



TAPIOLA PROJECTS REVIEW 2007

City of Espoo
Tapiola Development Project



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Tapiola bus terminal. Arkkitehtitoimisto Davidsson Oy

Artist Pekka Kauhanen's sculpture Taidepoliisi (Art Police) at the Ahertajantie traffic circle.

New entry from Länsiväylä to Tapiola. SARC Architects Ltd

The eastern entrance of Galleria which would be constructed under the existing shopping centre. Innovarch Architects

Layout: Pennino Oy

Translation: Dialog Designs



Tapiola is the very first garden city in Finland; today, Tapiola is already over 50 years old, an internationally acclaimed pioneering effort of modern city planning and construction that has risen to the status of a historical landmark community. From an architectural perspective, Tapiola is considered to be a valuable and versatile urban implementation. Tapiola is a unique combination of highly designed living comfort, pleasant garden areas and physical exercise venues, diverse commercial services, jobs and top-level cultural offerings. Tapiola is surrounded by an internationally recognised area of big corporations, high technology, education and research, with Otaniemi being the best-known area. From an administrative viewpoint, Tapiola is a part of Espoo neighbouring the country's capital, Helsinki; in fact, there is only a distance of 10 kilometres from downtown Helsinki to Tapiola.

Tapiola Development Project seeks to improve the prerequisites of living, culture, business and other service activities closely associated with urban life in the area. The role of the developmental project is to serve as a general coordinator in the development effort of Tapiola, both inside the City administration as well as working in unison with the local interest groups.

Tapiola's characteristics are exceptional. Even though the values of the cityscape are not superlatives as such, the very same values make Tapiola unique. The aim of the consistent development policy is to strengthen the best values that already exist in Tapiola; to uphold the quality factors of the environment; and to uncover guidelines for Tapiola's success in the future as well - to forge a blueprint which can endure socially, economically and visually and also from the perspective of community structure.

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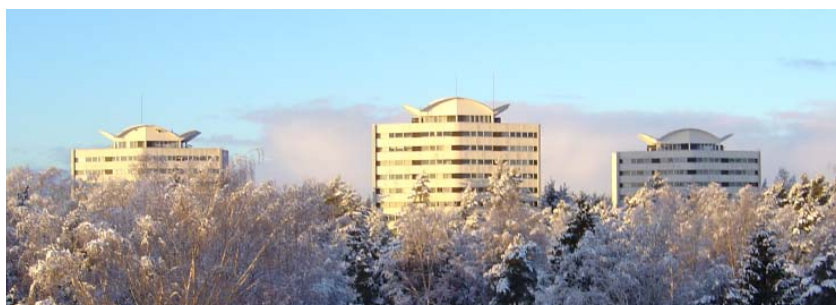
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The towers, designed by the architect Viljo Rewell, symbolise Tapiola and also the high quality standards of its development.
Photos Tapiola Development Project

INTRODUCTION

Emphasising living conditions - preserving valuable heritage - boosting community dynamics

