

18.3.-28.7.2019

# PRODUCTIVE CITIES

TUUSULA

FINLAND

# Competition information

## SITE LOCATION

Anttila farming center in Hyrylä, Tuusula

## SITE FAMILY

Implanting - Productive milieus

## SITE PROPOSED BY

Tuusula Municipality

## SITE REPRESENTATIVE

Pia Sjöroos, Architect SAFA, Planning Director, Tuusula Municipality

## EXPECTED SKILLS OF THE TEAM

We encourage competitors to form multidisciplinary teams of architects, landscape architects, urbanists and other professionals.

## TEAM REPRESENTATIVE

Architect, landscape architect or urbanist

## TYPE OF COMMUNICATION DURING THE COMPETITION

All the entries will be displayed anonymously after the first jury meeting both in an exhibition and online, dates TBA.

## TYPE OF COMMUNICATION AFTER THE COMPETITION

Awarded teams will receive a travel grant to arrive to the prize ceremony and a kick-off seminar in Finland, dates TBA.

## PRIZES

There will be a first prize of 12 000 Euros and a runner-up prize of 6 000 Euros. The jury can also award special mentions when appropriate (no reward).

According to a decree by the Finnish Ministry of Finance, the prizes for the Finnish European 15 competition paid in Finland are tax free

<https://www.fnlex.fi/fi/laki/alkup/2018/20181279>.

## FURTHER MEASURES AFTER THE COMPETITION

The intention of Tuusula Municipality is to give a commission to the winner/s at the level of urban planning.

## JURY

### **Kari Nykänen FI**

Architect, City Planning Director, City of Oulu

### **Siiri Vallner EE**

Architect, Kavakava Architects

### **Sini Coker FI**

Architect, Studio A/H

### **Jan Yoshiyuki Tanaka DK**

Architect, JAJA Architects

### **Eero Lundén FI**

Architect, Lundén Architecture Company

### **Bruce Oreck USA**

Former U.S. Ambassador to Finland, Real Estate Investor

### **Maija Itkonen FI**

Industrial Designer, CEO, Gold&Green Foods

Site representative **Pia Sjöroos** will have a voting right in the first jury meeting.

In addition there will be an expert panel consisting of 4-8 specialists in different fields for comments and assessment. The external specialists do not participate in the selection process.

## COMPETITION RULES

[www.european-europe.eu](http://www.european-europe.eu)

## FURTHER INFORMATION

[www.european.fi](http://www.european.fi)



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## ATTACHMENTS

The competition documents consist of this brief and the following attachments:

- Aerial photos
- Photos from the project area and the strategic area
- Historical photos
- 2D and 3D maps of the area (dwg)
- Maps
  - Greater Helsinki area
  - Municipal centers
  - Hyrylä street map
  - Bike paths
  - Land ownership
  - Services etc.
- Drawings of the existing buildings (dwg)
- Video of the design area

# 1. / Introduction



Project area from the west.

## Competition task

The project site, Anttila farming center, is situated in a beautiful rural landscape by Lake Tuusula, near Hyrylä centre. Anttila has served as a research and education centre for farming but has become mostly vacant. Large barns and research buildings together with housing are available for new uses.

The goal is to create a vibrant local centre that combines production, services, housing and the recreational use of Lake Tuusula. Could Anttila become a post-agrarian productive village?

## Implementation process

The buildings and infrastructure at Anttila are in such poor condition that the upgrading of the area will commence promptly. Since the municipality owns most of the land, zoning can proceed quickly.

When zoning was commenced in 2019, a public hearing of residents was held to invite ideas for the area. Residents were also consulted in the preparation of the competition brief. Zoning will be completed on the basis of the winning entry of European 15 in collaboration with the winners.

The goal is to have the detailed plan of the area finished within one year of the competition. Construction in the area will proceed in phases.

## Theme Productive Cities

“Ensuring the cities to be both productive and sustainable, they have to interlink resources, mobilities and conditions of fairness to create new dynamics.”

The Tuusula site is in the sub group **Productive Milieus - Implanting** with the sites from Barcelona (ES), Bergische Kooperation (DE), Helsingborg (SE), Palma (ES), Raufoss (NO), Rotterdam Visserijplein (NL) and Saint-Omer (FR).

“It is about implanting or revitalising a natural, cultural, social and economic environment – by contrast with the urbanism of technocracy and the architecture of objects – on the synergy between nature and culture.”

## 2. / Urban context



## 2. / Urban context



Lake Tuusula

### 2.1 TUUSULA

Tuusula Municipality is part of the Greater Helsinki area, located only half an hour from Helsinki and 15 minutes from Helsinki-Vantaa airport. Tuusula is a combination of active municipal centres and peaceful countryside. The three centres – Hyrylä, Kellokoski and Jokela – each have their own character.

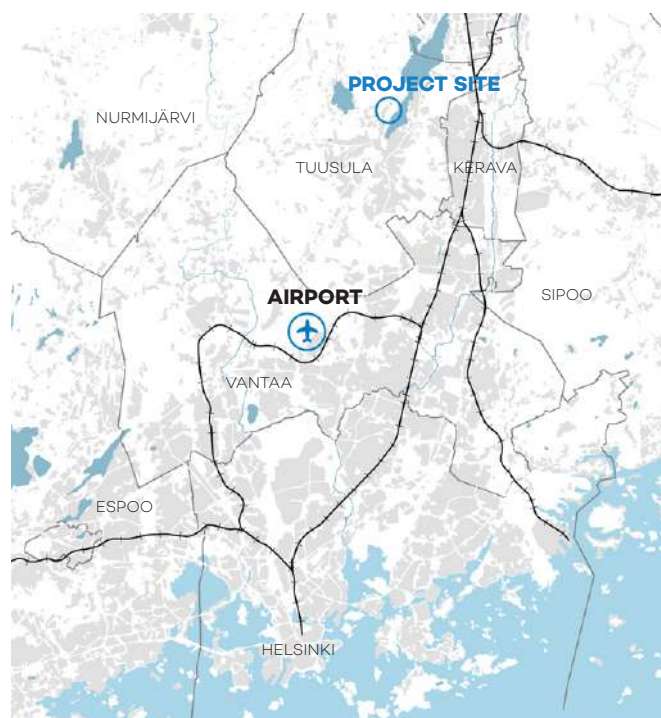
Lake Tuusula is an inherent part of Tuusula's identity and cultural heritage. A unique community of artists formed on the shores of the lake in the early 1900's and this heritage is still prominent today.

