





CITY STRUCTURE 1:2500



THE WAY FORWARD

Albero is a reverent radical that embraces and elevates the existing environment. It respectfully blends in while forging an archaic foliage for a new way forward - combining work, play and experiences. Albero is like a tree that is to be reveled in, with a prefabricated and modular foliage that ensures a circular future and reversibility of the place. All that existed is still there, but in a new, forward-thinking way - led by Albero.

The Architectural, Urban Development, Sustainability and Functionality proposals outlined below are designed to encourage physical and social permeability, making Albero easily accessible for both the people of Helsinki and its visitors. Albero's aim is to bring new life into reclaimed space, while aligning it with the cultural and historical values of the existing urban fabric. The intention is to attract people to work and play here, to experience the architecture and the surrounding areas. Finally, a desire to encourage citizens and visitors to use, own and sustain the space, not only as an innovative work hub, but as a place to be active, to spend leisure time and to interact.

Purposely designed for city residents themselves, our Urban Space and Functionality solutions propose a strong sense of community and emotional attachment. Owing to convenient access to flexible work environments and a variety of non-work experiences, citizens will be able to make the most of entertainment, arts, culture, and events with relative ease. As an innovation business hub for the future, Albero will support active lifestyles with car-lite, walkable and bikeable, interconnected, convivial, places and spaces. The goal is to create an inviting and accessible area designed with the inhabitants of Helsinki and its visitors at its heart.

ARCHITECTURE

Albero completes the urban composition that was started by the Central Railway Station. Within this context, it bridges the existing buildings in several ways. The building is divided into smaller parts, with dimensions decided upon according to the scale of its neighbor. The cuboids build up from the height of the western wing of the railway station and include the Vltava building in their spiraling ascent, reaching the highest level towards the post office building. These create several smaller outdoor spaces and little squares that interact with their surroundings, as well as a focal atrium in the middle. This glazed square forms the heart of the building, radiating and connecting outwards both visually and functionally. Both its openness and approachability emphasize the human scale of the solution, welcoming people from all directions.

The exterior materials of Albero are glass and copper, which are the most common materials used in all of the surrounding buildings. The façade is composed of vertical pillars that grow into sun-shading pilasters complete with casings that gradually become thinner as they evolve upwards. On top of the cuboids there are several green roofs, terraces and solar panels.

Through the windows and inside Albero, one can experience the core of the building, a structurally optimized hybrid of wood, steel and concrete. One hundred years ago, the Central Railway Station was one of the first buildings in the Nordic countries that was made using the most advanced building system of its time - reinforced concrete. Through usability and sustainability, Albero will represent the cutting edge of technology today, while at the same time growing its roots from the eclectic soil of its surroundings.

URBAN SPACE

The outdoor spaces provide Albero's roots: pedestrians and cyclists interacting, communication and traffic, green areas and mycelium networks as well as water swale features. The outdoor and indoor spaces flow and are woven seamlessly together throughout the site. The urban spaces form an inviting series of squares to be used by the public. The paving of the outdoor area continues via the arcades and foyers through the Central Food Hall. This makes connections between the squares and the surrounding buildings while creating a laid-back and accessible atmosphere.

Helsinki Well is an origo, where underground meets daylight and where people flow through to enjoy urban life. It is constructed of free-flowing dynamic ramps, escalators and glass walls with a platform across two levels that acts as a focal point - a place to meet, stay and to interact with ever-evolving Helsinki offerings.

The Central Railway Station forms the central viewpoint to the area. The main facade is emphasized by a customized paving, which highlights main attractions and the history of Helsinki in a stylized format through engravings and brass fillings. The paving and the Rock-bench form a 'living room' for citizens, complete with a sofa and a rug. The central square is intentionally open and flexible - be it for passing through, gatherings, play or as a waiting area.

The green axis from the Töölönlahti area is emphasized by swale and planting features in front of Postitalo. The immediate stormwater next to the swale leads to the wetland and tree planting, creating a pleasant and appealing outdoor space. Bike parking pockets are located in between and on top of the rain gardens. The parking area in front of Postitalo can double as an area for food trucks. Elielinaukio and its surroundings have a variety of soft landscape features in strategic locations to improve the attractiveness and ecological functionality of the public space. On Postikatu, the existing trees will be retained and accompanied with lush swale planting. The Albero building has green walls to soften the public spaces and this greenery continues up and through the building via the atrium to the rooftops.

CONSTRUCTIONAL PRINCIPLES AND SUSTAINABILITY

Albero sets a new national standard for sustainable and carbon neutral construction. It finds an optimal balance between economic and ecological, social and cultural sustainability. This balance is clearly seen in the hybrid structural concept of Albero, through the use of wood, low-carbon concrete and steel. This construction takes advantage of the characteristics of each material to achieve highly aesthetic qualities at a feasible cost.

The floors are made of prefabricated CLT elements, shallow steel beams with a 100 mm thick reinforced concrete layer on top. The floor structure is designed to work as a completely composite slab. Due to the CLT construction, it is remarkably light compared to floors made by hollow-core concrete slabs. The columns are made of glue laminated timber and the structural frame is stabilized by concrete shafts.

