The power of hope

Helsinki

Summary of the interactive visionary process for the Hanasaari power plant

Contents

Helsinki

UUSI KAUPUNKI urbanpractice

Citations
The citations included in this presentation represent the views of city residents, stakeholders and experts who participated in the process.

Introduction

The Hanasaari power plant (also known as “Hana B”) was designed by architect Timo Penttilä and has been a visible landmark of the Helsinki cityscape for 50 years. Completed in 1974, the power plant is a culturally, historically and architecturally significant building, but it is not protected. The City of Helsinki has expressed its desire to preserve the power plant and find new uses for it.

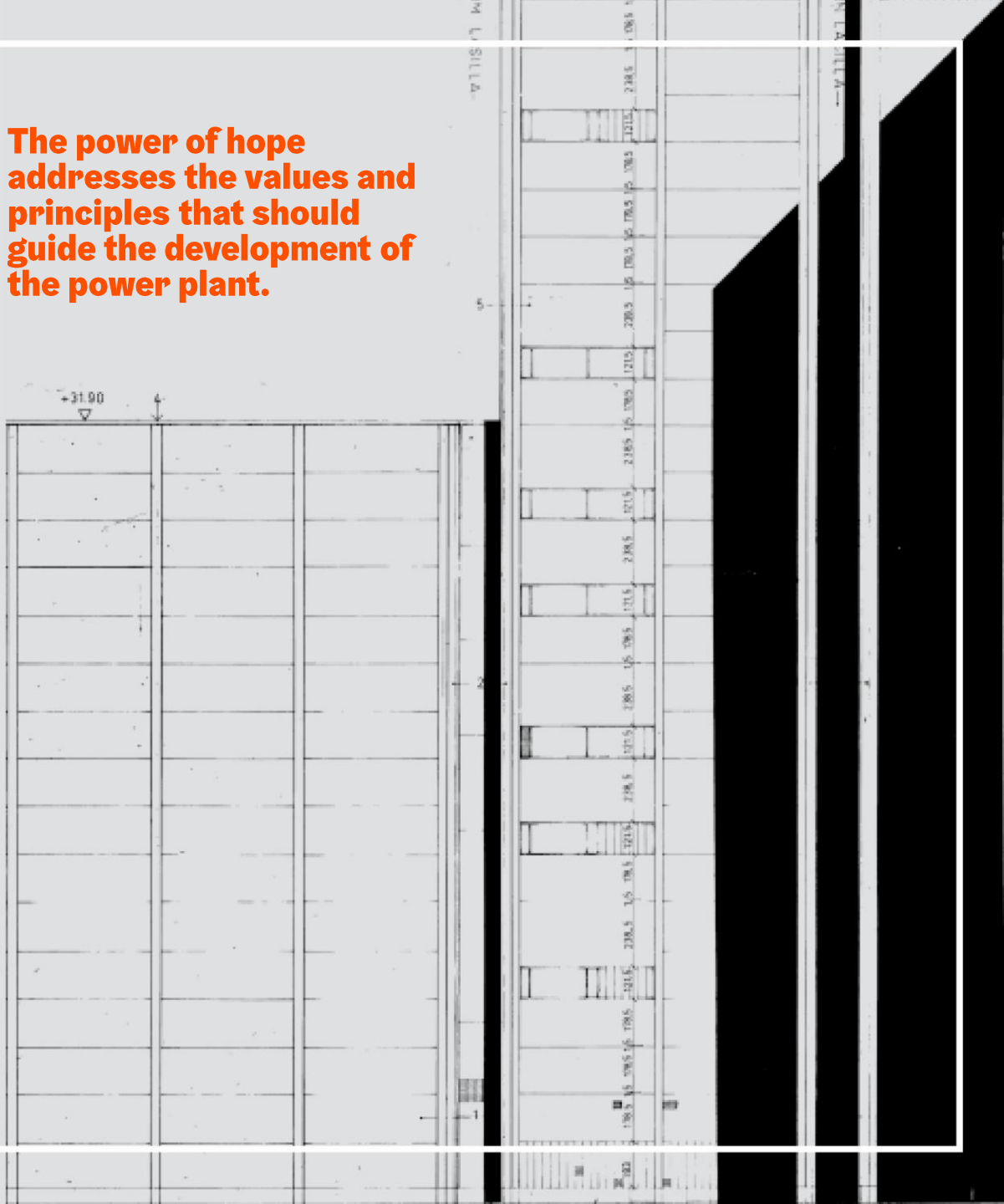
In the spring of 2024, the City of Helsinki launched an interactive visionary process to explore alternatives for demolishing the building, i.e. the opportunities that could open through the development of the power plant. The plant’s operations ended in the spring of 2023, and during the visionary process, the production equipment was being dismantled at the plant.

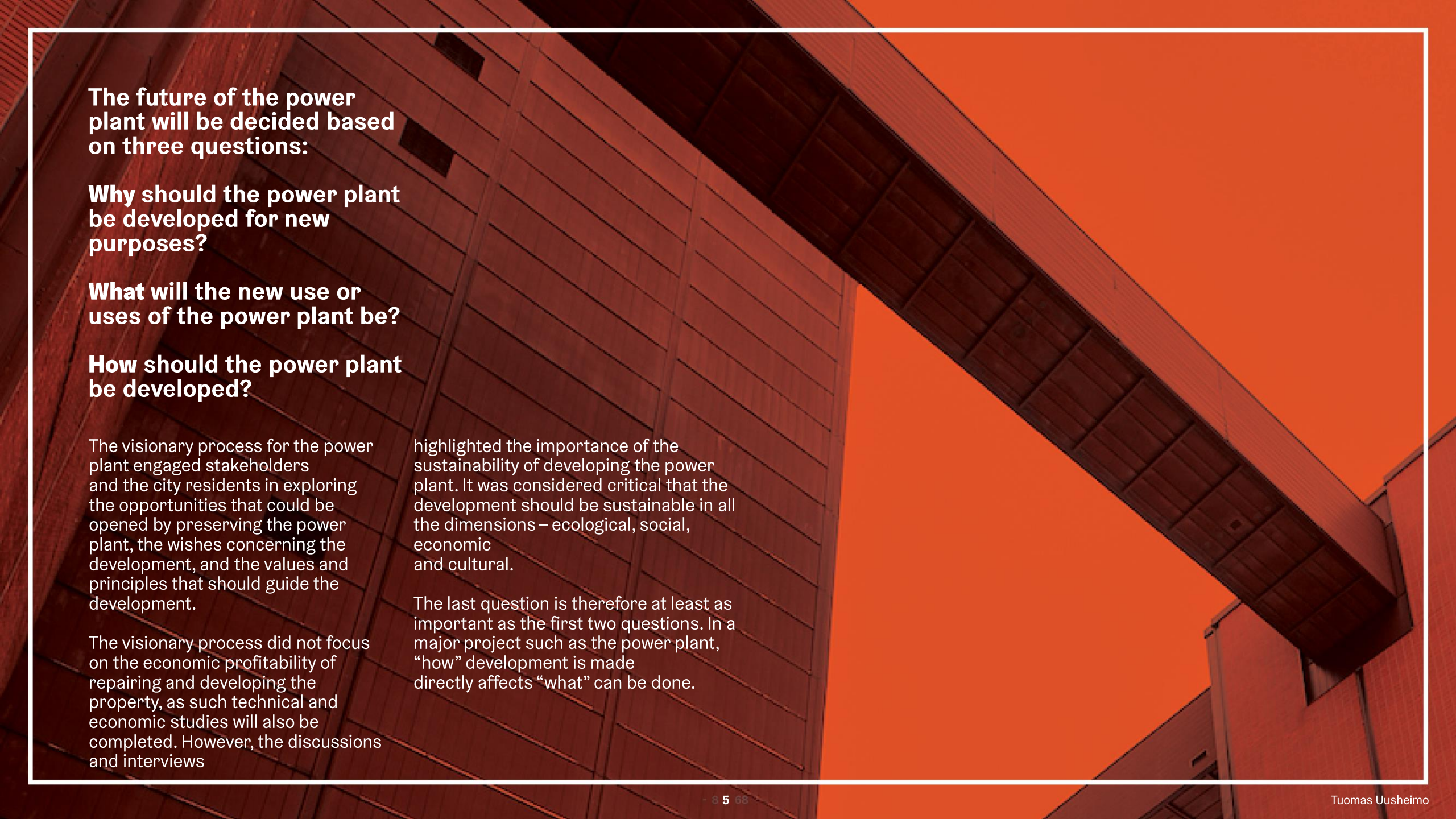
The visionary process marked the start of participatory efforts to develop the power plant, which it is planned to continue. The process involved city residents, local organisations and city stakeholders and used various co-creation and design methods. The power plant was examined on three scales: the levels of the building; the area; and the city.

The vision process provided insights into how people in Helsinki view the power plant. At the same time, the interactive activities created conditions for collective action to be built around Hanasaari. The process created a shared picture of the expectations, wishes, threats and opportunities associated with the development of the power plant. Through interaction, it identified trends that reflect the well-informed views of the diverse group of participants.

The visionary process also aimed to understand the operating environment in which the transformed power plant may be reopened in the 2030s. The role of the power plant in the future city was outlined by studying megatrends that drive development, and by asking what future challenges the power plant could help solve.

The power of hope addresses the values and principles that should guide the development of the power plant.





The future of the power plant will be decided based on three questions:

Why should the power plant be developed for new purposes?

What will the new use or uses of the power plant be?

How should the power plant be developed?

The visionary process for the power plant engaged stakeholders and the city residents in exploring the opportunities that could be opened by preserving the power plant, the wishes concerning the development, and the values and principles that should guide the development.

The visionary process did not focus on the economic profitability of repairing and developing the property, as such technical and economic studies will also be completed. However, the discussions and interviews highlighted the importance of the sustainability of developing the power plant. It was considered critical that the development should be sustainable in all the dimensions – ecological, social, economic and cultural.