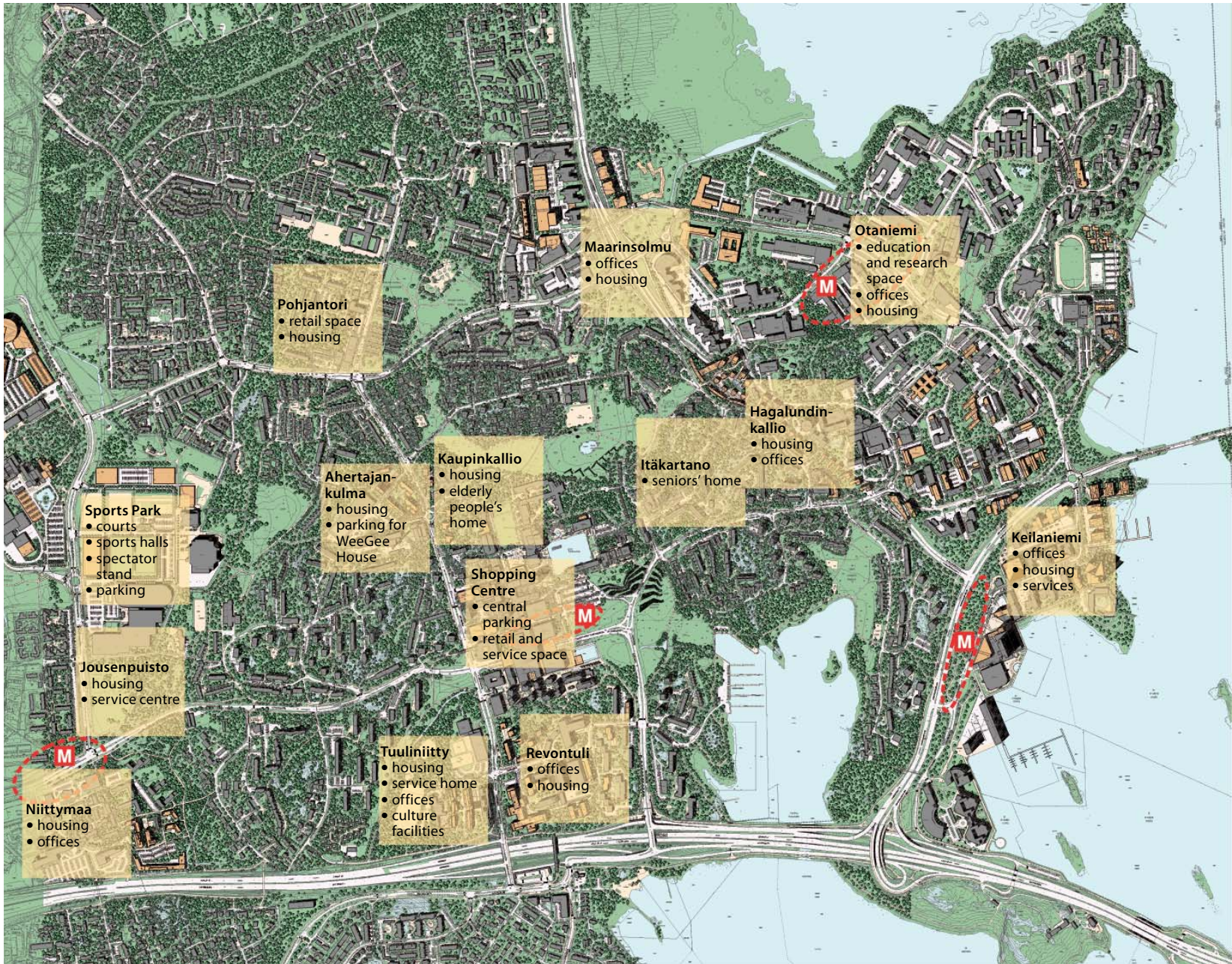
There is a genuine desire to maintain Tapiola as a dynamic residential area and uphold its position in the capital region centre hierarchy as the area centre for Southeast Espoo and the heart of the City's cultural life. The attention of education and research institutions as well as corporate players will, in all likelihood, be directed towards Tapiola and Otaniemi in the future as well. In addition, the age of the constructed environment in Tapiola, the aging citizens and the diminishing population figures - which have been on the decline for a long time - call for action. All these issues will result in renovation, expansion and new construction demands with regards to apartments, services and also trade and office premises construction.

While the community in question is Tapiola, it is crucial to consider carefully what one wishes to build and how. The future visions are communicated to the interested parties in, among other things, this developmental overview which seeks to describe briefly the projects which are currently in the works and also even those seeds for ideas which have yet to be developed into full bloom.

Espoo 15 January 2007

Lauri Niemi
Project Manager
Tapiola Development Project





Tapiola development areas.
Base map, illustration:
Espoo City Planning
Department 2006



Espoo Museum of Modern Art EMMA in WeeGee House. Photo: Ari Kattunen/EMMA
 Below: The renovation and extension of the swimming hall included also the demanding restoration of the pool environment. Photo: Tapiola Development Project



RENEWAL OF TAPIOLA CONTINUES ON MANY FRONTS

The objective is to develop Tapiola as an original, pleasant garden city and residential area and also to improve the attraction of Tapiola Centre as a vibrant, functional city centre where services, business and culture come together. In addition, the prerequisites for the development of the internationally known high-tech cluster surrounding Tapiola will be upgraded.