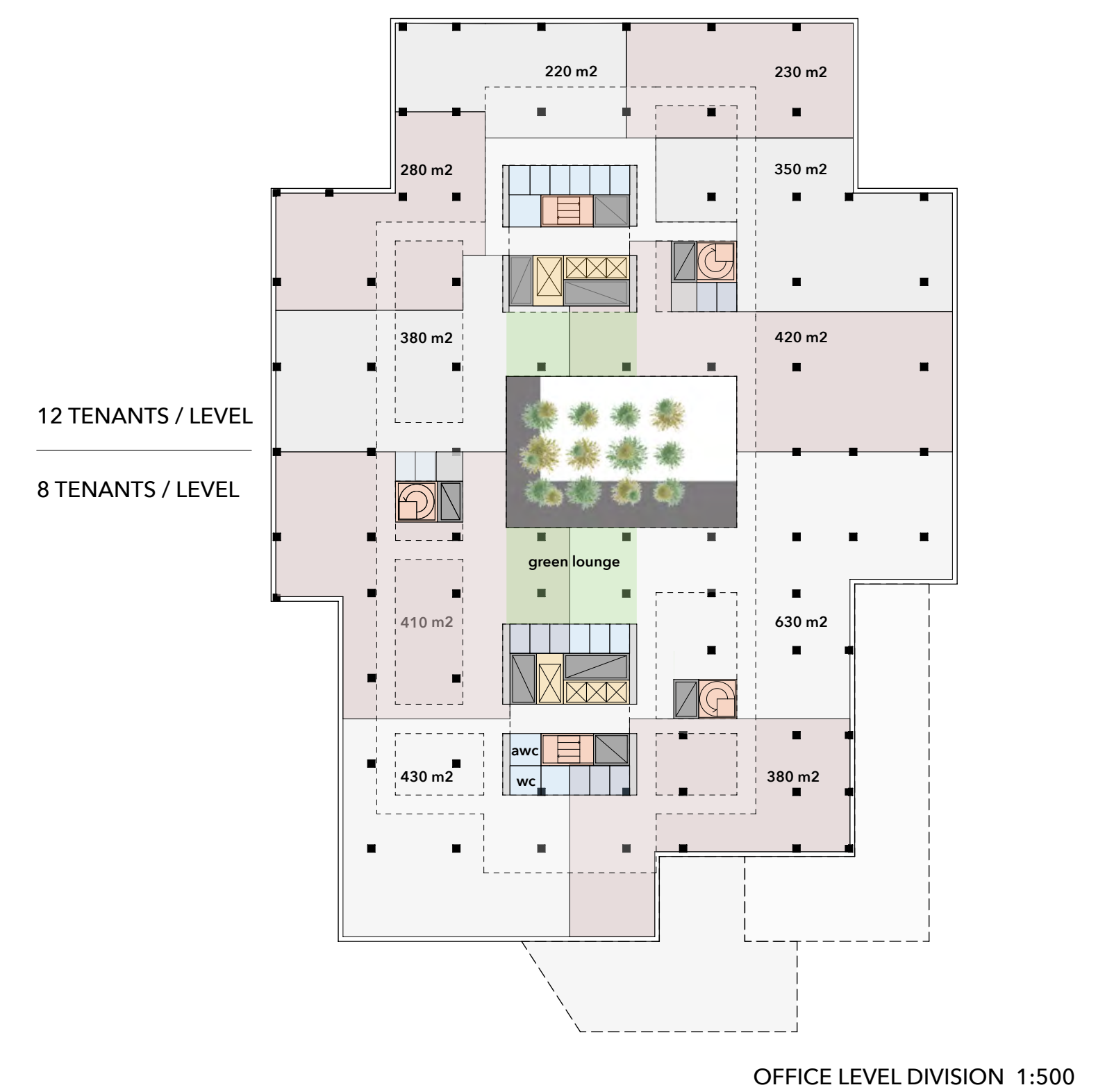
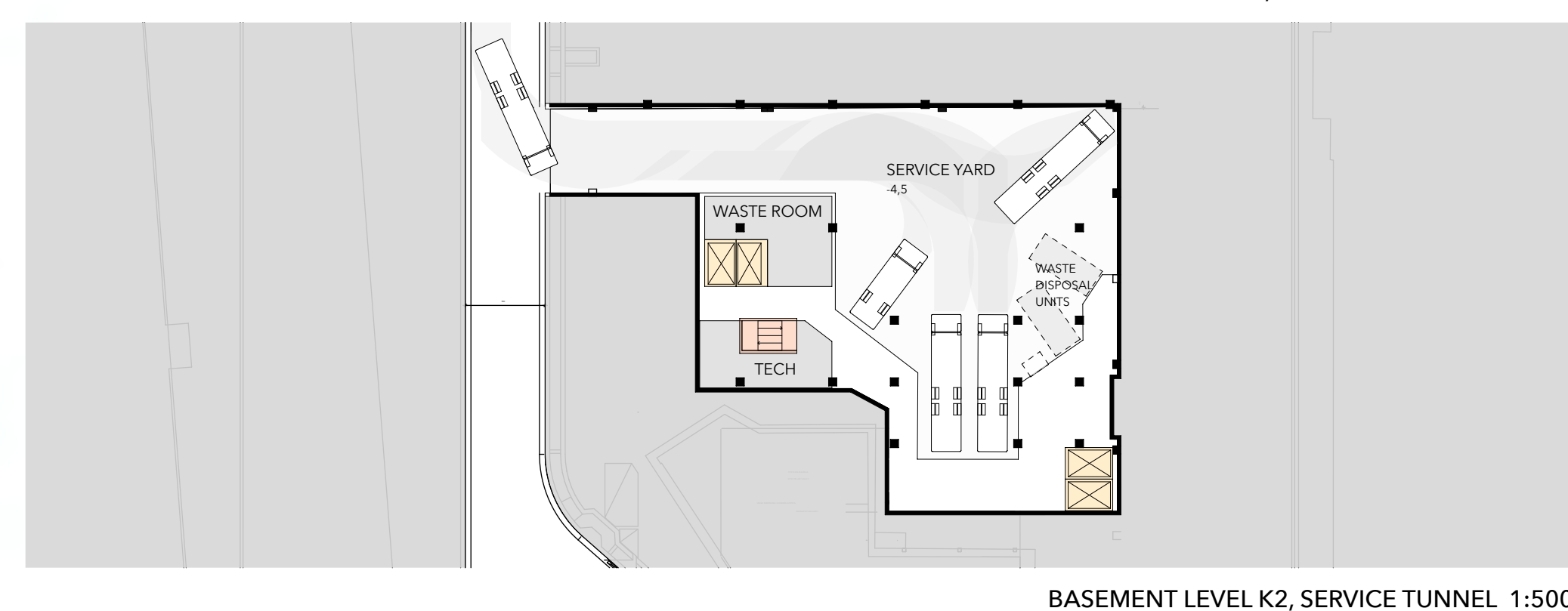
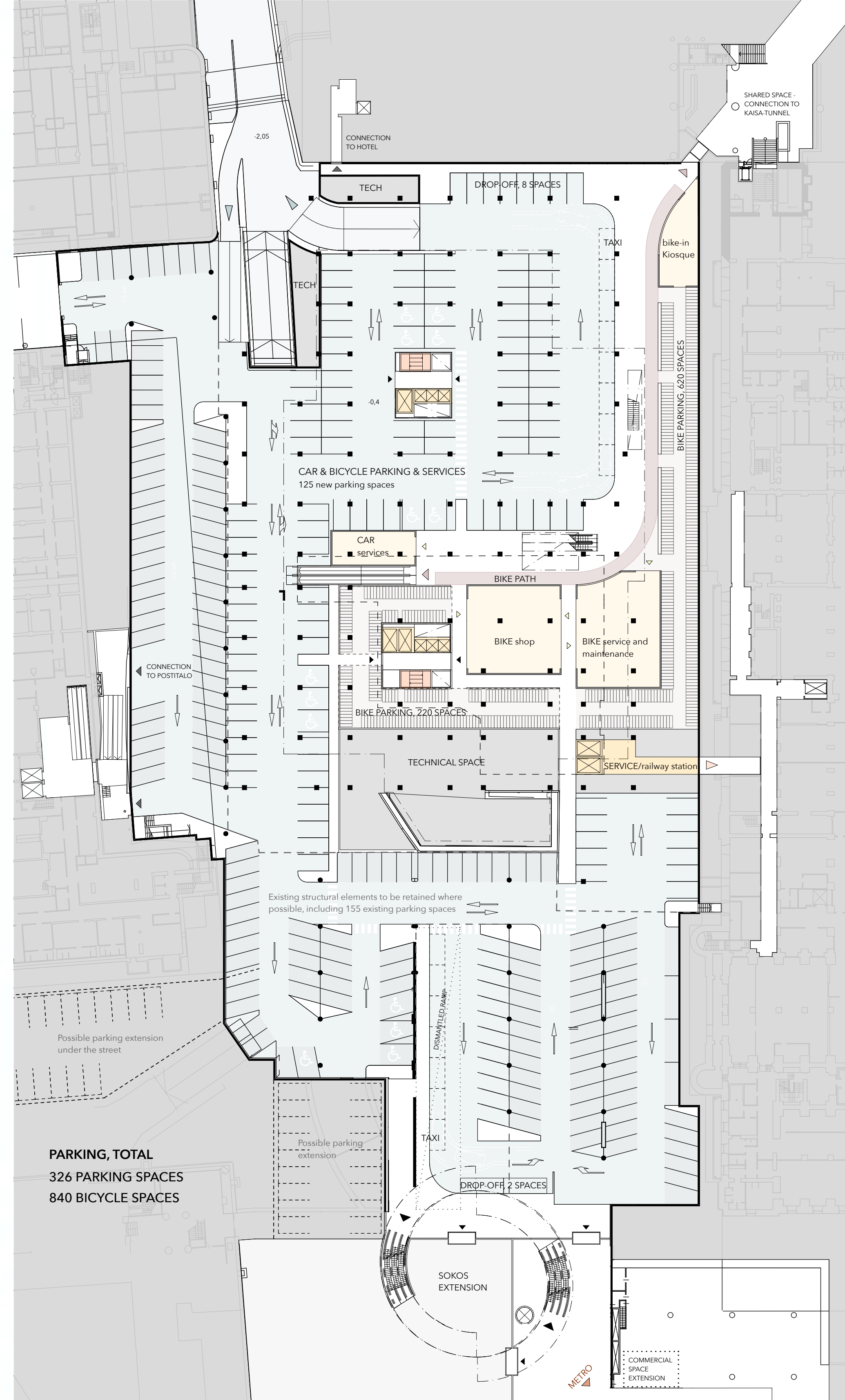
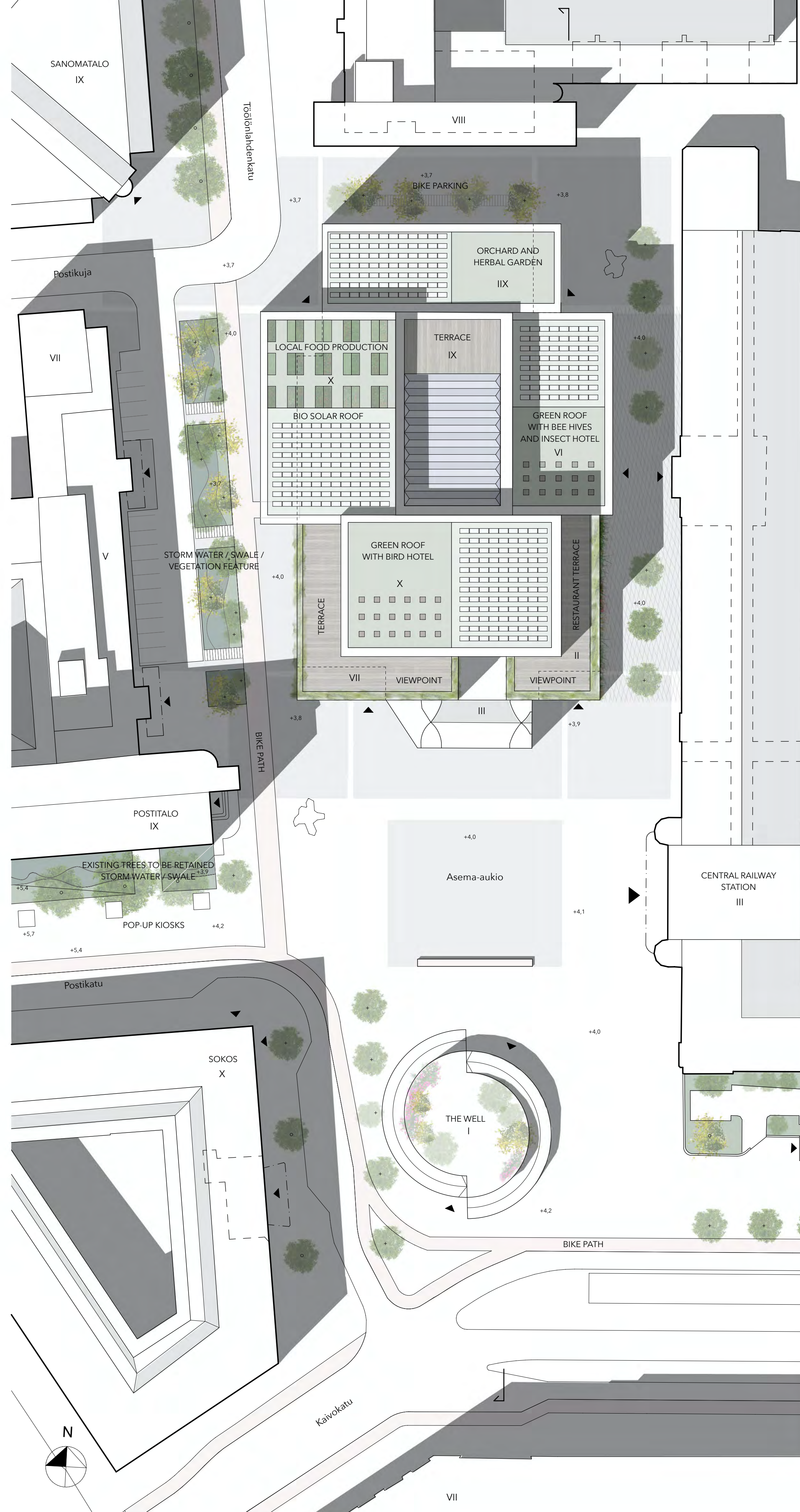
Albero's façade and frame is optimized to maximize the availability of daylight and views. The deep façade grid has an important function as it provides solar shading. Excess solar heat can also be utilized together with a heat pump-based energy circulation system to further support the carbon neutrality targets of Helsinki. During design development, all mechanical systems will be holistically optimized to maximize conversion flexibility and comfort with minimal carbon impact and feasible cost. The SMART building services, including demand controlled ventilation, radiation panel based heating and cooling and human-centric lighting will be designed with emphasis on end-user needs, to provide increased personalization, comfort and efficiency. Albero's roof spaces can be cleverly utilized for social interaction and energy production. 20% of roof areas are covered with circulated composite steel terraces and 80% of the roof area is covered with green roofs or bio solar roofs that integrate green roofs with photovoltaic panels.

