

PLANNING REVIEW 2024



Arco & Inaro

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MASTER PLANNING

Regional land use plan

The planning system has three levels: regional land use plan, local master plan and local detailed plan. The regional land use plan is the most general of these plans. It serves as a guide for municipal and other land use planning.

The Helsinki-Uusimaa Regional Land Use Plan 2050 also applies to Vantaa. The plan package is legally valid. The Helsinki-Uusimaa Regional Council is preparing to supplement the plan. It is a BIM-style idea for a “thematically supplemented” regional plan. The plan will be supplemented with completely new themes, while some themes will be updated.

More information: <https://uudenmaanliitto.fi/en/development-and-planning/regional-land-use-plans-in-helsinki-uusimaa/>

Master plan

A master plan guiding the construction of Vantaa for decades to come entered into force on 11 January 2023. Its entry into force does not apply to notations and regulations overturned by the administrative court or to the Länsisalmi area, which was previously excluded from the master plan to be approved.

Master Plan 2020 enables the city’s growth, guiding it to the current urban structure by way of integration and renewal. Growth will focus on centres, securing large green areas and cultural landscapes.

More information: www.vantaa.fi/yleiskaava2020

Implementation programme (Toto)

Planning and steering the implementation of Master Plan 2020 are key work tasks. The work outlines the land use reserve situation and the timeline for planning and implementing different areas. The analysis is carried out by theme, one of which is areas of low-rise residential buildings. The work is done for the use of the city’s various divisions.

Development of the Petas–Piispankylä area

Scenario work for Petas and Piispankylä starts with land use plans that add more detail to the master plan. Placement options for the depot required by the rail traffic of the Ring Rail Line and the development opportunities of workplaces are being investigated. At the same time, the area’s nature values are being studied. The work will be completed during 2024. A partial local master plan may have to be prepared for the train depot.

Kiila–Ruotsinkylä general plan

A general plan for the circular economy area will be commissioned in cooperation with Tuusula. Themes relevant to Vantaa include environmental disturbances and traffic.

Green structure development image – Green and flowing Vantaa (VIVA)

VIVA will be used to manage the development of the green area network and the green structure as a whole and to seek good solutions for the future. The Urban Environment Committee will discuss this at the beginning of the year.

Evaluation and strengthening of green structure in cities’ land use planning (ARVO project)

The primary objective of the ARVO project is to strengthen the green structure in densely built cities. This promotes their ability to prepare for and adapt to climate change. ARVO is a cooperation project co-funded by the European Union. The project will end at the end of 2025.

No Net Loss model

The model is used to find ways to prevent the loss of biodiversity in a growing city.

Streamlet report

We will determine how many streamlets, i.e. small water channels protected by the Water Act, there are in Vantaa, how valuable they are and how they should be taken into account in land use.

Workplace area survey

The report will review the current state of the master plan's workplace areas, their development prospects, the updated reserve situation and an assessment of its feasibility. The work will be completed in early 2024.

Report on commercial areas

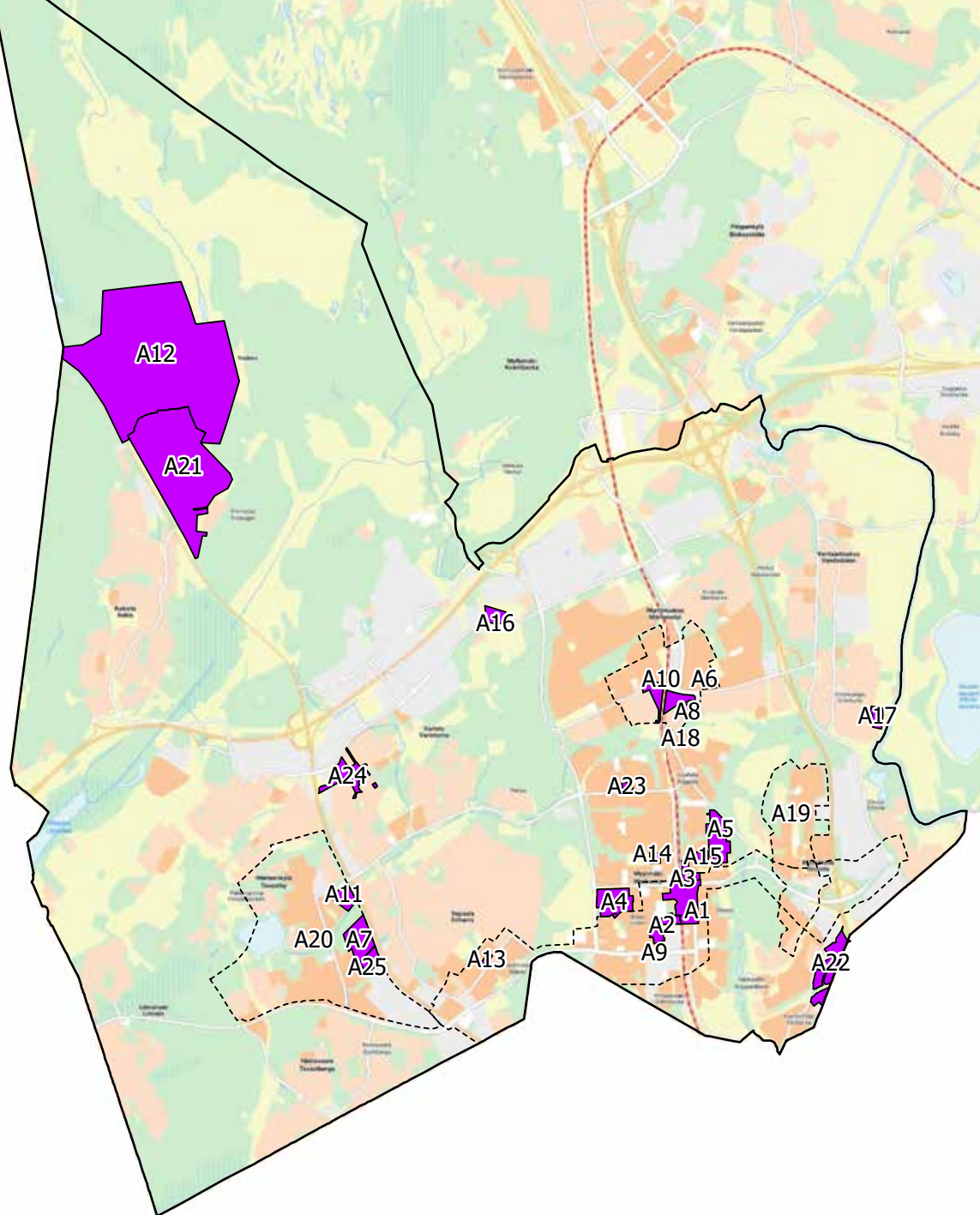
The work assesses the current situation of the retail dimensioning of the areas, the importance of the commercial areas in the retail service network, as well as the traffic perspectives and accessibility of the areas.

