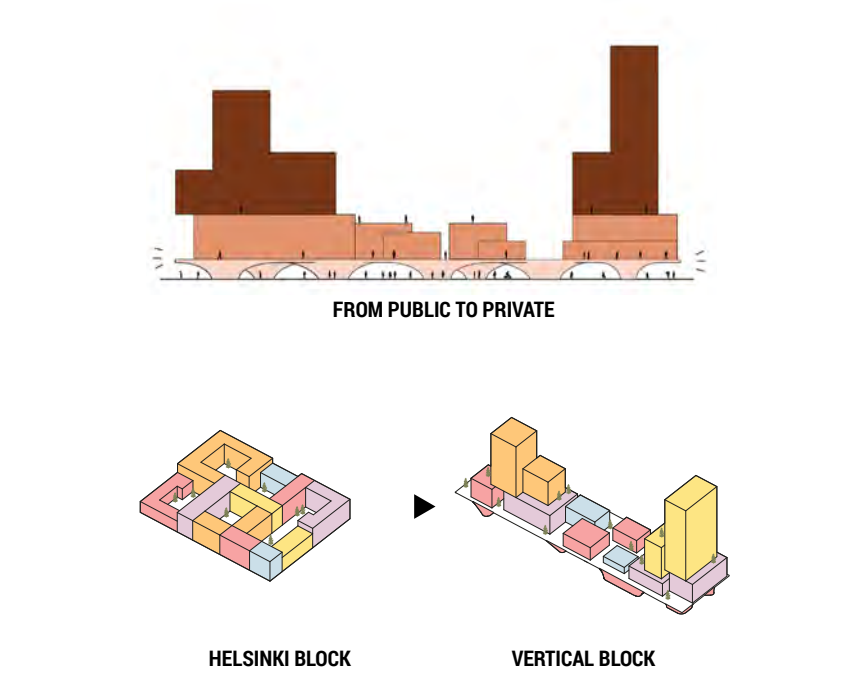
A GREEN CONNECTION ON THE GROUND FLOOR AND ON THE PODIUM



VIEW FROM TEOLLISUUSKATU



CROSS SECTION 1:500



MIXED USES FOR MIXED USERS

The purpose of a mix used complex within the Train Factory is to offer a vibrant commercial and cultural hub. As the name says, the new hub should present a mix of spaces, functions and activities that match the mix of users that live in a city in development as Helsinki is. From a more private program (hotel rooms and office spaces) to a more public program (retail) we have a range of services that fit a category of shared spaces, such as conference centre, spa facilities and cultural areas. The position and design of each program's category is thought with the purpose that better fits each one of them.

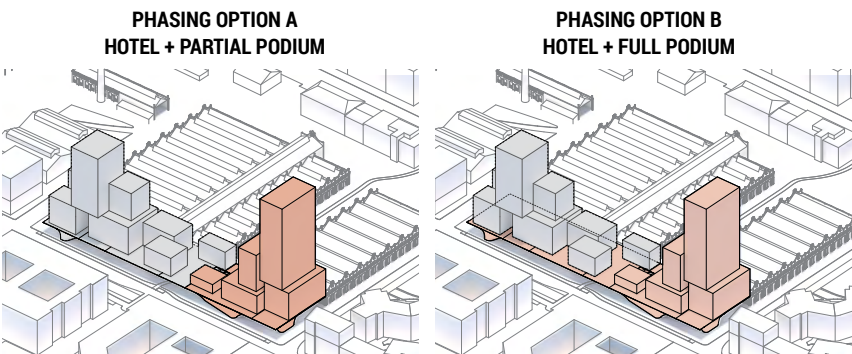
Private Located far from the avenue and higher, so they can take advantage from more natural daylight penetration. The hotel as regular floor plan that allows for a maximized guest room layout that can be adapted to different types of room. The office spaces are flexible so that they can be used by one or more tenants, with an optimized service area.

Shared Easily reachable from the ground floor and connected with exterior green areas with different atmospheres the shared spaced volumes are irregular and can be easily adapted to the needs of who is renting. Through this an open and franc relation with the exterior spaces is obtained.

Public The built environment serpents along the avenue proposing different moments and relations. This flexible designs allies itself to a varied mix of program from retail to communal spaces where locals and passers-by interact with one another, mixing the life of the block with the remaining fabric of the city.