Tuusula's industrial structure is diversified. The major industries are agriculture, forestry, manufacturing and services. Another traditional industry is gravel extraction and quarrying. Proximity to an international airport offers ample opportunities for developing tourism. There's a considerable number of waterfront establishments by Lake Tuusula focusing on travel and tourism.

Tuusula has a population of 40,000 of which

- under 6 years 8%
- 7–15 years 13%
- 16–24 years 9%
- 25–64 years 53%
- over 65 years 17%

Around the project area, the percentage of young people (under 25) is slightly higher than the average.



Municipal centers of Tuusula  
Cultural and educational center Monio  
Rykmentinpuisto area in Hyrylä  
Kellokoski Iron Works

## Hyrylä

Hyrylä, the administrative center of Tuusula, has a population of about 8,000. Due to Hyrylä's history as a garrison town, most of the buildings in the center consist of 2–3 storied redbrick buildings. The traffic arrangements in the centre are muddled. However, Hyrylä offers a comprehensive range of private and public services, such as the town hall, health centre, library and an indoor swimming pool.

A Russian garrison was established in Hyrylä in the 1850s because of its advantageous location at the intersection of the roads leading from Helsinki to Hämeenlinna and Heinola. Before that Hyrylä was just an ordinary rural village, but gradually the garrison attracted more inhabitants helping it evolve into a commercial hub. When the garrison was closed down in 2006, a zoning plan was prepared to replace it with a residential district for 9,000 people called "Rykmentinpuisto" (Regiment Park). Over the next few years, hundreds of housing units – high-rise residential blocks, townhouses and detached houses – will be built in the area which will also serve as the venue for the 2020 Housing Fair.

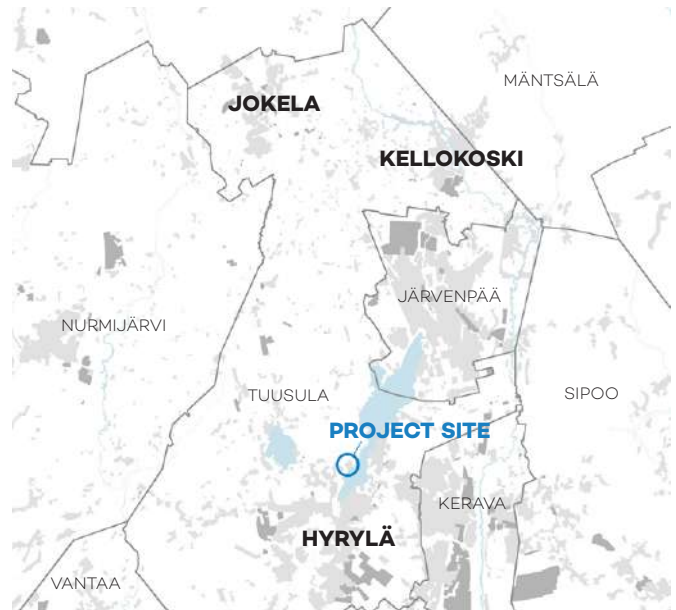
Rykmentinpuisto will also include a new cultural and educational centre "Monio". An open architectural competition for Monio was organised in 2018. Monio will be one of the world's largest schools made of logs which will serve as a new local landmark for the area.

## Kellokoski

All the municipal centers of Tuusula have cultural assets. Kellokoski has a strong identity because of its long history of industrial production. Kellokoski Iron Works, the first significant local manufacturing plant, was founded in 1795. This iron works site is of national importance. Other distinct features of the area include the Mariefors Iron Works and park-like hospital grounds.

## Jokela

A railway station was opened in Jokela in 1862, which made it a hub of industrial activity. The factories operating in the area included a cotton mill and match factory. As the soil in Jokela contained clay suitable for manufacturing bricks, a number of brick works were established in the area. In its heyday, the Jokela Brick Works was the largest in Finland. The numerous industrial facilities that sprung up around it constitute today a culturally valuable milieu.



AOR Architects



## 2.2 LAKE TUUSULA

Lake Tuusula, designated as the Provincial Lake of Uusimaa, is an integral part of the municipality's landscape and identity. The Hyrylä municipal center is located at the south end of the lake and the city of Järvenpää at the north end. While there are some housing and services around the lake, the shores are mostly woods and fields. Along the eastern flank of the lake runs a listed museum road called "Tuusulan Rantatie".

Lake Tuusula has a length of some eight kilometres and an area of six square kilometres. It is relatively shallow with an average depth of only 3 meters, the greatest depth being about 10 metres. The water level is regulated to maintain it at 37.30–38.15 metres from the sea level (within a variation range of 0.85 m).

Lake Tuusula towards the west and south



## History

In the past, the lake was used as a winter road between villages, and fishing has been carried out for thousands of years. In the early 20th century, more housing was built around the lake which was later eutrophied mostly because of farming. Eutrophication accelerated particularly in the 1950s and 60s. Measures were adopted at the end of the 1990s to restore the lake and its condition has subsequently improved.

## Artistic community on Tuusulan Rantatie

A number of artists representing different art forms started forming a community on the eastern shore of the lake in the late 19th and early 20th century. The magnificent landscape and proximity to Helsinki inspired people to construct villas in the national romantic style. Some artist moved there permanently. The artist community on Lake Tuusula included leading artists of the era, such as painter Eero Järnefelt, composer Jean Sibelius, painter Pekka Halonen, poet Eino Leino, poet J. H. Erkko, author Juhani Aho and painter Venny Soldan-Brofeldt. Many of the famous landscape paintings of the era were created on the shores of Lake Tuusula.

Currently several artist residences operate as museums displaying local history and serving as a venue for art exhibitions. For example, Halosenniemi, the former home of painter Pekka Halonen, is the most visited artist home in Finland. No wonder that the protected Tuusulan Rantatie road is a highly popular tourist attraction.

## Recreational use

Lake Tuusula offers a wide range of recreational opportunities both in summer and winter. There are two public beaches at the north end of the lake but not a single one at the south end. Boats and SUP boards are available for hire in summer, and skates, skis and snowshoes in winter. There is a ski track and skating course maintained by the municipality on the frozen lake. Fishing is a popular activity both in summer and winter.

For motor boats, there is a speed limit of 10 kph. Jet skis are not allowed on the lake. A tourist boat operates on the eastern shore in summer. Additionally, hotel accommodation and conference centre services are available on the waterfront. Expanding the recreational uses of Lake Tuusula is one of the key development projects of Tuusula Municipality.



