

Helsinki

Land use and  
planning review

2026





The new Kruunuvuorensilta bridge was opened to pedestrians and cyclists in spring 2026. The tram service may start as early as the end of the year. © Brahma Wijaya / Helsinki Partners

# Table of contents

<b>Helsinki is growing along rails.....</b>	<b>3</b>
<b>How is Helsinki being designed? .....</b>	<b>4</b>
<b>Planning process.....</b>	<b>5</b>
<b>News about city planning.....</b>	<b>6</b>
<b>Current traffic projects .....</b>	<b>8</b>
<b>Plans by city district.....</b>	<b>14</b>

**Helsinki** Land use and planning review 2026

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Cover image: Makasiiniranta will be transformed from a closed harbour area into an inviting public space.  
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# Helsinki is growing along rails

Helsinki residents need homes, workplaces, nature, services and functioning transport. Land use planning creates the conditions for good living environments where different needs are coordinated.

People are attracted to Helsinki by the city's appealing environment, job opportunities and good services. Finland's capital is developed as the heart of a diverse metropolitan area that meets the needs of both existing and new residents. This publication provides information about the planning and projects related to the urban environment of Helsinki that are topical in 2026.

The Helsinki city plan guides the development of Helsinki into a more densely built city that also cherishes its green spaces. The city plan outlines how Helsinki can grow in a sustainable way to a city of 860,000 inhabitants by 2050. Population growth in recent years shows that more and more people want to live in Helsinki: the city's population is projected to exceed 700,000 in 2026.

In the coming years, Helsinki will continue to develop new residential areas, including in Kruunuvuorenranta and Malminkenttä. Much of Helsinki's land use planning focuses on existing residential areas and underutilized business areas. Construction is concentrated particularly around rail tracks and local, expanding centres.

Densifying the existing city helps preserve natural areas, as the densified city makes use of previously built environments. The Helsinki of the future will continue to feature an extensive network of green and recreational areas.

The implementation of the city plan is influenced by developments in the rest of Finland and the world. Phenomena that pose challenges for city planning

include climate change, segregation risks and the economic cycle of housing construction. Helsinki is looking ahead and aiming to invest wisely for the future.

Plans are currently being prepared for the inner city to bring about positive changes in the city centre and Hanasaari, among other areas. Planning is also being actively pursued in new residential areas and the suburban regeneration areas – Malmi, Malminkartano, Kannelmäki, Meri-Rastila and Mellunkylä. Adequate land use planning supports opportunities for constructing housing and workplaces. It also aims to moderate the development of housing prices.

In order to meet emission reduction targets, it is important for Helsinki to promote the attractiveness of sustainable modes of transport and the electrification of transport. The City also aims to serve as a frontrunner in promoting low-emission and circular economy building solutions.

Major new rail links are being planned across the city. The implementation of the Crown Bridges project is nearing completion and test runs on the trams are underway. The next major construction project is the West-Helsinki Light Rail project, which extends from the city centre to Kannelmäki. When it comes to transport planning, the City is looking far ahead and up in the sky; preliminary planning is already underway for the potential increase in the use of electric aviation.

# How is Helsinki being designed?

**THEMATIC PROGRAMMES** and commitments affect the premise of city planning and other land use plans. At city level, policies have been drawn up on, for example, emission reduction, promotion of biodiversity and the amount of housing construction. More detailed objectives are set in the Helsinki City Strategy, drawn up during each council period of office. Furthermore, national and regional regulations and agreements set conditions for the planning.

**A CITY PLAN** is a general illustration of the way in which housing, services, jobs, transport, nature and recreational areas are to be fitted together. A city plan can cover an entire municipality or municipal area, in which case it is referred to as a local master plan. A city plan provides direction for land use for decades. Once completed, the city plan also steers the detailed planning process.



**PLAN FRAMES OR PLANNING PRINCIPLES** are more detailed land use plans than city plans and provide guidelines and are sometimes created in Helsinki to assist in the detailed planning.



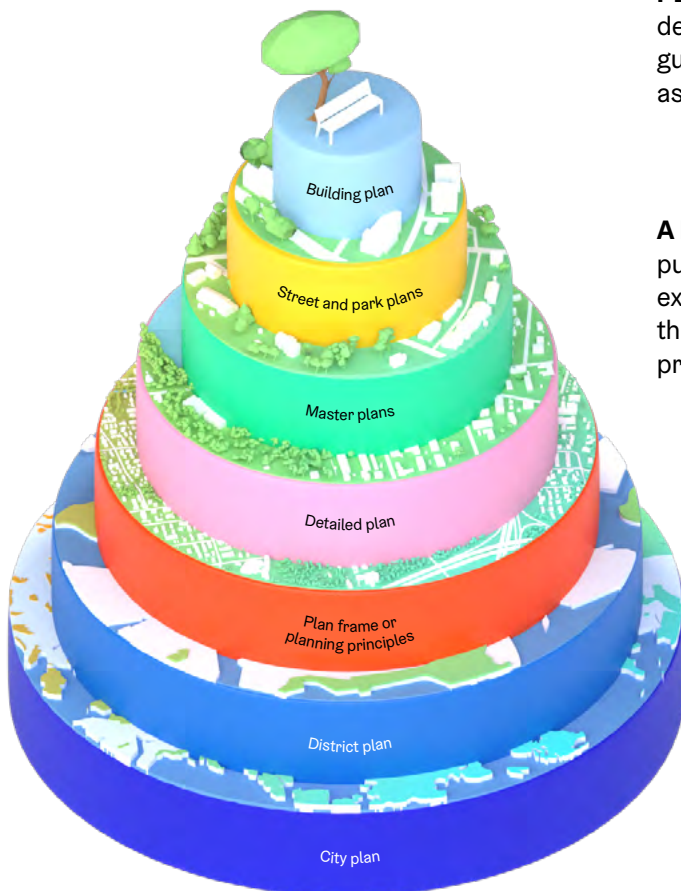
**A DETAILED PLAN** regulates more specifically the purpose for which a given area may be used and the extent of allowable construction there. Among other things, these regulations apply to the height, location, protection and construction methods of buildings.



**GENERAL PLANS** may be drawn up alongside a detailed plan or separately. A traffic plan is often prepared as an appendix to a detailed plan, describing the allocation of street space to different modes of transport.



**STREET AND PARK PLANS**, as well as building plans, are used to decide how a detailed plan and other policies will be implemented in practice in common areas.



## Planning process

### Planning begins

Information on upcoming planning projects is shared on the City of Helsinki's website. The parties involved are also notified by a letter and a press release, unless a plan only has a minor impact.

The parties involved include landowners, public authorities, neighbours and others that may be significantly affected by the planning.

When planning begins, the planner creates a participation and assessment plan which details, among other things, how feedback can be given during the planning process. A resident event or survey will often be carried out if a planning project is notable in scale in order to hear the residents' views.



### Draft plan

If a project is particularly significant, a draft is created before the plan proposal. Feedback can be provided on the draft material.



### Plan proposal

Plan proposals are made available for public viewing, either before or after being processed by the committee. Feedback can be provided on proposals.

After a proposal has been made available for viewing, the drafts person replies to any responses received and revises the proposal, if necessary. If the revisions are fundamental in nature, the reviewed proposal is made available for public viewing again.



### Plan approval

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

If no appeal is lodged against the decision, the plan enters into force.

## Participate and make a difference

### What can be commented on?

In regional and city planning, the focus is on the long-term planning of the general changes of land use and urban structure. The city plan defines urban or regional-level land use policy solutions. They are often related to steering the city's growth, construction priorities, the transport system, and green infrastructure.

In detailed planning, residents may comment on, for example, the placement and height of buildings, transport solutions, the lawfulness of a plan, the planning process, the scope of surveys and the effects to be assessed.

### Follow the planning

At [hel.fi/suunnitelmat](http://hel.fi/suunnitelmat), you can find information about plans available for viewing and the related residents' events.

You can also subscribe to the Plan Alert Service on the above page. The service will send you an email notification whenever new zoning or traffic, street and park plans are made available for browsing and comments. The Plan Alert Service is only available in Finnish.

You can provide feedback during a planning process by sending a letter or email, participating in events or contacting the planner directly.

If necessary, you can contact the Urban Environment Division customer service for advice during office hours (tel. 09 310 2211).

### Map service

The Helsinki map service ([kartta.hel.fi/suunnitelmat](http://kartta.hel.fi/suunnitelmat)) has documents connected to planning and information about other projects in Finnish. The service also includes those smaller planning projects and projects that are being finalised that have not been mentioned in this publication.



### VISIO plan to promote the green transition

Work is currently underway to draw up a VISIO plan for the Uusimaa region to complement existing regional land use plans. The aim of the VISIO regional plan is to promote the green transition in Uusimaa.

Challenges to the green transition identified in Uusimaa include energy sufficiency and the need for space of new types of industries. In recognition of these challenges, the themes of the VISIO plan are energy, water resources, industrial production, the circular economy, nature, logistics and national defence.

The VISIO plan will guide the long-term regional development of Uusimaa. The plan is expected to be completed in 2027. The draft materials were on public display in spring 2026. More information about the plan is available (in Finnish) at: [uudenmaanliitto.fi/visiokaava](http://uudenmaanliitto.fi/visiokaava).

### Local master plans point the way forward

The city plan is a general land use plan that guides more detailed planning. The preparation of the Östersundom local master plan is currently underway in Helsinki. However, the local master plan for the Länsiväylä area is not being worked on for the time being. The plan is pending the progress of surveys concerning the harbour tunnel, Koivusaari and Länsiväylä.

The City Council approved the Viikinranta–Lahdenväylä local master plan in 2025. As part of the plan, the small-scale industry area of Viikinranta is to be transformed into an inner-city-like residential area. However, the plan is not yet legally valid because the decision has been appealed.

The Viikinranta area is crossed by the Viikki–Malmi light rail line. Planning for the first phase of its implementation is already underway. There are also three other tram projects currently in the implementation planning phase, namely the West Harbour Light Rail project, the Helsinki section of the Vantaa Light Rail project and the West-Helsinki Light Rail project. Preparations for the construction of West-Helsinki Light Rail were started in the spring.

In the coming years, Helsinki will pursue the preparation of new local master plans for the Pitäjänmäki and Herttoniemi-Roihupelto areas. In addition to this, the City will prepare to draw up a local master plan for the Ilmala area, as well as a plan for Helen Ltd's nuclear power plant project.

During the 2020s, the City also aims to examine the network of green spaces of the Central Park



Local master planning is being started in Pitäjänmäki.  
© Vesa Laitinen

area as part of its general land use planning. Recreational needs will be coordinated with the creation of new nature reserves. Preparations are also underway to establish the Helsinki national urban park.

### Helsinki increasing nature conservation

More than a third of Helsinki's land area consists of green spaces. Maintaining and developing the extensive network of green spaces is a key objective of Helsinki's city planning.

The achievement of this objective is supported by the City of Helsinki Nature Reserve Programme. The programme includes 120 sites to be protected between 2025 and 2038.

In 2026, the aim is to establish six new nature reserves. The sites under preparation are located in Central Park, Tuomarinkylä, Mellunkylä, Vartiokylä and Haltiala. In addition, improvements to routes and signage are planned for the Meri-Rastila and Fastholma nature reserves.

The objective of the Nature Reserve Programme is to have more than 10% of both land and sea area under strict protection by 2038. The protected area will double in land areas and increase tenfold in sea areas compared to 2025.



## Use of green spaces examined using big data

The growth of Helsinki means more users of green spaces. As such, it is important for city planning to identify where investments are most needed in recreational routes, maintenance, services and nature conservation.

Surveys have shown that walking is the most common outdoor activity among Helsinki residents. The use of Helsinki's green spaces for this and other purposes is boosted by easy accessibility, the perceived high quality of the environment, nature experiences and services.

Surveys show that local green spaces are the most important green spaces for all Helsinki residents – especially children, the elderly and people with reduced mobility. Helsinki has developed a tool that measures the pedestrian accessibility of green spaces. It shows that almost all Helsinki residents have pedestrian access to a green space within 300 metres of their home.

When information on the population and recreational opportunities has been combined with accessibility data, it has been possible to identify areas where there is a high level of pressure for use and development. The City also utilises a variety of surveys and visitor counters in the planning of parks and green spaces. The latest survey method promoted in Helsinki is the utilisation of big data.

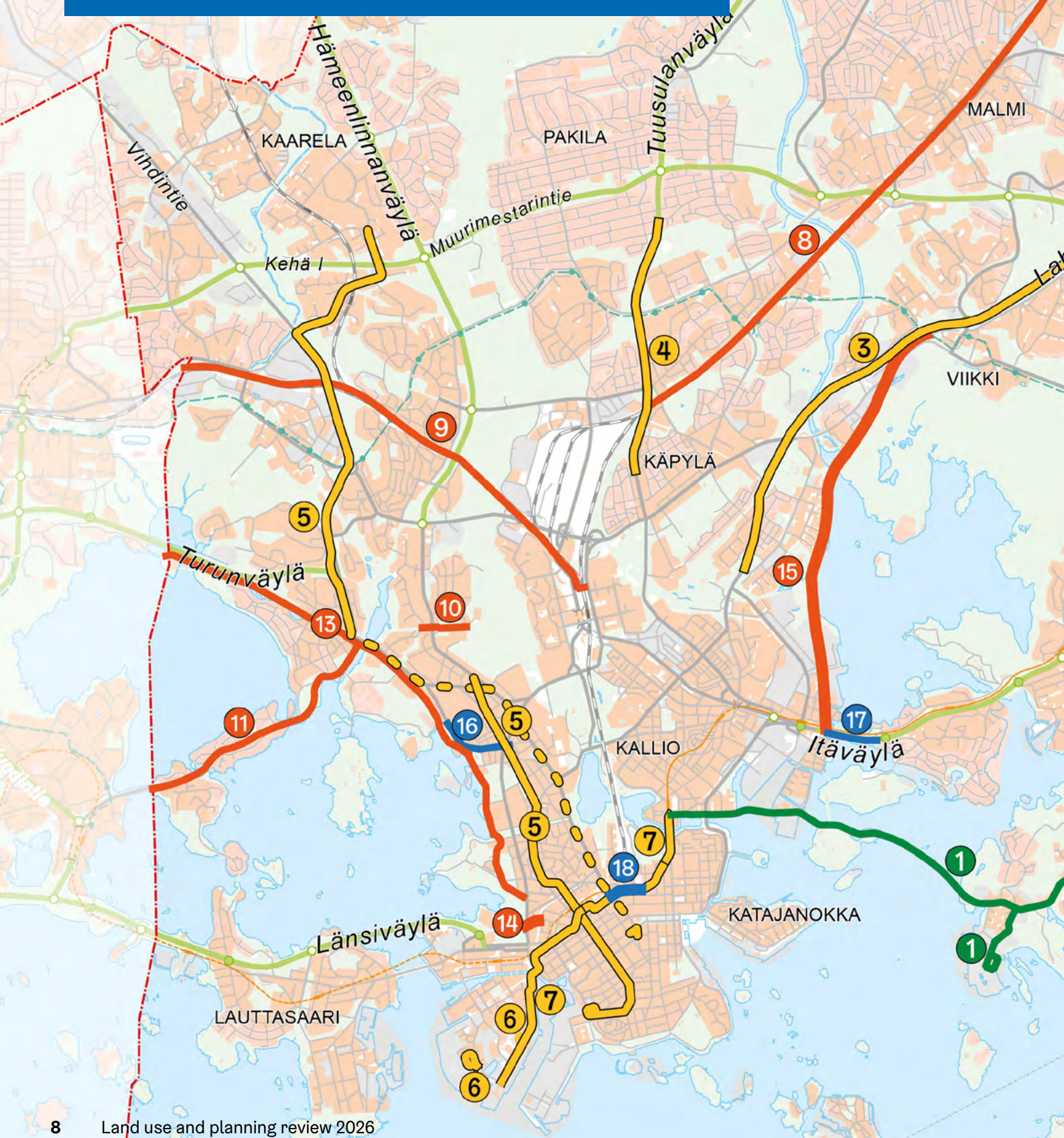
Big data refers to large data sets that are analysed with the help of artificial intelligence, for example. Big data and digital footprints on the use of Helsinki's green spaces have been collected from social media, sports apps, telecommunications operators and online services, among others. The data has helped to identify e.g. differences in the use of the areas at different times of the year.