The last question is therefore at least as important as the first two questions. In a major project such as the power plant, “how” development is made directly affects “what” can be done.

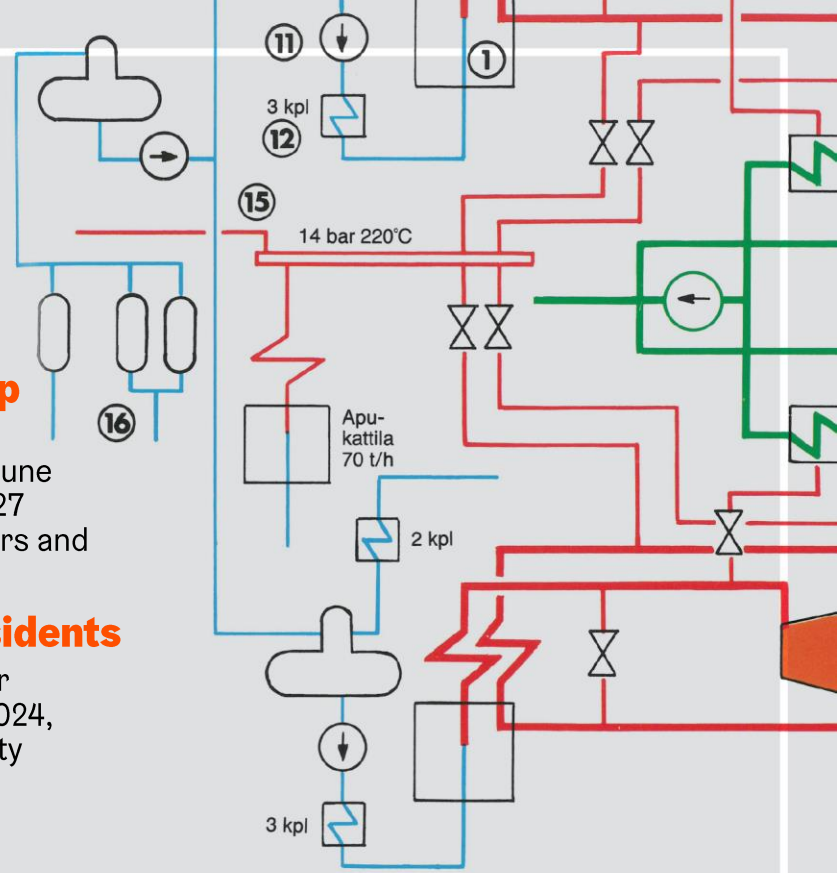
Process steps

The interactive visionary process for the Hanasaari power plant was carried out from May to September 2024. During the process, city residents and stakeholders around the power plant were able to share their ideas, wishes and understanding regarding the possible future uses and development methods of the Hanasaari power plant.

The key objectives of the interactive process were defined as:

- inviting citizens, local organisations and stakeholders to engage in an open discussion on the future of the power plant
- outlining and describing those characteristics of the Hanasaari and Suvilahti areas that should be fostered and strengthened in the future
- identifying the power plant's development potential and attraction factors
- defining a top-level vision that would serve as a basis for the future competition and temporary uses of the plant
- generating ideas for prototypes or experiments that could be implemented as part of the branding, promotion, community building and realisation of the future vision of the area

The process was facilitated by Uusi Kaupunki Kollektiivi Oy in cooperation with Urban Practice Oy. The consultants were responsible for planning the interaction process, selecting the methods for reaching different target groups, implementing the interactive activities such as workshops and compiling the results. The vision was illustrated with the aid of artificial intelligence based on the workshops.



Stakeholder workshop

A workshop was held at the Hanasaari power plant on 12 June 2024, which was attended by 27 representatives of stakeholders and experts from various fields.

Workshop for city residents

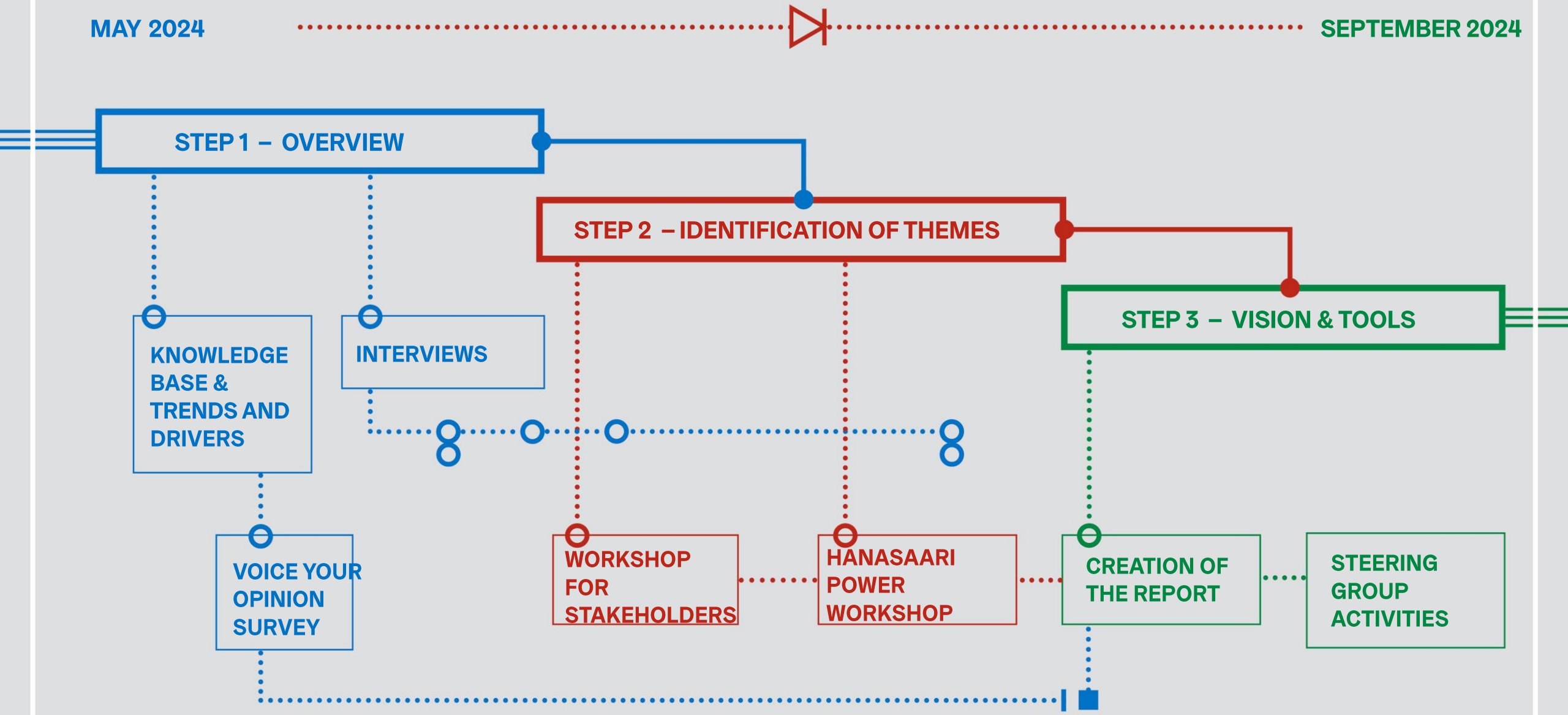
The open workshop, or "power workshop", on 3 September 2024, was attended by around 80 city residents, representatives of residents' associations, local residents, participants in the stakeholder workshop and experts in various fields.

Voice Your Opinion (Kerro kantasi) survey

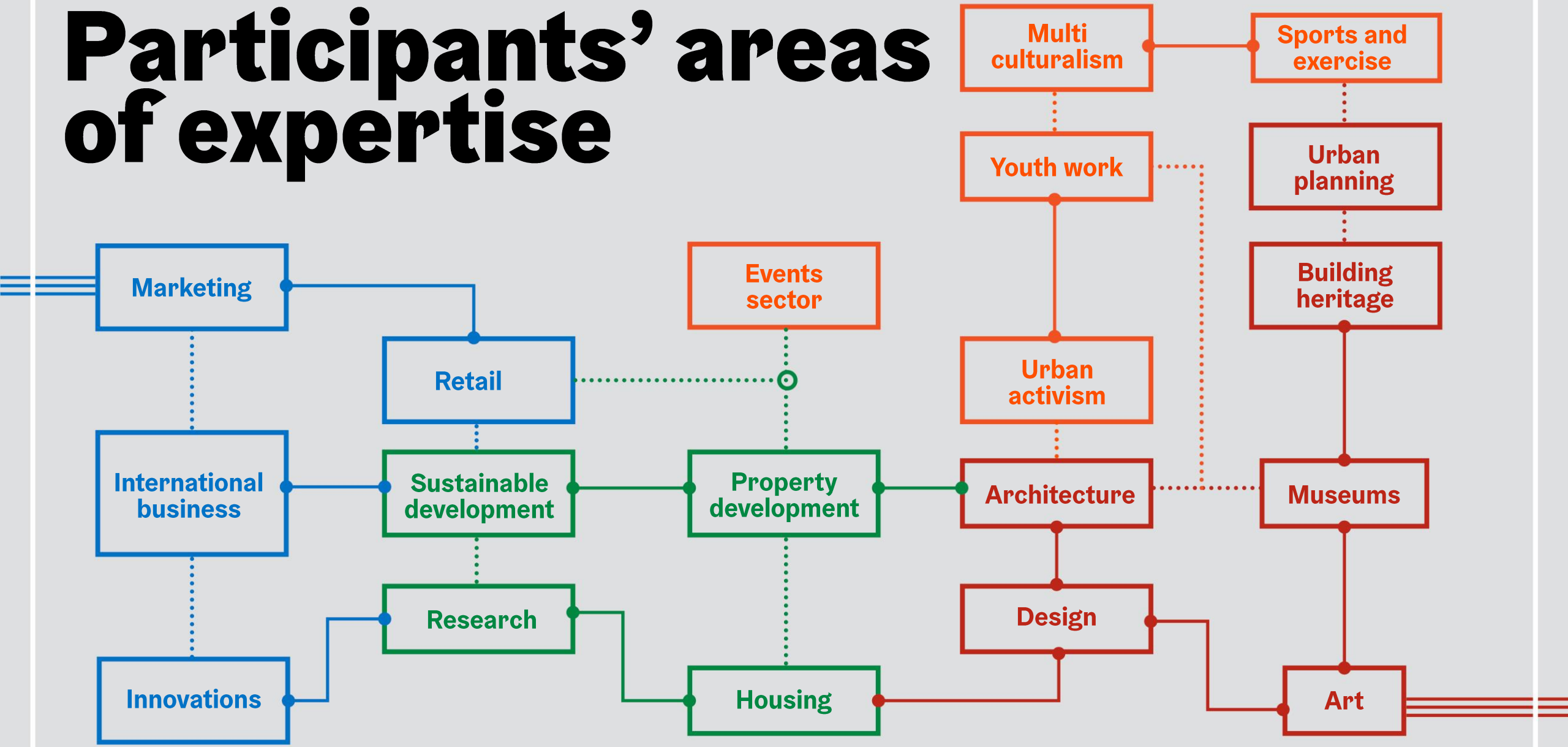
The Voice Your Opinion survey was open from 4 June 2024 to 15 September 2024. A total of 168 people responded. A total of 531 comments were submitted. The question concerning the future purpose of the power plant received the greatest number of replies, a total of 829 comments.

