



NIEMELÄNRANTA

A WATERFRONT DREAM

(Heinola -Regeneration proposal)

Urban and Interactive Planning (MUrCS)/ Urban and Communicative Development

Course Work 2

GROUP 4

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1.INTRODUCTION

“Cities seek a waterfront that is a place of public enjoyment. They want a waterfront where there is ample visual and physical public access – all day, all year - to both the water and the land. Cities also want a waterfront that serves more than one purpose: they want it to be a place to work and to live, as well as a place to play. In other words, they want a place that contributes to the quality of life in all its aspects – economic, social, and cultural”.

Remaking the Urban Waterfront, the Urban Land Institute

(Seattle Department of Planning and Design, 2012 and Timur, U.P., 2013)



a. Background

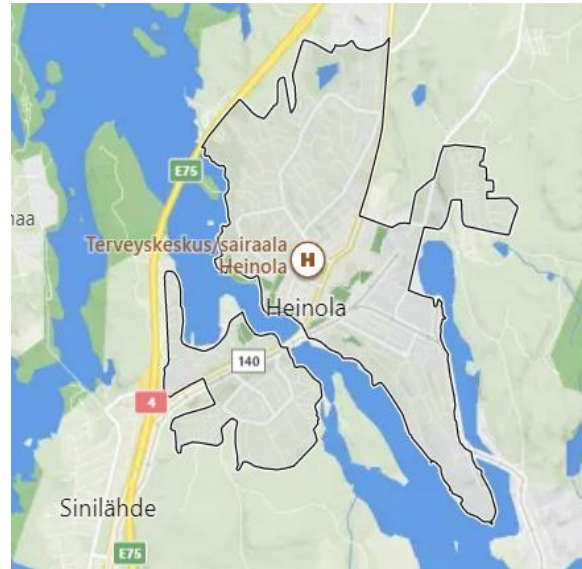
"A waterfront is a significant resource and a challenging opportunity for a city; a chance to be an escape valve for the pressure cooker of crowded city life, a chance to be a breathing edge of city living"
(Moore, 1971, Balogun, Promise Joseph, 2021).

Urban imagination from the view of every city dweller is different where the development strategy will be adapted basis on all the local, regional, and sometime could be national context. Now-a-days, waterfront urban regeneration and development has become more related to create its own significant identity for the area which could be through preserving history or recreational activities (Balogun, Promise Joseph, 2021). Wise development and change in landscaped places can play a vital role in changing the image of the area as well as people's participation and interaction with nature around. According to Holston (2008), to create this distinctive future of cities, introduction of social image in designing and planning is essential. Successful urban waterfront development can be an inclusive combination of different land use and activities. (Ragheb and EL-Ashmawy, 2020). From environmental protection standards, as a leading sustainable country, Finland's key strength is environmental management strategies and regulation methods. Niemelänranta waterfront region of the Heinola municipality is such an area, where there are several opportunities to provide people all within a few hundred meters like to be close to water, long walk along shoreline or other natural recreational facilities without getting out of city area. Extended waterfront beauty can raise the opportunity for public attractions as well as link with other vicinity local spaces (Ragheb and EL-Ashmawy, 2020).

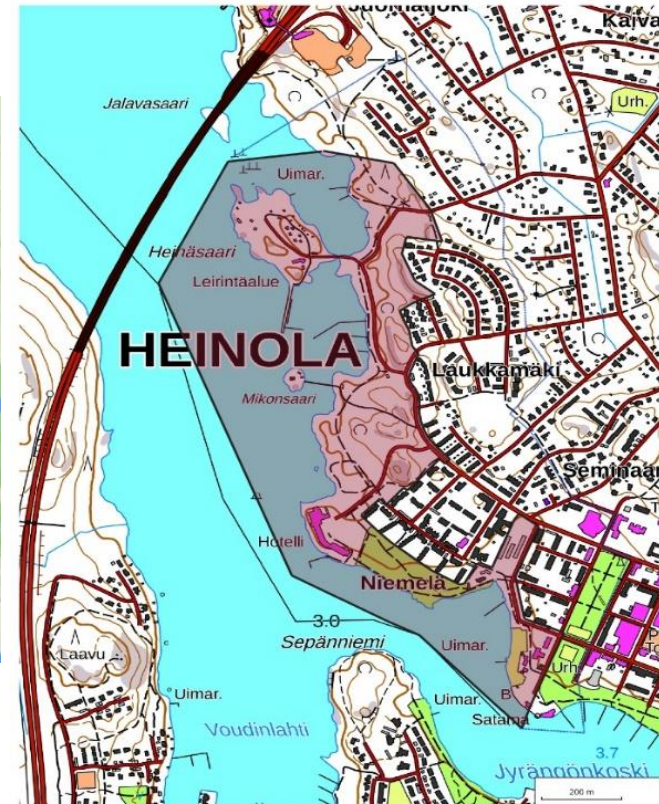
This study aims to present a development proposal for Niemelänranta, which will foster recreational and holiday friendly city for all the four seasons rather than only winter with different natural and man-made site and facilities. The goal of this proposal is to provide special attention to young people along with all aged group for this Heinola region, carefully considering city's vision. This regeneration proposal is focused on developing Heinola as a unique waterfront city based on concept of improved sustainable shoreline and to cover all the summer and winter, indoor and outdoor activities to develop connection among urban life and nature, which will make people come to spend their time with family and friends.



Heinola in context of Finland
Sources: Wikipedia



Heinola municipality
Sources: Wikipedia



Niemelännranta study area
Sources: Wikipedia

Figure 1: Location and area Map of Heinola and the study area

A detailed topographic map of the Heinola region in Finland. The map shows various geographical features including lakes (Uimar., Voudinlahti), islands (Heinäsaari, Mikonsaari), and urban areas (Laukkamäki, Seminaari, Niemelä, Jyränkönkoski). A scale bar at the bottom right indicates 200 meters. The word 'HEINOLA' is prominently displayed in the center of the map.

HEINOLA

b. Rational of the proposal

Despite all the services as well as development, Heinola is still experiencing a general negative population growth over decade. And the population of age group over 60 is on the rise where on the other hand, active labor force is continuously reducing. This has become a major concern of the authority. This work is to propose a redevelopment strategy to improve the livability and thereby attracting more people to the Niemelänranta area of the Heinola region.

2.LITERATURE REVIEW

“Northern urban design fully considers the winter context, making the most of opportunities to stay outdoors by capturing the sun’s warmth, providing protection from the wind, and making the city more accessible, safe and enjoyable year-round.”



Over the decades, waterfront development has become evolving its own identity with historical preservation and recreation. Nowadays, waterfront has become a staple of modernism, beautification, and tourist attractions. We have identified following two main characters (1. Waterfront, 2. Cold and Prolonged winters) and one issue Less occupants (The problem of placemaking) for the given site of Niemela. Hence our literature reviews were focused around these three topics to come up with the design proposals that best align with the character and solve the problem of existing site in both intensive and extensive level.

1. Winter city

The city of Edmonton in Canada is known for its cold winters much like of Finland. They have recently come up with winter design guidelines which acts as a foundation to make Edmonton a great winter city. A concept for communities in northern latitudes that encourages them to plan their transportation systems, buildings, and recreation projects around the idea of using their infrastructure during all the year.

