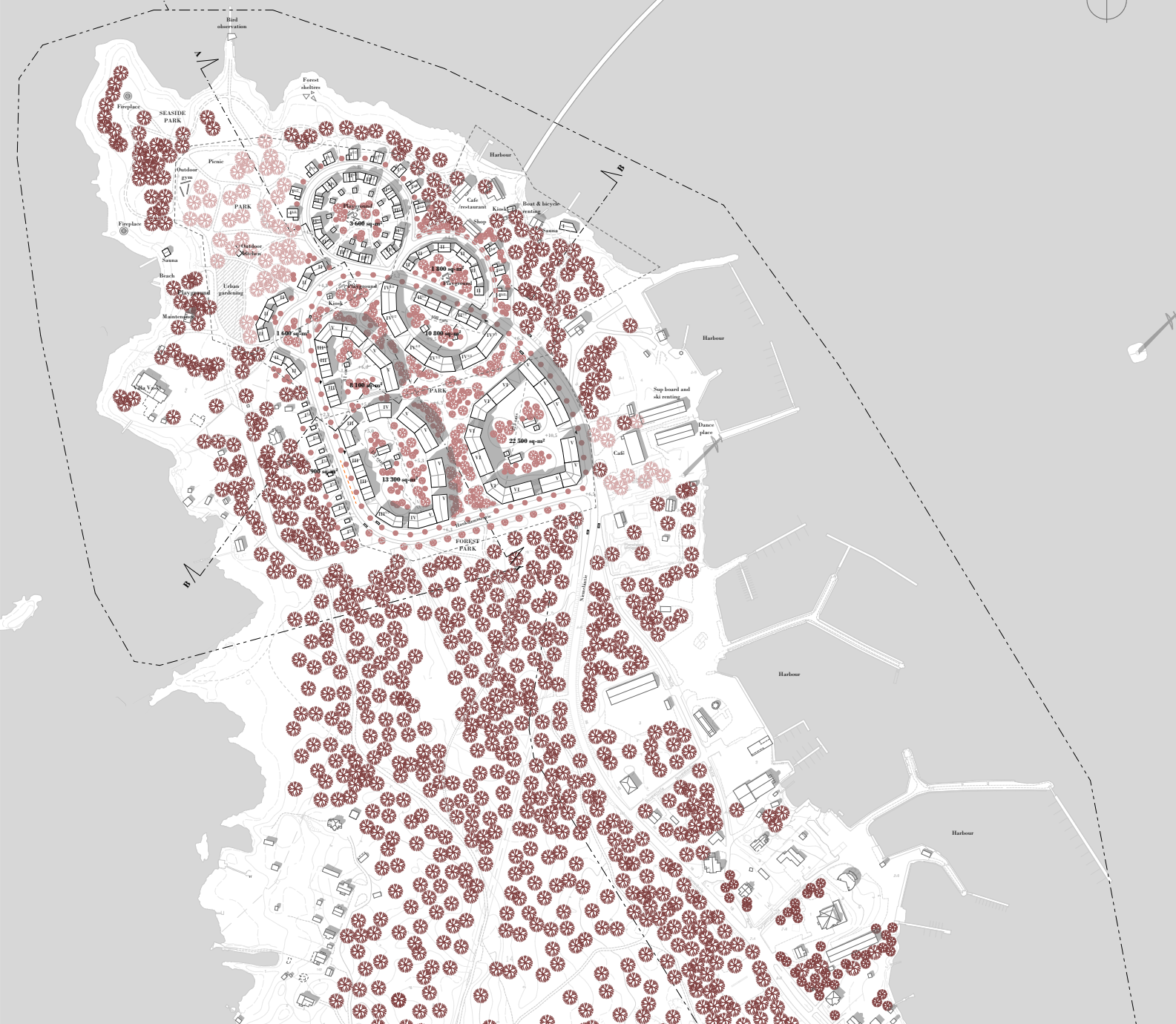


# SAILOR'S KNOT

European 17 - VAASA



Masterplan



Areal section A-A

## OVERALL DESIGN CONCEPT

Vaskiluoto region's identity is based on the beloved coastal and forest landscapes. The planning of the area is naturally based on them. The location near the center of Vaasa makes it a reasonable place to expand the city and Vaskiluoto region plays a central role in terms of the cityscape when viewed from the center of Vaasa. Likewise, visiting boaters get their first impression of Vaasa through the cape area. This is where the concept of Sailor's knot comes from: connecting a charming residential area and hobby activities, both built and unbuilt, supporting and strengthening. The twisting blocks of the area, together with the greenery loop, enable the mixing of activities and the intersection of diverse life in a mutually beneficial way. Long views of the sea and green areas create a connection to a holistic lifestyle with forest and coastal nature.

