

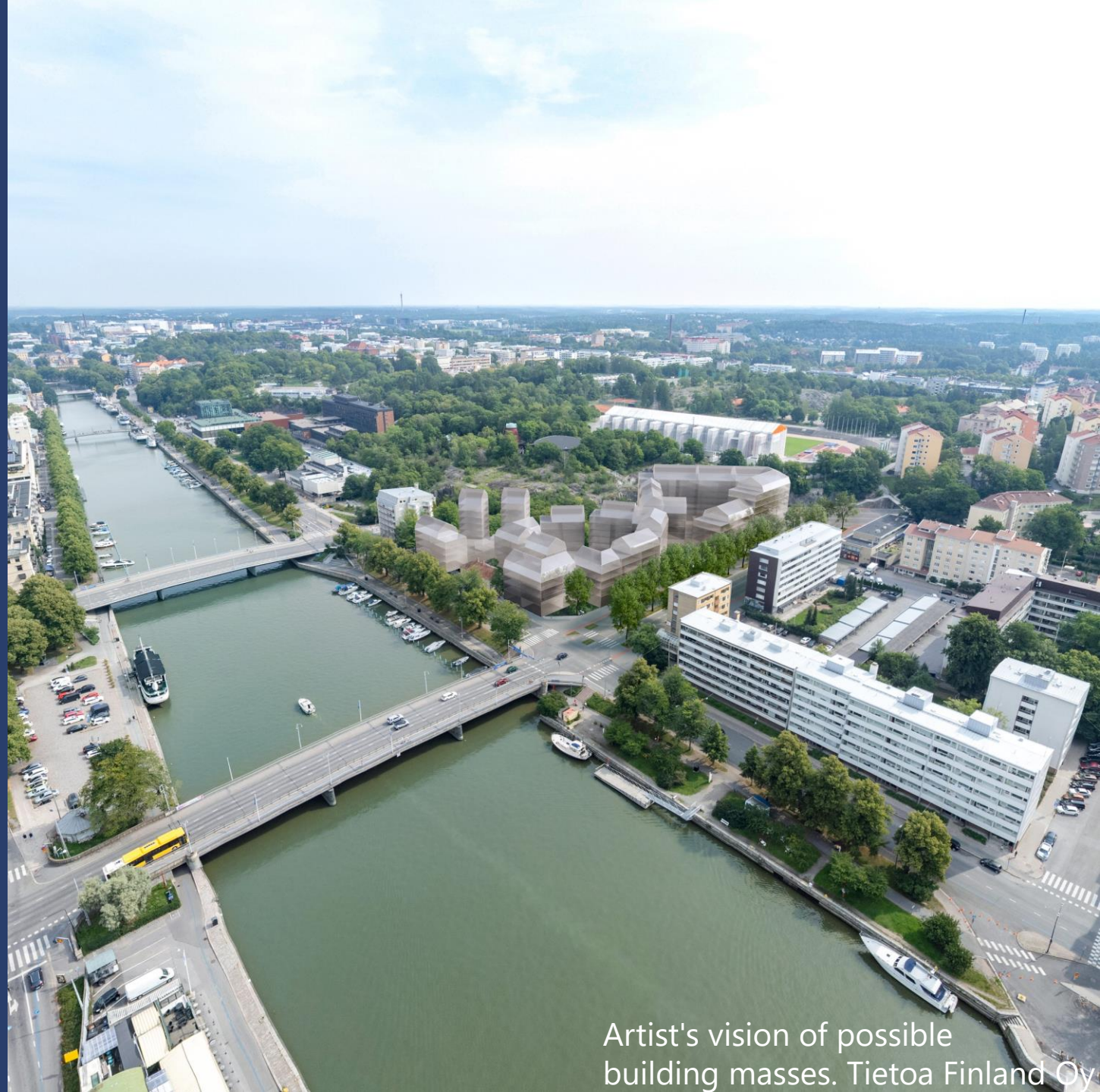


# Turku, Hercules

## A mixed-use block for residential, commercial, and office spaces

A quality and price competition is being held in the city center of Turku, seeking a high-quality and diverse block for the prime location by the Aura River."

