GG947

New public district of old coast guard area and new residential buildings seen from arriving ferry

Vaskiranta

Most of the new construction in the area consists of five- and six-story apartment buildings. The buildings surrounding the beaches (type2) have mainly one stairwell and are spaced out, so that the view to the sea is maintained in the buildings behind them. The buildings on the shore side form a layered and organic whole with the small auxiliary buildings and the surviving old buildings. In the central block of the area, buildings (type2) have been combined into larger entities. On the street side, the buildings follow the architectural look of the ones on the shore. The open and green courtyards form a more modern entity, where the majority of the area's parking is located.

The goal of designing courtyards, parks and streets is to preserve as much of the existing trees as possible and to create a multi-species, layered and natural green environment.

TRAFFIC AND PARKING

The existing road in the area has been extended into a loop, forming the main street. The width of the driving lane is 3.5 meters/lane, taking bus traffic into account. The bicycle and pedestrian paths on both sides are separated from the driving lane by wide green lanes, where some roadside parking has been placed. The aim of the green and moderately trafficked main route area is to form a park-like entity.

The main street is divided into yard paths for maintenance and waste collection for and they also function as walking and cycling routes to the yards. In the direction of driving, the yard roads are one-way. The width is about 5 meters, which allows spacious driving for waste and maintenance vehicles. The courtyard paths are coated with water-permeable surface.

Most of the parking is placed under the inner court yard decks. Part of the parking is two-story, where the terrain allows the parking facility to be located without major excavation. About one third of the parking of the type 2 residential buildings is placed in the courtyards of the buildings in open small scale parking lots and small garages. The rest of the parking will be placed in the excess parking spaces of building type 1 by agreement.

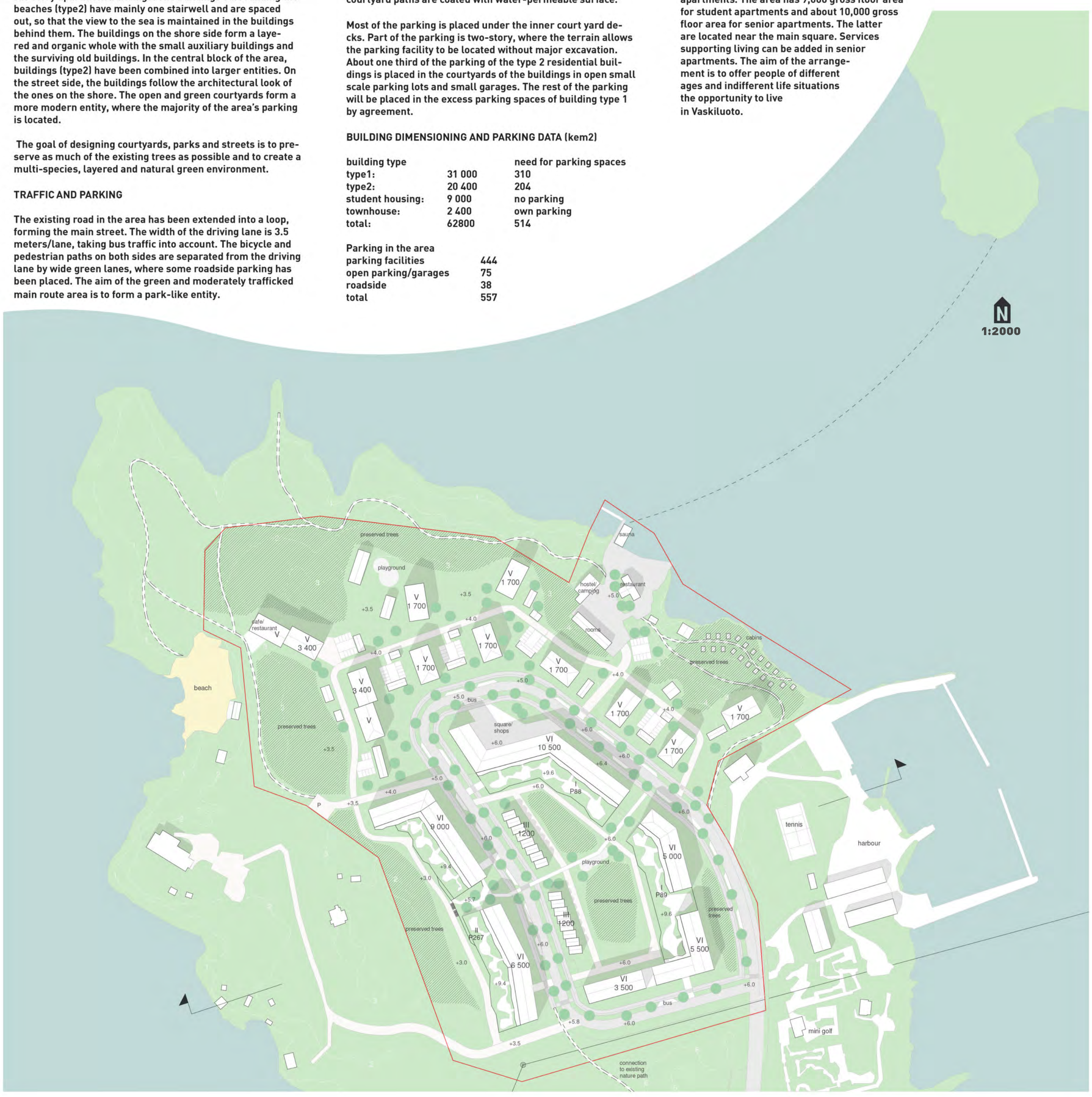
BUILDING DIMENSIONING AND PARKING DATA (kem2)

building type		need for parking spaces
type1:	31 000	310
type2:	20 400	204
student housing:	9 000	no parking
townhouse:	2 400	own parking
total:	62800	514

Parking in the area	
parking facilities	444
open parking/garages	75
roadside	38
total	557

VERSATILE LIVING

The area has a wide variety housing, from studio apartments to larger family-friendly townhouses. In addition to traditional owner-occupied and rented apartments. The area has 9,000 gross floor area for student apartments and about 10,000 gross floor area for senior apartments. The latter are located near the main square. Services supporting living can be added in senior apartments. The aim of the arrangement is to offer people of different ages and indifferent life situations the opportunity to live in Vaskiluoto.



main street
bicycle and walking
recreational route (only walking)
yard road
parking

residental building type1
residental building (type2) for elderly
townhouses
residental building type2
student housing