

SATAMALAHTI COMPETITION DOSSIER



THE ABOVE GENERAL LAYOUT PLAN INSERTED INTO AN OBLIQUE AERIAL PHOTOGRAPH



PERSPECTIVE 2



PERSPECTIVE 3 - Satamalahti by night



GRANULARITY 1:4000



BASIC SATAMALAHTI FUNCTIONAL DIAGRAM



ALTERNATIVE SATAMALAHTI FUNCTIONAL DIAGRAM
 (new buildings on the old warehouse site option)



SERVICES AND ADDITIONAL FUNCTIONS



ALL NEW DESIGNED ELEMENTS



NEW ROAD AND BIKE PATH SYSTEM



NEW PUBLIC SPACES AND PARKS AND GREEN AREAS



RECREATIONAL LOOP CONNECTING KEY PUBLIC SPACES
 (loop: walking / running / skating / bikes / open air sport)



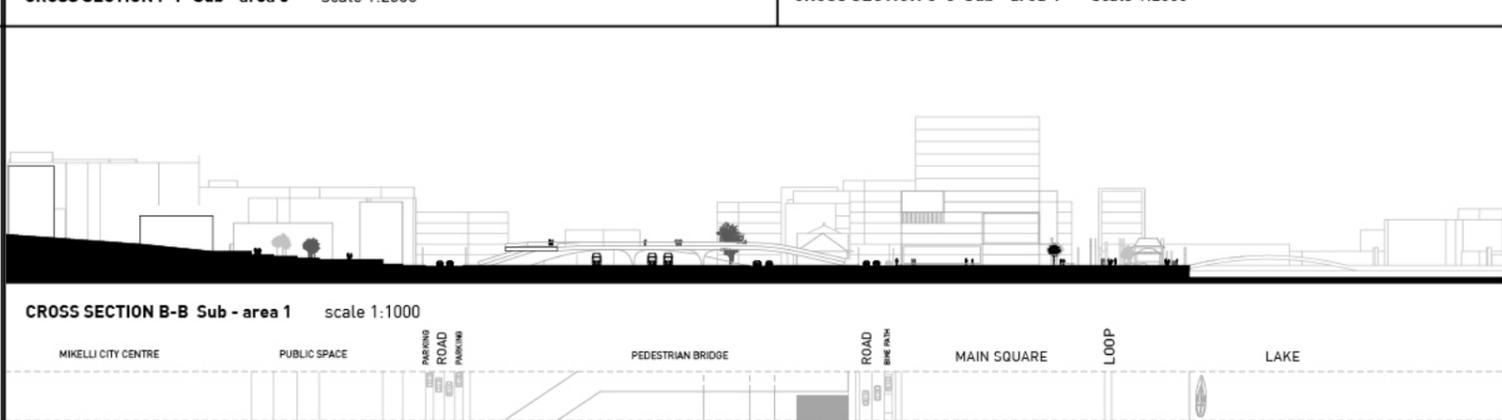
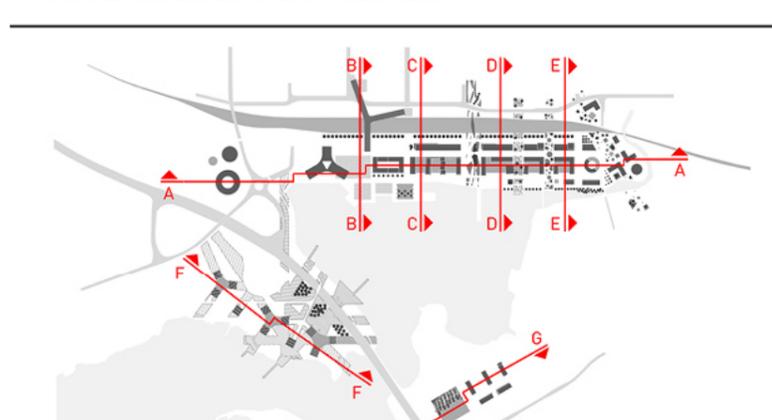
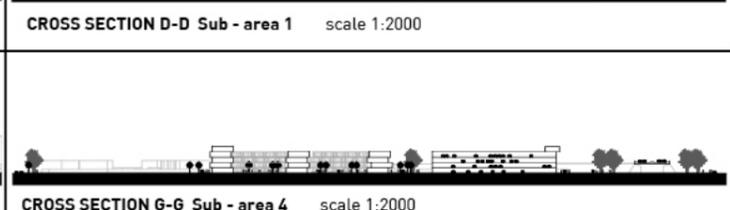
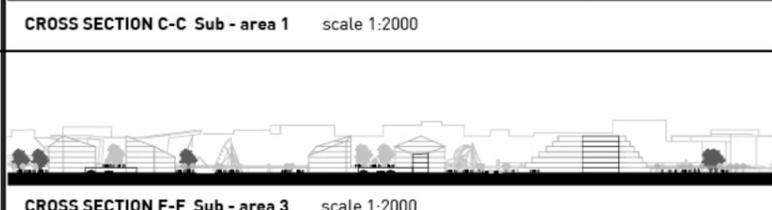
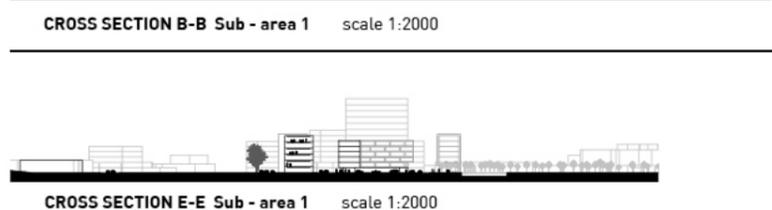
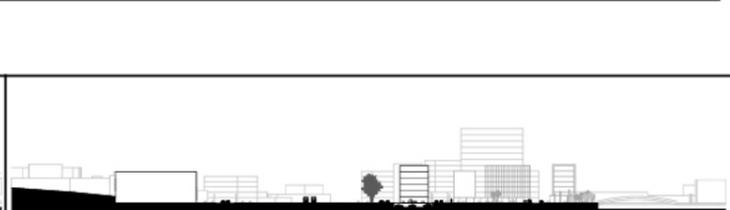
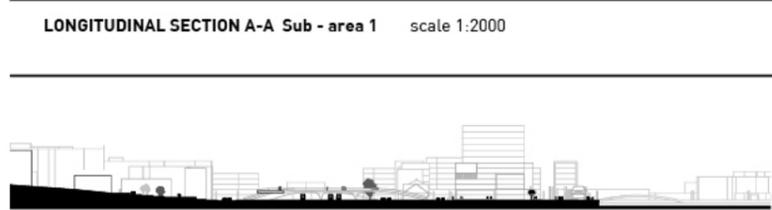
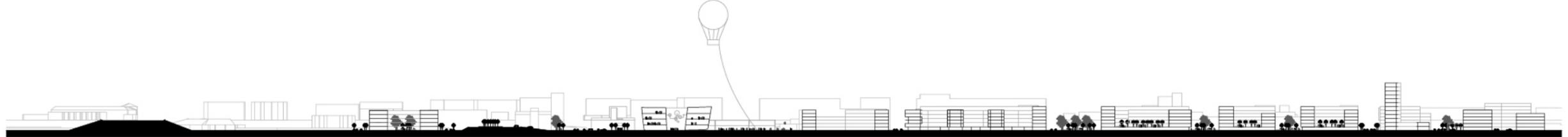
NEW PUBLIC SPACES CONNECTION TO THE KEY EXISTING URBAN SPACES OF MIKKELI