MAIN PROGRAM	PROGRAM DISTRIBUTION	PUBLIC/PRIVATE RELATION
Hotel	Reception/lobby 160 m ² Hotel rooms 8750 m ² Gym/pool/sauna 900 m ² Restaurant 250 m ² Hotel conference room 350 m ² Reception/lobby 250 m ² Offices 5200 m ²	Private Hotel rooms 8750 m ² Offices 5200 m ² Hotel conference room 350 m ² Individual workspace 2000 m ² Administration office 1500 m ² Office service and circulation 2000 m ² Hotel service and circulation 5000 m ²
Office	Administration office 1500m ² Meeting rooms 1500 m ² Individual workspace 2000 m ² Co-working office 1600 m ² Multipurpose hall 1500 m ² Cafeteria 300 m ² Restaurant 300 m ² Shop 3000 m ² Market hall 1000 m ² Shops 1800 m ² Auditorium 600 m ² Conference hall 800 m ² Foyer 200 m ² Exhibition area 3000 m ² Concert hall 1500 m ² Cinema room 760 m ² Hotel service and circulation 9000 m ² Office service and circulation 2000 m ²	Public Multipurpose hall 1500 m ² Co-working office 1600 m ² Meeting rooms 1500 m ² Gym/pool/sauna 900 m ² Exhibition area 3000 m ² Cinema room 760 m ² Concert hall 1500 m ² Foyer 200 m ² Conference hall 800 m ² Restaurant 300 m ² Cafeteria 300 m ² Market hall 1000 m ² Shops 1800 m ² Reception/lobby 160 m ² Reception/lobby 250 m ²
Retail	Reception/lobby 160 m ² Hotel rooms 8750 m ² Gym/pool/sauna 900 m ² Restaurant 250 m ² Hotel conference room 350 m ² Reception/lobby 250 m ² Offices 5200 m ²	Public Reception/lobby 160 m ² Reception/lobby 250 m ²
Event spaces	Reception/lobby 160 m ² Hotel rooms 8750 m ² Gym/pool/sauna 900 m ² Restaurant 250 m ² Hotel conference room 350 m ² Reception/lobby 250 m ² Offices 5200 m ²	Public Reception/lobby 160 m ² Reception/lobby 250 m ²
Services	Reception/lobby 160 m ² Hotel rooms 8750 m ² Gym/pool/sauna 900 m ² Restaurant 250 m ² Hotel conference room 350 m ² Reception/lobby 250 m ² Offices 5200 m ²	Public Reception/lobby 160 m ² Reception/lobby 250 m ²

