TURKU
ÅBO

Turku Riverfront Hotel Competition

Competition Programme 03/11/2026

City of Turku Publication 2026

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Turku Riverfront Hotel Competition, Competition Programme

Prepared by: City of Turku, Service Division of Urban Environment,
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1 Invitation to Compete

1.1. Competition Organiser and Purpose

The City of Turku invites development teams to participate in the **Turku Riverfront Hotel Competition** (Itäinen Rantakatu 12, 20800 Turku). The aim of the competition is to identify a high-quality, feasible hotel development that enhances the appeal of the River Aura waterfront in Turku and is suited to the waterfront's historically significant setting.

The competition area is shown on the attached map (Appendix 1). The City of Turku owns all the land within the competition area.

The competition winner or winners undertake to purchase or lease the plot to be formed within the competition area and implement the development in accordance with the winning competition proposal.

An amendment to the local detailed plan for the area will be prepared by the City of Turku in cooperation with the competition winner(s), based on the winning proposal. The amendment to the local detailed plan will be approved by Turku City Council.



Figure 1 Oblique aerial view of the River Aura waterfront. © City of Turku

1.2. Eligibility to Participate and Minimum Suitability Requirements for Competitors

The competition is intended for companies in the construction and property sectors, or consortia formed by such companies. The consortium must also include a designated hotel operator. The composition of the competition team may be supplemented during the competition procedure, but changes to the members of an approved competition team are permitted only for justified reasons. Even in such cases, the members must meet the minimum requirements specified in the competition programme, and the change must be approved by the competition organiser. As a general principle, the composition of the winning consortium is expected to remain substantially unchanged during the subsequent planning phase.

The competition will begin with a participant approval stage, during which consortia will apply for the right to participate by submitting an application in free format. The evaluation panel will approve all applicants who meet the minimum suitability requirements as participants in the competition. Compliance with the requirements will be assessed as a whole.

1.2.1. Minimum Requirements for the Hotel Operator

The consortium must designate a hotel operator that undertakes to operate the hotel to be developed within the competition area to international luxury hotel standards. This requirement is deemed to be met if the operator demonstrates that it satisfies at least one of the following criteria:

a) The proposed hotel brand is classified in the luxury or upper upscale segment under a recognised international hotel chain classification system (e.g. STR Chain Scale); or
b) A hotel operated by the operator is a member of an international luxury hotel association (e.g. The Leading Hotels of the World, Small Luxury Hotels of the World, Relais & Châteaux or equivalent), and the operator undertakes to apply for corresponding membership for the proposed hotel; or
c) The operator operates at least two hotels that meet the Hotelstars Union five-star criteria or the highest level of an equivalent international classification system, with the hotels located in at least two different countries.

In addition, all competitors must submit:

- A project-specific letter of intent or letter of commitment signed by the operator, specifying the brand or concept and the proposed contractual arrangement (lease, management or franchise agreement)
- A written commitment from the operator to design and operate the hotel to a standard that meets at least the Hotelstars Union five-star criteria, together with a statement of compliance assessed against those criteria
- A description of the operator’s international distribution, sales and customer networks and key source markets.

The hotel operator or brand may be changed during the competition or subsequent planning phase only with the approval of the competition organiser, provided that the new operator meets at least the same requirements as the original operator.

1.2.2. Competitor References and Designated Experts

The competitor must have access to sufficient experienced personnel for the design and preparation of the project, taking into account the nature of the project.

The competitor should have access to experts in fields including structural engineering, foundation engineering, rock engineering and transport planning. The key design resources and the involvement of experts from the relevant design disciplines in the project must be described in free form in the application to participate.

The consortium must provide at least three references for the design and implementation of property development projects with a gross floor area of at least approximately 6,000 m^2 in urban environments of significant townscape value.

At least one reference must relate to the principal designer designated for the consortium, and at least one must relate to the designated hotel operator.

The following information must be provided for the references:

- For each reference project, competitors must provide details of its scope and overall duration, the responsibilities of the individuals involved and how long each individual worked on the project.
- The reference projects must be of a comparable level of complexity.
- References must be no more than 10 years old.
- For the hotel operator’s reference, a description of the project concept must be provided.

1.2.3. Financial Capacity and Registrations

The competitor must meet the financial and funding requirements described in this section. Compliance with these requirements does not need to be demonstrated in the application to participate; instead, the relevant information must be included with the competition proposal.

The competitor (company or group of companies) must have sufficient financial resources and capacity to implement, together with its partners, an exceptionally high-quality development in the area in accordance with the competition programme, the competition proposal it subsequently submits and the agreements to be concluded.

The documentation demonstrating the financial resources and capacity of the competitor (company or members of a group of companies) must include at least the following information:

- A description of the competitor, the design team and any partners

- The anticipated ownership and financing structure of the project (including how project financing will be secured)
- A certificate from the tax authorities confirming payment of taxes and social security contributions, or a tax debt certificate
- A certificate from a pension fund and/or insurance company confirming that pension insurance has been taken out and pension insurance contributions have been paid
- An extract from the Trade Register
- Certificates confirming registration in the Prepayment Register, Employer Register and VAT Register

If a group of companies applies to participate in the competition, the required information must be submitted separately for each company, as applicable.