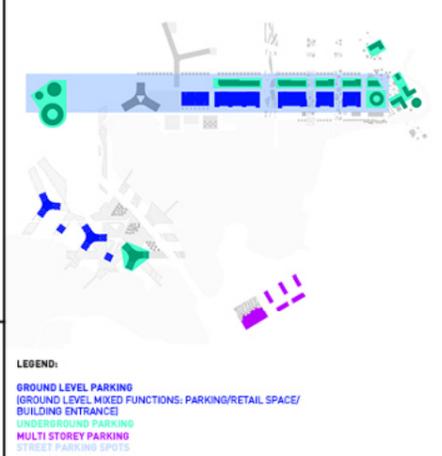
KEY PUBLIC SPORT FACILITIES



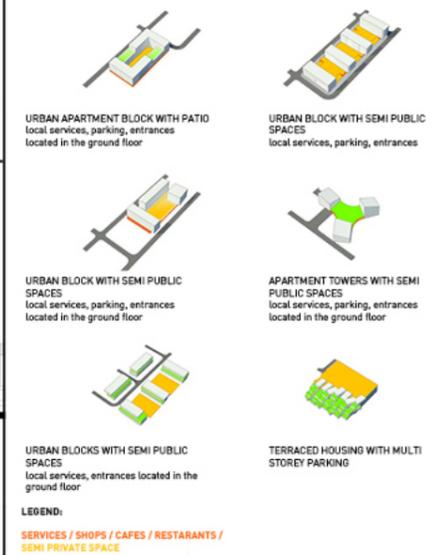
AREA CROSS SECTIONS



PARKING SCHEME



RESIDENTIAL BLOCKS TYPOLOGIES



DETAILED ANALYSIS OF KEY SPACES

SUB - AREA 1



SUB - AREA 1 MAIN SQUARE



The Main Square is a key point of the new Satamalahti development masterplan. Culture, entertainment, recreation, creativity and energy are the best words to describe the ambitions of this public space. The building of Science Centre, the old warehouses transformed into an art and design center, the footbridge and a big open space just next to the Lake shore, will make this area an exciting and lively addition to the urban quality of Mikkel. The footbridge connects this area to the key existing urban spaces of the city and the train station. In addition, the Main Square is a perfect place for big events dedicated even for massive crowds.

TOTAL FLOOR AREA FOR SUB - AREA 1:

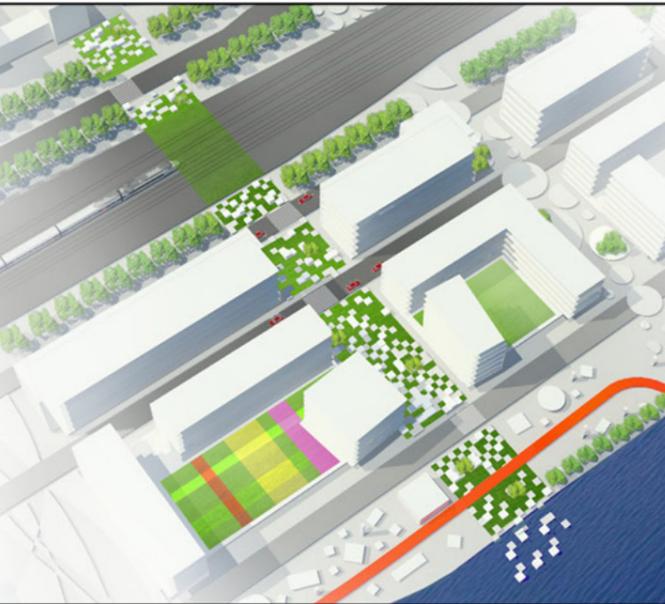
130 750 sqm (with old warehouses)
143 950 (old warehouses replaced with office buildings)
AREA DENSITY: 0,7
(where the total sub - area 1 site is ca. 188 000)

SUB - AREA 1 PARK 1



Park 1 is a stripe stretching from the Lake shore pier towards Mannerheimintie street. The park is divided by a railway track. Designers suggestion is to insert another foot / bike bridge in order to connect the two parts of the park, as an option for the future development phasing process. The masterplan for this area shows a general idea of the shape and program distribution including playgrounds, open air fitness facilities and water features. Extension of the park is provided by a newly designed pier for small boats and yachts. The detailed design of the park should be commissioned to landscape designers chosen in an open competition.

SUB - AREA 1 PARK 2



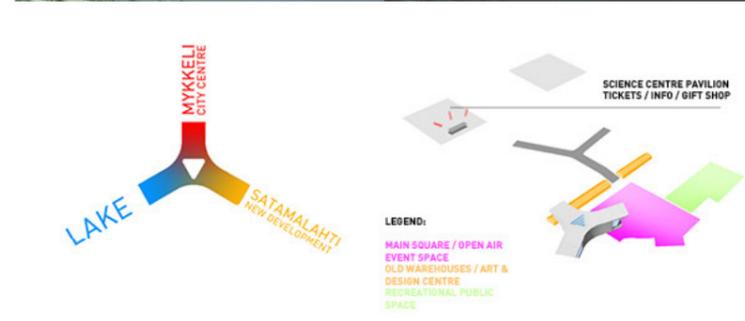
Area dedicated for Park 2 is a stripe stretching from the Lake shore towards Mannerheimintie street. The stripe is another public space located parallel (from the north) to Park 1 area. The ambition of this space is to create a quiet and relaxing atmosphere for inhabitants of the blocks located in the neighborhood of this park, both the new and the old, located on the other side of the railway track. The detailed design of the park should be commissioned to landscape designers chosen in an open competition.

SUB - AREA 1 PARK 3



Park 3 is a another stripe stretching from the Lake shore towards Mannerheimintie street, being a part of series of 4 parks connecting the Lake and new development with the old parts of the city. Different functions like open air fitness installations, playgrounds and small event spaces are positioned on a round islands spread between greenery, aiming to serve the inhabitants and visitors.

SUB - AREA 1 SCIENCE CENTRE



Mikkel Science Centre is a building which truly connects the 3 key elements of future Mikkel. The Lake, the City and the New Satamalahti Development join together in this special building mixing functions like visitor center, city development and history exhibition, science center, office space, cafe, restaurant and public atrium accessible 365 days a year. Part of the building facing the Main Square can be easily adopted for the purposes of an event stage or a big multifunctional screen. The roof of the building is dedicated for a terrace providing beautiful views of the city and its surrounding.