Virtualituusula

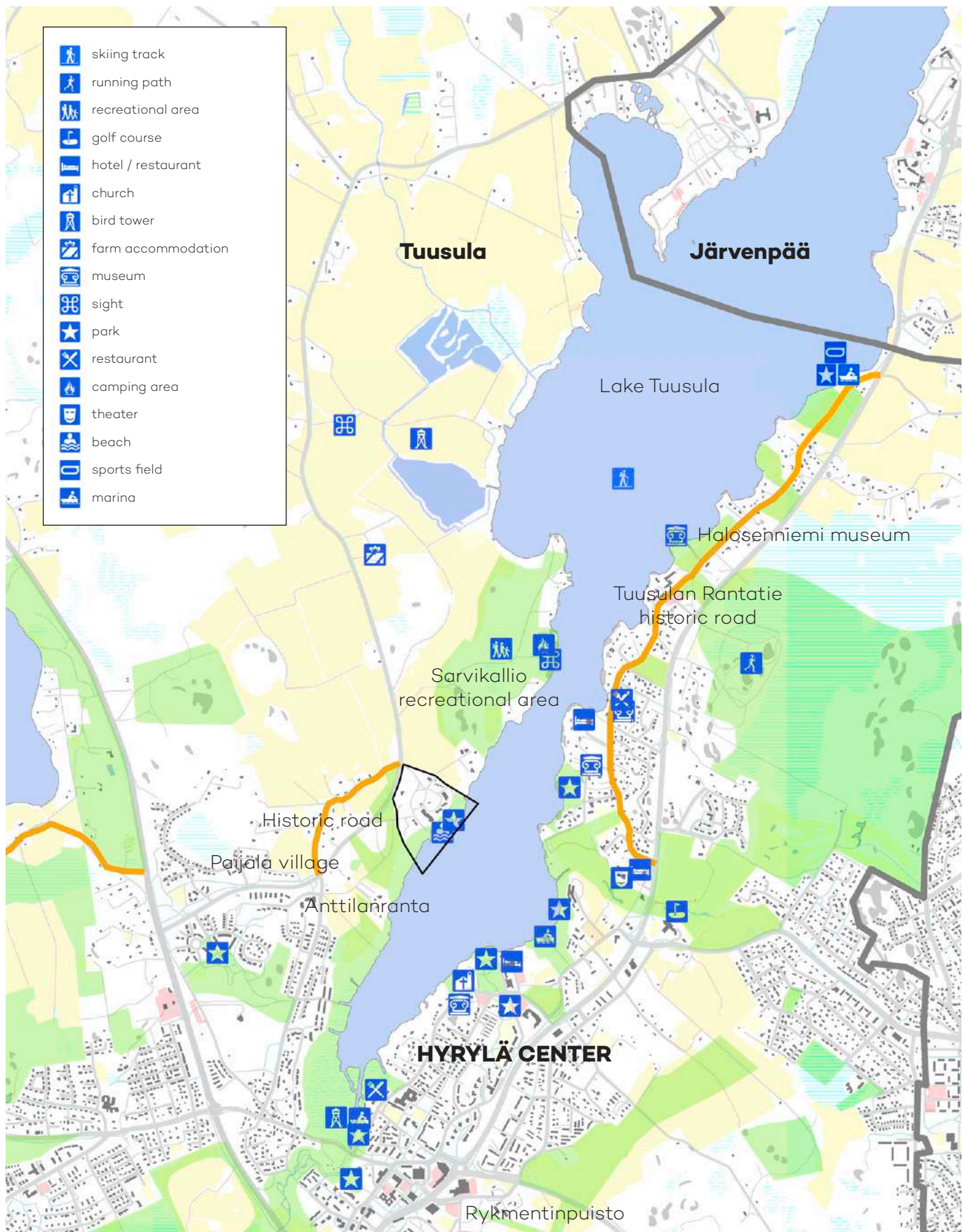


Tuusulan museo



Tuusulan museo

Eino Leino and entourage in the 1920s  
Rowing on Lake Tuusula  
Halosenniemi Atelier  
Laundry by the lake



### 3. / Site information



### 3. / Site information



Project site

#### 3.1 STRATEGIC SITE

The strategic site borders on Lake Tuusula in the south-east while most of the land in the north is fields. It is a cultural landscape with open vistas that need to be preserved. No construction is foreseen for the field areas. The strategic site is important because of the local routes and recreational uses; in particular, the route to the Sarvikallio recreation area in the north is of great significance. Most of the land in the strategic site and Sarvikallio are owned by the municipality.

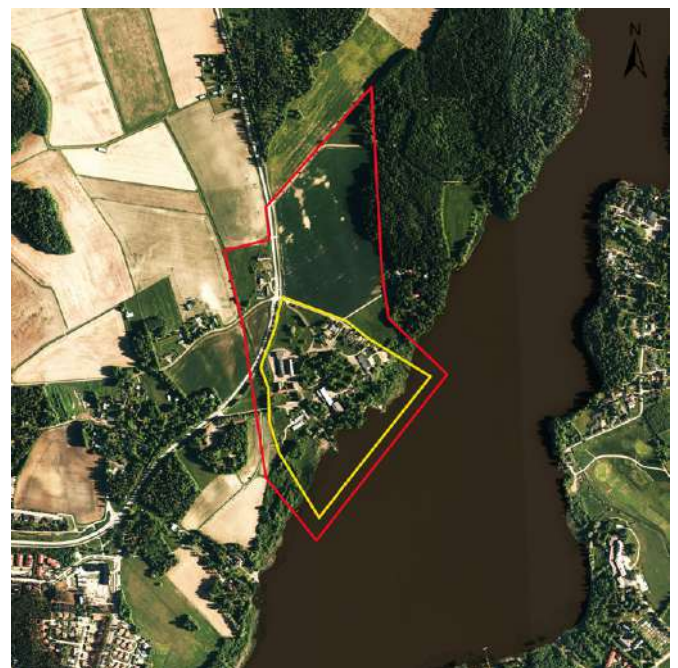
#### 3.2 PROJECT SITE

##### **Anttila farming centre and local history**

The project site – Anttila farming centre – is located some three kilometres away from Hyrylä, the administrative centre of Tuusula Municipality. The site is situated at the edge of the urban fabric, in the countryside on the shore of Lake Tuusula.