Foreign competitors must provide equivalent information in the form of a register extract issued in accordance with the legislation of their country of establishment, an equivalent certificate, or other generally accepted evidence.

Certificates and supporting documents must be no more than three months old.

Neither the owners of the competitor or purchaser nor any parties exercising control over them may be subject to European Union or United Nations sanctions, and the property being sold must not come under the use, ownership or control of any sanctioned party.

The competition organiser reserves the right to request any additional documentation necessary to assess whether competitors meet the financial capacity requirements.

1.2.4. Submission of Applications to Participate

Applications to participate must be submitted by 8 January 2027 at 3:00 pm. Applications may otherwise be submitted in free form, but they must meet the requirements set out in Sections 1.2.1 and 1.2.2 above. Applications must include the competition team's primary contact details (at least an email address).

Applications to participate must be submitted by email to: **kaupunkiymparistotoimiala@turku.fi**.

The email must bear the following subject line: “Hämähäkkitontti, osallistumishakemus”.

1.3. Competition Stages and Timetable

- The competition programme will be published on the competition website on Tuesday, 3 November 2026 at 12:00 pm.
- Questions concerning the competition must be submitted by Tuesday, 1 December 2026 at 3:00 pm.
- Responses to questions will be provided by Tuesday, 15 December 2026 at 3:00 pm.
- Applications to participate must be submitted and additional questions must be raised by Friday, 8 January 2027 at 3:00 pm.
- The decision on the approval of competitors will be made and responses to additional questions will be provided by Friday, 22 January 2027 at 3:00 pm.
- Competition proposals must be submitted by Friday, 30 April 2027 at 2:00 pm.
- The competition results are expected to be announced in June–August 2027.

Once the competition has been decided, the City of Turku will continue the local detailed planning process for the area by preparing a proposed local detailed plan in cooperation with the competition winner or winning parties. The aim is for the local detailed plan to be approved in 2028.

1.4. Competition Evaluation Panel

The competition evaluation panel will assess and rank the competition proposals according to how successfully they meet the established evaluation and selection criteria.

The evaluation panel comprises the following members:

Sini Ruohonen, Deputy Mayor for Urban Environment
Kristiina Hellsten, Vice-Chair of the Urban Environment Committee
Riina Lumme, Member of the Urban Environment Committee
Jyrki Lappi, Director of Urban Development
Perttu Pulkka, Head of Detailed Planning
Vesa Palander, Director of Business and Economic Development
Anna Hyyppä, Planning Architect
Sofia Amberla, Project Manager for City Centre Development
Arto Valkama, Managing Director of Kulttuuriranta Oy.

The evaluation panel will be chaired by Sini Ruohonen, Deputy Mayor for Urban Environment, with Anna Hyyppä, Planning Architect, serving as secretary.

The evaluation panel may also consult other experts in the course of its work. Decisions of the evaluation panel will be made by majority vote. In the event of a tie, the chair will have the casting vote.

2 Competition Area

2.1. Competition Site

The competition concerns the site known as the Spider Site (Hämähäkkitontti), located at Itäinen Rantakatu 12, 20800 Turku, which forms part of the City of Turku-owned public park area 3P 853-3-9903-0 and street area 3K 853-3-9901-0. The competition site and competition area are shown on the attached map (Appendix 1).

In addition to an implementation plan for the **competition area**, participants must submit an overall plan covering the **local detailed plan area** shown on the attached map (Appendix 1), illustrating how the hotel development will be integrated into its surroundings. Functions associated with the competition proposal or other necessary functions may be located within the local detailed plan area, provided that their inclusion is justified and takes account of the environmental values of the area.