24.5.2023



Artist's vision of possible building masses. Tietoa Finland Oy.





Artist's vision of possible building masses. Tietoa Finland Oy



# For sale: The best located undeveloped plots in Turku by the Aura River

Senate Properties will launch a quality and price competition in August 2023 for a mixed-use block for residential, commercial, and office spaces to be zoned in Turku's city center by the Aura River. Competitors are required to submit reference and concept plans, as well as a bid for purchasing residential and commercial building rights. The competition is intended to be concluded in early 2024, and the plots will be sold after the detailed city plan has become legally binding, with a target of 2025.

The targeted total floor area to be sold in the competition is approximately 15,000 sqm, of which residential building right is approximately 8,000 sqm, office or commercial building right accounts for at least approximately 4,000 sqm, and state-subsidized housing (ARA rental or right-of-occupy) accounts for approximately 3,000 sqm. In addition, Senate Properties will retain ownership of part of the block (approximately 3,500-5,000 sqm of residential building rights), the sale of which will be decided separately after the detailed city plan has become legally binding.

The aim of the competition is to find a high-quality and functionally diverse urban design solution, tailored to human scale, as well as suitable implementers for various functions within the block



Artist's vision of possible building ma  
Tietoa Finland Oy



An aerial photograph of a city, likely Helsinki, showing a large stadium with a white roof, a red windmill, and a waterfront with several boats. The city is surrounded by greenery and residential buildings.

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# 1. Location

**The plot for sale is located in the prime location of Turku, in the city center district by the Aura River, at the corner of Martinkatu and Itäinen Rantakatu**

