

# Workshop summary: **Future living in Tuusula**

March 2019

**Gehl**

This document is a summary of the discussions during a workshop afternoon in Tuusula, arranged by Senaatti on March 7 2019. The discussions spanned from envisioning the future for the **urban core of Tuusula, public space, connections and building typologies in the Rykmentinpuisto area** as well as **how we imagine people to live in Tuusula in the future.**

What does it mean to be a city?

How do we meet?

How do we create a strong urban core?

How can we make more people walk and bike?

Bikeability?

How do we move around?

Who will live here?

How do we connect better to the surrounding?

How will we live?

Building with nature?

Housing typologies?

Participants:

Pia Sjöroos, Tuusula Municipality  
Vilma Karjalainen, Tuusula Municipality  
Tuomo Sipilä, Rykmentinpuisto  
Pekka Komulainen, PKSubstanssi Oy  
Otto Virenius, Senaatti  
David Sim, Gehl  
Jonna Ekholm, Gehl

There is a lot happening  
in Tuusula



An aerial photograph of Tuusula, Finland, showing a mix of residential areas, forests, and industrial zones. The image is used as a background for text.

... but a lot is yet to decide

‘Tuusula is in transformation, from being **a town** to **becoming a small city**’

**How?**

**Many great potentials  
- build on to them**

A popular region  
- attractive for  
new housing





Ambitious  
planning!



1

VUOSI

3

KUUKAUTTA

26

PÄIVÄÄ

18

TUNTIA

51

MINUUTTIA

21

SEKUNTIA

#RYKMEN STRUCTURE 2020 Do you want to be a builder? Go to the Housing Fair in Tuusula 2020  
[pages here](#)

## THE 2020 HOUSING FAIR IN THE REGIMENT PARK

The 2020 Housing Fair will be held in the Puustellinmets Forest district of Rykmentinpuisto. The approximately six-hectare housing fair area is located just 1.5 kilometers from the center of Hyryl, with good transport links. The residential fair area is a natural village with a natural setting where it is good to live.

The regional plan of the area is very permissive in nature, enabling the conditions to be quite versatile. At the fair, new concepts of

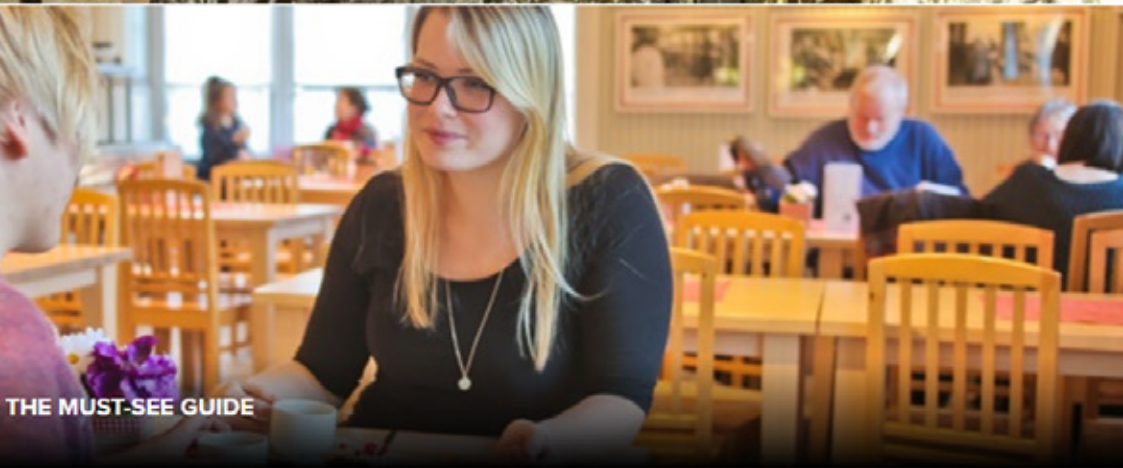


# LAKE TUUSULA -

Experience Finland in One Day: the Lake Scenery, Finnish Culture & History - and Space to Breathe