Special prevention roadmap

The roadmap takes into account preventive, segregation-reducing and corrective measures with the means available to the Urban Environment Division. A roadmap is being prepared for the next council term.



MYYRMÄKI



A1 002433 Karhunkierros 4 and 6

Residential buildings of 2 to 8 storeys, a parking facility and a day-care centre in Pähkinärinne. The existing buildings will be demolished. To be put on display in the spring.

A2 015000 Myyrmäki innovation plan (MYBA) development image

Workplace survey from Rajatorpantie to Jönsaksentie and Vaskivuorentie. To be put on display in the spring.

A3 002363 Kivikirveenkuja (sports blocks)

New blocks of flats, a multi-storey car park and a day-care centre for Kivikirveenkuja in Myyrmäki. Some existing blocks of flats will be demolished. To be put on display in 2024.

A4 002366 Ojahaka

A new comprehensive school and apartments on the site of Varia in Myyrmäki. The planning work will begin in the spring.

A5 002400 Myyrmäki station area blocks (Myyr York Downtown)

The preparation of the plan has been discontinued and will begin with new objectives.

A6 002413 Martinlaakso city centre housing

Blocks of flats of 3 to 14 storeys are being planned for the area. The buildings will be tallest along Martinlaaksontie road and lower towards the area of low-rise residential buildings. In the preparation phase.

A7 002447 Vihertie 44-46 and 48

Blocks of flats of 2 to 9 storeys and business premises in Martinlaakso. To be put on display in the spring.

A8 002502 Ojahaanrinne 4

Blocks of flats of 4 to 16 storeys and business premises in Myyrmäki. The tallest tower will be located at the end of Jönsaksentie. The current office building will be demolished. To be put on display in 2024.

A9 002525 Myyrmäki's urban culture house

A new, larger urban culture house with an art museum, library and residents' facilities to replace the Myyrmäkitalo building in Paalutori square. Monttu (Iskostie 5) to be replaced with an education centre. Participation will continue.

A10 015100 Martinlaakso sustainable centre development plan

Sustainable city centre development plan for Martinlaakso. In the preparation phase.

A11 002470 Autioniitty

New blocks of flats around the day-care centre in Pähkinärinne. The planning work is beginning.

A12 261600 Pohjois-Koivurinne

Complementing the area of low-rise residential buildings, the Vihdintie road area, the Tikkurilantie extension (Kynikentie), as well as green areas and nature conservation areas. To be put on display in 2025.

A13 002414 Martinlaaksontie 26, day-care centre

A day-care centre with six groups on the west side of the railway. To be put on display in the spring.

A14 014800 Kaivoksela general plan

Old Kaivoksela area construction site from the 1960s. The work examines protection and complementary construction while preserving cultural and historical values.

A15 014900 Pähkinärinne general plan

The general plan looks at housing construction, workplaces, retail, services and transport. To be put on display in the spring.

A16 161900 Palotie

Complementary construction in an area of low-rise residential buildings on Palotie, Yhtiönkuja and Laitilankuja in Kaivoksela. Building heritage sites will be protected. Participation in the spring.

A17 002524 Rajatorppa Shopping Centre

The Rajatorppa Shopping Centre will be demolished and replaced by a residential and commercial building of six or seven storeys. To be put on display.

A18 002478 Lounaniitty day-care centre

A day-care centre at the end of Usvatie in Lounaniitty, Vantaanlaakso, and two plots for detached houses at the end of Auertie. To be put on display in the spring.

A19 002483 Etelä-Koivurinne

Street arrangements in Askisto and Petikko, and housing in Puunhaajanmäki. In the preparation phase.

A20 002499 Ulkoniitty

Plots for low-rise residential buildings in Varisto, Ulkoniitty. To be put on display in the summer.

A21 002504 Kuohukuja 1-3

The eastern part of the Kuohukuja Shopping Centre in Myyrmäki will be preserved and a new residential and commercial building will be built. To be decided.

A22 002523 Karhunkierros 3 and 5

Housing for plots Karhunkierros 3 and 5 in Pähkinärinne. Land use planning begins.

A23 002536 Ojahaantie 8

A block of flats on the site of one store wing at Ojahaantie 8 in Myyrmäki. In the preparation phase.