SUB - AREA 1 PARK 4

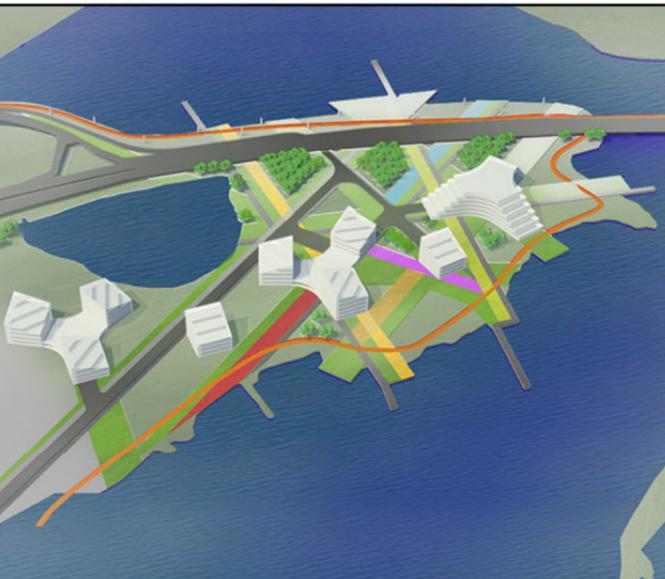


Area of Park 4 is designed to serve inhabitants of new Satamalahti residential part. The masterplan for this area shows a general idea of the shape and program distribution including pavilions with cafes and shops as well as greenery character guidelines. Park is a stripe stretching from Parraskuja street towards Sakalanraitti street, incorporating also parts of city laying outside Satamalahti new development. The design of the park should be commissioned to landscape designers chosen in an open competition.

SUB - AREA 3

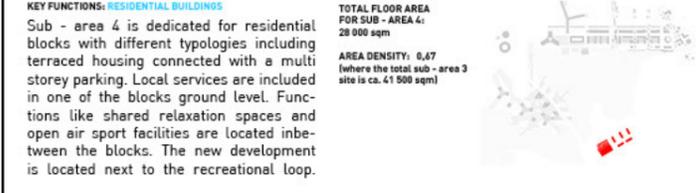


TOTAL FLOOR AREA FOR SUB - AREA 3: 43 200 sqm
AREA DENSITY: 0,47
(where the total sub - area 3 site is ca. 91 000 sqm)



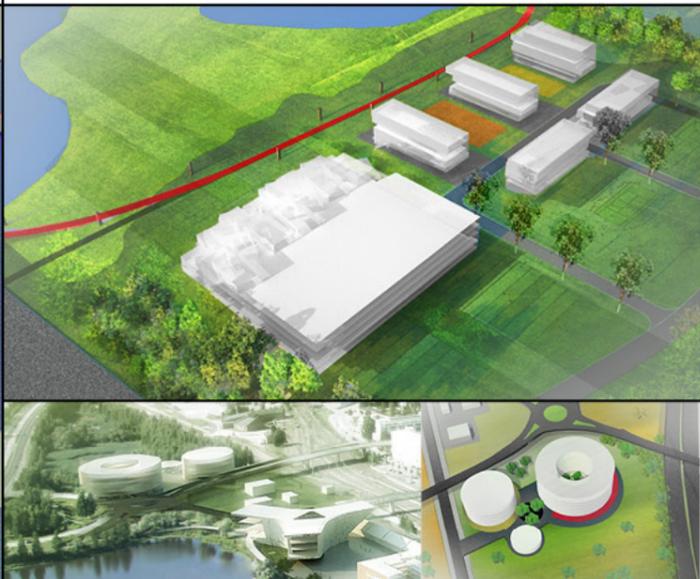
Sub - area 3 is dedicated for more extensive urban structure including residential and office functions, all benefiting from breathtaking Lake views on one side and exciting city panorama views on the other side of the land plot. The area serves also as a park located in a close surrounding of Mikkel city center and another addition to the loop connecting all the new development and new public spaces located next to the Lake shore. New connections between the sub - area 3 and the Lake are included in the masterplan, reducing the inaccessibility caused by the

SUB - AREA 4

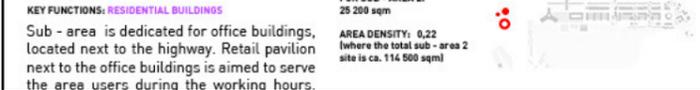


KEY FUNCTIONS: RESIDENTIAL BUILDINGS
Sub - area 4 is dedicated for residential blocks with different typologies including terraced housing connected with a multi storey parking. Local services are included in one of the blocks ground level. Functions like shared relaxation spaces and open air sport facilities are located in-between the blocks. The new development is located next to the recreational loop.

TOTAL FLOOR AREA FOR SUB - AREA 4: 28 000 sqm
AREA DENSITY: 0,47
(where the total sub - area 4 site is ca. 41 500 sqm)



SUB - AREA 2



KEY FUNCTIONS: RESIDENTIAL BUILDINGS
Sub - area is dedicated for office buildings, located next to the highway. Retail pavilion next to the office buildings is aimed to serve the area users during the working hours.

TOTAL FLOOR AREA FOR SUB - AREA 2: 25 200 sqm
AREA DENSITY: 0,22
(where the total sub - area 2 site is ca. 114 500 sqm)

SATAMALAHTI ecological concept

Satamalahti ecological concept of our design is based on 11 key elements representing an environmental awareness approach.

- CONCEPT 1 - 200 - 500 METRES DISTANCE TO BASIC URBAN FACILITIES
- CONCEPT 2 - URBAN FARMS
- CONCEPT 3 - RECYCABLE BUILDING PROGRAM
- CONCEPT 4 - REUSED AND RECYCLED MATERIALS FOR CONSTRUCTION
- CONCEPT 5 - USE OF LOCAL MATERIALS
- CONCEPT 6 - URBAN BIKE SYSTEM
- CONCEPT 7 - MIXED LIMITED TIME PARKING SYSTEM
- CONCEPT 8 - AIR FLOW
- CONCEPT 9 - NATURAL NOISE PROTECTION
- CONCEPT 10 - RAIN WATER HARVESTING AND GREYWATER REUSE
- CONCEPT 11 - EFFECTIVE BUILDING ORIENTATION

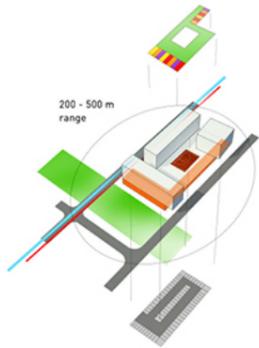
Ecological concept is considered on many different levels including various disciplines of knowledge about the modern cities, taking into account leading sustainable design certification systems like LEED and BREAM.

CONCEPT 1

200 - 500 METRES DISTANCE TO BASIC URBAN FACILITIES

Diverse program of all the Satamalahti new development blocks provides inhabitants with necessary urban facilities access within the distance of 200 - 500 metres.