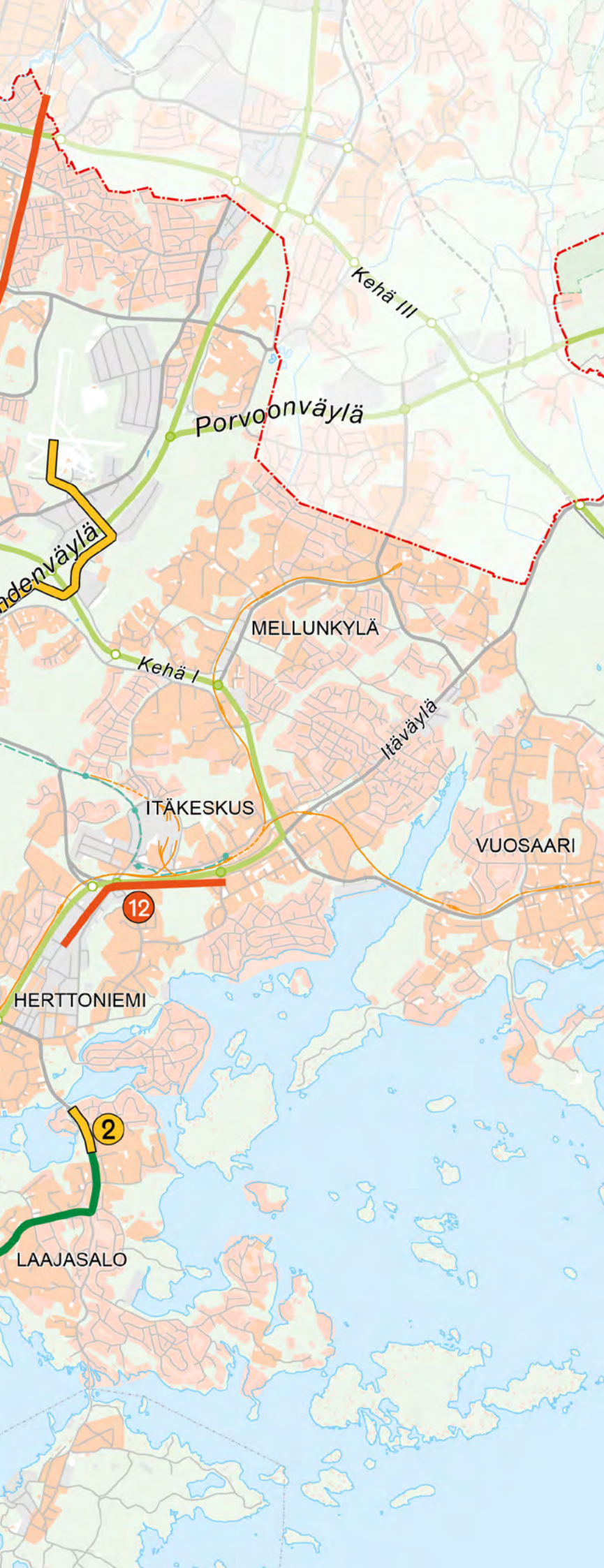
Research into digital footprints has suggested that the most popular green spaces in Helsinki are the parks near the city centre, Central Park and the shorelines. Popular year-round destinations include Töölönlahti and Central Park. In the summer season, Mustikkamaa, public beaches and archipelago destinations become more popular.

Research data and a survey of residents have revealed differences in preferences between tourists and local residents. The green spaces of the city centre and West Helsinki are the most familiar to tourists, while Uutela in Vuosaari is one of the most important destinations for residents.

Data on residents' habits and preferences can be of great help to green space planners. The most reliable overall picture of green space use is obtained by combining resident surveys, counters, modelling and big data. This makes it possible to more effectively monitor the use of areas and target maintenance where it is most needed.

# Current traffic projects





## Public transport projects in 2026

### 1 Crown Bridges

The Crown Bridges project will link Laajasalo, Korkeasaari and Kalasatama to the inner city with bridges and a tram route. The direct seaside pedestrian and bicycle route connecting Hakaniemi, Nihti, Korkeasaari and Laajasalo is now fully operational following the opening of the Kruunuvuorensilta bridge to pedestrians and cyclists in April 2026.

The tram service on the route is scheduled to begin at the start of 2027. HSL Helsinki Region Transport will provide a separate announcement regarding the start date of the tram service once it has been confirmed. During 2026, finishing work will be carried out on the streets and tram systems in the Crown Bridges project area.

[kruunusillat.fi/en/home](https://kruunusillat.fi/en/home)

### 2 Yliskylänlahti tramway extension

The terminal stop of the tramway being built as part of the Crown Bridges project will be located on Laajasalontie, at the centre of Yliskylä. The City is exploring the option of extending the tramway further north by one stop at a later date to support the development of the Yliskylänlahti detailed plan area.

The extension of the tramway could be implemented simultaneously with the changes to Laajasalontie. The plan is to transform Laajasalontie into a city boulevard all the way to the bridges across Herttoniemensalmi.

### 3 Viikki–Malmi light rail

A light rail line is being planned from Viikki to Malmi to link the areas in Viikki and Malminkenttä to the inner city and centre of Helsinki. The plan is to build connections from Malminkenttä towards Malmi station, Malmi Hospital and Jakomäki. From there, passengers can take the tram to Vantaa.

The general plan for the Viikki–Malmi light rail line was decided on by the City Council in 2025. Project planning is now getting underway for the first phase of the line, which will run from Kumpula through Viikki and Malminkenttä to Malmi Hospital. The goal is to make a decision on the implementation of the first phase of the line in 2027.

The second branch from Malminkenttä to Jakomäki and Vaarala in Vantaa, planned in the general plan, will become topical with the implementation of the northern part of Malminkenttä.

### 4 Mäkelänkatu boulevard city light rail

The City is planning to transform Tuusulanväylä and its surroundings into a boulevard city in a section of approximately three kilometres. This means that the City will convert the current motorway into a street and build new residential areas and workplaces along it. Construction could begin in the 2030s, starting in the southern parts of the area.

The design of the new Mäkelänkatu will include space for cars, light rail, buses, pedestrians and cyclists. Once the overhaul is complete, Mäkelänkatu will continue from the northern part of Käpylä to the southern part of Pakila. The new street section could be fully operational in the 2040s.

Käpylä station will feature good transfer connections between the tramway, local trains and buses. Good transfer connections with line number 15 are also planned for the Käskeynhaltijantie junction. The Pohjois-Pasila tramway from Ilmala to Käpylä station will be examined in connection with other planning for the area.

### 5 West-Helsinki Light Rail

The new light rail line number 14 from the city centre to Kannelmäki through Munkkiniemi, Haaga and Lassila will be constructed in western Helsinki. The line will connect transport hubs, residential and workplace areas and different city districts to each other and form the backbone of the Western Boulevard City's public transport. Valimo station will become a transfer hub for buses, light rail and commuter train transport.

New tram network sections in the inner city on Fredrikinkatu and Topeliuksenkatu, alongside the light rail line, will be built to complement the inner-city rail transport network. This will allow the area's bus transport to be replaced with functioning, comfortable and accessible rail transport.

Street construction on the first sections will begin in 2026, and the sections will be built in phases by 2030. The new light rail line will begin operating in the early 2030s.



## 6 Jätkäsaari tram lines

The Jätkäsaari tramway network is complete, save for one turning point. The construction of the Bunker turning point has been delayed, and the site's completion is dependent on the Bunker's demolition and redevelopment schedule. The current estimate is that the turning point will be completed by 2030. Once the turning point is complete, tram line 8 can be extended to West Terminal, where it will provide a connection to Ruoholahti metro station, Töölö, Kallio and Arabianranta, among other destinations.

## 7 West Harbour light rail

The Crown Bridges project has built a light rail route between Laajasalo and Hakaniemi. According to HSL Helsinki Region Transport's route plan, the Laajasalo–Hakaniemi light rail will be extended to West Harbour at a later stage.

The West Harbour light rail involves developing the existing tramway route to make it suitable for light rail traffic. The new route will run from Hakaniemi to West Harbour via Kaivokatu

and Kamppi. The City Council approved the general plan for the project in 2025, and a decision on its implementation will be prepared during 2026.

Construction will take place in phases. The construction work has been coordinated with the renovations of Kaivokatu and Asematunneli. As things stand, construction is expected to begin in 2027 with preparatory work. The aim is to complete the connection in the early 2030s.

At the same time, plans are also underway for a northern entrance to the University of Helsinki metro station, which would be located around the junction of Kaisaniemenkatu, Unioninkatu and Liisankatu. A decision on the implementation of this entrance will also be prepared during 2026. It could be implemented concurrently with the work on the West Harbour light rail line.

## Evolving Baana network

Baanas are direct, high-quality cycling routes that allow cyclists to pedal at a steady speed. Once finished, the Baana network will form a regional network of cycling lanes covering 140 kilometres. The Baana routes are designed and built one section at a time.

## 8 Northern Baana

A general plan for Northern Baana has been approved, and implementation planning and construction are moving forward based on this plan. Construction of the section between Käpylä station and Tulvaniitynpolku will begin this year.

The section between the Vantaa River and Tapanila station is in the planning stage. Construction is scheduled to begin in 2027 on the section between the Vantaa River and Ruotutorpankuja.

## 9 Pitäjänmäenbaana

The general plan for Pitäjänmäenbaana was approved in 2025. The route runs from Pasila to the border of Espoo along the railway tracks. The implementation and the detailed planning that precedes it will proceed section by section. Street and park planning for the first sections is expected to begin in 2026–2027.

The West-Helsinki Light Rail will connect districts along its route. Kaupintie in Haaga might look like this in the future. © Voima Graphics



## 10 Pasilanbaana in Länsi-Pasila, Central Park–Esterinportti

Plans are underway to build the missing section of Pasilanbaana in Länsi-Pasila, from Esterinportti westwards to Palkkatilankatu. Central Park is not part of the planning area. The general planning for the project was completed in 2025. Street planning is expected to begin in 2026, with implementation currently scheduled for 2027.

## 11 Kuusisaarenbaana

The project plan for Kuusisaarenbaana was approved in the spring of 2026. The Baana route will run from Ramsaynranta in Munkkiniemi to Lehtisaari on the Espoo border. Implementation planning will begin in 2027, with construction likely to take place in 2028–2029.

## 12 Eastern Baana (Valurinkatu–Marjaniementie)

Eastern Baana's general planning for the section between Valurinkatu and Marjaniementie was completed in 2023. The route through the Herttoniemi business area follows Itäväylä. The street plans were approved

in early 2026. Construction is scheduled for 2027–2028.

Additionally, the section of Eastern Baana in the centre of Herttoniemi (Hiitomäentie–Hihtäjantie) will be improved in the summer of 2026 through minor construction work. A more extensive upgrade is being planned in connection with the Herttoniemi public transport terminal. Its implementation could start in 2028.

## 13 Munkkiniemenbaana

Munkkiniemenbaana will be a roughly six-kilometre main route for bicycle traffic from Mechelininkatu towards Tarvo. The general plan was approved in 2024, with the exception of the section between Humallahti and Missisipinraitti. Its plan will be refined and submitted for decision-making in the autumn of 2026. More detailed planning of the section will begin once the general plan has been completed.

The West-Helsinki Light Rail project of the Infrastructure Programme Helsinki alliance is advancing street planning for the approved sections of the general plan between Mechelininkatu and Linnankoskenkatu. The goal is to bring the street plans to the decision-making stage during the spring of 2027.

## 14 Baana connection under the former Maria Hospital (Mariantunneli)

A tunnel for pedestrians and cyclists is being planned to run underneath the former hospital area of Maria. Its length would be approximately 200 metres. The finished tunnel will connect the Western Baana from Lapinlahdentie to the Baana that runs to the east of the former hospital area.

An indicative location has been marked for the tunnel in the detailed plan for the area. The general plan for the Mariantunneli tunnel was prepared in 2024. The Urban Environment Committee approved the plan in early 2025.

More detailed planning will start in 2027.

## 15 Arabianbaana

The project plan for Arabianbaana is has been developed for the section between Hermannin Rantatie and Katariina Saksilaisen katu, extending into the Toukola and Arabianranta shoreline park. The column wall supporting the park's structures needs repair, and it will be repaired during the construction of the Baana.

According to the preliminary schedule, the park's renovation and the construction of the Baana could start in 2029.



## Other current plans

### 16 Linnankoskenkatu (Merikannontie– Nordenskiöldinaukio)

A new street plan for Linnankoskenkatu was approved in October 2025. One-way bike routes will be constructed on the street. Pedestrian and cycling arrangements will be improved at the junction of Merikannontie and Linnankoskenkatu. New continuous footpaths and crossing and junction arrangements will be implemented on Linnankoskenkatu to improve the conditions for pedestrians.

Construction of the streets will begin in June 2026, carried out by the West-Helsinki Light Rail alliance. In addition to the traffic arrangements, the Linnankoskenkatu renovation project will involve renewing some of the municipal infrastructure and the construction of a storm sewer designed to handle floodwaters, among other things.

### 17 Kulosaari bridge

Some damage has been detected in the foundations of the Kulosaari bridge, which is why the City is planning to rebuild it. The general plan for the rebuilding has been completed, and the street plan was approved in 2024. Detailed construction planning for the bridge is underway and will be completed in 2026. The condition of the bridge is being monitored.

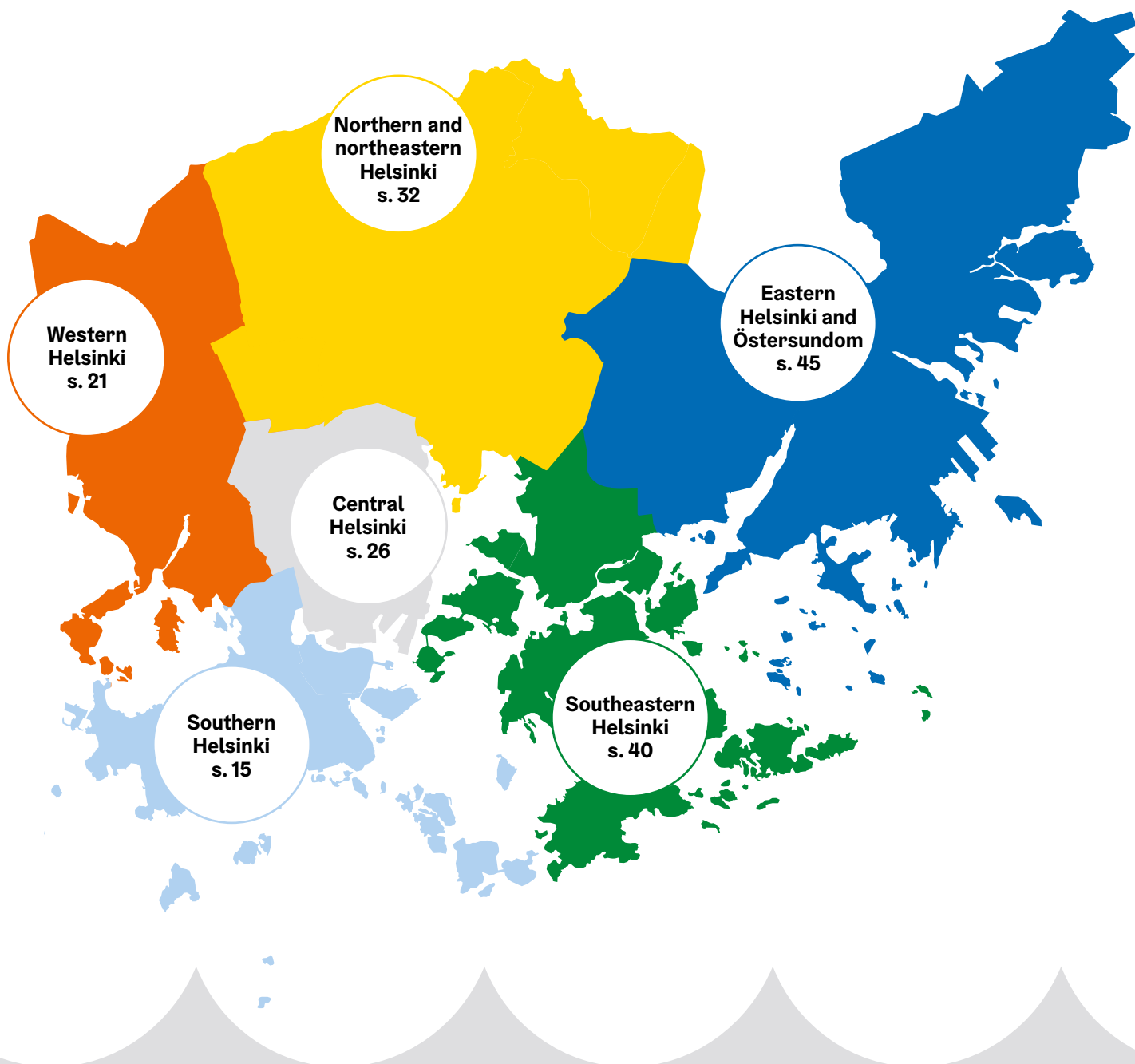
Construction of the new bridge will begin once the Junatie metro bridge is completed and the metro is back in service. The Junatie metro bridge between Kalasatama and Sörnäinen will be renewed in 2026–2028.

### 18 Kaivokatu

The surroundings of the Central Railway Station and changes to Kaivokatu will be planned over the course of 2026. Street and construction plans based on the new detailed plan will be drawn up for Kaivokatu. In addition to this, a project plan for the West Harbour light rail line will be drawn up, and more detailed street and construction planning related to this will begin.

Humallahdensilta bridge is part of the Munkkiniemenbaana cycling and pedestrian route. The bridge could look like this when viewed from the sea. © Studio Puisto





# 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

### 1. Suomenlinna Sea Fortress

Suomenlinna Sea Fortress is a living city district, a UNESCO World Heritage Site and an area protected by the Act on the Protection of the Built Heritage. There is currently no local detailed plan for Suomenlinna. The detailed plan being drawn up for Suomenlinna will preserve the current use of the area. The plan will also strengthen the protection of the area.

Next step: revised local detailed plan proposal

## Punavuori, Kamppi and Etu-Töölö

### 2. Hietalahdenranta

The City is planning new construction and renovations to outdoor spaces in the Hietalahdenranta area. The objective is to develop the area as a hub of business premises and services, and as a pleasant pedestrian environment.

The planning is based on a development reservation granted to HGR Property Partners.

Under the plan, the new buildings will be located on the southeast side of Hietalahdenallas. A cycling and walking route, as well as recreational spots, are being planned for the seashore.