A24 002583 Martinkyläntie 35

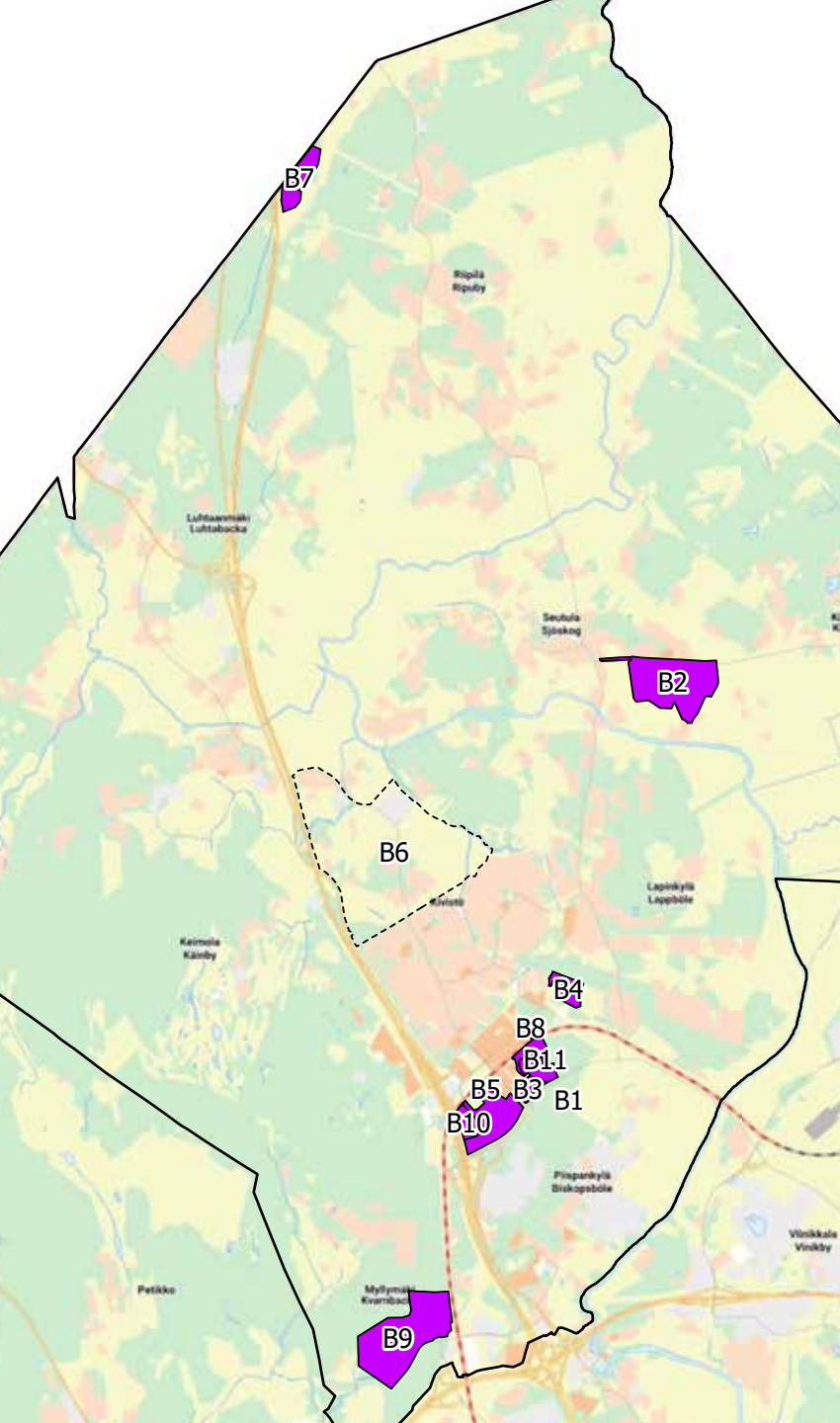
A new business plot will be planned for Varisto. The planning work will begin in the spring.

A25 002585 Extension of the Myyrmäki sports centre

The planning work is beginning.



KIVISTÖ



B1 233500 Korukivi, Kivistö

Housing for about 1,000 residents, street-level commercial premises, a day-care centre, green areas, a park pavilion and a parking facility will be planned to the south of the Ring Rail Line. The planning work will begin in the summer.

B2 330400 Katriina village

A local detailed plan for the village of Katriina will enable new housing and local services in the Katrineberg area. The local detailed plan will be based on the results of an architectural competition. The planning work will begin in the autumn.

B3 232600 Onnenkivi, Kivistö

Homes for approximately 800 new residents, street-level commercial premises and a parking facility are being planned on the south side of the Ring Rail Line. To enter decision processing in the spring.

B4 233000 Kvartsijuoni, Kivistö

Houses for approximately 500 new residents and public and commercial services, such as a day-care centre, will be planned near the future Lapinkylä station. Starting points are being reviewed.

B5 233100 Kivistö station blocks

Business premises and public and commercial services are being planned on the south side of Kivistö station. To be put on display in the summer.

B6 021700 Rauhalanlaakso plan frame

Rauhalanlaakso will be developed as an area of diverse housing focused on low-rise residential

buildings, which relies on the Kivistö station. The work will examine, for example, the quantity and quality of housing and traffic solutions.

B7 320100 VT3 Heavy traffic service area

A traffic service area for the intersection of Main Road 3 and Highway 132 (Vantaa, Nurmijärvi) to replace the traffic stations in Kivistö and Keimola. The planning work will begin in the summer.

B8 002587 Puuhelmi, Kivistö

Homes for approximately 270 residents with street-level commercial services will be planned for the Puu-Kivistö area. The planning work will begin in the spring.