Significant construction projects have been completed

There are numerous significant construction projects which have been completed recently in Tapiola. The renovation and extension of the swimming hall was completed in October 2005 and aquatic activities have continued in a wholly renovated hall which, however, has lost none of its original charm. New functions include multipurpose pool, gym and a cosy café. Friends of physical exercise also benefit from the football and floorball hall which has been built in the Sports Park.

A new health centre located in the corner of Ahertajantie and Pohjantie, featuring modern and spacious facilities, became operational in October 2005. WeeGee House, a versatile cultural cluster of visual arts and museums striving for international fame, was launched in its total effect in October 2006.

Completed construction projects	Year
Jousenkaari, Aarnivalkea and Pohjois-Tapiola schools, renovation	2000-2003
Leimuniitty park, renovation	2001-2002
Kalevalantie, western part and noise barriers	2001-2002
Silkkiniitty park, renovation	2002-2003
Pohjankulma residents' park, renovation	2002-2003
Sports field renovation	2002-2003
Shopping centre, main pedestrian area renovation	2002-2003
Ring Road I, Keilaniemi junctions	2002-2003
Urn cemetery of Tapiola Church	2003-2004
Swimming hall, renovation and extension	2004-2005
WeeGee House, alteration and renovation	2002-2006
New health centre	2004-2005
Finnforest new offices	2004-2005
Floorball and football hall	2004-2005
Niittymaa residential area	2004-2005
Children's traffic town "Mini Tapiola"	2005
Ahertajantie renovation and Pohjankruunu traffic circle	2006
Tuuliniitty apartment building	2006
Skateboard hall in Tuulimäki bomb shelter	2006

Renovation and enhancing maintenance in key role

The age of the constructed environment of Tapiola is such that it calls for thorough renovation. In recent years, the City has invested a great deal in the basic renovation of the public buildings and areas. The public cityscape in Mäntyviita, located in the oldest part of Tapiola, is next in line to receive a face-lift.

The basic renovation of the current housing stock will be a giant effort. The operations of the renovation clinic - which serves the housing companies - will continue. The renovation and maintenance guidelines of the older residential areas of Tapiola, approved in November 2006, were compiled together with the City officials, housing company representatives and museum officials. The goal is to preserve the original look and appeal of the residential areas.

One objective of the renovation clinic is to motivate housing companies to build elevators and to make the construction monitoring authorities use discretion, afforded to them by regulations, with regards to the width of the building exit passages. Almost 1,000 apartments could be equipped with elevators if the stairways would be narrowed down to as little as 90 centimetres, which is generally considered to be the minimum width for an exit passage by the Rescue Department.

Considerable amount of new apartments being planned and implemented

At the moment, there are over 200,000 gross square metres of new apartments being constructed or planned for central Tapiola. The apartments will be completed within a period of 10 years. This means an increase of 4,000 in the number of residents. Tapiola's population would then be on the same level as it was in 1970, i.e. around 22,000 residents. The population numbers have dwindled as no new apartments have been built and the standard for living space per person has increased very strongly during the last 30 years.

In **Niittymaa** there is a new residential area for 1,000 people presently under construction. The first apartment houses have already been finished. There are many construction projects in the area and many developers marketing their apartments which means that the sales prices will be set according to the prevailing market situation. The area is located about one kilometre west from the Tapiola Centre.



Above: Sea view should be utilised in Tapiola's new housing construction.

Picture: ARRAK Arkkitehdit Oy

Below: New housing site at Ahertajankulma. Arkkitehtitoimisto Davidsson Oy





Above: Aerial view of Tuuliniitty area.
 Below: Kaupinkallio elderly people's service home, sketch.
 Arkkitehtitoimisto Stefan Ahlman Arkitektbyrå Oy



Tuuliniitty's first apartment building was completed in October 2006. The City has reserved the second residential lot of the area for Folkhälsan's service centre. There are plans to raise a model project (day care centre, school, culture facilities, service centre, nursing home, elderly people's home) so that people of different generations could have a common meeting place. The goal is to start construction in 2008. Other elderly people's home or senior home projects are being planned for e.g. Kaupinkallio, Jousenpuisto and Itäkartano.

