



JURY
REPORT
OF THE
ARCHITECTURAL
COMPETITION

SATO RESPONSIBLE BUILDING FOR FUTURE

- *The purpose of the competition was to prepare an architecturally high-quality design for residential buildings which fits in its location.*
- *Another objective was to develop innovative housing solutions and identify new perspectives in the design of housing of the future.*
- *The competition's specific theme concerned sustainable housing. The agencies invited to the competition were challenged to consider the significance of sustainability from the viewpoints of present and future challenges and opportunities.*

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1. COMPETITION ASSIGNMENT

1.1 Organiser, nature and purpose of the competition

The invitational competition was organised by SATO Corporation together with the City of Helsinki.

SATO is one of Finland's leading property investment companies, which creates opportunities for the growth and development of society by offering flats. SATO's service concepts respond to various housing needs of its customers. Being a specialist, SATO shares its expertise in development needs regarding housing and the operating environment.

SATO's business operations are based on understanding customer needs. 'A home the way you want it', SATO's service promise, guides all operations at SATO. SATO wants not only to offer homes to its customers according to their needs, but also to provide them with the best possible customer service.

This competition is part of SATO's 75th anniversary.

This was a design competition with the purpose of identifying a solution for further project design and a designer for the project. The competition concerned Jätkäsaari, an area located south-west of the centre of Helsinki.

The purpose of the competition was to prepare an architecturally high-quality design for residential buildings that fits well in its location. Another objective was to develop innovative housing solutions and identify new perspectives for the design of housing of the future. The competition's specific theme concerns responsible housing. The offices invited to participate in the competition were challenged to consider the significance of responsibility from the viewpoints of present and future challenges and opportunities.

1.2 Design area

The design area is Jätkäsaari, Helsinki, located by the sea at the south-western tip of Helsinki. Jätkäsaari will become a thriving downtown area for 18,000 people. The objective is to build a socially, ecologically and financially sustainable extension to downtown Helsinki with a unique and identifiable character. The area will be home to diverse services, enjoyable parks, and

functional pedestrian and public transportation connections. Jätkäsaari will be a broadly varied district in terms of its age and social structure. The design of the area has paid attention to the needs of families and older people. Buildings will be designed to offer diverse residences: there will be rental and owner-occupied, small, family and student housing.

The competition plot is located in the middle of Jätkäsaari. The competition plot forms a visible façade towards Hyväntoivonpuisto-park. The plot is limited by Hyväntoivonpuisto-park to the north and east, by neighbouring plots to the south, and by Atlantinkatu-street to the west. An east-west pedestrian and bicycle route that connects different sections of Jätkäsaari runs along the northern side of the plot.

1.3 Evaluation criteria for the competition proposals

When evaluating the proposals, special focus has been placed on a balance between cityscape and functional, aesthetical, technical and financial requirements. The overall solution and its capacity for further development have been more important than the faultlessness of partial solutions or details.

When evaluating the proposals, special attention was paid to the following factors:

- overall architectural quality
- fulfilment of the objective of sustainable housing
- the level of innovation and the development of new housing solutions
- relationship with the surrounding urban structure and quality in terms of cityscape
- enjoyment and experiences offered by the living environment
- functional quality and new ideas for residence-specific solutions
- capacity for further development
- balance between costs and quality
- structural and financial feasibility

1.4 Invited competitors

The offices invited to participate in the competition were:

- Archeus
- Helen & Hard
- Huttunen Lipasti Pakkanen Architects
- JDS / Julien De Smedt Architects
- SeARCH
- Tham & Videgård Arkitekter

1.5 Jury

The members of the jury have been:

- **Pasi Suutari**, vice president, SATO Corporation (chairman)
- **Jouko Kuusela**, unit director, SATO Corporation
- **Maarit Tuomainen**, land acquisition manager, SATO Corporation
- **Piritta Kokkonen**, design manager, SATO Corporation
- **Matti Kaijansinkko**, project manager, City Planning Department, Helsinki
- **Kirsi Rantama**, architect, City Planning Department, Helsinki
- **Pekka Saarinen**, senior land agent, Real Estate Department, Helsinki
- **Markku Hedman**, professor
- **Anna Brunow**, architect, member appointed by SAFA

As an external specialist, the jury has used Mr. **Kaarle Klemola** from Kawerak Ltd, who has evaluated the cost estimates of the proposals.

