

TOPPILA SHORE

Block 80

INVITED ARCHITECTURAL COMPETITION
1.7.- 31.10.2008

COMPETITION PROGRAMME

SRV OY
CITY OF OULU



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Aerial view A



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Picture 8



1. INVITATION

1.1 Organiser, nature and purpose of the competition

SRV-yhtiöt Oyj and the city of Oulu are organising an invited competition about the residential block number 80 in Toppila Shore.

1.2 Invited participants

The following four have been invited to participate:

- Arkkitehtitoimisto Hannu Jaakkola Oy, Finland
- Arkkitehtitoimisto Järvinen & Kuorelahti Oy, Finland
- White Arkitekter AB, Sweden
- Arkitema Architects, Denmark

1.3 Compensations

Compensation of EUR 20.000 + VAT 22 % will be paid to each participant who submits an acceptable proposal entry. It will be paid through the Finnish Association of Architects, which will withhold 10 % of each participant's compensation sum for the fee for a jury member nominated by the competitors and for other expenses.

1.4 Jury

In the jury will be represented:

City of Oulu:

- City Planning Manager Matti Karhula (architect)
- City Planning Architect Timo Lajunen (architect)
- Landscape Architect Liisa Kääriä-Fischer
- City Architect Jari Heikkilä (architect)

SRV-yhtiöt Oyj:

- Juha-Veikko Nikulainen
- Kimmo Hummasti
- Heikki Kovalainen
- Sampo Valjus (architect)

As nominated by the competitors:

- xxx, architect

The Chairman of the Jury will be Matti Karhula and the Secretary architect Kari Nykänen.

The jury may consult experts whose input may be deemed necessary. The experts and the jury secretary will not take part in the evaluation.

1.5 Approval of the competition programme

The competition programme has been approved by the organisers, the Jury and the Competition Secretary of the Finnish Association of Architects (SAFA).

1.6 Competition schedule

The competition will start 1.7.2008. The competition documentation will be given to the participants in a common starting workshop held in Oulu City Hall, Kirkkokatu 2, 90100 Oulu, at 12:00 on 1.7.2008. A tour on the competition area will be organised during the workshop.

The questions must be sent latest on 14.8.2008. The questions and the jury's answers will be sent to all competitors by e-mail latest on 28.8.2008.

The competition will end 31.10.2008

2. COMPETITION DETAILS

2.1 Documentation

This competition programme which includes the following appendices:

1. Excerpt from street map 1:15 000
2. Excerpt from Oulu 2020 master plan
3. Outline plan for Länsi-Toppila
4. Excerpt from preliminary city plan 1:1000
5. Excerpt from preliminary city plan illustration 1:2000
6. Base map 1:1000 (printout of competition area) © City of Oulu
7. Base map 1:4000 (with locations of photos) © City of Oulu
8. Map of pedestrian and cycling paths
9. Map of bus routes
10. Orthographic aerial photo 1:2000
11. Aerial view A, present situation
12. Aerial view A, preliminary city plan illustrated
13. 5 panoramic photographs
14. 10 photographs

All the documents can be also found in numerical format on the CD.

In addition the CD contains the following appendices:

15. Base map in .dwg format © City of Oulu
16. Preliminary city plan in .dwg format
17. 3D computer model of the area (formats AutoCAD .dwg and SketchUp .skp)

The competitors have the right to use the material only for the competition entry. The copyrights must be noted on maps and images.

2.2 Queries

The competitors have the right to ask questions concerning the programme or supplementary information. The queries to the jury are to be made with a pseudonym either written or by e-mail and sent to the address

Oulun kaupunki / City of Oulu
Tekninen keskus / Technical Centre
Asemakaavoitus / Kari Nykänen
P.O.B. 32
90015 Oulu
Finland

Email: teke.asekaavoitus@ouka.fi

Please indicate "Toppila Shore competition" on the envelope.

2.3 Competition results, announcement and exhibition of entries

The intention is to have the competition results determined during April 2009 after which a publication event will be organised. The proposal entries will be exhibited after the results have been determined. The result of the competition will be published in the "Arkkitehtiutiset" magazine. The results will be presented in the InnoUrba project Final Conference in Oulu in May 2009; cf. paragraph 3.3.

2.4 Further measures

Based on the competition results, the competition jury will make its recommendations for further design action and the use/application of the competition proposals in creating the proposals for alterations to the city plan. The juridical city plan will be created by the City of Oulu after the competition results have been determined. SRV-yhtiöt Oyj will negotiate with the competition winners for the further building design actions and contracts.

2.5 Copyright

The submitted proposals will become the property of the organiser and the organiser will retain the competition material. The competition organiser and the commissioned designers will have the right to utilize the themes and ideas of the other proposals according to the Copyright Law. The copyright will remain with the author(s) of the entry.

2.6 Insurance of entries

Competition entries will not be insured on behalf of the organiser. Participants are obliged to retain the original material of their proposal for the duration of the competition.

2.7 Competition rules

During the competition the Competition Rules of the Finnish Association of Architects will be followed (<http://www.safa.fi>).

3. COMPETITION TASK

3.1 Competition objective

The objective of the competition is to find a solution as a basis of further development of the area, the city plan proposal and implementation of the area. The solution should be high level in environment, cityscape, architectonic and functional issues, and also economically reasonable for implementation. The planning must aim at an urban solution which takes into consideration sustainable development and energy efficiency.

3.2 Background to the competition task

Toppilansalmi Strait has a long tradition as a harbour area for Oulu. As the main harbour of the city and other industrial activities are planned to be relocated, Toppilansalmi Strait will be ready for a new use. A residential area on the south side of Toppilansalmi Strait, Toppilansaari Island, is being built at the moment. Toppilansaari Island was the location for the National Housing Fair in 2005. City planning of the north side of Toppilansalmi Strait, Toppila Shore, has started in 2007.

In the Master plan of Oulu for the year 2020 Toppila Shore is an area of housing and services. Toppila Shore is one of several areas of change around the city centre. As the industrial activities are being moved outside the city area, these brownfield areas are ready for new functions, usually services and housing, mainly in blocks of flats. Toppila Shore offers an excellent opportunity for densifying the city structure, enhancing the valuable estuary area cityscape and high quality urban living near the waterfront. The area is currently not in full use, and the environment is unfinished.

The planning of Toppila Shore was started with the outline plan, which has been approved by the Technical Committee in June 2006. City plan will be done in several phases. The InnoUrba project area is located in the south side of Toppila Shore, and is included in the first phase of city planning.

According to the outline plan of Toppila Shore the heating power plant will stay in current use. Residential areas are situated mainly on the south side of Toppila Shore because of the environmental effects of the power plant. Services and workplaces are situated on the south side of the power plant. The waterfront area is reserved for common functions such as pedestrian traffic, refreshment and boating. A new bridge is planned to connect Toppila Shore with Toppilansaari Island. There are several buildings and constructions, which have been in use for the harbour activity, and are characteristic for the area. The buildings considered most valuable are suggested to be preserved.

