

Hello! Or as we'd say in Finnish, "HEI!"

Welcome to the green paradise by the river – **Lintukoto!**

But Lintukoto is not just a place.

It is a breath of calm between the rush of lives. A moment suspended in time.

It is the echo of a future city that listens to nature – and lets it speak.

A space where humans, animals, birds, pollinators, bugs, and fish share a common language.

A soft corridor of green and blue that weaves stories of past and future, of water and stone, of slowness and renewal.

A haven for life in all its forms. A new beginning.

Let us take you on the journey that brought Lintukoto to life.

Rooted in Place, Grown from Meaning

Turku – or Åbo – has always stood where waters meet and ideas flow.

Its name tells the story: "inhabitant of the water", "marketplace".

It is a place of exchange, of currents – human, ecological, and cultural.

In Lintukoto, we sought to capture this spirit.

We didn't just design a neighborhood.

We imagined a living corridor that flows like a river, connects like a bridge, breathes like a forest.

Guided by three simple yet powerful pillars – Water, Nature, and Mobility – we built a place that remembers, restores, and reinvents.

Water – Memory and Movement

Here, where the Aura River kisses the Baltic Sea, water is everywhere –

above ground and below, still and rushing, remembered and yet to come.

But this gift of water has become threat: flooding, stagnation, sealed ground.

We chose to embrace water, not resist it.

To let it shape us, instead of fighting it.

Our design introduced a canal that cuts across the site –

a blue ribbon that collects rain, cools the air, and draws people to its edge.

It opens into a pond near the tower –

a calm mirror at the threshold of the new district.

Around it, we planted bioswales, filtration plazas, and natural basins –

a choreography of infrastructure and ecology.

We reused crushed stone from demolished buildings to allow water to seep and breathe again.

Water, here, is not an obstacle.
It is the central actor.
A presence, a memory, a future.

Nature – Between Rock and Canopy

Turku is the city of seven hills, but also of seven thousand lives.
Forests, islands, squirrels, birds, insects, lichens – all call it home.
Our site, once an industrial void, had interrupted their journey.
We reopened the path.

Through phytoremediation, we healed the soil.
We wove a green corridor that reconnected forest fragments and gave back space to wildlife.
We introduced vertical connections for species like the Siberian squirrel to leap from canopy to canopy.

We looked to the rocky terrain of Finland for inspiration –
raising calm gardens on stone ridges,
creating quiet places to sit, listen, and simply be.
Here, children learn to grow food. Elders tend to soil. Students find rhythm in planting.
Nature is not decoration – it is participation. It is culture.

Mobility – Freedom to Flow

In a city that dreams of zero carbon, we asked:
How can we move gently, without carving scars into the land?

We pulled cars to the periphery, built multi-level structures for them to rest,
and left the center free for people, bicycles, pollinators.
We imagined wooden shade canopies over parking lots,
designed to cool the asphalt and host life on top of concrete.

Once a week, a market blossoms where cars once ruled –
filled with voices, vegetables, stories, and songs.
A new ritual, born from old pavement.

Zone 1 – Private Zone – A Gateway, A Signal

The first mark of Lintukoto rises into the sky:
a modular timber tower, stacked like wooden building blocks, glowing in different hues.

It is a gateway and a landmark, visible from afar,
a vertical signal that says: *"something new begins here."*

Inside, life begins early.

Creative studios, educational spaces, public services, food halls, and workshops fill the tower.

Its presence activates the site even before the rest unfolds.

Below, the canal widens into a pond, and from its edge grows a new community.

Modular homes made of CLT stretch along the water –

in many sizes, many textures, many colors.

Each apartment opens to private terraces, breathing with the light and leaves.

Paths and shared spaces weave the homes together like threads in a tapestry.

The density gently softens toward the site's edge,

allowing the buildings to melt into the land, not fight it.

196 homes, each with a unique rhythm:

- 141 one-bed apartments
- 19 two-bed (96 sqm)
- 9 three-bed (128 sqm)
- 27 light-filled studios (32 sqm), placed above preserved structures

Built area: 12,000 sqm + 864 sqm of studios

Not a city block. A neighborhood with a heartbeat.

Zone 2 – Public Zone – Memory Reimagined

Further into the site, industry leaves its traces:

old brick shells, metal beams, stories in steel and silence.

But we saw potential, not ruin.

We kept what we could – the bones of the past –

and gave them new life as places of gathering:

- A library, where old tools are replaced with books.
- A café and canteen, where machines once hummed.
- Workshops, services, sports spaces, and public hubs for all ages.
- An innovation center, born from tradition, not detached from it.

Above the industrial roofs, we built light modular homes –

compact, sustainable units for students and young families.

A new generation living in dialogue with history.

At the water's edge, a stepped mineral plaza invites people to descend toward the tide,
to sit, to linger, to touch water – and remember that we are made of it.

Lintukoto is not a masterplan.
It is an invitation.
A way of living slower, softer, closer.
A song of wood, stone, leaf, and ripple.
A city rewilded, reimagined, remembered.
A place for all lives – now, and the ones still to come.