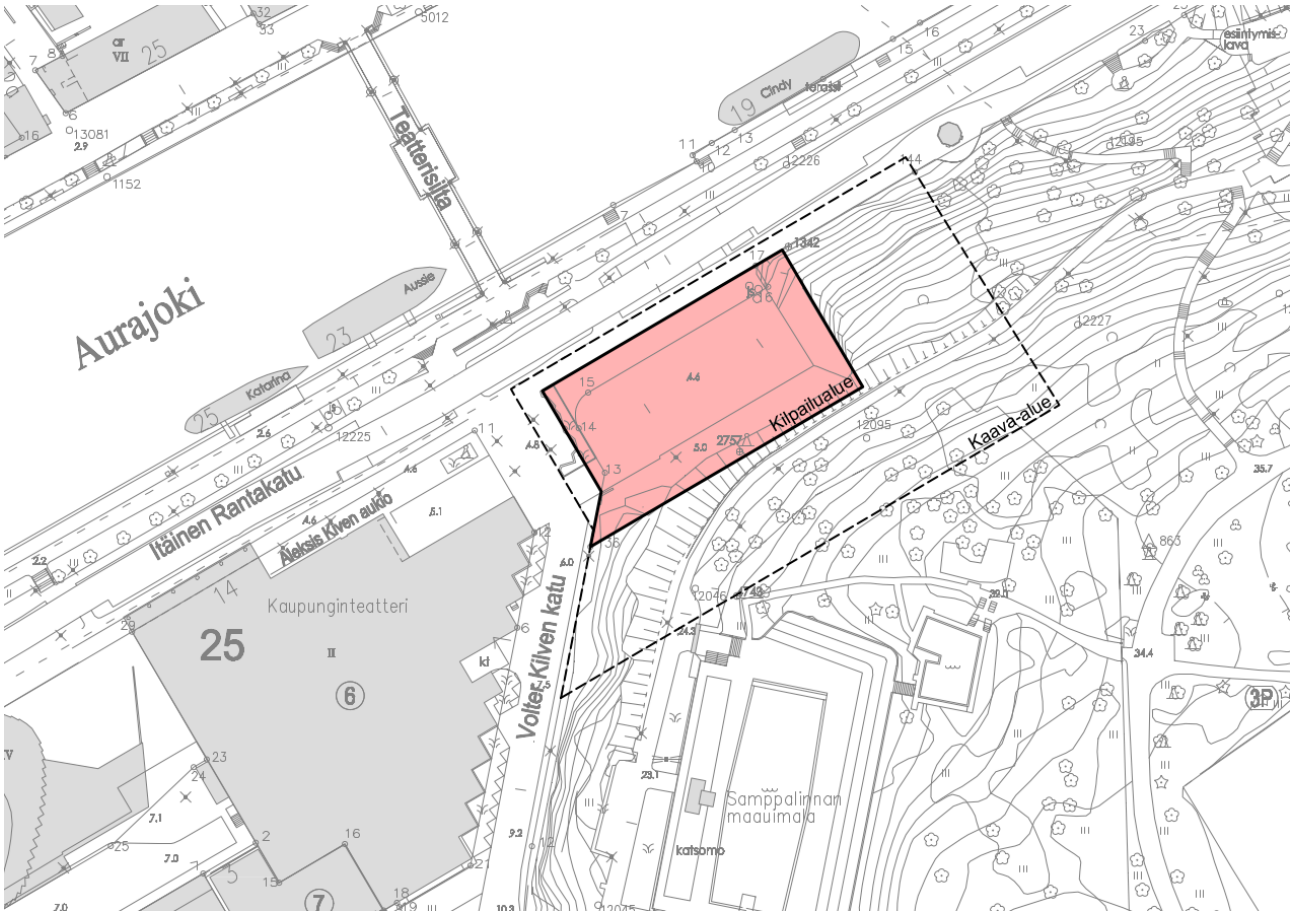


Figure 2 Boundaries of the competition area and local detailed plan area.

2.2. Surroundings of the Competition Area

The competition area occupies a prominent location with significant townscape and landscape value on the banks of the River Aura, less than 1 km south of the Market Square. The area is bounded by Itäinen Rantakatu, Volter Kilven katu and the Samppalinna Hill park area. The competition area covers 2,377 m^2, while the local detailed plan area covers 7,487 m^2. There are no buildings on the site.

The so-called Spider Site (Hämähäkkitontti) is a level area excavated into the slope of Samppalinna Hill that has been used for parking, events and construction site activities. The area was excavated to approximately its present form in the 1940s, when a library for the University of Turku was planned for the site. However, the library project was abandoned following new decisions by the university concerning its location, and the site remained undeveloped. In the late 1950s, the area was designated as parkland in the local detailed plan. The name Spider Site (Hämähäkkitontti) derives from the spiderweb-like environmental artwork "Network" on the rock face. The elevation of the level excavated area ranges from +4.23 to +4.49 metres, while the elevation of the upper edge of the rock cutting ranges from +10 to +21 metres.

Turku's urban identity is strongly rooted in the River Aura and its surrounding built environment. Samppalinna Hill is one of the large hilltop parks in the city centre. These parks are important recreational areas that help define the townscape and offer extensive views across the city. To the south-west of the planning area are the City Theatre, the municipal office building and the WAM Museum of Contemporary Art, all protected under the local detailed plan, as well as the new Fuuga Music Hall. Together, these buildings form a significant group of landmark public buildings along the River Aura. To the south of the planning area, at the top of Samppalinna Hill, is an outdoor swimming pool, while an old well building is located to the north-east. Both form part of a park complex of cultural and historical significance.

In addition to the level excavated area, the local detailed plan area includes part of the wooded slope of Samppalinna Hill. The trees, shrubs and other green infrastructure of the hilltop park provide habitats for various groups of species and therefore form a valuable part of urban biodiversity and the ecological network.