Next step: local detailed plan proposal

### 3. Punavuori's old local detailed plans to be updated

The City is updating the old detailed plans for Punavuori. Some blocks in Eira and West Harbour are also included in the planning. The goal is to update the plans to reflect the actual built environment. The work will also include an assessment of which buildings and public spaces in the area should be protected.

The updating of the plans does not apply to projects involving new construction. Construction that deviates from current plans still requires a separate plan amendment or deviation decision.

Next step: local detailed plan proposal

## Taka-Töölö

### 4. Kivelä Hospital

The City is planning to renovate the Kivelä Hospital area and convert most of it to residential use, as a large part of the hospital services will be relocated elsewhere in the coming years. The plan is to infill the sparsely built-up hospital area, and the City is seeking new uses for the existing buildings in the area.

The area may also include business premises, and some of the existing buildings will continue to be used for City services.

The precious gardens in the hospital area are set to be restored. The City will seek to preserve some of the wooded rocky areas as open parks and as part of courtyards.

Next step: local detailed plan proposal

(9.) The building in Vattuniemenranta will be converted to residential use. View from the sea. © LArkkitehdit Oy



### 5. Rowing Stadium and Toivo Kuulan puisto

The plan is to develop the Rowing Stadium, its administrative building and the surrounding area for maritime recreational, cultural and commercial activities. The buildings of the Rowing Stadium are to be sold. The City will hold a concept competition for their sale and development.

A seaside trail open to everyone will be created in the area. Toivo Kuulan puisto will remain a park. The Rowing Club will also continue to operate in the area.

Next step: detailed planning begins

### 6. Töölö Office Building

The Töölö Office Building, located on the edge of Nordenskiöldinaukio Square, is currently underutilised, and the City is planning to sell it. The new detailed plan allows for the building to be raised and renovated, primarily for residential use. The ground floor will remain in commercial use.

The aim is to keep the existing building frame as part of the renovated building. The building is planned to be raised by two storeys so that its new height matches that of the surrounding residential buildings. The renovation must be of high architectural quality and in harmony with the surroundings.

Next step: detailed planning begins

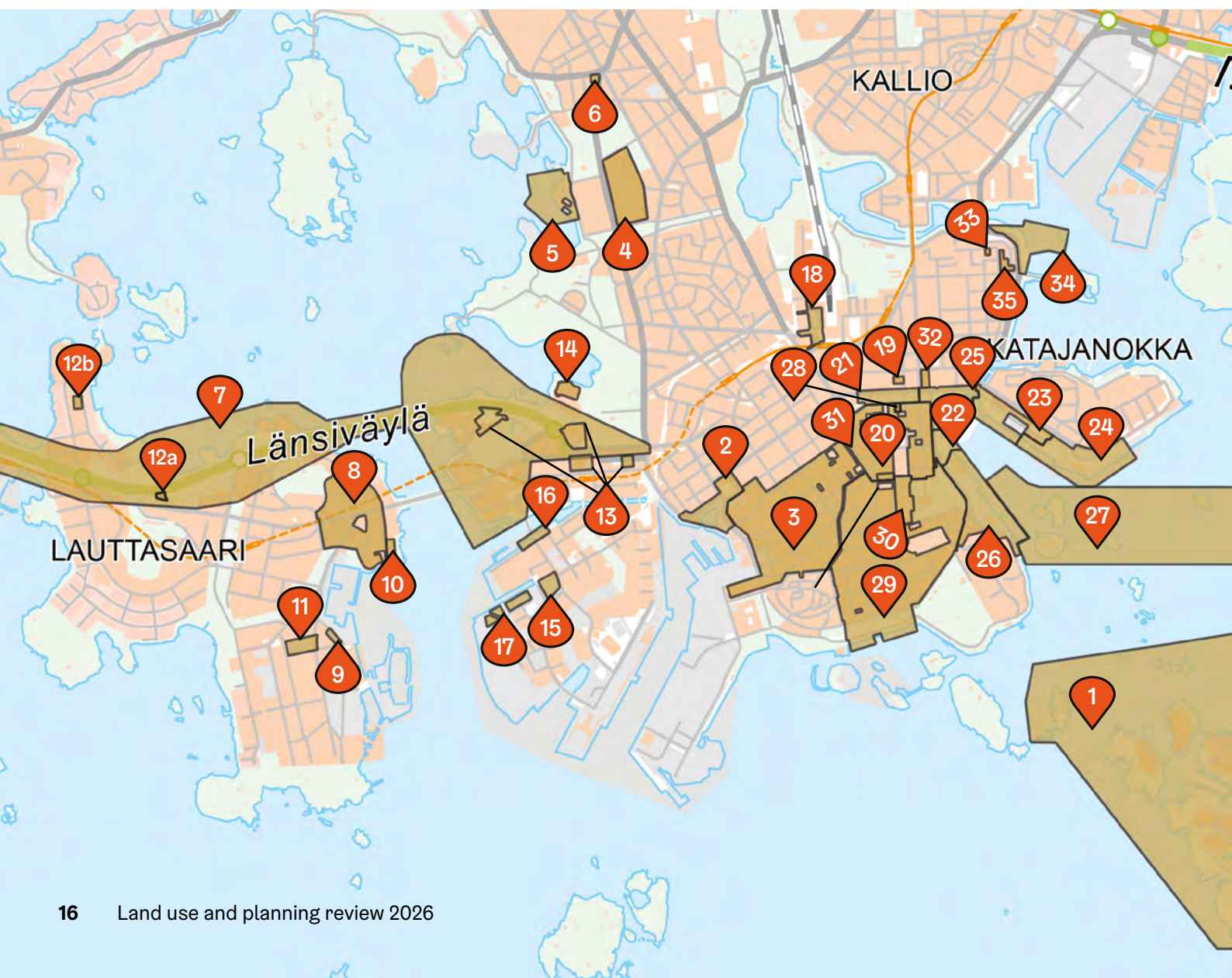
### Lauttasaari

#### 7. Component master plan for the Länsiväylä area

The component master planning for the Länsiväylä area is currently on hold. Planning will continue once other plans, studies and decision-making on issues such as the harbour tunnel, Koivusaari and Länsiväylä have progressed.

#### 8. Northeastern Lauttasaari

Several old detailed plans and a building prohibition are in force in the northeastern part of Lauttasaari. The goal of the plan amendment is to update the detailed plan and protect existing buildings.



The need to preserve buildings is assessed based on their value in terms of the cityscape, architecture and cultural history. Opportunities for some additional construction are also being explored in the plan amendment area.

Next step: local detailed plan proposal

### 9. Vattuniemenranta 2

Plans are underway in Vattuniemi to convert a commercial building into a block of flats. The current building was completed in the 1950s and is part of the oldest building stock in Vattuniemi. The building will be protected through zoning. The planning process was initiated based on an application by the landowner.

Next step: revised plan proposal

### 10. Pohjoiskaari 1–3

The current service home, located on land leased from the City, is scheduled for demolition. The plan is to replace it with a larger service home that meets the area's current needs for service housing.

Next step: detailed planning begins

### 11. Kivaidankatu 2

Activities at the former Helsinki Wool Spinning Mill, located in Vattuniemi, have changed over the decades. The industrial building is currently used as business premises. The detailed plan for the block is to be updated to reflect its current use. The old spinning mill building will be protected.

The planning process will also include an assessment of whether the parking and traffic arrangements for the block and the surrounding streets need to be updated. The aim is to improve the pedestrian environment in the block. The yard's functions will also be examined.

Next step: detailed planning begins

### 12 a. Lauttasaari Voluntary Fire Brigade

A new fire station for the Lauttasaari Voluntary Fire Brigade is being planned for the junction of Lauttasaarentie and Lahnalahdentie. The building and its surrounding grounds will be located primarily on the site of the current car park. However, some parking spaces will remain. The project will significantly improve rescue safety in Lauttasaari.

Next step: detailed planning begins

### 12 b. Luoteisväylä 30

In Katajajarju, the plan is to increase a residential apartment building by one floor. The house now has five floors.

The aim of the plan solution is to enable moderate complementary construction of the plot. The planning is based on the design principles of Katajajarju.

Next step: local detailed plan proposal

## West Harbour: Jätkäsaari, Ruoholahti and Lapinlahti

### 13. Itämerenkatu and Lepakonaukio

High-rise construction of business premises is being planned for Itämerentori and Lepakonaukio squares and the address Itämerenkatu 5. The objective of the plans is to increase jobs and services near the Ruoholahti metro station. The planning process was initiated by three property companies operating in the area.



(10.) A larger service home is planned along Pohjoiskaari.



(12.) A new fire station is being planned for the Lauttasaari Voluntary Fire Brigade. © Verstas Architects

Next step: revised local detailed plan proposal

#### 14. Lapinlahti Hospital

The City is planning a renovation of the Lapinlahti Hospital buildings and considering their future use. In connection with the planning, the intention is to amend the local detailed plan, because in the current plan, the premises are assigned to activities in the social services and health care sector. The plan amendment does not apply to the hospital's park areas.

Next step: detailed planning begins

#### 15. Jätkäsaari central block

A grocery shop and business premises are being planned for the central block of Jätkäsaari. A building complex is being planned for the block, featuring towers of 24, 18 and 16 storeys. They are also estimated to provide housing for over 800 residents.

Next step: local detailed plan proposal

#### 16. Saukonpaadenranta

Two office buildings suitable for corporate headquarters are planned for both sides of Crusell Bridge in Saukonpaadenranta. The ground floor of the buildings will house spaces open to the public. The seaside trail will remain unchanged.

Next step: local detailed plan proposal

#### 17. Saukonlaituri north: blocks 20059, 20060 and 20061

The detailed plan for the blocks on the northern shore of Saukonlaituri in Jätkäsaari is being updated to better reflect today's objectives. The blocks will remain in residential use. Access routes and feasibility will be improved.

Next step: detailed planning begins

### Kluuvi

#### 18. Elielinaukio and Asema-aukio

An office building is being planned for Elielinaukio Square, next to

Helsinki Central Railway Station. Currently, the site is used as a bus platform area. The bus stops are to be moved to Kamppi.

Asema-aukio Square is located in front of the future office building. The square and its traffic arrangements will be improved. The aim is also to develop the area's underground connections.

Next step: revised local detailed plan proposal

#### 19. Pörssitalo

The detailed plan allows for the building to be raised by two storeys. Additionally, the building's protection marking will be updated. The elements to be protected include the building's facades, as well as the glass-roofed courtyard, stairwells, banquet halls and original interior design.

Any additional construction will be coordinated with the protection values. The ground floor facing the street will be reserved for retail and service spaces.

Next step: revised local detailed plan proposal

## **Kaartinkaupunki, Katajanokka and Kaivopuisto**

### **20. Updating of Kaartinkaupunki's old detailed plans**

The City is updating the old detailed plans for Kaartinkaupunki. The goal is to update the plans so that they reflect the actual built environment. The work will also include an assessment of which buildings and public spaces in the area should be protected.

The updating of the plans does not apply to projects involving new construction. Construction that deviates from current plans still requires a separate plan amendment or deviation decision.

Next step: local detailed plan proposal

### **21. The Esplanadi streets**

The City is updating the detailed plan for the Esplanadi area. The current plan dates back to 1836. The boulevard, which is of great value in terms of cultural history, will remain largely unchanged, as will the parks. The new plan will define which buildings and public areas will be protected.

The new plan will also take into account the broader development of Helsinki's city centre. As car traffic on Kaivokatu decreases, the Esplanadi streets are intended to serve as one of the area's main thoroughfares for car traffic. The number of traffic lanes on the Esplanadi streets is to remain as it is.

Next step: local detailed plan proposal

### **22. Market Square**

The appearance and functionality of the historically valuable Market Square will be improved. The goal is to make getting around the area easier, especially for pedestrians.

The upcoming renovation will also include an upgrade of the square's technical systems.

The Market Square will remain Helsinki's central hub for market trade, archipelago transport and city life. The plan is to protect the building of the Old Market Hall.

Next step: local detailed plan proposal

### **23. Eastern part of South Harbour**

The plan is to develop the waterfront areas of Katajanokka so that they are pleasant to walk along and form a seamless part of the Helsinki city centre. Plans are underway to create a more attractive seaside trail and a lush park boulevard in the area.

A permanent location will be planned for the existing sea pool. Connections to the passenger port will also be developed.

Next step: detailed planning begins

### **24. Katajanokka Harbour**

The plan is to concentrate Helsinki's cruise ferry services in West Harbour and Katajanokka. The goal of the detailed plan amendment is to adapt the Katajanokka Harbour area to changing needs.

The plan is that in the future, the harbour area will be bordered on the east by the extension of Puolipäivänkatu. The aim is to expand the existing terminal building and make the traffic arrangements in the area clearer.

Next step: detailed planning begins

### **25. Architecture and Design Museum**

The Architecture and Design Museum was the subject of a design competition, the winner of which was announced in autumn 2025. The planning and design of the area and the museum will

continue based on the winning proposal. The aim is to create a museum of international prominence in Finland, as well as a maritime event plaza. They will be located along the seaside trail that will open to the public.

Next step: detailed plan enters into force

### **26. Makasiiniranta and Olympiaranta**

The City is developing Makasiiniranta into a pleasant public space. Hotel, office and commercial premises are being planned for the area. Currently, the area is mainly used for the port terminal and parking.

The area can be developed once port operations are relocated. The plan for the future is to concentrate regular cruise ferry services in West Harbour and Katajanokka. Olympiaranta will continue to accommodate visiting cruise ships.

Next step: detailed plan enters into force

### **27. South Harbour islands**

The City will draw up the first local detailed plan for Valkosaari, Luoto, Ryssänsaari and Katajanokanluoto. The plan is to protect the majority of the old buildings and their surroundings. There are plans for piers, breakwaters and new buildings for recreation, boating and competitive sailing.

Next step: revised local detailed plan proposal

### **28. Eteläesplanadi 10**

The high-value property at Eteläesplanadi 10, completed in 1910, is being renovated into business premises. The building has previously housed a government ministry, an Alko off-licence and a cinema.

The plan amendment will change the intended use of the

block from a block for general administrative buildings to a block for commercial activities. The utility room on the roof of the building will be replaced by a rooftop level.

Next step: local detailed plan proposal

## Eira and Ullanlinna

### 29. Ullanlinna's old detailed plans to be updated

The City is updating the old detailed plans for Ullanlinna. The goal is to update the plans so that they reflect the actual built environment. The work will also include an assessment of which buildings and public spaces in the area should be protected.

The updating of the plans does not apply to projects involving new construction. Construction that deviates from current plans still requires a separate plan amendment or deviation decision.

Next step: local detailed plan proposal

### 30. Kirurgi, Maneesi and Pöllölä blocks

The state plans to divest itself of the buildings housing the Architecture and Design Museum, as well as Kaartin maneesi. The Hospital District of Helsinki and Uusimaa is giving up the Helsinki Surgical Hospital. A new use is being planned for the properties, and a new detailed plan is therefore being drawn up for the area.

It is not yet known what the buildings will be used for. Some of the buildings may be converted into housing. The buildings could also be suitable for business premises and cultural venues.

Traffic arrangements can be changed to meet new needs. Walking connections to Tähtitorninvuori Park will be improved.

Next step: detailed planning begins

## Kruunuhaka

### 31. Kruunuhaka's old detailed plans to be updated

The City is updating the old detailed plans for Kruunuhaka. The goal is to update the plans so that they reflect the actual built environment. The work will also include an assessment of which buildings and public spaces in the area should be protected.

The updating of the plans does not apply to projects involving new construction. Construction that deviates from current plans still requires a separate plan amendment or deviation decision.

Next step: local detailed plan proposal

### 32. Sarvikuono block

The Sarvikuono block, located between Senate Square and Market Square, will be converted into a block of business and office buildings. At present, it is a block of administrative and office buildings. The ground floor facing the street will be reserved for business, retail and service premises. The work will also involve revising the protection regulations for the buildings.

Next step: local detailed plan proposal

### 33. Meritullinkatu 33

The City is planning a change of purpose for the property at

the corner of Meritullinkatu and Kristianinkatu. The four-storey building and its attic are to be converted primarily for residential use.

The building has previously served as a school and as an office for theatre organisations, among other things.

The lower building located in the courtyard is also planned for residential use. The basements and ground floors of the buildings will house business premises.

Next step: revised local detailed plan proposal

### 34. Kotisatama in Pohjoisranta

An expansion of the port area is being planned for the northeastern part of Kruunuhaka. Quays and buildings are being planned for the port area to be used for maritime services.

The area is intended to serve as the home port for scheduled commercial boat services. A new seaside trail and recreation area are being planned for the waterfront. A floating café or sauna could also be set up in the area.

Next step: local detailed plan proposal

### 35. Liisankatu 1

A new use is being planned for the former Military Museum. The new detailed plan will allow the building to be used as business premises. There are plans to potentially include premises for a grocery shop on the ground floor. The building's protection markings will be updated to reflect current markings.

Next step: local detailed plan proposal

# Western Helsinki

## Kaarela

### 36. Keltaperhosenpolku

In the western part of Honkasuo, there are undeveloped blocks for detached, semi-detached and terraced houses. The current detailed plan will be amended in relation to these areas. A larger part of the current forest area is planned to be connected to Honkasuonpuisto Park.

Next step: local detailed plan proposal

### 38. Central part of Malminkartano

Housing, ground-floor commercial premises and a daycare centre are being planned for the north side of Malminkartanontie. The location is near Malminkartano railway station.

A significant part of the Kartanonmetsä forest is to be preserved. Most of the currently unplanned areas will be planned as parks or recreational areas. At the same time, the development options for outdoor trails in the

Kartanonmetsä area will be explored.

