



Kuninkaantammi

Sustainable living by Central Park





In Kuninkaantammi the pedestrian is king

A new colourful and welcoming district is being erected in Pitkääkoski by Central Park. The area, which currently houses a variety of business operations, will be converted into a residential district for more than 5,000 people. Kuninkaantammi will represent a perfect marriage of cityscape and nature. The best natural environments in Helsinki for all kinds of outdoor recreation are within arm's reach, and the blocks, streets and parks will be designed to be ecological and exciting.

Kuninkaantammi is planned to be a comfortable and pedestrian-friendly district where solutions that increase communality are emphasised. Blocks of small buildings and houses will surround the compact centre. A spiralling network of streets will lead from the main streets to an enchanting collage of alleys, plazas and park areas. In Kuninkaantammi, everyone can freely play and spend time on car-free streets as parking facilities are provided underground.

The heart of the district will hold a market square and the Tammitalo community building, which combines a school, a day care centre, a playground and residential dwellings into a single complex. A grocery shop and other commercial premises will be located on the ground floors of the residential buildings and on the main street. The south side of the main street, by the park, will hold smaller terraced and semi-detached houses

A variety of housing and jobs

A number of apartment buildings and terraced houses will be situated on the highest rocky hills in the area, next to the large printing house continuing its operations in Kuninkaantammi. These residential buildings will command a spectacular view over the idyllic wooden neighbourhoods of Kaarela. A sizable block of office buildings will be constructed by the highway to Hämeenlinna. It will be the most prevalent gateway to the area for people

approaching from that direction. The buildings will also protect the recreational area behind them from traffic noise.

Kuninkaantammi will also hold an excellent beach when Paattilampi Pond, no longer used by the Pitkääkoski Waterworks, is taken into recreational use. In the future, elegantly aligned rows of houses will fan out on the banks of the pond. The waterworks will continue purifying drinking water for the metropolitan area in Kuninkaantammi at the mouth of the Päijänne Tunnel. The density of the current neighbourhood of detached houses by Kuninkaantammi Street will be increased, and the area will double in size as new sites become available on the west side of the waterworks.

Excellent bus connections

The new efficient Jokeri 2 bus line will begin running through the Kuninkaantammi district towards the districts of Myyrmäki and Malmi as soon as residential construction begins. A tunnel passing under Central Park will be constructed for the Jokeri line. Direct bus lines from Helsinki city centre and Kannelmäki will also run to the area.

All necessary services and two train stations are located within a short cycling distance of two kilometres. In addition, since Central Park begins nearly at your doorstep, you can ride all the way to Helsinki city centre in a wonderfully verdant environment.



Kuninkaantammi in figures

Area	100 ha
Residents	5 000
Residents in the centre	2 500
Floor area for housing	230 000 k-m ²
Floor area for jobs	120 000 k-m ²
Construction period	2013–2023



The area can be currently accessed via the Kaivoksela junction. However, the Hämeenlinna highway will, in the future, be supplemented with a new multi-level junction for which a westward connection to Myyrmäki is also planned.

Ecological and efficient

Kuninkaantammi, ecological sustainability and low carbon emissions are the principles guiding all construction efforts. The area will house low-energy buildings, and preparations are being made to produce electricity by renewable means. Wooden houses and buildings will also be constructed in the district. Parts of park areas will be sectioned off for urban agriculture, and raw water will be used for irrigation. The rock debris generated by the excavation of the Jokeri 2 tunnel will be utilised in the preliminary construction phase in order to reduce transport-related emissions.

The ecological processing of rain and melt water will be a prominent feature in the urban landscape as new aesthetically-pleasing solutions have been thought up. Courtyard areas will contain gardens irrigated with rain water, and the streets will be lined with pools, stone-paved brooks and large trees. In addition, buildings and other structures will have green roofs. The water will be led into dammed ponds in the wetland park before being channelled to rivers.

The competition held for the design of Kuninkaantammi's apartment building courtyards spawned a variety of ideas: for example, building stone walls from the rock

debris obtained from the excavation of the construction sites, using rain water for irrigation and play and joining courtyard areas and plazas together with green-house-like public areas.

Palettilampi Pond – the pearl of Kuninkaantammi

The immediate presence of nature will surely draw outdoorsy and athletic folk to Kuninkaantammi. Would you fancy some birdwatching in Central Park or an evening stroll by River Vantaanjoki? How about spending a hot summer day on the beach or having a picnic in the park? Or maybe a cycling or skiing trip to the many beautiful locations in the surrounding area. Kuninkaantammi offers you this and much more.

Palettilampi Pond will be the pinnacle of recreational bliss. The water for the pond, which is involved in the water treatment process, is led in through the Päijänne Tunnel. The beach, with its cabins, saunas and sports facilities, will provide a variety of services to people visiting Central Park. A footpath circles the pond, and a picnic park will be constructed on the western bank.

Richness of colour

The district of Kuninkaantammi will simply bathe in colours. The facades will include alluring yellows, reds and browns complemented by smidgeons of blue and green. The place names have been inspired by visual artists, schools of painting and hues. The colours featured in the names of the transversal alleys are mirrored by highlights in the facades.



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