The banks of the River Aura are important pedestrian routes, while Itäinen Rantakatu, Volter Kilven katu and Teatterisilta bridge form part of the main cycling network. Itäinen Rantakatu has one-way cycling arrangements. The nearest public transport routes currently run along Kaskenkatu and Linnankatu. In the future, a trunk public transport route will also run along Itäinen Rantakatu. Vehicular access to the Spider Site (Hämähäkkitontti) is from Itäinen Rantakatu. Volter Kilven katu is a street reserved for pedestrians and cyclists, where service vehicle access to the theatre is permitted.



Figure 3 Oblique aerial view looking south. The competition area is outlined in red, and the local detailed plan area currently under preparation is outlined with a black dashed line. © City of Turku.

2.3. Planning Status

2.3.1. Local Master Plan

Under the Turku Local Master Plan 2029 (which entered into force on 10 August 2024), part of the competition area is designated as a central functions area (C), reserved for city centre functions serving the urban area of Turku. The principal functions of the area are city centre housing, public and private services, administration and employment activities suitable for a city centre location that do not cause environmental disturbance. Yard areas on natural ground must be preserved on plots where they still exist. It is recommended that at least 20% of the area of these plots be left as unbuilt yard area. Part of the competition area is designated as a historic park area where the environment is to be preserved (VPH/s). The planning and use of the area must pay particular attention to its cultural and historical, landscape and garden design values, as well as any archaeological and natural values. The boundary between the central functions area (C) and the historic park area (VPH/s) is indicative.

The area is bordered by the main cycling network, an outdoor recreation route and the city centre pedestrian zone. The competition area is located within a bedrock resource area that may be used for parking or other purposes in the future.

The competition area lies within the valuable River Aura landscape area, whose significance must be taken into account in construction, transport and street planning, recreational planning and other projects affecting the area. Construction along the River Aura must be adapted to the area's landscape and cultural heritage values. The area's characteristic landscape features and structures, such as waterfront quays and rows of trees, must be preserved. The competition area also

forms part of the National Urban Park and an area characterised by tree-lined firebreaks. The Makasiininranta archaeological site is located on Itäinen Rantakatu. Samppalinna is a built environment of significant heritage value, and the adjacent City Theatre is a building of architectural and cultural significance.

2.3.2. Local Detailed Plan

Local detailed plans 78/1958 (which entered into force on 27 May 1959) and 10/2020 (which entered into force on 28 January 2023) are currently in effect in the competition area. Under these plans, the area is designated as parkland, street area and a street reserved for pedestrians and cyclists, where service vehicle access is permitted. The existing local detailed plan does not determine the content of the competition.

Local detailed plan 8/2026 is currently under preparation for the competition area, with the aim of enabling the development of a hotel on the site while taking account of the valuable River Aura environment. The local detailed plan will be prepared on the basis of the winning proposal in this competition.

3 Competition Brief and Design Guidelines

3.1. Competition Brief and General Design Guidelines

The aim of the competition is to identify a high-quality, feasible hotel development that enhances the appeal of the River Aura waterfront in Turku and is suited to the waterfront's historically significant setting. The objective is to achieve an architecturally outstanding design that successfully complements the townscape and makes a distinctive addition to the series of landmark buildings along the riverfront.

The competition seeks a feasible hotel concept that meets high international quality standards, offers distinctive and memorable experiences, serves as an attraction in its own right and helps strengthen Turku's profile as an international tourism destination. The concept should serve both local and international visitors throughout the year. The aim is to attract a commercially successful operator with extensive expertise, networks and customer relationships in international tourism, as well as a genuine interest in establishing a presence in the area and strengthening its tourism network.

The design must take account of the valuable River Aura landscape area, the National Urban Park, the historic park area of Samppalinna Hill and the adjacent group of cultural buildings. The development must be appropriate to the scale of the area and integrate naturally into its surroundings. The prominence of Samppalinna Hill in the townscape must be preserved, and the hilltop park must not be completely obscured by the development. The views of the city and river from the park must also be largely preserved. The building must integrate naturally with the park area of significant heritage value. The design must form a coherent whole with the public buildings of architectural and cultural significance and take account of their special prominence in the townscape.

The aim is to strengthen the ecological connection between Samppalinna Hill and the riverfront through landscaping. The proposed landscaping must include species suited to the local conditions and historic environment, as well as solutions that improve the continuity of green infrastructure and enhance urban biodiversity.

The development must also include facilities and spaces that are open to and serve all city residents, such as restaurants, cafés, cultural facilities and event spaces. An access route must be proposed from the riverfront to Samppalinna Hill park, also serving future park facilities, children's playgrounds and the Samppalinna outdoor swimming pool. High-quality public urban spaces that integrate naturally into their surroundings must be designed around the hotel.

3.2. Specific Objectives and Design Guidelines

3.2.1. Extent of Development

The competition area must accommodate at least 6,000 m^2 of gross floor area. Additional floor area may also be located within the bedrock or in a basement, taking account of the site's buildability. Competition proposals that minimise the expansion of the existing open rock excavation will be viewed favourably in the evaluation. Basement construction is possible, and the conditions for its construction are set out in the buildability assessment.

