

Bäckbo

Good life by the stream

Concept Overview

A good life lies at the core of the Bäckbo concept. Intergenerational connections, mutual care, and a vibrant sense of everyday community are all central to this vision. The area is thoughtfully designed to naturally bring people of all ages together in shared spaces, where daily activities are experienced not merely side by side, but truly together.

The final plan is structured around three main axes that support a good life through everyday encounters, activity, and community. In the eastern part of the area, the Generations' Park offers an inclusive and active meeting place for people of all ages, promoting well-being through movement, play, and intergenerational interaction. In the central part of the area, the Stormwater Park provides opportunities to experience nature while playing and enjoying picnics at the barbecue spots. In the west, the Event Square will become a vibrant cultural heart—a space for shared experiences, creativity, and celebration.

The landscape design builds on the existing ecological structures, strengthening natural networks and integrating them seamlessly into the new park system. The plan connects woodland corridors, meadow ecosystem, and water routes to form a cohesive green and blue infrastructure. Stormwater wetlands form a key part of the design, not only managing runoff but also enhancing biodiversity and creating new habitats. The stream flowing through the district will bring life, activities, and spaces for pause to the area. The stream is not only a scenic and ecological backbone but also the unifying thread of the community—a quiet yet powerful connection in this sustainably developing urban neighborhood.

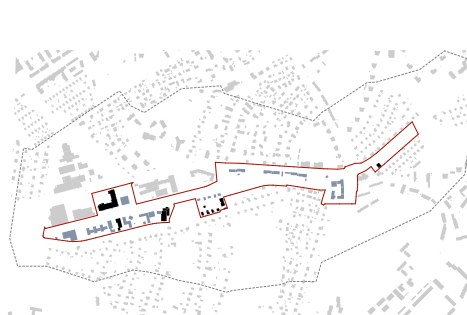
Diverse and Flexible Housing Options

The area will offer a wide variety of housing solutions to meet the needs of people at different life stages and from diverse backgrounds. The aim is to create a vibrant and inclusive living environment with room for students, seniors, families with children, and creative professionals alike.

A significant portion of the housing stock will be designed to be adaptable and flexible. Many homes can be divided into smaller units or combined into larger ones, making multi-generational living possible and enabling the reconfiguration of spaces as life situations change. This flexibility extends the lifespan of the housing and reduces the need for structural modifications in the future.

Senior housing will be tailored to independently living older residents who seek community and convenience in their everyday life but do not necessarily require care services. These housing options offer an attractive alternative for those who wish to move from single-family homes to more manageable living arrangements while remaining in their familiar neighborhood and surroundings.

Urban living within the existing industrial area will integrate work and residential spaces, providing studios and workshops particularly for artists and small entrepreneurs. These combinations will honor the area's industrial heritage and contribute to the creation of a lively, mixed-use urban district. Student housing will be located near local educational institutions and will also serve the wider Turku student community, providing convenient, affordable options for students in close proximity to their studies.



Plan of the project site and the reflection site, 1:10 000



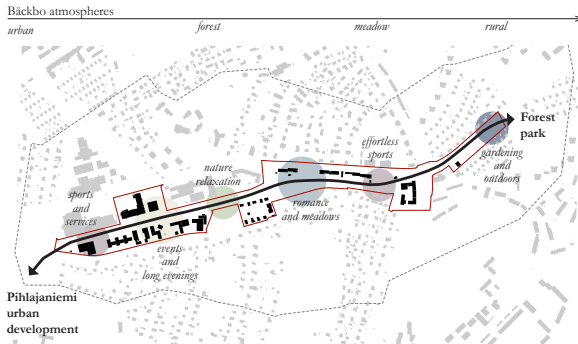
Perspective view next to the community house along the stream facing west.

Block number	Function	GFA	Parking (cars) in plan	Parking (bikes) in plan	Details
1	Plant nursery and garden center, lunch kitchen	1450	47	30	
2	Housing, student housing park and shelter (open, off) bar, public sauna	7600	70	250	
3	Circular economy center, greenhouse and garden, multifunctional hall	1000	26	50	
4	Bäckbo house, community center	1450	50	50	Figure building parking is to be placed on this plot
5	Single family housing, self	750	10	20	
6	Housing, small cash apartment buildings	4650	39	155	
7	Senior housing, public center	4350	34	90	
	Total	21850	276	645	Includes area of building that have been appointed a new use



Site Plan, 1:1 500

Bäckbo Places



The Varsaaja strip is divided into distinct spaces. The entrance to each space is via a gate that invites the visitor in.

