

New Beacon of Helsinki



Hotel
Hakaniemi
Competition

Invitational Architectural Design Competition
Competition Programme





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Picture 1. Aerial image of the area, location of the hotel in the current town plan draft marked in white.

1. Invitation to the Competition

1.1 Competition Promoter, Nature and Purpose

AB invest A/S (Competition Organizer), working jointly with the City of Helsinki (the town planner) and SAFA (Finnish Association of Architects) is arranging an invited architectural competition for a new hotel building along Hakaniemen ranta shore area.

The objective of the competition is to find a feasible proposal representing interesting, architecturally high-quality and fresh building design thinking that suits the local surrounding.

Based on the competition's winning design, a town plan proposal for the hotel site will be prepared. The site's future owner will be responsible for the commissioning of the implementation designs, the construction of the hotel. The competition promoters will recommend to the site's future owner that a design agreement be concluded with the competition winner.

1.2 Entrants

The competition is an invitational competition. The teams invited are:

- **Snøhetta**, Norway
- **Wingårdhs**, Göteborg office, Sweden
- **Juul Frost Arkitekter**, Denmark
- **Arkkitihdit Davidsson Tarkela Oy**, Finland

Participation in several consortia is not allowed. Competition entries are not accepted from teams which include persons who are members of the jury or their next-of-kin, competition Organizers, or expert advisors to the jury.

1.3 Fee

A fee of **EUR 10,000** + 24% VAT will be paid to each invited office submitting an approved entry. According to its competition rules The Finnish Association of Architects will deduct 10% of the fee to cover the amount paid to the competitors' representative serving on the Competition Jury, as well as other similar expenses.

The fees will be paid immediately through The Finnish Association of Architects when it has been verified that the works have been submitted properly and comply with the competition programme.

1.4 Competition Jury

The Competition Jury evaluating the competition entries will consist of the following members:

Representing AB invest A/S:

Arthur Buchardt
Chairman of the Competition Jury

Representing the City of Helsinki:

Mikko Aho
Architect, Head of Department
Competition Jury Member

Architect appointed by SAFA

Asmo Jaaksi
Architect SAFA
Competition Jury Member

The Secretary of the Competition Jury

Architect SAFA **Timo Metsälä** will function as the competitors' contact person.

The Competition Jury is entitled to solicit opinions from outside experts if necessary. The experts and the Secretary of the Competition Jury will not participate in the evaluations.

1.5 Competition Rules and Competition Programme Approval

The Competition Organizer, Competition Jury, and Competition Specialist of the Finnish Association of Architects have approved the competition programme and its appendices. Competitors shall adhere to this competition programme and the Finnish Association of Architects SAFA's Competition Rules for an Architectural Competition held in Finland (www.safa.fi).

1.6 Language of the Competition

The language of the competition is English. The competition entries shall be presented in English.

1.7 Competition Period

The competition will begin **29th September 2016**. The closing date will be **5th December 2016** at **4:00 PM**.



Picture 2. From Hakaniemensilta bridge in the northeast.

Picture 3. From the opposite side of the Siltavuorensalmi strait, from the southeast.



2. Competition Procedures

2.1 Competition Materials

1. Competition programme (this document)
2. Basemap (dwg)
showing boundary of competition area
3. Draft for a detailed plan (dwg)
4. Orthographic aerial view
5. Address map
6. 3D model and draft reference plans (skp, pdf)
7. Photographs of the area
8. Photographs for illustrations
9. A link to panoramic aerial view

The materials can be downloaded from the competition website: www.hhcompetition.info

Besides the competition materials Finnish building legislation and the National Building Code of Finland can be viewed at the following Internet addresses:

The National Building Code of Finland
http://www.ym.fi/en-US/Land_use_and_building/Legislation_and_instructions/The_National_Building_Code_of_Finland

Land Use and Building Act
<http://www.finlex.fi/en/laki/kaannokset/1999/en19990132.pdf>

Land Use and Building Decree
<http://www.finlex.fi/en/laki/kaannokset/1999/en19990895.pdf>

2.2 Q & A

The competitors may request clarifications and further information on the competition. Questions must be submitted by **5th October 2016** to the following email address: timo.metsala@wspgroup.fi

The questions regarding the competition shall be presented in English. Questions and the answers will not be translated into other languages. Competitors will receive all questions and answers by e-mail. They will also be published on the competition website.