Malminkartanontie and the station area will be made more pleasant. Plans are also being made to determine the route of the new Myyrmäenbaana cycle path in the north–south direction.

Next step: local detailed plan proposal

### 39. Laulukuja area, Kannelmäki

New blocks of flats are being planned north of the Kaari shopping centre. The plan is to demolish existing buildings on that site.

A new parking facility is also being planned for the junction of Laulukuja and Kantelettarentie. Its ground floor would house commercial premises.

Next step: local detailed plan proposal

### 40. Halsuantie 2

Residential construction is being planned for the plot at the corner of Pelimannintie and Kantelettarentie. Commercial

premises are also being planned for the street level of the buildings.

Next step: detailed planning begins

### 41. Kehruutie 6

Service housing for older people is being planned for the address Kehruutie 6. The planning area is located north of Malminkartano railway station, between Kehruutie and the Ring Rail Line. The area around the plot has been built on, but the plot itself has so far remained undeveloped.

Next step: revised local detailed plan proposal

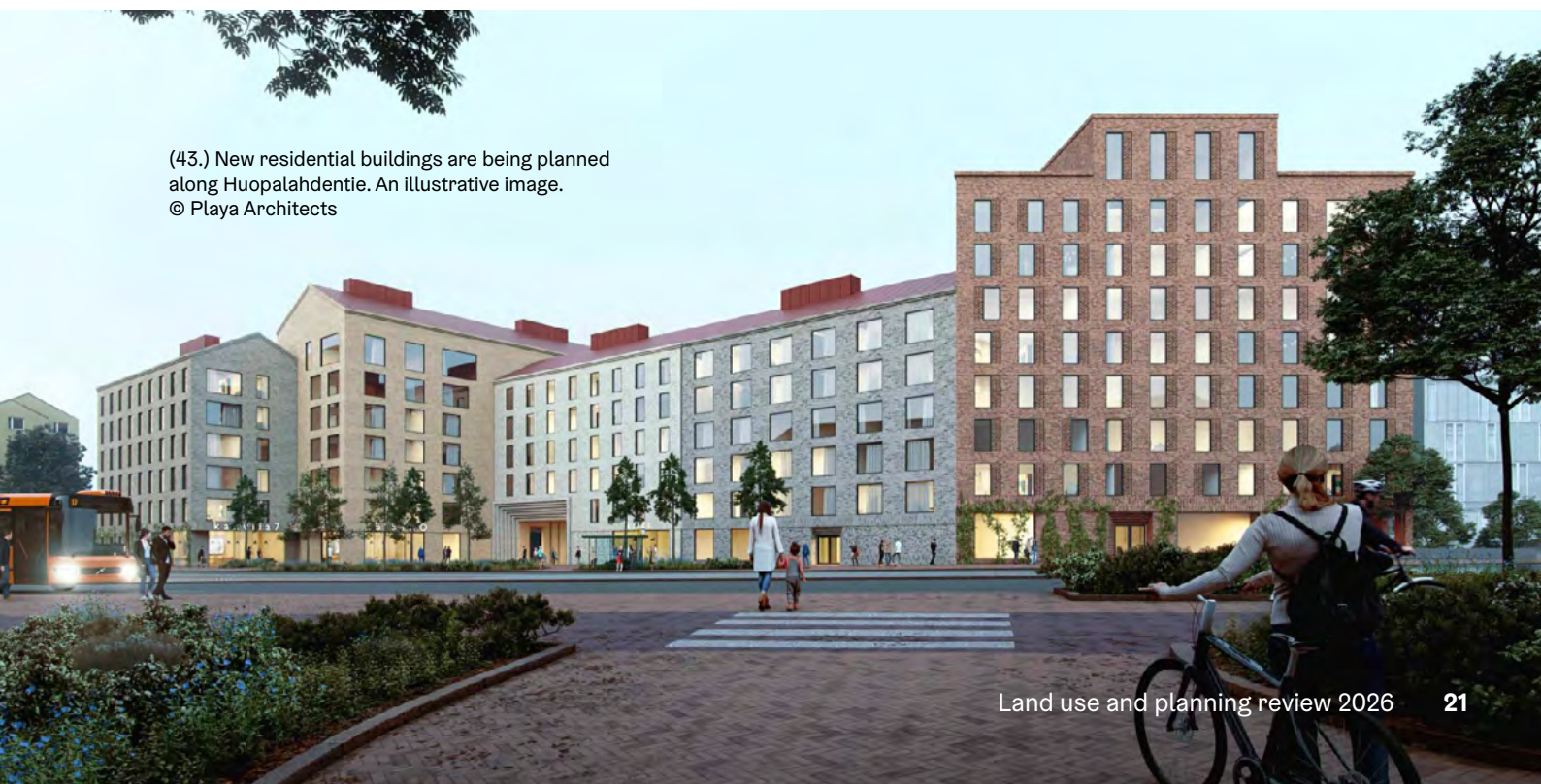
## Konala

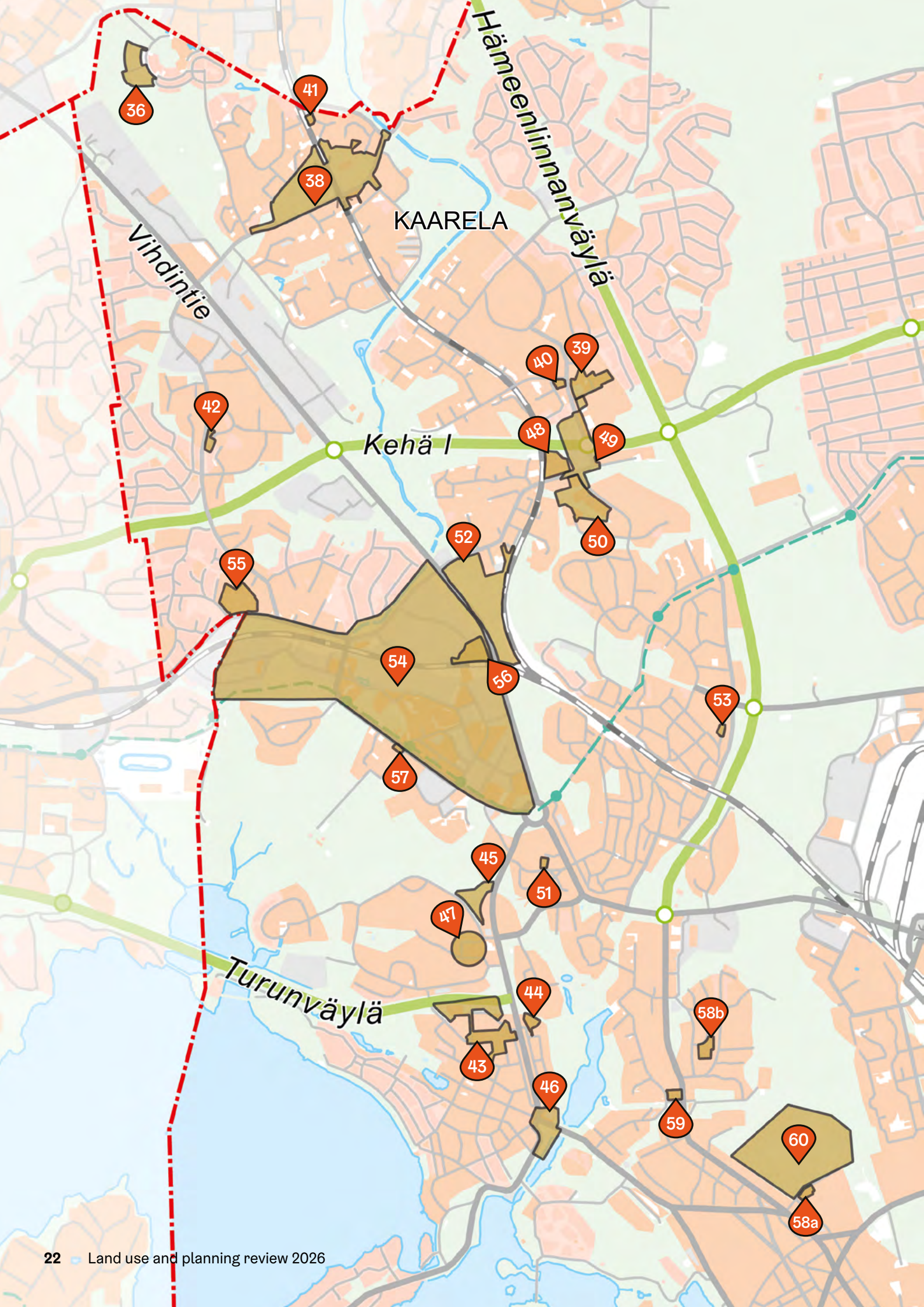
### 42. Tähkätie 6 and 8

The City is planning two new blocks of flats at Tähkätie 6 and 8. The plan is to demolish the existing residential buildings. The new buildings would be five floors in height.

The plan is to incorporate the section of the Tähkätie street

(43.) New residential buildings are being planned along Huopalahdentie. An illustrative image. © Playa Architects





KAARELA

Vihdintie

Hämeenlinnanväylä

Kehä I

Turunväylä

area adjacent to the plots into the residential block. A car park is planned for the northern part of the plot, near Tähkäpolku. Another goal is to simplify traffic arrangements on Tähkätie near Konalantie.

Next step: local detailed plan proposal

## Munkkiniemi

### 43. The Kivitorppa area and the Turunväylä block of business premises

The alignment of Huopalahdentie and the interchange area of Turunväylä will be changed in line with the previously prepared plans. Construction work is currently underway. The Tietokuja area of business premises can be expanded to the north when the location of the Turunväylä interchange changes.

To the south of the existing office buildings lies Kivitorpanpuisto Park. It will be developed as a diverse environment for play, exercise, relaxation and learning. The western field of the park will be returned to physical activity use.

New residential buildings are being planned along Huopalahdentie, on the eastern edge of Kivitorpanpuisto. They will form a natural continuation to the existing street environment of Huopalahdentie.

Next step: revised local detailed plan proposal

### 44. Rakuunantie 17

An eight-storey single-stairwell building will be added to the residential plot in Vanha Munkkiniemi. The new building will be designed to blend in with the surrounding buildings and environment. The parking spaces on the eastern edge of the plot will be rearranged.

Next step: revised local detailed plan proposal

### 45. Eastern side of Ulvilantie

In Munkkivuori, residential development is being planned between Ulvilantie and the Huudi office hotel. The construction will be designed to blend in with the existing buildings along Ulvilantie and the adjacent forest area. For parking, a multi-storey car park is being looked into. The outdoor trail between Ulvilantie and the Tali Bowling Alley will be moved slightly further north.

Next step: detailed planning begins

### 46. Munkkiniemenaukio

The plan project involves developing the public space and traffic arrangements at Munkkiniemenaukio Square. The treatment of the coastal zone and the possibilities for urban infill are also being explored. The new section of the light rail line serving western Helsinki begins at Munkkiniemenaukio.

Next step: detailed planning begins

### 47. Raumantie 3

There are plans for urban infill on the plot of Munkkivuori Church and the parish hall, with new development to be built on the site of the parish hall. The conservation value and future use of the church building will be determined during the preparation of the local detailed plan amendment.

Next step: detailed planning begins

## Haaga

### 48. Kaupintie 3

At Kaupintie 3, new blocks of flats are being planned to replace the existing office buildings. As part of the planning process, a decision will be made on the extent to which the existing buildings will be demolished.

The aim is to maintain the existing parking facility for the most part. The condition and future size of the parking facility are being assessed. The plan amendment does not apply to the green area adjacent to the plot.

Next step: local detailed plan proposal

### 49. The junction of Kaupintie and Kantelettarentie and its surroundings

A light rail line and related traffic arrangements are being planned for the Kaupintie and Kantelettarentie area as part of the implementation of the West-Helsinki Light Rail. The buildings within the planning area will be preserved.

Next step: local detailed plan proposal

### 50. Näyttelijäntie 15–17

New blocks of flats are being planned for the former daycare centre plot at Näyttelijäntie 17 and the nearby green areas. The aim is to present a new, updated participation and assessment plan for the long-running plan amendment by the end of 2026.

Next step: updating the participation and assessment plan

### 51. Vanha viertotie 11

The City is planning to carry out urban infill at Vanha viertotie 11. In the plan, the new residential building is located in the northwestern corner of the plot. The existing block of flats will remain in place.

Next step: detailed planning begins

### 52. Länsi-Haaga 2

New residential blocks and commercial premises are being planned for the east side of Vihdintie. A wooded park area will

(48.) Residential buildings are being planned along Kaupintie to replace existing office buildings. Illustrative visualisation. © L Arkkitehdit Oy



be preserved in the area. The area is located along the future tram line connection of Vihdintie and Kaupintie.

Next step: detailed planning begins

### 53. Pajuniityntie 10

Located in Etelä-Haaga, the plot contains two buildings that have been used as student housing by Haaga-Helia University of Applied Sciences. Plans are in place to repurpose the buildings for normal residential use. The student housing will no longer be needed once Haaga-Helia ceases operations at the Haaga campus.

Next step: revised local detailed plan proposal

## Pitäjänmäki

### 54. Pitäjänmäki component master plan

A component master plan process is getting underway in Pitäjänmäki. The goal of the component master plan is to develop the

existing business area in a way that combines the needs of commercial, industrial and cultural activities while also providing opportunities for housing construction.

Next step: component master planning begins

### 55. Kokkopolku block

The area near the junction of Pitäjänmäentie and Henrikintie is being redeveloped. The plan is to demolish some of the existing buildings. New housing and a courtyard are being planned for the site.

Next step: local detailed plan proposal

### 56. Valimo station area

A major retail and service centre is being planned for the Valimo station area. The area is also being developed as a public transport transfer hub and a residential area.

The plan is for the new centre to include business premises and cultural and leisure services.

The plan is to build housing for approximately 700 residents.

The current Pitäjänmäki substation and the buildings associated with it are to be demolished. Helen Electric Network is currently building a new substation in Pitäjänmäki.

Next step: competitive dialogue process and local detailed plan proposal

### 57. Purotie 1

The plot at the junction of Purotie and Pitäjänmäentie will be converted to residential use. The existing building with business premises may be demolished. A new block of flats could be built in its place. The alternative is to convert the existing building into care housing.

Next step: revised local detailed plan proposal

## Ruskeasuo and Laakso

### 58 a. Lääkärintie 6

The former tuberculosis office building in the Laakso Hospital

area is to be converted into a school. The plan is to demolish part of the building and expand it to accommodate the school's operations.

The school to be located in the building, Sophie Mannerheim School, is a special education school that provides intensive special needs support guidance and instruction, as well as hospital school instruction. The schoolyard is located within the grounds of the historic hospital garden. The preserved parts of the old building and courtyard will be protected.

Next step: local detailed plan proposal

### 58 b. Paraistentie 3

The operations of the Rudolf Steiner schools in Ruskeasuo and Laakso are to be centralised

in Laakso on Lehtikuusentie. The school plot on Paraistentie will be left vacant following the move. New housing is being planned for the plot.

Next step: updating the participation and assessment plan

### 59. Mannerheimintie 160

The City is planning to build housing on the site of the partially vacant block of business premises located along Mannerheimintie. The plot will also retain some commercial premises, such as a grocery shop. During the planning process, the City will examine whether the existing building can be partially preserved.

Next step: detailed planning begins

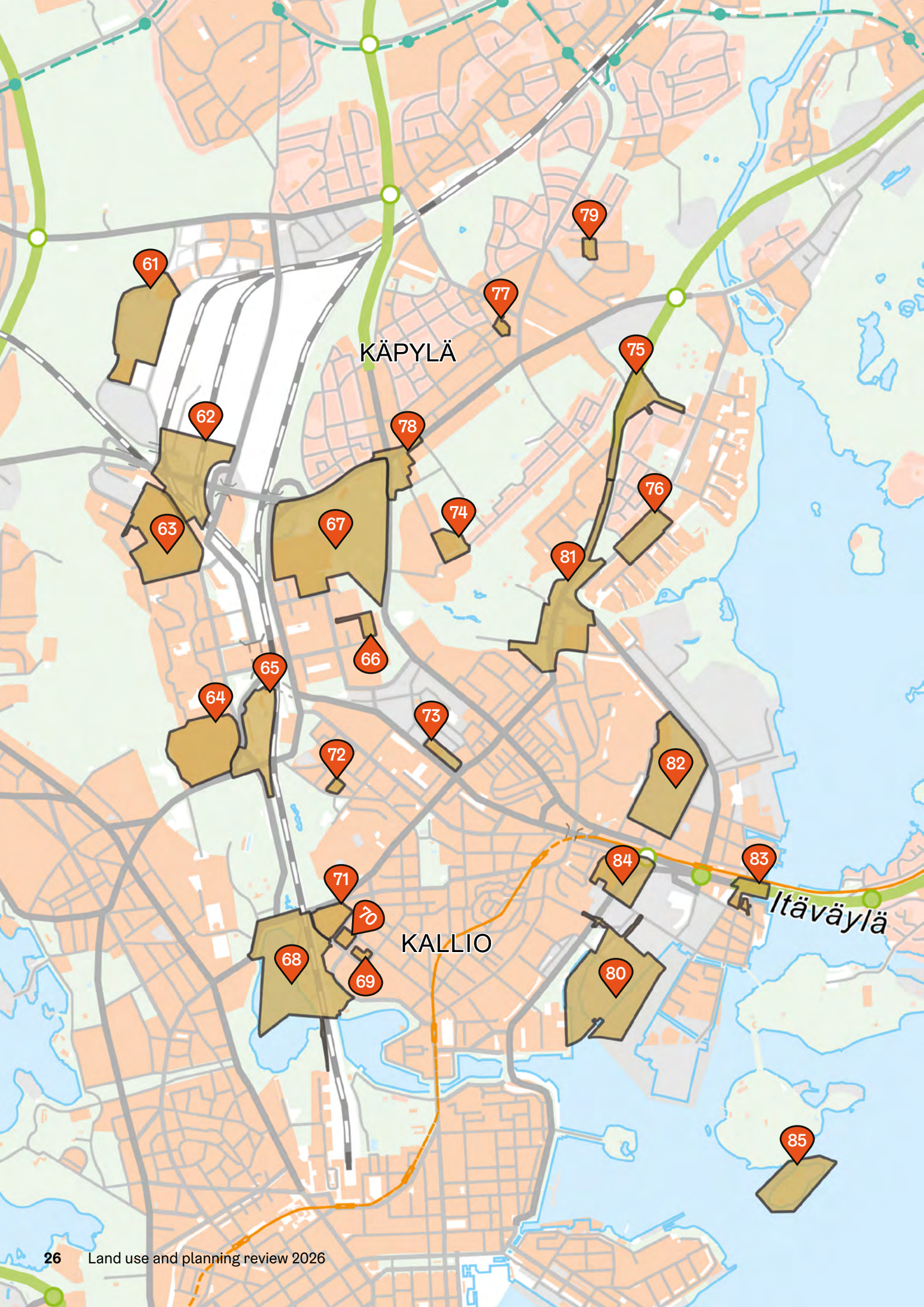
### 60. Laakso nature reserve

A nature reserve is being planned for the Laakso area of Central Park in accordance with the City of Helsinki Nature Conservation Programme. The detailed plan for the area will be updated to meet the needs of the nature reserve.