**Address: Martinkatu 2-4, Turku**

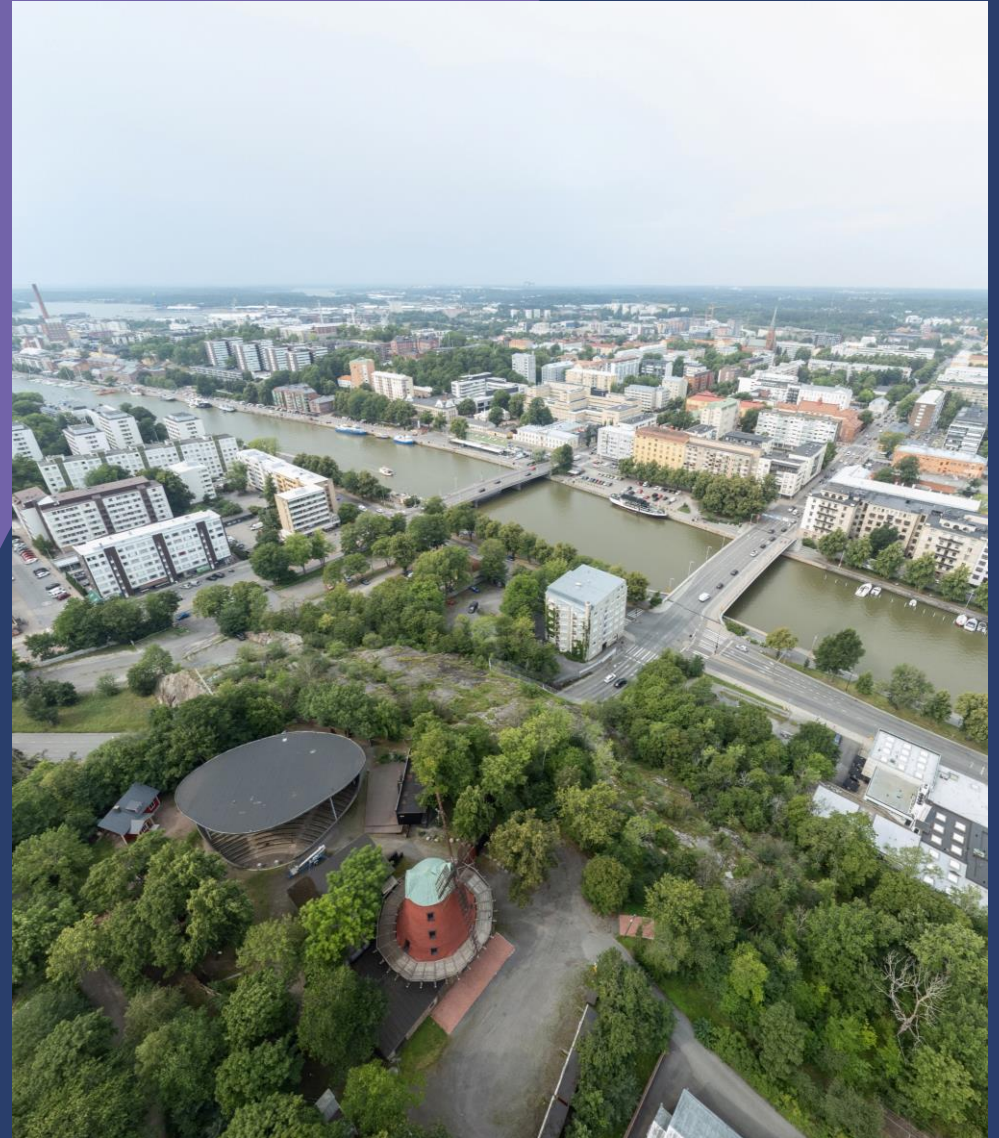


## 2. Introduction to the site

A unique residential, commercial, and office building block is set to rise on the banks of the Aura River in the heart of Turku, originating from a quality and price competition. The competition seeks a diverse, high-quality, and human-scale design solution and usage purposes for the block.

The Hercules block forms the missing piece of Turku's Aura Riverbank, connecting a chain of public cultural buildings and a central residential environment.

This exceptional location offers residents and users a stunning view of the river and the opportunity to enjoy the beauty and services of the riverbank