Five main comprehensive principles of winter city design are:

1. Incorporate design strategies to block wind, particularly prevailing winds, and downdrafts.
2. Maximize exposure to sunshine through orientation and design.
3. Use color to enliven the winters cape.
4. Create visual interest with light, while being mindful of intensity, spread, contrast and colour.
5. Design and provide infrastructure that supports desired winter life and improves comfort and access in cold

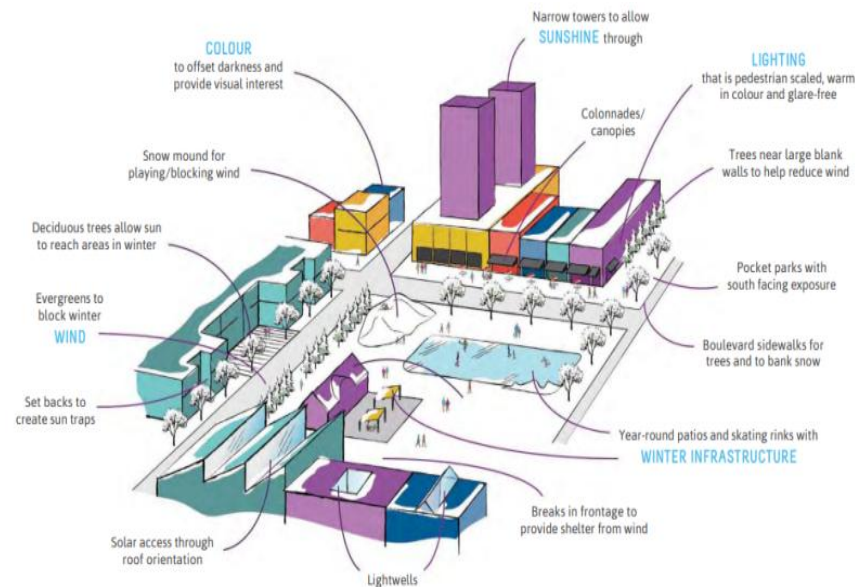


Figure 2: Principles of winter design



Bioswales beautify the streetscape in summer, could provide snow-storage areas in winter, and support healthier waterways year-round. ▲



Animate and activate streets by providing outdoor dining and retail opportunities to create pedestrian-oriented streets. ▲

Figure 3: Winter city design theme

Street

For Bicycle Routes and Storage

- A. Higher volume corridors should be emphasized with cleared and dedicated routes for cyclists throughout year.
- B. Covered bicycle racks and storage lockers should be considered in Pedestrian and Transit Priority Areas.
- C. The existing and new bicycle routes should be connected through community hubs, larger sites, and schools.



Neighborhood-Level and Large Site Planning

As the safety and accessibility of a neighbourhood depends on its physical design, we should be considerate of following:

- A. weather patterns and seasonal conditions should be considered when designing streets, buildings, and open spaces.
- B. the street network and pedestrian routes should be designed to help small blocks and/or mid-block pathways and crossings, offering multiple route choices and quality street frontages.
- C. Street pattern and orientation should be designed in a way that impedes prevailing winds, and public spaces that are framed and sheltered by surrounding development with blocks and parcels oriented to optimize solar access.

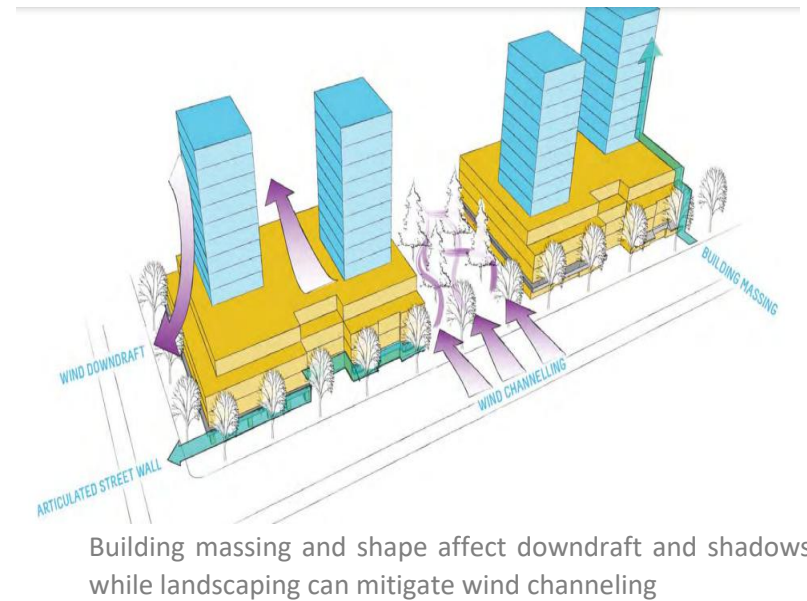


Figure 4: Neighborhood-Level and Large Site Planning

2. Placemaking

The key features of Quality Places for modern time:

- Mixed uses
- Effective public spaces
- Different transportation alternatives
- Multiple accommodation and recreational alternative
- Arts, culture, and creativity

A proper Quality Place embodies good form, which includes:

- Mass, density, and scale that are appropriate to their location on the rural-urban Transect
- Human scale
- Walkable and bikeable streets and trails.

There are three varieties of specialized placemaking:

- Strategic Placemaking (as advocated by Michigan's MIplace Partnership Initiative).
- Creative Placemaking (as advocated by the National Endowment of the Arts, the US Conference of Mayors, and the American Architectural Foundation).
- Tactical Placemaking (as advocated by Street Plans Collaborative and PPS).

Case study for Waterfront Development

Hafencity, Hamburg

Located on the bank of river Elbe, HafenCity is a city under construction in Germany. The port areas that were perceived as "nogo areas", dangerous unsafe zones, were recognized as potential real estate and realized upon. The masterplan proposed for HafenCity is strongly based on five themes of Sustainability, social, culture, public spaces, and infrastructure.

Mobilizing its urban potentials, HafenCity has been strengthening its character as a green metropolis on the waterfront. The urban magnets were not located around the center but in an outer and inner triangle, precisely placing buildings that would be able to shape the different quarters with their dedicated functions. It has excellent interlinkages with the old city and attractive living spaces by the inner harbor and the Elbe River. The city mixes its maritime heritages with modern stunning architecture. It also optimizes its 10km waterfront as a green promenade providing absolute public space for both leisure and tourism. The city is being developed as a walkable city and has implemented short distance mobility concept with dense grid of walkways and cycle paths.