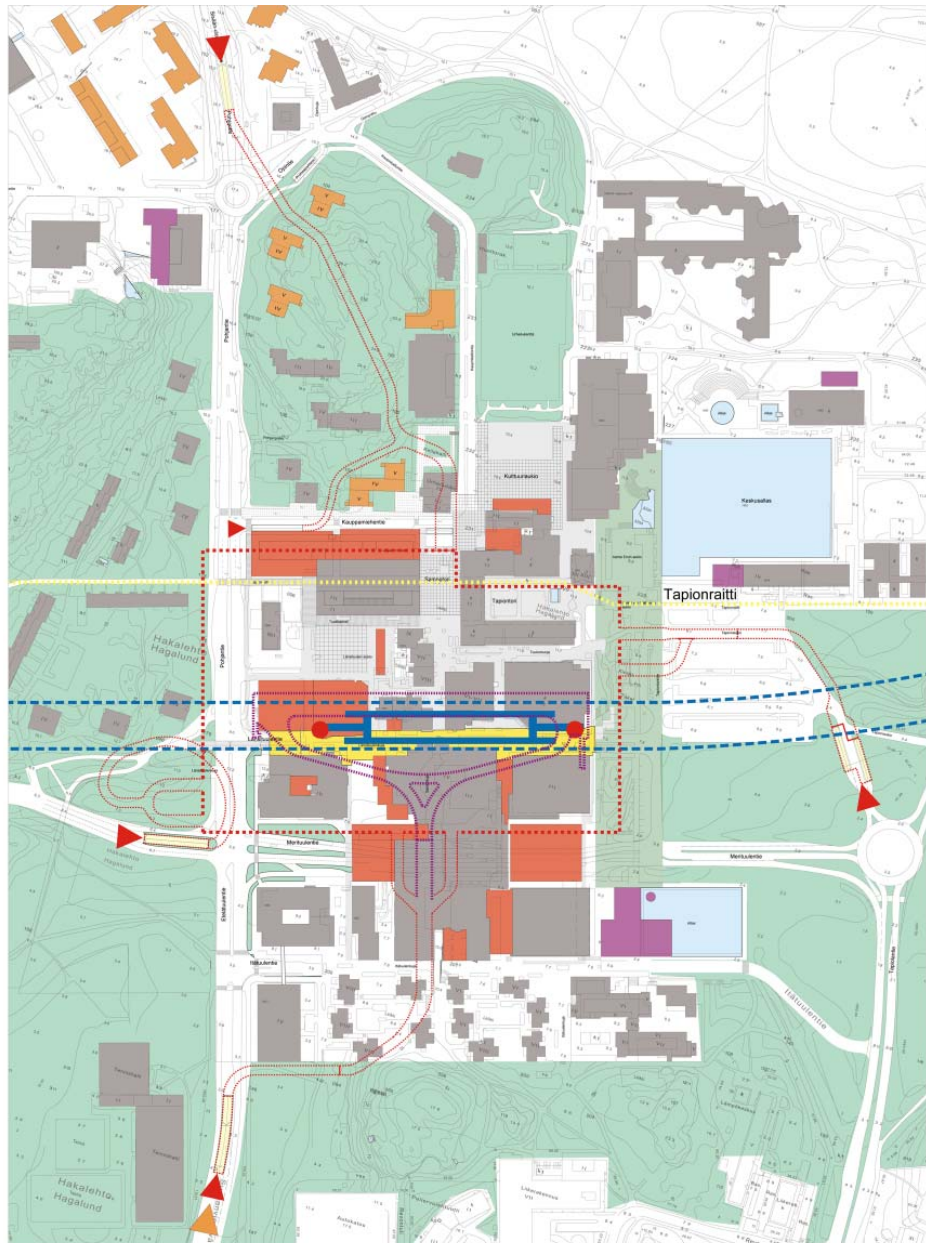
At **Tietäjantie** in North Tapiola, replacing Laakkonen's car dealership, there is now an apartment building in the works; the apartments are already being marketed.

The plan proposal of the so-called Sponda lot of Ahertajankulma can be viewed by public in January 2007 in accordance with the city council-approved objective to boost apartment construction. Also planning making it possible to construct new apartments in Kaupinkallio and Kellosepänkoulu areas, is presently under way.

The **Jousenpuisto** area in-between Merituulentie and Sports Park provides opportunities for the construction of new apartments with good public transport connections and with schools and a day care centre in the neighbourhood.