B9 251500 Vehkala west 2

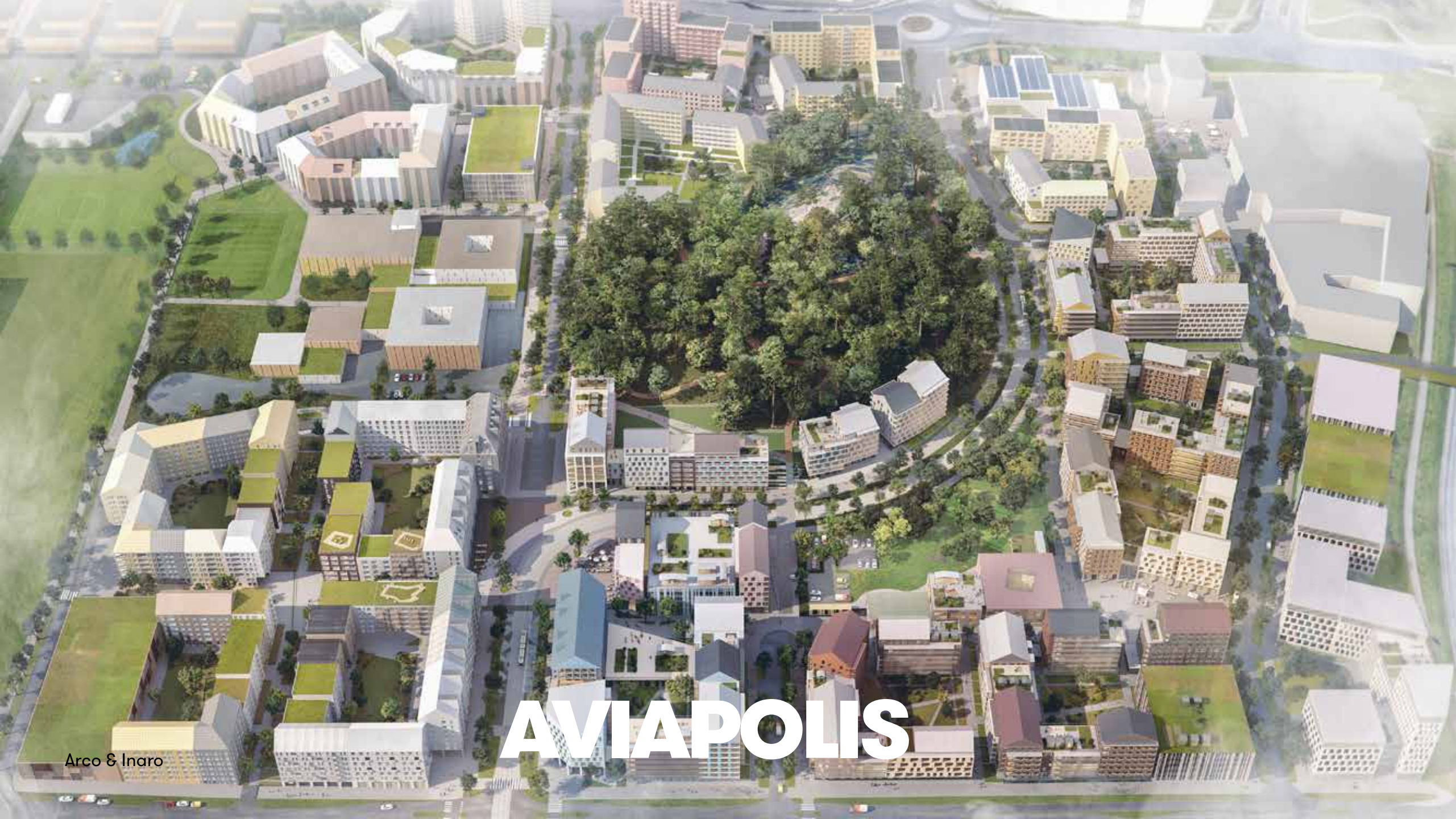
The workplace area around the Vehkala station of the Ring Rail Line will be expanded on the west side of the station. The planning work will begin in the autumn.

B10 233200 Kivistö event arena (formerly 002431)

The plan for the Kivistö event arena will enable a multi-purpose arena and hotel as well as restaurants, business premises, sports facilities and offices. To enter decision processing in the spring.