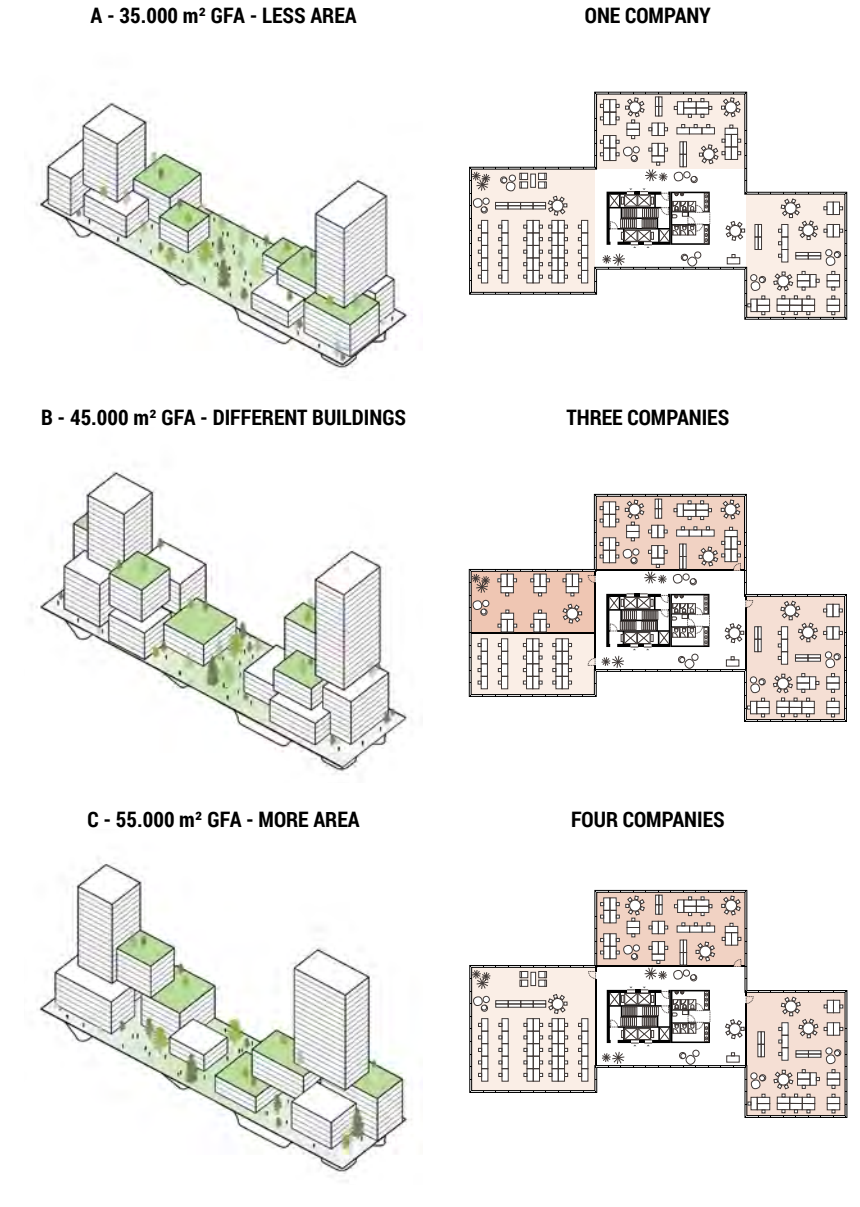
PHASING



A ROOF FOR HELSINKI - 3/4

ADAPTABILITY AND FLEXIBILITY

Our project scheme utilizes 45.000 m² gross floor area. However, the layouts of the massing have the flexibility to add or remove volume and the following diagrams show how it could be obtained. Even the building heights could be re-adapted without loosing building capacity.



Our proposal for the Train Factory is a product of the synergy between the environmental cycle, biological cycle and the social cycle enriched by the special soul of the cultural heritage buildings.

The major streams of thinking in the future of Helsinki include the pursuit of carbon neutrality by 2035, efforts to increase resilience and social inclusion, and the promotion of health and well-being. But in order to avoid that climate adaptation blurs variation in the city, urban nature must stem from the specific character of the site and address key questions like how to reconcile urbanization with biodiversity, how to combine climate change adaptation with mitigation strategies, and ultimately, how to create liveable and attractive cities in the process.

Low density and proximity to nature are traditionally recognized features of Finnish cities. As a result of urban densification, however, it has been essential to integrate green structure and urban development more effectively. Thus, the foundation of our proposal are cycle designs. Because precisely the concept of cycles, as we know it from the wild, has the strength to adapt to external influences and create properly functioning ecosystems that we as citizens can actively contribute to.

By combining cycle thinking with the special soul of the Train Factory, we will create a cycle system consisting of three complementary cycles with an internal synergy that will result in a holistic, unique urban nature that creates tangible and measurable value - both for the local area and for all of Helsinki.

FUTURE PROOF CITIES – DESIGNING A TINY FOREST

Green areas have gained importance in urban planning – we expected them to respond to challenges of climate adaptation and biodiversity loss as well as the promotion of recreation and well-being. Low density and proximity to nature are traditionally recognized features of Finnish cities. However, as a result of urban densification, it's now essential to integrate green structure and urban development more effectively and redefine the methods for planning and producing urban nature.

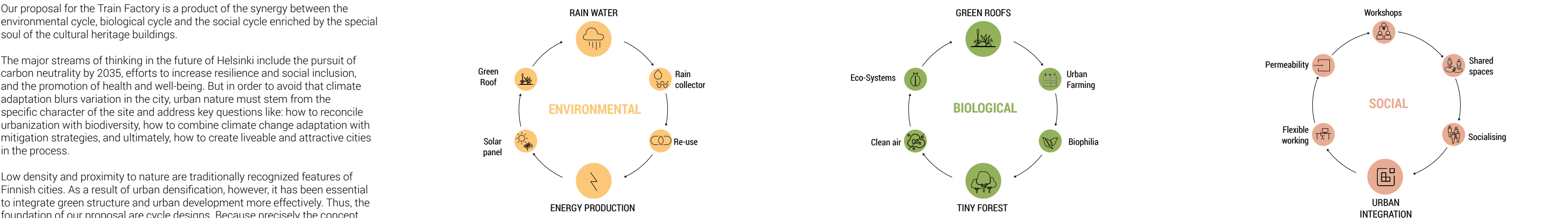
Forests, for example, have a special value within Finnish urban culture, and concerns about decreasing biodiversity, reduced well-being, and children's lack of contact with nature are boosting the importance of urban forests. That's why, at the heart of our proposal we create green lung, capable of creating nature-rich habitat patches to support urban wildlife while providing the space for collective enjoyment and productive social exchange.