- PARKS / PUBLIC SPACES / PLAYGROUNDS
- SERVICES / SHOPS / RESTAURANTS / CAFES
- PUBLIC TRANSPORT
- BIKE PATHS
- PARKING
- SPORT FACILITIES / URBAN FITNESS
- URBAN FARMS



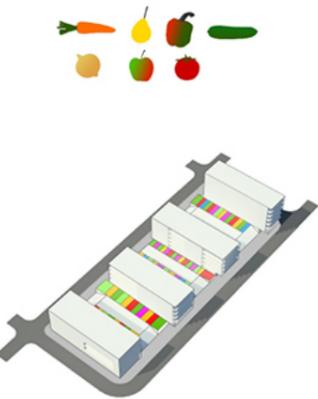
CONCEPT 2

URBAN FARMS

Big parts of slabs covering ground level parkings, located in-between the new residential blocks are dedicated for urban farms. Urban farms mean small land plots which allow the inhabitants to plant their own fresh and 'bio' fruits and vegetables. Use of self grown food allows to minimize the negative environmental footprint caused by mass transportation. In consequence, not all the fruits and vegetables used in every day cooking have to be imported from abroad.

Additional ambition of inserting urban farms into the Satamalahti functional program is to activate the inhabitants and increase the amount of everyday physical activity.

Urban farms can easily be converted into a shared semi - public spaces dedicated for i.e. sport, leisure or playgrounds.



CONCEPT 3

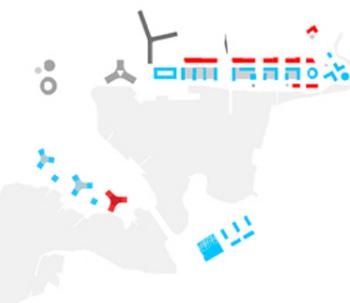
RECYCABLE BUILDING PROGRAM

Classical approach in urban design strictly determines the program for all the blocks. Our proposal for Satamalahti allows to change the chosen blocks program during the buildings life cycle. Blocks indicated in red can be arranged as a residential as well as office buildings designated in particular for hotels, depending on the market and economy situation.

Flexible structural grid design and building cores location allows to easily transform buildings program. Most of the flexible structures are located close to the rail and road network.

No matter which function is feasible from the economical and sociological point of view, the structure of the building remains the same.

This solution can save a great amount of energy and reduce negative environmental footprint caused by typical construction process.



CONCEPT 4

REUSED AND RECYCLED MATERIALS FOR CONSTRUCTION

Natural consequence of new Satamalahti development is the demolition of the existing buildings in order to create space for the future construction sites. Our design proposal suggests maximizing the use of materials retrieved from the demolishing process. Steel structure elements, metal panels, brick, ceramics and many more materials may be creatively reused.

Buildings like 'Carlson' store can provide future developers with construction and finishing elements like steel elements, door and windows or fragments of building insulation. Pre-cast concrete elements and bricks can be used for pavement construction in parks and other public spaces.

The future masterplan should include regulations leading to use not only reused, but also recycled materials.

More detailed examples and design proposals will be presented in the second stage of the competition.



CONCEPT 5

LOCAL MATERIALS USE

One of the main ambitions of the masterplan future execution is to set obligatory regulations for the contractors to use local and locally manufactured materials for Satamalahti construction. Reducing the necessity to transport materials for long distances can bring savings and reduce the negative environmental footprint caused by mass transportation.

Materials especially like locally manufactured wood, should be used also for producing urban furniture, structure of smaller buildings and pavilions, as well as finishing material of buildings. Using local materials can improve local economy and help to develop stronger and unique image of the city.



CONCEPT 6

URBAN BIKE SYSTEM

One of the key elements of our public domain design in the new Satamalahti development is the recreational loop connecting all the sub - areas together. The loop incorporates bike path and running and walking tracks. The loop is connected to all existing main roads/bike paths of the city as well as the touristic system of bike and walking paths along the Lake. We propose to increase the use of bikes in Mikkeli by introducing the urban bike system with rental stations spread all over the new and old parts of the city, as well as the suburbs.



CONCEPT 7

MIXED LIMITED TIME PARKING SYSTEM

Most of the modern cities parking spots remain empty for at least 10 hours a day. Certain amount of future Satamalahti inhabitants will leave their homes to get to work, using cars around 8 AM, they will be back after 10 hours. At the same time other people from other residential areas in Mikkeli or its surrounding will visit Satamalahti to work in office buildings and all service facilities. Our proposal is to allow a number of parking spots within the area to be used each by 2 owners / users during the day and in the night cycle. Such solution could allow serious savings on the amount of construction and environment pollution.



CONCEPT 8

AIR FLOW

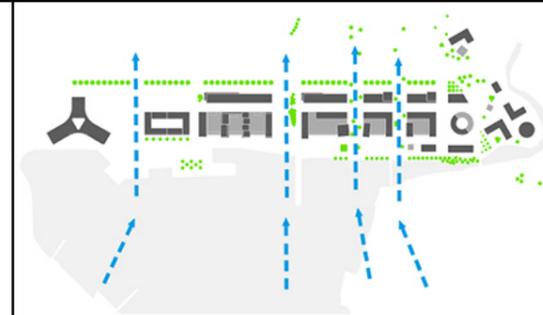
Fresh air distribution

The new urban structure of the new Satamalahti development is divided into smaller blocks. Gaps between the blocks not only create public spaces and parks penetrating the old parts of the city, they also allow fresh air to ventilate the parts of Mikkeli located in a further distance from the Lake.

Protection from strong winds

New vegetation, especially trees are positioned to cover the buildings and promenades from the stronger wind blasts hitting the shore

The same vegetation provides a cooling shadow during the long summer days.

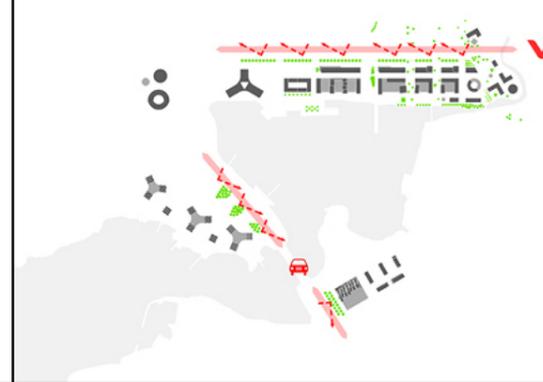


CONCEPT 9

NATURAL NOISE PROTECTION

The biggest source of noise in the sub - areas 1 & 3 of the new Satamalahti development area is the rail and city traffic. Trees positioned between the rail network and the new development create a natural sound barrier enhancing the quality of living and working in the new buildings. The same solution was introduced for the areas located next to the highway

Another concept of noise protection is implemented by proper function distribution. Most of the blocks located in the sub - area 1, next to the rail network are dedicated for the office purposes. Such solution creates a noise barrier serving the rest of Satamalahti.