KEY NUMBERS

GROSS FLOOR AREA

	Above ground		Below ground	
ALBERO	FOOD HALL	8 700	BIKE & PEDESTRIAN AREAS	2 900
	GALLERY SPACE	800	BIKE & CAR SERVICES	600
	OFFICE SPACE	25 900	PARKING, TAXI & TECH	10 500
	TECHNICAL SPACE	1 300	SERVICE YARD	1 200
TOTAL		36 700 m ²		15 200 m ²

The WELL	Above ground	750	Below ground	400
TOTAL		37 450 m ²		15 600 m ²



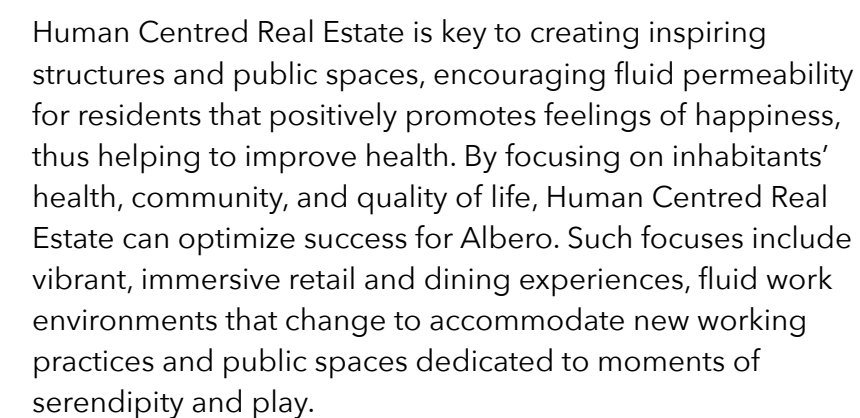
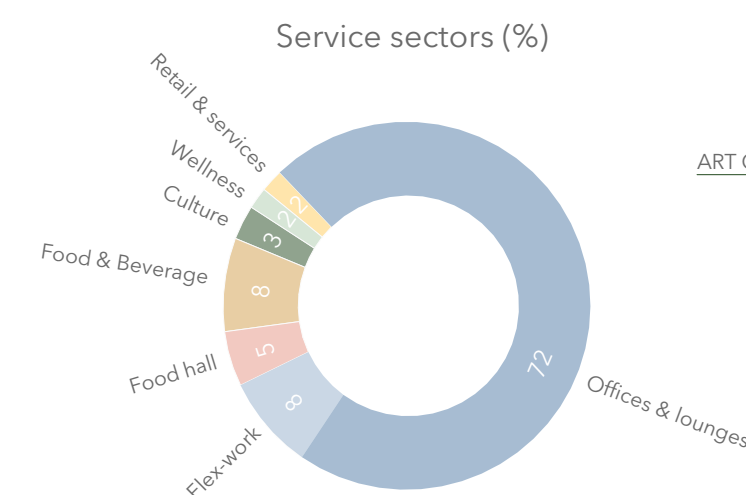