Market Square

Turku Cathedral

Hansa block

City library

Market hall

St Michael Church

Vartiovuori Park

Samppalinna Park

Turun  
Kaupunginteatteri

Wäinö Aaltonen's  
museum

Hecules plot

Paavo Nurmi stadium

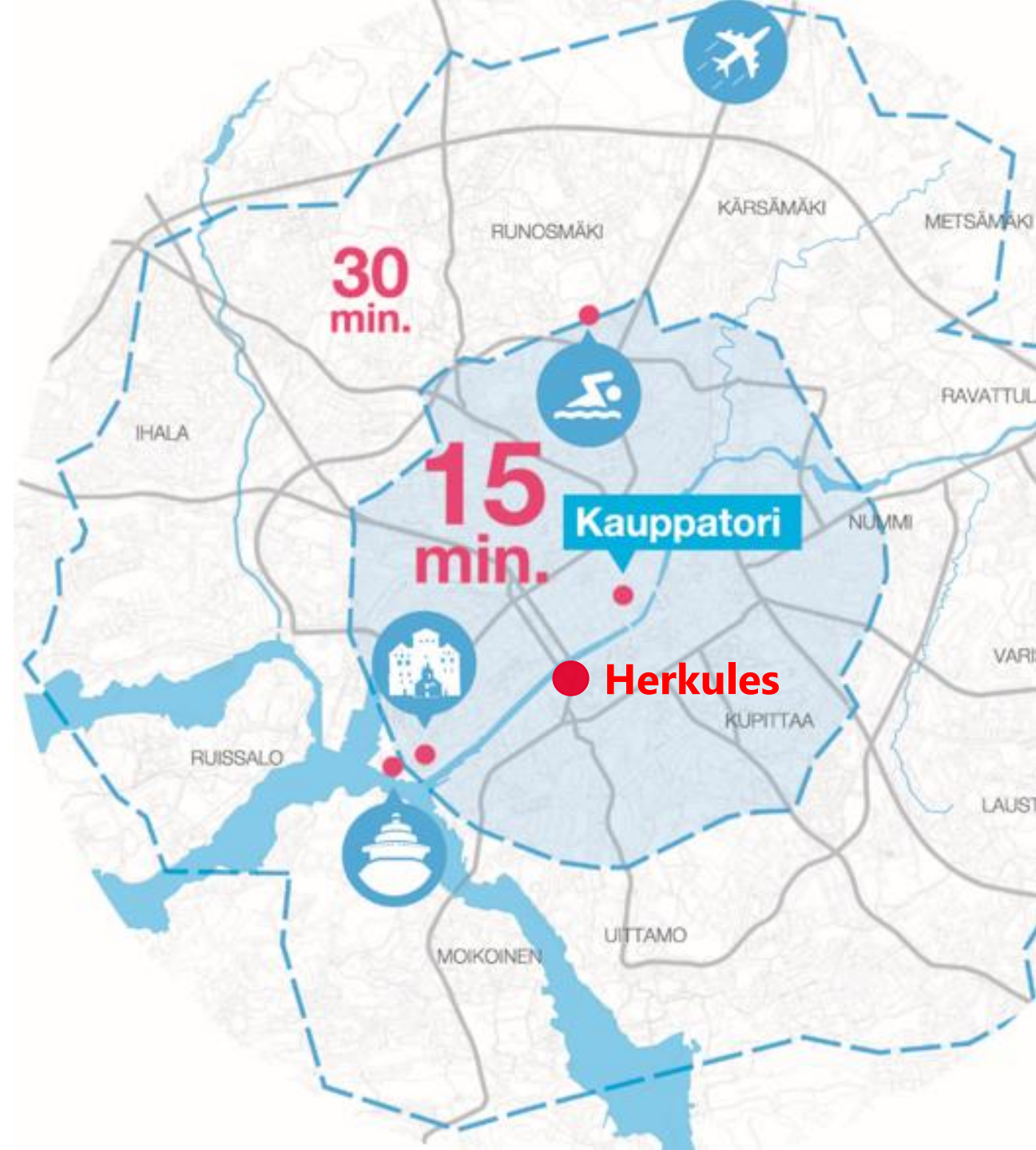
500 m



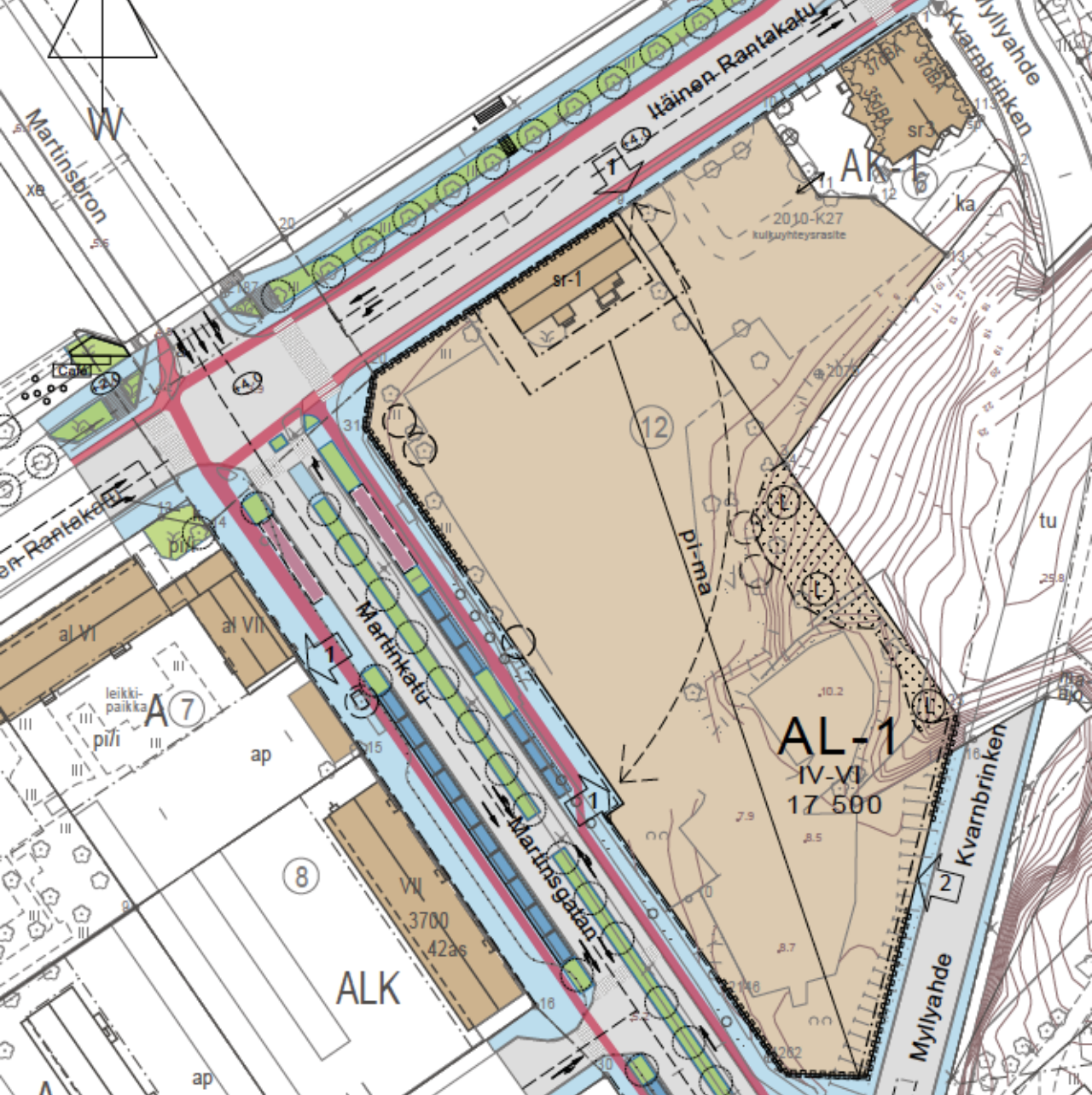
## 2. Introduction to the site

The area surrounding the block boasts stunning recreational destinations, such as the Aura River, sports park, and Samppalinna outdoor swimming pool, perfect for local residents seeking relaxation and an active lifestyle. Moreover, Turku's excellent transportation links enable easy access to any part of the city from the area.

Families with children highly appreciate the high-quality schools and daycares located in the vicinity of the block. Furthermore, Turku's music scene welcomes a new addition as a magnificent concert hall is set to be constructed near this area, offering new opportunities for culture-hungry residents to enjoy top-notch concerts and events right in their neighborhood.







### 3. Introduction to the competition

- The current detailed city plan 39/2003 has come into force on April 14, 2007. In the current city plan the plot is an administrative and office building district (YH-1) with a building right of 1.5 floor area ratio. The planned plot area is approximately 10,000 m<sup>2</sup>.
- Senate properties has agreed with Turku City to update current detailed city plan on December 15, 2022. A draft for detailed city plan has been prepared for the area, which was approved by the Urban Environment Committee on January 8, 2019.
- The competition seeks a new design solution for the proposed detailed city plan, with the aim of changing the current land use to residential, commercial, and office use (AL zoning symbol).

Competition area boundary and indicative zoning framework and street plan.