Already a destination for tourist and other visitors

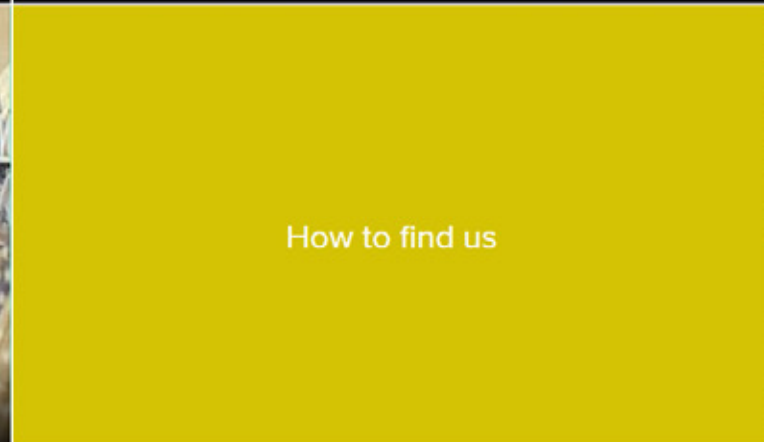
WATCH VIDEOS



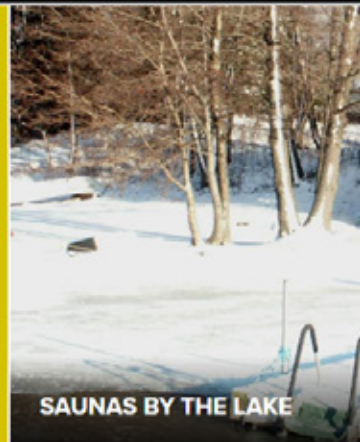
THE MUST-SEE GUIDE



FIVE FASCINATING ARTISTS' VILLAS TO VISIT



How to find us



SAUNAS BY THE LAKE



Strong historical  
values and buildings  
that create identity



Buildings with  
strong identity, that  
can be repurposed



Signs of urban life



.. and new architecture  
that responds to it





Great natural values

Beautiful  
landscape and  
great views



**Still a lot  
to work with...**

Traffic corridors cuts through the city = cars are highly prioritized





Street design in favor of cars = unpleasant, unsafe and unurban experience for pedestrians and bicyclists



Traffic separation communicates down-prioritization of pedestrians and bicyclists, eg with longer distances and waiting times..





# Lack of holistic planning between city center and new Rykmentinpuisto area

How do I get to here?

Can I cross here?

Where does the city start?

New buildings are missing out on the chance to contributing to public life

Undefined "walking the dog" space

Poor interaction between inside and outside

Rykmentinpuisto main street



New public spaces and streets big, not clearly defined and not supported by edges and functions