2.3 Results of Competition

The Competition Jury will attempt to reach a decision and announce a winner by **19th December 2016**.

The entries and the Minutes of the Competition Jury, in which each entry has been evaluated, will be exhibited when the competition has been resolved.

2.4 Judging Criteria Used to Evaluate Competition Entries

In its judgements, the Competition Jury will select the entry that most successfully implements the competition's objectives. The overall design solution and its potential for development, as well as its applicability to the townscape image and environment, will be considered more important than the perfection of details.

2.5 Further Actions

The Competition Jury will provide a recommendation to the implementer of the project regarding further actions based on the results of the competition.

2.6 Competition Entry Right of Use

The competition entries shall remain the property of the Competition Organizer; copyrights shall reside with the authors of the entries. The Competition Organizer, as well as the designer awarded the commission, shall have the right to utilise, according to Finnish copyright laws, other entries' themes and ideas.

2.7 Competition Rules

Competitors shall adhere to this competition programme and the Finnish Association of Architects SAFA's Competition Rules for an Architectural Competition Held in Finland (www.safa.fi).

2.8 Non-Disclosure of Information

The entries will be displayed to the public. The proposal shall also include a summary that can be made available to the public. Other contents of the competition entries will be treated in confidence.

If the competition entries include innovations, inventions or business secrets, the competitor may propose that individual items of information are declared confidential. The competitor must clearly mark confidential information as 'confidential' and present grounds for doing so. A competition entry as a whole cannot be considered confidential. The Competition Organizer shall decide on the proposed confidentiality of any information.

2.9 Terms of Use and Publication

Immaterial rights, ownership and publication rights

The Competition Organizer will become the owner of all competition entries. Intellectual property rights and other immaterial rights to the competition entries will remain with the authors of the entries in question. The Competition Organizer will have unlimited right of use over the prize-winning competition entries and the right to publicize them in the way it sees appropriate. The Competition Organizer will have use and publication rights over any materials submitted for the competition or images thereof. The Competition Organizer has the right to showcase the competition entries or parts thereof to the general public, and to publish images or other parts thereof in the media.

Competition Organizer may also use themes and ideas from the entries which have not been rewarded, in accordance with the Copyright Act. The Competition Organizer also reserves the right not to use the competition entries.

The Organizer has the right to use and disclose material based on the competition entries for research and publication, free of charge. The Organizer reserves the right to enter into negotiations on further cooperation with those who submit successful entries.

The competition participants shall ensure that their entries do not contain or constitute an infringement of the intellectual property or other immaterial rights of third parties, and that it is in the power of each participant to transfer the unlimited use and publication rights of their respective entry to the Competition Organizer.

2.10 Return of Competition Entries

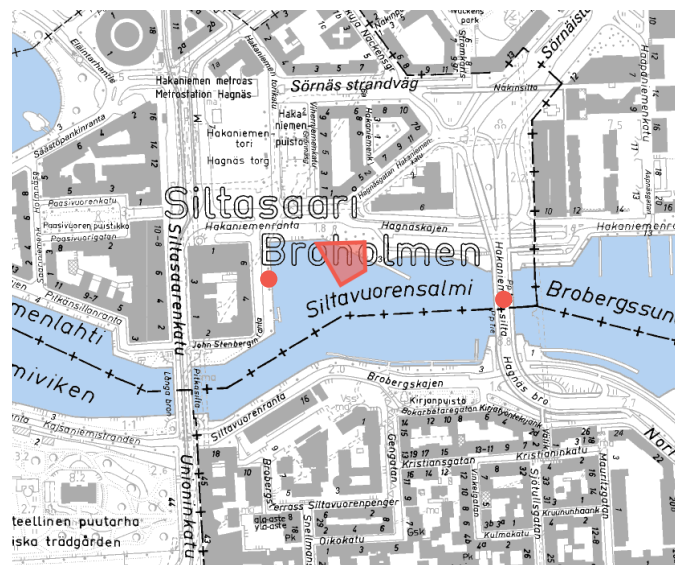
Competition entries will not be returned.