3.2.2. Buildability

The buildability of the competition area and the constraints relating to rock construction are described in the buildability assessment attached to the competition programme.

Protective fences have been installed below the rock cutting within the competition area to protect against loose rocks falling from the rock face. Permanent measures to address the risks posed by the vertical rock face must be integrated into the project (e.g. rock bolts, protective cladding or rockfall netting, as required).

3.2.3. Transport and Public Spaces

The area is bordered by important pedestrian, cycling and park path networks. The design must create a pleasant environment for walking and cycling and provide for accessible routes.

An accessible route from the riverfront to the park must be proposed in a manner compatible with the overall design of the competition proposal and implemented as part of the hotel development. The route may be located partly outside the competition area.

The aim is to minimise parking and service traffic entering the site and crossing pedestrian and cycling routes. Particular attention must be paid to the busy pedestrian and cycling route along Volter Kilven katu and Aleksis Kiven aukio square in front of the theatre. The parking arrangements must be appropriate to the city centre environment. The competition does not specify a required number of car or bicycle parking spaces. Instead, competitors must propose parking arrangements suited to their competition proposals. The plans must indicate the routes, daily or weekly volumes, and timing of service traffic.

Vehicular access arrangements and routes for emergency vehicles, logistics, waste collection vehicles, any passenger drop-off and pick-up traffic, and other relevant traffic must be shown in the competition proposal's movement diagram. The diagram must clearly illustrate the different modes of transport and enable the functionality of the proposed arrangements within the planning area to be assessed.

The plans must take account of accessibility in the building's public spaces and parking areas. The design of public urban spaces may propose changes to existing structures within the competition area and local detailed plan area, such as lighting fixtures and planting beds.

3.2.4. Transformer Facilities

The construction and use of the competition area require a new distribution transformer substation to be incorporated into the building to be developed on the site. The transformer substation must be located at ground level, have clear internal dimensions of 4 × 4 metres, adjoin an external wall, have direct access from outside and be accessible by lorry. The transformer facilities will be implemented in cooperation with Turku Energia Sähköverkot Oy.

3.2.5. Archaeological Investigations and Excavations

The City will carry out any necessary archaeological investigations before the plot is transferred.

3.2.6. The City of Turku's Climate, Nature and Circular Economy Objectives

The City of Turku aims to achieve carbon neutrality by 2029, become nature positive by 2030 and become resource-wise by 2040. The design must contribute to achieving these objectives.

Resource wisdom is also a guiding principle in construction site planning and the construction phase. Construction site operations must be emission-free, efficient and cost-effective overall. The principles of the circular economy must be taken into account in construction, and the building's structural frame materials and façades must be low-carbon, maintainable and long-lasting.

3.2.7. Blue-Green Factor

The competition will follow the City of Turku's guidelines on the quantity and quality of vegetation and surfaces on plots and within blocks. The aim is to achieve a green factor of at least 0.6, although competitors may propose an alternative solution if justified. Competitors may check the green factor performance of their competition proposals using the blue-green factor calculation spreadsheet (Excel). The calculation instructions and spreadsheet are available through the links in Section 6.3 of the competition programme. The spreadsheet must not be included in the submitted competition documents.

3.2.8. Plot Readiness for Construction

The City of Turku will continue the detailed planning of the infrastructure required to develop the competition area as the local detailed planning process progresses. In principle, construction on the plot may begin once the necessary local detailed planning conditions are in place, but no earlier than October 2029. The studies forming the basis for the planning are described in Section 6.3.

3.2.9. Soil Containing Contaminants or Waste Materials in the Area

The City will be responsible for all remediation costs within the competition area required by the authorities on the basis of a remediation plan. These include, for example, the costs of preparing a soil contamination assessment and a remediation plan, supervising remediation work and reporting to the authorities, as well as the costs of excavation, earthmoving, transport and the treatment of soil materials and groundwater. Measures or costs arising from contaminant concentrations below the lower guideline value specified in Government Decree 214/2007 (so-called threshold-value soils) are not considered remediation of contaminated soil for the purposes of this provision.

The City will not be responsible for remediation costs that are not based on a remediation plan or a decision by the competent authority. Nor will the City be responsible for the costs of removing and transporting soil masses insofar as these arise solely from the implementation of the construction project, or insofar as the plot recipient avoids costs that would otherwise be incurred in the construction project (e.g. the costs of excavating and transporting contaminated soil to the extent that such work would also be necessary to implement the construction project without remediation of the contaminated soil).

In addition to the remediation costs referred to above, the City will be responsible for additional backfilling costs insofar as soil masses must be removed from the site due to contamination that could otherwise have remained undisturbed under the construction plans. Backfilling costs refer to all costs associated with backfilling, including, for example, the cost of replacement soil with properties equivalent to those of the removed soil, as well as transport, excavation, compaction and levelling costs. The replacement soil must have compaction properties equivalent to those of the removed soil. The procedure agreed in the preceding paragraph will apply to backfilling, where applicable.