In the administrative division of villages, Anttila is part of the Pajjala village. History is very much present in the area. The Pajjala village has been inhabited since the

Red line – strategic site, yellow line – project site.



early Middle Ages. In the 16th century, all the six houses in the village formed a closely knitted group village. Anttila was one of the original farms, and in the late 17th century it evolved into a gentry manor.

The village included two clusters of housing, Alikylä (lower village) in the south and Ylikylä (upper village) in the north. According to an 18th century land consolidation map, Alikylä included nine farms. During the latter half of the 19th century, other houses were gradually relocated further away from Anttila Manor, most of them to Ylikylä in the north. The original structure of Ylikylä built along the village road is still discernible. The area is characterised by farms with their utility buildings and the smaller dwellings of the craftsmen centred around the midsection of the village road.

## Hankkija Research Centre

By the 1920s, Anttila had expanded to cover Alikylä in its entirety. Anttila continued to operate as a big local farm up to the Second World War. In 1942, it was purchased by

The Cooperative Wholesale Hankkija which expanded and subsequently centralised all its plant breeding operations in Anttila. Hankkija had been established by Finnish farmers in 1905 because agricultural trade was still largely undeveloped in Finland at that time. In particular, the seeds trade was beset by major quality problems that the wholesale cooperative sought to resolve through development efforts.

Anttila bred plant varieties suitable for Finnish conditions. For example, the Timo potato; Pirkka, Karri and Pokko oats; and Helka pea have been bred by Anttila. The buildings of the research centre and the fields dotted by test cultivation patches gave the landscape its special stamp.

Following the bankruptcy of Hankkija's plant breeding centre in 1992, the area was acquired by Tuusula Municipality which used the buildings for storing materials and supplies and providing certain municipal services. Some of the premises were rented for private operators and some left vacant.

Anttila farming center in the 1960s





Building	Construction year
1. Old barn (will be preserved)	1920
2. Activity centre Kettunen	1982
3. Rannankoukku house	1880
4. Residential house (will be preserved)	1910
5. Venlantupa daycare	1970
6. Old sauna (demolished in 2018)	1953
7. Warehouses	1957-1959
8. Greenhouses	1979
9. Residential and heating plant	1963
10. Residential (due for demolition)	1961, 1963
11. Residential (due for demolition)	1965
12. Old school (due for demolition)	1965
13. Structures of the old manor house	

## The built environment

The Anttila farming centre features a number of valuable old buildings that shape the identity of the area. While the oldest structures date back to the days when Anttila was a major farm, most were built to meet the needs of Hankkija's plant breeding center. The manor house constructed in 1905 was pulled down in the 1980s to make room for the main building of the centre, but old stair and terrace structures of the manor have survived to this day. These old structures must be retained .

An old barn complex occupies a central location. This large building was already shown in the 1928 map but it did not acquire its Dutch appearance until the 1930s when owned by Max Hendrik Gilse van der Pals. The barn building is clearly important to the identity of the place and must be incorporated into the new concept. Currently the building is mainly used as a warehouse.

The greenhouse structures in the area were built at the time when the manor served as Hankkija's research center. Currently the greenhouses are leased to a firm that grows flowers and herbs on a small scale for retail sale, for example in the Helsinki Market Square. The contestants are welcome to propose future uses for the greenhouses.

Next to the greenhouses, there is a building that houses a heating plant and a dwelling. The building is in bad repair and due for demolition.

Aside from the barn, there are also other valuable buildings in the area. In the middle of the area on top of a hill, there is the old main building of the Rannankoukku farm – the only remaining building of the previously compact group village that has been spared from demolition or relocation. Rannankoukku was built in the late 18th or early 19th century. The building is in poor repair and currently vacant. Next to it there is a residential building from the 1910s with tenants. It is to be preserved.

A day centre called “Kettunen” offers activities for people with intellectual disabilities. The building was constructed in 1982. Contestants are free to determine what to do with the building. No decisions have yet been made on the continuation or relocation of the activities.

“Venlantupa” built in 1979 houses a private day-care centre. Contestants are free to determine what to do with the building. No decisions have yet been made on the continuation or relocation of the activities.

Behind the barn there are two storage buildings constructed in 1957–1959. Contestants are free to decide what to do with the buildings.

On the north flank of the area, there are a number of small residential buildings in bad repair that are to be pulled down. They were built in 1963–1965 and are now mostly vacant.

On a slope facing the lake there are residential buildings in bad repair as well as a school building from 1956. They are now mostly vacant and due to be demolished.

## Antiquities

No visible signs of the old original houses are left above the ground. However, it is highly likely that some original structures remain in the area. The area that may contain antiquities is marked in appendix [FI-Tuusula-SS-M03](#).



Old Barn  
Greenhouses  
Activity centre Kettunen  
Venlantupa daycare



## Land ownership and the shoreline

The entire project site including buildings are owned by Tuusula Municipality except for a narrow stretch of the shore in the north end. It is owned by the marina cooperative of Pajjala villagers that operates a small marina with some 70 berths for rowing boats. As the cooperative does not have any jetties, all the boats are beached when not in use. The boats are also winterised on the beach.

Otherwise the shoreline is in its natural state, shallow with reeds. There are no jetties in the area.



A traditional Finnish mid-summer celebration complete with a bonfire is held on the shore every summer. Bonfires date far back into history on Lake Tuusula.

## Adjacent recreational and green areas

To the north of the project site is the Sarvikallio outdoor recreation area. It is known for the 25-metre high Sarvikallio rock depicted in several works by early 20th century painters. At present, there is a lookout point and campfire site on top of the rock. Tuusula Municipality has leased the area to the Uusimaa Recreation Society. It features trails and paths built during 2018 in accordance with the new development plan.



At the south end of Lake Tuusula there is a bird sanctuary which is today part of a Natura nature conservation area. A bird watching tower has been built in the area, to be followed by an accessible duckboard leading up to the tower.



Shore with boat berths

## Services

The school closest to the project site (an elementary school) is located in the Paijala village less than a kilometre away. A private day-care centre called “Venlantupa” operates on the grounds of the Anttila farming centre. Other essential services, such as an upper senior secondary school, library, health centre, indoor swimming pool and various commercial services, are available three kilometres away in Hyrylä.

## Pedestrian and cycling paths, public transport services and the street network

The Paijalantie-Nummenväylä road is the main road in the area. Nummenväylä links the Paijalantie road encircling Lake Tuusula to the Hämeentie road. The traffic volume on Paijalantie road at Anttila is approx. 3 300 vehicles per day.