CONCEPT 10

RAIN WATER HARVESTING AND GREYWATER REUSE

Rain water collected from the roofs of the new developed buildings can be used to serve the Satamalahti buildings and inhabitants in everyday use for limited hygienic and cleaning procedures.

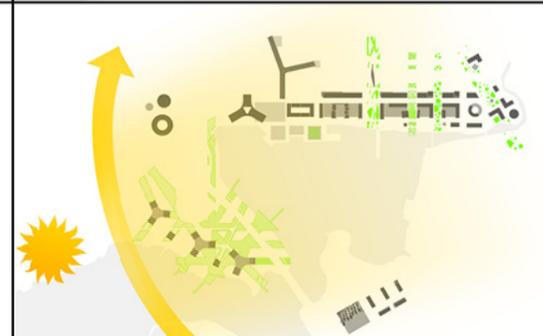
Produced greywater can be reused for purposes like watering the plants in parks and public spaces.



CONCEPT 11

EFFECTIVE BUILDING ORIENTATION

All buildings included in Satamalahti development masterplan were designed to gain as much benefits from natural sun light as possible, especially during the short day period. Proper positioning of the urban blocks, facing south provides maximum access for the sun light, allowing to save energy and lift up the physical qualities of living in the area. Differentiated block heights allow bigger amount of sunlight, even for the development located in dense areas and in the northern part of the new development.



SATAMALAHTI COMPETITION DOSSIER

Proposal for the Satamalahti designed by our team presents various urban schemes, adjusted to the specific conditions of the 4 sub-areas. Sub - area 1 works as a dense urban environment extending the city centre of Mykkeli with various functions including residential and office buildings, the Mykkeli Science Centre building, art & design centre located in old warehouses, parks, public spaces, services and new road and bike path network. Sub - area 2 is an addition to sub - area 1, extending the space dedicated for offices and services. Sub - area 3 is a development with lower density. New residential and office development is placed in a big park, serving as a recreational space for the whole city. Sub - area 4 is a part of the master plan dedicated for various residential buildings with attractive views on the city and the lake.

Competition entry presented by our team is based on 4 concepts which describe the solutions for problems detected during the research and design process.

1. URBAN LINK

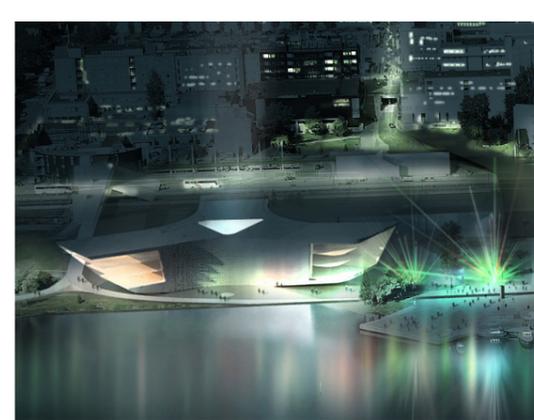
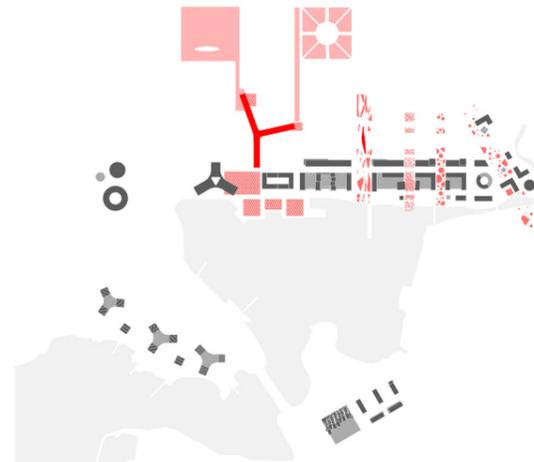
The most important problem of Mikkeli urban structure is the boarder created by the railway track, spreading the existing urban tissue of the city and the lake shore. In our design we try to improve the quality of this specific urban situation by linking many urban tissue elements laying on different sides of the railway track. Five key public spaces: The Main Square and 4 Parks are present on both sides of the boarder, parts of the railway track are also incorporated in parks. Wherever possible new pedestrian bridges connect the parallel parts of the city. The main bridge located next to the railway track links the Main square with the existing central public spaces of Mikkeli and the train station.

2. THE LOOP

Different parts of Mikkeli located along the lake are disconnected and exist as separate urban structures. In our design we propose to create The loop stretching along the lake shore and connecting all the competition sub-areas. The main ambition of this element is to provide an attractive public space for all inhabitants and to integrate all Mikkeli districts and public spaces laying along the lake. Walking, running or riding a bike allows the inhabitants and visitors to experience multifunctional urban and landscape situations and to enjoy culture, entertainment, sport activities, recreation and natural environment.

3. THE ICON

Mikkeli Science Centre is a building which will become an architectural landmark which the city never had before. Our proposal truly connects the 3 key elements of future Mikkeli. The Lake, the City and the New Satamalahti Development join together in this special building mixing functions like visitor centre, city development and history exhibition, science center, office space, cafe, restaurant and public atrium accessible 365 days a year.



Part of the building facing the Main Square can be easily adopted for the purposes of an event stage or a big multifunctional screen. The roof of the building is dedicated for a terrace providing beautiful views of the city and its surrounding.

4. THE PUBLIC SPACES

Public spaces are a missing element of the lake shore. The general idea of our design proposal for parks and squares is described below.

THE MAIN SQUARE

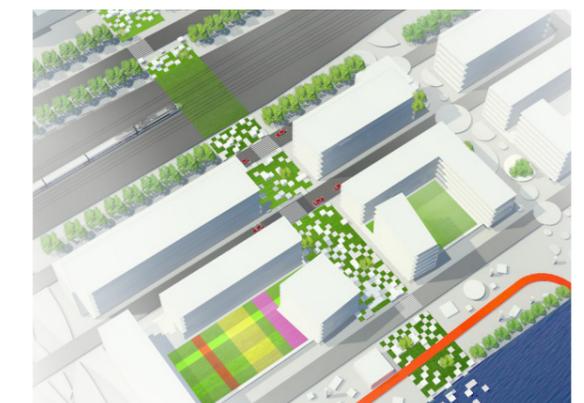
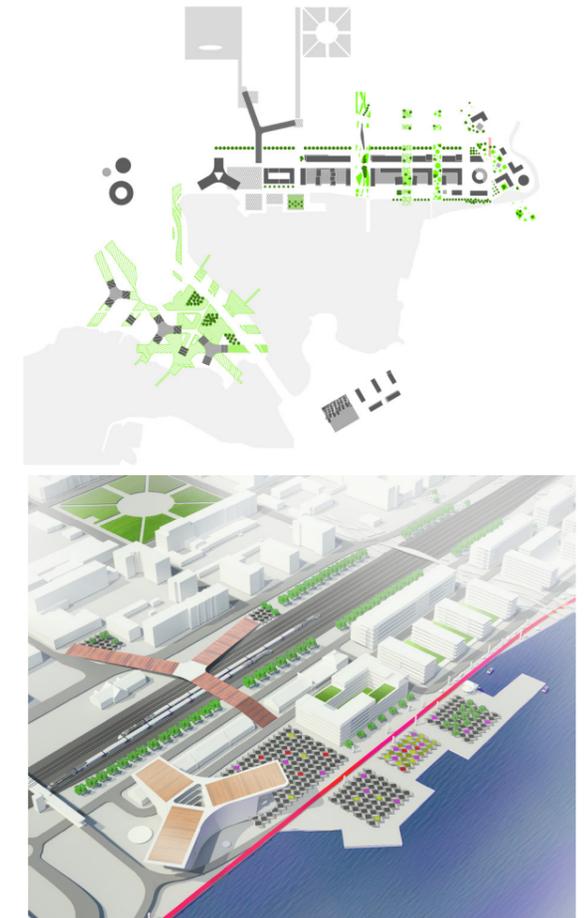
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PARK 1