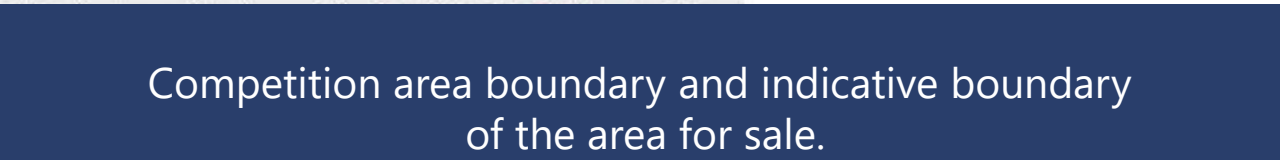


### 3. Introduction to the competition

- The aim of the competition is to find a high-quality and functionally diverse urban design solution as well as suitable implementers for various functions within the block
- The targeted total floor area to be designed in the competition is approximately 17,500 – 20 000 sqm
- In competition program residential building right is approximately 80 % of the total building volume
  - of which 20 % is state-subsidized housing (ARA rental or right-of-occupy)
- About 20 % comercial, office, hotel, apartment hotel, private daycare, school etc premises
- The share of rental apartments may be a maximum of 50% of non-subsidized apartment building right.
- The competition aims to create a versatile hybrid block with diverse uses and services. Competitors are encouraged to promoting diverse housing and commercial uses. Competitors are encouraged to find the future users/owners for both residential and commercial spaces if possible.

Artist's vision of possible building masses. Think Softer

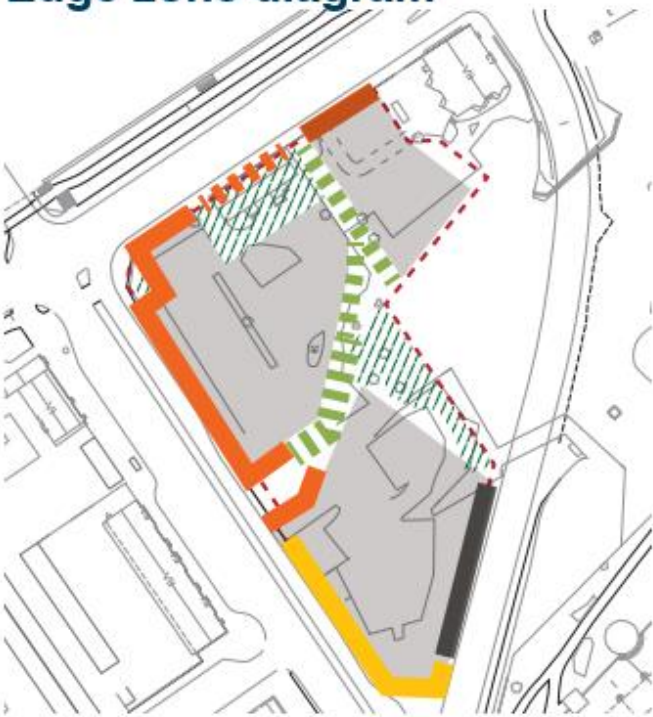









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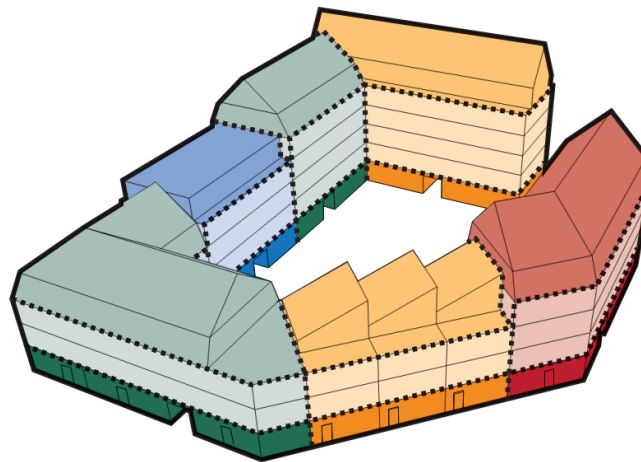
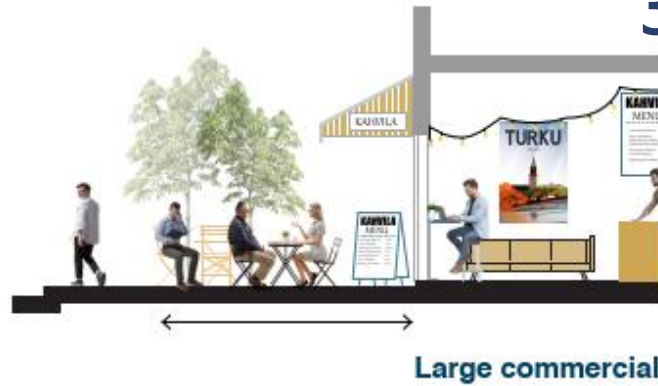