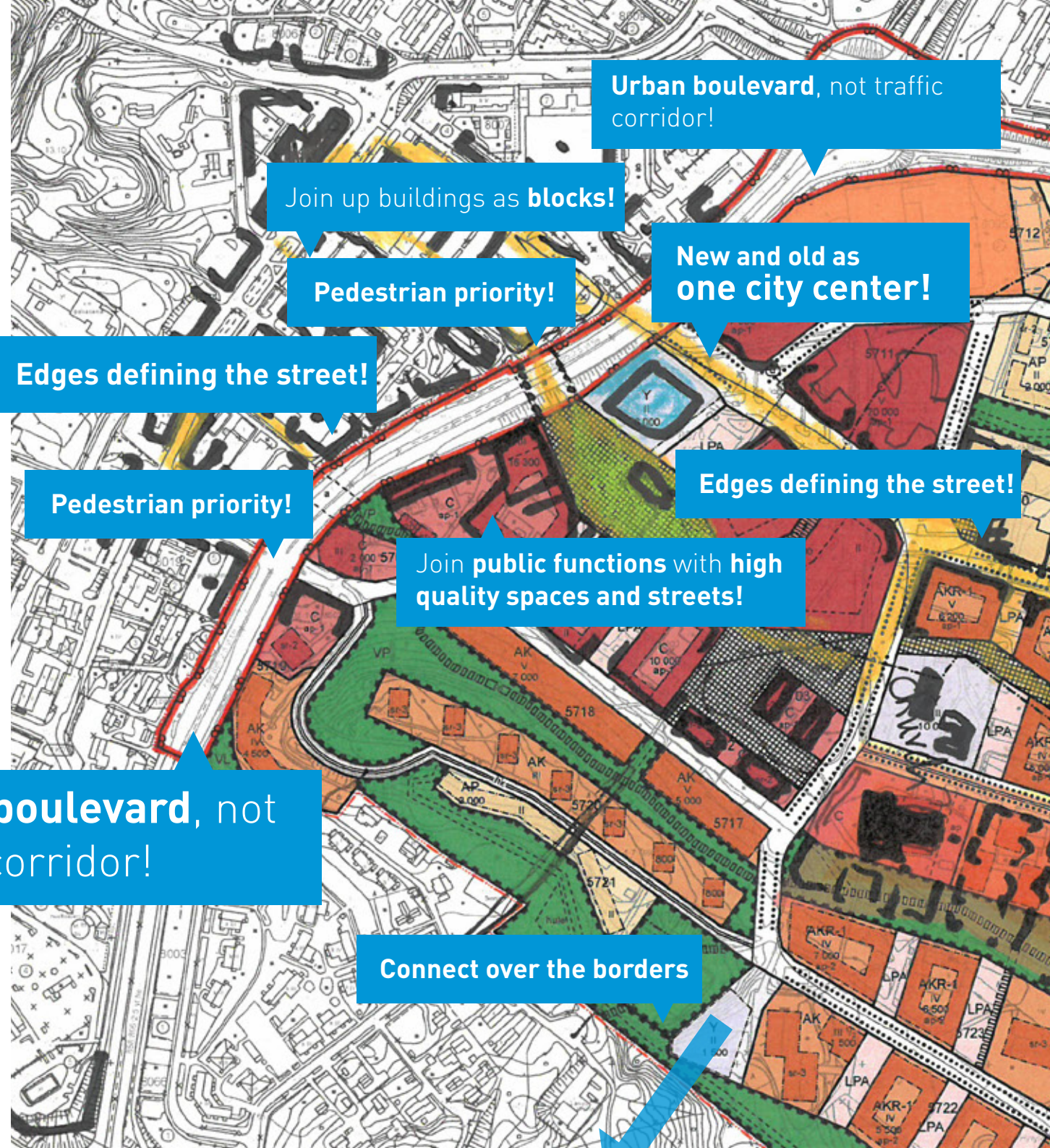


**How can Rykmentinpuisto  
help Tuusula to grow  
from village to city?**

# Join up!

- Join up the blocks with new buildings
- Join up the street network on street level, for pedestrian prioritization
- Join new buildings to streets for **urban character**
- Join up the different parts of the city center
- **Join public functions to main streets and public spaces**

# One city center! = join the old and the new



Urban boulevard, not traffic corridor!

Join up buildings as blocks!

New and old as one city center!

Pedestrian priority!

Edges defining the street!

Edges defining the street!

Pedestrian priority!

Join public functions with high quality spaces and streets!

Urban boulevard, not traffic corridor!

Connect over the borders



# From traffic corridor to urban boulevard?

## Nya Hovås, Gothenburg, Sweden

A slip road to a villa neighbourhood is turned into an urban street and an active local retail center. Build edges to the street and a dense urban typology with retail groundfloors changes the impression of the street and slows down the speed.