Next step: detailed planning begins

(55.) Housing and a courtyard are being planned near the junction of Pitäjänmäki and Henrikintie. © Architects Rudanko + Kankkunen





KÄPYLÄ

KALLIO

Itäväylä

# Central Helsinki

## Pasila

### 61. Central Postipuisto

Housing and services for approximately 3,000 residents are being planned for Central Postipuisto. The area connects the areas of Postipuisto and Southern Postipuisto. They are both already under construction.

The two-storey Pasila post sorting centre is currently located in the Central Postipuisto area. The current plan is to demolish it. The area also includes the Posti headquarters building, for which a new use is being planned.

The Kustinpolku pedestrian street will run through the new area. Motor traffic will run along Postiljooninkatu, next to the Ilmala depot. The tram may also run along Postiljooninkatu in the future.

Postintaival, located next to Central Park, will be transformed into a walking and cycling route. A Baana cycle path is also being planned for the area, the exact route of which will be specified during the planning process.

Next step: local detailed plan proposal

(61.) A residential area for approximately 3,000 residents is being planned for Central Postipuisto. © ONE Architects

### 62. Hakamäki

Office buildings are being planned for the area near Ilmala station. The plan also prepares for a new tramway to Pohjois-Pasila along Televisiokatu. The starting points will be adapted to the land-use development of the Ilmala depot area. The aim is to present a new, updated participation and assessment plan for the long-running plan amendment.

Next step: detailed planning begins

### 63. Yleisradio area

In the future, the Yleisradio area can be developed to be more diverse than it is today. The aim of the planning is to change the character of the area to make it more open. The area may see an increase in jobs, services and housing.

The Linkkitorni and Iso Paja buildings are to be designated as protected, while the Yle studio building's protected status is to be revoked. The connections traversing the area will be improved and a park will be designed for the centre of the area.

Next step: local detailed plan proposal

### 64. Aurora Hospital

The detailed plan for the Aurora Hospital block will be amended. New development will take place in the northern part of the area, which was previously used for health and social services.

New blocks of flats and an expansion of the hospital are being planned along Palkkatilankatu. The old landscape of the pavilion hospital area will be protected.

The versatile use of the old buildings will be facilitated within the limits of what is feasible. The value and conservation needs of the modern architectural heritage will be reviewed. The demolition of two buildings and one wing is under consideration. Demolition would make way for new construction.

More trees will be planted to increase canopy cover and improve travel routes for Siberian flying squirrels. The pedestrian routes in Länsi-Pasila will be expanded.

Next step: local detailed plan proposal



### 65. Veturitallinpiha

Veturitallinpiha is located in the heart of Keski-Pasila, where the number of residents and jobs is growing rapidly. The site of the current rail yard and locomotive depots is being developed into a diverse area that will feature recreational services and a neighbourhood garden serving city residents. The plans also include housing and various types of workspaces.

Detailed plans for the area will be prepared in multiple stages.

Next step: detailed planning begins

### 66. Opastinsilta 1 and 2

The City is planning new buildings for two blocks in Itä-Pasila. The aim is to match the height and style of the buildings with the

existing buildings in the area.

Since the starting points for the plan amendment differ from those of the previously proposed detailed plan amendment, the planning process will likely begin with the preparation of a new participation and assessment plan.

Next step: updating the participation and assessment plan

### 67. Käpylä Sports and Event Park

Käpylä Sports Park is being developed to make it more appealing and suitable for year-round use for everyday exercise and various sports. The aim is to enable the area to also serve as a venue for major cultural and sporting events in the future.

The plan amendment will adjust the boundary between the park and the Expo and Convention Centre to make it more

appropriate. Routes through the area will also be developed.

Next step: detailed planning begins

## Kallio

### 68. Linnunlaulu villa area

The Linnunlaulu villa and park area on the east side of Töölönlahti Bay is to be protected by a local detailed plan. The plan amendment pertains to the nationally valuable villa and park environment. It extends to the northern shore areas of Töölönlahti, the waters, and the street and track area. In addition to Kallio, the plan area extends to the districts of Taka-Töölö and Kluuvi.

Plots will be designated for the buildings in the area, and boundaries will be established for



(64.) Aurora hospital.  
© Kasimira Kouri

the railway area. The City plans to improve the walking path and park conditions around Töölönlahti. The plan also makes provisions for the development of Northern Baana.

Next step: local detailed plan proposal

### **69. Ensi linja 1**

The City will continue to operate the daycare centre in the former school for the blind. A plan amendment is required for the daycare centre because, under the current detailed plan, the property is designated for administrative and office use. Alterations to the daycare centre have been carried out under a temporary building permit. There are no plans for additional or new construction.

Next step: local detailed plan proposal

### **70. Municipal House (Toinen linja 14)**

Plans are underway to repurpose the office building from the 1980s that once served as the headquarters of the Association of Finnish Cities and Municipalities. The facilities will be modernised.

The building's current floor area is approximately 18,000 square metres. The plan is to expand the building by approximately 1,000 square metres of floor area. The protection needs of the building will be assessed as part of the process of preparing the detailed plan amendment.

Next step: local detailed plan proposal

### **71. Deaconess Foundation (Alppikatu 2)**

The goal of the plan amendment is to improve the operations of the Deaconess Foundation and preserve its valuable buildings. The valuable buildings will be protected and the courtyard environment will be improved.

There are plans to replace the current dormitory with a new building. Urban infill is also being planned for the inner courtyard of the block and near Helsinginkatu and the railroad tracks.

Next step: local detailed plan proposal

## **Alppiharju**

### **72. Hangonkatu block**

Three protected blocks of flats are slated to be restored for residential use. The goal is to renovate the valuable courtyard area of the block, including its formal garden.

At the same time, a new block of flats is being planned along Viipurinkatu, with commercial premises on the ground floor.

The old buildings in the block were completed between 1924 and 1931 to serve as housing for workers with lung disease and their families. In recent years, they have been used by social services.

Next step: local detailed plan proposal

## **Vallila**

### **73. The circular economy block**

The block along Teollisuuskatu will be developed in a way that makes extensive use of the circular economy in its construction. The goal is to create an urban space where housing, work and leisure come together.

The block's owner, YIT, plans to renovate some of the existing buildings on the block, while others are scheduled for demolition. As a general rule, YIT will reuse any dismantled building components within the block. According to the plans, the tallest new buildings would be 8–13 storeys high.

The oldest parts of the block, which have historical and scenic value, will be preserved. The block

is planned to have three courtyard spaces, as well as rooftop gardens and a variety of plant life. There are also plans for a new pedestrian route that will run through the block.

Next step: revised local detailed plan proposal

## **Kumpula**

### **74. Kättilöopisto Hospital**

A new purpose is being planned for the former Kättilöopisto Hospital. A competition was held for the development of the property, and the winning proposal was titled 'Kumpulan haikaranpesä.'

The proposal includes renovating the former hospital to create housing for seniors and students, among other things. Additionally, entirely new residential buildings are being planned for the area. Parking would be available in an underground parking facility. It would be located mainly under a courtyard deck.

Next step: revised local detailed plan proposal

## **Toukola**

### **75. Koreankatu wedge**

New residential development is being planned for the triangular area between Koreankatu, Kaironkatu and Kustaa Vaasan tie. The planning area is located along good transport connections, and a new Viikki–Malmi light rail line is also planned to run along Kustaa Vaasan tie. The stop would be located next to the planning area.

New buildings along Kustaa Vaasan tie might improve the soundscape elsewhere in Toukola. The ground floors of the new buildings close to the tram stop would house commercial premises. The plot of the former parish hall would be converted into residential use, either entirely or in

part. The existing buildings on the block will be preserved.

In connection with the planning project, new traffic plans will be drawn up for Kustaa Vaasan tie. These plans will coordinate the street with the future Viikki–Malmi light rail line. Access routes to the stop will also be improved.

Next step: local detailed plan proposal

### **76. Toukola depot**

The future of the depot block located between Hämeentie, Kotisaarenkatu, Toukolankatu and Kokkosaarenkatu is being planned.

Some of the buildings in the northern part of the block are being considered for use by City services. The old hall-like spaces could provide a good starting point for a wide range of cultural and recreational activities.

New housing could be built in the southern part of the block. The planning process will include exploring ways to develop new pedestrian routes through the block.

Next step: detailed planning begins

## **Käpylä**

### **77. Karjalatalo (Käpyläkuja 1)**

Karjalatalo was completed in 1974 to serve as a venue for the activities of the Finnish Karelian League. The property is intended to be developed for business, service and residential use.

Next step: local detailed plan proposal

### **78. Mäkelänkatu and Koskelantie junction**

The office building at Koskelantie 5, as well as the nearby petrol station and fast food restaurant, are to be demolished. As a result of these changes, traffic on

Sofianlehdonkatu will decrease, and the street's current junction with Koskelantie will be closed.

The demolished buildings will be replaced by new residential buildings designed to blend in with the valuable cultural environment. An estimated 330 new residents could move into the area. Commercial premises are being planned for the ground floor of the buildings.

Traffic arrangements in the area will be improved to better serve current and future residents. The lane configuration at the junction of Koskelantie and Mäkelänkatu will be clarified. Vähänkyröntie will also undergo improvements. Traffic lights will be planned for the junction of Vähänkyröntie and Mäkelänkatu.

Next step: approval of the local detailed plan

## **Koskela**

### **79. Antti Korpin tie 4**

The amendment to the local detailed plan will enable the change of use of the dormitory building to normal residential use. The detailed plan will allow for improvements to the courtyard and parking arrangements.

Next step: revised local detailed plan proposal

## **Sörnäinen and Hermanni**

### **80. Hanasaari**

The City will hold an international idea and implementation competition for the Hanasaari power plant area. The competition will seek a plan that contributes to the cityscape in a high-quality and distinctive way, as well as the entity to implement it.

The future use of the power plant has not been decided yet,

and the aim of the competition is to find a solution. Developing the power plant area may involve a combination of preserving existing buildings, demolishing buildings and constructing new ones.

Preliminary plans suggest that new construction covering at least 140,000 square metres of floor area could be built in the area. This would include housing for approximately 3,000 residents and potentially hundreds of new jobs, for example. Furthermore, the plan is to create new, attractive urban spaces, parks, seaside trails and a new school.

The component master plan for the area, including the power plant markings, is to be repealed in order to diversify the opportunities for land use development. Following the repeal, the 2016 City Plan will take effect in the area.

Next step: idea and implementation competition

### **81. Hämeentulli**

A new traffic solution is being planned for the junction area of Hämeentie, Hermannin rantatie and Kustaa Vaasan tie, which will replace the Hämeentie bridge. The bridge has reached the end of its technical service life.

The goal is to facilitate the construction of the Viikki–Malmi tram line and improve traffic flow. Additionally, the plan is to improve public transport transfer connections, conditions for cycling and walking, and green areas and connections.

The block of industrial and commercial buildings in the area will be converted to residential use. The boundaries of the block may be changed.

The area and its cityscape will be developed in a holistic way. The planning will take into account the landscape and nature values of the area.

Next step: local detailed plan proposal

## 82. Tukkuutori Wholesale Market

The Tukkuutori Wholesale Market is an area between Kalasatama and Hermanni that currently features wholesale stores and related storage facilities, among others. On the edge of the area is Teurastamo, a hub for urban and culinary culture.

Planning principles will be drawn up for the Wholesale Market to define the area's development needs and objectives. These planning principles will later serve as the basis for detailed planning.

The goal is to enable wholesale and food-related operations to continue at the Wholesale Market in such a way that cultural and event activities in the Teurastamo area can be developed and expanded. The aim is to diversify the range of services in the Wholesale Market area and make it a more clearly defined part of the surrounding urban fabric.

Housing is planned for the northern parts of the area. Efforts

will also be made to improve green network connectivity and connections between different modes of transport.

Next step: planning principles

## 83. Junonkatu

The space under the Kulosaari bridge will be converted from a car park into a square. It offers the possibility of building a sheltered place to spend time in. The possibility of locating a water bus pier in front of the seaside trail is being explored. Additionally, the boundaries and feasibility of the blocks in the area will be examined.

Next step: detailed planning begins

## 84. Suvilahti

In the amendment to the detailed plan, the buildings in the Suvilahti power plant area will be protected as valuable buildings in terms of the cityscape, architecture

and history. The area will remain in event use. The possibility of additional construction is also being explored.