If the plot recipient fails to submit a remediation plan to the City within one year of the date of signing the deed of sale or lease agreement, or submits the remediation plan to the authorities before it has been approved by the City, the plot recipient will be responsible for the remediation costs.

Responsibilities relating to soil contamination will be agreed in the deed of sale and land lease agreement to be concluded.

4 Evaluation of Competition Proposals and Next Steps

4.1. Evaluation of Competition Proposals

During the evaluation stage, the evaluation panel will prepare a written assessment of all competition proposals. Each competition proposal will be evaluated on the basis of an overall assessment.

Particular emphasis will be placed on the quality of the hotel concept, its suitability for the surrounding environment, architectural excellence, functionality and feasibility. The functionality and potential for further development of the overall solution will be considered more important than individual evaluation criteria.

The following aspects will be taken into account when evaluating the proposals:

Overall Townscape and Landscape Design

- Suitability of the proposed solution for the valuable cultural environment along the River Aura and the National Urban Park
- Relationship with the Samppalinna Hill park area and adjacent cultural buildings
- Preservation of landscape and townscape views
- Scale, form and integration of the building into its surroundings
- Overall architectural design and its ability to stand the test of time
- Quality of façades, materials and lighting

Functional and Commercial Concept

- Clarity, quality, attractiveness and international competitiveness of the hotel concept
- Functional integration of the hotel and its associated services
- Synergies between functions and their connections with the surrounding environment
- Quality and functionality of facilities and spaces open to city residents
- Activity at street level and year-round functionality
- Suitability of the concept for Turku’s tourism and cultural profile
- Feasibility (financial and funding realism of the proposal)

Surrounding Environment, Transport and Green Infrastructure

- Integration of the proposed design with waterfront and river activities and functions, Samppalinna Hill park, the street environment and other surrounding public spaces
- Quality of public urban spaces and a pleasant environment for walking and cycling
- Functionality and safety of transport arrangements

- Strengthening the ecological connection between Samppalinna Hill and the riverfront, continuity of green infrastructure and urban biodiversity

Low-Carbon Design

- Low-carbon solutions that have a significant impact on the building's carbon footprint and whose effectiveness can be demonstrated, for example, through the solutions presented in the competition proposal or environmental certifications sought for the project (e.g. BREEAM, LEED)

4.2. Selection of the Competition Winner and Announcement of Results

The evaluation panel aims to complete its assessment of the competition proposals and submit its recommendation on the competition winner, together with a proposal to reserve the plot, to the City Board of Turku in June–August 2027. A formal record of the evaluation will be prepared, containing an overall assessment, assessments of individual proposals, the competition results and any recommendations for further work.

The City will select one winner. Competitors may submit more than one proposal.

The competition organiser may also select a proposal that deviates from the competition programme for further planning, provided that the deviations are justified and add value to the overall solution.

4.3. Next Steps after the Competition

The City of Turku will reserve the plot for allocation to the winning design and implementation team.

During the subsequent planning phase, the City will prepare a proposed amendment to the local detailed plan in cooperation with the winning party, based on the competition proposal. The proposed amendment will be submitted to the Urban Environment Committee for consideration and to the City Council for approval. The aim is also to establish the plot division in the local detailed plan.

For subsequent planning, it should be noted that the City of Turku uses the DWG, IFC or SKP formats for digital 3D models, using the ETRS89 / ETRS-GK23FIN coordinate reference system and the N2000 height system.

The preparation of the local detailed plan must comply with the mandatory provisions of the Land Use and Building Act. The City will determine the final content and quality of the proposed local detailed plan.

The selected design and implementation team must be prepared to revise its plans during the subsequent planning phase to achieve the best possible outcome.

Further negotiations with the winner and revisions to the plans must be completed in time for the proposed local detailed plan to be circulated for comments and made available for public inspection during 2028. If the local detailed planning process does not result in the local detailed plan entering into force, each party will bear its own costs incurred during the preparation of the plan.

If agreement cannot be reached in the further negotiations or revisions to the plans by the deadline of 31 December 2027, cooperation with the competition winner will terminate without separate notice.

If cooperation with the competition winner terminates as described above, the City will have the right to initiate further negotiations with the next-ranked competitors in the order established by the evaluation panel. In such cases, the relevant competitor's proposal and compliance with the minimum requirements will be reassessed.

4.4. Plot Allocation and Price

The competition winner must lease or purchase the plot formed within the competition area no later than 1.5 years after the amendment to the local detailed plan enters into force. However, the plot may be purchased and construction work commenced no earlier than October 2029. The lease agreement or deed of sale will include an obligation to implement the development and a commitment to comply with the approved plot use plans. In all other respects, the allocation will be subject to the City of Turku's approved standard terms and conditions for land lease agreements or deeds of sale.

The plot will be sold or leased to the competition winner at a capital value of EUR 650 per square metre of building rights. The price of the building rights will be increased in accordance with changes in the cost-of-living index (1951 = 100) between the final deadline for submitting proposals and the allocation of the plots.