2.11 Number of Competition Entries

Each competitor may submit only one competition entry.



Picture 4. Competition site location in Helsinki.



Picture 5. Location of the hotel site in the current town plan draft. Panorama locations marked. See picture 11 for the plans of reclaimed land at the shoreline.

3. Competition Task

3.1 Competition Area and Immediate Surroundings

History and development of the area

The competition site is highly visible from the Hakaniemi Market Square, Siltavuorensalmi strait and Pitkäsilta bridge. The building will have a significant role in an urban structure that has historical value. Architectural styles of different periods are represented and the surrounding areas are rather coherent.

The Hakaniemi Market Square has had a farmer's market since 1897, and has a history of worker's class demonstrations. It was built on reclaimed land. A market fair is still held on the square every Sunday.

Building a parking area under Hakaniemi Market Square has been in development. Realization of the project is on hold, but the renovation of the Hakaniemi Market Hall will reserve a connection to it.

Hakaniemi is very accessible by car and public transportation. It has several tram and bus stops, a metro station and currently a ferry station. Both bridges have heavy traffic and Siltasaarekatu is one of the main public transportation routes in Helsinki. The competition site is visible from vehicles driving on Siltasaarekatu street both on the Pitkäsilta bridge and beside Hakaniemi Market Square.

The Hakaniemenranta shoreline currently has a ferry station beside the competition site that will be moved when the area is redesigned. Beside the competition site, to the north, is the Maa-ilman rauha (*World Peace*) statue, gifted by Moscow two months after the fall of the Berlin wall.

Pitkäsilta bridge, to the west, was originally built in 1651 in timber and then rebuilt in granite in 1912. In the past it was a division between the middle class in southern Helsinki and the working class in northern Helsinki.

Hakaniemensilta bridge, to the east, was built in 1961, and is planned to be rebuilt. It has deteriorated over time to the extent that restoring it would be more expensive.

Merihaka, on the east, is a seashore residential area consisting of large grey high-rise concrete housing blocks built during the 1970s and 1980s on partially reclaimed land. The area has approximately 2 300 residents. A distinctive feature is traffic segregation, which represents the design principles of its period: pedestrians move separately on a level above vehicles.

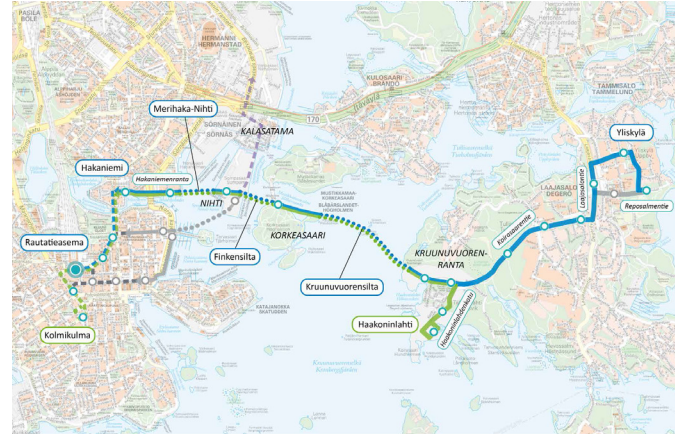
Kallio, north from Hakaniemi, is one of the most densely populated areas in Finland. It began as a working class district. Currently it has a reputation of a "bohemian" and liberal area occupied mostly by young adults and elderly, many of whom live alone.