The nearest bus stop is located a couple hundred of meters from Anttila. However, the public transport services are poor. The bus service from Hyrylä to Järvenpää runs only four times per day. In summer 2018, there was museum bus that ran around Lake Tuusula stopping at the main points of interest. The bus service is to be continued and one of the stops will be near the Anttila farming center.

Encircling the lake there is a popular cycling route which also passes by Anttila. A clear indication of its popularity is that it attracts 35,000–40,000 cyclists every year. Pedestrian paths along the shore are largely undeveloped. The street network is provided with sidewalks.

Around the Anttila farming centre, there is a network of routes that evolved to serve local needs when the experimental farm was operational.

## Zoning status

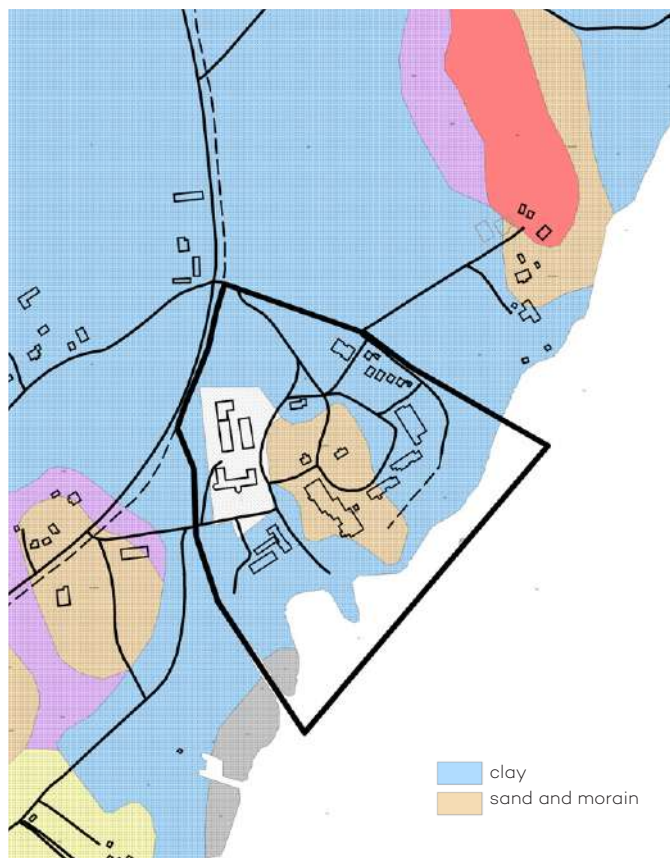
The Uusimaa regional land use plan specifies the southern end of the strategic site as a population centre and part of the shore as a conservation area. To the north, there is an outdoor recreation area. The strategic site in its entirety constitutes a culturally significant environment.

A component master plan exists for the area permitting agricultural and forestry-related construction. Preferably, the fields will continue to be cultivated and the meadows cared for. A new master plan is being prepared for Tuusula to replace the old component master plan. In the new plan, the designation for the Anttila farming centre area is “P” (Services and administration). While the area is primarily intended for the production of various services, housing may also be built in the area. Consequently, the master plan permits a plan in which various functions, production and services are combined with housing.

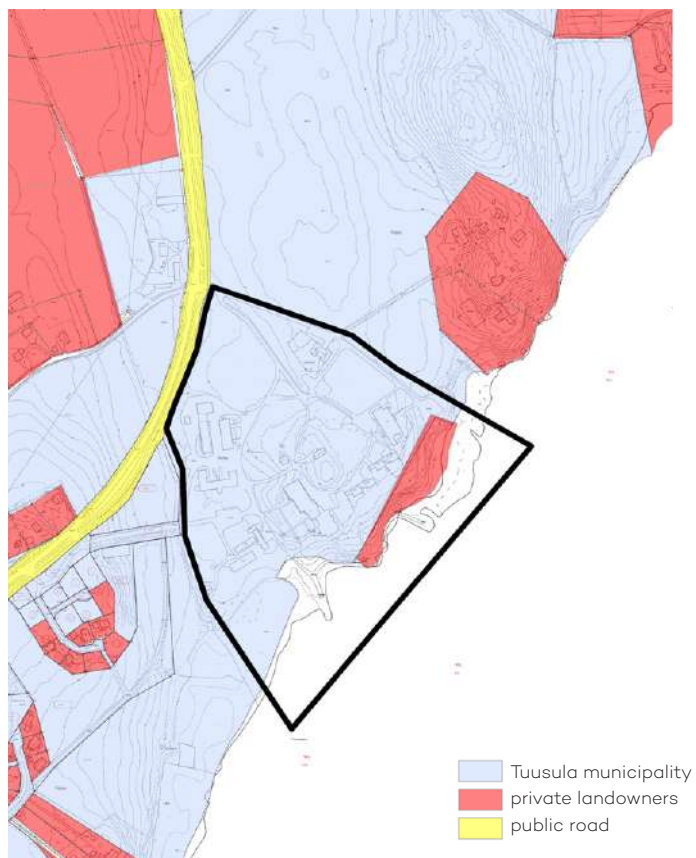
Detailed planning for the project site is underway and intended to be completed on the basis of the winning entry in collaboration with the winners. The goal is to have the detailed plan of the area finished within one year of the competition.

## Soil and its suitability for construction

Most of the soil in the project area is clay and in the middle of it on top of the hill there is a patch consisting of a mixture of sand and moraine. Between the hill and Paijalantie road (at the barn), there is a patch of which no soil analysis has been carried out.



Soil



Land ownership

## 4. / Design guidelines



## 4. / Design guidelines



Anttila farming center

### 4.1 DESIGN OBJECTIVES

The competition calls for new attractive and viable activities at the Anttila farming center area to be implemented with regard to the history of the place. According to the strategy adopted by Tuusula Municipality, it is important to find new uses for the buildings that are currently under-used. Special efforts are to be made to create favourable operating conditions for business and commerce. Accordingly, the strategy calls for diversified housing, even low-rise residential blocks, but primarily semi-detached houses, townhouses and low-rise detached houses. The crown jewel of the area is Lake Tuusula. Expanding the recreational uses of the lake is definitely one of Tuusula's key projects. Great expectations are pinned on the shoreline at the Anttila farming centre. It is to serve not only local residents but also entrepreneurs and all the people living in the municipality. In other words, the idea is to create a productive village in the area.