The purchase price or the capital value under the land lease agreement will be determined on the basis of the building rights specified in the approved amendment to the local detailed plan and the price of the building rights stated above. The competition winner may also lease the plot, in which case the basic annual rent will be 6% of the plot's capital value. Under the land lease agreement, the basic annual rent will be linked to the cost-of-living index.

If the competition winner fails to lease or purchase the plot within the timeframe specified in the first paragraph of this section, the plot reservation will expire, and the City will not be liable to compensate the competition winner or any third party for any costs, losses or other detriment incurred.

5 Instructions for Preparing Competition Documents

5.1. Required Competition Documents

1. Design Report

Competitors must submit a report describing the overall concept of their competition proposal and its key architectural and functional ideas. The report must set out the general rationale for the proposed solution, the main principles of the technical solutions, material choices, hotel room types, their sizes and numbers, and floor areas by function, calculated in accordance with the RT Building Information File guidelines. The report must also include a description of sustainable construction solutions and rock construction solutions.

2. Site Plan 1:500

Buildings must be shown with shading based on light falling at an angle of 45 degrees from the south-west, ensuring that the shading does not impair legibility. The drawing must show the elevations of the surrounding terrain and outdoor areas, the elevations of any retaining walls, the number of storeys and floor area of the building, canopies, fences, structures, recreational and play areas, access routes, parking arrangements, waste management and other service functions, planting and outdoor surface materials.

3. Site Sections 1:500

The site sections must illustrate how the plot and proposed development integrate with the surrounding terrain, the River Aura and existing buildings. At least two sections must be submitted, one approximately parallel to Itäinen Rantakatu and the other aligned with Teatterisilta Bridge.

4. Site Elevations 1:500

Site elevations must be presented as viewed from Itäinen Rantakatu and Volter Kilven katu.

5. Functional Layout Diagram and Movement Diagram 1:500

A colour-coded diagram illustrating the proposed functions and their locations on the plot. A movement diagram showing the different modes of transport within the planning and study area (an arrow diagram using different colours to indicate pedestrian, cycling and motor vehicle traffic, including waste collection and other service vehicle traffic).

6. Floor Plans 1:200

The drawings must indicate the different functions and uses, the floor areas they require and the elevations of the floor levels. The drawings must show the layout of the outdoor areas and their functions, canopies, fences, structures, structural elements, planting and outdoor surface materials. The floor plans must also indicate building services rooms and space reservations.

7. Elevations and Sections 1:200

In addition to the site elevations, competitors must submit any other elevations and sections necessary for the evaluation. The elevation drawings must indicate façade materials and colours. The sections must indicate the elevations of the different levels, storeys, essential structural elements, eaves and highest point of the roof, as well as roof pitches. The elevation and section drawings must show the elevations of the proposed development in relation to the surrounding terrain and buildings.

8. Perspective Views

The competition proposal must include at least three exterior perspective views: one from street level, one from park level and one as a photomontage incorporating an oblique aerial view. The perspective views must also be submitted as separate JPG files.

9. Reduced-Scale Drawing Sets

The proposal must be accompanied by a bound A3-size set of copies of all competition materials, reduced to 50% of their original size. The reduced-scale drawing sets must also be submitted by the deadline for submitting the drawings.

10. Statement on Financial and Funding Requirements

Competitors must provide the information concerning financial and funding requirements and registrations specified in Section 1.2.3.

5.2. Presentation Format of Drawings

Competition proposals must be submitted on a USB flash drive. The competition materials on the USB flash drive must be provided as PDF files in A1 format, with the reduced-scale drawing sets in A3 format. Drawings must be presented in colour. Each proposal must be given a name, which must appear on all competition documents. All information identifying the authors must be removed from the drawings and design report.

5.3. Submission of Competition Proposals

The competition closes on 30 April 2027 at 2:00 pm. Competition proposals must arrive at the following address by this deadline:

Turun kaupunki, Kaupunkiympäristö
PL 355
20101 Turku

The package must be marked in Finnish, exactly as written “Hämähäkkitontin hankekehitys- ja tontinluovutuskilpailu” and must also display the name of the competition proposal. Competitors submitting more than one proposal must give each proposal a separate name.

Proposals may also be delivered directly to the City of Turku’s Service Division of Urban Environment offices (Puolalankatu 5, FI-20100 Turku), 3rd floor, by 2:00 pm on 30 April 2027. If delivering a proposal in person, please contact the administrative secretaries in advance to arrange delivery: Elina Andsten, **elina.andsten@turku.fi**, tel. +358 (0) 40 176 8427 or Heli Eteläpää, **heli.etelapaa@turku.fi**, tel. +358 (0) 40 624 0235.

The competition organiser will neither insure nor return the proposals.

6 Technical Information about the Competition

6.1. Competition Language

The official language of the competition is Finnish. Competition proposals must be prepared in Finnish. Any subsequent negotiations conducted as part of the competition will be held in Finnish, and all agreements concluded will also be drawn up in Finnish.