Picture 6. Panorama from the west.

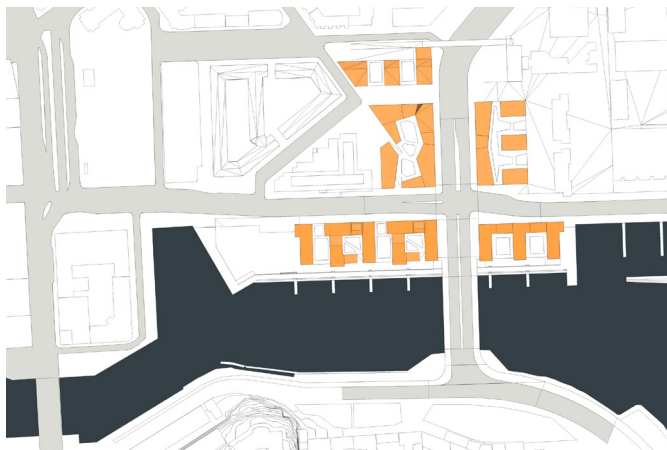


Kruununhaka, on the southern side of Siltavuorensalmi strait, has many historic buildings. The styles mainly represent empire and Art Nouveau. Many significant institutions, such as buildings of the University of Helsinki, are situated in Kruununhaka.

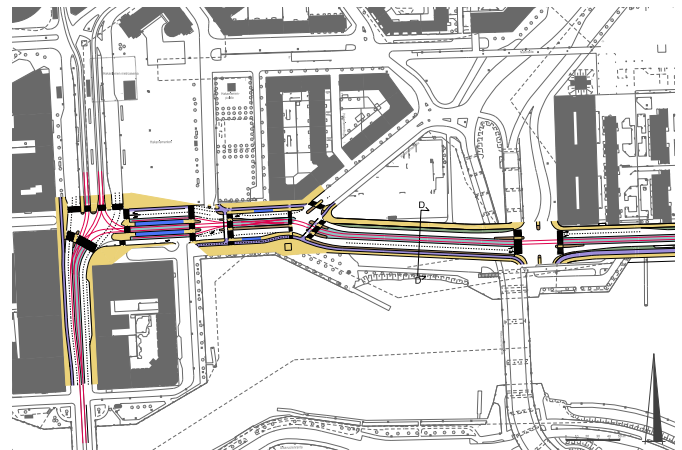
A new proposed tram line will connect Laajasalo area to Hakaniemi by bridges (Pictures 8 and 9). The completion of the bridges and the start of the tram traffic are scheduled on year 2025. This new connection would make the competition site very prominent place for the passengers traveling by tram. In Hakaniemi, new infill development projects (Picture 7) are planned around the future tram line and by the shore. The proposed projects are shown in the draft reference plan.



Picture 8. Proposed tram line from Laajasalo to Helsinki city center via Hakaniemi.



Picture 7. Draft reference plan of the new infill development projects. Proposed buildings are shown in orange.



Picture 9. A draft plan of tram line alignment at Hakaniemenranta. The public transportation stops are marked with blue.



3.2 Objective of the Design

The objective of the competition is to find a feasible proposal representing interesting, architecturally high-quality and fresh building design thinking that suits the local surroundings. Special attention should be paid to the building's volume, facade design and logistics.

3.3 Design Guidelines

The realization of the project requires infill and shore structures, that are planned and made for the whole Hakaniemenranta shore area. The new shore is planned to be a public pedestrian area.

The objective is to create a landmark building beside one of the most central squares and one of the most significant urban structures in the inner city of Helsinki. The design teams are asked to study and define the role of the new building in the urban structure. The view to the new building and the building's impact to the wider cityscape must be carefully considered.

In the design of the site, these are particularly important to take into consideration:

- View from the Hakaniemi Market Square towards Siltavuorenranta shore.
- The street alignments of Hakaniemenranta shore cannot be changed.