### 4.2 DESIGN GUIDELINES

Proposals that foresee the demolition of the majority of the buildings in the area are welcome. The old barn and one of the oldest residential buildings must be retained,

but the fate of the rest can be determined by the contestants. All routes and pathways in the area can be redrawn. A public section open to all must be left on the shore and construction may not extend to the shoreline. More specifically, the competition foresees production or services side by side with housing. Flexible concepts permitting variable scope of operations are preferred. No public services are to be provided in the area.

#### Housing

Housing production must be diversified. The plans may provide for a range of buildings from low-rise residential blocks to townhouses and detached single-family houses. Proposals for communal living are also welcome. The height of the residential buildings must be moderate and consistent with the existing identity-defining structures (Van der Pals' barn). The low-rise residential buildings may have 3–4 floors. Contestants are specifically encouraged to propose semi-detached houses, connected small houses, townhouses, atrium houses and two-family houses. A limited number of single-family houses may also be planned for the area, but the idea is not to provide all housing in the form of detached houses.

No upper limit is established for the number of housing units or residents. Previous plans have foreseen a relatively low number of residents, which still remains a conceivable option. However, as Tuusula Municipality is looking forward to a lively area, it is preferable to have at least the same number of housing units as in Anttilanranta which will have about 50 detached single-family homes. Despite this, the residences should not consist exclusively of single-family houses as in the Anttilanranta district.

Aside from owner-occupied housing units, the area should also include rental and/or partly owned dwellings. To ensure a diversified range of homes in terms of size, the dwellings should include studio flats (20–40m<sup>2</sup>), one-bedroom flats (40–70m<sup>2</sup>), two-bedroom flats (50–100m<sup>2</sup>) as well as a limited number of even larger units with a kitchen and four (or more) rooms. Housing units of different sizes are to be designed for all housing typologies. Also, special attention should be paid to how housing is linked to productive activities or services.

In the competition proposals it is advisable to consider whether the future residents will work in the area or whether the workforce will come from elsewhere. The goal is to find solutions that permit regular daily life amidst production. Alternatively, homes can be combined with the workplace, production or service in the proposals.

In addition, due consideration in housing design needs to be paid to the surrounding nature and how to blend the housing in with the natural elements, such as the open landscapes and Lake Tuusula. No housing is to be designed for the waterfront as the shore is to remain a public area.

The plans need to make due allowance for the Finnish climate with its four distinct seasons and the differences between summer (average temperature in July +18°C) and winter (-5°C). Similarly, the differences in the amount of daylight between summer and winter are great. In winter, darkness falls early (around 16:00) whereas in summer daylight lasts long into the night.

## Production

Contestants are invited to propose innovative forms of production, such as advanced food production or cooperative or commercial farming indoors or outdoors. Food production and its advancement has been an integral part of the history of the Anttila farming centre, and it is conceivable that future operations will evolve

in the same direction. The construction of production facilities and business premises may also serve other forms of production such as handicrafts and arts from furniture manufacturing to the production of unique tableware and interior decoration items. Other conceivable operations include small-scale repair services and workshops.

During its long history, the Anttila farming centre used to raise cattle, and animal-related activities are still one of the options. At the public hearing of residents, a wish was expressed for a poultry farm. Contestants are also encouraged to consider the potential offered by Lake Tuusula. At present, fishermen catch reasonable amounts of whitefish, perch and roach on the lake.

However, production facilities that would exclude public access to the area are not possible. It is strongly recommended that the designers explore new production uses for the existing buildings.

No objectives regarding floor areas or number of jobs are specified for the production facilities. As in the case of housing construction, the height of the buildings needs to be adjusted to the surroundings so as not to exceed that of the existing structures by any significant margin. Of the existing buildings, the highest is the barn (facade 3.5 m and the ridge of the roof about 10 m from the ground).

## Services

Preferably, the area will provide a range of services, such as restaurant, café, accommodation, wellness or cultural services or programmed activities. Services could be offered not only to local residents but also to people from other parts of Tuusula and the neighbouring municipalities and towns, or more widely to tourists from across Finland or abroad. Proximity to the Helsinki-Vantaa airport offers huge potential for planning. Various services may become the main activity at the Anttila farming centre, especially in case of tourism. However, residents and visitors must have access to the farm under all circumstances.

Tuusula is a culturally active municipality with facilities such as a private concert hall on the opposite shore and a number of private and municipal museums. Proposals have been made for venues for performing arts, for example dance.

The services may also be related to physical exercise and sports. In particular, activities near the shore of Lake Tuusula would support exercise services ideally. These include rowing and canoeing in summer and skating and skiing in winter. Indoor sports and exercise services are also conceivable, possibly by making use of the existing buildings. Sports and exercise services were on the wish list at the public hearing.

It is also possible and even advisable to combine services with production. Examples of such activities include direct produce sales, a farm restaurant or farm accommodation. When ideas for services are considered, it is also advisable to explore the potential offered by the existing buildings.

## Lake Tuusula

The area on the shore of Lake Tuusula should be designed as an open outdoor area accessible to the public.