PM111



# SAILOR'S KNOT

European 17 - VAASA

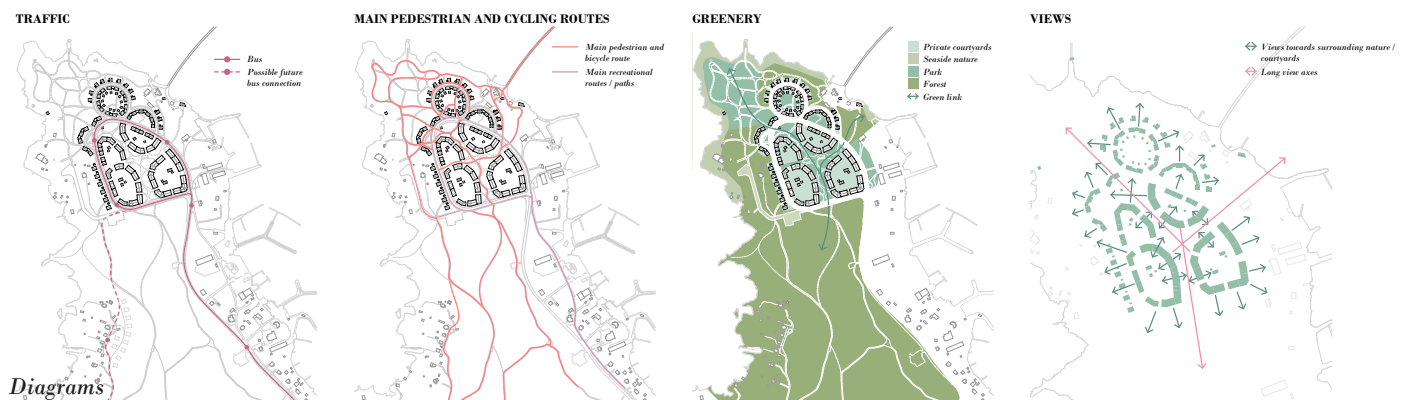


Aerial view

## CITY STRUCTURE

The denser and more urban block structure is located at the southern end of the area. The housing structure gets lower towards the sea, which enables apartments to have long scenery of the appealing surroundings. The main axis has a forest-like feeling. It acts as a link between the built and unbuilt environment, providing a humane environment for more ecological living.

The goal is to attract residents to the area by offering different types of housing. With the roof forms, the highest masses have a more humane scale. The residents' cars are hidden under the covered courtyards and the ground floor is active for pedestrians. The apartments, courtyard buildings and canopies on the ground floor can be converted for shared use, for example for work and hobbies for the residents or visitors. The spaces are designed to be modified and combined according to the needs of the time. The smallest masses are set up so that they can be easily moved to the next location.



PM111

# SAILOR'S KNOT

European 17 - VAASA

## PARKING SOLUTIONS & GROSS FLOOR AREAS



Phasing & parking solutions

## PHASING

The phasing progresses from denser to smaller scale. In the first phase two of the biggest urban blocks and greenery between them are built. In the second phase, a new park and loop are completed. Side-loops start small-scale housing in the design area. The third phase adds smaller scale townhouses and single-family houses next to the park and seaside. The urban structure allows new additions in the future keeping its character. The concept tolerates change and the idea remains, even when the needs evolve over time.

## GREENERY AND RECREATIONAL AREAS

All houses have easy access to nature through scenes, courtyards, green areas and the sea. A new park in the formerly closed camping area allows everyone to enjoy seaside nature. The park will be built so that it also serves wildlife and increases biodiversity. The forest is left as is as far as possible within the courtyards of the blocks, and the existing paths are left for outdoor activities. A coastal route goes around the Niemi area, which introduces to the visitors the area's nature (birds and other wildlife) during different seasons. Nature is partly rewilded in the old camping area. The new park between housing and their courtyards collect rainwater. Different kinds of nature and greenery create variation and diversity in the area. Nature creates places for different kinds of activities around the year.

## PEDESTRIAN AND BICYCLE CONNECTIONS

Selected distances enable walking and cycling as effortless a way to move as possible. The new bridge connection from Pikisaari brings the nature of Vaskiluoto closer to the center of Vaasa and brings cyclists and walkers to the area. This is also taken into account in the coastline route and the route between blocks. Along the routes there are various activities and viewpoints, which are built step by step. Urban residents are involved in their planning and construction.

## TRAFFIC AND PARKING

The bus line runs on the main road. The cars are hidden under decks. Townhouses and detached houses have their own garages and shelters, which can easily be converted into living spaces if there is no need for a car.

Section of typical housing block 1







*Perspective view*

## SUSTAINABILITY

In all construction solutions, high priority is given to sustainability and renewability. For example, using a wood-structure for the buildings. Rewilding is done in the area of the former hotel and in the camping area, supporting biodiversity. Supporting greenery in living for both residents and visitors increases its appreciation. We want to influence people's values with comfortable housing and versatile outdoor activity areas.

## HOUSING SOLUTION

There are different types of high-quality housing in the area. The variation enables living in communities of residents of different sizes and in different life situations. Accessibility has been taken into account in the new construction. The construction uses natural and healthy construction methods and materials, such as solid wood.

In the placement and design of the buildings, we have strived to create a unique, sympathetic identity for the area. The area has a diverse housing typology of different sizes. Heights are used to play with roof shapes as well as building masses and courtyard buildings of different sizes. Connections to the main streets enable a lively ground floor in the future. It brings resilience to the urban structure. Spaces can be converted from living to serve guests of the area if needed. Community spirit is encouraged by offering communal spaces both indoors and outdoors.

*Section of typical housing block 2*