The city plan of the first area, which the Toppila Shore competition area is a part of, is currently in planning phase. The aim for the plan is to be accepted by the City Council in the spring of 2009. There are several land owners in the planning area, and land use contracts will be made between the city and the land owners. Preliminary contracts have been made. City planning is controlled by a Steering Group. In addition to the city plan, general plans for traffic, streets, water management, energy management and environment will be made.

3.2.1 Existing master and city plans

The side of Koskelantie road is in the city plan mostly industrial and storage area, but the side of the inlet doesn't have a city plan. In the city plan there is planned a reservation for a new bridge over the inlet. In the Master plan 2020 the area is planned as a blocks of flats – dominated residential area and the inlet shore area a greenery area. The objectives of the master plan have been specified in the outline plan, which defines the competition area as mainly blocks of flats.

On the basis of the outline plan the preliminary city plan has been made, and it is shown for public opinions in May-June 2008. City plan proposal will be finished on the basis of the public opinions, statements and the results of this architectural competition. City plan proposal is scheduled to be finalized in the beginning of the year 2009. According to the preliminary city plan there will be approximately 2500 housing units and 5000 new residents in the area.

3.3 InnoUrba

The competition is connected to the project "*InnoUrba – the Living and Working Environment for the Future*". InnoUrba is carried out by the Technical Centre of City of Oulu in cooperation with the municipalities of Umeå and Skanderborg and the University of Oulu, for increasing the Nordic cooperation in planning new residential and working areas. The project is funded by Nordic Innovation Centre.

The objective of InnoUrba project is to develop land-use planning processes in the Nordic countries so that new innovative operating environments are created and simultaneously the land-use planning practices in the participating cities are evaluated and compared. The project will create a best-practice proposal for a Nordic planning procedure that would enable the use of planners and other consultants across the national borderlines.



Picture 6



Picture 7



Picture 11

3.4 The competition area

3.4.1 Location and area

The competition area is the block number 80 of the area of Toppila Shore. A part of the inlet park area is included in the competition as a study area. The area is situated about three km northwest from the city centre. The size of the competition area is approx. 14000 m².

3.4.2 Surroundings of the competition area

The Länsi-Toppila area is included in the area of change around the Oulu city centre that is currently released from the previous harbour, industrial and storage use and changing as far as practical into an area of blocks of flats and services according to the Master Plan for the year 2020. The Toppilansaari Island residential area located on the opposite shore of Toppilansalmi Strait is currently being built.

For the city- and landscapes the currently planned residential area will form a significant part of the River Oulujoki estuary. The aim is to preserve implications to the area's long harbour history and highlight the maritime character as an essential part of the environment and cityscape. To balance the blocks of flats –dominated building method the strait shore area will be reserved for public use, also taking the needs of boating into notice. In the cityscape, the competition block 80 will form a central part of the city façade opening towards the Toppilansalmi Strait and characterising the area.

3.4.3 Preliminary city plan

In the preliminary city plan block 80 is a residential area for blocks of flats (AK). The building area for residential functions is in total 16720 m², and in addition it is allowed to build in total 1000 m² of maintenance floor area.

The goal of the preliminary city plan has been a semi-open block structure. The building sites have been situated the short side facing the inlet, so that maximum amounts of waterfront views from the apartments could be utilized. Along Höyrymyllyntie street the building sites have been situated so that the buildings do not form a barrier-like façade.

On the waterfront side the height of the buildings is II-III, which ensures that the yards will have natural light in spite of the tight dimensioning. On the street side the building heights vary between I to VII floors. On the corner of Satamatie street is situated a XV –floor building. This together with a XII –floor building on the north side of Satamatie street create a visible landmark, which will dampen the predominance of the heating power plant in the cityscape. Because of the noise issues caused by the Toppila power plant, on the northern side of the competition area the walls and windows have a 35 dB sound insulation requirement.

The preliminary city plan includes regulations concerning building methods that are developed further in the city plan proposal phase e.g. on the basis of the competition results. According to the city planning regulations, the buildings with their surroundings must be planned by taking the valuable estuary environment and cityscape into notice. The pleasure aspects of the yard areas must be ensured e.g. with a sufficient amount of green areas and plants.

3.4.4 Existing surveys

The following surveys have been done during the outline and city planning:

Toppila power plant, noise survey
Electrowatt-Ekono / Jaakko Pöyry Group, 2004

Toppila power plant, environmental effects - survey report for residents
Electrowatt-Ekono / Jaakko Pöyry Group, 2004

Nature survey
Lassi Kalleinen / Ympit Ympäristö-It , 2004

Soil survey for construction
PSV-Maa ja Vesi / Jaakko Pöyry Group, 2004

Survey of waterfront constructions
Suunnittelukortet, 2004

Soil contamination survey
PSV-Maa ja Vesi / Jaakko Pöyry Group, 2004 / 2005

Building preservation survey
Arkkitehtitoimisto ARK-BYROO, 2004

Survey of commercial functions
Tuomas Santasalo Ky, 2004

Landscape analysis
Maisema-arkkitehtitoimisto Näkymä, 2007

Toppila power plant, noise survey update
Pöyry Energy Oy, 6.11.2007-12-17

General noise survey
Promethor Oy, 4.12.2007

Soil contamination survey
Pöyry Environment Oy, 5.12.2007

Some of the surveys are available in Finnish at the project's web page: <http://www.ouka.fi/tekninen/lansitoppila/perusselvitykset.htm>.

According to the suitability for building survey the subsoil on the competition area is reasonably or well suited for construction. The groundwater level on the shore areas is near the sea level, approximately between levels +0...+2 and in part also below level +0. According to the survey, in the Toppilansalmi Strait proximity the first housing floor level must be at minimum on level +3. The floor level in the basement can be at +1...+1,5 with respect to groundwater level. Nevertheless, due to the danger of flooding, construction of basement premises may not be economic if the basement floor level has to be located below level +1,50.

According to the surveys the Toppila power plant causes environment noise disturbance that has been taken into notice in the creation of the preliminary city plan. In the competition block 80 the window and wall structure facing the power plant have to fulfil the sound insulation requirements set in the preliminary city plan.

The buildings classified most valuable in the survey of architectural history have been mostly preserved in the preliminary city plan. These include the harbour period I-II floor buildings in the block 46 (located on P –block area) on the north side of the competition area and the red brick mill building in block 81.

According to the soil contamination survey the contaminants do not restrict the land use in the area but the soil shall be treated as necessary in the building phase.

The area is prone to variation in weather conditions because of its location. Especially the effects of the cold wind from the sea shall be taken into consideration.

3.4.5 The existing building stock

The existing buildings on the plot are going to be demolished. On the opposite side of Höyrymyllyntie street in block 46 the I-II floor buildings are going to be preserved. In these buildings mainly municipal services are planned, for example youth, hobby and multifunctional facilities. On the south side of the competition area, in block 81, a red brick mill building is going to be preserved as a part of the residential block and converted mainly to apartments.

The preserved buildings next to the competition area should be paid attention to, especially the scale of the I-II floor buildings in block 46.