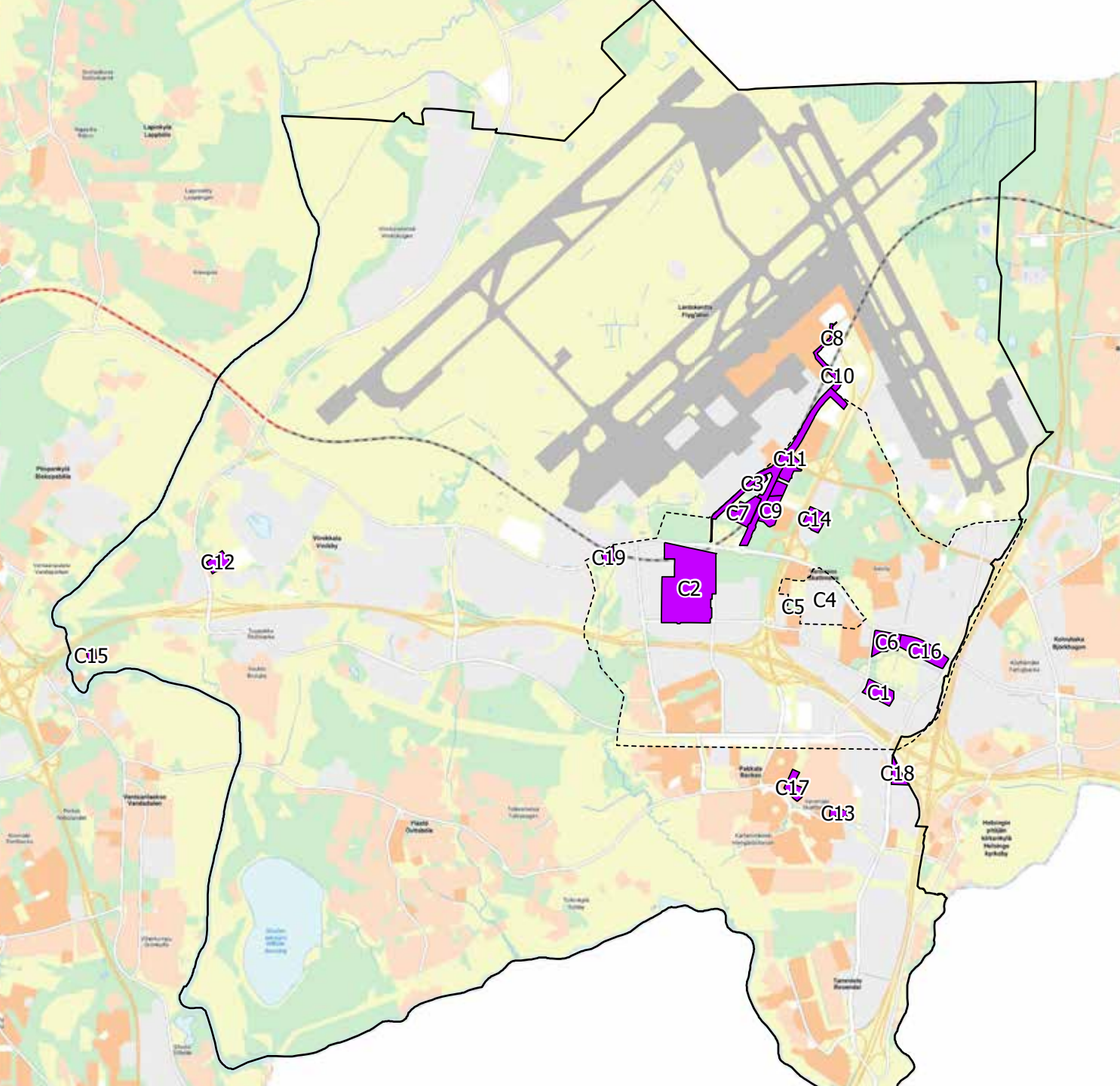
B11 233300 Kivistöntähti

Blocks of flats for 1,000 residents and commercial services as well as a pedestrian and cycling bridge over the Ring Rail Line are being planned near the Kivistö station. The planning work will begin in the autumn.



AVIAPOLIS

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C1 002571 Housing at the intersection of Rälssitie and Äyritie

Housing in Veromies and business premises on the south side of Äyritie. The planning work will begin in the spring.

C2 002533 and 002533va Muura urban villages 2

Part of the centre of Muura with its commercial premises, two residential blocks of the 'winter village,' a comprehensive school, a day-care centre and a sports hall, as well as part of Aurtuapuisto, will be planned on the west side of Toinen savu. In addition, a phased local detailed plan will indicate street areas. To be put on display in the spring.

C3 002404 Aviapolis north

Business premises will be planned on the plot next to the northern entrance of the Aviapolis railway station. Starting points are being reviewed.

C4 052900 Huberila draft local detailed plan

Housing construction for approximately 4,500 people, workplace construction, recreational areas, a day-care centre and other services are being planned for the regional centre of Huberila. Historically valuable buildings will be protected. To be put on display in the autumn.

C5 053100 Airport city design basis

A comprehensive plan to which individual plan changes and other plans relate. To enter decision processing in the spring.

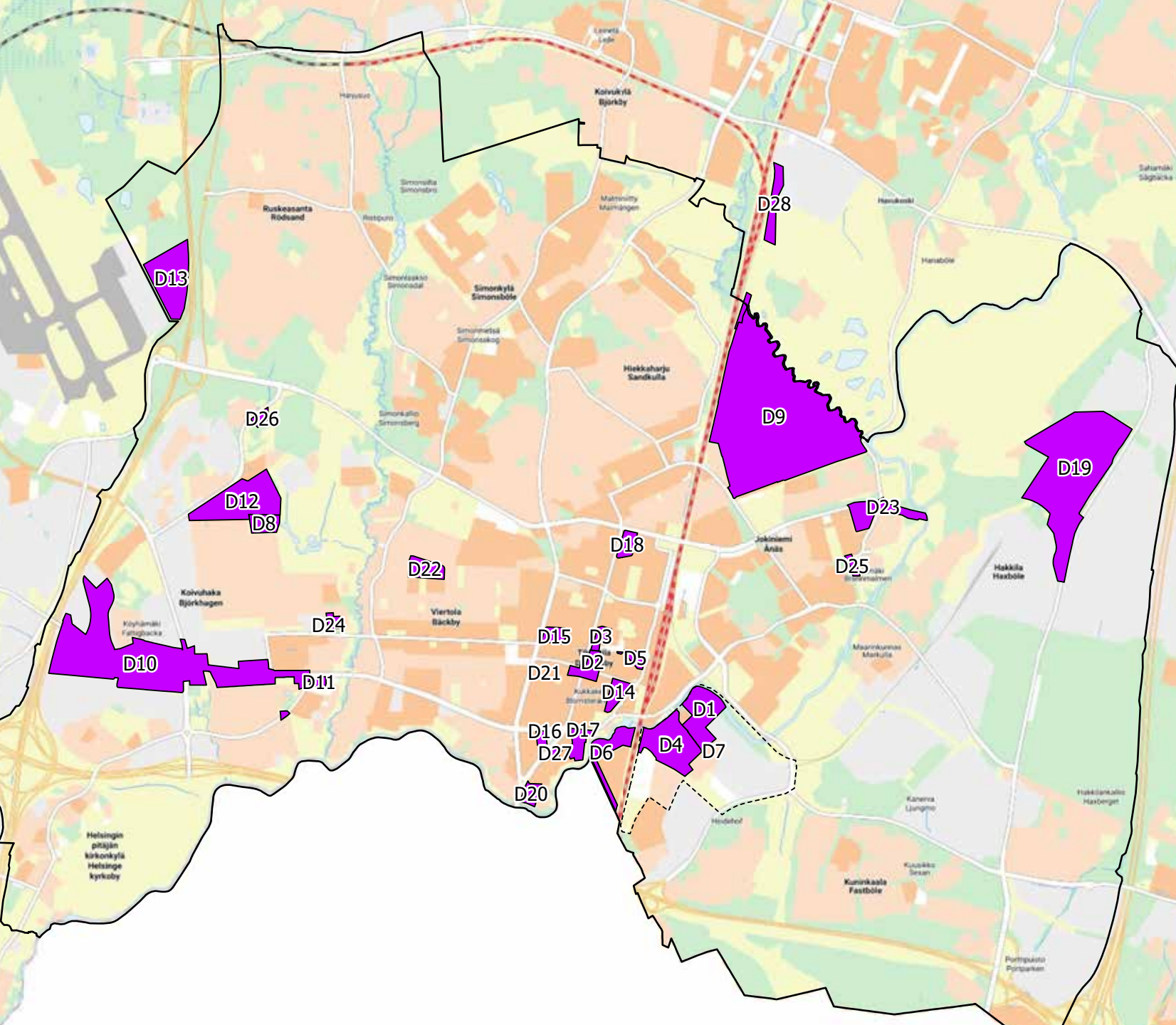
- C6 002514 Annefred north**
Residential blocks of flats will be planned at the intersection of Tikkurilantie and Rälssitie in Veromies, with street-level commercial premises and workspaces. Starting points are being reviewed.
- C7 002564 Residential block north of Aviakuja**
Blocks of flats and green spaces are being planned on the north side of Aviakuja and west side of Aviabulevardi street in Veromies, with street-level commercial premises and workspaces. The planning work will begin in the spring.
- C8 002462 and 002462ma Vantaa Light Rail: Airport and Teletie**
Sufficient space is being planned for the infrastructure required by the light rail and the related street environment, as well as the bridge leading to the airport terminal building. To enter decision processing in the spring.
- C9 002534 An upper secondary school and new aviation museum along Aviabulevardi**
An Aviapolis upper secondary school for 700 students and facilities for the new Aviation Museum are being planned in Veromies, along Aviabulevardi street, south of Tiiranpuisto park. To be put on display in the spring.