Interviews

Seven people were interviewed for the process, representing various fields and perspectives. The interviews aimed to deepen the expert perspectives and engage stakeholders
who were unable to attend the workshops.


MAY 2024
SEPTEMBER 2024
STEP 1 – OVERVIEW
STEP 2 – IDENTIFICATION OF THEMES
STEP 3 – VISION & TOOLS
KNOWLEDGE BASE & TRENDS AND DRIVERS
INTERVIEWS
VOICE YOUR OPINION SURVEY
WORKSHOP FOR STAKEHOLDERS
HANASAARI POWER WORKSHOP
CREATION OF THE REPORT
STEERING GROUP ACTIVITIES

Participants' areas of expertise



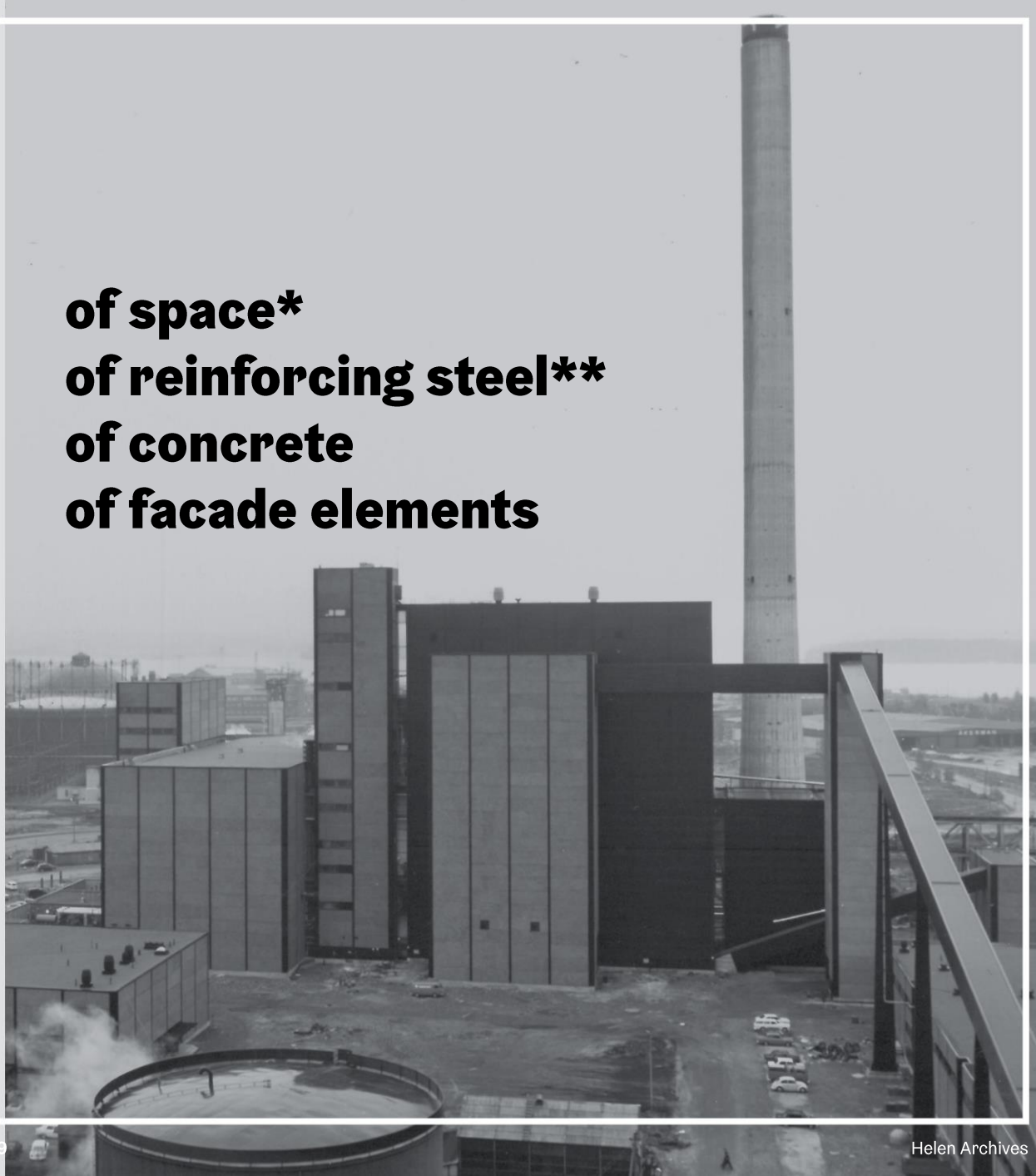
Hana B in brief

What are large power plants made of? Pillars and beams, precast concrete with brick tiles, red brick and brown sheet steel. Turbine halls, silos, boiler halls, conveyor tunnels, smokestacks and facilities for processes.

The Hanasaari power plant was completed in 1974. It was designed by architect Timo Penttilä (1931–2011). The power plant
was built partly on the former Kanasaari and partly on earth fill. The power plant's smokestack lies on top of the island.

The power plant consists of several distinct units, all representing different stages of the industrial process. The area also includes a staff building, separate from the power plant.

391,000 m³ of space*
3.5 million kg of reinforcing steel**
30,000 m³ of concrete
20,000 m² of facade elements



Sähkösanoma 5/1976, p. 4; Facts and figures.
***Sähkösanoma* 4/1972, p. 15; Hana B measures.

Helen Archives

In the future, the power plant will house *people*.

> ***The power plant of tomorrow is a symbol of hope, of the human will to overcome challenges.***

– Power workshop participant

For half a century, the Hanasaari power plant has been a source of good living for people in Helsinki. With its energy, it has provided warmth and light to homes, protecting the city's residents from the cold and darkness.

Yet by burning coal, the Hanasaari power plant has also left problematic traces behind. It has contributed not only to the deterioration of the air quality that the city residents breathe but also to the worsening state of the global climate.

Should we erase the power plant from our city? Would we also leave behind the memories of the problems it has created? Or should we preserve it – give it an opportunity to produce a different kind of energy?

The burning of coal at Hanasaari came to an end on 1 April 2023. The discontinuation of the power plant operations is a future-oriented decision by the City of Helsinki, the effects of which will reach generations to come. The end of one era marks the beginning of another, not only for the whole city but also for the building itself.

Could the Hanasaari power plant produce the most essential energy of all – hope?

Courage fuels hope. The transformation of the power plant requires daring to create something extraordinary from the building, make room for experimentation and abandon conventional ways of development. In the future, Hanasaari will serve as a laboratory for the future, a builder of well-being and a generator of experiences – a place that enables independent urban life while becoming a globally recognised attraction that strengthens the entire city.

The power plant offers spellbinding magnitude, as well as moments of quiet reflection on small details. Inside and around it, there is space for the full spectrum of urban life – culture, entrepreneurship, learning and experimentation. Its location makes it a key junction between the eastern districts of Helsinki and the city centre, providing a meeting place for an increasingly diverse and inclusive Helsinki.

The new life of the Hanasaari power plant is born from collective strength – from communities and individuals whose creative activity generates energy for the building, its surroundings and the entire city.

