WEAKNESSES

Rock, solid grounds on small areas of the island

Harsh winters and environmental factors

Not enough connection between the western part of the island and the city centre

Overused connection to the city centre - traffic jams

Private coastline

No pedestrian connection along the shore

Not enough commercial areas

No functions close to the east coast

Low housing mix (apartments under 10%)

Economic activity only by the bridge

Economic segregation

Median Income

Income Distribution
Population Growth of Turku
Opportunities:
- New bridge as a green connection
- Inhabitating attractive coastlines
- Landscape/view points

Threats:
- Overusage of nature
- Threats for protected areas
- Noise and pollution

More roads = more cars, therefore there will be speed bumps.
Developing more public transportation lines.
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**FIRST STAGE**
- **9 YEARS**

**SECOND STAGE**
- **2 YEARS**

**THIRD STAGE**
- **9 + YEARS**
ALTERNATIVES TO CAR

Comparing two households that are equal in all respects except residential density, the household residing in an area that is 1000 housing units per square mile denser (roughly 50% of the sample average) will drive 1500 (7.8%) less miles per year and will consume 70 (7.5%) fewer gallons of fuel than the household in the less dense area.

- The impact of residential density on vehicle usage and fuel consumption* Jinwon Kim and David Brownstone (2010)

PUBLIC TRANSPORT

- High fixed costs and cost of operating terminals (airports, stations, depots, etc).
- But, most transportation firms have increasing Return to Density.

VISION OF HOUSING

- Portfolio assessment and benchmarking
- Sustainable guidelines and analytics tools
- Sustainable planning
- Policy implementation

PLANNING & STRATEGY

- Occupant engagement program
- Policy compliance and reporting
- LEED Existing Building certification
- Sustainability education and research

DESIGN & CONSTRUCTION

- High performance design
- Deep green materials
- Biomimetic design
- Net zero/positive design
- Green rating certification

FINANCING IDEAS

- Infrastructure financing: A long and winding road — The Economist 22.3.2014
- Project Finance financing arrangement for the bridge
- Need to integrate Municipality Finance, the Public Sector and alternative Private Funding Structures for the area

ECONOMIC POTENTIAL

Cities provide economies of scale, agglomeration, and localisation:

- They provide efficient infrastructure and services through density and concentration
- They attract talents and skilled labour that allows specialisation

Economic contribution to GDP growth, 2011-20
HISTORICAL GRIDIRON PATTERN (CONNECTION TO TURKU CITY CENTRE)

ORGANIC PATTERN (CONNECTION TO NATURE)

GENERAL LAYOUT OF THE NEIGHBOURHOOD

LOW DENSITY

MEDIUM DENSITY

HIGH DENSITY
HOUSING - TREE RELATION

OAK TREE

APPLE TREE

OAK TREE