On the right: The first apartment block in Tuuliniitty area was completed in October 2006 by SATO. Arkkitehtitoimisto Brunow & Maunula



TAPIOLA CENTRE
PLAN COMPILATION

18.1.2007 HKP ARCHITECTS

- | | | |
|------------------------|----------------------|--------------------|
| TAPIOLA'S NEW GALLERIA | NEW COMMERCIAL BLDG | CENTRAL PARKING |
| CENTRAL MAINTENANCE | NEW RESIDENTIAL BLDG | PARKING ENTRANCE |
| METRO LINE | NEW SERVICE BUILDING | MAINTENANCE ACCESS |
| METRO STATION | | |

Upgrading of shopping centre complements future metro

The report on the significant expansion and additional construction of the shopping centre was completed at the end of 2005 and the planning process has been continued since. The 3,000 underground parking facility under the shopping centre, makes it possible to turn present parking basements and parking houses into retail, office and service facilities. The goal is to start the construction of a new, free-of-charge underground customer parking premises as well as the first phase of the shopping centre - the Heikintori basic renovation and expansion project - as soon as possible. The Galleria Project Plan of the shopping centre upgrade was completed in October 2006. It links Länsituulentie shopping gallery and shopping centre maintenance tunnel solution with the metro station. Also the possibility to cover more of Merituulentie is currently being looked into. This would enable the expansion hoped by Stockmann department store, the premier operator of the shopping centre.

In September 2006, Espoo City council selected metro to be the backbone of the public transportation system in Southern Espoo. The shopping centre renovation complements the future metro. The metro station, bus terminal, transit parking, shopping centre, its parking and maintenance traffic form a well-functioning, quality entity. The metro station will be located under the parking facility which is to be cut into rock beneath the shopping centre. The shopping centre maintenance street and loading facilities will be located even deeper. Project planning for metro and the city planning phase of the underground parts of the shopping centre is under way. High quality standards will be set for the metro stations. International benchmarking will be utilised to find the best solutions.

The inspiration for the theme and visual look of Tapiola metro station will arise from Tapiola's cultural environment. The objective is a fast realisation of the metro. Implementation model selection will, in all likelihood, take place in 2008-2009. The construction can start in 2009, at the earliest, so the metro line could be completed in 2012.

Another current project is the visual renovation of Itätuulentie street's covered parts. The work will be conducted this year, working in unison with the City and the real estate parties. The skateboard hall opened in September 2006 at the Tuulimäki bomb shelter.

Many groups which are working on new development ideas have raised the issue of bringing open, wireless wlan network into the central public locations in Otaniemi and Tapiola. The preliminary report on the subject has been drawn and decisions on the matter are expected to arrive in the beginning of this year.

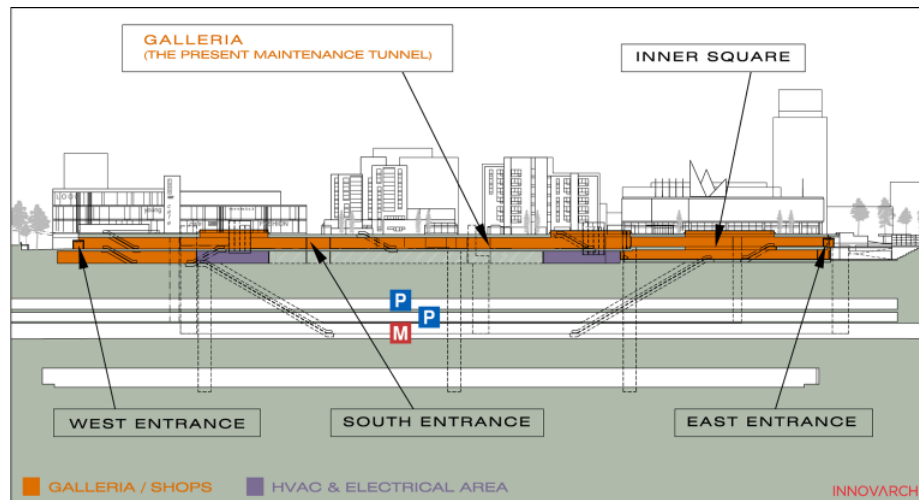
Bus terminal renovation will commence in 2007

Plans regarding the customer comfort and visual improvement of the Meritullentie bus terminal are presently being finalised. The implementation will take place in phases starting in autumn 2007. The planning gives special attention to accessibility. The aim is to expand the Cultural Route from the core of the shopping centre bus terminal outwards to Tapiola services and culture facilities. The new look of the bus terminal will be defined by the results from the art competition which has already been launched. In the illustration (below right), we find an architect's view on how to considerably change the general look of the bus terminal.