3.5 Planning and design instructions

3.5.1 General

The competitors are asked to propose spatially clear apartment types with a lot of natural light, and attractive, environmentally sustainable building types suitable for the location. In the planning the location and orientation points, waterfront views, height levels and the land use of the surroundings (for example preserved buildings, waterfront recreational functions and power plant restrictions) should be taken carefully into consideration.

3.5.2 Instructions of the construction company

SRV-Yhtiöt Oyj is one of the biggest construction companies in Finland and the company has a significant role in the Länsi-Toppila future development and implementation. The objective is to create a high-level, attractive and energy-efficient, “constructively different” housing area in the Länsi-Toppila area. The anticipated target group are people who value urban dwelling.

The Toppila Shore competition area should, given its central location and the high level cityscape aims presented in the preliminary city plan, create a positive image for the whole area now being developed. The competition area is expected to be of particularly high standard in respect of the housing solutions. Nevertheless, the solutions should be such that can be implemented efficiently and economically within the cost framework of Oulu area.

Particular attention in the project will be paid to energy efficiency and factors influencing the microclimate of the area. The objective of SRV-Yhtiöt in cooperation with the City of Oulu is to develop the energy efficiency of the structures and thus respond to the challenges of climate change in accordance with the EU climate policy programme. It is hoped that the competition proposals will bring new approaches to both passive and technology-utilising energy applications as well as the combined possibilities offered by the competition area (river, sea, the district heating cogeneration power plant close by).

Indicative floor space information:

- Apartment type 1-2 rooms: 45-60 m²
- Apartment type 2-3 rooms: 60-85 m²
- Apartment type 3-5 rooms: 85-150 m²
- Special apartments: 150-250 m²
- From the floor plan efficiency point of view, the estimated minimum of the floor plan area for the proposed high-rise (15-floor) building is approx. 500 m²
- Estimated apartment selling price level : 3.000-5.000 €/ m²

In the design, special attention should be paid to the possibilities offered by the strong seasonal variations, and the challenges they present for the property maintenance, as well as to the special features of the Finnish housing culture, such as dwelling-specific saunas.

The total floor area for residential functions should be at least 17 000 m². The underground auxiliary spaces are excluded. The general plan of the block 80 and the number of floors can differ from the preliminary city plan. 5% of the total floor area must be allocated as auxiliary spaces. Maximising the amount of total floor area is not in evaluation criteria.

The competitor may deviate from the preliminary city plan in relationship to the surroundings.

3.5.3 Buildings and building types

Building types and number of floors are to be solved by the competition participants, taking into account environmental and living comfort aspects and the preliminary city plan.

According to Finnish regulations on fire-exits, a block of flats with less than nine floors can be made with one staircase only. When the number of floors is between nine and twelve, an another fire staircase should be arranged. In buildings higher than twelve floors, the both staircases should be protected from fire and smoke.

3.5.4 Services

In respect to schools, youth and senior facilities and health care, Toppila Shore is supported by the surrounding area's services. A children's daycare is situated next to the competition area in block 46, where there is a possibility also for other service facilities (see 3.2.6). Along Satamatie street will be a shop for convenience goods and separate small office and commercial facilities on the ground level. Due to traffic noise from Satamatie street traffic, the north corner of the competition area has to have at least 400 sqm of office- and commercial facilities. In the red brick mill in block 46 there is planned a small commercial facility for a restaurant etc.

3.5.5 Green areas

The waterfront area of the inlet (Satamaranta, part of which is included in the competition area) is a park area, which is a recreational area for the residents and enables public and boating happenings in the area. It is possible to situate environment enhancing plantation and functional squares and structures, but there should not be plantation which would cover views from the blocks towards the inlet. Pedestrian connections will also cross the area on the inlet side. In addition to a new main connection under the new bridge, there is an alternative pedestrian connection towards the north in the western side of the block.

The Hamina-Ville park around Ellala Villa forms the most important internal park area with the play and sports areas. The park is located to the east of the competition area. The aim is to connect some of the preserved old buildings with the central park. The most important pedestrian and cycling paths are crossing the central park.



Picture 11



Picture 12



Picture 15

3.5.6 Traffic, parking and yards

Satamatie street forms a functional center of the traffic and the cityscape. The street traffic noise and the height levels of the bridge should be taken into consideration. From the side of Satamatie street only a car connection for maintenance and fire escape route can be arranged. All parking connections should be arranged from Höyrymyllyntie street.

The yards of the block 80 are planned to be car-free, so all the car parking of the residents should be underground. The criteria is 1 car parking / 80 sqm residential floor space. In addition for guest parking there should be 1 car parking / 1000 sqm. A part of the guest parking may be situated as longitudinal parking pockets on the eastern side of the block. Car ramps underground should be connected to Höyrymyllyntie street. In the planning of underground facilities the sea water level and ground water level should be taken into account. The yard height levels should be adapted to surroundings in a subtle way, taking into account supporting walls and plinths on the sides of the streets and parks. In the planning of the yards the principles of clear passage, rain water handling and the inclination of car ramps should be considered. Underground parking should be planned so that it can be implemented in phases.

3.5.7 Energy management, water supply and sewerage

The area can easily be connected to existing networks. A place for a new electrical transformer substation (approximately 8 m² space on the edge of the block) should be given in the first construction phase. A preliminary location is presented in the preliminary city plan. Also alternative energy management solutions may be presented for the planning area.

3.6 Evaluation criteria

The entry's overall merits and its developmental suitability and blending with the cityscape will be considered more important than its flawless sub-solutions or details. In addition, in the evaluation attention will be paid equally to the following aspects:

- Achievement of objectives of the competition programme
- Implementation of the economic fringe conditions
- Overall planning and architectural solution
- Attention to the landscape, cityscape and environment
- Utilisation of the features of the plot (alignment, outlooks, height differences of the plot)
- Functionality, comfort and illumination of the dwellings, common spaces and yard areas
- Activation, enjoyment and safety of the activities of children and young people in the competition area
- Suitability for implementation, cost-effectiveness, saleability of dwellings
- Phase construction (structural entities, plot formation)
- Sustainable development
- Energy efficiency

4. PRESENTATION OF THE COMPETITION ENTRY

4.1 Required documents

The competition entry requires the following documents:

Drawings must be suitable for publishing and be mounted on stiff boards. The size of the boards is A1 (840 x 594 mm). All documents must be marked with a pseudonym.

The participant must enclose pdf files of all the submitted boards and of the separate description on a CD-ROM disc. The compiler's identification data must be removed from the pdf files. The CD may not contain any information in addition to what is specified in this programme.

The language used in the competition is English.

1. Site plan 1:500

Site plan of the design- and study area drawn on the base map. Drawing should illustrate buildings, entrances and yard areas with structures (fences, gates, support walls, driving ramps, car ports etc.), surface materials, landscaping, elevations and drainage. Shadows for building masses must be presented (shading must not interfere with readability), angle of light 45° from south. Site plan of the competition area must show connection to the surroundings / blocks according to the preliminary city plan.

2. Land use schematic 1:500

Schematic drawing illustrating number of floors and total floor areas of buildings, proposed division of plots, phasing and order of implementation. Drawing should show the design- and study area.