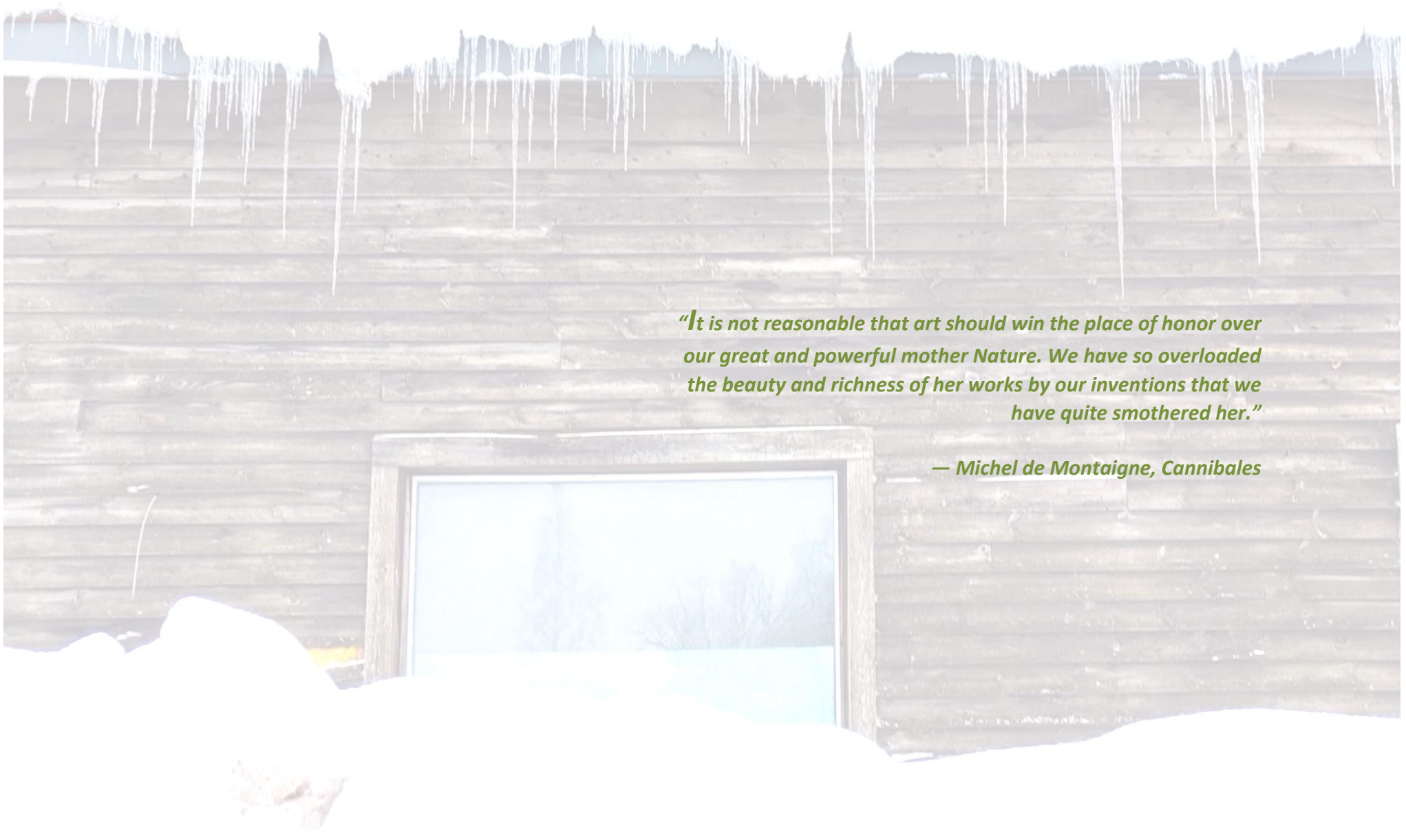


Figure 5: Water city development project of HafenCity, Germany

3. AREA FRAMEWORK

“It is not reasonable that art should win the place of honor over our great and powerful mother Nature. We have so overloaded the beauty and richness of her works by our inventions that we have quite smothered her.”

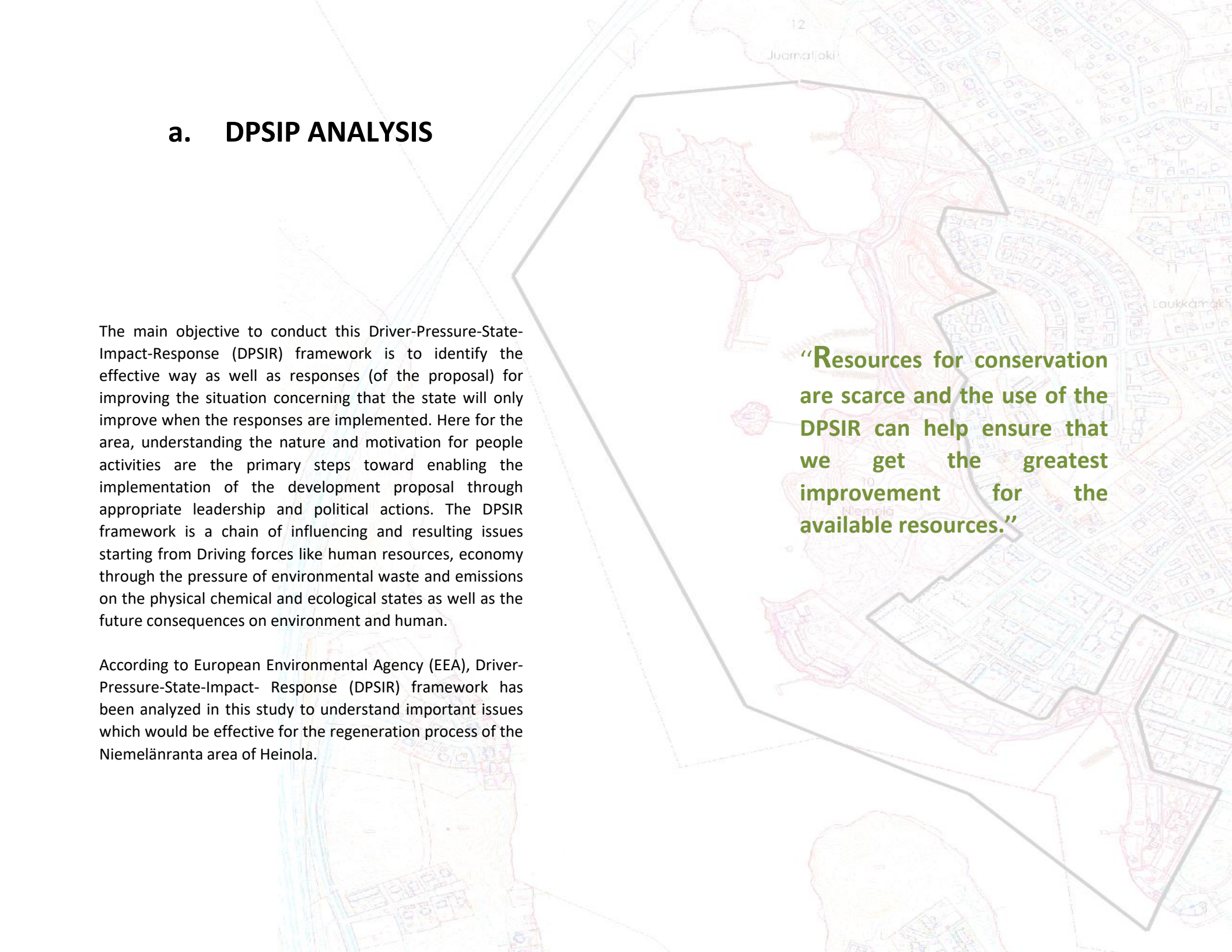
— Michel de Montaigne, Cannibales



a. DPSIP ANALYSIS

The main objective to conduct this Driver-Pressure-State-Impact-Response (DPSIR) framework is to identify the effective way as well as responses (of the proposal) for improving the situation concerning that the state will only improve when the responses are implemented. Here for the area, understanding the nature and motivation for people activities are the primary steps toward enabling the implementation of the development proposal through appropriate leadership and political actions. The DPSIR framework is a chain of influencing and resulting issues starting from Driving forces like human resources, economy through the pressure of environmental waste and emissions on the physical chemical and ecological states as well as the future consequences on environment and human.