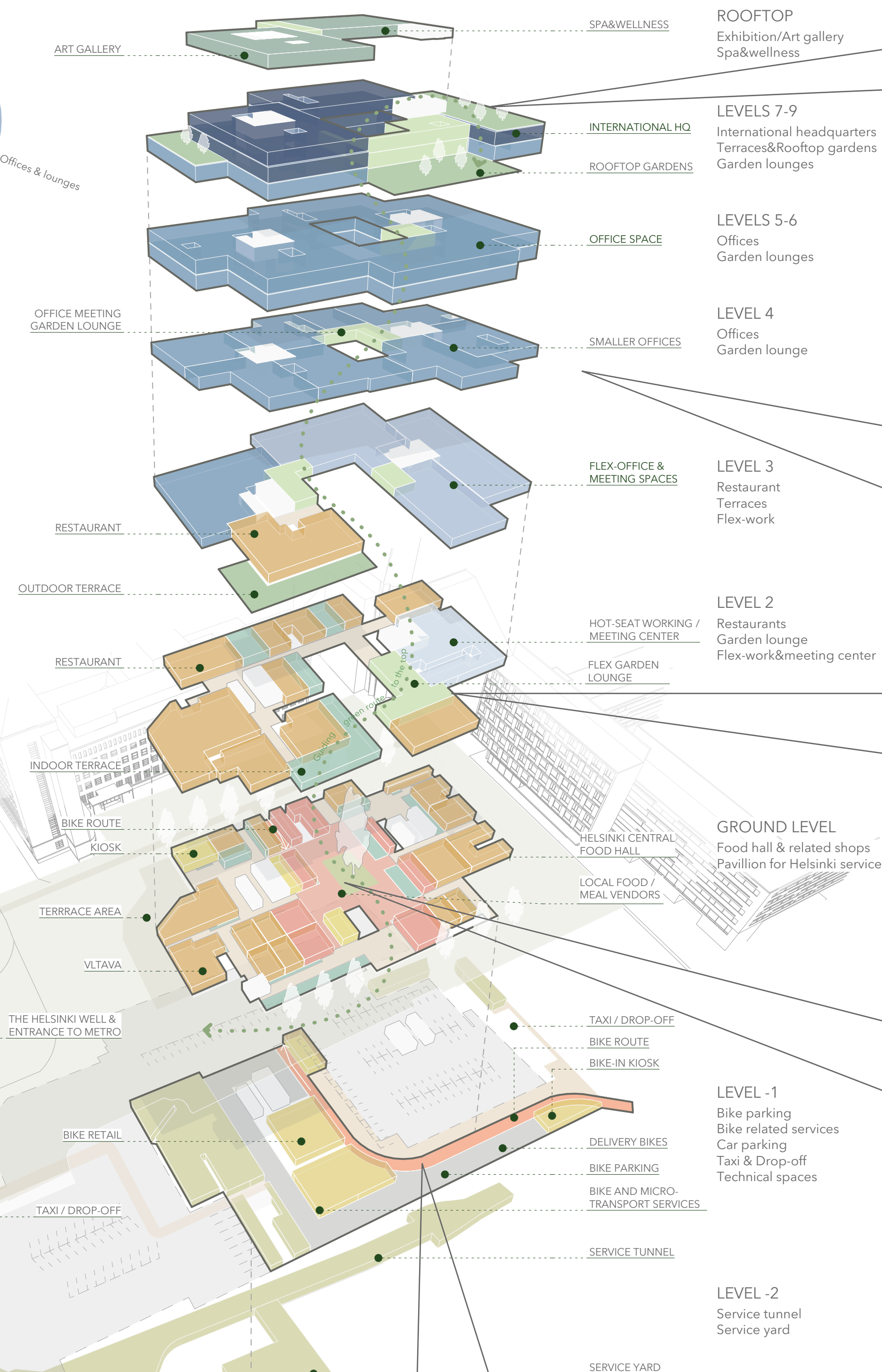
Diagram illustrating the relationship between Play, Community, and Conviviality. The central structure is a stack of four colored blocks representing layers of experience: WELLNESS/CULTURE (green), WORK (pink), EXPERIENCES (yellow), and CONVIVIALITY (blue). To the left is a grey cylinder labeled PLAY, and to the right is a blue oval labeled CONVIVIALITY. A grey area labeled COMMUNITY is at the base. Orange double-headed arrows connect PLAY to COMMUNITY, COMMUNITY to the stack, and the stack to CONVIVIALITY. Green arrows labeled 'MOVEMENT' point away from the base. The stack is labeled 'PERMEABLE' and has 'NATURE' written vertically on its sides.

"LET'S MEET AT THE WELL!"