- C11 002576 Vantaa Light Rail: Aviabulevardi and Tietotie**
Sufficient space is being planned for the infrastructure required by the light rail and the related street environment on Aviabulevardi, Tietotie, Turbiinitie, Ilmakehä and Ilmailutie. To enter decision processing in the spring.
- C12 002567 Turvalaaksontie 1**
Production, logistics and storage buildings will be planned in Tuupakka. The planning work will begin in the spring.
- C13 002375 Johdintie 2–6**
Small-scale residential construction will be planned for Johdintie in Pakkala. The planning work will begin in the spring.
- C14 002565 Teknobulevardi 7, 9**
An effective business premises, services and hotel complex will be planned in Veromies. The planning work will begin in the spring.
- C15 002054 Voudintie 1**
The plan will be changed to correspond to the current operations. To be put on display in the spring.
- C16 002522 Manttaalitie 1 and 3**
Blocks of flats and workplace construction are planned for Manttaalitie in Veromies. To be put on display in the spring.

- C17 002439 Extension of Veromäen koulu comprehensive school**
A pavilion building is being planned for the school's gravel pitch at Ylästöntie 29 in Pakkala. To be put on display in the autumn.
- C18 002521 Commercial premises, Harkkokuja 2**
Commercial premises along Kauppatie in Tammisto. To be put on display in the spring.
- C19 002527 Tolkinkylä substation**
A substation is being planned for the north-eastern corner of Osumapuisto park at Tikkurilantie 142 in Viinikkala. To enter decision processing in 2025.



TIKKURILA



D1 002573 Värethdas 2

A new urban area, which will include housing, public and private services and workplaces, will be planned for the area. In addition, the placement of the school in the area will be decided.

The planning work will begin in the autumn.

D2 002553 Tikkurila premises

Alternative locations for the city's new premises in Tikkurila will be explored and the planning will be specified.

Starting points are being reviewed.

D3 002548 Tikkurila Health and Family Centre

A health and family centre is being planned next to the City Hall on Kielotie (Kielotie 13).

To be put on display in the autumn.

D4 002494 Värethdas 1

The plan change will start the transformation of the Värethdas area in Tikkurila. The area will have housing, workplaces and services.

To be put on display in the summer.

D5 621400 Jokiniemi 6, part 1

The area is reserved for diverse forms of housing, which will densify around the Hiekkaharju station.

The planning work will begin in the autumn.

D6 002342 Asematie 1-3

In the centre of Tikkurila, new residential, commercial and workplace construction is being planned to replace existing residential and commercial buildings.

Starting points are being reviewed.

D7 002512 Tikkurila sauna

A building for a restaurant and sauna is being planned on the banks of Keravanjoki river near Heureka. In addition, the area's mobility arrangements are being examined.

To be put on display in the autumn.

D8 682200 Vantaa Light Rail: Koivuhaka

Sufficient space is being planned for the infrastructure required by the light rail and the related street environment, as well as the street environment on Tikkurilantie and the Koivuhaka light rail stop.

To be put on display in the spring.

D9 062900 Värитеhdas area, plan frame

The planning of a new city district closely connected to the current city centre is starting with a plan frame. The area is located in the area of the Tikkurila paint factory, the Heureka parking area, the village and park areas between them and the Keravanjoki river bank.

To be put on display in the spring.

D10 002540 Puutarhatie day-care centre

A day-care centre with two storeys for eight groups is being planned for Puutarhatie 43.

To enter decision processing in the spring.

D11 002377 Tikkurilantie 84 b

A plot in Koivuhaka will be planned as a residential block of flats. Starting points are being reviewed.

D12 002552 Puutarhatie 47

In Koivuhaka, housing and workplace construction to support the community's activities will be planned for the Jehovah's Witnesses' lands.

The planning work will begin in the autumn.

D13 671000 Tullimiehentie

The construction of a logistics depot is being examined in Ruskeasanta near Tuusulanväylä.

Starting points are being reviewed.

D14 002550 Ratatie 4, Unikkotie 2

New blocks of flats are being planned for the centre of Tikkurila right next to the station. Tonttula, which functions as a youth space, will be protected.

The planning work will begin in the autumn at the earliest.

D15 002531 Tikkuraitti 15 and 17

Residential and commercial buildings will be replaced by more efficient residential, workplace and commercial construction.

The planning work will begin in the spring.

D16 002551 Horsmapolku

The city centre of Tikkurila will be densified by a new block containing housing and business and office premises. Old office buildings in the area will be demolished.

The planning work will begin in the spring.

D17 002541 Silkkitehdas

The planning work will examine the possibility of new construction in the old and protected environment.

Starting points are being reviewed.