According to European Environmental Agency (EEA), Driver-Pressure-State-Impact- Response (DPSIR) framework has been analyzed in this study to understand important issues which would be effective for the regeneration process of the Niemelänranta area of Heinola.



“Resources for conservation are scarce and the use of the DPSIR can help ensure that we get the greatest improvement for the available resources.”
















Driver	Pressure	State	Impact	Response
 Lake Ruotsalainen	 Public attraction	 High cost of housing	 Decreasing population	 Improved recreational site
 Community	 Housing facility	 Lack of recreational services	Decreasing young generation Decreasing place attraction	 Community participation
 Greenary	 Lack of financial investment	 Noise from highway		 Promote sustainable transportation
 Enough place for new development		 Lack of sustainable transport		

Table1: Driver-Pressure-State-Impact-Response (DPSIR) framework

b. SWOT Analysis

Carefully considered strength, weakness, opportunity and threats for the further development of the Niemelänranta area of Heinola are following.

S _t rengths	W _e akness	O _p portunity	T _h reats
<ul style="list-style-type: none">● Cleanest air● Natural resources (ex; waterfront, green space)● Everything is close by (like City Centre, services, beach and nature sites, sport center)● cycling path network● Heinäsaari island as a present attraction	<ul style="list-style-type: none">● Playgrounds with limited equipment to attract young● Noise● Lack of financial sources for investment● High cost of apartment● During the winter season, cultural activity is weak● Lack of lake activities	<ul style="list-style-type: none">● Place for regeneration● Communality of the migratory herds● Vierumäki Sports Institute● Pure nature, lots of forests and lakes > point of interest	<ul style="list-style-type: none">● Decreased trend of population● Climatic condition● Young people move elsewhere to study > And start a family elsewhere

Table 2: strength, weakness, opportunity, and threats analysis

4.Site profile

i. History and Landscape analysis

Niemelänranta is the waterfront dream of the Heinola municipality in the region of Päijänne Tavastia in Finland, located at 61°12'20"N 26°2'17"E. The total area of Heinola is area 839.29 km² with Land of 676.09 km² and Inland waterway 163,20 km²(citypopulation.de). Being situated between two large lakes, Ruotsalainen and Konniyesi, the waterway has become geological feature of Heinola (Wikipedia). Heinola was basically a remote village of Hollola which later became a commercial center for the near region. After the World War II, the city of Heinola grew up as spa town and for elementary institution. It characterized by huge number of immigrant population with an increased population of over 20,000. But by the end of 21st century, due to dramatic failure of job sector in large wood and textile industries, the city faced a gradual downward impact on the number of populations (www.heinola.fi).

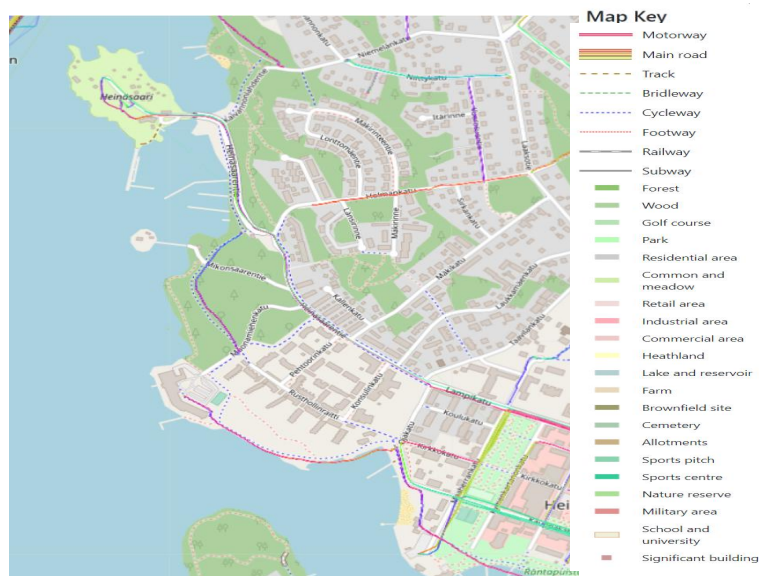


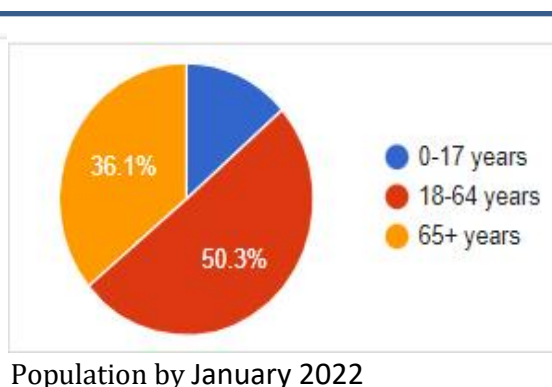
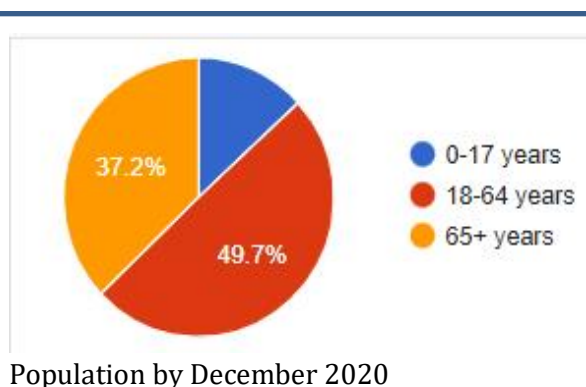
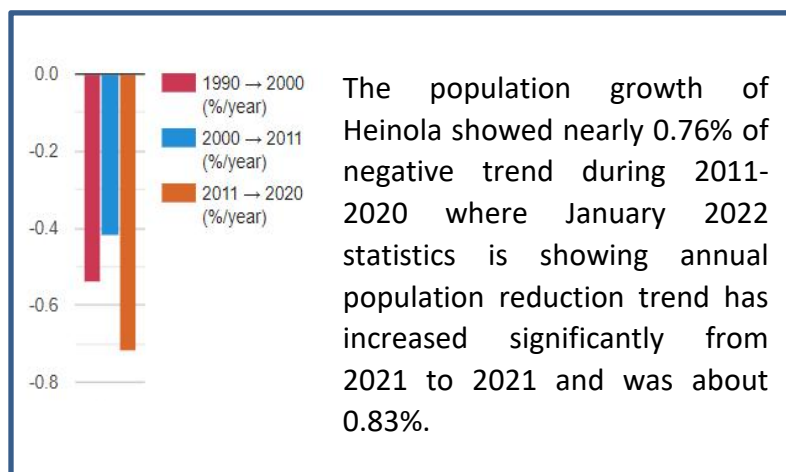
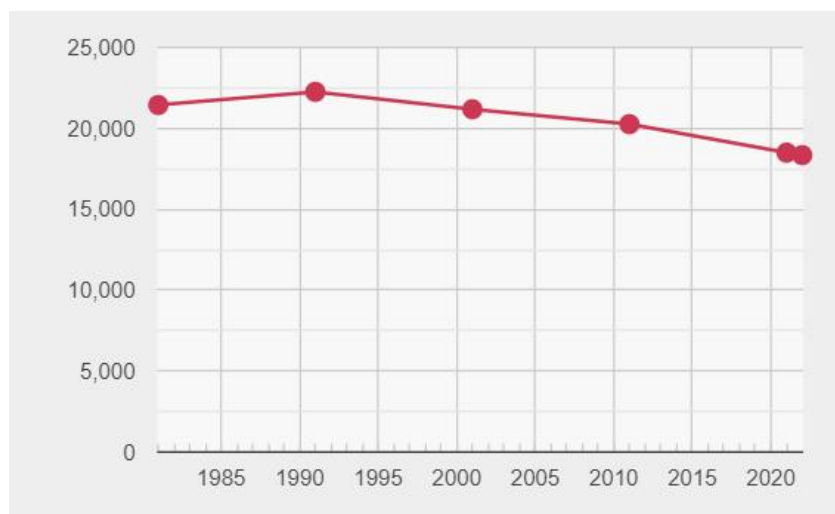
Figure 6: Land-use map of Niemelänranta ,Heinola