## Edge zone diagram



-  Main commercial edge zone 1-3 m (retail, gastronomy or service)
-  Possibility for activation of heritage building
-  Secondary commercial edge zone 0.5-1 m
-  Mainly residential edge zone (possibility for office/ other use)
-  No demand for active edge zone (creative treatment of facade encouraged)

## Edge zone examples



# 3. Introduction to the competition

- The design of the blocks should be based on the guidelines provided by the Think Softer architects. A draft version of the design guidelines can be found in the project bank.
- The design guidelines serve as the primary criterion for evaluating quality, as defined more precisely in the competition program
- Special attention should be paid to the functions, variety, and integration with the street level.
- The starting point for the competition area A is a predominantly enclosed perimeter block that provides pleasant and sheltered courtyards protected from the noise of Martinkatu.
- The redesign of Martinkatu next to the competition area will be coordinated with the winning proposal, creating an entirely new and more pleasant street environment with various squares, terraces for commercial spaces, and other areas.



## 4. The protected building in the block

The competition proposal must indicate the use of the protected wooden building located on the plot. The wooden house will be protected with the designation "sr-1":

"A culturally and historically valuable building with distinctive features that must be preserved during renovation and alteration work. Original or equivalent materials should be used for facade repairs. The protection of interior spaces applies to tile stoves and old fixed furnishings. When processing a building permit application, the Building Committee must consult the heritage authority on the matter."

The Senate Properties will sell the wooden building to the winner of the competition.





# 5. Preliminary schedule of the competition

- The competition has two stages:

1. In the first stage, the competitor submits reference and concept plans, information about potential buyers and end users, as well as an indicative offer for purchasing building rights to the competition organizer. In the second phase of the competition (negotiation phase), the best performing competitors will be selected based on the submitted competition proposals. 1-4 competitors/competitor groups will be chosen for the second phase of the competition
2. In the second phase of the competition, competitors refine their plans based on feedback from the evaluation committee to create a final competition plan and submit a binding offer to purchase the building rights.
3. The competition is planned to conclude during the spring of 2024. After that the city of Turku will continue to develop the zoning proposal in collaboration with the competition winner and Senate Properties
4. The plots will be sold to the competition winners after the city plan has been approved, with the goal of accomplishing this by 2025.

**24.5.2023**

Pre-announcement for organizing a competition to form consortia and reserve resources for the competition

**15.8.2023**

The release of the competition program and the start of the competition

**22.8.2023**

Competition seminar at Turku Finland starting 12.00  
(possibility to join via webinar or watch the recording later)

**9.1.2024**

Return of the first phase competition proposals and indicative offer

**11.3.2024**

Binding offer and return of the final competition plan






## 6. Project bank and competition seminar

- Registration for the competition seminar and ordering of project bank credentials can be done through the following link
  - <https://link.webropolsurveys.com/S/73864343C89FD36B>
- The documents can be downloaded prior to the release of the competition program
  - Pre-announcement for Herkules (this pdf)
  - Building guidelines
- The remaining competition material will be released together with the publication of the competition program 15.8.
- All competition material, with the exception of the building guidelines document, is in the Finnish language.





**More  
information**

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