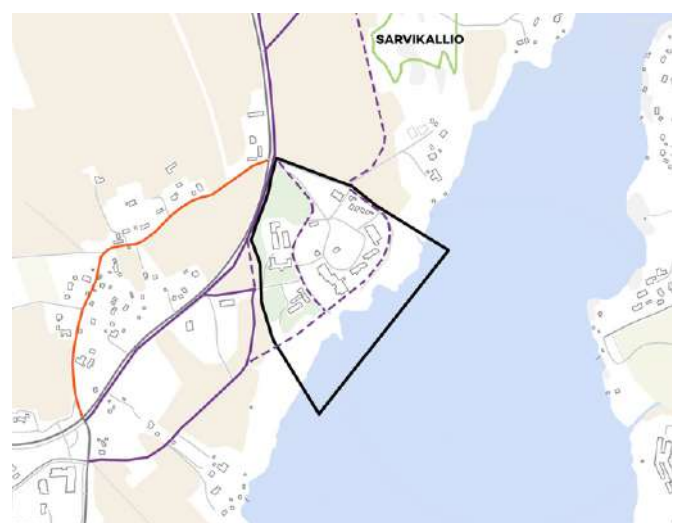
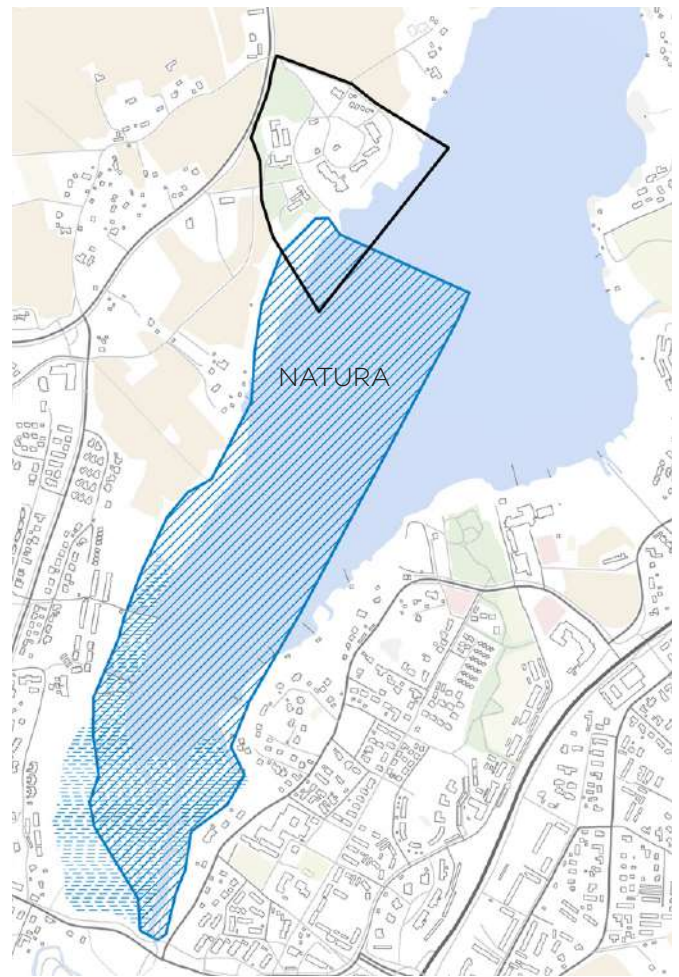
The boat berths of the marina cooperative are to be retained. Currently the boats are kept on the shore but other solutions may be proposed, such as jetties or docks. The existing 70 berths are a minimum, but more would be preferable. Due consideration in the marina plan should be given to the winter storage of boats. The plot borders are not fixed: the land area held by the marina cooperative can be renegotiated.

The concepts should suggest ways of developing and increasing recreational uses on and around Lake Tuusula in all the seasons. While it is advisable to designate shore areas for picnics and the enjoyment of nature, various activities may also be proposed. A specific wish for a beach for swimming was expressed at the public hearing of residents. It was also hoped that fishing would continue to be possible and developed further.

Various services, such as a café or restaurant, may be proposed for the shore area. When services are planned, it is advisable to consider recreational uses and potential rental services for summer and winter activities.

## Green areas

In landscape planning, the area's status as a cultural environment should be taking account without forgetting the traditional agricultural landscape and historic buildings. The overall composition as well as the details of the plan related to vegetation and topsoil materials



Natura nature preserve area  
Pedestrian and bike connections

- recreational path
- current pedestrian route
- - - suggested pedestrian route
- historic road

should be consistent with the spirit of the cultural landscape. It is important to identify, accentuate and create unobstructed views.

A network of green areas is to be created with access routes down to the shore as well as across the area parallel to the shore line in the northeast–southeast orientation. In the planning of green areas, ecological considerations and the Natura neture conservation area should also be taken into account. The lowest point of the terrain is located at the southwest edge of the area where it necessary to have structures to retain runoff water. A specific area should be designated for the retention of runoff waters and incorporated into the overall landscape plan as one scenic element.

Park-like or garden-like outdoor areas may also be proposed. Local history, such as the manor era with small-scale gardens, may offer a potential starting point for planning. The park-like outdoor area may also be designed for activity purposes to serve a specific user group. A proposal for a children's park was made at the public hearing of residents.

## Walking, cycling and other traffic

An efficient and safe network of pedestrian pathways is to be provided with access to the broader network of routes which will be constructed for the area. At the northern tip of the area, the walking path following the shoreline must connect to the route leading to the Sarvikallio recreation area. The southern route will run near the shore. Additionally, a clear and easily navigable connection bisecting the area is to provided from Pajjalantie road to the shore.

Separate paths permitting faster travel may be designed for cyclists, possibly further away from the shoreline. Due consideration in the plans must also be given to waterborne traffic and a potential tourist boat service to the western shore.

Car traffic in the project site must be limited to deliveries and access to homes and parking sites. Parking areas are to be designed in compliance with the “area D specifications” included in Tuusula’s parking policy; see the table below. The municipality is looking forward to diverse proposals in order to avoid the construction of extensive parking fields. Residential parking, in particular, could make use of the existing buildings. Parking facilities related to recreational activities (e.g. berths for boats) may be determined by the contestants. No parking areas should preferably be assigned to the shore.

## Sustainable and ecological concepts

All planning from the overall composition to functional design and from green area to housing planning should be carried out with due regard to the principles of sustainable development. Passage in and through the area is to be planned to support Tuusula’s policy of sustainable development. Sustainability can also be demonstrated in the choice of buildings materials or forms of production and services. The use of wood in construction is encouraged.

With regard to all construction, it is important to consider entire lifecycles, such as the requirements imposed by servicing and maintenance or the circular economy for that matter. Due consideration in the proposals must be given to the Natura bird sanctuary to the south of the shore area for which no construction may be proposed.

Specifications for parking places

residential apartments	semi-detached and low-rise houses	single-family homes	commercial activities	other commercial premises	business and office premises	production operations
1 pp / 75 m2 or min. 1,2 pp / housing unit	1pp / 75 m2 or min. 1,5 pp / housing unit	2 pp / housing unit	1 pp / 25 m2	1 pp / 40 m2	1 pp / 50 m2	1 pp / 100 m2

Energy collectors may be provided in the buildings or the surroundings. Energy production may also be part of the overall plan. The green network plan must support all sustainable solutions. Management of runoff and surficial waters should be seamlessly integrated into the ecological concepts.

## Utilities

There is an old heating, plumbing and sewer network in the Anttila farming center dating back to the Hankkija era that will be dismantled and removed. Electricity, water supply and sewer networks will be provided near the project site to which the new structures can be connected. A main water supply pipeline runs underground across the northern part of the project site. A large runoff water basin is needed to retain the runoff waters from outside the project site.