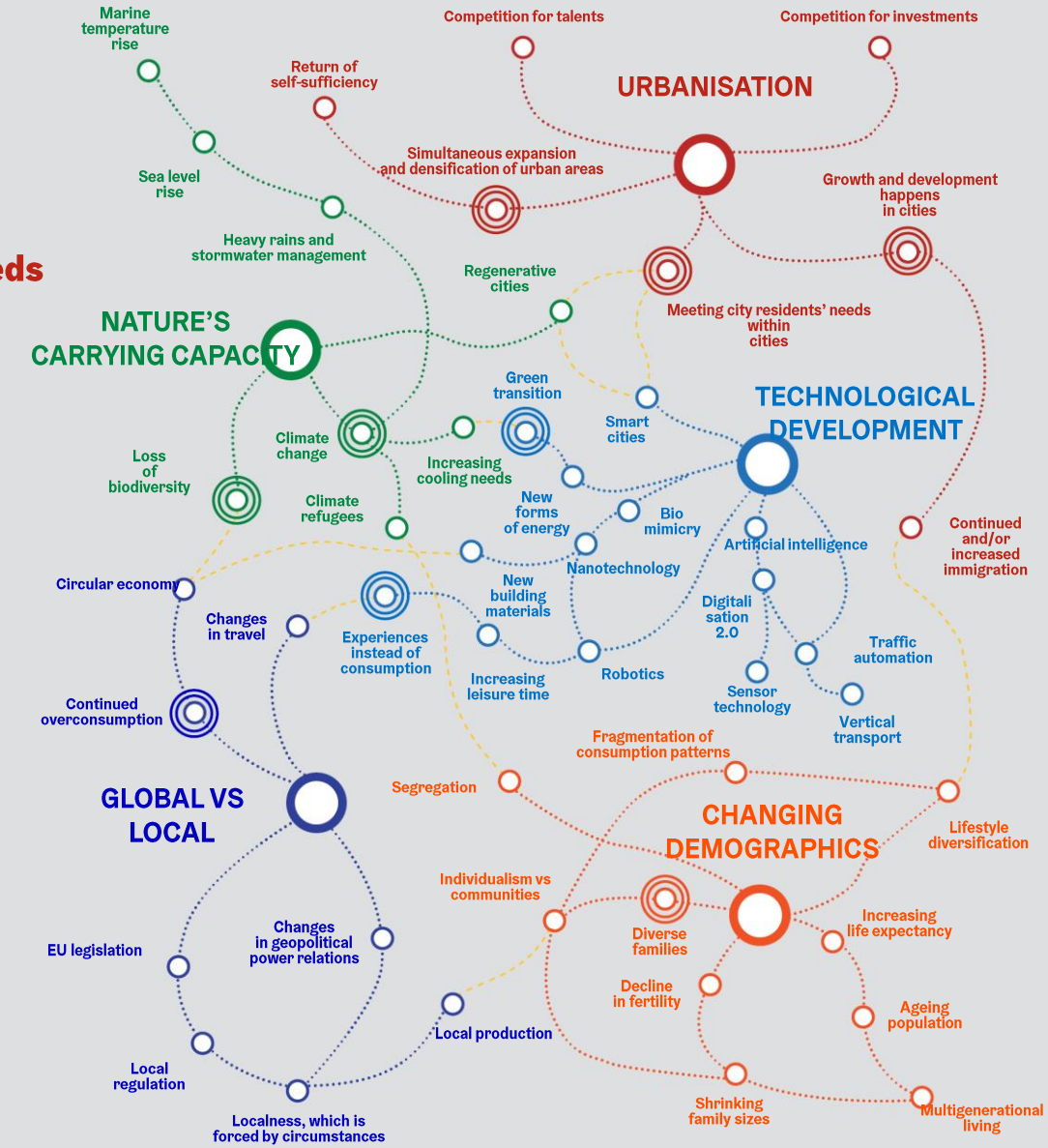

Sustainability
&
trends

Global and long-term megatrends are present locally and shape the development of Helsinki and thus the future of Hanasaari. The development of Hanasaari extends far into the future, requiring us to anticipate forces of change and prepare for scenarios of which we currently have only faint glimpses.

In addition to risk assessment, the visionary process has also sought to identify opportunities within these transformative forces. How could the power plant contribute to reinforcing positive developments or even shaping entirely new trends?

The visioning process explored these forces of change extensively based on data. It identified the most critical factors influencing the power plant's development through interactive workshop discussions, voting and interviews.

- **Simultaneous expansion and densification of urban areas**
- **Growth and development happens in cities**
- **Meeting city residents' needs within cities**
- **Green transition**
- **Experiences instead of consumption**
- **Climate change**
- **Loss of biodiversity**
- **Diverse families**
- **Continued overconsumption**



Key trends

The following megatrends were identified as the most crucial for the future of the Hanasaari power plant:

Climate and biodiversity

Combating climate change and strengthening the carrying capacity of nature should be fundamental principles in the development of both the city and the Hanasaari power plant. Preserving and repurposing the power plant is in itself an act of sustainable development, but its future could be interwoven with a positive relationship with the environment in many other ways as well. Transforming a coal-fired power plant into a green oasis for ecological living can serve as a powerful symbol of humanity's shift towards a bioeconomy.

Technology and production

Technological development enables the creation of new services and experiences. The trend of consuming immersive experiences instead of material goods is expected to continue, and the power plant could play a role in this development. The local production of services, experiences and goods is part of a globally more sustainable new way of life, which coincides with the rising trend of hands-on independent activities. New technologies also require production facilities close to consumers. The vast spaces of the power plant offer exceptional opportunities for technological development.

Demographics and communities

Populations are ageing, and diversity is increasing. As loneliness becomes more prevalent, cities need truly communal and open spaces that are accessible to all residents. At their best, such spaces encourage active action and participation, offering places for all city residents to feel comfortable and meet one another. In the future, a power plant that once produced local energy could generate human energy: it could provide a space and platform for intergenerational and cross-cultural encounters and foster the emergence of new communities.

Urbanisation and localness

Urbanisation is visibly shaping the surroundings of Hanasaari. Migration to Helsinki continues, and the increasing population and denser city call for new kinds of shared spaces, services and experiences in the city. The diverse needs of city residents should be met within city boundaries as close to people's homes as possible. The power plant and its surroundings offer a central urban space for functions that may not fit elsewhere. A city that produces the services its residents need locally is self-sufficient, sustainable and vibrant.

A follower of change or a driver of change?

The development of the Hanasaari power plant takes place at the crossroads of multiple transformations, at a time when life feels more uncertain than before. However, its development must consider both the boundaries set by nature and the local forces of change from demographic shifts to geopolitical impacts.

A choice must be made in the development of the power plant: we either adapt to these changes or actively shape them. The latter is a real possibility. As one of the city's major projects, the power plant can drive change, set an example and act as a catalyst.

The significance of the power plant is directly proportional to the scale of the challenges it seeks to address.

The key question is not simply how to fill the plant's spaces, but what role those spaces should play in the city.

Tuomas Uusheimo


Process
Towards the future

The voice of city residents

The Voice Your Opinion (Kerro kantasi) survey gathered public thoughts and opinions on the power plant in five different subcategories. The survey was open from June to September 2024 and received more than 500 comments in total.

The responses included a wide variety of perspectives and arguments, both for preserving and for demolishing the power plant. Some saw it as a valuable and integral part of the cityscape worth conserving, while others regarded it as an unsightly relic of the coal economy that should be removed to make way for new developments.

The survey also collected a significant number of votes (829 in total) and new suggestions for the plant's potential future uses.

Based on the survey, people wish to see diverse and community-driven operations in Hanasaari that support culture, sports and green values. Popular suggestions included a skate hall, a swimming hall, concert venues, exhibition spaces and workshop facilities.

From a tourism perspective, the power plant was seen as having potential – provided it is transformed into an attractive and experiential destination. Green infrastructure and parks were frequently mentioned as desirable additions to the currently barren surroundings of the plant.

Many respondents emphasised the importance of an independent urban culture, advocating for spaces where residents could actively participate in shaping and using the facilities.

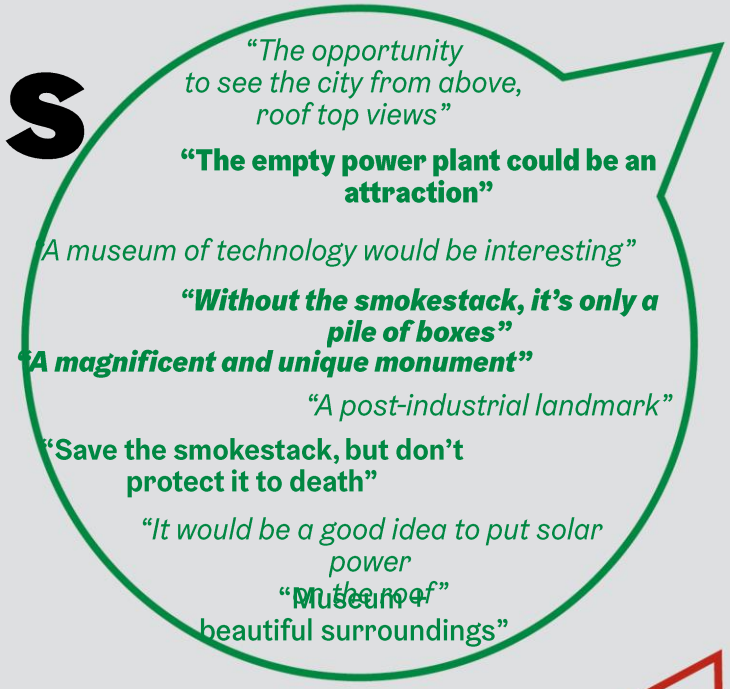
Voice Your Opinion survey sections

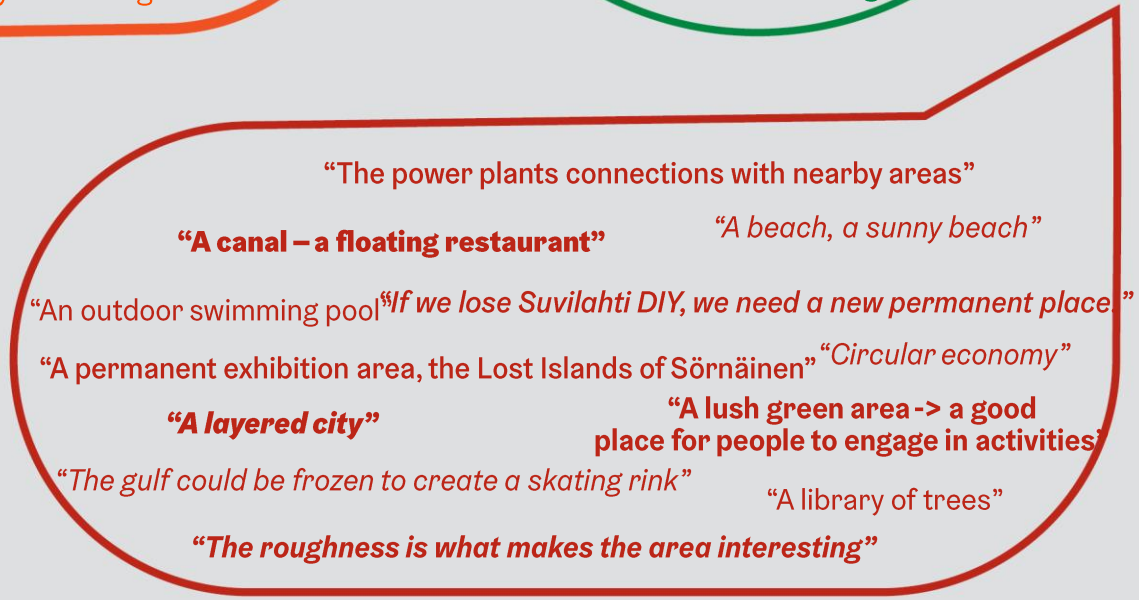
Section 1: Images of the power plant	139 comments
Section 2: Power plant as part of the city	103 comments
Section 3: New functions of the power plant	193 comments
Section 4: Power plant in terms of tourism	60 comments
Section 5: Temporary use of the power plant	36 comments

Ideas, wishes and goals

The workshops generated a wealth of ideas and proposals for the future of the power plant. A key strength of both the building and the surrounding area was seen in what already exists: the roughness produced by age and an inviting sense of spontaneity.