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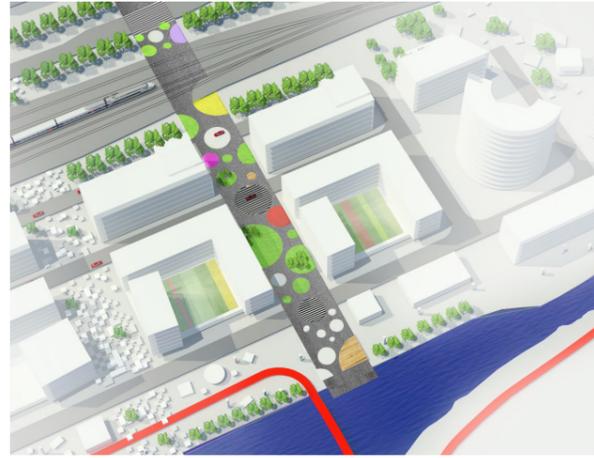
PARK 2

Area dedicated for Park 2 is a stripe stretching from the Lake shore towards Mannerheimintie street. The stripe is another public space located parallel (from the north) to Park 1 area. The ambition of this space is to create a quiet and relaxing atmosphere for inhabitants of the blocks located in the neighborhood of this park, both the new and the old, located on the other side of the railway track. The detailed design of the park should be commissioned to landscape designers chosen in an open competition.



PARK 3

Park 3 is a another stripe stretching from the Lake shore towards Mannerheimintie street, being a part of series of 4 parks connecting the Lake and new development with the old parts of the city. Different functions like open air fitness installations, playgrounds and small event spaces are positioned on a round islands spread between greenery, aiming to serve the inhabitants and visitors.



PARK 4

Area of Park 4 is designed to serve inhabitants of new Satamalahti residential part . The masterplan for this area shows a general idea of the shape and program distribution including pavilions with cafes and shops as well as greenery character guidelines. Park is a stripe stretching from Parraskuja street towards Saksalanraitti street, incorporating also parts of city laying outside Satamalahti new development. The design of the park should be commissioned to landscape designers chosen



DESCRIPTION OF THE REST OF SUB - AREAS

SUB - AREA 3

Sub - area 3 is dedicated for more extensive urban structure including residential and office functions, all benefiting from breathtaking Lake views on one side and exciting city panorama views on the other side of the land plot. The area serves also as a park located in a close surrounding of Mikelli city center and another addition to the loop connecting all the new development and new public spaces located next to the Lake shore. New connections between the sub - area 3 and the Lake are included in the masterplan, reducing the inac-



SUB - AREA 4

Sub - area 4 is dedicated for residential blocks with different typologies including terraced housing connected with a multi storey parking. Local services are included in one of the blocks ground level. Functions like shared relaxation spaces and open air sport facilities are located inbetween the blocks. The new development is located next to the recreational loop.



SUB - AREA 2

Sub - area is dedicated for office buildings, located next to the highway. Retail pavilion next to the office buildings is aimed to serve the area users during the working hours.



SATAMALAHTI ECOLOGICAL CONCEPT

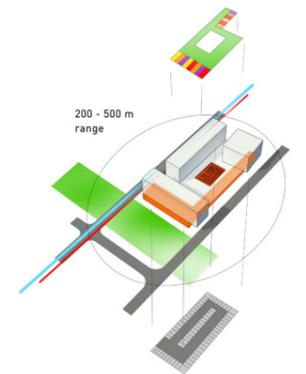
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CONCEPT 1 200 - 500 METRES DISTANCE TO BASIC URBAN FACILITIES

Diverse program of all the Satamalahti new development blocks provides inhabitants with necessary urban facilities access within the distance of 200 - 500 metres.



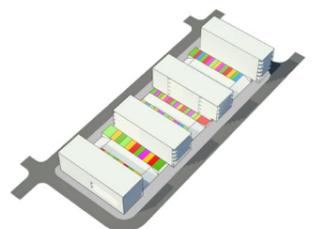
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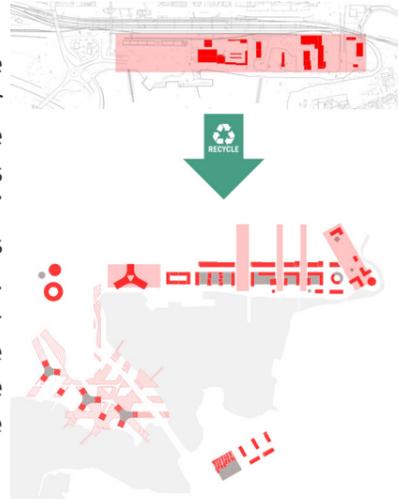
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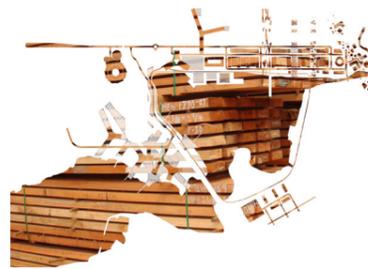
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CONCEPT 5 - LOCAL MATERIALS USE

One of the main ambitions of the masterplan future execution is to set obligatory regulations for the contractors to use local and locally manufactured materials for Satamalahti construction. Reducing the necessity to transport materials for long distances can bring savings and reduce the negative environmental footprint caused by mass transportation. Materials especially like locally manufactured wood, should be used also for producing urban furniture, structure of smaller buildings and pavilions, as well as finishing material of buildings. Using local materials can improve local economy and help to develop stronger and unique image of the city.



CONCEPT 6 - URBAN BIKE SYSTEM

One of the key elements of our public domain design in the new Satamalahti development is the recreational loop connecting all the sub - areas together. The loop incorporates bike path and running and walking tracks. The loop is connected to all existing main roads/bike paths of the city as well as the touristic system of bike and walking paths along the Lake. We propose to increase the use of bikes in Mikkeli by introducing the urban bike system with rental stations spread all over the new and old parts of the city, as well as the suburbs.