Jussi Väisänen, SATO Corporation, has been the competition's secretary.

1.6 Rules of the competition

The following documents have been applied to the competition in the following order:

1. Competition programme
2. Rules of competition of SAFA

The competition is governed by the laws of Finland.

1.7 Language of the competition

The competition language was English.

1.8 Prizes

Each competitor will receive a fee of EUR 30,000 (+ 24% VAT). The fee will be paid through the Finnish Association of Architects (SAFA), which will deduct 10% of the fee for the fee payable to the judge appointed by SAFA and other expenses.

1.9 Competition schedule

The competition begun on 1 July 2015 and ended on 2 October 2015.

The jury held four meetings during the evaluation of the proposals.

The winner was announced on 20 November 2015.





**A DESIGN
COMPETITION
WITH THE PURPOSE
OF IDENTIFYING
A SOLUTION FOR
FURTHER PROJECT
PLANNING AND A
DESIGNER FOR THE
PROJECT.**

2. GENERAL EVALUATION

2.1 General assessment of the entries

All offices invited to the competition delivered their proposals on time. The general presentation was clear in all proposals, and they were comparable. All competition proposals were approved and taken into consideration in the evaluation by the jury.

The competition assignment was clearly outlined. The cityscape objectives of the competition were presented in the form of a framework plan. The local plan proposal prepared for the competition area only offered small room for interpretation and changes was to be made only for weighty reasons. On two plots the spatial program mainly required small rental flats for one or two people. Bigger flats were required only on the plot for privately financed family homes. The façade material was designated to be brick or rendering.

At the same time, the aim was to find innovative solutions (see 2.2 Sustainability and responsibility).

The highly professional proposals indicate that the participants were very familiar with the challenges. The entries show different ways how to deal with the high number of small flats, in combination with the horizontal directions in a situation where no escaping routes are allowed in the yard and the main outer façade is turned to north.

The competition entries present interesting variation of how to compose the long façade toward the park, using vertical or horizontal elements.

None of the proposals managed to deal with all challenges of the design task in a successful way. No single answer was found to these problems. The proposals offered a varied solutions and highlighted the impact of choices on the project.

2.2 Sustainability and responsibility

The competition's specific theme concerned sustainable housing. The offices invited to participate in the competition were asked to consider sustainability from the viewpoint of present and future challenges and opportunities. The purpose was to consider the theme of sustainability on a larger scope, covering ecological,

financial, technical, social and culture-related aspects.

Sustainability was explained as a separate theme in the description and reference material in some proposals, while in others it was integrated into the larger theme. When comparing the proposals, all of these factors were considered as a whole, and it was stated that a responsible planning approach currently comprises part of high professionalism.

The participants generally presented simple basic solutions, timely and social sustainability, and technical and financial feasibility. These included compact volumes to reduce energy consumption, uniform balcony zones as protective climate zones, and various public indoor and outdoor premises related to pathways that support the sense of togetherness. Common features for most of the proposals were the flexibility of housing solutions, implemented in a number of ways, and modifiability during use. Some proposals had led rationality too far at the expense of social sustainability in using excessively long corridors.

The competition proposals did not include many innovative or new solutions as was requested in the competition program.

2.3 Urban solutions

Jätkäsaari, Atlantinkaari

The objective is to build areas in Helsinki that are clearly different in terms of character, cityscape and efficiency. Jätkäsaari goal is to expand the Helsinki inner city fabric in the maritime spirit. Another objective is to offer various options for housing in the city centre, while attracting families with children to Jätkäsaari. The development of multi-storey housing has been one of the focus points for construction. The aim is to develop urban multi-storey buildings to be more varied in terms of housing and appearance.

The urban structure of Jätkäsaari is characterised by tight-knit blocks, stand-alone shops along collector streets, a rich world of roof construction and mixed functions. The silhouette of Helsinki is fairly level, and this general principle will also be respected in Jätkäsaari. Single dominating elements at the ends of

extended views or other buildings that take up a significant position in the urban structure will stand out from this basic level of six to seven stories. The tallest buildings of approximately 16 stories will be located in the Jätkäsaari commercial centre to the north of the competition area. The tram-based public transportation solution emphasises the connection between Jätkäsaari and the old city centre.