Figure 7: Transport way map of Niemelänranta ,Heinola

ii. Demography

Heinola has been experiencing downward trend of population growth. According to Statistics Finland (web), division of 1 January 2022, current population of Heinola is 18,344 with 27.14/km² population density.



The demographic structure history is showing a significance change in population according to different age group. From the statistical data by Statistics Finland, elderly population group age over 65 has increased from 49.7% to 50.3% in between the year of 2020 and 2022 where active mid-aged labor group (18-64) has been decreasing.

Table 3: Population dynamic of Heinola (Sources: Statistics Finland (web), December 2020 and January 2022)

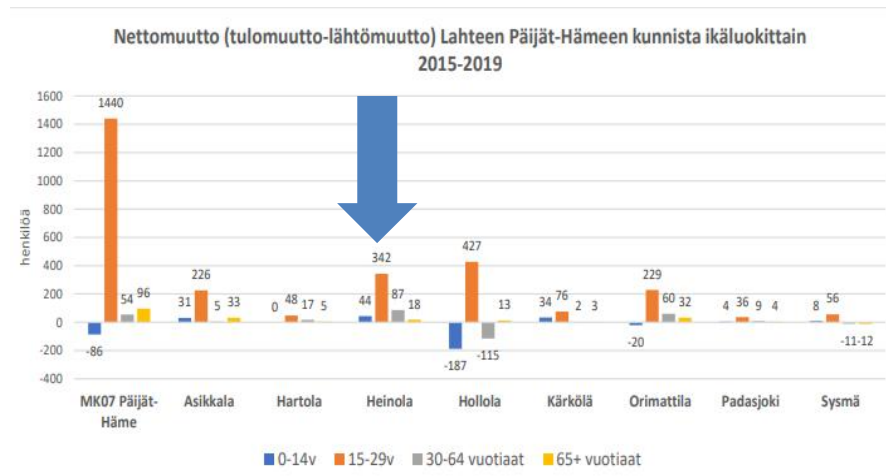


Figure 8: Population migration history

Migration of young people:

According to the report, it is showing that, during the period of 2015 to 2019, many people has migrated from Heinola because of employment or other issues. The chart also showed that, almost all those people are age group of 15 to 29, where age group over 65 doesn't show that shifting trend.

iii. Natural space and recreational amenities

Heinola specially in Niemelänranta area has high density of green vegetation and the waterfront makes the area unique in compared to other part of the city. Along with beautiful waterline, there are some significant popular natural and man-made activities and facilities in the area or very close to the area.

Existing popular facilities-

- Heinola City Museum
- Heinola Art Museum
- Heinola National Heritage Area ('city park')-one of the eight National Heritage Areas in Finland
- Summer restaurant (RantaCasino)
- Heinola Bird Sanctuary
- Recreational venue for spa visitors.
- Heinola Summer Theater
- Park of folk art
- Local Food Market
- Vierumäki sports and leisure centre
- Bowling hall, swimming hall, ice stadium, Kylpylä hotel with spa



Heinola City Museum. Photo: LikeFinland.com



Train bridge in Heinola. Photo: LikeFinland.com



Heinola bird sanctuary. Photo: LikeFinland.com



RantaCasino summer restaurant. Photo: LikeFinland.com

Figures 9: Existing features

5. Critical thinking for Niemelänranta

Activities and buildings that needs to be preserved

1. One of these activities is **Hotel Kylpylä Spa**. It has prime location near the lake Ruotsalainen and there are beautiful lake views from the hotel area. Hotel Kylpylä produces services such as different saunas and of swimming and therapy pools.
2. There are several boat biers in Kananiitynlahti and this boat facility should be preserved. If the area around this bay is being build, there is need for more boat places in this bay. There is some lack of parking places in this area.
3. Kylpylä swimming beach has long traditions and history in Heinola city history. Heinola has a history of being bath town in the early 20s century. Kylpylä area provides many activities in addition to swimming, like children's play area, jump tracks, beach volleyball court, street workout rack, teqball tablets and lots of lawn for sunbathing.
4. Heinola's harbor area is very active place during the summertime. There is beautiful wooden main building with services like cafe, ice cream parlors and restaurant and other traditional port services. Services are now available only during the summertime.
5. Frisbee golf area is located around Muonamiehenraitti, and the track is very popular. Track has been renewed in year 2017.



Figure 10: Marked areas that should be preserved

Areas that can be developed

1. Heinäsaari is nowadays a camping area, and it could be providing the same activity in the future. Kaivannonlahti could be suitable for boat houses. In this area there is not so heavy current in Kymiriver and there is also nice lake view into the lake Ruotsalainen. Tähtihovi bridge and highway 4 is quite close by, so there can be some traffic noise. Kaivannonlahti is suitable for kayaks rental place, and peaceful bay is good place to start kayaking.

2. Kananiitynlahti is a peaceful bay, with lots of boat places and beautiful lake view. There are opportunities to create more attractive waterfront area and main desirable place of the city which will make this Heinola as remarkable destination. This is an area which can be developed in such way where people can come closer to the water and nature. There could be more structured shoreline and place for developing a combined environment of urban and marine ecosystem.

3. Between Muonamiehenraitti and Heinäsaarentie is popular frisbee golf track. This area would be suitable for new housing. The nearest stores are at this moment in the city's central. To create more possibilities to move, there could be area for bike rental place. Almost everything is achievable by bikes and distances are short in city's area.

4. Area called Möljänpuisto (size 3,7 hectares) is park area, where is different kinds of planted trees, evergreens, and perennials. This area could be suitable for some activities that are also suitable for senior citizens. In this area the shoreline could be more natural, but it is important to keep the shoreline open, so that the lake view remains.

5. Area between Ojastreet and Konsulinstreet is now open sandy layered field. This could be area for public and different kinds of outdoor and indoor activities (new recreational building).



Figure 11: Marked areas that can be developed

An aerial photograph of a coastal area, likely a waterfront city, with various colored circles and rectangles overlaid to indicate specific zones or areas of interest. The colors include pink, blue, orange, purple, red, and yellow. The map shows a mix of urban development, green spaces, and water bodies.