Workshop participants had the opportunity to vote on each others' ideas. The most popular suggestions focused on greenery, young people, independent activities, experiences and sustainability. The area surrounding the building was perceived as an attractive space for small businesses and new services. Participants also wished to emphasise the proximity to water and recognised the unique presence of the building in the cityscape.





Expert perspectives

The stakeholder workshop and interviews gathered insights from experts to identify critical questions for the development of the power plant.

These questions addressed sustainability, particularly opportunities related to the circular economy,
the financial parameters of renovation and redevelopment, the cultural and historical significance of the building in Helsinki, potential partnerships and synergies, and the requirements for attracting international attention. All expert quotes are presented anonymously following mutually agreed principles.

Ecological sustainability

A pioneer in the circular economy

"Finland has the lowest recycling rate for construction and demolition waste in the EU, and we consume the most building materials per capita. For these reasons, it is crucial that a leading city in environmental values turns this site into a model example of the circular economy."

A World Expo for a sustainable future

"In many cities, interesting new attractions are built precisely in places like this. Could Hanasaari host a new kind of Expo, a world exhibition that attracts international visitors?"

A hacker mentality and pioneer spirit

"Material technologies will shape the future of design. The power plant could be used to build concepts even during its early development phase. Could it host an international biohacking seminar? Content like this can be created even before any major construction begins – future products can be developed behind the scenes."

Economic sustainability

Playing in the league of major cities

"The level of ambition here needs to rise. 'Good enough for Finland' is not good enough. We need to change our mindset. Helsinki can be a major city – if it acts like one. True to its name, the power plant has power if its development is approached boldly: aim high and push forward, even if you risk failing."

Flexible development

"Low carbon, loose fit.... It's not just the carbon piece of the conversation. It's about whether it creates an amazing place that can be adaptive over time. And the building itself provides that adaptation."

A hub for events and experiences

"There is unlikely to be a need for a new shopping centre in this area.
The location might also be challenging for a hotel. However, as a multipurpose arena of international calibre, the power plant could significantly boost the attractiveness of the surrounding area and the whole city."

Local vitality

"So, part of the opportunity is really how to create an ecosystem around the project that not only focuses on the building, but also the wider linkages with how the economy can evolve in Helsinki, and how it can link with community aspirations."

Social sustainability

A test bed for co-creation

"In principle, an inclusive approach is the right one. Too often, future operators and users are not involved from the beginning, which can lead to costly missteps. In Hanasaari, it is crucial that experts from the event industry, for example, contribute their expertise from the outset – just as specialists in energy efficiency and other technical solutions do."

Dialogue with the local environment

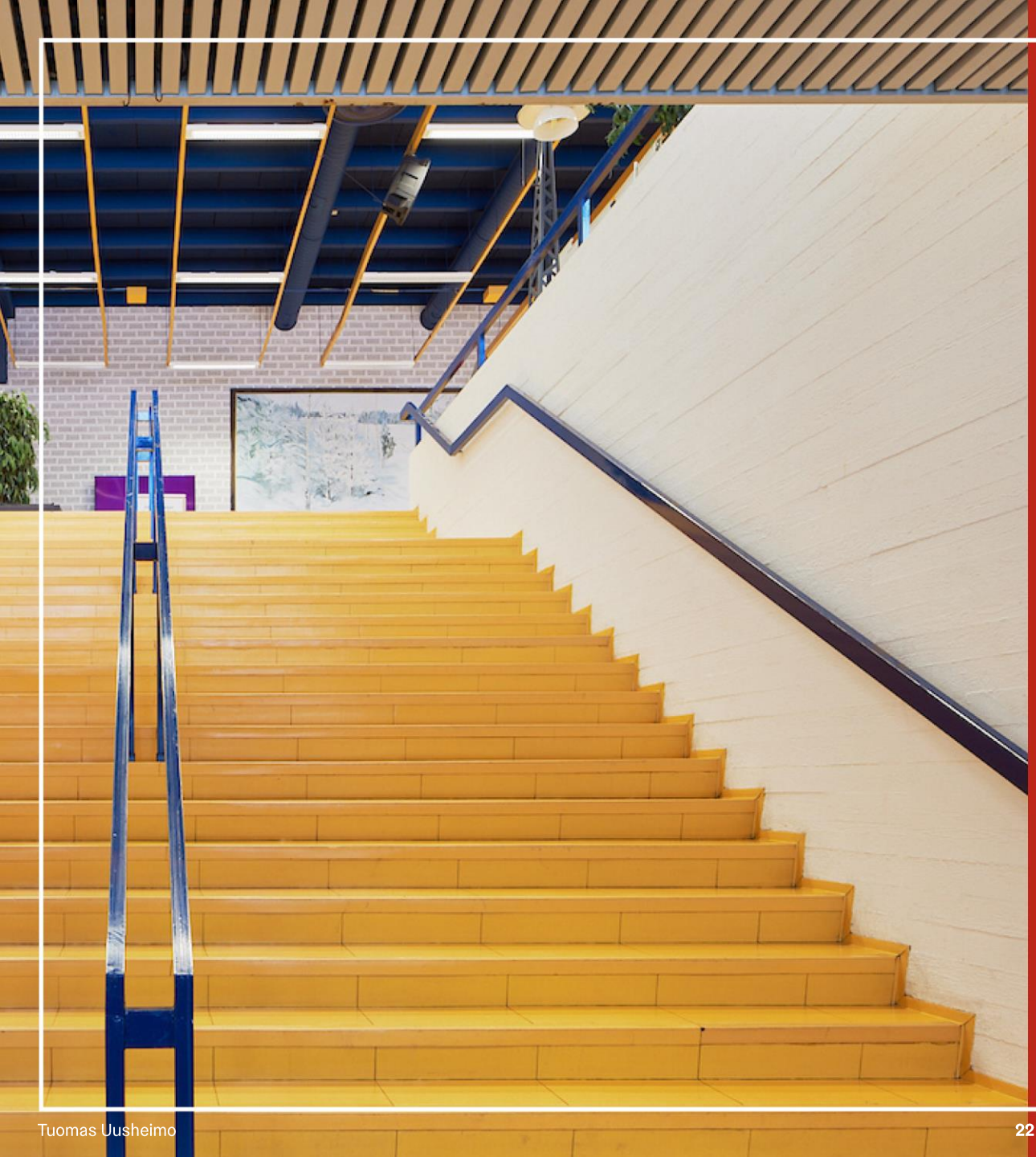
"I think Battersea has become successful because of the space around the building, not the building itself. There's a lot of people just wanting to be near the building and to spend time there. So, creating space around the power station is key."

A story of happiness

"The most vibrant concept would be a multipurpose one with a loose thematic framework such as a house of well-being or a tribute to the world's happiest nation. But where can this happiness be seen? Are the happy people inside the power plant? Is this where you see where happiness is built?"

Diverse uses and users

"The value is in the interaction between the different uses that you bring together. It needs to be a mixed-use approach because you'll run out of demand for any one use, or it won't be viable if too much of the space is taken up by non-revenue generating uses."



Cultural sustainability

Helsinki's second city centre

"For some time now, the eastern inner city has been home to Helsinki's creative class. Nightlife has been deliberately relocated from the city centre, making this a culturally focused area. Hanasaari also offers a different perspective on Eastern Helsinki, a region with growing neighbourhoods, many young people and new Helsinki residents. The power plant could serve as a natural beacon for the area, a place where the suburbs of the east and the inner city meet."

The energy of creativity

"Helsinki's maritime strategy has led to exciting new initiatives such as the Helsinki Biennial. What if Hanasaari had a ferry connection to Vallisaari? The power plant has a lot of potential for the visual and performing arts. The festivals, galleries and open spaces of Merihaka, Suvilahti and Kallio create opportunities for true interdisciplinary artistic expression."

Urban layering

"The power plant is one of the few elements that bring a sense of layering to the whole area. Ensuring that this layering remains is crucial to maintaining the city's character and intrigue. The best neighbourhoods always succeed in balancing historical layers with new development."

Tuomas Uusheimo

Distinctive features of the area

As part of the vision background work, the City of Helsinki compiled a data set on the Hanasaari area within a 15-minute walk of the power plant.

The plant lies at the intersection of three distinct urban regions. It is surrounded by a zone of traffic routes, commercial and office buildings, industrial and warehouse facilities, and public buildings. To the west are Kallio and Vallila, which include apartment buildings mainly constructed before 1970. To the east, the rapidly developing Kalasatama–Sompasaari–Hanasaari district has emerged, with most of its buildings constructed in the last decade.

The differences in the development stages and building stock of these areas are also reflected in their demographics, employment sectors, businesses and services. The population is projected to grow from 25,000 to 34,000 by 2037. Currently, basic public services are concentrated in the Kalasatama area, while cultural and sports services are primarily located in Kallio, particularly around Vilhonvuori near Sörnäisten rantatie.