CONCEPT 7 - MIXED LIMITED TIME PARKING SYSTEM

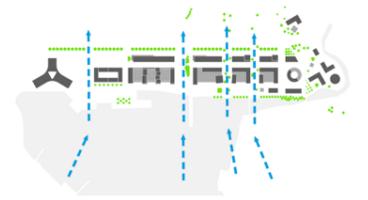
Most of the modern cities parking spots remain empty for at least 10 hours a day. Certain amount of future Satamalahti inhabitants will leave their homes to get to work, using cars around 8 AM, they will be back after 10 hours. At the same time other people from other residential areas in Mikkeli or its surrounding will visit Satamalahti to work in office buildings and all service facilities. Our proposal is to allow a number of parking spots within the area to be used each by 2 owners / users during the day and in the night cycle. Such solution could allow serious savings on the amount of construction and environment exploitation.



CONCEPT 8 - AIR FLOW

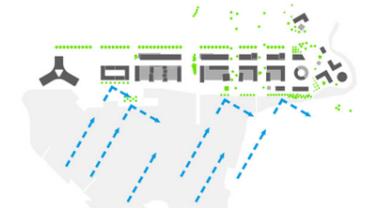
Fresh air distribution

The new urban structure of the new Satamalahti development is divided into smaller blocks. Gaps between the blocks not only create public spaces and parks penetrating the old parts of the city, they also allow fresh air to ventilate the parts of Mikkeli located in a further distance from the Lake.



Protection from strong winds

New vegetation, especially trees are positioned to cover the buildings and promenades from the stronger wind blasts hitting the shore. The same vegetation provides a cooling shadow during the long summer days.



CONCEPT 9 - NATURAL NOISE PROTECTION

The biggest source of noise in the sub - areas 1 & 3 of the new Satamalahti development area is the rail and city traffic. Trees positioned between the rail network and the new development create a natural sound barrier enhancing the quality of living and working in the new buildings. The same solution was introduced for the areas located next to the highway



Another concept of noise protection is implemented by proper function distribution. Most of the blocks located in the sub - area 1, next to the rail network are dedicated for the office purposes. Such solution creates a noise barrier serving the rest of Satamalahti.

CONCEPT 10 - RAIN WATER HARVESTING AND GREYWATER REUSE

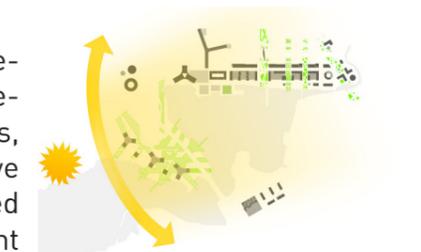
Rain water collected from the roofs of the new developed buildings can be used to serve the Satamalahti buildings and inhabitants in everyday use for limited hygienic and cleaning procedures.



Produced greywater can be reused for purposes like watering the plants in parks and public spaces.

CONCEPT 11 - EFFECTIVE BUILDING ORIENTATION

All buildings included in Satamalahti development masterplan were designed to gain as much benefits from natural sun light as possible, especially during the short day period. Proper positioning of the urban blocks, facing south provides maximum access for the sun light, allowing to save energy and lift up the physical qualities of living in the area. Differentiated block heights allow bigger amount of sunlight, even for the development located in dense areas and in the northern part of the new development.



AREA CALCULATION DIAGRAM

calculations basis:

total competition area:

ca. 432.500 sqm

sub area 1:

ca. 187.000 sqm

sub area 2:

ca. 114.000 sqm

sub area 3:

ca. 90.000 sqm

sub area 4:

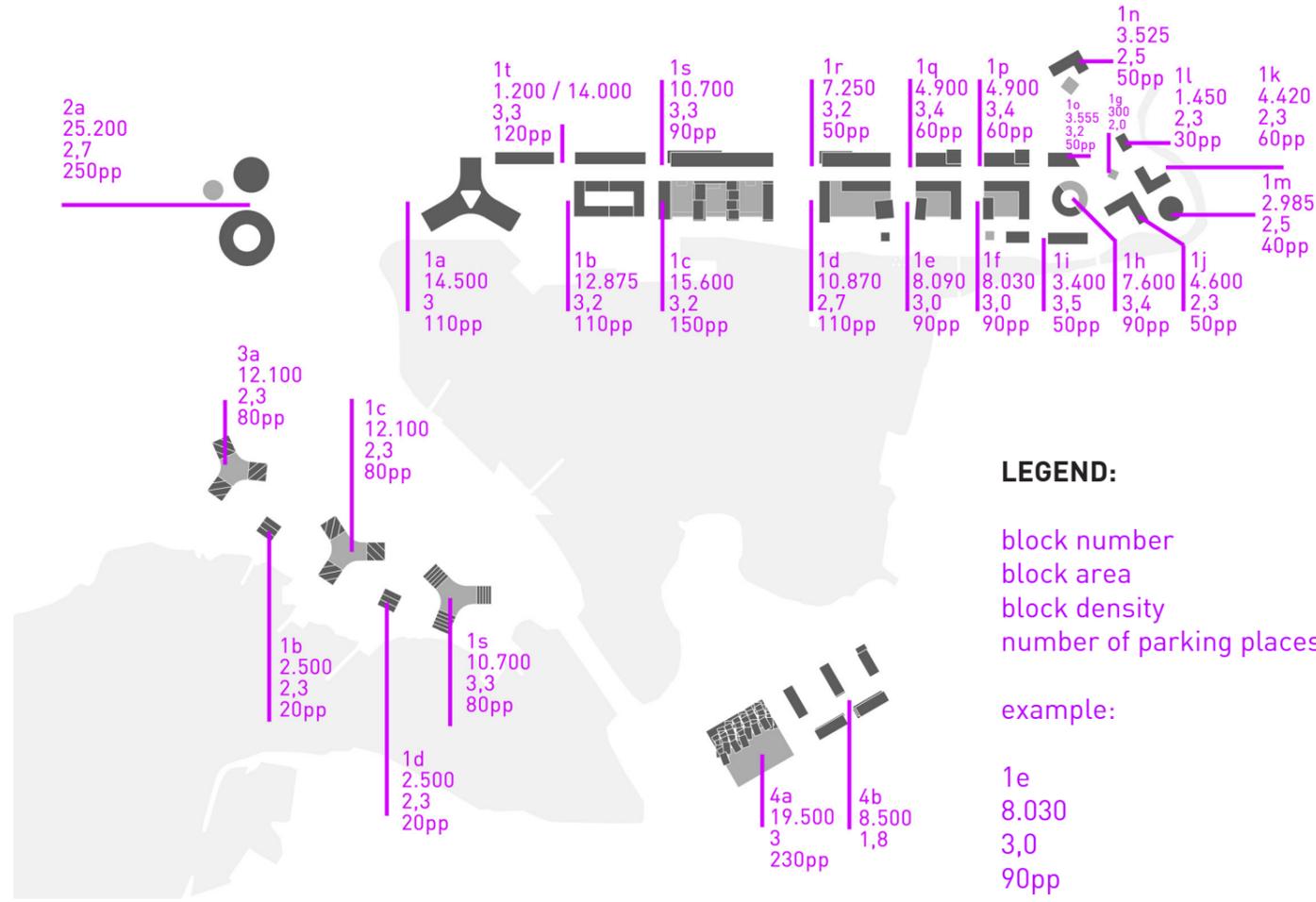
ca. 41.500

option 1

old warehouses transformed into art & design centre

option 2

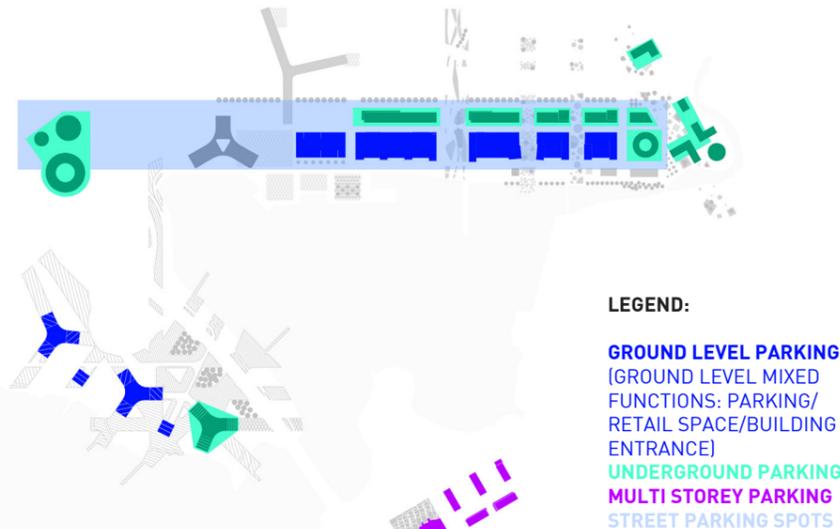
old warehouses demolished and replaced with office buildings



FUNCTIONAL DIAGRAM



PARKING SCHEMES DIAGRAM



DETAILED AREA CALCULATION

| SUB AREA 1 | | | | | |
|-------------------|-----------------------|----------|----------|---------------|----------------|
| BLOCK NUMBER | BLOCK PROGRAM | OPTION 1 | OPTION 2 | BLOCK DENSITY | PARKING PLACES |
| floor area in sqm | | | | | |
| 1A | MIKKELI SCINCE CENTRE | 14 500 | 14 500 | 3 | 110 |
| 1B | RESIDENTIAL | 12 875 | 12 875 | 3,2 | 110 |
| 1C | RESIDENTIAL | 15 600 | 15 600 | 3,2 | 150 |
| 1D | RESIDENTIAL | 10 870 | 10 870 | 2,7 | 110 |
| 1E | RESIDENTIAL | 8 090 | 8 090 | 3 | 90 |
| 1F | RESIDENTIAL | 8 030 | 8 030 | 3 | 90 |
| 1G | RESIDENTIAL | 300 | 300 | 2 | |
| 1H | RESIDENTIAL | 7 600 | 7 600 | 3,4 | 90 |
| 1I | RESIDENTIAL | 3 400 | 3 400 | 3,5 | 50 |
| 1J | RESIDENTIAL | 4 600 | 4 600 | 2,3 | 50 |
| 1K | RESIDENTIAL | 4 420 | 4 420 | 2,3 | 60 |
| 1L | RESIDENTIAL | 1 450 | 1 450 | 2,3 | 30 |
| 1M | RESIDENTIAL | 2 985 | 2 985 | 2,5 | 40 |
| 1N | SERVICES | 3 525 | 3 525 | 2,5 | 50 |
| 1O | OFFICES | 3 555 | 3 555 | 3,2 | 50 |
| 1P | OFFICES | 4 900 | 4 900 | 3,4 | 60 |
| 1Q | OFFICES | 4 900 | 4 900 | 3,4 | 60 |
| 1R | OFFICES | 7 250 | 7 250 | 3,2 | 50 |
| 1S | OFFICES | 10 700 | 10 700 | 3,3 | 90 |
| 1T | A&D / OFFICES | 1 200 | 14 000 | 3,3 | 120 |

| | | | | |
|-----------------------|----------------|----------------|--|--------------|
| PUBLIC PARKING | | | | 250 |
| TOTAL | 130 750 | 143 550 | | 1 710 |

| | | | | |
|---------------------------|--|--|--|------------|
| SUB AREA 1 DENSITY | | | | 0,7 |
|---------------------------|--|--|--|------------|

| SUB AREA 2 | | | | | |
|-----------------------|--------------|-------|--|------------|-----|
| 2A | OFFICE | 25200 | | 2,7 | 250 |
| PUBLIC PARKING | | | | 40 | |
| TOTAL | 25200 | | | 290 | |

| | | | | |
|---------------------------|--|--|--|-------------|
| SUB AREA 2 DENSITY | | | | 0,23 |
|---------------------------|--|--|--|-------------|

| SUB AREA 3 | | | | | |
|------------|-------------|-------|--|-----|-----|
| 3A | RESIDENTIAL | 12100 | | 2,3 | 90 |
| 3B | RESIDENTIAL | 2500 | | 2,3 | 30 |
| 3C | RESIDENTIAL | 12100 | | 2,3 | 90 |
| 3D | RESIDENTIAL | 2500 | | 2,3 | 30 |
| 3E | OFFICE | 14000 | | 3 | 240 |

| | | | | |
|-----------------------|--------------|--|--|------------|
| PUBLIC PARKING | | | | 50 |
| TOTAL | 43200 | | | 530 |

| | | | | |
|---------------------------|--|--|--|-------------|
| SUB AREA 3 DENSITY | | | | 0,47 |
|---------------------------|--|--|--|-------------|

| SUB AREA 4 | | | | | |
|-----------------------|---------------|--------|--|-----------|-----|
| 4A | RESIDENTIAL | 19 500 | | 3 | |
| 4B | RESIDENTIAL | 8500 | | 1,8 | 280 |
| PUBLIC PARKING | | | | 50 | |
| TOTAL | 28 000 | | | | |

| | | | | | |
|---------------------------|--|--|--|-------------|------------|
| SUB AREA 4 DENSITY | | | | 0,67 | 330 |
|---------------------------|--|--|--|-------------|------------|

TOTAL FLOOR AREA OPTION 1: 227.150 sqm
TOTAL FLOOR AREA OPTION 2: 239.950 sqm (old warehouses demolished)
TOTAL AREA DENSITY OPTION 1: 0,52
TOTAL AREA DENSITY OPTION 2: 0,55 (old warehouses demolished)
TOTAL GREEN AREAS & PARK AREA: 75.800 sqm