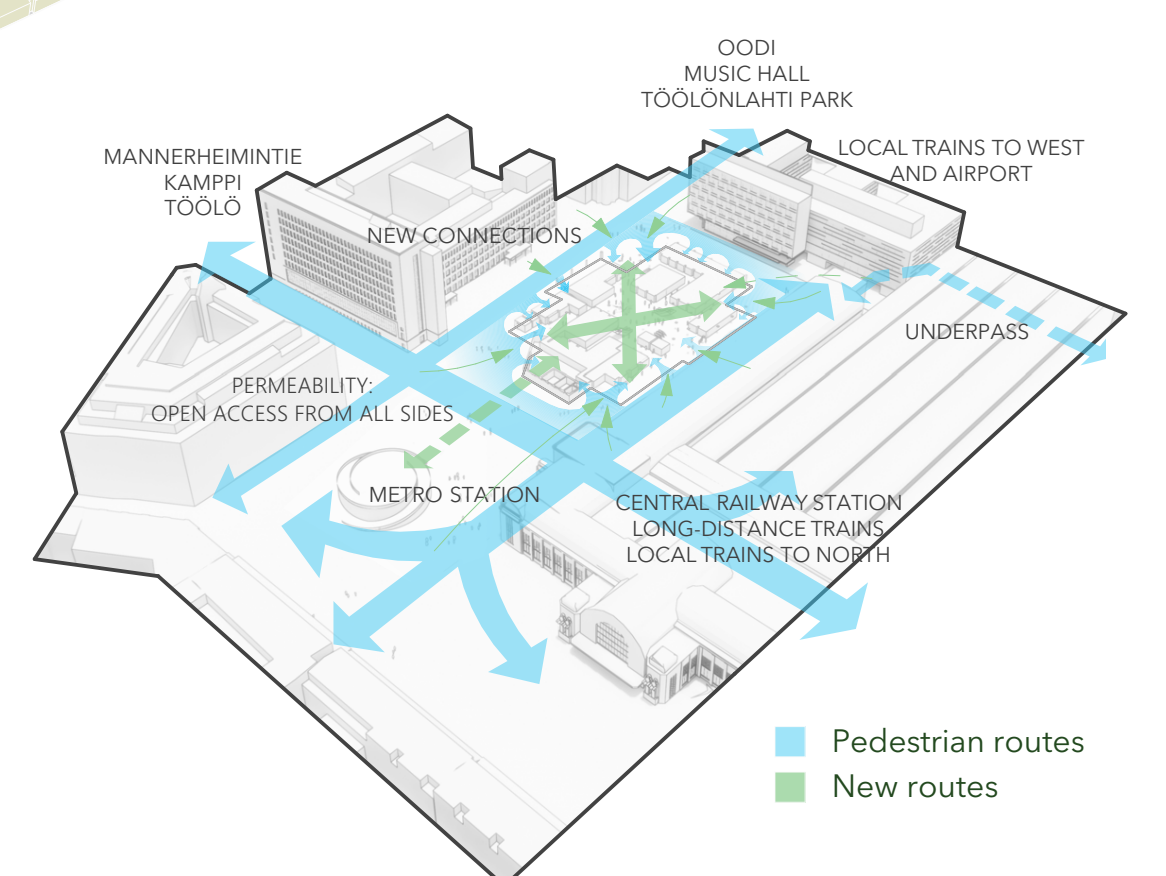
Curved escalators form a route from the underground to ground level, and curved slopes continue further to the rooftop of 'The Well' where visitors can enjoy a summer cafe and terrace overlooking the busy street life. Gigs, performances and dancing will be organized there.



- ### SERVICE CATEGORIES
- International headquarters
 - Offices
 - Flex-work & meeting spaces
 - Meeting center
 - Culture & Wellness
 - Garden lounges
 - Outdoor green terraces
 - Retail & services
 - Open kitchens
 - Food & Beverage
 - Indoor terraces / seating areas
 - The Helsinki Well
 - Bike parking
 - Bike route
 - Parking
 - Connections & elevators
 - Indoor pedestrian areas
 - Technical & service spaces



Access to the central service tunnel is preserved on underground level -2, with a new shared service yard for Albergo and the Central Railway Station.

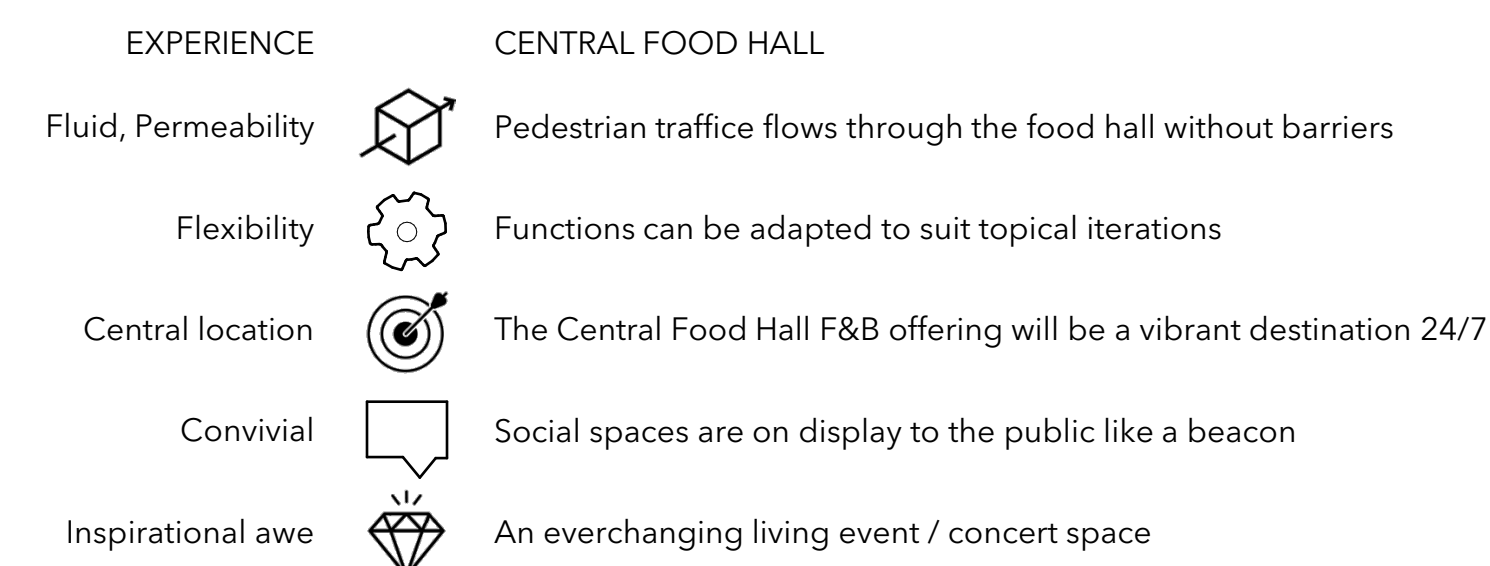


A 3D architectural diagram showing a central green building with a large, stylized tree growing from its roof. The building is surrounded by other urban structures, including a multi-story building to the left and a smaller building to the right. The central building has a green roof and green walls, with arrows indicating airflow or movement between the building and the surrounding environment. The tree has several branches and leaves, and arrows point from the building's roof towards the tree. The overall scene is set in an urban environment with roads and other buildings visible in the background.