Next step: detailed planning begins

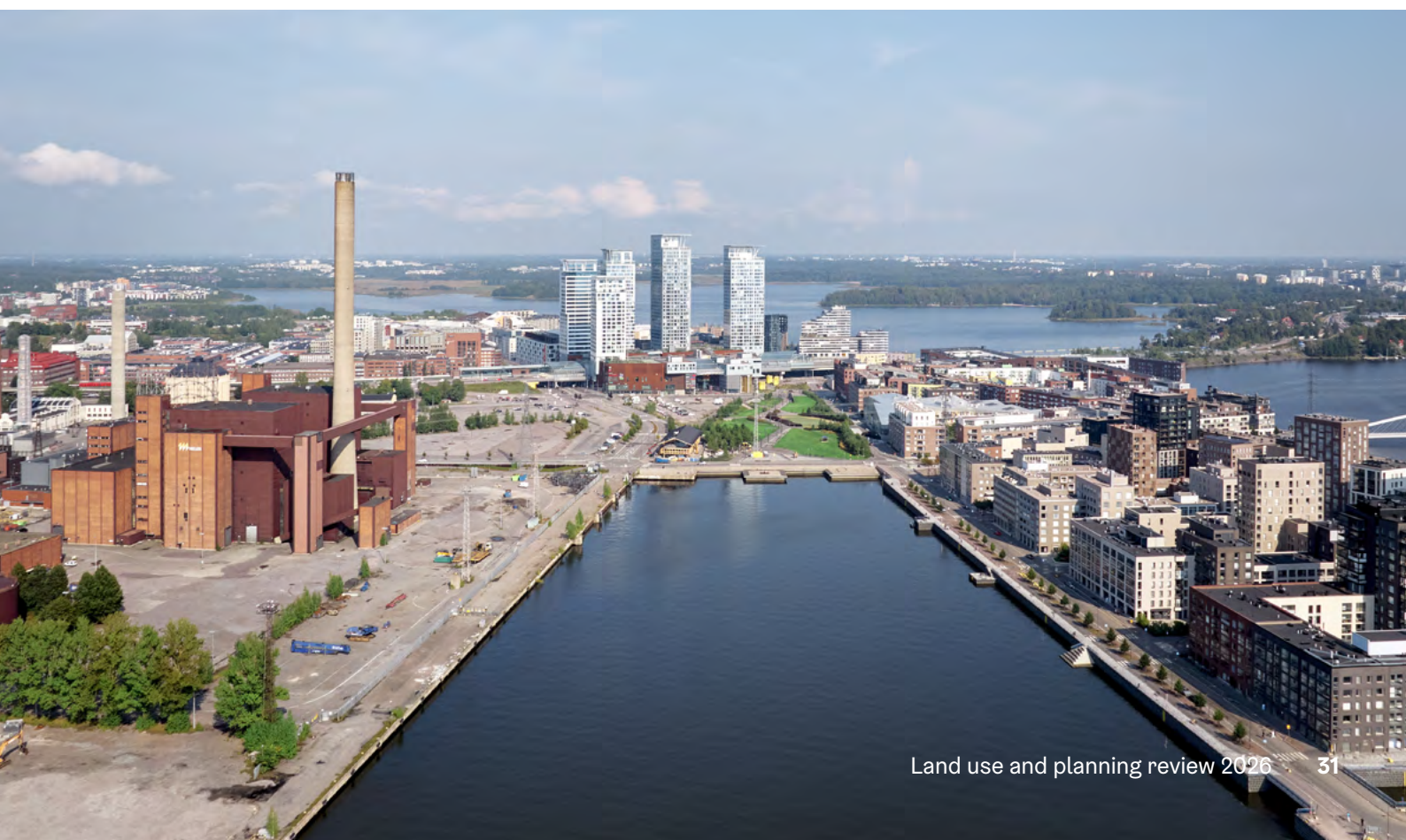
## Mustikkamaa– Korkeasaari

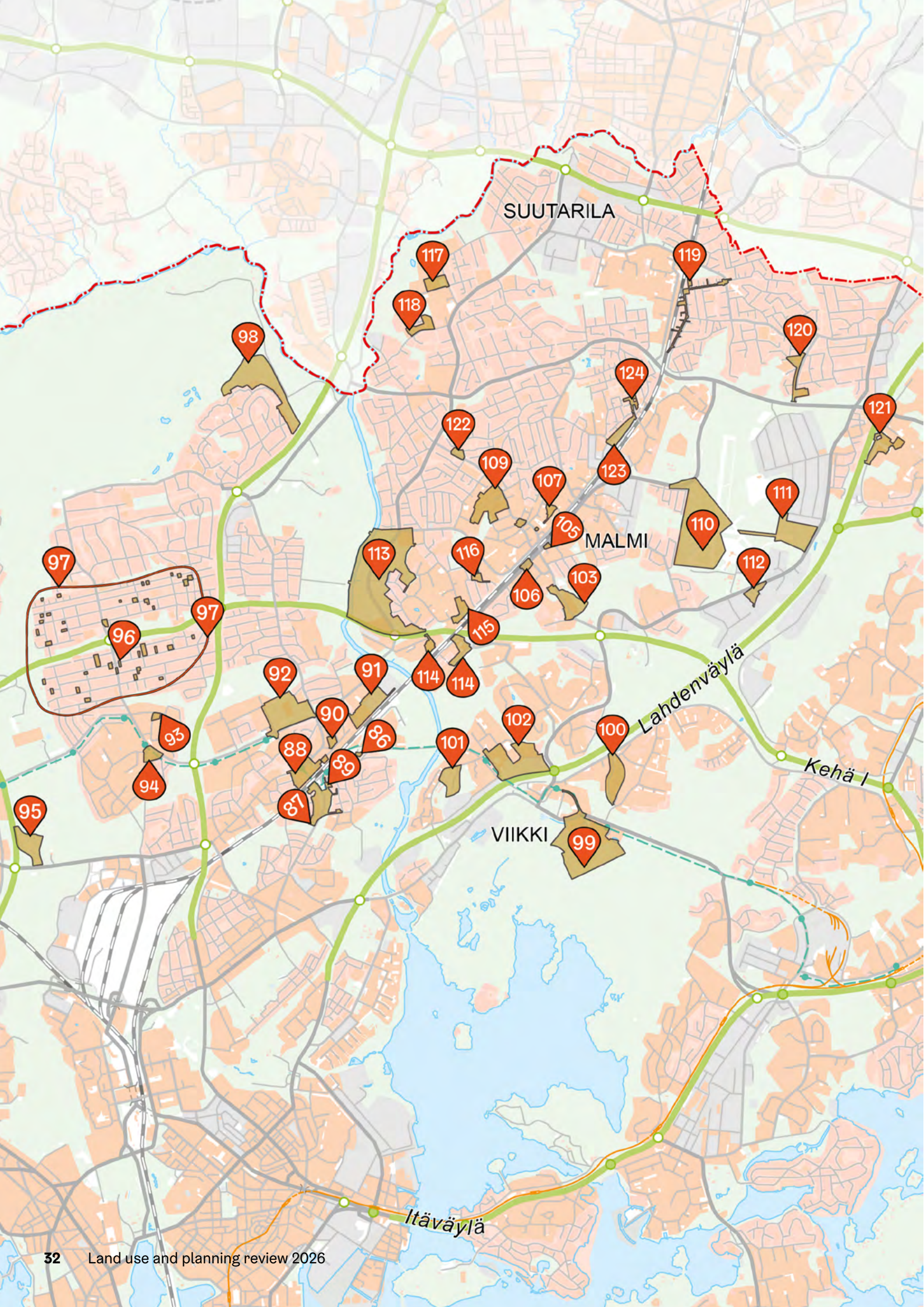
### 85. Hylkysaari

There are plans to turn Hylkysaari island into a year-round recreational and tourist site. The owner of the island is planning on building hotel and restaurant services in connection with the old pilot station, as well as separate accommodation buildings. The pilot station and other old buildings will be renovated and restored for new uses.

Next step: revised local detailed plan proposal

(80.) The Hanasaari power plant area is close to the new residential area of Kalasatama.  
© Tuomas Uusheimo





# Northern and northeastern Helsinki

## Oulunkylä

### 86. Jokiniementie 31

A four-storey block of flats is being planned along Jokiniementie. The existing terraced house on the site is to be demolished. The new building will bring around 35 new residents to the area.

Next step: approval of the local detailed plan

### 87. Oulunkyläntie's surroundings

Housing for around 570 residents is being planned for Veräjämäki. The plan also allows for the construction of a comprehensive school for approximately 500 pupils. The plan proposal was available for viewing in 2024. The aim is for the City Council to be able to decide on the amendment to the local detailed plan within 2026.

Next step: approval of the local detailed plan

### 88. Oulunkylä's central blocks

Oulunkylä centre is undergoing regeneration, in which the area is being transformed into an attractive, diverse and inviting district centre that is easy to get around.

The plans include housing, as well as commercial premises at street level. The plan amendment will allow for the development of the area surrounding the health centre along the railway line. It is possible to plan service facilities for the area on the station side. Additionally, the plan is to protect the old station building.

The revised plan proposal will be submitted to the City Council for a decision once the negotiations on the land use agreement for the area have been concluded.

Next step: approval of the local detailed plan

### 89. Torivoudintie 1

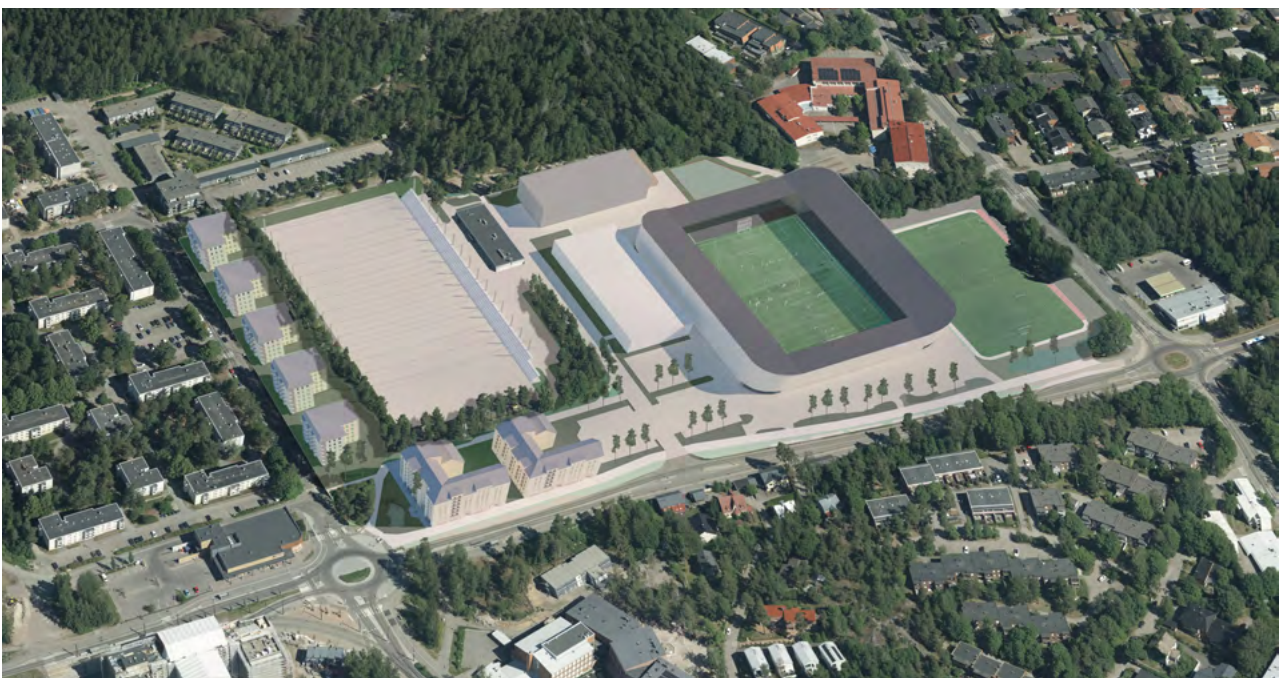
Three blocks of flats are being planned for Torivoudintie 1. The plan is to demolish the current buildings. The new buildings would be 5–8 storeys high. The ground floor of the buildings is intended to house commercial premises.

Next step: local detailed plan proposal

### 90. Torivoudintie 8

A new block of flats is being planned along Patolantie. In the plan, the five-storey block of flats will be located between the existing buildings on the site. The new building will border the existing courtyard.

Next step: detailed planning begins



(92.) Plans are underway to build a football stadium in Oulunkylä Sports Park, with residential buildings nearby. © City of Helsinki



(101.) The City is planning to build homes for 700 residents in the central part of Viikinkaari. © Sitowise

### 91. Southern part of Mikkolantie

Plans are underway to redevelop the area between the Main Line, Mikkolantie and Liukumäentie. There are currently two office buildings on the site, the larger of which is to be demolished. The associated computer centre will also be demolished. The smaller office building along the railway line will be retained.

Mikkolantie and Liukumäentie are to be connected by a new living street that would run along the site of the buildings slated for demolition. Residential buildings of 5–7 storeys are planned around the courtyard. A small commercial space can also be planned along Mikkolantie.

Next step: local detailed plan proposal

### 92. Oulunkylä Sports Park

The City of Helsinki is planning to build a football stadium in Oulunkylä Sports Park. The goal is for the stadium to provide a high-quality setting for national and international football matches and other major events. The other exercise and sports facilities of the area will also be developed at the same time. New housing for 500 residents is also being planned next to the sports park, near the light rail line. The residential buildings would be built along Hirsipadontie and near the junction with Käskynhaltijantie.

Next step: local detailed plan proposal

### 93. Suursuonlaita 2

Two new residential buildings are being planned in Maunula, near the junction of Suonotkontie and

Suursuonlaita. The new buildings will be four storeys high.

Next step: local detailed plan proposal

### 94. Rajametsäntie 35 and Pakilantie 8

Urban infill is being planned in Maunula on the site of the current carport.

Next step: detailed planning begins

### 95. Metsäläntie snow dump site

A permanent snow dump site and an access road leading to it are being planned near Metsäläntie and Hämeenlinnanväylä. The field on the edge of Central Park has already been used in the past for temporary snow storage.

The area is surrounded by areas of high natural value, so

special attention will be paid to environmental monitoring. The meltwater will pass through a filtering system into a discharge ditch leading to the Haaganpuro creek.

Next step: revised local detailed plan proposal

## Pakila

### 96. Pakilantie 57, 58 and 69

There are plans to build four- and five-storey residential buildings on three plots in Länsi-Pakila to replace the existing buildings. Under the new plan, the ground floor of new buildings must house business premises, offices or work spaces.

Next step: approval of the local detailed plan

### 97. Länsi-Pakila area of detached, semi-detached and terraced houses

Plans are underway for additional construction and urban infill in the Länsi-Pakila area of detached, semi-detached and terraced houses. Plan amendments

may have been applied for by the plot owners. The planning principles approved by the Urban Environment Committee will serve as the basis for the planning process.

Next step: detailed planning begins

## Tuomarinkylä

### 98. Northern Torpparinmäki

Urban infill is being planned for the north side of Torpparinmäki. Local detailed planning is expected to start towards the end of 2026.

Next step: detailed planning begins

## Viikki

### 99. Gardenia area

Urban infill and new traffic arrangements are being planned for the Gardenia plot and its immediate surroundings. The goal is to preserve the former Winter Garden building and the Japanese garden.

Next step: detailed planning begins

### 100. Talonpojanpuisto area

Urban infill is being planned for the area surrounding Talonpojanpuisto Park. To the north and east of Talonpojanpuisto are residential buildings owned by the student housing providers Latokartano Foundation and HOAS, some of which will be demolished. The demolished buildings will be replaced by new residential buildings.

In addition to student housing, other types of housing may also be planned for the area. The plan is to leave the current wooded park area mostly unchanged.

Next step: local detailed plan proposal

### 101. Central Viikinmäki

The central part of Viikinmäki was zoned for residential use in the early 2000s, but some of the plots remained undeveloped. A new detailed plan is currently being drafted for the area, providing housing for approximately 700 residents.



(106.) The building located along Kirkonkyläntie will be partially restored for residential use. A new residential building is being planned to replace the section that is to be demolished. © Arkkitehtipalvelu

The new plan revises the previously planned parking arrangements, as well as the shape, size and layout of the buildings. The feasibility of the buildings will be improved through collaborative planning. The detailed plan will be developed in collaboration with implementation partners after the tendering process.

Next step: local detailed plan proposal

## Malmi

### 102. Southern Pihlajisto

A residential area for approximately 1,500–1,800 residents is being planned for Pihlajisto in the Malmi and Viikki area. Some of the new buildings would be blocks of flats, and others would be 2–3-storey terraced houses. The new buildings would be located north of Lahdenväylä and interspersed among the existing residential buildings.

In addition to housing, the plan for the area includes green spaces and streets, as well as commercial and public services. The new daycare centre in the area is to be located next to Pihlajisto Primary School.

Next step: draft detailed plan

### 103. Vanha Helsingintie 5

Plans are underway to build a new school, daycare centre and sports facilities in Ala-Malmi. There is already an old school building on the plot, which was completed in the 1960s.

Some of the old facilities are slated to be renovated as part of a new school and daycare centre complex. Other sections of the facilities are to be demolished. The yard of the new school and daycare centre will extend into the current Longinojanpuisto Park.

Next step: approval of the local detailed plan

### 104. Malmin asematie 6

Flats, business premises and care facilities are being planned to replace the existing office building. The planning process will include a review of whether the driveway could be relocated from Malmin asematie to Luuvakuja.

Next step: local detailed plan proposal

### 105. Malminkaari 9

Plans are underway to replace the office building near Malmi station with blocks of flats. The new buildings will also feature business premises and work space, such as commercial and care facilities.

Next step: local detailed plan proposal

### 106. Kirkonkyläntie 3

Kirkonkyläntie 3 is currently home to an office building consisting of two sections. The older section, which was completed in the 1940s, is to be partially restored for residential use. The section built in the 1980s is to be demolished.

A 9-storey residential building is planned to replace the demolished section. Commercial premises are planned for the street level of the new building.

Next step: revised local detailed plan proposal

### 107. Viljatie 4

An office building will be demolished at the corner of Viljatie and Kaupparaitti, and blocks of flats are planned to replace it. The old zip factory is set to be preserved and converted into housing. The low business wing may also be retained.

The new plan allows for the construction of homes for around

225 new residents. Office and commercial premises are also being planned for the new and preserved facilities.

Next step: approval of the local detailed plan

### 108. Kirkonkyläntie 10 and 12

A new seven-storey residential building with a gabled roof is being planned along Kirkonkyläntie. The area is currently occupied by a car park and buildings with business premises. The plan is to demolish the old buildings to make way for the new building. The planned route of the new light rail line runs right past the building.

Next step: approval of the local detailed plan

### 109. New Malmi Hospital

In the future, hospital operations in Helsinki will be centralised to the Laakso–Meilahti area and Malmi. This has led to a need to expand Malmi Hospital. A new family centre and health and wellbeing centre are also planned for the same area.

The plan amendment will expand the current hospital plot, increase the permitted building volume and make traffic arrangements. An architectural competition was held for the design of the new Malmi Hospital, and the results will serve as the basis for the design.

To make way for new construction, the plan is to demolish the current health station, school and telecommunications operator facilities. The new facilities are scheduled to be completed in phases by 2035.

Next step: local detailed plan proposal



(108.) A seven-storey residential building is being planned along Kirkkonkyläntie. © L Arkkitehdit Oy

### 110. Kiitotienkorttelit and Lentoasemanpuisto

The Kiitotienkorttelit blocks are set to become the heart of Malminkenttä, housing the area’s main commercial and service facilities. The plan will make it possible to build homes for approximately 8,300 residents and facilities for an estimated 700 jobs in the area. The route of the Viikki–Malmi light rail line and a large part of Lentoasemanpuisto Park are also being planned for the area.

Next step: revised local detailed plan proposal

### 111. Malmi energy block

An energy production area for Helen Ltd is being planned on the

southern side of the Tattarisuo industrial estate. The goal is to enable the production of district heating with technologies that are not based on combustion.

The plan for the area includes a data centre, an area for infrastructure maintenance, business premises, and street and green areas. The main street of Malminkenttä is planned to run through the area, connecting to Tattariharjuntie. As part of the planning work, the possibilities for local storage or melting of snow will also be explored.

Next step: local detailed plan proposal

### 112. Kankiraudantie

The plots located at Kankiraudantie 1 and 2a are being

planned for retail spaces requiring a large amount of floor space, and the possibility of locating a grocery shop in the area is being explored. The plan is to demolish the existing small industrial buildings on the plots.

Next step: detailed planning begins

## Pukinmäki

### 113. Pukinmäenranta

A residential area consisting mainly of blocks of flats is being planned near the Vantaa River. At the same time, access routes between the existing and new residential areas will be developed. The area will also be developed to accommodate the

construction of an east–west Baana cycling route.