The competition plot is located in the Atlantinkaari area in the middle of Jätkäsaari. The urban structure of Atlantinkaari consists of the central Jätkäsaari park, the southern part of Hyväntoivonpuisto-park and block zones to the east and west of the park. A major block has been planned to the east of the park, consisting of 5–14-storey buildings.

The competition plot is located on the western side of the park and is immediately limited to the park in the north and east. The block structure is a modification of a traditional closed city block. The block scale is smaller than that on the eastern side of the block and the northern part of Jätkäsaari. Buildings will mainly consist of five to seven stories. The tallest buildings of 12 and 13 stories will be located at the tips of each block, one by the park and the other by the sea. Two blocks, Atlantinkatu-street and Hyväntoivonpuisto-park, have been connected through a route travel-

ling through shared inner yards. Jointly-used recreational areas of the blocks and public premises of the plots will be located along the route.

2.4 Cityscape

The location of the plot at the terminus of an extended park view, limited on two sides to the park and located at the tip of the block zone, requires that the design is comprehensive and impressive. However, the location in the urban structure is subject to the most significant elements of Jätkäsaari. Considering the local plan of the plot, the starting points are simple buildings of seven and eight stories towards the street and park and the 12-storied building at the peak of the block.

The competition proposals can be divided into solutions based on a single strong building volume and solutions where the plot has been divided into sections of several buildings. Within the former group, SATO Löylyramid is the most attractive of all the proposals, representing a triangle shape elevating towards the park. In addition, the building twists towards the north-east and, thus, opens up better towards the park view. The solution is possibly too strong considering the specific urban situation. Blue Atlantic represents a grand and solid solution which imitates industrial architecture and follows a pattern of stories. At the





THE LOCAL
PLAN PROPOSAL
PREPARED FOR
THE COMPETITION
AREA ONLY OFFERED
SMALL ROOM FOR
INTERPRETATION

**THE HIGHLY
PROFESSIONAL
PROPOSALS
INDICATE THAT THE
PARTICIPANTS WERE
VERY FAMILIAR WITH
THE CHALLENGES OF
THE COMPETITION.**

other end of the scale, there are SATO HOUSE – one and many and MinMaxMix where the plot has been divided into several separate buildings to liven up the long façade. On the other hand, Crop is built as a thematically single building crowned by the golden tower rising above the basic level. However, 7 steps for future living is a combination of the aforementioned. It is based on three towers connected by the façade material and the living principle of openings in the façades.

Most of the proposals differ from the planning regulation on the number of stories. In four solutions, the tower is taller, consisting of 13–14 stories. In addition, the seven- and eight-storied buildings have been proposed to be taller. Two proposals, 7 steps for future living and SATO HOUSE - one and many, are based on a design which presents three towers and lower sections between them. The increase in the number of stories, particularly on Atlantinkatu-street, resulting from the selected solution seems excessive. Positive solutions include those where the tower section has been designed to form an elegant part of the whole without excessively highlighting its role. Of these, 7 steps for future living is a good example, offering an innovative solution for the connection between the tower and the ground level.

The location of the plot by the park on the northern

side has produced varying results. Special attention is paid to solutions at the ground level. In SATO HOUSE - one and many and Blue Atlantic, the park has not received much attention: there are entrances from the park to stairways but the premises, apart from the flats, do not offer any views to the park. Of these, Blue Atlantic stands out through its impressive entrances following the style of the city centre. In the other proposals, the park has been visually connected to the inner yard zone, either via a stairway or directly through an opening in the block structure. Good examples of the latter include Crop and MinMaxMix. In Crop, the main entrance is impressively located in openings accessible from the park. The solution over-emphasises the park at the expense of the street area. In MinMaxMix, the block's jointly-used inner yard route is extended visually to the park through the terrace and stairway theme (vertical garden). Green terraces as shown in conceptual drawings are thematically connected to the inner yard and park in a beautiful way. However, the location of the terraces on the northern side raises the question of enjoyment. In general, the proposals include flat-specific outdoor areas on the inner yard on the southern façade. As the rescue road indicated in the local plan is located on the park side, the positioning of shared balcony accesses and balconies on the northern façade could have been examined.