3. Traffic arrangements and parking 1:500

Schematic drawing showing traffic arrangements, service and rescue access, waste management, bicycle storage, parking and calculations for number of parking spaces. Implementation order and phasing of the parking facilities must be shown and linked to the implementation and phasing of buildings.

4. Area cross sections and façades 1:500

A necessary number of cross sections and façades of the area. Drawings should show the outlines of buildings and structures, ground surface and levels, heights and connection to the surroundings, shore and neighbouring blocks. Locations of the cross sections are to be indicated in the site plan.



Picture 9



Picture 10



Picture 14

5. Floor plans 1:200

Floor plans of a building typical for the proposed solution. All differing floors are to be presented. If the proposition contains different types of buildings, floor plans of each type should be presented. Apartment types and areas are to be indicated in the floor plans. Floor plans of the apartments may be presented schematically.

6. Sections and façades 1:200

Number of sections and façades necessary to illustrate the architectural character of the buildings. Approximate elevations on sections and materials and colours of the façades must be shown. One section shall show underground parking and the access ramps.

7. Four perspective drawings

At least four perspective drawings of the proposal illustrating the relationship to the surroundings are required. One drawing is to be embedded in the aerial view A. with preliminary city plan illustration. Three other perspectives as follows: one from waterfront side, one from the yard of the block and one from the Höyrymyllyntie street. Views from the waterfront and Höyrymyllyntie street must be presented from the eye level.

8. Short description of the contents of the competition proposal

A brief typed A4 sized explanation of the principles and objectives of the solution. Calculations of total extent of the proposal in square meters, car parking and building allowances specified by building and by building type must be presented.

In addition the competitor may present additional material on one board.

9. 3D-model

A 3D model of the entry embedded in the 3D model supplied by the organiser must be submitted on the CD-ROM with .pdf files, either in AutoCAD .dwg or SketchUp .skp format. Any data identifying the competitor is to be removed from the model files.

4.2 Entrant anonymity

All documents accompanying a competition entry must be anonymous and be marked with a pseudonym.

The entry must be accompanied by a sealed, non-transparent envelope. It must be marked with the entry's pseudonym. It must contain the pseudonym, the name and the contact information of the author(s) and the names of assistants. The copyright owner(s) must be specified.

4.3 Submission of entries

The entries must be delivered by 31.10.2008 at 16:00 to the address or to be postmarked or handed to a courier service no later than 31.10.2008:

Oulun kaupunki / City of Oulu
Tekninen keskus / Technical Centre
Neuvokas
P.O.B. 32
90015 Oulu
Finland

The competitor must ensure that the time and date on which the entry is dispatched is clearly marked on the package by the postal or other courier service.

On top of the package must be written: "Toppila Shore competition"

Oulu 1.7. 2008

The Jury

Matti Karhula
Chairman

Kari Nykänen
Secretary

Maps: © City of Oulu

Aerial photos: © City of Oulu

Photos and panoramic photos: Arkkitehdit M3 Oy / M3 Architects Ltd.

Layout: Arkkitehdit M3 Oy / M3 Architects Ltd.