Construction of the Cultural Route started in 2006 with the renovation of Aherjantie. At the same time, a new traffic circle Pohjankruunu (North Crown) was constructed in the Pohjantie junction. In the middle of the traffic circle there is the Taidepoliisi (Art Police) sculpture by artist Pekka Kauhanen; the Art Police is there to instruct people to enjoy the diverse offerings of both WeeGee House and the Cultural Centre.

In autumn 2005, the City board decided on the location of the Espoo City Theatre. The central location - by Tuultenas pool, at the edge of a national landscape, in the vicinity of the shopping centre and right next to the public transport hub - calls for an implementation which is ambitious both functionally and architecturally.

Tapiola shopping centre, underground development plans, cross-section illustration from south. Innovarch Architects



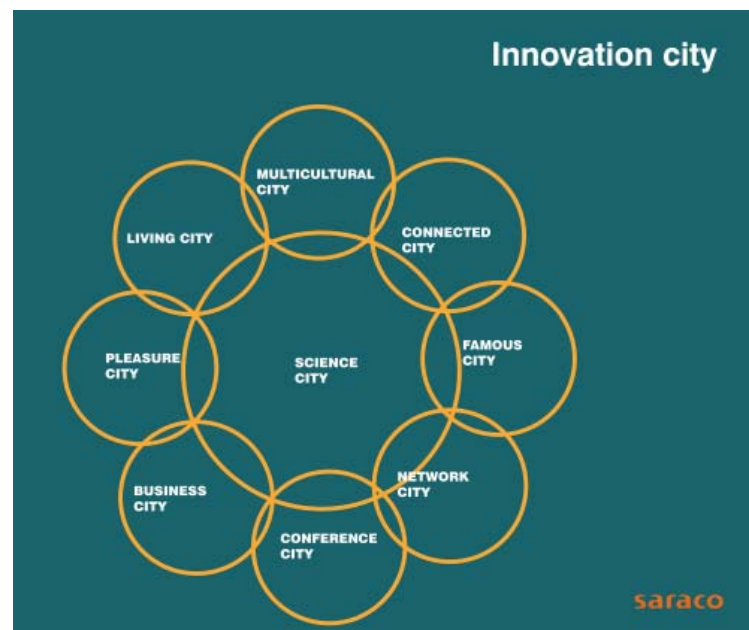
The eastern entrance of the new Galleria which would be constructed under the existing shopping centre. Innovarch Architects
Below: Tapiola bus terminal. Illustration: Arkkitehtitoimisto Davidsson Oy



Ring Road I to run in a tunnel, uniting Otaniemi and Tapiola

The tunnelling of Ring Road I between Tapiola and Otaniemi, as well as the construction of the related Maarinsolmu multilevel junction, is a large-scale planning and construction project. The road plan and the city plan are presently being drawn. The connections between Otaniemi and Tapiola will improve and new apartments are built to accommodate the needs of the growing student and employee population. According to the city plan proposal, the planning area - spanning from Kalevalantie all the way to the vicinity of the Lehtisaari bridge - would feature over 100,000 gross square metres of new residential and office buildings. To support planning, and in order to meet the demands of the long-range development and marketing of the entire Otaniemi area including Keilaniemi, Otaniemi vision has been drawn up, addressing operational aspects and land use.