In the best scenario, the connection to the public outdoor area has been implemented using impressive entrances and display windows opening up towards the street. The premises open up toward the street in the most impressive and lively way in SATO Löylyramid, 7 steps for future living and Blue Atlantic. In the best solutions, the ground floor is actively connected to the park: there are flats and recreational and club premises that serve residents, or there is a guest room, as in Blue Atlantic. The purpose of the low wing section located at the root of the tower as indicated in the local plan is to present a human scale at the ground level and offer an option for attractive premises that serve residents. This solution was only utilised in SATO HOUSE - one and many. Crop presents a single-storied wing but it houses a data centre. The proposal also otherwise fails to utilise the park level.

2.5 Floor plan solutions

Social sustainability was emphasized in the number and quality of jointly-used premises. They showed innovation and, even though the most interesting solutions were in conflict with safety regulations or with the budget, they hopefully will have an increasing role in the future. Their quality comes from their direct connection with pathways and, as a result, they support the internal networking of residents.

The interesting shared balcony accesses presented in two proposals (Blue Atlantic and SATO HOUSE - one and many) received resistance as the authorities emphasized that exit routes cannot be furnished for balcony use and because the client was looking for more variety in the sizes of small flats.

Long central corridors strained some proposals. However, one proposal (MinMaxMix) was able to divide the area into three separate sections, each of which has a separate well-lit stairway. This was regarded as a noteworthy factor in terms of enjoyment.

Several participants proposed an idea of variation in the height of stories as an innovation. This is appropriate considering the receipt of light from the north but also from other directions when deep and wide balconies otherwise shade the flats. The use of a sleeping loft requires that the internal room height is at least 3,800 mm.

SATO HOUSE - one and many proposes new ideas for the use of the cellar as storage.

In yard designs, solutions where the yard area functions as a good connection between the ground floor and block yard have been valued highly. In Crop and 7 steps for future living, the staggered structure of the yard area adds value to the fairly small yard. Due to the small size, it was deemed that roof terraces are welcome, up to a specific height.



3. INDIVIDUAL EVALUATION

3.1 “Blue Atlantic”

This is the only entry that is equal to the local plan proposal in all aspects. It succeeds in confirming the aim of the plan in having strength through simplicity.

The entry seeks a long-lasting solution by referring to the lasting of old buildings, which offers good aesthetic and functional values, including flexibility in space and multipurpose use. The apartments should offer loft-like qualities in lighting.

The author succeeds in creating the image of a ‘distinct, relevant and generous architecture’.

The appearance of the entry is harmonious and unique in the new Jätkäsaari area.

There is, however, a big contradiction between the chosen image of an old industrial building, with all its mentioned benefits, and the concept.

The concept will, however, more or less, miss the flexibility, the diversity in use and the floor height. The image of the thin-framed industrial windows can hardly be kept.

The 48 m² studio would offer an interesting solution which is missing on the Finnish dwelling market, but in this case the number of very similar oblong floor plans is considered too large. In addition, 48 m² was considered a bit too large for a two-room apartment in Finland.

The free escape route along the balconies must be 1,200 mm wide. Further separate areas can include furniture if the solution is considered safe enough.

The façade material is interesting, although it may be hard to implement the window system due to the tough climate conditions in Finland.



3.2 “SATO HOUSE – one and many”

The competition entry is based on a strong concept and is developed with skill.

The block volume shows two different fronts. The appearance towards the public areas is based on an idea of cutting down the scale by dividing the surface into different vertical independent façades. This concept does not correspond to the function of the building or to the horizontal courtyard façade. The composition of each vertical façade is schematic.

The author has a very justified concern about the necessity of promoting contact by creating areas where people also meet at random.

A profound study leads to a convincing solution with sunny ‘sidewalks’ in front of the apartments.

The sidewalks have exiting ends in high common space on each floor.

As there are several staircases, the distances between apartments and staircases are never too long.

The character and strength of the solution is bound to the oblong floor plans.

Although the floor plans can be modified, the number of identical apartments (58) is considered too big. In addition, 46 m² is a bit too large for a two-room apartment in Finland.

The fire safety authorities are concerned about the 1,200 mm wide escape route, which must be kept clear of all burning or loose material.

The balconies should be easy to glaze because of the Finnish climate



3.3 “Crop”

The author manages to create a sculptural composition by emphasizing the building as a horizontal volume with a separate volume on top.

The plastic gateways to the building and the courtyard are inviting, and the different cuts, which are two and three floors high, bring light to the darkest corners. The solid volumes are energy-efficient.

The façade is composed with skill by means of different floor heights and balcony storage spaces. The result is interesting and the proportions are good.