English translation: Culmentor Oy

Printed at Painatuskeskus, Oulun kaupunki

Front cover: Aerial view B, Preliminary city plan illustrated



EXCERPT FROM STREET MAP 1: 15 000

ESSENTIAL MASTER PLAN REGULATIONS

AK RESIDENTIAL AREA, PREDOMINANTLY HIGH-RISE

AP RESIDENTIAL AREA, PREDOMINANTLY LOW-RISE

AP-t DENSE RESIDENTIAL AREA, PREDOMINANTLY LOW-RISE

P-ak AREA FOR SERVICES, ADMINISTRATION AND HOUSING

PY AREA FOR PUBLIC SERVICES

TP AREA FOR SERVICES, ADMINISTRATION AND WORKING

V RECREATIONAL AREA

ET AREA FOR TECHNICAL SERVICES

W WATER AREA

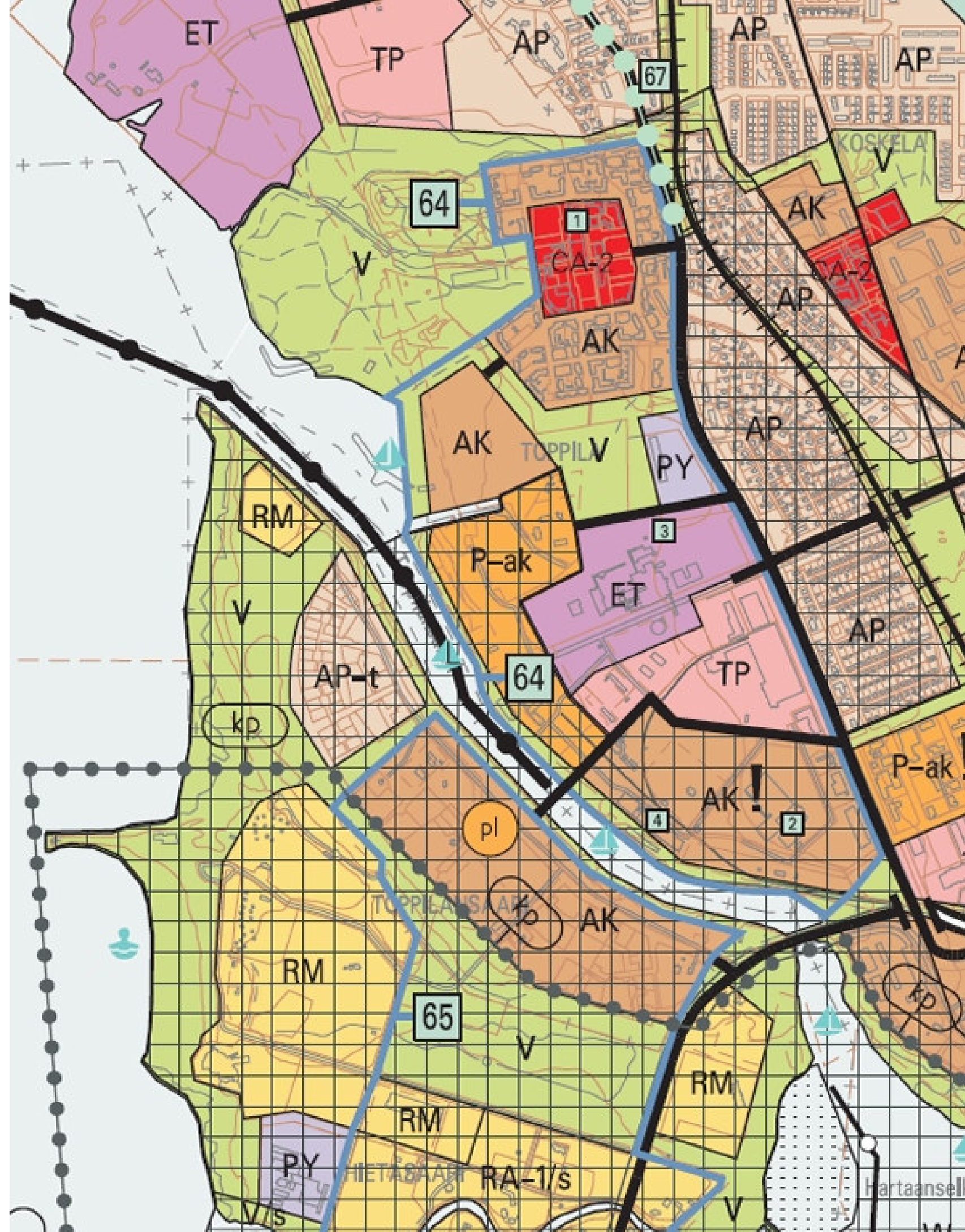
75 20 VALUABLE CULTURE HERITAGE OBJECT OF LOCAL IMPORTANCE

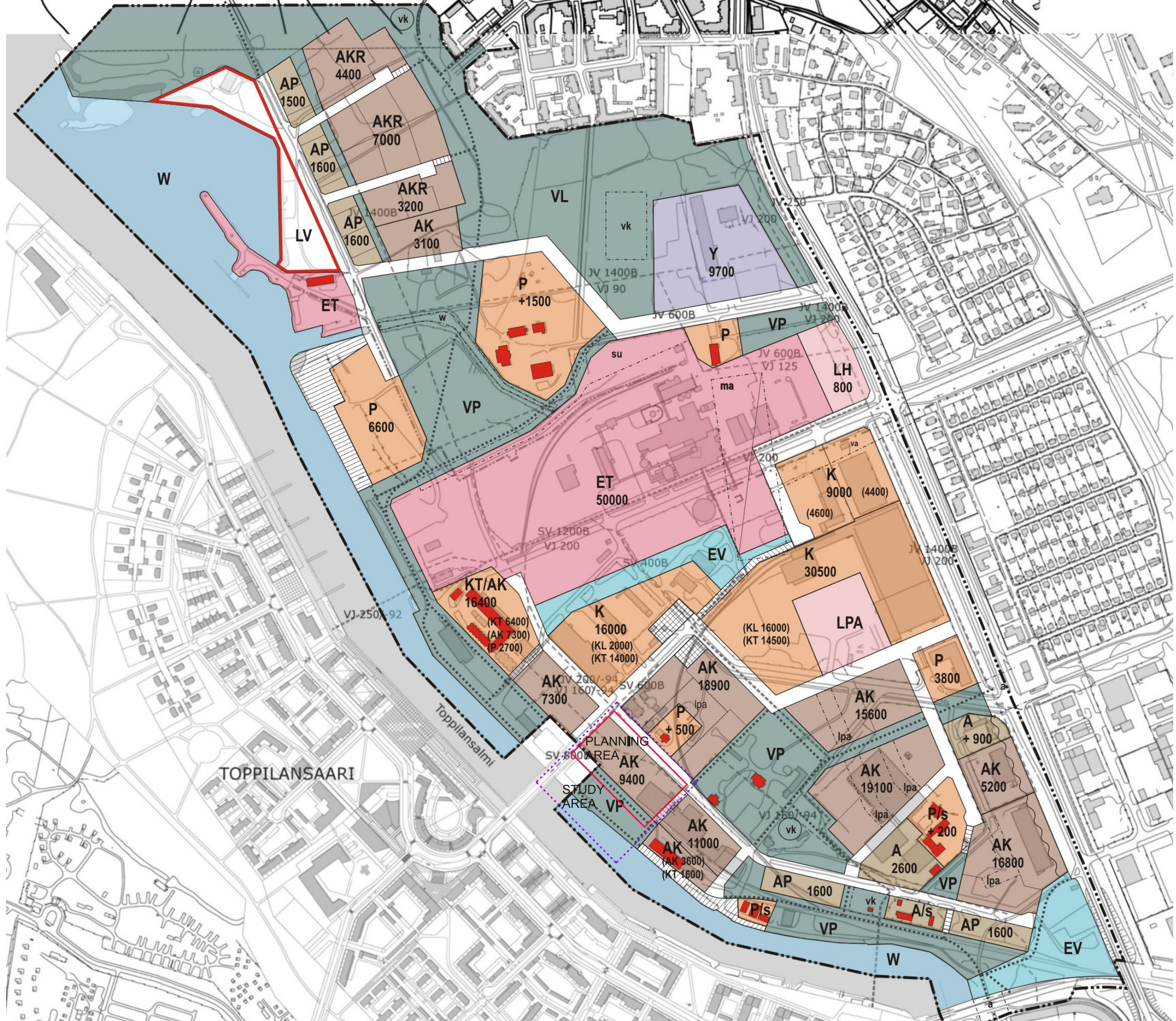
▲ HARBOUR

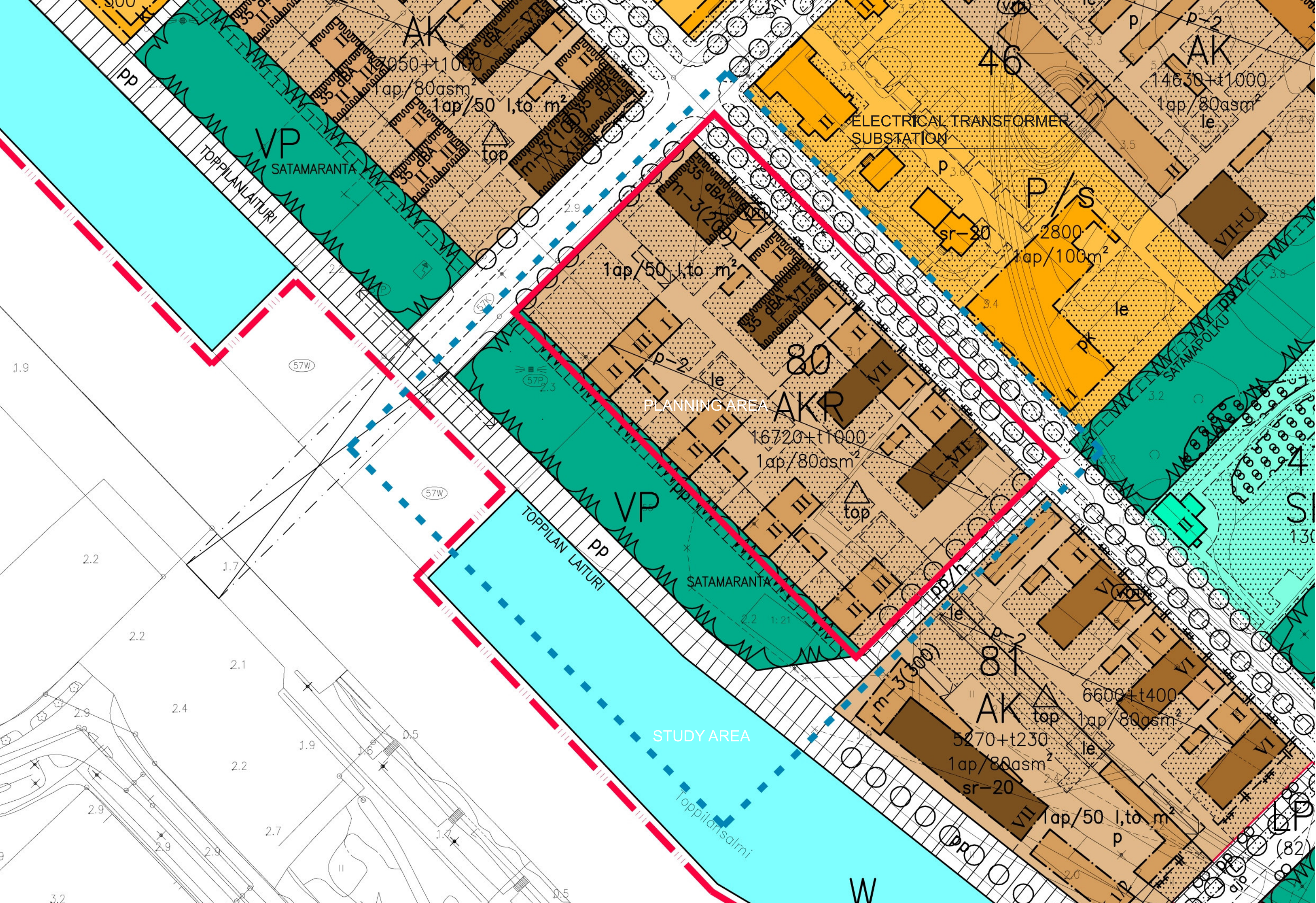
▲ BEACH FOR SWIMMING