Year of completion of the building

- –1939
- 1940–1969
- 1970–1999
- 2000–

Purpose of the building

- Residential building
- Public building
- Commercial or office building
- Industrial or warehouse building
- Another type of building

Three levels

In the interactive process, the power plant was examined as a generator of new energy at three distinct levels: as a building; as a hub for the surrounding area; and as a destination that contributes to the city's overall appeal.

The power plant as a building

> ***And if it's not being currently asked in Helsinki, it won't be long before people say: 'Why are you demolishing this building?' Think about all the embodied carbon that you're going to have to use up to create something in its place.***
>
> – Interview participant

The form of the power plant, composed of massive halls and silos, lightweight coal conveyors and a towering smokestack, is a recognisable and unique feature in Helsinki's larger cityscape. The horizontal and vertical building elements are symmetrically arranged next to each other.

The facades are clad in precast concrete with a brick tile finish. The combination of red brick and brown sheet steel provides the facades with a warm and dark tone. The uninterrupted and seamless facades obscure the scale of the structure, especially from a distance.

The 150-metre-high smokestack is the tallest structure in Helsinki's skyline when viewed from many directions, and the plant's overall volume is equivalent to roughly three Finnish Parliament Buildings.

Inside, the largest continuous spaces include the 53-metre-high boiler halls and the 115-metre-long turbine hall. The structure also contains more unusual narrower spaces such as the smokestack and the 151-metre-long coal conveyors.

Thanks to its structural framework and large and open spaces, the plant can be adapted for a wide range of uses. The main framework consists of a cast-in-place pillar-beam system, allowing the addition of large new windows or glass walls in the facades.

The less industrial parts of the complex, including the office tower and social facilities, are easier to repurpose for functions such as accommodation, restaurants or workspaces, and require fewer structural modifications.

Inside, the building's extraordinary scale and its visible industrial history create a unique setting for new functions. The enormous halls such as the turbine and boiler halls can be converted into event venues, exhibition spaces, production facilities or various sports facilities. The high and open spaces can be divided into multiple levels and sections, or connected to one another. These vast spaces open the door to exceptional functions and experiences.

The power plant has the potential to offer experiences that cannot be found anywhere else.

The power plant as a hub for the surrounding area

> ***Large festivals and events bring vibrancy and energy that positively affect commercial activities.***
> ***Residential living and events could coexist in the area.***
>
> – Interview participant

The power plant is situated at a structurally evolving intersection in the city, with the vibrant Kallio and Hakaniemi areas to the west, the Suvilahti cultural district to the north and the new Kalasatama area to the east. The power plant currently stands in the middle of an open space, detached from the surrounding urban fabric, almost like an island.

The new bridges to Merihaka and Nihti will integrate Hanasaari into the urban structure. At the same time, the opening of the area will make a significant amount of new shoreline accessible to residents.

Could the power plant become a new landmark in maritime Helsinki?

The Hanasaari power plant is an important part of Helsinki's cityscape. The development of future functions should preserve its iconic presence by maintaining its different-sized building volumes and landmark smokestack while improving the integration of the fortress-like entity with its surrounding areas.

The power plant could be better connected to its surroundings by opening public indoor and outdoor spaces at street level and extending future functions closer to the sea and Suvilahti. Introducing more openings to the closed facades and adding greenery to the immediate surroundings would also help make it an attractive entity.

The elevated rooftops provide a unique setting for an experiential park, rooftop terraces, urban farming or sports facilities – all with breathtaking views of the city. The rooftops are also well suited for solar energy installations.

At its best, the power plant could become a new central hub for the area – a dynamic space for shared and individual activities, open to all residents.

The power plant could provide socially sustainable services, including spaces for young people, sports services and meeting places for people of different ages. Supporting local small businesses would further contribute to the area's vitality. The power plant has the potential to combat loneliness and urban segregation, strengthening the communities that keep the city alive.

The power plant as a destination

> ***A true destination rejects mediocrity and compromise.***
> ***It should aim high, even at the risk of failing!***

– Interview participant

The power plant is a unique building in Helsinki. Its scale and significance for the city lay the foundation for a landmark that stands out not only locally but also nationally and internationally. With ambitious development, the power plant itself could become an attraction while enhancing and redefining Helsinki's brand.

Industrial heritage buildings worldwide have found new purposes. The rebirth of an old structure is an appealing narrative that sparks imagination. The feeling of history cannot be recreated in a new building, which is one reason that makes the reuse of Hanasaari a special opportunity for Helsinki.

Beyond a compelling story, a destination requires infrastructure. Good connections to the rest of the city, fascinating routes, high-quality services and arrival architecture that creates a memorable first impression are all factors that shape the power plant into a place that must be experienced. The power plant has the potential to increase the appeal of surrounding neighbourhoods and create new opportunities for local businesses, whose services in turn enhance the destination's appeal.

The construction of a landmark begins long before the new destination is "complete". Interest in it must be cultivated both on site and through global and media visibility. Influential advocates, appearances in interesting arenas, and events that hint at future content and media attention are all essential tools in today's competitive environment for sparking curiosity.

The competition between cities is increasingly centred on values. The power plant's message and concept must be authentic and ambitious. The power plant needs strong content to stand out – it must have something original to say. The values rooted in Helsinki's identity and Finnish cultural strengths offer a rich foundation for a distinctive story. The message must be unmistakably Helsinki – genuinely born from its people. What kind of future does Helsinki stand for?

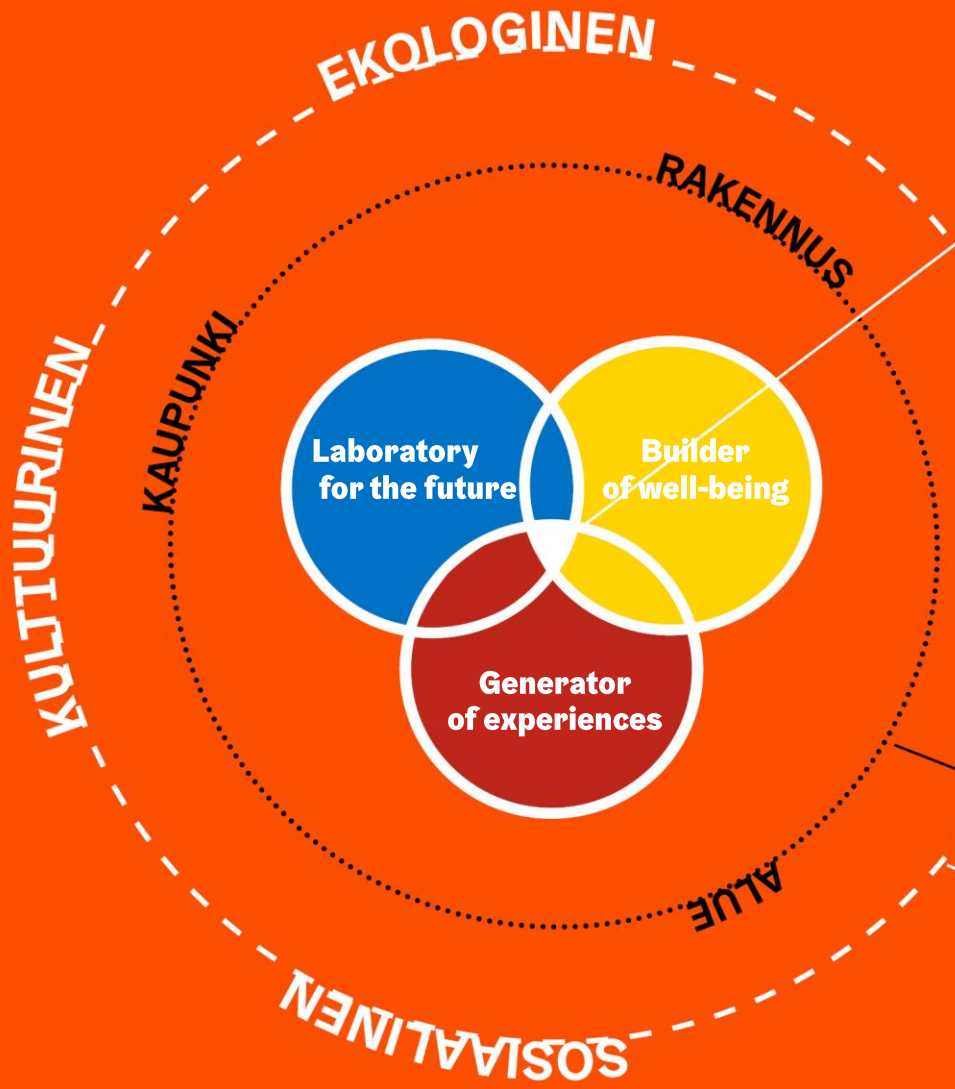
Can the power plant be a place that makes Helsinki's founding values visible?

Uusi Kaupunki Kollektiivi Oy + Midjourney

In the visionary process, the future of the power plant was explored through three scales: the building, the surrounding area and the city. The ideas and identified opportunities were analysed and evaluated through four sustainability dimensions.

Based on the interaction, three potential scenarios were outlined for the power plant, each emphasising different themes. Despite their differences, the scenarios are not mutually exclusive; rather, they complement one another, reflecting the diversity of stakeholders and perspectives rather than a singular vision or operator.