In the west, the connection to Pihlajaniemi Park flows through a rough, industrial sports and services area with a basketball court, a lunch restaurant and a new garden center. In the figure house, there is an outlook from the bridge towards the Event Square as well as the new public sauna by the student housing. Between the rocky hills, a forest space for rest and water play has placed beneath the existing trees. On the meadow, visitors and inhabitants can enjoy the nature by sitting on the rocky benches and walking around the large pools. Sport is made effortless at the Generations' Park, where people of all ages can move in a way that suits them - and parents can watch their children play from the terrace of the canteen. In the west end of the site, an urban garden with meandering walkways invites the visitor in. Local adventures can walk from the end of the park to the top of the hill, and come back to enjoy a moment by the border.

Timeline and phasing

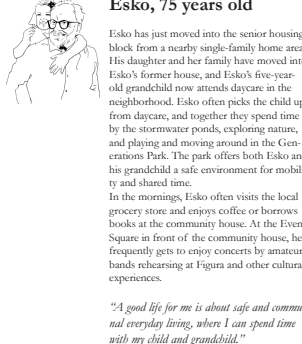
The development will be realized in three phases, with temporary uses playing a key role throughout the process. The step-by-step introduction of spaces and functions will both support the final design solutions and encourage the early emergence of local services. Temporary uses will create opportunities for experimentation and enable community-driven activities long before the area is fully completed. The goal is for the neighborhood to support the everyday life of diverse user groups from the very beginning of the planning and construction phases. This approach fosters early community engagement and allows new forms of social cohesion to develop organically during the building process.

PARTICIPATION	Beginning of construction	FIRST PHASE	SECOND PHASE	THIRD PHASE
		Traffic changes on Vähäheikkiläntie	Phasing changes on Vähäheikkiläntie	Phasing changes on Vähäheikkiläntie
		Phasing changes on Vähäheikkiläntie	Phasing changes on Vähäheikkiläntie	Phasing changes on Vähäheikkiläntie
		Construction of the Stormwater Park	Construction of residential buildings adjacent to the Stormwater Park	Construction of residential buildings adjacent to the Stormwater Park
		Termination of the ABC house agreement, with temporary use of the premises facilitated through the Kolmastoista Oulu Initiative	Construction of senior housing block and Generations' Park	Construction of senior housing block and Generations' Park
		Acquisition of the plot in Vähäheikkiläntie and use of the building for temporary purposes: Community space, library, and design and participation office for engaging with the residents	Construction of water play area and industrial buildings	Construction of the Community House
			The relocation of temporary functions from the Vähäheikkiläntie to plot in the small-scale industrial area, along with the use of other temporary activities in the industrial area	Construction of the small-scale industrial area into a mixed-use complex combining housing and services, conversion of the existing industrial building
			Removal of parking spaces in the western part of the area to reduce the park with temporary functions, plantings, and events	Construction of a park area between the small-scale industrial area and the Community House
			Participation	Participation



Site Plan, 1:1 500

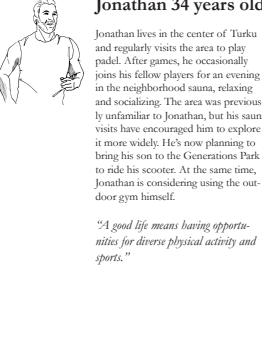
People of Bäckbo



Maria, 19 years old

Maria has a mild disability and is studying to become a chef at Sips. She has just moved into a student apartment next to the school—her very first home of her own. Maria enjoys the Bäckbo area because it allows her to move around safely and comfortably without overwhelming sensory stimuli. She spends a lot of time in the green space and shares a community garden plot in Pihlajaniemi with two fellow students. She is about to start an internship at the Resourcing and Reusing Hub.

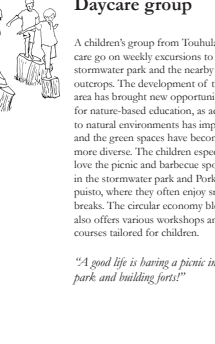
"A good life is the chance to live and move independently and spend time with friends."



Jenni, 42 years old

Jenni recently moved with her partner and daughter into her childhood home in Vähäheikkilä. Her father used to live in the house but has since relocated to a nearby senior residence. It's important to Jenni that her father lives close by and can help with childcare. Jenni passes through the Bäckbo area daily. She drops her child off at daycare, visits the garden center and grocery store, and enjoys the area's rich cultural offerings—films, exhibitions, and live music at the Event Square.

"A good life is the opportunity to live in a single-family home close to urban services and cultural experiences."