The small details on the first and last floors, the vertical variations in openings and the combination of materials make the result personal. The image responds to the architectural language set out for Jätkäsaari.

The proposed cement fibre board on the balcony façades is considered problematic in maintenance close to the coast.

The shop front emphasizes the corner visible to the north. The street front, however, is missing activity or an entrance.

The long, dark corridors on the floors are not acceptable. The staircases are also almost left without daylight.

The average size of the apartments is very small (44.1 m²). The concept can take changes on this point without losing in character.

Flats are functional and include options of modifiability.

The floor height of 3,800 offers interesting solutions and gives more light, especially to the bottom floors.

A conscious effort to create one big, high-quality roof terrace with a wind shelter might be a successful solution, a way to compensate for the small yard.

Overall, the proposal is a professional one and includes a range of means of sustainable construction. However, the theme of sustainable construction remains separate from the successful sculpture-like form and unique appearance.

HITAS and rental companies overlap one another in part, which makes future development more difficult through the separation of the companies. In addition, the solution of rental companies is unnecessarily inefficient due to the number of traffic and lobby areas.



3.4 “MinMaxMix”

The solution of responsible building is seen as influencing all planning aspects, of which some mentioned are more general and some are specific for each task. Functional responsibility is seen e.g. in the ability to adapt to the needs of the users. Social responsibility is seen e.g. in the goal that: “...the inhabitants should be proud of the building”. The technical responsibility is seen at first hand in minimising the building envelope. This is much appreciated by the client.

The author offers a solution that fits in well with the town plan and its goals for solid brick buildings. The strong interpretation is seen as elegant but comparatively heavy and uniform.

The entry is only slightly different from the town plan in height and building area. The concept is based on the thought of separate solid volumes according to the character of the town plan.

One of the vertical volumes is the stacked gardens – the big balconies with the second escape route. This balcony gap lets light into the yard and gives continuity to the planned openings in the next yards, but can hardly be given a public gateway on the first floor. The lost floor area in the balcony gap is compensated by making the building volumes wider, which will reduce the size of the yard.

The façades of the building respond to the total concept of the heavy brick volumes. The façades are characterized by a strong vertical composition. The differences in window and balcony framings and in floor heights give some diversity to the composition.

Additional storage space on balconies improve living comfort.

The common balcony is considered a good initiative. The challenge is to create a real around the year use and good lighting conditions for it and to place the escape route according to the regulations.

The increased floor height is interesting, although the dimensions are small for internal lofts. The author avoids long corridors on the floors by dividing the buildings into three separate ones. At the same time, the author succeeds in creating a solution where not too many apartments face to the north.

The author seeks simple and flexible floor plans. Some proposed combinations of the small plans are not convincing.

The proposal does not offer specific innovations related to sustainable housing, but the overall solution (room plans, views, traffic areas) produces comfort and good living conditions. A specific strength of the proposal in terms of sustainable construction is its consistent, comprehensive and realistic approach. This is also fulfilled in the simple massing of buildings which offers good potential for energy efficiency.



3.5 “7 steps for future living”

The idea of interpreting the town plan by creating one lower volume with tree towers was seen as very positive. It gives more light to the yards as well as to apartments that are otherwise partly turned only to the north.

The architectural image is attractive. The diversity in the composition, with several roof terraces, different heights and design in the balconies and windows, and with the inviting entrance halls, would enrich the image of Jätkäsaari.

The author responds to the demands of responsibility by setting up a program under seven headings. Within this program, the author is looking for arguments and solutions on separate topics.

The solutions for the apartments are based on studies in logistics, organization, flexibility and living quality as proof of responsible design. The changes and adjustments of the size of the apartments are based on having a central corridor and no load-bearing walls between the apartments.

The author has given the detailed common space much thought.

The result is that the yard, the entrance caves, the seven staircases and the roof terraces give the project a specific character. The quality lies mainly in the strong overall approach. Separate solutions do not always meet up with the reality.

The integration of nature is based on the success of the green roofs and terraces in the seaside climate in Helsinki. The very nice ideas, with entrance halls and a social space on the floors, is a challenge for the escape routes and the budget. The vertical halls would contribute to giving the street life light at night.

The corner balconies, which are set back on every second floor, and the different cantilevered balconies on the yard play a crucial role in the architecture of the project. The proposed balconies, however, cause challenges. The overhanging balconies are difficult to glaze and the set-back balconies must be isolated on four sides towards the warm space.