6.2. Confidentiality of the Competition

The competition organiser will ensure that competition proposals remain confidential, although the evaluation panel will have full access to them. The competition is therefore not anonymous, and proposals can be linked to their authors. Information identified by competitors as trade secrets will not be published at any stage. If a competition proposal contains trade secrets, the sections containing such information must be clearly marked in the proposal. Competition proposals must be submitted under a working title (pseudonym).

6.3. Competition Programme Documents

The decision to organise the competition was made by the City Board on 25 May 2026 (§ 183), and the competition programme was approved by the Chief of Staff on 26/10/2026 (§ 160).

The competition programme and appendices will be available from 12:00 pm on 3 November 2026 at the following address: **www.turku.fi/en/riverfronthotel**.

The programme documents are as follows:

Competition Programme (this document)

Map Materials

1. Competition area and local detailed plan area (PDF)
2. Base map A3 1:1000 (PDF)
3. Base map (DWG)
4. 3D data for the competition area and its immediate surroundings (DWG/SKP)

Studies and Drawings

5. Buildability assessment, Sweco Finland Oy, 15 September 2026 (PDF)
6. Street and traffic control plans for Itäinen Rantakatu and Volter Kilven katu (PDF)
7. Elevation drawings of adjacent buildings (PDF)

Photographs

8. Oblique aerial photographs (JPG)
9. Photographs (JPG)

Other Studies and Guidelines

Hämähäkkitontti – Participation and Assessment Plan for the Local Detailed Plan
Cultural Environment Assessment of Itsenäisyydenaukio
Link for Ordering an Extract from the Utility Network Map
Blue-Green Factor Calculation Instructions
City of Turku Building Ordinance, 1 March 2025

Turku City Information Model

The Turku City Information Model is an intelligent three-dimensional model comprising both register data and geometric data. It contains various datasets describing the existing urban environment, ranging from buildings and land use to above-ground and underground infrastructure.

Up-to-date information on Turku's map and geospatial information services, city information model, open datasets, interfaces and terms governing the use of the datasets:
https://www.turku.fi/tietoa-turusta/kartat-ja-paikkatieto

The file-based city information model is available through the Turku Region Map Service: **https://turku.asiointi.fi/ims/**. In the menu, click "*Select what information is shown on the map*", then open the open data menu.

Open API Services:

- WMS: **https://turku.asiointi.fi/teklaogcweb/wms.ashx**
- WFS: **https://turku.asiointi.fi/teklaogcweb/wfs.ashx**
- OGC API Features: **https://turku.asiointi.fi/TrimbleOGCApi**

The data is available free of charge.

For further information, please contact the competition's technical secretary:
Planning Architect Anna Hyyppä
Email: anna.hyyppa@turku.fi
Service Division of Urban Environment
Urban Planning and Land Property

6.4. Competition Questions and Additional Instructions

Competitors may submit questions to the evaluation panel in two stages. The first round of questions must be submitted by 3:00 pm on 1 December 2026. The questions received and the evaluation panel's responses will be published by 3:00 pm on 15 December 2026.

Competitors may submit additional questions by 3:00 pm on Friday, 8 January 2027. The additional questions received and the evaluation panel's responses will be published by 3:00 pm on Friday, 22 January 2027.

Questions may be submitted by email to **kaupunkiymparistotoimiala@turku.fi** or by post to: Turun kaupunki, Kaupunkiympäristö, PL 355, 20101 Turku.

Envelopes and emails containing questions must be marked in Finnish, exactly as written: "Hämähäkkitontti, kysymykset".

All responses will be published at: **www.turku.fi/en/riverfronthotel**.

6.5. Rights to Use Competition Proposals and Development Ideas

Once the competition has been decided, the competition organiser will have the right to display the competition entries and use the competition materials for presentation, exhibition and publication purposes without compensation. Matters relating to copyright, rights of use and inventors' rights concerning the proposal documents will be governed by applicable legislation.

Following the decision-making process, the documents will, as a general rule, be public under the Act on the Openness of Government Activities. Any trade secrets or professional secrets contained in the documents must be clearly identified and specified separately. However, the City will comply with the Act on the Openness of Government Activities regarding public access to documents.

The competition organiser and those responsible for subsequent planning will have the right to use the concepts and ideas presented in the competition proposals in developing the area, preparing the local detailed plan and carrying out other planning activities for the area, within the limits of the Copyright Act.

The City of Turku will have the right to require and commission changes to the winning competition proposal during the local detailed planning process. The City of Turku will have the right to use and publish ideas and plans developed during the work referred to above.

6.6. Competition Rules

The competition will be governed by the rules set out in this competition programme, which competitors acknowledge and accept by participating in the competition.

The competition proposal documents submitted will be binding on the design and implementation teams.

The competition organiser reserves the right not to accept any of the competition proposals. The City of Turku will not be liable for any damage, losses, detriment or costs that participants may incur if the City decides to reject their competition proposals.