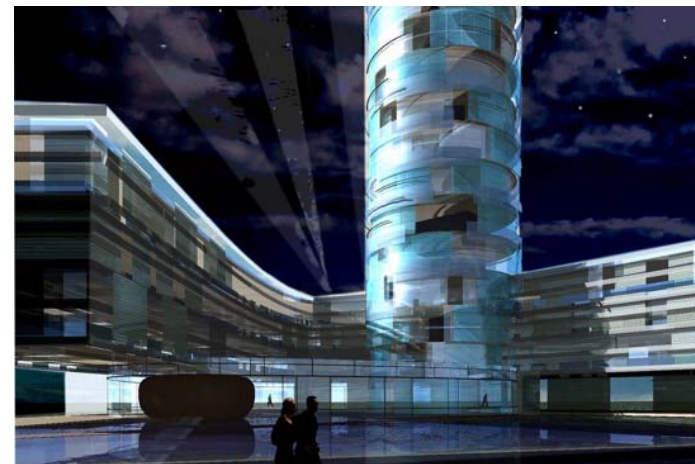
Shifting the course of a public road to run in a tunnel, as well as the construction of a multilevel intersection is a massive effort which takes a lot of time. Due to this, the construction of the new apartments will not be commenced until the next decade.



Above, on the right: Night image of the new landmark which has been planned for Maarinsolmu. Artto Palo Rossi Tikka Architects

On the right: Illustration of the Hagalundinkallio plan proposal. Tunneling Ring Road I in-between Otaniemi and Tapiola. Aerial photo from the south. A-Konsultit Oy - LT Consultants Ltd - MA-Arkkitehdit

On the left: Material from Tapiola and Otaniemi vision workshop on 15 February 2006. Saraco D&M Oy





Above: South Tapiola, Revontuli area's new projects, aerial view from the south. Architects Tommila, SARC Architects Ltd
 Below: In the front new construction projects of Keilaniemi. Image: Helin & Co Architects, Gullichsen Vormala Arkkitehdit Ky, Arkkitehtitoimisto Bror Söderman Oy



OTANIEMI - TAPIOLA AREA TO BE DEVELOPED INTO LEADING INNOVATION ENVIRONMENT IN EUROPE

Otaniemi and its environment has become a significant expertise cluster for high technology. In the early days, as the Helsinki University of Technology (TKK) and VTT Technical Research Centre of Finland moved to Otaniemi, Espoo assumed a course towards more urban development - and eventually, a unique, versatile expertise hub was created. The City Council has set a target to turn the area - in a period of five years - into the leading innovation environment in Europe, an area that is internationally recognised and wanted from the perspective of foreign employees, companies and real estate investors. At the moment, there are over 500 technology companies operating in Otaniemi. There are over 30,000 students and employees that come there every day. The construction of office premises in Keilaniemi and Otaniemi remains very active. NCC is implementing its Falcon project on the north side of Otaniemi by Ring Road I; Hartela is realising the fifth phase of Life Science Center; and SRV is introducing the HTC concept to Keilaniemi. By the end of 2007, new Keilaniemi headquarters have been raised by, among others, Neste Oil and Huhtamäki.

There are corporate headquarters being constructed - e.g. for Finnish insurance and wood processing industries - in the Revontuli business area, located on the south side of the Tapiola shopping centre. In the autumn of 2005, an architecturally interesting, wood-structure head office was completed for Finnforest. Tapiola Group has reserved the former Revontuli school lot for its future headquarters. The alteration of the city plan is in its final stages and construction should commence this year. The development of the entire Revontuli area is continuing based on the option which seeks to preserve Pellervo institute; there are also plans to build a considerable amount of apartments very close to the shopping centre with great access to services.

In addition, in Niittymaa area on the west side of Tapiola there is a large office facilities cluster under construction by Skanska and the planning for the expansion of Spektri Business Park in North Tapiola is in the works as well.

Together with Tapiola's residential options and service offering, Otaniemi and the related business areas form an attractive entity. The effort to bring the areas closer together physically and functionally is under way. The most significant enterprises in Espoo are located in the Greater Tapiola area which features 42,000 residents and 40,000 workplaces. The developmental prospects are solid, since the area already has available lots which have been incorporated into the city plan and new planning is scheduled to follow.

ESPOO, HOME FOR SIGNIFICANT ENTERPRISES

The second biggest city in Finland – 235,000 residents, 110,000 workplaces and over 12,000 companies – Espoo is full of exciting opportunities and humane technology. Espoo provides an established, functional environment where experts of various fields can benefit from working side by side. Location as integral part of the capital region boasting 1 million inhabitants is a clear asset for the City of Espoo. In addition, Espoo features a well-educated workforce which enjoys living there and the business climate is quite positive from the point of view of entrepreneurs. Whether it comes to starting and running a business or boosting one's quality of living, Espoo's location as part of the Helsinki Region provides an excellent framework to make things happen.