Daycare group

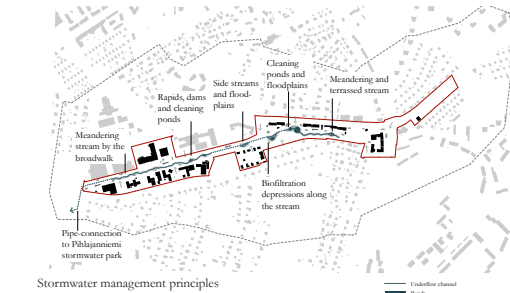
A children's group from Töuhala Daycare goes on weekly excursions to the stormwater park and the nearby rocky outcrops. The development of the area has brought new opportunities for nature-based education, as access to natural environments has improved and the green spaces have become more diverse. The children especially love the picnic and barbecue spots in the stormwater park and Pihlajaniemi, where they often enjoy snack breaks. The circular economy block also offers various workshops and courses tailored for children.

"A good life is having a picnic in the park and building forts."

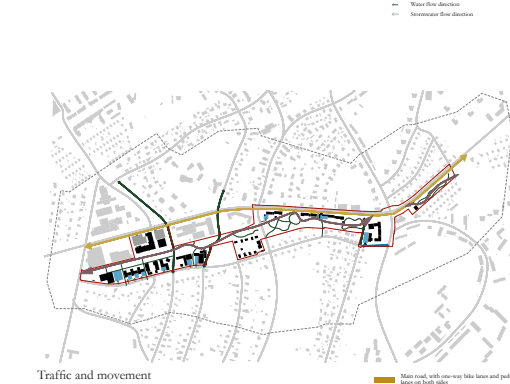


First area to be developed, 1: 800

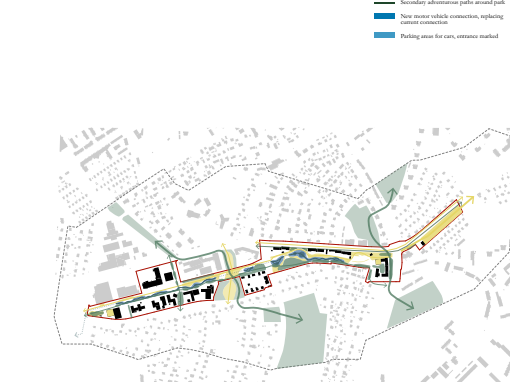
Diagrams



Stormwater management principles



Traffic and movement



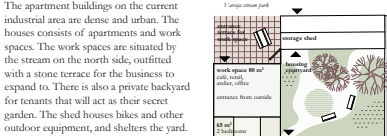
Green infrastructure and the principles of biodiversity



Housing solutions

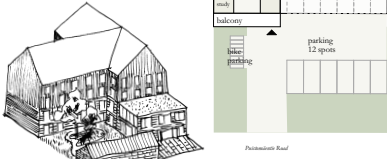
All housing in Bäckbo is planned to be adaptable to different situations in life. The apartments are designed so that there are flexible rooms, that can be a part of another apartment. When the living situation changes, the apartments can easily change.

Housing on Puistomäentie Road



Adaptable housing on Puistomäentie Road

Combination of typical floor plan and site plan
↔ rooms can be combined to larger apartment



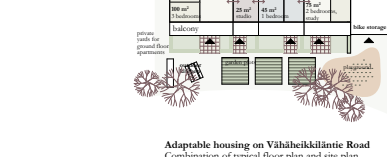
Adaptable housing on Vähäheikkiläntie Road

Combination of typical floor plan and site plan
↔ rooms can be combined to larger apartment



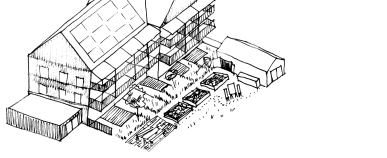
Adaptable housing on Vähäheikkiläntie Road

Combination of typical floor plan and site plan
↔ rooms can be combined to larger apartment



Adaptable housing on Vähäheikkiläntie Road

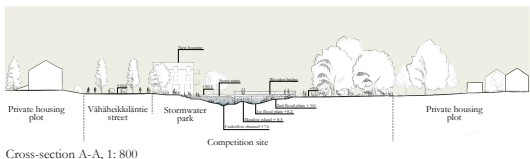
Combination of typical floor plan and site plan
↔ rooms can be combined to larger apartment



Adaptable housing on Vähäheikkiläntie Road

Combination of typical floor plan and site plan
↔ rooms can be combined to larger apartment

Cross-section



Cross-section A-A, 1: 800

Perspective view of the first area to be developed towards east.