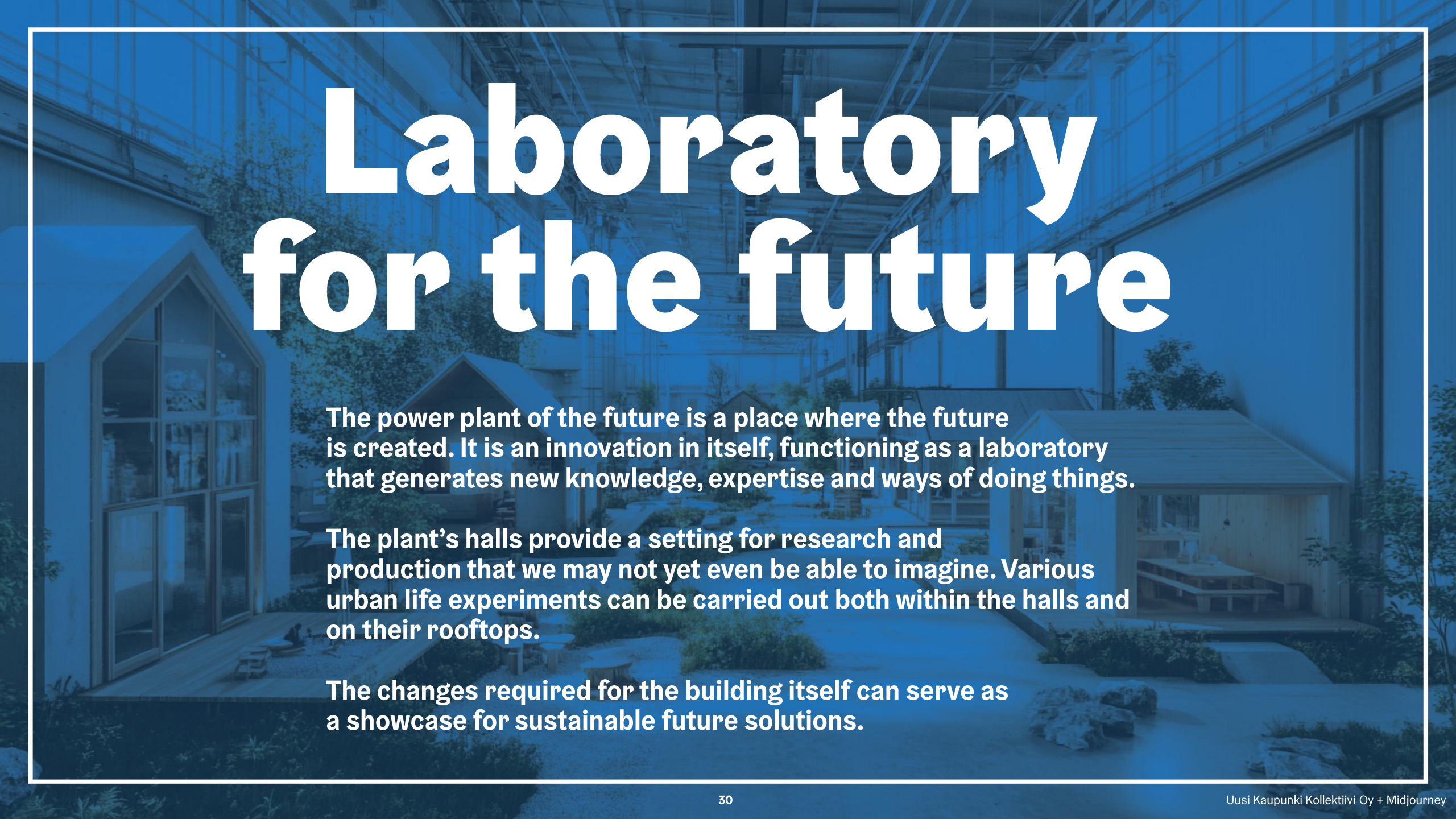
Throughout the development process, choices and priorities will be made that will shape different future scenarios for the power plant and its role in society. All these choices will be guided by the shared vision of the power plant as a producer of the energy of hope.



THE POWER OF HOPE

3 SCALES

4 LEVELS OF SUSTAINABILITY



Laboratory for the future

The power plant of the future is a place where the future is created. It is an innovation in itself, functioning as a laboratory that generates new knowledge, expertise and ways of doing things.

The plant's halls provide a setting for research and production that we may not yet even be able to imagine. Various urban life experiments can be carried out both within the halls and on their rooftops.

The changes required for the building itself can serve as a showcase for sustainable future solutions.

Builder of well-being

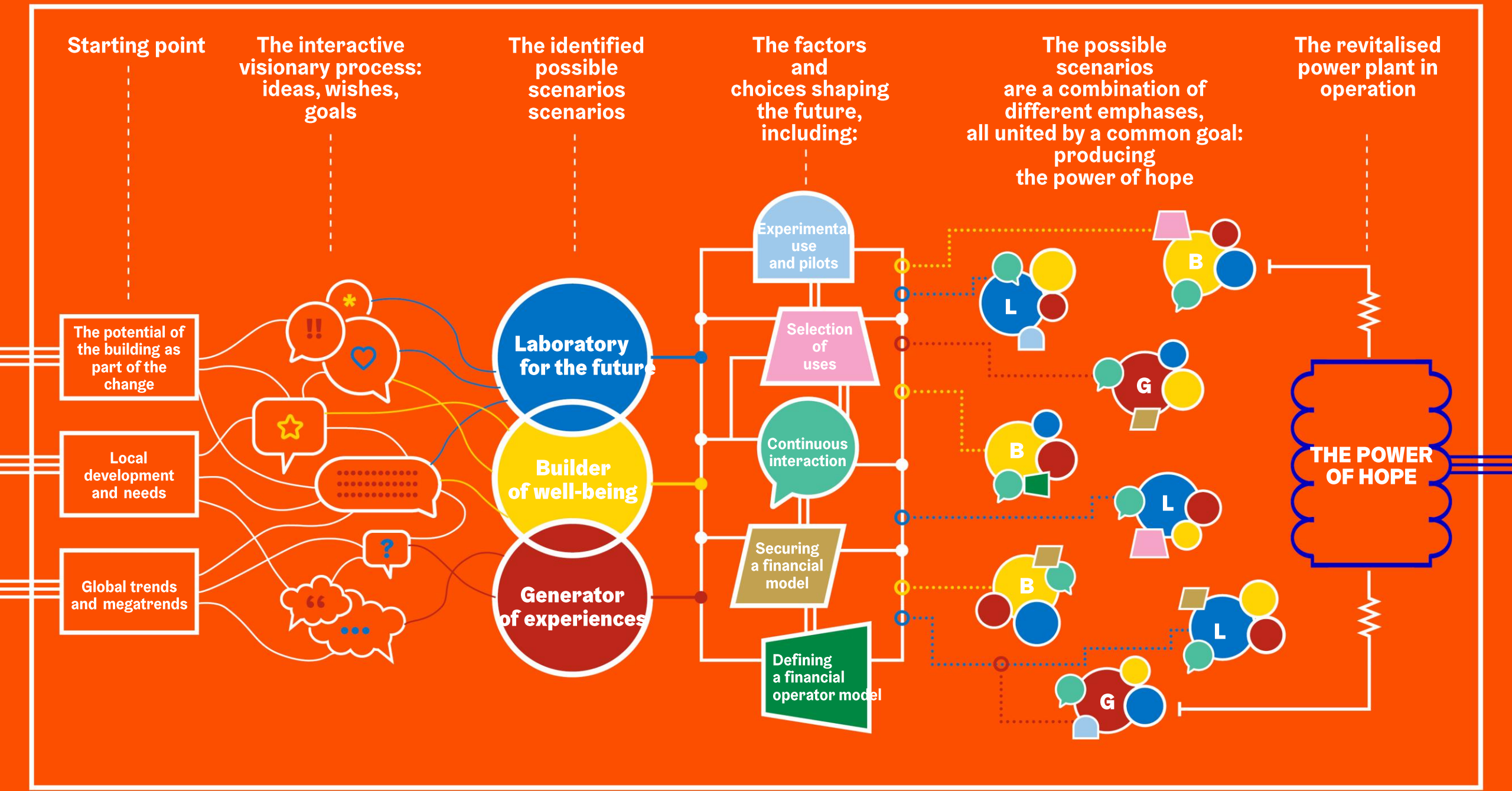
The power plant of the future generates community power and energy for the people of the city. It is a multifunctional space for both shared and individual activities, accessible to all residents and a valuable addition to the city's offerings.

The power plant's role is to combat loneliness and segregation while supporting the communities that keep the city alive. In the power plant, diverse urban communities can flourish and collaborate without spatial constraints, operating within mutually agreed guidelines.

Generator of experiences

The power plant of the future is an internationally significant symbol of society's transition from coal-burning to a sustainable way of life. The solutions implemented in this new way of life will ensure the continuation of the Nordic welfare society.

These solutions will be visible at the power plant, drawing visitors from near and far. Instead of consumption, the focus will be on immersive experiences. The power plant will generate human energy and experiences that cannot be found anywhere else.


Starting point
The interactive visionary process: ideas, wishes, goals
The identified possible scenarios scenarios
The factors and choices shaping the future, including:
The possible scenarios are a combination of different emphases, all united by a common goal: producing the power of hope
The revitalised power plant in operation
The potential of the building as part of the change
Local development and needs
Global trends and megatrends
Laboratory for the future
Builder of well-being
Generator of experiences
Experimental use and pilots
Selection of uses
Continuous interaction
Securing a financial model
Defining a financial operator model
L
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G
THE POWER OF HOPE

Uusi Kaupunki Kollektiivi Oy + Midjourney

Development drivers

The development of the power plant can be guided by three alternative driving forces. These approaches do not exclude one another, but like an engine pulling carriages, the other models will follow when one takes the lead.

None of the driving forces is inherently "better" or "worse" than the others – examples of all three can be found in cities in Finland and beyond.

During the visionary process, these different development models were discussed deliberatively with city residents, and both strengths and weaknesses were identified in each approach. This provides a strong foundation for developing the power plant and evaluating various implementation possibilities.

Anchor operator

The power plant is developed in partnership with a major single operator. This could be an entity from arts and culture, but also from technology, sports or the broader leisure industry. The operator defines the identity and brand of the power plant, and the renovations and development are mainly tailored to its needs.

Key to success

To create an inspiring vision, the anchor operator must be fresh, bold and capable of attracting others.

Real estate development

The power plant becomes part of a real estate developer's portfolio, and the renovation and leasing are driven by return on investment (ROI). Although financial viability is at the core of this model, the site's cultural values may also play a role. Creative non-commercial activity can boost the building's appeal and increase the overall value of the surrounding residential area.