## Phasing

In making the plans, due consideration should be given to the execution timetable and phasing. Tuusula's objective is to increase its population at an average rate of 450 inhabitants per year with the growth concentrating in the population centres. As a result, the Anttila farming center area will not be constructed all in one go but over a period of several years. The phasing plan should propose how the construction of housing units, business premises, green areas, outdoor areas, route and street networks

as well as the demolition or refurbishment of existing buildings will be accomplished phase by phase.

The phasing plan may also propose interim uses for the area. For example, the building works could be carried out over five-year periods, such as 2025 and 2030.

## 4.3 PUBLIC HEARING OF RESIDENTS

At the beginning of 2019, the Tuusula Town Planning Department organised a public hearing to discuss zoning in the Anttila farming center area and the European 15 competition. The residents were invited to express their wishes and ideas which were taken into account when the competition programme was prepared.

Most of the wishes and observations related to recreational use and routes. More specifically, it was felt to be important that the shore remains open to the public and offers facilities for various activities such as a beach for swimming. There was also a discussion of a potential ferry service to the area.

The participants wished to have some housing in the area as long as it was not excessively compact. Small businesses, such as a café or restaurant, were also on the wish list.



## 5. / Evaluation criteria



## 5. / Evaluation criteria

In the assessment of the competition entries, special attention will be paid to the overall concept and the identity it imparts to the Anttila farming center.

Key points in the evaluation are:

- The overall concept and its relationship with the surroundings and natural conditions.
- Local identity and its links to the cultural history.
- Quality of the routes, green network, shore area as well as parks and open areas.
- Smooth flow of cycle and pedestrian traffic.
- Seamless integration of housing with production/ activities.

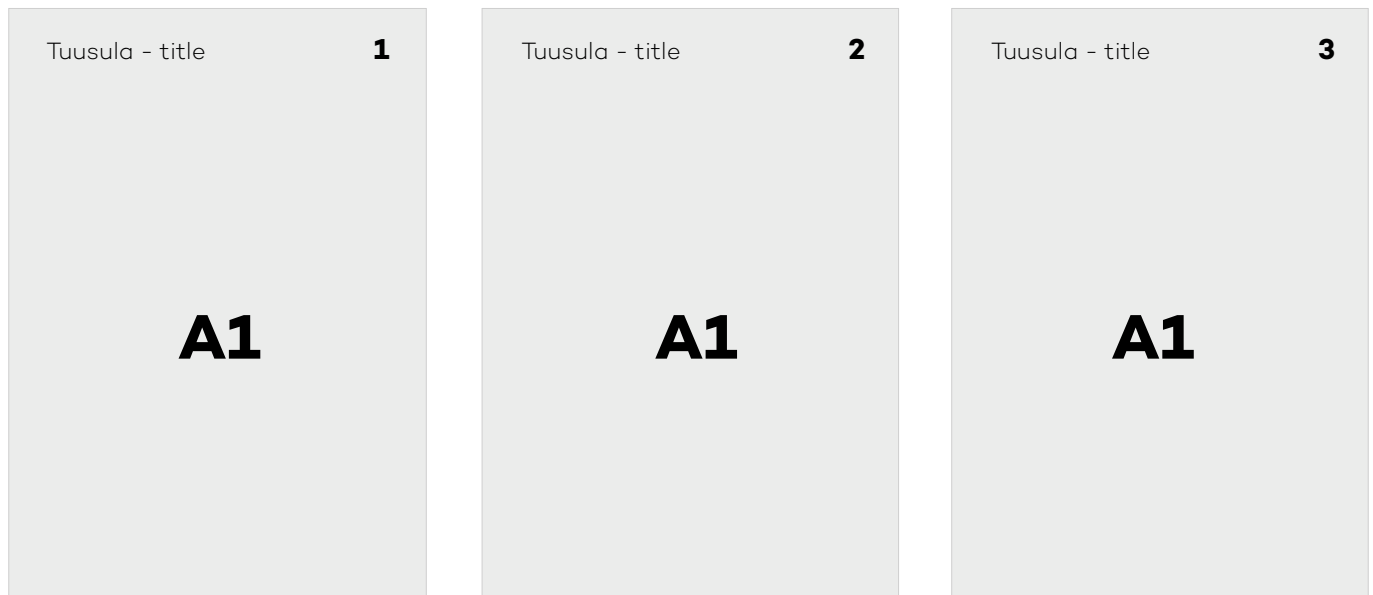
- Attractiveness to passers-by and tourists to pay a visit.
- Ecological and sustainable concepts.
- Feasibility and the potential of the proposal to permit prompt progress in zoning.

The overall design solution of the competition proposal is more important than the faultlessness of individual details.

Fields around Anttila farming center



## 6. / Required drawings



### Board 1

#### 1:2000 ILLUSTRATION OF THE PROJECT AREA

- Show buildings, traffic areas, parking and yard layouts, vegetation and storm water management.
- Indicate quantities: number of storeys of the buildings, floor areas and number of parking places.
- Show connections to the strategic area and to the lake.

#### SECTIONS OF THE AREA

- Show buildings, number of storeys of the buildings, traffic and shore areas

### Boards 1, 2 or 3

#### URBAN CONTEXT DIAGRAMS

- Show how the site connects to the lake and the urban structure of the area.
- Show the functional principles of the green and recreation areas.
- Show the structure of the traffic network and its linkage to adjacent land use.
- Show cycling and pedestrian paths, routes bisecting the area and access to public transport stops.
- Show how the area will be developed in stages.

#### 1:500 DRAWINGS OF A TYPICAL HOUSING BLOCK

- Floor plans, sections and elevations that are central to the competition proposal.

#### ILLUSTRATIONS

- At least 2 perspectives that illustrate the design solution.

#### DESCRIPTION TEXT

- Description of the project including a brief summary of the concept.

These are the minimum requirements for the boards. The contestants are encouraged to present other material to illustrate and clarify their proposal.

In addition to the panels, the submission consists of

- 1 illustrated text, max. 6 x A4
- 3 images and a short text for communication

See [www.euopan-europe.eu](http://www.euopan-europe.eu).

Europan Suomi Finland  
Malminkatu 30, 00100 Helsinki  
tel. +358 45 1393665  
[europan@europan.fi](mailto:europan@europan.fi)  
[www.euopan.fi](http://www.euopan.fi)



EuropanFinland



@europanfinland