6. DEVELOPMENT STRUCTURE AND PROPOSAL FOR THE SITE

Planning and developing a new design for waterfront city is not just a process of drawing a picture to show how the area should look twenty years from now, but this is great initiative to make the future of that neighborhood better than now in the view of environmental, social as well as financial aspects (Balogun, Promise Joseph., 2021).

a. Design Proposal Framework

After all the case studies, literature reviews and site analysis, for the given site of Niemela, Heinola, we were guided by three basic frameworks:

1. Winter Lens:

Since Finland is one of northernmost areas of the world, winter rules almost around the year at the extreme. Except mild summers from April till August, winter is the way of life with snow, frosts, ice, and prolonged dark hours. Hence winter has a great impact in the lives of occupants. However, if we can design the amenities and infrastructures keeping winter in considerations all the time, it is more likely that we can ensure more vibrancy and activities throughout year. Thus, winters are no more about hibernations but rather about celebrations and the spaces will be lively all the time.

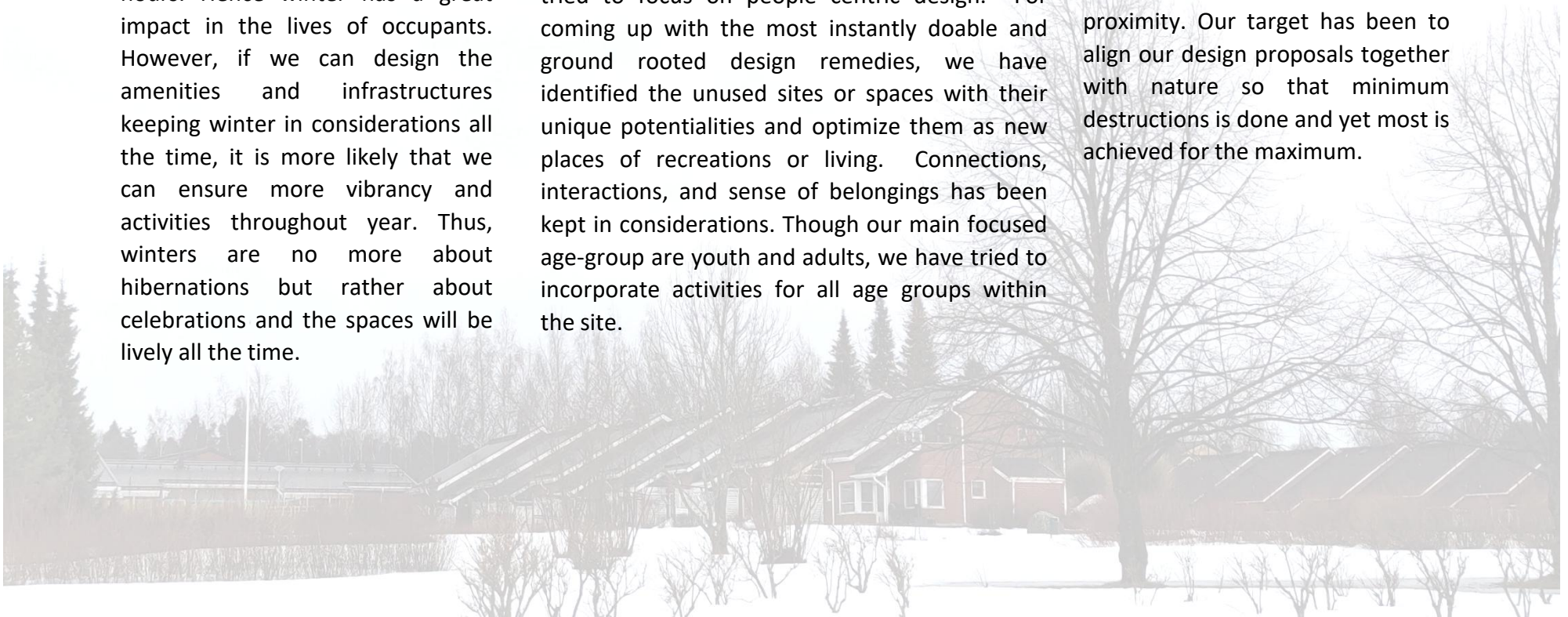
“Placemaking is the process of creating quality places that people want to live, work, play, and learn .”

2. People and Place making

Since Heinola suffers from low population and the main objective of this regeneration proposal is to attract more people in the site, we have tried to focus on people centric design. For coming up with the most instantly doable and ground rooted design remedies, we have identified the unused sites or spaces with their unique potentialities and optimize them as new places of recreations or living. Connections, interactions, and sense of belongings has been kept in considerations. Though our main focused age-group are youth and adults, we have tried to incorporate activities for all age groups within the site.

3. Minimum Interventions

The site of Heinola is gifted with natural amenities such as river, forests, hills, islands within small proximity. Our target has been to align our design proposals together with nature so that minimum destructions is done and yet most is achieved for the maximum.



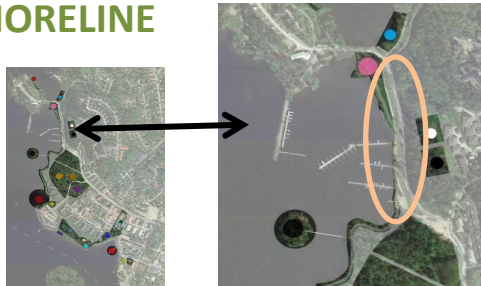
b. Zonal area plan



Figure 12: Zonal proposed area plan for the development

c. Detail area plan

ECO-SHORELINE



“Developing improved and eco-shoreline to protect the nature and provide the most attraction vistas while protecting water habitat”

“There will be something to attract all to the mother nature and the water, which will contribute of making this place as people’s desirable destination.”

The shoreline along the area should be key focus for any waterfront development project to make the area unique and different from other part of the city. An Eco-Shoreline concept has been proposed to make a place to relax and maximize biodiversity. We are also proposing walking path along the existing cycling adjacent to the shoreline. A living shoreline is an example of a nature-based feature, creating new public spaces and to enhance the built environment of the city by providing the ‘breathing’ space. the theme is to let people come to the water as close as possible.