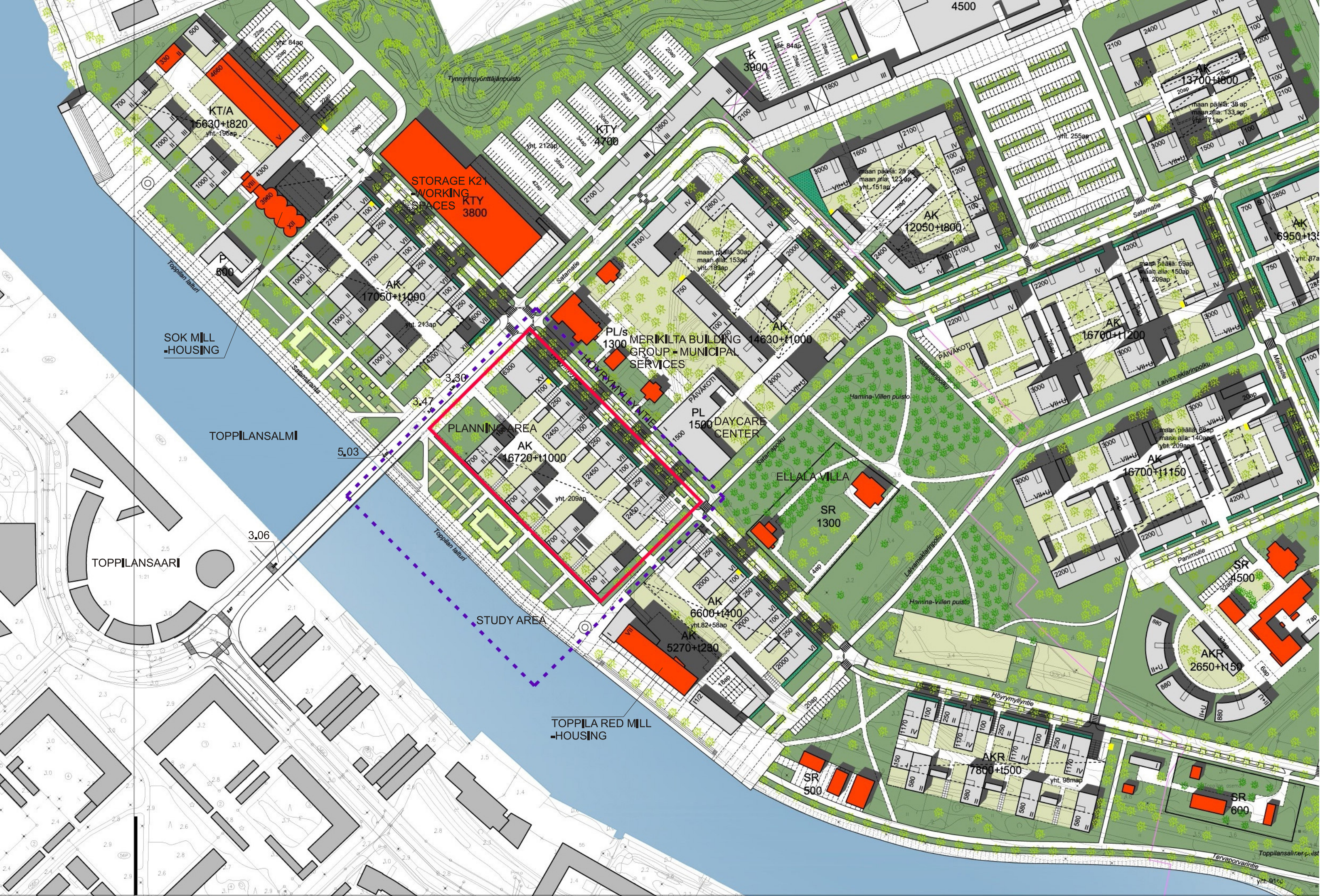
● SHIP ROUTE

■ SIGNIFICANT AREA OF CULTURAL, ENVIRONMENTAL AND URBAN VALUES







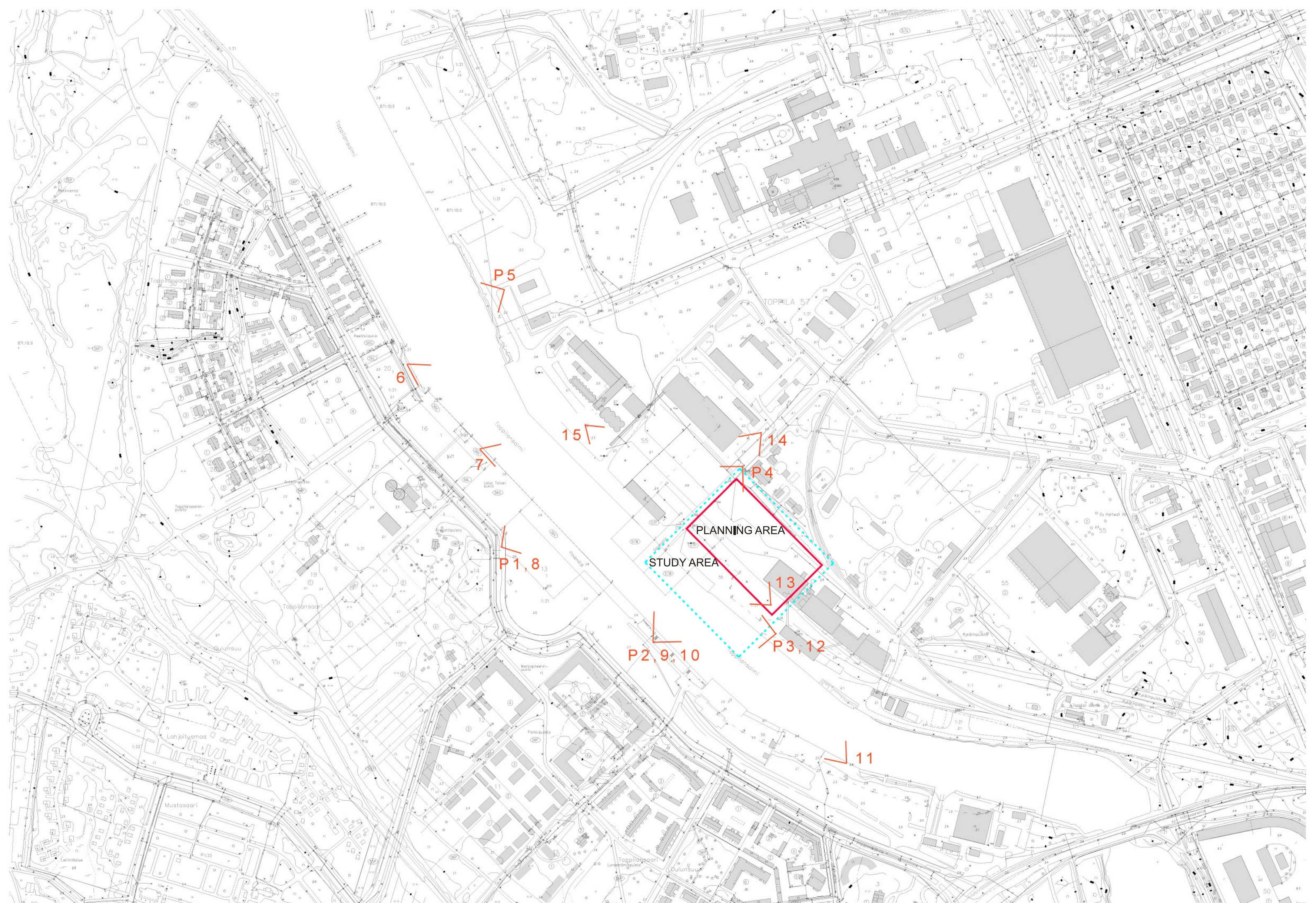


EXCERPT FROM PRELIMINARY CITY PLAN ILLUSTRATION 1: 2 000



PLANNING AREA








































STUDY AREA

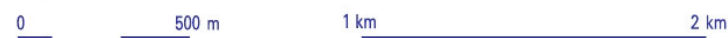


BASE MAP 1: 4 000 (WITH LOCATIONS OF PHOTOS)