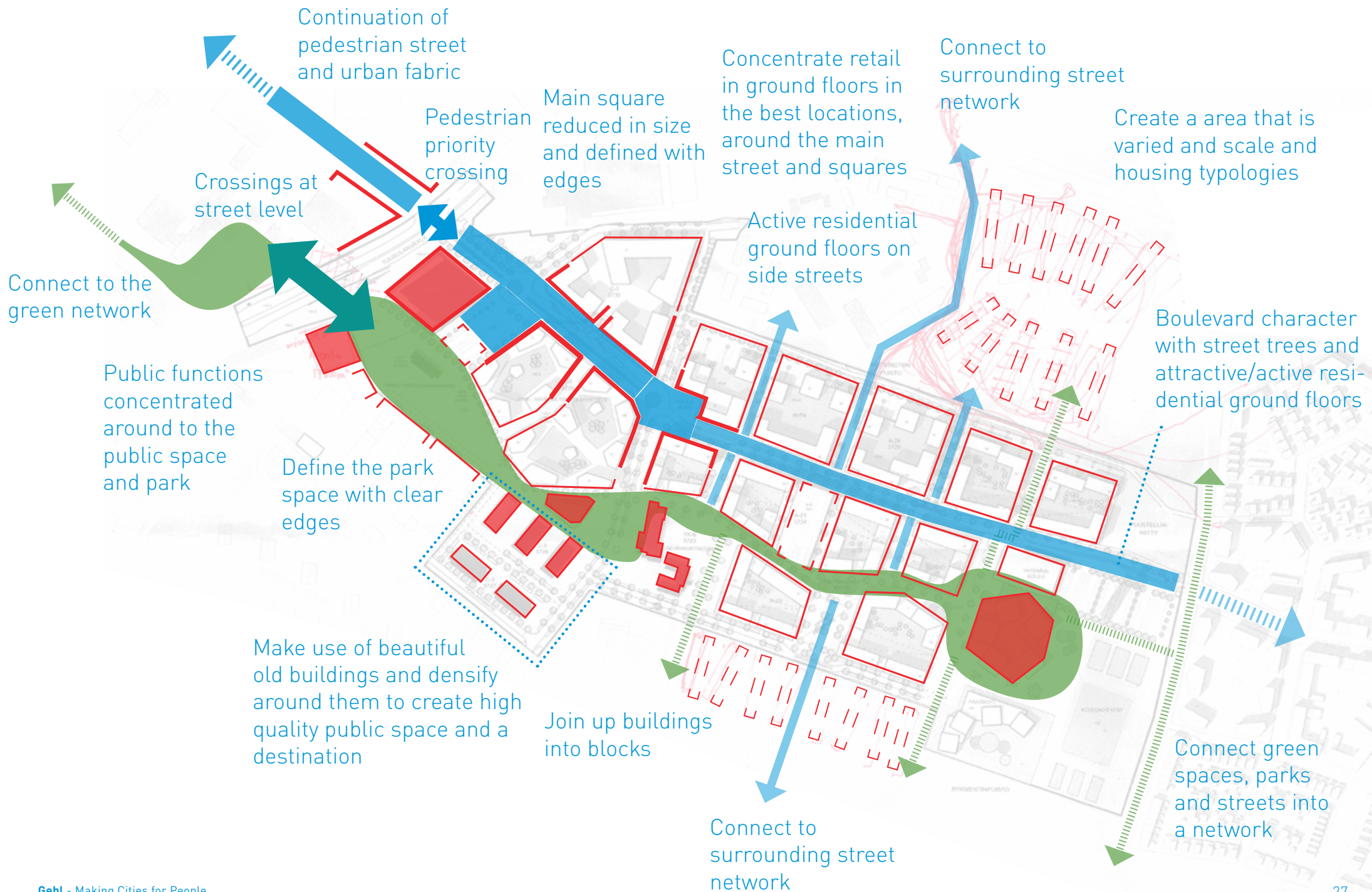
Retail is attracted to the area by a conscious 3d curating of the properties, where the developer (Next Step Group) controls the rents and tenants by curating the ground floor retail space.



# Define!

and make  
decisions  
accordingly

- Who do we prioritize?
- **What type of life do we imagine?** Where? How do we concentrate it? How can we make it happen? **What type of space supports it?**
- What do we connect to?
- How do we define space?  
Private/semi/public?



**How do we live  
in Tuusula in the  
future?**

# There is a demand for

- High density
- Affordability
- Apartments of different size - family apartments and smaller apartments
- Good mobility - easy and attractive access by bike and foot to public transport