Key to success

A sustainable financial model must be established without sacrificing the building's cultural and historical value or its unique identity.

A community-driven hub

As an open urban commons, the power plant has strong potential to become a centre for urban activism. Local players and the creative energy of the surrounding neighbourhoods provide an ideal foundation, a creative hub, whose atmosphere and activities may prove to be beyond what could be visioned and planned on the drawing board.

Key to success

Community-driven development requires flexible structures and fairly light renovations to keep rental costs manageable.

Experimental use

Regardless of which model leads the transformation, the redevelopment of the power plant will be a long and challenging process. The area will remain unfinished for years, and permanent activities cannot be established overnight. There is a risk that the power plant will remain an isolated property without communities that want to be part of its future.

The solution lies in enabling bold, diverse temporary uses, which bring activity to the plant and foster living communities and shared ownership. Temporary use can also become permanent: the plant can serve as a test bed for experimenting with various uses. The most successful concepts remain and develop further, while less suitable ones conclude or relocate.

Experimental use can be coordinated with the phased renovation and development of the power plant. Perhaps the power plant does not even need a fixed end use but instead remains flexible and organically evolving over time.

1. Clear "rules"

Before a final function is defined, a framework for co-creation is established. The models and durations of use are agreed
and clearly understood. The city sets goals for the activities and invites participants to develop concepts.

2. Operator

A coordinator is responsible for managing activities. They may
be a city representative or a private operator working under a city mandate.

3. A bold launch

The "premiere" of the power plant's new era
must be sufficiently large scale and attract international attention so that it establishes the plant as a cultural magnet and raises expectations.

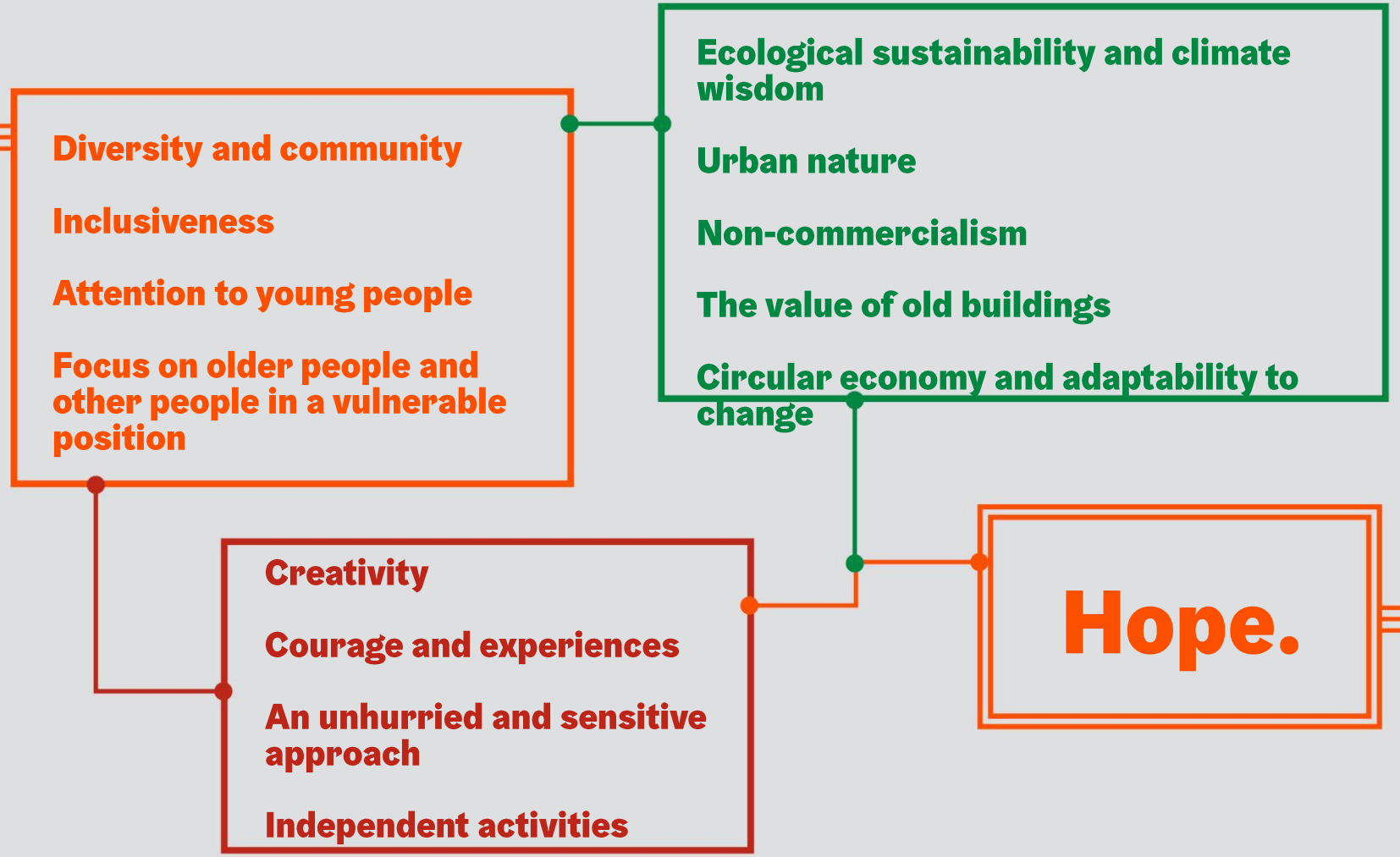
4. True experimentation

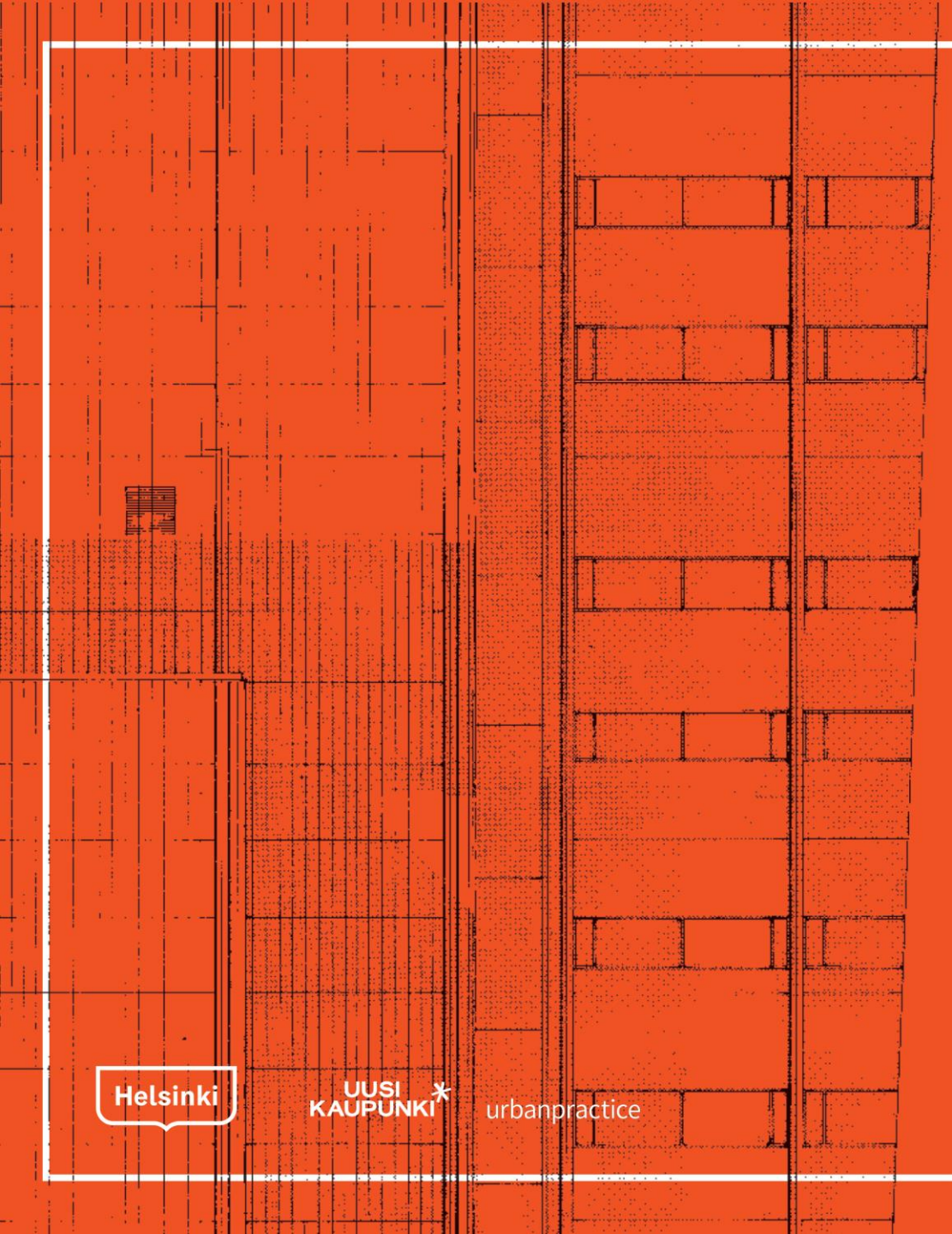
The premises can be used for testing multiple
organisational models and
adopting the most effective.
The power plant thus functions as a laboratory for operational innovations.

Values and principles

Final thoughts: what principles and values should guide the development of the Hanasaari power plant?

This page compiles the most important principles and values
that were highlighted
in different phases of the interactive process.





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Uusi Kaupunki Kollektiivi Oy and Midjourney: pages 3, 11, 13, 17, 28, 30–32, 34 and 40
Hanasaari B – 2015 study of the power plant's building history: cover, pages 4, 6, 9 and 38

Citations

The citations included in this presentation represent the views of city residents, stakeholders and experts who participated in the process.

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