Creating a green core for Albero, the lush rooftop 'foliage' delves down the central opening via indoor garden lounges all the way to the bustling urban roots, the Central Food Hall. As a part of human centred design and characterized by each floor, the garden lounges serve as flexible and social gathering places for offices and visitors. The green route visually and functionally guides the way up the building, expanding to the terraces from time to time and peeking into the surrounding city life.

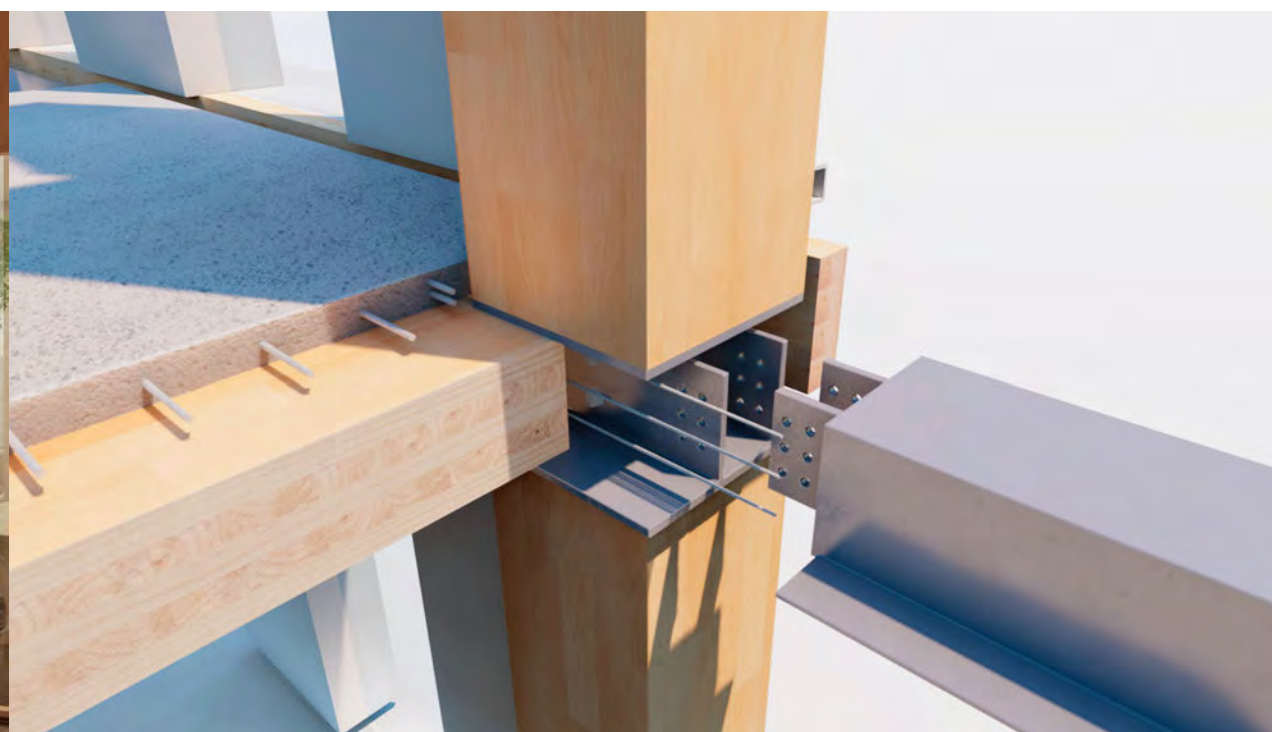
Inspiring architecture and a welcoming atmosphere are both vital parts of the new building. Wooden structures, simple and clear shapes and large views of the city create a cozy environment for working. Garden lounges; inviting urban pocket gardens on each floor connect the offices and the rest of the building.

With quicker connections from near and far, Albero's Food Hall invites commuters to pop into the lively and laid-back atmosphere to eat socially, grab a take-away or pick ingredients to be delivered. For those who are extremely busy, bike delivery allows restaurant-quality food to be quickly and sustainably delivered to their doorstep. Small-scale vertical farming on the site provides hyperlocal fresh herbs and vegetables for restaurants while helping to create a greener environment for everyone.





GROUND FLOOR 1:250





FACADE AND CROSS - SECTION EAST 1:250



FACADE SOUTH 1:500



FACADE WEST 1:500