Objectives of the detailed plan

Floor area: 14 500 m²

The building must have:

- only recessed balconies
- green roofs and terraces, and space for solar panels and solar collectors
- technical rooms and devices placed on the roof have to be designed to be part of the architecture
- waste disposal integrated to the building
- maintenance logistics that take place inside the building mass

Traffic:

- Hakaniemenranta street acts as a service traffic route. The right-in/right-out intersection placed on the east side of the site and connected to an open plaza enables service traffic and kiss-and-ride functions.
- There is no need to add parking spaces on the competition area or its surroundings.

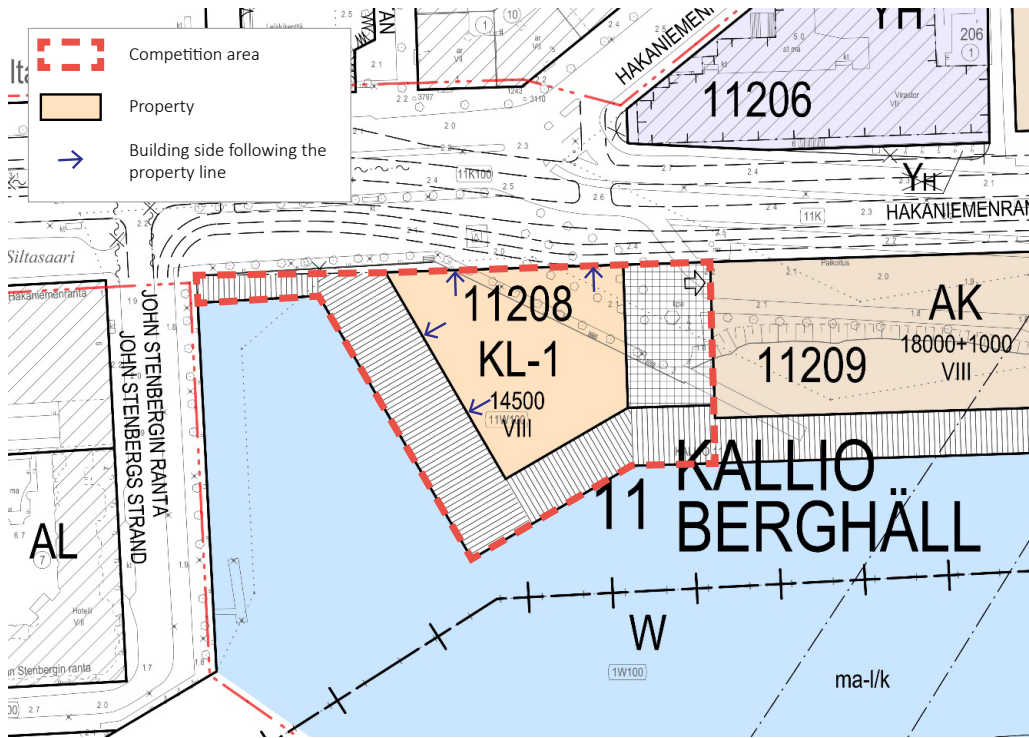
Connection to public spaces:

- The building must be fitted well in the historically valuable surroundings.
- The shores must be designed in high quality, for public use, hotel terraces and pedestrians.
- The shore has two levels: +3.3 meter level is adjacent with buildings, while +2 meter level is adjacent with levels in the surroundings.
- A new location for the Maailman rauha statue can be proposed.

The ground floor of the design must be inside the borders of the property in town plan draft. The north side and the south west side of the property line must be followed (see Picture 11). The building height indicated in the draft of a detailed plan is 8 floors. However, changes to the number of floors can be proposed.

Picture 10. Panorama from the east.





Picture 11. Competition area and property displayed on the up-to-date draft for a detailed plan of the site. The draft is displayed in October 2016.