Greater Tapiola

The functional area of influence for the Tapiola district encompasses the areas from Helsinki City border to Ring Road II and, looking at the north-south axle, from the Turku motorway (Turunväylä) to Gulf of Finland. Tapiola and its surroundings have fast blossomed into the leading technology hub in North Europe. The most significant companies in Espoo are located in the Greater Tapiola area. Also the prospects for development are solid, since there is an already planned lot reserve which is to be expanded further. The demand is great with regards to both corporate and residential lots, so the area will continue to grow. In the beginning of the next decade the future metro will link the different locations in the area and connect them also with the capital region. At least four metro stations will be located in the area.

Core Tapiola

Tapiola is a versatile district centre for living, culture and business. Located in the heart of Tapiola, the shopping centre serves the surrounding residential and corporate areas. The area has a diverse retail and specialty store selection and many major corporations have established their headquarters there.

The number and diversity of Tapiola's services will be further enhanced, as new department stores, boutiques, cafés, restaurants and culture and sports services shall settle in the area. The new parking facility and metro will improve the service accessibility.



Interior illustration of Galleria which has been planned under Länsituulentie. Illustration: Innovarch Architects

ESTIMATED SCHEDULE FOR PROJECTS IN NEAR FUTURE

Project	Starting year
Niittymaa residential area, construction continues	2007
Bus terminal upgrade	2007
Itätuulentie visual upgrade	2007
Mäntyviita public cityscape upgrade	2007
Revontulentie - Etelätuulentie renovation	2007
Tapiola Group head office, Revontulentie	2007
Hotel renovation and extension	2007
Keilaniemi: HTC / SRV, construction continues	2007
Otaniemi: Falcon / NCC, construction continues	2007
Itäkartano seniors' home	2008
Kaupinkallio elderly people's home	2008
Tuuliniitty: Vindängen service centre / Folkhälsan	2008
Keilaniemi: K9-Towers / Hartela	2008
Shopping centre renovation and underground parking	2008
Sports Park: car parking and basket ball hall	2008
Metro	2009
Jousenpuisto residential area and elderly people's home	2009
Kaupinkallio and Ahertajankulma apartment blocks	2009
Theatre, Tapiola School renovation	...



TAPIOLA IN BRIEF

Greater Tapiola

- 42,000 inhabitants, 40,000 workplaces
- significant companies and employers: CSC, Gasum, GTK Geological Survey of Finland, Finnforest, Fortum, Helsinki University of Technology, Huhtamäki, If P&C Insurance, KCL, Kone, Laurea University of Applied Sciences, Metsäliitto, Microsoft, MIKES, M-Real, MSD, Neste Oil, Nokia, Orion, Outokumpu, Tallink Silja, Tapiola Group, Tekla, TietoEnator, VTT Technical Research Centre of Finland
- business parks: Falcon, HTC Espoo, Life Science Center, Spektri Business Park, Technopolis

During next 10 years:

- new homes for 6,000 inhabitants
- 300,000 m² new office space
- new golf course
- metro construction (500 million euros)
- Ring Road I tunnelling (80 million euros)

Core Tapiola

- 18,500 inhabitants, 18,600 workplaces
- Cultural Centre, Theatre, Espoo Pop & Jazz Academy Ebeli, WeeGee House: e.g. Espoo Museum of Modern Art EMMA, Finnish Museum of Horology, Espoo City Museum
- regular events e.g. April Jazz, Espoo Ciné, Espoo International Piano Festival, International Choral Espoo
- swimming hall, Tennis Park, Sports Park

During next 10 years:

- renovation of old residential areas (100 housing companies)
- new homes for 4,000 inhabitants
- football stadium, basket ball hall and parking house in Sports Park
- international Espoo Theatre

Tapiola shopping centre

- 150 retail units, 54,000 m² of retail space
- total sales over 200 million euros yearly
- 3 department stores (Stockmann, Sokos, Heikintori)
- 1,900 customer parking places
- 8,000 m² of the main pedestrian area equipped with under pavement heating
- 17,000 bus passengers daily

During next 10 years:

- over 50,000 m² new retail, office and service space
- 3,000 parking places in an underground parking facility
- investments totalling over 300 million euros