D18 002578 Kielotie 21

Residential blocks of flats will be planned for the plot of the current police station and courthouse. The courthouse, which has cultural and historical value, will be preserved.

The planning work will begin in the summer.

D19 661000 Rusokallio 2

Workplace, industrial and logistics construction in Hakkila.

The planning work will begin in the spring.

D20 002555 Virnakortteli

A residential block of flats and townhouses will be planned along Kielotie near the Keravanjoki river. Some of the existing low-rise residential buildings will be demolished. A protected low-rise residential building will be preserved.

The planning work will begin in the spring.

D21 002538 Unikkotie 10 and 12

In the centre of Tikkurila, new residential buildings with street-level commercial premises are being planned to replace blocks of flats to be demolished. To enter decision processing in the autumn at the earliest.

D22 002549 Lummetie 30-32

In Viertola, terraced houses will be demolished and buildings of up to five storeys will be planned to replace them. To be put on display in the summer.

D23 002468 Satomäentie 1

Wooden blocks of flats are being planned in Jokiniemi, with commercial premises in addition to housing.

To be put on display in the summer.

D24 002505 Mesikukantie 5

Blocks of flats of 4–5 storeys are being planned to replace terraced houses and a detached house in Koivuhaka.

To be put on display in the spring.

D25 002501 Satomäenkuja

In Jokiniemi, two-storey terraced houses or semi-detached houses are being planned to replace detached houses.

To enter decision processing in the spring.

D26 002528 Tikkurila substation

A substation is being planned for Meiramitie 2 in Koivuhaka.

To be put on display in the spring.

D27 002539 Silkkitehtaantie 2

A block of flats will be planned for the southern part of the area between Kielotie and Silkkipolku.

Street-level commercial premises are required on the Kielotie side. The existing buildings on the plot will be demolished.

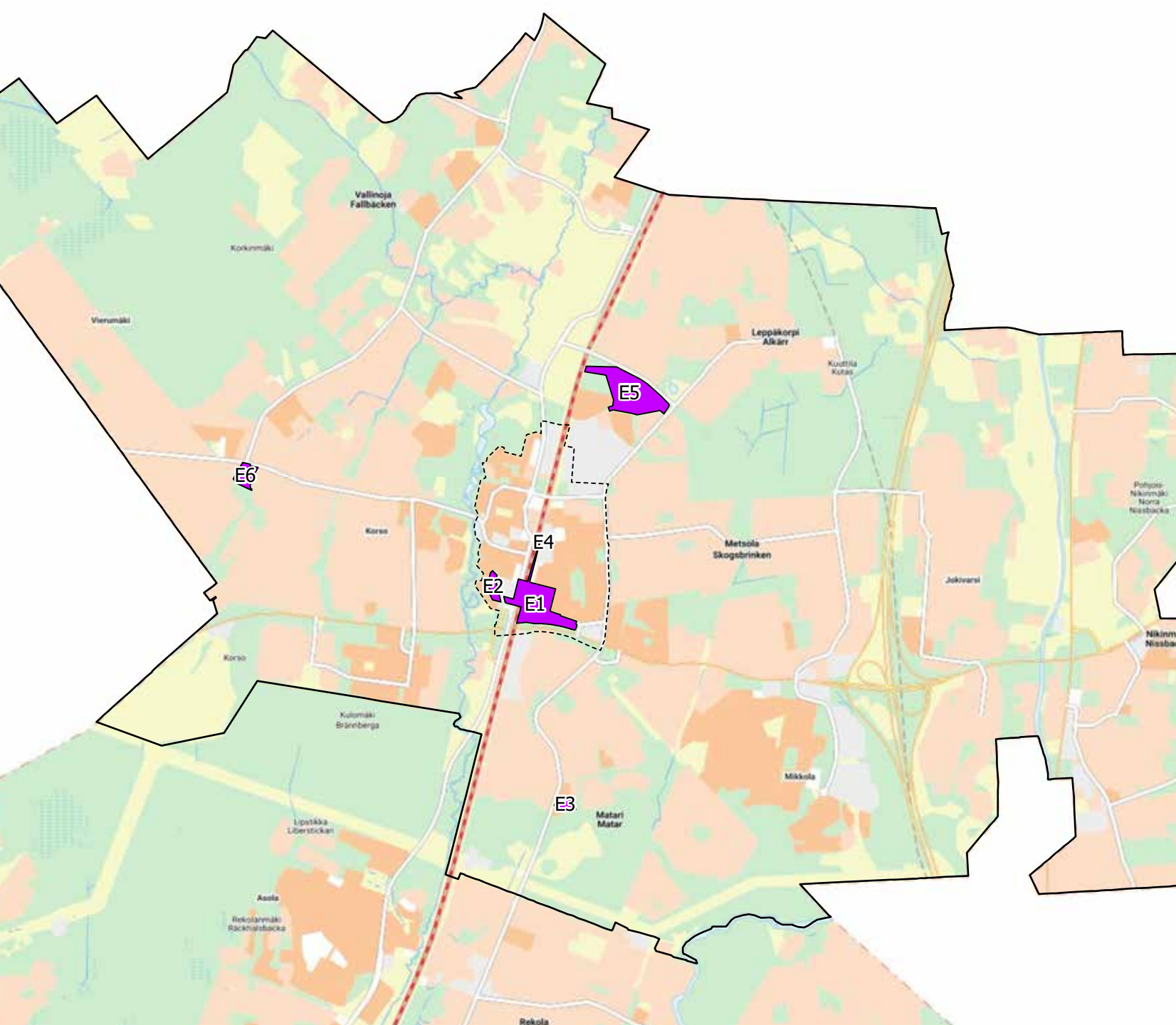
Starting points are being reviewed.

D28 002589 Hosantie

The track ballast loading place will be moved next to the main rail line, near Hosantie.



KORSO



E1 002489 East side of Korso city centre

Urban housing and commercial premises for the east side of the railway. To be put on display in 2025.

E2 002500 Maakotkantie 6

In Korso, housing with street-level commercial premises will be planned for the location of the business centre to be demolished. The new buildings would have 5 to 8 storeys. To enter decision processing.