Figure 13: Eco-shoreline with walking and cycle path

(Reference photo Sources: AECOM,

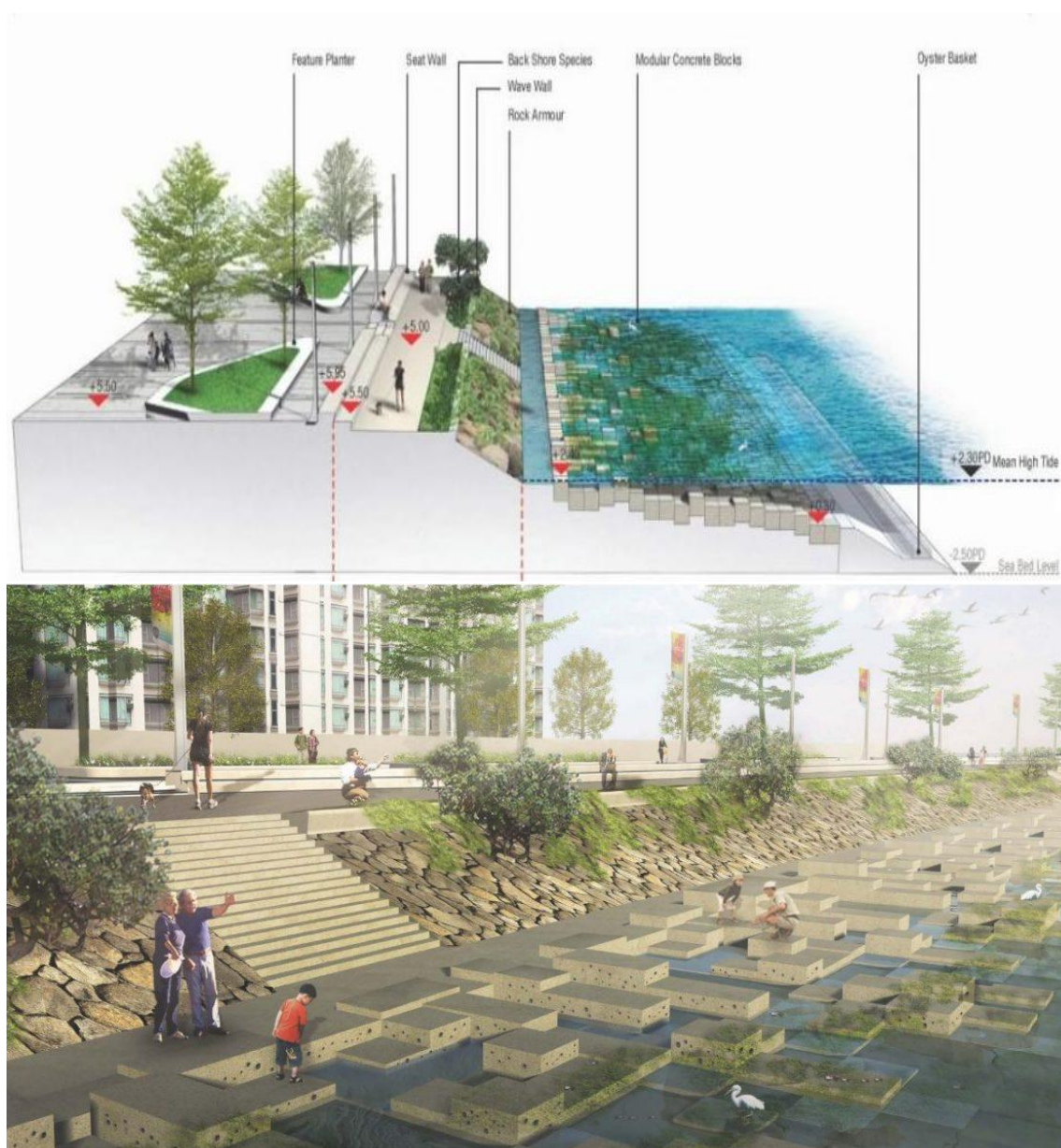


Figure 14: Eco-shoreline block arrangement model

(Reference photo Sources: AECOM,

For this shoreline typology, a modular block design approach is being proposed to adopt which will enhance ecological diversity. Though natural rock would be a preferred construction material, concrete can be a successful as well as fast and cost-effective products for shaping and surface treatment for artificial reef construction (example Hong Kong) to enhance the structural complexity. But for this Heinola waterfront development, this study would propose the recycled concrete modular block. The suggested cement formula for these recycled blocks will be refined chemical characteristics (like reducing lime content), which will reduce environmental impact, cost, pressure on natural rock and resources as well as encourage biological colonization (Loke et al., 2015). The modular block units will be arranged to increase the overall inter-tidal zone area which will create rock pools during low tide. This gradient arrangement of modular units will provide habitat for marine flora and fauna as well as will attract predators.

1. Public square:

After the eco-shoreline, our proposal of placemaking begins at space number 1 within the site. Close to the city center at the road junction and in square shape, this current unused space can be converted into a public square which will act as gateway to Niemela for people.

We envision the square having a public skating rink, some kiosks, shops and bars, an indoor recreational space and a flexible exhibition space which can be covered during wintertime targeted for kids and teenagers.

The idea is inspired by a vibrant public skating rink in the city center of Stockholm, Sweden. Arranging spectator and benches with pubs, bars, and kiosks nearby with some historical statue in the middle of skating rink can create a new landmark and attract the people who come to the city centre of Heinola but never make their way towards Niemela.

We came to know about Heinola's hobby model, where school students practice their hobby in the school. A “Cultural and Art center” is being proposed, where they can practice all these hobbies together. Main aim for this is, to create common place to practice as well inviting other school community from outside of the Niemela. This “Cultural and Art center” will be municipal structure, targeting at socialization of school children and young people through providing interesting creative facilities like exhibition, music, language training, computer, dance, fine art and more. We envision a proper allocation of brown and green field within the square along with parking spaces.



Figure 15: Preliminary design of the area (source: author)

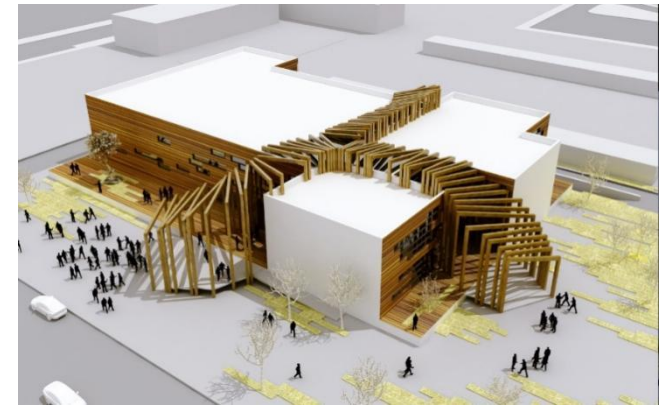


Figure 16: Reference model for Cultural and Art center
sources: (1astudio.eu)



Figure 17: Design intervention's part 1

2. Café and Bar

We believe proper café and bars at various necessary points within the site would give people more reasons to enjoy Heinola without having to compromise much.

3. More piers for Boat

As this space is already active with boats, we believe more piers and boats would be appropriate.

4. Old people activities

As majority of the Heinola's population are occupied by old, we have allocated these spaces for them to enjoy different Finnish games such as mollky, Besanque etc. Similarly, they can do different physical activities arranged in the site.

5. Fireplace/BBQ Area

We propose a nice fireplace or BBQ area right next to the river on the outward area filled by trees. The given pictures showcase what kind of placemaking we intend there. And an open sitting area along the shoreline beside the Fireplace has been also proposed.



Figure 18: Reference photo for Fireplace and open sitting area

6. Improvised Garden

Following the guidelines of our design, we believe the existing garden could be given attention and improvised into nice botanical or cherry garden. For keeping the garden active during winters, it should have some greenhouses scattered in different parts of garden yet connected to each other through covered paths. Proper allocation of paved path and natural paving should also be considered.

7. Observation deck

Keeping it simple yet most appropriate for the spot, we believe an observation deck would serve the best at this spot. One could pause and take rest while enjoying the river and its magnificent view after walking along the existing pathway which goes almost parallel to the river till here.



Figure 19: reference for observation deck

“There can’t possibly be anything more beautiful than Seaside Beach at sunset.” — Bryn McCarren

9. Floating houses/Boats/Saunas: Near Hotel Kumpeli, on this spot, floating houses, boats and even saunas can attract short term visitors and long-term residents both. Floating home would be perfect gateway for this Niemelänranta waterfront attracting people to spend quiet and peaceful time with family. For daytime, exclusive poolside lounge area with casual dining is being proposed where, at night the rooftop bar and BBQ area will provide vantage views for a group of people and friends

10.Natural shoreline with lakeview Apartment A: The waterfront at this area could be left as natural shoreline accessible to all the visitors. Along this line, we believe apartment, not more than two storied, with full fledge glasses would be the most attractive which will create an environment to enjoy the water in winter from inside.