Next step: approval of the local detailed plan

#### **114. Pukinmäki southern station area**

There are plans to build blocks of flats on the current car parks near Pukinmäki railway station in Savela. The plan is to demolish the office building located along Ratavallintie and replace it with a parking facility.

The Pukinmäki manor plot, west of the railway station, will be reduced in size and the park area increased.

Next step: local detailed plan proposal

#### **115. Eskolantie, Säterintie and Pukinmäenaukio**

Residential blocks of flats are being planned for Eskolantie, Säterintie and Pukinmäenaukio. The lower floors are planned to house commercial and service facilities. The Urban Environment Committee approved the revised proposal for a detailed plan amendment in 2024. The City Board and City Council have not yet considered the proposal.

Next step: updating the local detailed plan amendment

#### **116. Ukkostie**

Plans are underway to build two residential buildings along Ukkostie in Pukinmäki. Each building would have a maximum of five floors. The buildings are being planned for a house plot and the

southeastern part of Murattipuisto Park. Traffic arrangements will be changed in the areas of Ukkostie and Asteritie.

Next step: local detailed plan proposal

## **Suutarila**

#### **117. Siltamäki centre**

New, more efficient residential and commercial development is being planned for the site of the Siltamäki shopping centre and its surroundings. The plan is to demolish the existing buildings in the centre.

A block is being planned for the plots of the current shopping centre and car park, which will include space for a grocery shop, commercial premises and housing. Kaksostenpolku, a north–

(117.) New residential and commercial development is being planned on the site of the Siltamäki shopping centre. © Lassi Mustonen



south path running through the planning area, will be widened into a pedestrian street. In connection with it, a small square is being planned at the end of Jousimiehentie. The planning area will consist of two blocks, bisected by the pedestrian street.

Next step: revised local detailed plan proposal

### **118. Siltakyläntie 9 and 11**

New replacement facilities for primary and lower secondary education and early childhood education are being planned for the current Siltämäki Primary School site. The new premises will be larger than the existing ones.

The plan amendment also applies to the adjacent plot on which small blocks of flats are being planned to replace a demolished student residence building. The residential buildings would be located between the existing service home and the school plot.

Next step: revised local detailed plan proposal

## **Suurmetsä**

### **119. Puistola station area**

The detailed plan for 32 house plots in Puistola is being amended. Plans are underway to carry out urban infill on the plots. The detailed plan amendment is being prepared for the plots whose owners have expressed interest.

Near the station, at Simakuja 1b, 3 and 5, Puistolantanhua 1a and 1b, Raidepolku 15 and Raidepolku 8a, 8b and 8c, the plan is to build blocks of flats. For the other plots, lower buildings are planned. The plan will be divided into two parts, with one part covering the house plots and the other covering the block of flats projects.

Next step: local detailed plan proposal

### **120. Puistolantie 1 and 6**

A total of eight residential buildings are planned to be built along Puistolantie. The plan is to demolish the house of prayer of Esikoislestadiolaiset ry, as well as the Salvation Army's residential building and retirement home, to make way for new buildings.

The Salvation Army's current facilities at Puistolantie 6 (Koudantie 1) will be replaced by a new, larger service housing complex, offering supported special housing and intensive service housing. The flats would be located in two buildings, each with 3–4 storeys.

Six residential buildings are planned for the house of prayer plot at Puistolantie 1. Half of these would consist of 3–4 storeys and half of 5–6 storeys.

Next step: approval of the local detailed plan

### **121. Vuorensyrjä in Jakomäki**

A total of eight new blocks of flats are planned for the area near Jakomäki Health Station. Traffic arrangements in the area will also be updated. The aim is to develop and regenerate the central area of Jakomäki.

The plan provides for three buildings on the plot formerly occupied by Jakomäki Church, which will also include commercial and service premises. Four buildings are planned for the plot of Vuorensyrjä Services Home. The plan is to build the new service home on the adjacent plot.

One residential building is also planned at Vuorensyrjä 3. The plan is to demolish a detached house to make way for the new building.

Next step: approval of the local detailed plan

## **Tapaninkylä**

### **122. Kirkonkyläntie 47**

Residential blocks of flats are being planned along Kirkonkyläntie, Muuttolinnuntie and Vanha Tapanilantie. Some of the buildings will be used for service housing.

The area currently has a fuel distribution point, a recycling point and parking spaces for lorries. The commercial building on the plot has been demolished.

Next step: local detailed plan proposal

### **123. Southern part of Tapanila station area**

Residential buildings for an estimated 570 residents are being planned for the block located south of Tapanila station. The wooden building at Malmin kauppatie 43 will remain part of the residential area.

The plot at Viertolantie 2, located near the station, will remain in use as business premises. There are currently two buildings on the plot, the smaller of which is to be demolished.

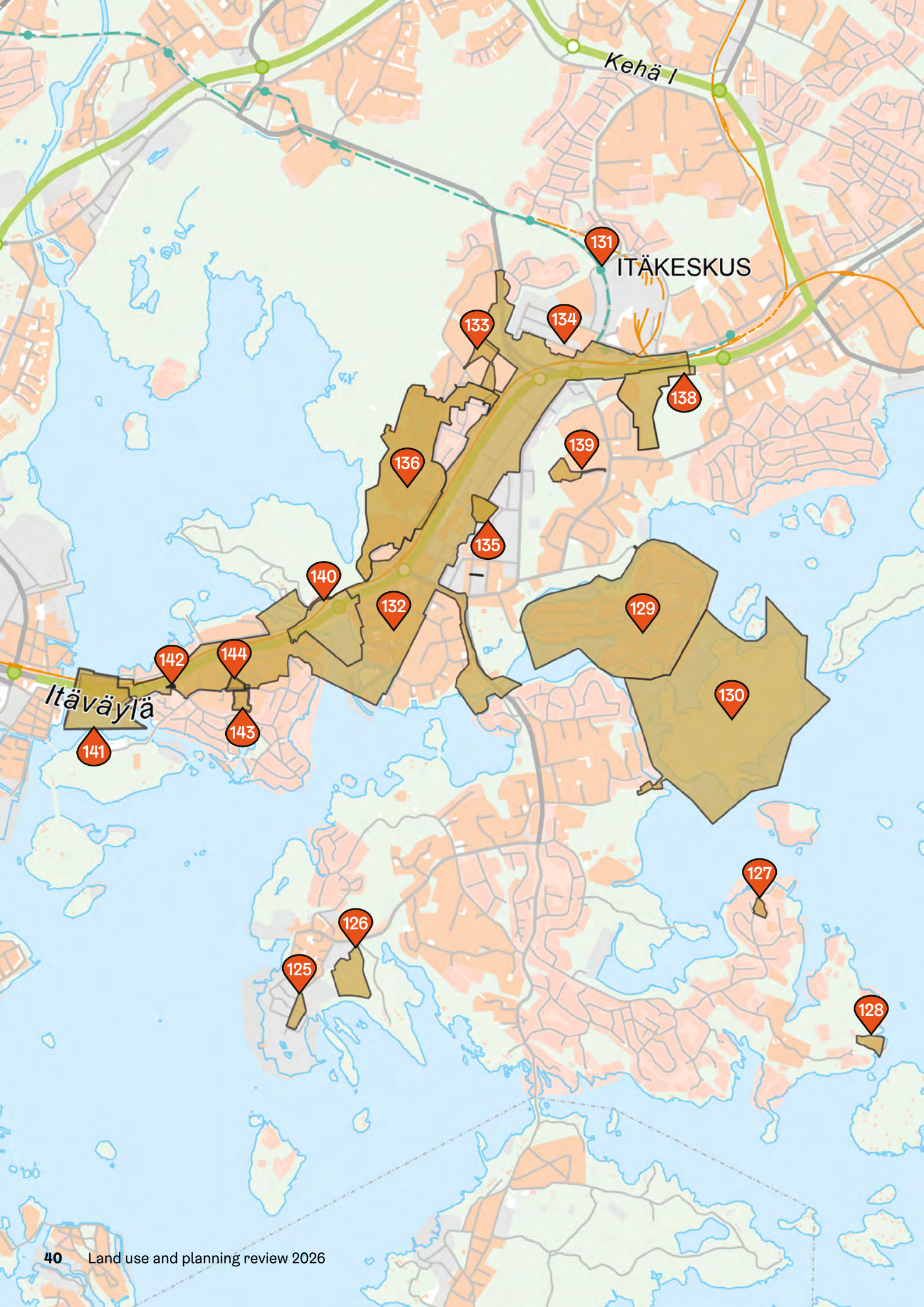
Next step: approval of the local detailed plan

### **124. Päivöläntie and Liiketie area**

In Tapanila, residential buildings are planned for Liiketie 10, Seunalantie 4 and Päivöläntie 19, 21 and 30. The buildings would be no more than four storeys high. Some of the buildings are planned to include commercial premises in addition to residential units.

The old shop building along Päivöläntie is slated for demolition, but the plan also allows for its preservation in principle. The plan is to connect Liikepolku to the adjacent plot, which will remove the through route from use.

Next step: local detailed plan proposal



# Southeastern Helsinki

## Laajasalo

### 125. Mirandankatu blocks

The planning concerns three residential blocks located next to the terminus of the Kruunuvuorenranta light rail line. The previous plan will be developed to accommodate a larger number of housing units in the area.

The sections of three-storey terraced houses will be shortened, and they will be converted into two-storey buildings. The single-stairwell buildings will be oriented along the outer perimeter of the block. This will open up more views of the sea and the park.

Next step: detailed plan enters into force

### 126. Eastern part of Stansvikinkallio

The eastern part of Stansvikinkallio is located near the services of Kruunuvuorenranta and the area of Stansvik Manor. In the spring of 2026, a detailed plan was prepared for the area, in which six residential apartment buildings would have been planned on the edge of the forested area.

The Urban Environment Committee returned the plan for re-preparation so that the entire area is planned as a recreational area. The removal of the summer cottages in the area is scheduled to take place during 2028. The schedule for the new local master planning and detailed planning is not yet clear.

### 127. Puuskarinne 1

The residential plot located in Puuskaniemi, Jollas, will be supplemented with a block of flats. The existing small blocks of flats will remain.

Next step: detailed planning begins

### 128. Mainiementie 5, 7, 9 and 11

The plots near Villinginsalmi are being reorganised. One of the properties in the area is Villa Majniemi, whose main building, outbuilding and gazebo are protected.

The aim is to ensure that the plots as a whole do not gain

(125.) Apartments are planned in the Mirandankatu blocks. A view from the east.  
© City of Helsinki





(125.) A view of a square, which is planned at the southeastern end of Saaristolaivastonkuja. © City of Helsinki

more building rights than they have under the current plan. Plot boundaries, road connections and the locations of new buildings will be adjusted to better suit their intended purposes. Additionally, the construction of a new pier will be made possible.

Next step: local detailed plan proposal

## Tammisalo and Vartiosaari

### 129. Renewal of the Tammisalo local detailed plan

A new local detailed plan will be created for Tammisalo to cover the

entire island. The plan is to protect some of the old buildings in the area. The planning process will also look into opportunities such as enhancing the recreational use of the shoreline. Some of the parks and street areas in the area will be renamed.

The new plan will allow new housing to be built on some of the plots in Tammisalo in the future. There are also plans for housing or other new uses on the Tammisalo Church plot.

Next step: local detailed plan proposal

### 130. Vartiosaari

A local detailed plan covering the entire island of Vartiosaari is being

prepared. The detailed plan will enable Vartiosaari to develop as an active recreational area and a destination for maritime tourism. The plan protects the area's valuable villas and ensures the preservation of important natural values.

Next step: detailed planning begins

## Herttoniemi and Roihuvuori

### 131. Herttoniemi–Roihupelto component master plan

The business areas in Herttoniemi–Roihupelto are being renewed in a way that combines

the needs of commercial, industrial and cultural activities while also providing opportunities for housing construction.

The planning area is located in the districts of Herttoniemi and Vartiokylä. Planning is expected to start in late 2026 at the earliest.

Next step: component master planning begins

### **132. Eastern Boulevard City development plan 2070 from Kulosaari to Itäkeskus**

A development plan will be drawn up for the areas surrounding Itäväylä, between Kulosaari and Itäkeskus, with a target date of 2070.

The development plan will have no legal effect, but it will help provide an overview of the whole picture. The development plan will serve as a long-term development principle for more detailed planning of the area.

The work will examine the opportunities and impacts of land use. This work will be carried out in parallel with the Herttoniemi–Roihupelto component master plan. The development plan is expected to be submitted to the Urban Environment Committee for approval in late 2027.

Next step: the preparation of the development plan begins

### **133. Hillerikuja area**

In Länsi-Herttoniemi, the detailed plan is being amended to accommodate a school and a daycare centre. Facilities for Hertsikka Primary School and Daycare Siilitie are being planned at Hillerikuja 4. The current site of Daycare Siilitie is slated for residential development.

Next step: local detailed plan proposal

### **134. Herttoniemi substation**

The Helen Electricity Network substation located in the

Herttoniemi business district has reached the end of its technical service life. A new underground location is being planned for the substation. The planning concerns the area between the Herttoniemi business district and Roihupelto.

Next step: detailed planning begins

### **135. Abraham Wetterin tie 4, pedestrian connection**

The former Helsinki Vocational College building will be converted into temporary facilities that schools in the area will use during renovations for about ten years. The building is located in the southern part of the Herttoniemi business district.

The goal of the plan amendment is to improve walking and cycling connections. The goal is to extend the existing route, which runs through the business district in an east–west direction, into the northern part of the plot.

Next step: detailed planning begins

### **136. Protection of and urban infill in Länsi-Herttoniemi**

The detailed plan being prepared for Länsi-Herttoniemi protects the area's most valuable buildings and park areas and defines where new homes can be built.

Sites for urban infill have been planned along the edges of green spaces. The starting point is that new construction should be implemented in the spirit of Länsi-Herttoniemi in terms of scale and appearance.

Next step: local detailed plan proposal

### **137. Planmeca (Sorvaajankatu 20)**

Planmeca Oy is planning to expand its head office, as well as its warehouse and packaging facilities, located in the Herttoniemi business district.

The future logistics building would be located in the current Asentajanpuisto Park. The extension to the head office would also be located partly within the current park.

The plan provides for the possibility of a tram line running through the area in the future. Additionally, a north–south walking and biking route will be planned for the area.

Next step: local detailed plan proposal

### **138. Prinsessantie 4**

Heka's rental residential buildings on Prinsessantie in Roihuvuori are in need of renovation. The plan is to build more flats on the plot in connection with the renovation project or to replace the old buildings entirely with new ones.

Next step: detailed planning begins

### **139. Roihuvuori Primary School**

Plans are underway to build a new extension and expand the schoolyard at Roihuvuori Primary School. At the same time, traffic and parking arrangements in the surrounding area will be reviewed.

Next step: detailed planning begins

### **140. Kipparlahti**

The Kipparlahti area is part of the planning area for the Eastern Boulevard City development plan. The development plan outlines the broad future goals for the transformation of the area. The plan amendment process will begin once the development plan has been drawn up. The detailed planning will start within a few years.

Next step: detailed planning begins

## Kulosaari

### 141. Kuorekari

The Kuorekari area is part of the planning area for the Eastern Boulevard City development plan. The development plan outlines the broad future goals for the transformation of the area. The plan amendment process will begin once the development plan has been drawn up. The detailed planning will start within a few years.

Next step: detailed planning begins

### 142. Kulosaari shopping centre

Plans are underway to demolish the Kulosaari shopping centre, as studies have shown that the building does not meet the criteria for protection. Two buildings, each about 4–5 stories high, are planned for the site of the demolished shopping centre.

In addition to homes, commercial space is being planned for the new buildings. Residents' parking spaces would be located in an underground car park. Any services would be located along the street.

Next step: local detailed plan proposal

### 143. Surroundings of Kulosaari community building

The Kulosaari community building (Werner Wirénin tie 1) houses Kulosaari Primary School and Daycare Kulosaari. Daghemmet Domus, which provides Swedish-language early childhood education, is located in the pavilion buildings on the adjacent plot (Werner Wirénin tie 3).

The plan amendment will allow for the extension of the community building and, as a result, the relocation of Daghemmet Domus to the main building. The area vacated by Domus will be

converted into a courtyard for the community building. Urban infill is being planned next to the courtyard.

Next step: local detailed plan proposal

### 144. Kyösti Kallion tie 4c

At Kyösti Kallion tie 4c, there is a local detailed plan in effect that allows for the construction of a six-storey residential building on the plot. The plan amendment will update the plan regulations concerning the parking arrangements and ancillary facilities for the plot.

Next step: detailed planning begins

(142.) Two new buildings are being planned on the site of the Kulosaari shopping centre. © K2S Architects Ltd



# Eastern Helsinki and Östersundom

## Vartiokylä

### 145. Daycare Myllytupa, Myllärintie 2

Plans are underway in Myllypuro for a new daycare centre along Myllärintie. The courtyard of the current daycare centre will be expanded, and the building's positioning will be changed. The new daycare centre building will accommodate an estimated 140 children.

Next step: revised local detailed plan proposal

### 146. Tuulimyllyntie 8

A 7–8-storey residential building is being planned for the plot on Tuulimyllyntie in Myllypuro. It would be built north of the existing lamella buildings, on the current car park.

The planning will include arrangements for parking, service vehicle access and escape routes. Visitor parking can be arranged in the Tuulimyllyntie street area.

Next step: local detailed plan proposal

### 147. Tuulimyllyntie 9

A new residential building of approximately seven storeys is being planned for the plot on Tuulimyllyntie in Myllypuro. This is an urban infill project.

