





CITY STRUCTURE 1:2500



ELIELINAUKIO ARCHITECTURAL COMPETITION 5.3.2021

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 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** ALBERO

TOTAL

<u>The WELL</u> TOTAL

# ALBERO

### 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 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 laidback 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.

		37 450 m²		15 600 m²
_	Above ground	750	- Below ground	400
		36 700 m <sup>2</sup>		15 200 m <sup>2</sup>
	TECHNICAL SPACE	1 300	SERVICE YARD	1 200
	OFFICE SPACE	25 900	PARKING, TAXI & TECH	10 500
	GALLERY SPACE	800	BIKE & CAR SERVICES	600
	FOOD HALL	8 700	<b>BIKE &amp; PEDESTRIAN AREAS</b>	2 900
	Above ground		Below ground	



ALBERO

### OFFICE LEVEL DIVISION 1:500



OFFICE LEVEL CONCEPTS 1:500





Human Centred Real Estate is key to creating inspiring structures and public spaces, encouraging fluid permeability for residents that positively promotes feelings of happiness, thus helping to improve health. By focusing on inhabitants' health, community, and quality of life, Human Centred Real Estate can optimize success for Albero. Such focuses include vibrant, immersive retail and dining experiences, fluid work environments that change to accommodate new working practices and public spaces dedicated to moments of serendipity and play.



Purposefully designed for city residents themselves, this building, combined with the surrounding spaces and places, will create a strong sense of community and emotional attachment. Human Centred Real Estate should be easier and more comfortable to permeate, attracting users and encouraging them to own and sustain Albero. With convenient access to flexible working as well as a variety of non-work experiences, citizens will be able to easily partake in entertainment, sports, arts, culture, and spiritual events. Supporting active lifestyles, this hub will have car-lite, inter-connected walkable and bikeable convivial places to discover, interact with and enjoy

# "LET'S MEET AT THE WELL!"

The spiral-shaped pavilion - The Well - will form a discrete new landmark for people arriving from near and far. It will also connect the Metro station and other underground facilities with the ground level. Like a well or fountain in squares of old towns, it is a natural gathering point. A service point inside provides tourist information, ticket sales and a changing exhibition space.

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.



# **MOBILITY AND TRANSPORT**

Albero is deeply rooted within Helsinki's urban transport networks. All local and long-distance rail transport modes are available just a few steps away. What was previously a disorienting, austere void is transformed into a welcoming hub tying the thousands of daily travel chains together.

New shortcuts through the building are a natural continuum of the public pedestrian streetscape, allowing access from all directions. Vertical views through openings in t<mark>he floors make t</mark>he services and amenities on other levels apparent and attractive to passers-by.

A new underground route from the railway station's pedestrian underpass and new Kaisantunneli cycling tunnel offers a convenient weather-protected passage to Eliel's bike parking, bike services and micro-transport hub on level -1. It's a sweet spot for services such as bike repair, cycling accessories, lifestyle and apparel along with other light transport rental.

Taxi drop-off zones and car parking are also located here. Smart parking solutions ensure efficient and flexible use of parking space for both short-term and long-term car parking.

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

# 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

# SERVICES AND FUNCTIONS



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# **GREEN, CULTURE AND WELLBEING**

The green rooftop garden with its culture and wellbeing services are Albero's crown. As a special addition to Central Helsinki's cultural and greenery network, the green rooftop offers an energy boost for visitors' minds and bodies. Open to all, the rooftop gardens serve as a green communal gathering place, improving the quality of life as well as providing a magnificent sky view of the cityscape.

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



# WAYS OF WORKING

Flexible layouts and support of different ways of working are key to the future office. Unconventional office spaces will help employers make a difference when it comes to competition for talent. Owing to welldesigned floor plans, Albero's versatile premises are suitable for many types of working as well as different sizes of offices - from small start-ups to international headquarters.

What makes working in Albero so special is the selection of supporting services. Tenant's own premises are supported by flex-work areas on levels 2 and 3 where companies can expand their spaces according to their changing needs. The Food Hall area on the ground floor is full of restaurants, cafés and market hall operators serving the needs of workers from breakfast to lunch and late into the evenings. Mid-floor roof gardens and a beautiful Roof Top Garden complete with spa and art gallery facilities offers endless possibilities for special events and shorter or longer moments of wellbeing.

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.

# HELSINKI CENTRAL FOOD HALL

Albero will transform Eliel Square from a bus station to a multi-functional experience destination. It creates new routes across the site, offer stronger transportation links and extends the current pedestrian area so that it can accommodate more people.

As the new building changes the city, what type of place should it create? A place where people can meet, work, play and experience. One as open and accessible as possible, serving many different target groups. It should also fill a void in Helsinki's current offering. That's why the heart of the Albero is the New Helsinki Food

This is a place where everyone can easily come to share convivial food experiences and enjoy and express city life. The Food Hall offers a well-curated and up-to-date selection of vendors with locally sourced specialty foods as well as drop-in social eateries with open kitchens where ingredients are sold alongside delicious meals. By night, it is a bustling and aspirational destination offering accessible casual foods such as tapas at shared tables. The core promenade restaurants are open 24/7 with spaces for restaurant trucks and other mobile food vendors at street level. Convenience retail such as kiosks and quick services are also strategically

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.

> Flexibility () Convivial

CENTRAL FOOD HALL

Pedestrian traffice flows through the food hall without barriers

Functions can be adapted to suit topical iterations

The Central Food Hall F&B offering will be a vibrant destination 24/7

Social spaces are on display to the public like a beacon

An everchanging living event / concert space









ALBERO

FACADE AND CROSS - SECTION EAST 1:250

FACADE SOUTH 1:500

FACADE WEST 1:500

(TECHNICAL SPACE) **BIO-SOLAR ROOF** +36,800 ROOF TERRACE HOLIDAY INN 4 M A PARKING & TAXI RAILWAYS AND BIKETUNNEL 🕨 A 

FOOD PRODUCTION - both people and buzzers enjoy the diverse nature of the rooftops





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