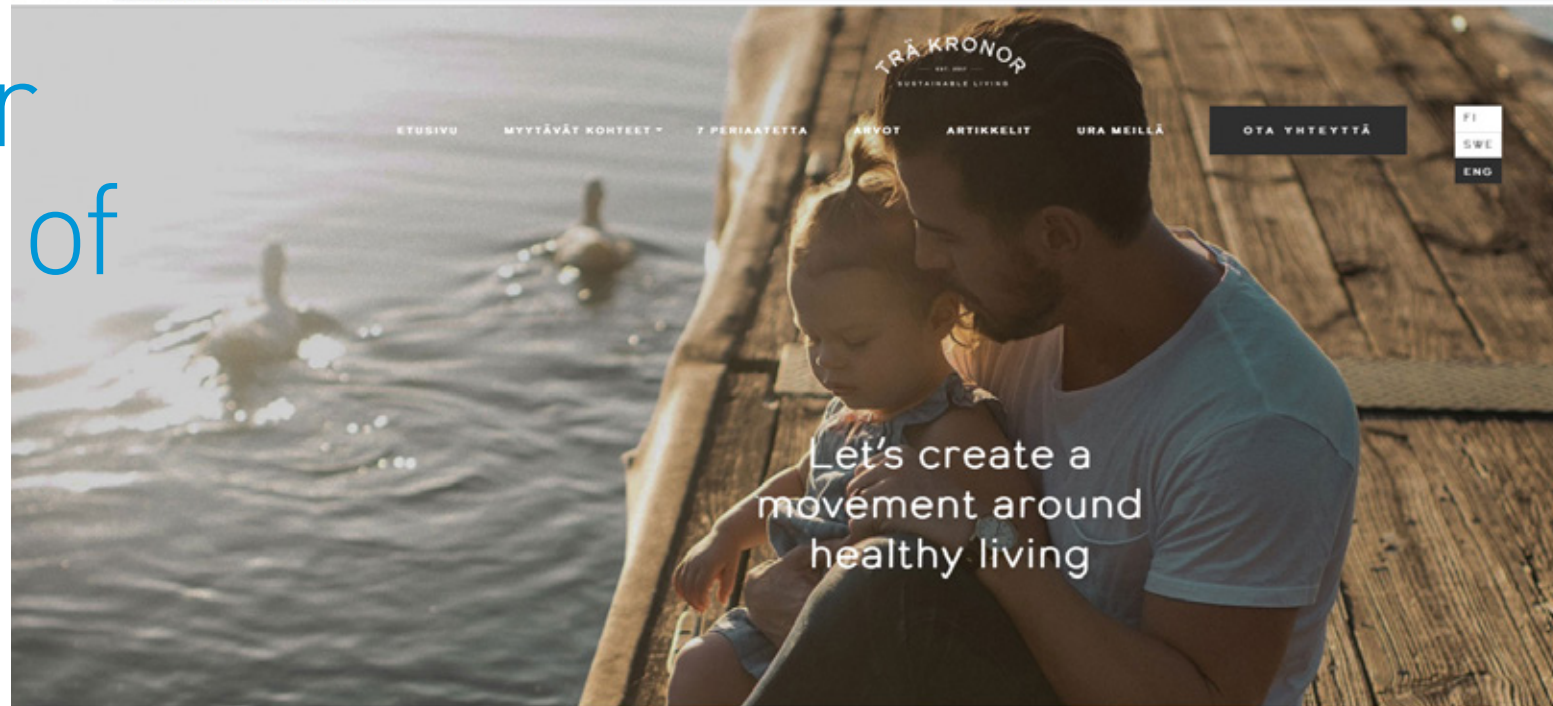
# There is great potential for

- Building close to nature
- Testing new typologies and types of living
- Offering a rich variation of housing typologies in the Rykmentinpuisto area
- Developing the new and old as one joint, dense and walkable city center



# Demand for a new type of housing!

← → ↻ https://trakronor.fi/english-summary/



Trä Kronor's row house for the 2020 Housing Fair are all booked.

Every one of us has the right to live in a healthy and safe environment. We should be able to *breathe easily in our homes, in schools, daycare centers and in hospitals*, without having to fear inhaling harmful particles from mold or chemical reactions. Our built surroundings should enable us to flourish.

We combine modern and stylish architecture with the absolute best of the ancient, Scandinavian building practices, that have proven to be naturally healthy and to stand the test of time. We create new, meaningful houses, that honor their milieu and their inhabitants.

#### **NO GLUE OR PLASTICS, ONLY WOOD**

Massive wood framed buildings have a long history in Scandinavia. Correctly built, they handle our demanding weather conditions extremely well. They fight climate change by storing carbon. Well maintained, they are a sensible investment for many generations to come.





# Dense, flexible, easy to build?



## **Kartoffelrækkerne, Copenhagen**

One of the most sought-after housing typology in Copenhagen - the former worker's row houses. Densely built and works for both apartments or single family housing, all with direct access to the street and to a small garden.



Photos from the Internet



**Social streets and spaces**



**Nudging healthy mobility**



**Close to nature**



**Own entrance to the street**



**Single family or apartments**



**Gehl**