The need to have parking in the entire plot underground levels left us with a big challenge: how to reconnect with nature in a high-density and impermeable plot? The technical difficulty suggested a surprising solution – the lifted podium. This allowed to have a vibrant and connected street level and a raised green surface with better sun exposure and a thicker slab, enough to carry up to 3 meters of soil.

The special features of the project are its biotope-based planning and process-oriented landscaping. The landscaping makes use of selected loads of salvaged soil, carefully planning the biotopes' substrates, and transferring vegetation. Soil profiles, fine grading, and rock placement will be designed mostly on site. The process must be timed carefully: direct transplanting without intermediate storage is essential in order to preserve the natural flora, microbes, and "seed bank" contained in the soil. Planting will be complemented with indigenous plants species from local nurseries.

The proposed volumes describe a valley and the proposed vegetation in each rooftop will follow nature. Inspired in the German naturalist Humboldt illustrations about valley's vegetation, the higher rooftops are dedicated to energy production and, in the lower volumes, the vegetation starts to be bigger and denser as it gets closer to the tiny forest.

Designing urban nature is responding to multiple societal challenges by supporting health and well-being, biodiversity, and climate change adaptation and mitigation. It is also about culture and maintaining a continuous link with the history and the Finnish way of living.



THE ENVIRONMENTAL CYCLE

Helsinki city nature needs the usefulness enhanced value of rainwater. We propose to work with holistic rainwater solutions that are part of a larger cycle – we see rainwater as a resource that can be collected, purified, and re-used.

We look at our rooftops with the potential to generate clean energy. Combined structures, such as "PowerNEST" would help unleashing solar and wind power.