11.Apartment B: We propose another apartments type B on the other side of the road to have more options for the population wanting to live in Niemela. It won’t be next to river but close to the river with parking and all necessary infrastructures.



Figure20: Preliminary design of the area

(source: author)



Lake-view apartment (sources- GooglePhotos)



Floating House (sources- GooglePhotos)



Floating Boathouse (sources- GooglePhotos)

Figure21: Reference photos

12. Improved Frisbie Golf/ Snow Golf

The existing golf area can be improved in this part of the site and played golf during summer. Similarly, during winters, with a little more investment and research snow golf can be possibly played. The concept is derived from the southern alps of Switzerland and many other cold countries.



Figure23: Reference photo of snow golf (Googlephoto)

13. Watch Tower

A high, wooden vantage point can be another tourist attraction enabling the visitors to have the one in all view of the Niemela area.



Figure24: Reference photo for watch tower (Googlephoto)



Figure 22: Design intervention's part 2

15. Natural Mikonsaari Island

Mikonsaari Island should be preserved as a green area, where this study suggests building wooden walkway along the waterline. In the middle of the island one layered watch area and photography platform has been proposed to come closer to the wildlife without disturbing the environment of the Island.



Figure 25: Layered platform with walking trails
Photo source: perkinswill.com

16. Community centre/ Multipurpose activities

We believe a community center with different indoor and outdoor activities targeting all kinds of age groups especially old people would really bring them together with more interactions and sharing. The space can also be used for various social and cultural events and exhibitions.



Figure26: Reference photo for community (Sources: Googlephoto)

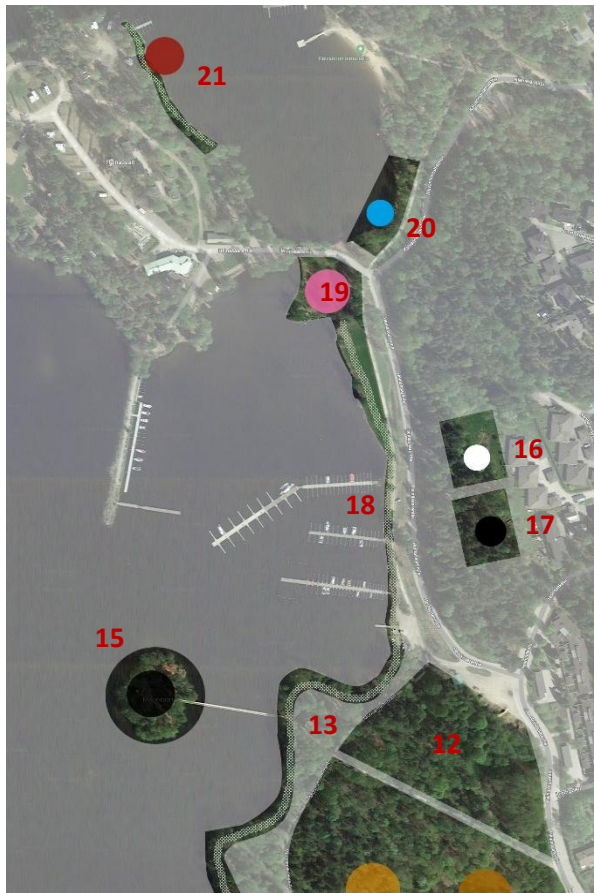


Figure 27: Design intervention's part 3

17. Pesapallo fields

Noting that Pesapallo is a very popular and is the national game of Finland, we believe Pesapallo can be played in this spot in co-ordination of the proposed community centre. The field of Pesapallo can also be used for playing other finnish sports such as mollky, pesanque etc.



Figure28: Reference photo for Pesapallo
(Sources: Googlephoto)

20. Kayaking

This part of shoreline is being proposed for summer Kayaking with floating dock.



Figure30: Reference photo for Kayaking
(Sources: Googlephoto)

19. Café

We believe the vicinity of this area to existing Heinasaari demands another café with more food options and relax areas for the visitors.



Figure29: Reference photo for Cafe

21. More boat houses

We propose some more boat houses on this edge of Heinasaari Island for the visitor here. We hope this will make them to stay for one more night.

Sustainable mobility

City bike rental services and parking facilities: For this small, beautiful waterfront destination, bicycle could be a great choice for getting to the destination or may be for recreational cruise along with the shoreline. we are proposing two places for most sustainable mobility services- city bikes rent, which will be a bike share system and will offer short term and long-term membership facility. The short-term membership services will be for visitors and long-term annual services could be best option for frequent user.

Connectivity:

If there is any chance to improve connections to the highway 4, it would help create Niemeläareas to be more inviting. Now it takes quite long time to get to the highway, because highway junctions are upper north and in the southern parts of the city and there is need to drive through the citys central area. A linear connectivity paths (red line mark in the left map) are being proposed to ease communication difficulties from the island to the highway of the municipality.



Figure 32: Connectivity proposal



Figure 31: Design interventions for Bike rental area



Figure 33: Reference photo for City Bike rental and parking area. (Wikipedia)

7. CONCLUSION

This development proposal for the waterfront Niemela of Heinola municipality has been formulated mainly based on our ground rooted observations and site analysis where we find natural beauty and public involvement as the vital factors. This study considers the negative population growth of the area and tries to suggest necessary actions and strategies to promote the place of great public desire by making it attractive, active, and engaging in a sustainable way.

Heinola offers a beautiful cityscape and pure nature. From the analysis, the waterfront area can function as the epicenter and make the Niemela distinct and unique through ensuring attraction and accessibility to public. Another significant need of the area is available and affordable housing for which we have proposed different housing alternatives within the site which can be used for leisure, holiday stay as well as residential purpose. The proposal is also focused on attracting people with indoor and outdoor, summer and winter activities for all age groups. Regarding budgeting, where citizens can propose development targets is a good way to make citizens more involved about their neighborhood and living area.

The proposal of this development demands active participation of city council of the Heinola municipality for being implemented where, local policy and agencies can play a vital role for proper maintenance of the area. In case of budget, Heinola city reserves some financial resource for small projects and items to be developed are selected by a majority of votes. The Authority should seek opportunities to create Public-Private partnership investment for recreational development. For new construction projects like residential houses, external financiers are required and for them, Heinola city should target marketing widely. Through proper advertisements, the plan can even seek help from social organizations for the development like public square, sports, bike rental etc.



Contribution of members

<p>Mst. Mahbuba Shabnam Environmental consultant</p> <p>Contribution: Introduction DPSIR, SOWT analysis Site profile Layout of the report</p>	<p>Pragya Raut Architect</p> <p>Contribution Digitization of the proposed plan Literature review Thematic framework of the proposal</p>
<p>Tanja Parviainen Urban Designer</p> <p>Contribution: Critical Thinking of the site Initial baseline ideas and concept Conclusion remark</p>	<p>General contribution</p> <p>Conceptualization and planning approach Zonal and Detail proposal outline Site selection of the strategic development proposal Compilation of data and information in the report</p> <p>Mode of meeting: Microsoft Teams Frequency of meeting: Twice a week and constantly in contact through WhatsApp group conversation.</p>

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