Next step: detailed planning begins

### 148. Raaseporintie 1

Urban infill is being planned for the plot in Puotinharju. The plans are for new blocks of flats, which will be located at the edges of Kajaaninlinnantie and Raaseporintie. The existing blocks

of flats at the centre of the plot will remain in place.

Next step: local detailed plan proposal

### 149. Southern section of Kiviportintie

Urban infill is being planned in the area between Vartiokyläntie and Itäväylä, near the southern section of Kiviportintie. The aim is to enable the construction of housing and services for an estimated 800 residents.

Next step: detailed planning begins

### 150. Itäväylä street plan (Puotila, Vartioharju and Mellunmäki)

The section of Itäväylä running from Itäkeskus to Mellunmäki is slated to be converted into a street area. The area is currently a road area. The aim of the measure is to transfer a section of about four kilometres from the state to the management and maintenance of the City.

Next step: local detailed plan proposal

### 151. Bedrock shelter in Ystävydenpuisto

A bedrock shelter is being planned for the area of Ystävydenpuisto Park. Under normal conditions, it is planned to be used primarily for parking.

Next step: local detailed plan proposal

### 152. The central blocks of Itäkeskus and the junction of the main thoroughfares

The area around Itäväylä, Ring Road I and Meripellontie is being

planned based on the planning principles approved in 2022. Key objectives include enhancing the appeal of Itäkeskus and transforming the area into a more urban and pleasant environment. The transport environment is being developed with a focus on walking and cycling.

Next step: detailed planning begins

## Mellunkylä

### 153. Bredbacka

Housing, services and recreational areas are being planned for the suburban regeneration area at the junction of Länsimäentie and Itäväylä in Mellunmäki.

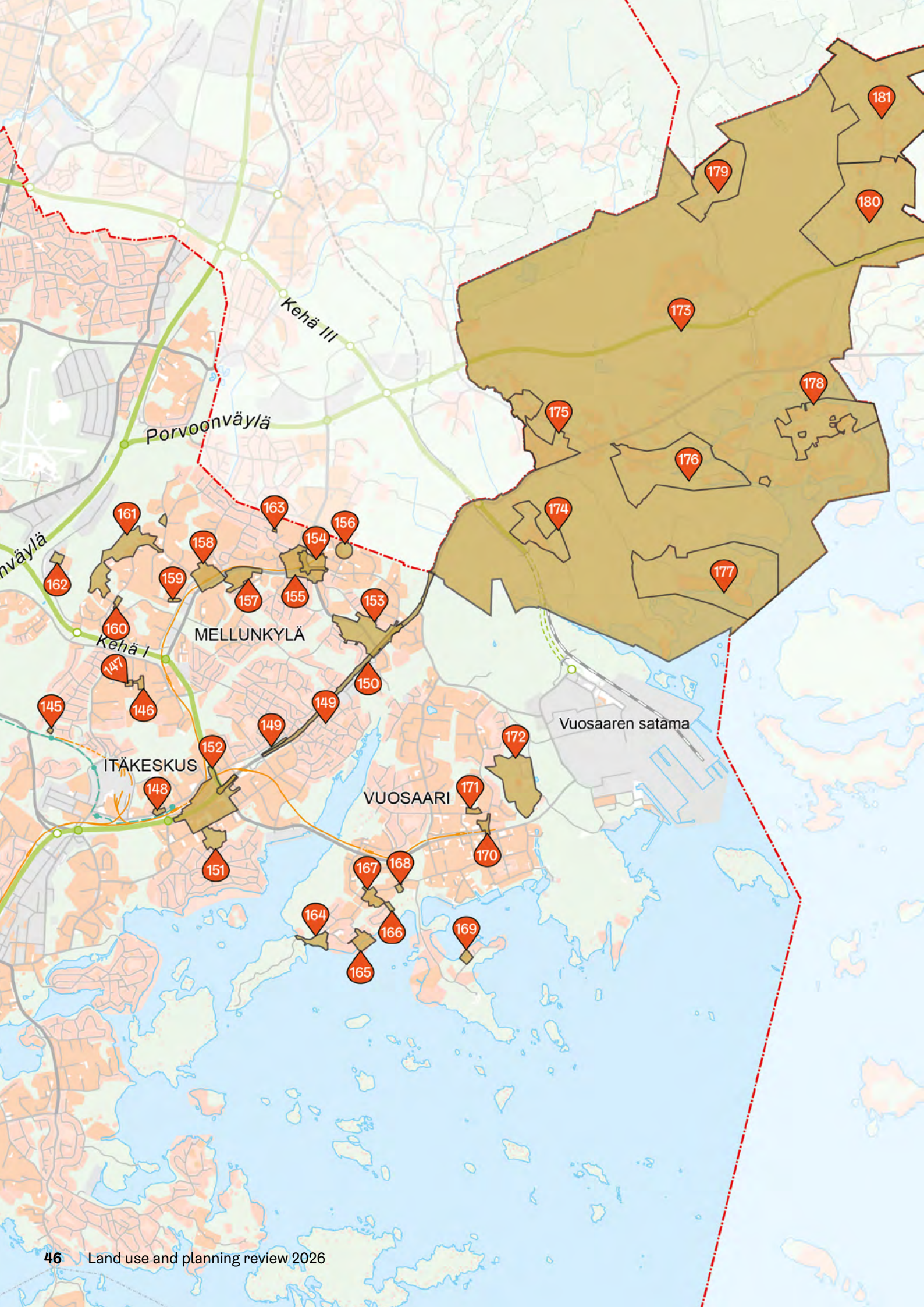
The Mellunkylänpuro creek flows through the area, and its banks are being developed as a green and recreational area. The urban structure of the area will be densified, while keeping biodiversity in mind. The creek will be developed as a trout creek. The forested corridor and meadow network running through the area will be strengthened.

Next step: updating the participation and assessment plan

### 154. Mellunmäki centre

The area surrounding the Mellunmäki metro station will be reformed into a dense and diverse district centre. The plans include services, as well as new housing for approximately 700 residents, including owner-occupied, rental, student and senior housing.

The plan is to demolish the current K-Supermarket Masi building and student housing building and replace them with new construction. Housing will also be built in areas currently



used for parking. In the future, parking spaces will be located indoors.

The new detailed plan includes a complete overhaul of local transport arrangements. This needs to be done because infill development will cause changes to be made in the area's transport connections, streets and squares.

Next step: revised local detailed plan proposal

### **155. The blocks surrounding the centre of Mellunmäki**

The development of the centre of Mellunmäki will continue with a local detailed plan amendment for the blocks surrounding the centre.

The Heka blocks of flats located around the junction of Aarteenetsijäntie and Varhelantie are planned to be demolished. They would be replaced by new blocks of flats. New buildings are also being planned for the area north of Muinaistutkijantie, where a children's home currently stands.

The plan explores the possibility of opening up the piped section of the Mellunkylänpuro creek. This would bring some natural creek scenery along Länsimäentie. New park areas would be created from current protective green areas and by reorganising the parking and courtyard areas in the Heka blocks.

Next step: draft detailed plan

### **156. Laakavuorentie 18**

Blocks of flats are planned for the plot at the end of Laakavuorentie and the adjacent turning area. The plot is currently undeveloped and is intended for public local service buildings.

Next step: detailed planning begins

### **157. Kontulankuja**

Urban infill is planned near Heka's blocks of flats at Kontulankuja

2, 3 and 5. The new residential buildings would mainly be located along Kontulantie, and would have 6–7 storeys. A two-storey car park is also planned for the area.

Next step: revised local detailed plan proposal

### **158. Centre of Kontula**

Kontula shopping centre and central area will be developed through renovation and regeneration of the environment. Detailed planning for the area can begin once a roadmap has been agreed upon with the shopping centre and real estate companies in the area. The City's goal is to develop the area's diverse services and build new housing there.

Next step: detailed planning begins

### **159. Keinulaudantie 3**

The building of a new 12-storey residential building is being planned in Kontula. The plan is to preserve the current building on the plot. New parking spots will be located around the existing car park.

Next step: local detailed plan proposal

### **160. Panosaukio 1 and Sankkikuja 3**

A plan amendment is being prepared for Kivikko with the aim of building a nursing home for older people and diversifying the housing supply in the area. The nursing home's plot will be expanded into the adjacent park area, and the telephone exchange located there will be demolished. The plan will protect the former parish centre building, which is important to the cityscape.

Next step: detailed planning begins

### **161. Pikku-Kivikko**

A new residential area consisting mainly of detached, semi-detached and terraced houses is being planned for Kivikko. The area is being planned along the light rail route outlined in the city plan. The urban structure will be expanded with consideration for biodiversity, green connections and recreational trails.

Next step: detailed planning begins

### **162. Kivikko heliport**

A local detailed plan amendment is being planned for the plot zoned for a rescue station. The current plan has made it possible for the plot along Kivikonkuja to feature a heliport, a maintenance building and underground facilities, among other things. The plan is to amend the detailed plan so that the plot can also be used commercially as a heliport.

Next step: local detailed plan proposal

### **163. Tuukkalantie 10**

New terraced houses are planned for a plot along Tuukkalantie in Vesala. The houses are planned to replace an existing detached house.

The aim of the plan is to complement the existing area of detached, semi-detached and terraced houses in a way that is in keeping with its surroundings. The plan will help increase the supply of housing in areas with good public transport connections.

Next step: detailed planning begins

## **Vuosaari**

### **164. Huvilavahdinkuja 3 and Ramsinniementie 18, and Furuborginpolku**

There are plans to build a residential block near Pikku

Kortlahti in Meri-Rastila.

The plan is to convert the waterfront area into a public recreational area. The seaside trail through the area will be developed. The trees along the shore, as well as the sauna and the 1930s villa located in the area, are to be preserved.

Next step: updating the participation and assessment plan

#### **165. Vuoranta (Ramsinranta IV)**

New residential buildings for approximately 150 residents are planned for Ramsinranta in Meri-Rastila. The housing is planned to be built on the former Vuoranta training centre's car park (at the junction of Vilsandinkuja and Pärnunkatu) and to replace and extend its dilapidated accommodation wing on the south side of Vilsandinkuja.

The main building of the training centre has been renovated into service housing for older people. The dilapidated lakeside sauna will be replaced with a service building of similar size. The coastal forest on the property will be incorporated into the public recreational area.

Next step: approval of the local detailed plan

#### **166. Harbonkatu 8**

The City will be building early childhood education facilities for approximately 140 children on Harbonkatu in Meri-Rastila. The new daycare centre building will initially serve as temporary space for several daycare centres. Later, a permanent daycare centre will be located in the Harbonkatu building. The detailed plan will be amended for this purpose. Part of the daycare centre's yard will become part of the current Iso Kallahti park.

Next step: approval of the local detailed plan

#### **167. The area around Meri-Rastilan tie, Prammikuja and Harbonkatu**

Houses and blocks of flats are planned along Meri-Rastilan tie, Prammikuja and Harbonkatu. Building rights under the detailed plan will be reduced, and parking will be organised on a block-by-block basis.

Next step: detailed planning begins

#### **168. Meri-Rastila housing reform block**

The detailed plan amendment concerns an undeveloped block located at Meri-Rastilan tie 25.

The plan amendment reduces the building rights for the block area and allows for the construction of four 2–8-storey blocks of flats and a two-storey car park.

The design of the buildings is based on the winning proposal from a housing reform competition in the area.

Next step: detailed planning begins

#### **169. Leppäniementie 12, Kallahti**

On Leppäniementie, the boundaries of the detached-house block, the local recreational area and the water area will be clarified and updated. The recreational area will expand. The amendments will enable plot division and the necessary outbuildings for two residential buildings. The building right will increase slightly.

Next step: local detailed plan proposal

#### **170. Brankkarikortteli block**

In Keski-Vuosaari, a block is being planned for the corner of Porslahdentie and Tyynylaavantie. The site will include a rescue centre and blocks of flats. A square will be created on the west side of the block.

The residential buildings are planned to be no more than eight storeys high. The plan is for the ground floors of the buildings to feature business premises. The rescue centre is planned to include facilities for a rescue station and the Vuosaari Voluntary Fire Brigade.

As part of the planning process, consideration is also being given to how pedestrian connections in the area could be improved. The planning is part of a broader effort to develop the centre of Vuosaari.

Next step: local detailed plan proposal

#### **171. Vuosaarentie 10**

In Keski-Vuosaari, a block of flats is being planned for the corner of Vuosaarentie and Punakiventie. The new homes would be built next to the Asunto Oy Säästöpoiju building, along the southern edge of the parking deck. The neighbouring housing company's access to the car park will be ensured in the planning solution.

Next step: local detailed plan proposal

#### **172. Vuosaari Sports Park environment**

The detailed plan for Vuosaari Sports Park and its surrounding area is being updated. Among other things, the plan allows for the construction of a new ball game hall. Efforts are also being made to find suitable uses for the old barn and granary.

The cemetery previously planned near the sports park will be abandoned in the new plan. Instead, there are plans to build a children's home and recreational areas in the area. Pedestrian and cycling connections are also being developed.

Next step: local detailed plan proposal



(177.) The Ribbingö area is being planned to include urban infill, recreational areas and a nature reserve. © City of Helsinki

## Östersundom

### 173. Östersundom component master plan

A city plan is being developed for the Östersundom area to guide more detailed planning of the area. The key issues to be addressed in the component master plan include rail transport connections and related land use, the area's green network and nature reserves, as well as ecological connections.

The Östersundom component master plan will help prepare for Helsinki's population growth in the long term. The goal is to ensure a diverse housing supply and balance the regional structure of the Helsinki Metropolitan Area eastwards. The areas of greatest natural value will be preserved,

and the component master plan will designate a comprehensive network of nature reserves.

A light rail line is being planned for the Östersundom area.

The route will mainly run along Uusi Porvoontie and connect to Itäkeskus. New construction is primarily being planned along rail lines and based on the existing infrastructure.

Large-scale development in the area is contingent on the rail transport decision and will only take place in the long term. In the meantime, efforts will be made in Östersundom to promote urban infill in existing areas of detached, semi-detached and terraced houses, the development of the green and recreational network, and the creation of employment areas.

Next step: component master plan proposal

### 174. Vikkullantie, Salmenkallio

In the Vikkullantie area, the construction of new houses will be made possible in existing areas of detached, semi-detached and terraced houses. The aim is to achieve moderate urban infill.

As part of the planning process, opportunities for improving flood protection and municipal infrastructure in the area will be explored. The Kasakallio nature reserve will remain a nature reserve in the upcoming detailed plan as well.

Next step: draft detailed plan

### 175. Kärri

In the Kärri residential area, the construction of new houses will be made possible. The planning area is located in Östersundom, right on the border of Vantaa. The planning also aims to improve the ecological and recreational connections in the area.

Next step: draft detailed plan

### 176. Östersundom Church area

The purpose of the plan is to allow for moderate urban infill in the existing areas of detached, semi-detached and terraced houses.

The area has special values in terms of its natural and cultural environment. Preserving and nurturing these is an important part of the planning process. As part of the planning process, the expansion of the Östersundom Church cemetery is also being considered. The Kapellviken nature reserve will remain a nature reserve.

Next step: draft detailed plan

### 177. Ribbingö, Talosaari

The purpose of the plan is to allow for moderate urban infill in the existing areas of detached, semi-detached and terraced houses.

As part of the planning process, it will be examined whether the coastal area can be developed for maritime recreation. The City-owned property could be used to build a pier, a sauna or another gathering place, for example. The plan will define what kinds of new construction would be appropriate for the environment in City-owned areas.

A new nature reserve and ecological connection are being

planned for the northwestern part of the area. The existing nature reserves will also remain nature reserves.

Next step: draft detailed plan

### 178. Northern part of Karhusaari

Urban infill construction is being planned for the northern part of Karhusaari. New houses are being planned for the area, and transport arrangements in the area are being developed. The plan provides for the construction of a new bridge in the northwestern part of the island.

Karhusaarenkorpi will be preserved as a large forested area. The area's most valuable buildings will be protected, and its cultural environments will be preserved. The coastal area west of Karhutorppa will be converted into a public recreational area.

Next step: approval of the local detailed plan

## Ultuna

### 179. Degermossa area of detached, semi-detached and terraced houses, Landbo

The purpose of the plan is to allow for moderate urban infill in the existing areas of detached, semi-detached and terraced houses.

The detailed plan aims to create a natural environment characteristic of the area. A buffer zone will be left between the new buildings and Sipoonkorpi National Park. The goal is to develop Degermosantie into a street area.

Next step: draft detailed plan

### 180. Southern Puroiniitty

The purpose of the plan is to allow for moderate urban infill in the areas of detached, semi-detached and terraced houses.

The planning will ensure that the east–west walking paths can continue through the residential area across Puroiniittyntie. It will be possible to continue the recreational trails to Immersbyntie on the Sipoo side.

Puroiniittyntie will be converted into a street area. As part of the planning process, the connection of the area to municipal infrastructure networks will be examined.

Next step: draft detailed plan

### 181. Northern Puroiniitty

The purpose of the plan is to allow for moderate urban infill in the areas of detached, semi-detached and terraced houses.

The existing nature reserves will remain nature reserves. The plan also provides for the establishment of new nature reserves.

The planning will ensure that the east–west walking paths can continue through the residential area across Puroiniittyntie. It will be possible to continue the recreational trails to Immersbyntie on the Sipoo side.

Puroiniittyntie will be converted into a street area. As part of the planning process, the connection of the area to municipal infrastructure networks will be examined.

Next step: draft detailed plan



**Helsinki**