Initial room program

The ground floor (1st floor in Finland) shall have:

- business- and restaurant space opening to the street
- a design that is as open and accessible, with high-quality facade materials
- a higher floor height than other floors
- a floor level of +3.3 meters above sea level
- reception
- lobby
- restaurant
- bar
- offices for hotel staff
- meeting rooms

Hotel room floors:

- width of the rooms should be 3600 mm
- central corridor

The top most floor:

- 350 m² restaurant
- bistro kitchen
- bar
- 250 m² sauna/ wellness area



4. Instructions for the Submission

4.1 Required Documentation and Presentation of Entries

The Metric System's measurements shall be used as the drawings' measurement units.

Connection to the urban structure 1:8000

The drawing shall illustrate the planned building's connection to the surrounding urban structure. The drawing shall be presented using the document schedule's map No. 3 as its base.

Site Plan 1:500

The Site Plan shall indicate the connections to the surroundings, terrain height elevations, traffic arrangements and green areas. The Site Plan shall be presented as a shadowed roof plan (light from southwest, 45° angle).

Plan Drawings 1:200

Plan Drawings shall indicate height, elevations, spaces, spatial groupings and accurate floor areas. Plan Drawing shall be presented of the ground floor, a typical hotel room floor and the top most floor.

Elevations and Sections 1:200

From the standpoint of evaluation, competitors shall present the necessary elevations and sections. Elevation drawings shall indicate main facade materials. Sections shall indicate floor levels as well as the elevations of uppermost eaves and roof heights.

Logistics and Circulation Diagram

A graphic diagram showing the people flow, traffic and logistics.

Room Program Diagram

A bar graph presenting building's gross floor area distributed by function.

Illustrations

Each competitor shall present four exterior illustrations that are made on given photographs. The proposed building masses of the draft reference plan (material 6) need to be shown only for the blocks by the shore between the new hotel and Hakaniemen silta bridge.

Written Summary

The competitor shall submit a brief written summary explaining and justifying the entry's main architectonic and functional ideas. The written summary shall be affixed to one of the boards and a copy shall be included with the A3 size reduced copy set.

The drawings shall be affixed to an A1-sized (594 x 840 mm) rigid backing and as an A3 size reduced copy set.

Competition entries in PDF format shall be submitted in addition.

All design documents shall be furnished with a coded pseudonym.

4.2 Entrant Anonymity

Entries shall be anonymous. All drawings and documents shall be marked with a coded pseudonym to facilitate their handling anonymously.

The competition entry shall be accompanied by a sealed non-transparent envelope marked with the entry's coded pseudonym, and shall contain the author's name, copyright owner, assistants' names as well as the author's address and telephone number.

The competitor's contact information and the composition of the team behind the entry must be communicated separately to the Competition Secretary. In addition, the entrants must provide the Competition Secretary with information on the owner of intellectual property rights of the entry and on the parties that have participated in the preparation of the entry.

4.3 Closing Date and Submission of Entries

Competition entries marked with the coded pseudonym and the text "**Hotel Hakaniemi**" shall be sent to the following address:

*WSP Finland Ltd
Timo Metsälä
Heikkiläntie 7 A, 4th floor
00210 Helsinki*

The entries shall be postmarked or handed over to an equivalent courier service by **5th December 2016** and they shall have arrived by **9th December 2016** (4 working days later).

Competition entries in PDF format must be submitted by **5th December 2016** at **4:00 PM** to the following email address: timo.metsala@wspgroup.fi

4.4 Important Dates

- **29th September 2016** The competition begins and the links for competition programme, competition materials, questions, and submitting proposals are published on website.
- **5th October 2016** Questions related to the competition to be submitted.
- **12th October 2016** Answers to the questions. Competitors will receive all questions and answers by e-mail. They will also be published on the competition website.
- **5th December 2016 at 4:00 PM** The deadline for submitting entries.
- The results will be announced **19th December 2016**.



Picture 12. View to the site from Siltasaarencatu, one of the main public transportation routes in Helsinki, beside Hakaniemi Market Square.



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