An interesting study supports the proposal to raise the floor height to increase the amount of daylight in the apartments.



3.6 “SATO Löylyramid”

The author creates a strong and ambitious contribution to the competition. She seeks a way to claim more interaction in our urban dwellings – a justified goal. She finds a clever argument by turning the Finnish passion for saunas into a characteristic feature of the total project. She also shows how to improve the view and lighting conditions for the northern apartments. As a result, she presents a unique and very strong solution: a pyramid as a chimney.

However, the solution does not respond to the planning objective of a uniform and simplistic cityscape.

The strength of the ‘chimney’ is partly in contradiction with the goals set for the urban structure: the drawn back corner, the covered yard, the close distance to the neighbour and the vanishing eaves line.

Some of the characterizing features could hardly be fit to the total budget, to the demands of glazed balconies or the need for common areas.

The jury appreciated the innovative approach.

A significant weakness is that it would be highly challenging to develop the proposal to be financially feasible.



4. RESULTS OF THE COMPETITION

The jury unanimously selected MinMaxMix as the winner of the competition.

The other proposals were not placed in any specific order.





THE
SOLUTION
OF RESPONSIBLE
BUILDING IS SEEN
AS INFLUENCING ALL
PLANNING ASPECTS
OF THE WINNING
PROPOSAL

**A SPECIFIC
STRENGTH OF
'MINMAXMIX'
PROPOSAL IN TERMS
OF SUSTAINABLE
CONSTRUCTION IS
ITS CONSISTENT,
COMPREHENSIVE AND
REALISTIC APPROACH.**

5. JURY'S RECOMMENDATION FOR FURTHER DEVELOPMENT

The jury unanimously proposes that implementation negotiations be initiated with the author of the winning proposal. The proposal offers an excellent starting point for an implementation which is at home in its location, represents sustainable construction and offers enjoyment. Furthermore, the proposal is sufficiently cost-efficient and, therefore, enables the construction of reasonably priced residential buildings. The proposal includes a number of skilfully prepared solutions that should be maintained in further planning. These include finished details, such as high-quality balcony details and materials and deviating floor heights in the upper tower section which lightens the tower grouping.

The following should be taken into account in the further design phase:

MinMaxMix has a minimalistic external appearance. Its high-quality implementation requires thorough planning and construction in terms of material use and details. For example, the selection of bricks for the façade, their seams and the significance of joint details on windows and doors are emphasized as part of a simple form. Stairway openings should be developed so that they are better connected to the rest of the façade. The overly monotonous appearance of the first floors facing the street should be enlivened.

Other areas to be developed in terms of the façade and massing of buildings include the improved elevation of vertical volumes in relation to one another. For example, this applies to the excessively high volume on Atlantinkatu-street. In addition, the detailed eave lines of buildings should be developed further. In particular, the tower form and façades would improve if there were some playfulness and variation.

The proposal could be developed by positioning of common saunas and related outdoor areas on the roof floor.

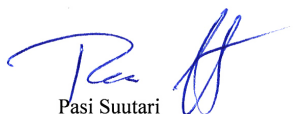
In further planning, special attention should also be paid to the development of the terrace in between the volumes and the stairway connected to it so that they function better. Their size, purpose of use, maintenance and servicing should especially be considered. The conveyance of sunlight should also be reviewed. Similarly, any connection of public premises to the common stairway and terrace theme should be investigated in order to activate the terraces.

Building engineering solutions should be developed as a whole. For example, this applies to the positioning of ventilation machine rooms.



6. JURY'S SIGNATURES

Helsinki 11 November 2015



Pasi Suutari



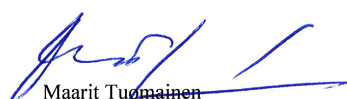
Kirsi Rantama



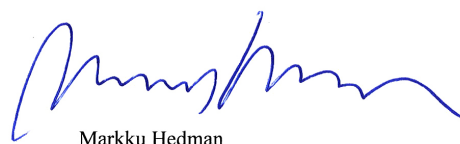
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7. OPENING THE IDENTITY ENVELOPES

The identity envelopes were opened after the signing of this document.

7.1 First prize

MinMaxMix

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7.2 Other proposals

7 steps for future living

Helen & Hard

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SATO HOUSE - one and many

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