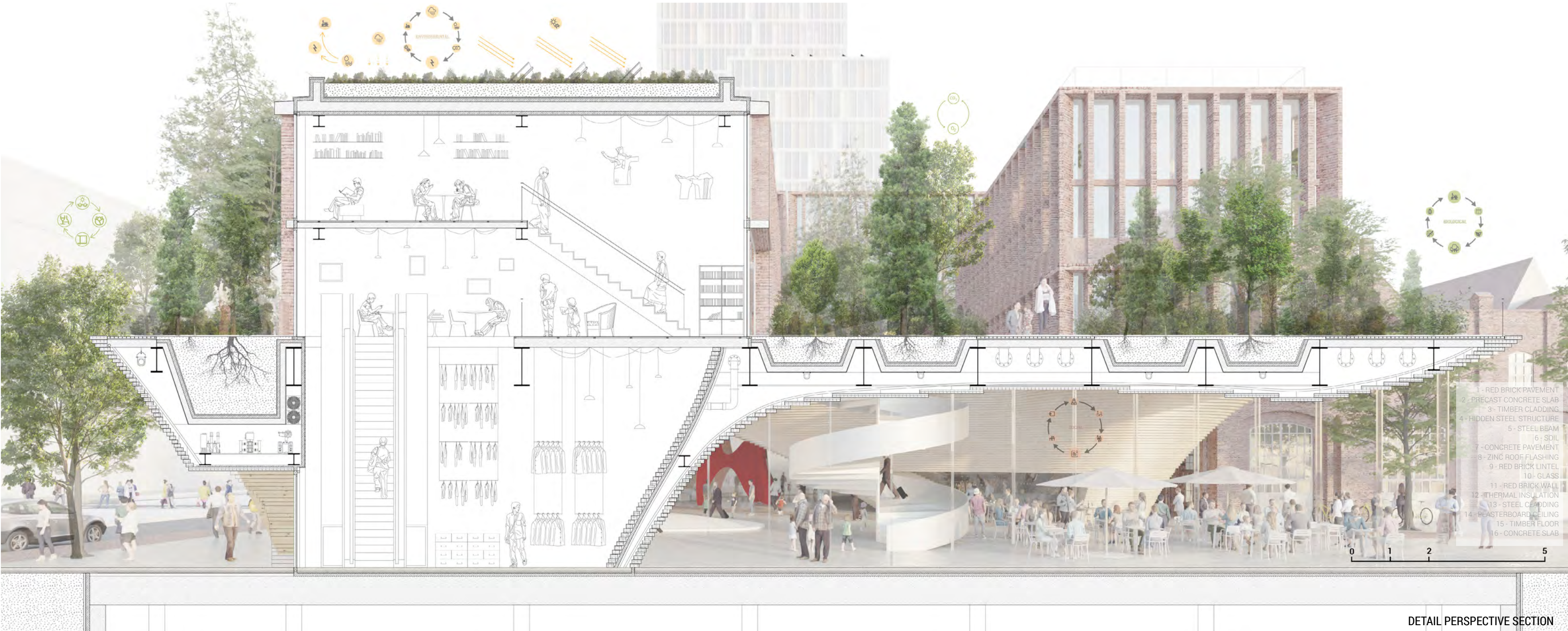
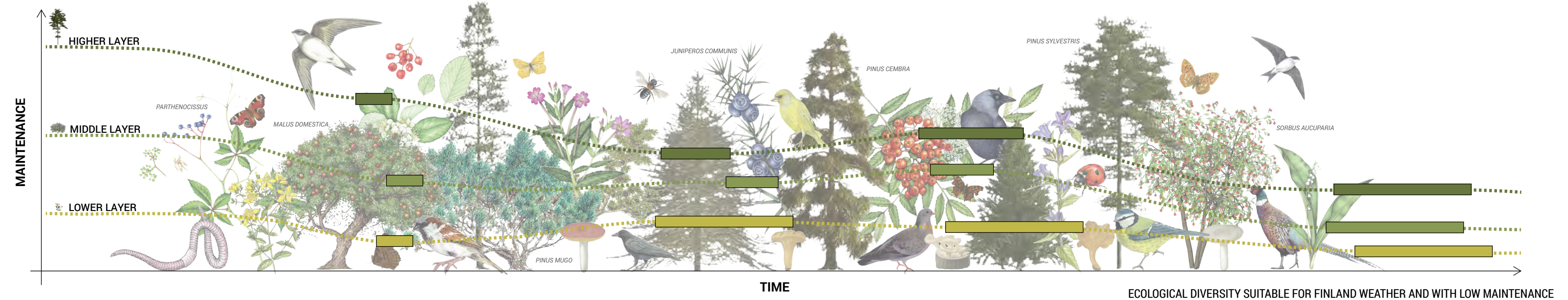
The semi-enclosed areas on the ground floor are also gently conditioned with the clean exhaust air from the Hotel and Office.

THE BIOLOGICAL CYCLE

Nature's biological cycles are revitalizing, dynamic and constantly evolving. From the most fragile saplings to old hoary trees, new suckers, birdsong, fallen leaves, death and weathering, nature gives us a feeling of being part of something greater. The proposed Tiny Forest will become the birthplace of a biological diversity and variety that will spread into the built environment improving its livability. The biological cycle will ensure a diverse, adaptable, and unique city nature and natural experiences in the center of Helsinki.

THE SOCIAL CYCLE

The social cycle should increase everyday happiness in the neighborhood by promoting large and small communities across social resources, generations, sex and race. We want to promote a diverse community with the feeling of tolerance and safety. The purpose of the social cycle is to strengthen commitment to, as well as the co-creation of the city's (and the world's) well-being. The social cycle will create space to anchor both people and institutions.



VIEW FROM BRUNO GRANHOLM SQUARE



AERIAL VIEW



The use of locally sourced and environmentally friendly materials has a long tradition in Finland. Wood is a common and historical choice as a building material. Local sourcing and optimal technical characteristics are the biggest advantages of wood, as it outperforms other products in terms of environmental impact and performance.

Red bricks were predominantly used as building construction materials during the industrial revolution. Associated to a long constructive tradition, bricks usually have warm colours and a natural appearance combined with good technical characteristics. Pushing and adapting the use of brick has a deeper historical and cultural note.

Metal elements are often used in industrial programs, due to its resistance and flexibility. The application of building materials is constantly changing, always adapting to new circumstances. In the proposal, the use of a metal cladding in the facade allows to build most of the upper structure in pre-fabricated pieces, that eases the construction process. Through reflecting the sky, the impact of such a dense construction is reduced.



DETAIL SECTION 1:50