PEDESTRIAN- AND CYCLE PATHS

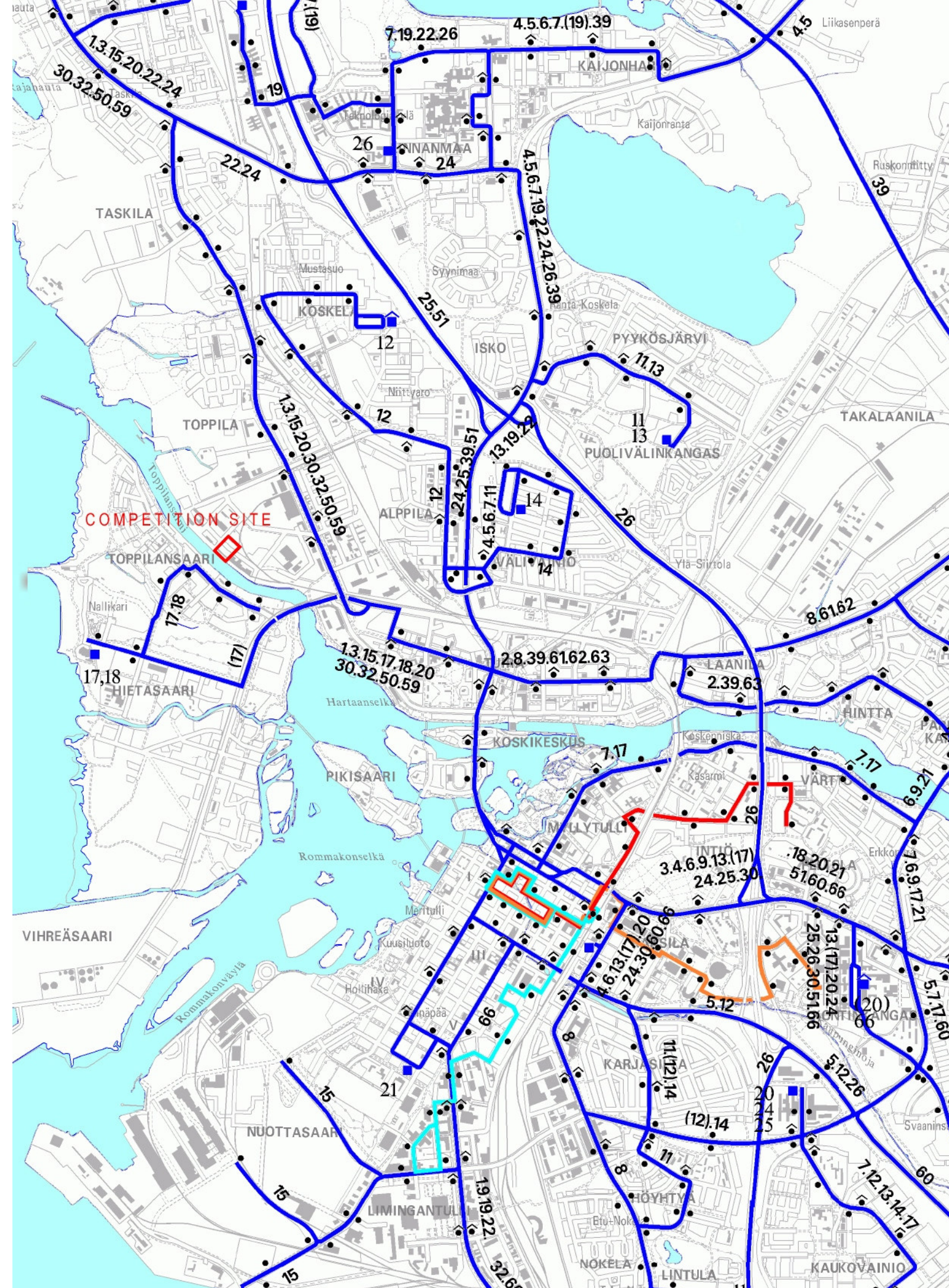
MERKKIEN SELITYS - TECKENFÖRKLANINGAR - KEY

-  Valtakunnallinen pyöräretkeilyreitti - National cykelled - National cycling excursion path
-  Jalankulku- ja pyörätie, jossa mopolla ajo kielletty - Gång- och cykelväg där mopedkörning inte är tillåten - Pedestrian and cycle path where driving a moped is prohibited
-  Jalankulku- ja pyörätien yhteys kadulla - Gång- och cykelvägar som delvis fortsätter som en gata - Pedestrian and cycle path partly coexisting with a street
-  Mopolle sallittu jalankulku- ja pyörätie ja sen yhteys kadulla - Gång- och cykelvägar där mopedkörning är tillåten och som delvis fortsätter som en gata - Pedestrian and cycle path allowed for moped, partly coexisting with a street
-  Alikulkukäytävä - Undergång - Underpass
-  Matkailuneuvonta - Turistinformation - Tourist Information
-  Keskussairaala - Centralsjukhuset - Central Hospital
-  Uimaranta - Badstrand - Bathing beach
-  Nallikarin leirintäalue - Nallikari Camping - Nallikari Camping
-  Polkupyörävuokraamo - Cykeluthyrning - Bicycle hire
-  Kaupungintalo - Stadshuset - City hall
-  Kaupunginkirjasto - Stadsbiblioteket - City Library
-  Kaupunginteatteri - Stadsteatern - Theatre
-  Kauppatori, kauppahalli - Salutorget, saluhallen - Marketplace, Market-hall
-  Kävelykatu Rotuaari - Gägatan Rotuaari - Pedestrian street Rotuaari
-  Rautatieasema - Järnvägsstation - Railwaystation
-  Linja-autoasema - Busstation - Bus station
-  Musiikkikeskus - Musikcenter - Music Centre
-  Lasten liikennepuisto - Barnens trafikpark - Children's Traffic Park
-  Raksilan urheilukeskus, Ouluhalli - Raksila sportcentrum, Ouluhallen - Raksila Sport Centre, Oulu Hall
-  Medipolis Center - Medipolis Center - Medipolis Centre
-  Kastellin tutkimuskeskus - Kastelli forskningscenter - Kastelli Research Centre
-  Tiedekeskus Tietomaa - Vetenskapcenter Tietomaa - Tietomaa Science Centre
-  Oulun taidemuseo - Uleåborgs konstmuseum - City Art Gallery
-  Kesäteatteri - Sommar-teatern - Open-air theatre
-  Hupisaarten kaupunginpuisto - Stadsparken Hupisaaret - Hupisaaret Park
-  Pohjois-Pohjanmaan museo - Norra Österbottens museum - Museum of Northern Ostrobothia
-  Raatin urheilukeskus - Raatti sportcentrum - Raatti Sports Centre
-  Kylpylähotelli Eden - Badhotell Eden - Spa Hotel Eden
-  Yliopiston kasvitieteellinen puutarha - Universitetets trädgård - University Botanical Gardens
-  Teknologiakylä - Technopolis - Technopolis Park
-  Linnanmaan liikuntahalli - Linnanmaa sporthall - Linnanmaa Sports Hall
-  Linnanmaan jäähalli - Linnanmaa ishall - Linnanmaa indoor ice-skating rink
-  Yliopisto - Universitetet - University
-  Tähtitornin kahvila - Tähtitorni kafe - Tähtitorni cafeteria
-  Kalatie - Fisktrappa - Fish ladder
-  Uimahalli - Simhall - Indoor swimming pool
-  Pesäpallostadion - Bobollsstadion - Baseball stadium
-  Raksilan jäähalli - Raksila ishall - Raksila indoor ice-skating rink

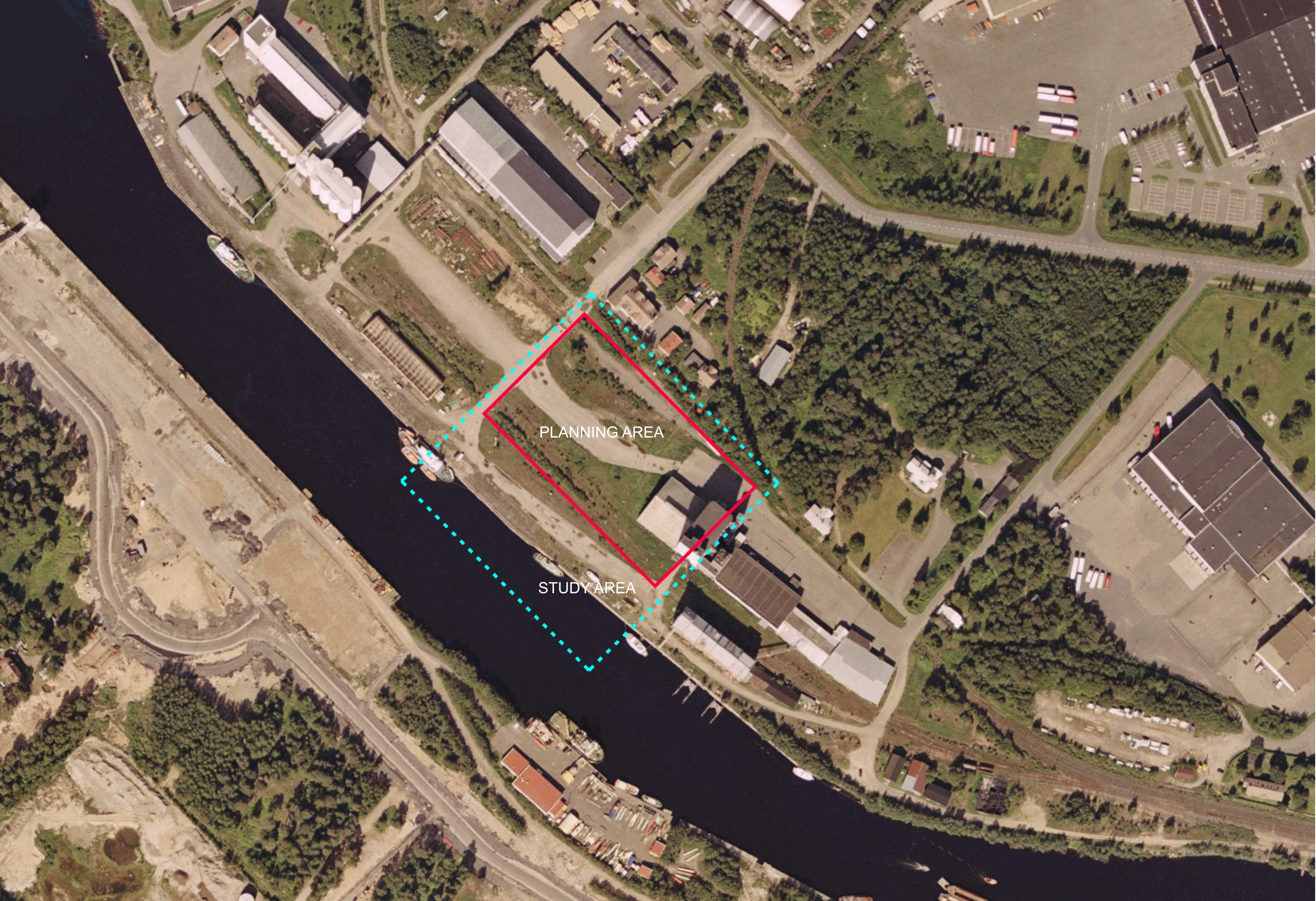


MAP OF PEDESTRIAN AND CYCLING PATHS





MAP OF BUS ROUTES



PLANNING AREA

STUDY AREA



AERIAL VIEW A, PRESENT SITUATION



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Panoramic photograph 1



Panoramic photograph 2



Panoramic photograph 3



Panoramic photograph 4

Panoramic photograph 5

