

INVITATION
2022.04.05

THE TRAIN FACTORY MIXED USE PROJECT INVITED DESIGN COMPETITION



1 INVITATION TO COMPETITION

The Train Factory Oy is the owner of the historic Konepaja Train Factory in Helsinki, having purchased the project in 2018. It is currently in the process of redeveloping the project to become a thriving new commercial and cultural hub for the Pasila and Vallila areas and to form a meaningful contribution to the developing Teollisuuskatu axis linking Pasila and Kalasatama.

Facing onto Teollisuuskatu between Bruno Granholm Alley and Traverssikuja is the Electric Train building built in the 1970's – which building represents limited commercial value; the context around it has changed, the original use has moved elsewhere and most of all its urban quality is not in accordance with the surrounding city. Therefore, the building is proposed for demolition and the site is subsequently planned for redevelopment. To facilitate this, a change in the detailed zoning plan is required – which will enable for a new building volume to be constructed on the site with hotel, office and retail functions. Several studies have been carried out on the site to test the feasibility of this commercial concept urbanistically – but in order to help develop a design solution that fits in and complements the high-profile site and rapidly developing area, it was decided to hold a design competition for the urbanistic volumetric and functional design solution, that will form the basis of further design development – with the ultimate aim of achieving the change to the detailed zoning plan, the procurement of the building permit for the project and its subsequent construction.

This invitation is directed at architects interested to take part in the pre-qualification process on which basis a list of 4-5 practices will be invited to take part in the competition.

The competition is being organized in cooperation with the City of Helsinki and the Finnish Association of Architects (SAFA).

2 THE COMPETITION

The aim for the competition is to find a design solution suitable for the focal site of the Pasila machine shop area, with a new more efficient land use solution that becomes a natural part of the town plan and a nationally significant built cultural environment. At the same time, the new building should support the development of the Teollisuuskatu axis as Helsinki's central workplace and downtown area and improve the quality and connections of the area's pedestrian realm.

From the City of Helsinki's broader land use perspective infill construction in the area is encouraged to increase the supply of business premises in the developing Teollisuuskatu axis area and to improve urban productivity in areas well supported by public transport. The project will contribute to the realization of the city's strategic goals by developing the urban structure in a sustainable way, primarily by renovating and supplementing the existing built environment, taking into account the specific characteristics of the different areas. At the same time, the project contributes to the strategy's goal of providing opportunities for business to establish various commercial ventures that meet both market-based demand and company needs.



The aim of the competition is to:

- Identify a contextual design solution for a rapidly developing high-profile site in the center of Helsinki that architecturally implements the requirements of urban space and environment. The solution should also offer a close fit with the surrounding location in terms of future visions, cultural heritage and functionality and be capable of serving as the basis for the development of a new detailed plan for the site;
- Identify the optimal concept solution for the project both in terms of architectural merit and functionality including a 4 star conference hotel, headquarters quality office spaces, retail and leisure, designed in such a manner that allows for future conversion to other functions;
- Determine a contextually appropriate vehicular and pedestrian circulation strategy and propose connectivity appropriate to a development of this scale;
- Identify a high-quality architectural design solution both in terms of urban and building design along with a specific architectural language for the development (materials, façade proposals, landscaping concepts);
- Identify high-quality solutions for public spaces, and a diversity of functional content, from office jobs and shops to leisure services and meeting places;
- Identify a design solution that is technically and economically feasible in accordance with the project brief;

The envisaged project is one of mixed use with an estimated gross built-up area above ground of around 45,000 sqm composed of the following:

- Hotel of approximately 350 room modules: 23,000 sqm;
- Corporate HQ office: 22,000 sqm;
- Retail and Leisure with the Podium (included in above);
- Basements for parking and servicing.

The competition will take the form of an invited competition between participants selected on the basis of a review of pre-qualification submissions (as defined below) received in response to this invitation to express interest in being invited to participate in the competition.

This invitation is extended to creative and commercially aware design teams that are able to resolve the numerous site challenges – whilst producing a creative and contextual solution for the project. All eligible design teams (registered as professional architects within their country) can apply for preselection, from the Nordic and Baltic states.

The language of the competition is English, and it will be conducted in accordance with the Finnish Association of Architects (SAFA) rules for competitions.

3 PRE-QUALIFICATIONS SUBMISSIONS

In order to be considered for invitation, the interested parties are to submit the application to the Competition Secretary (Petteri Nikki) before 17:00 Finnish Time on the 22th of April to the following address: petteri@trainfactory.com

The pre-qualifications submission needs to be submitted digitally as one combined pdf- file and be marked "PQ Application THE TRAIN FACTORY MIXED USE PROJECT Competition – Company Name" in the subject line of the e-mail. To be considered it is to contain the following elements:

- General information about the firm / consortium and short description of experience of working for international Clients & cooperation with their international Consultants, listed selection of published works in professional magazines and books, etc. (without images) (maximum 4 x A-4)
- Design team proposed for the competition and a portfolio of their reference work, including the following (in total 4-8 projects – presented on A-4 pages):
 - Successful entries in architectural competitions (1st, 2nd and 3rd prizes; purchases; both architectural and urban design competitions); other awards
 - References demonstrating skills in building and urban design in historically valuable city center areasand optionally:
 - References demonstrating skills in commercial hotel and / or office buildings
- A motivational letter on how this project would be approached (maximum 2 x A4)

After the evaluation of the applications and the first selection to a short list of 10, those selected will be invited to a 30-minute online interview / presentation out of which 4-5 competition participants will be selected by the organizer to be invited to take part in the competition.

All admitted candidates will receive the documents required to take part in the competition. The competition projects will be evaluated anonymously according to the competition rules of SAFA. All admitted competition participants who deliver a complete project contribution in due time will be compensated for their participation expenses. The total allocated budget for remuneration of the participants is Euro 100K – which sum will be equally allocated between the participants. It is the intention of the Train Factory to invite the winning participant to team up with The Train Factory's in-house design team to complete the concept stage of the project and to jointly develop the design stages of the project. The winning proposal will serve as a basis for the Detail Plan Amendment process, during which the impacts of the proposal will be assessed, and the proposal will be further developed.

A 7-member joint jury will be responsible for selecting the prize winners – composed of representatives from the City of Helsinki, the Train Factory, the architectural community and SAFA. The competition is expected to commence at the beginning of May 2022 and the entries are expected to be submitted in August 2022.