E3 002513 Tervahaudantie day-care centre

In Matari, a new day-care centre will be made possible by extending the existing plot into the adjacent Tervahaudanpuisto park. To be put on display in winter 2024.

E4 081700 Korso city centre plan frame

The plan frame guides local detailed planning. Key issues include revamping the city centre, the location of services, new residential blocks in the city centre and to the south of the health centre, and the complementary construction of blocks built in the 1980s. To enter decision processing in the spring.

E5 002529 Northeast Vantaa sports hall

A sports hall for the Korpikontio field in Metsola. To be put on display in the spring.

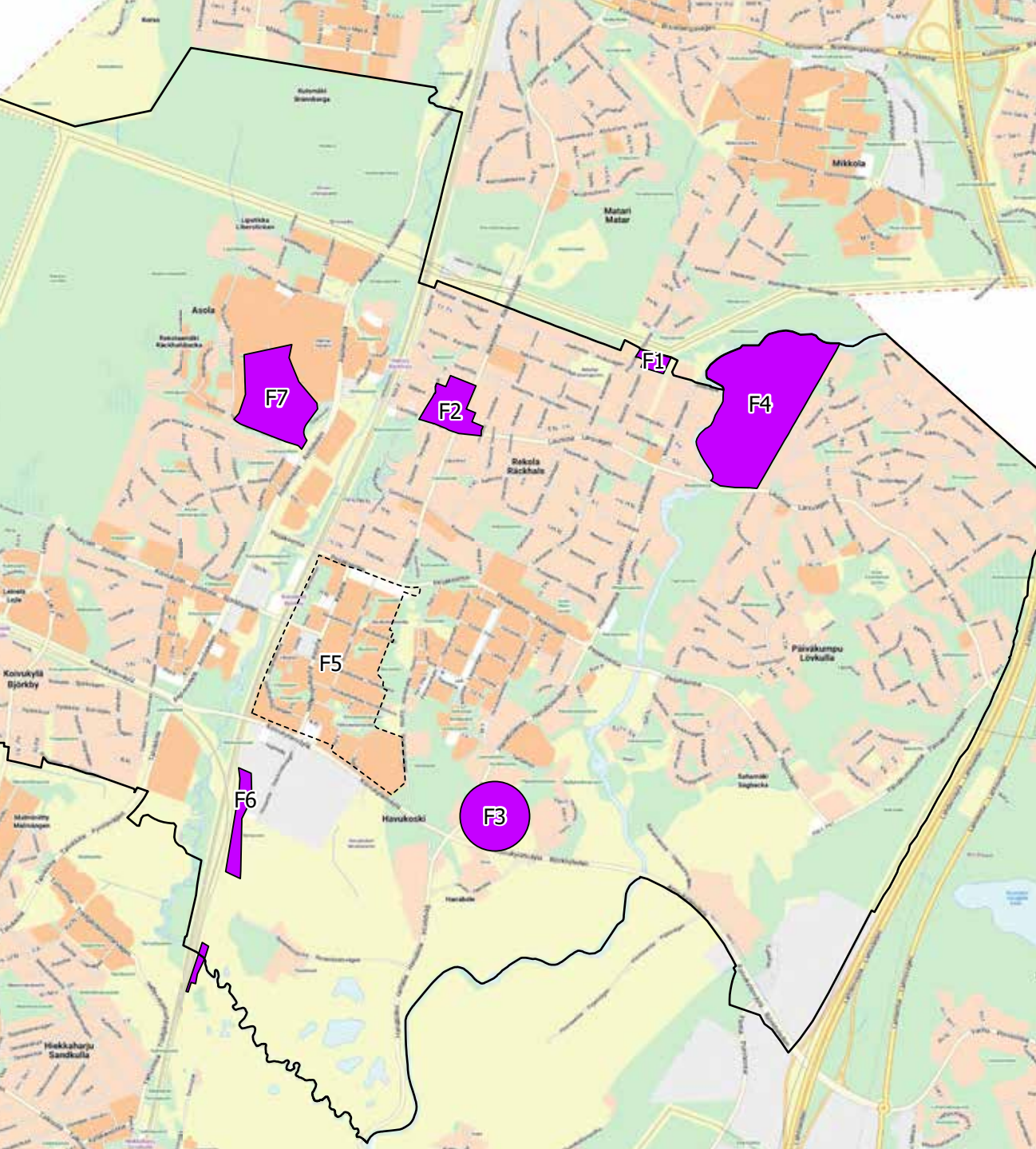
E6 002518 Korsontie 60

Commercial space will be planned that will facilitate not only the current florist but also a grocery shop. To be put on display in the autumn.



KOIVUKYLÄ

Arkkitehtitoimisto
Lehtinen Miettunen



F1 002562 Joukontie 42

Industrial buildings will be replaced by low-rise residential buildings in Rekola. The Pihkala house, a local building of cultural and historical value, will be taken into account. The planning work will begin in the spring.

F2 002316 Rekola centre

The plan change will facilitate housing mainly in low-rise residential buildings and provide services in the city centre. At the same time, an effective pedestrian connection to the station will be ensured. Protection of the Elanto building is being investigated. To enter decision processing in the autumn.

F3 002545 Piippilakki

Diverse housing will be planned in Havukoski to the north of Koivukylänväylä, taking the nature of the landscape into account. The planning work will begin in the autumn.

F4 002558 Low-rise residential building plots and recreational area in Päiväkumpu

Expansion of the detached-house area and recreational area according to the master plan. To enter decision processing in the autumn.

F5 621500 Hosantie

The track ballast loading place will be moved from Hakkila to the end of Hosantie next to the main railway, taking nature and landscape into account. The planning work will begin in the spring.

F6 072500 Koivukylä plan frame

The plan frame provides guidelines for the development and infill construction of the city centre and guides future local detailed planning. To be put on display in the spring.

F7 002507 Extension of Peijas Hospital

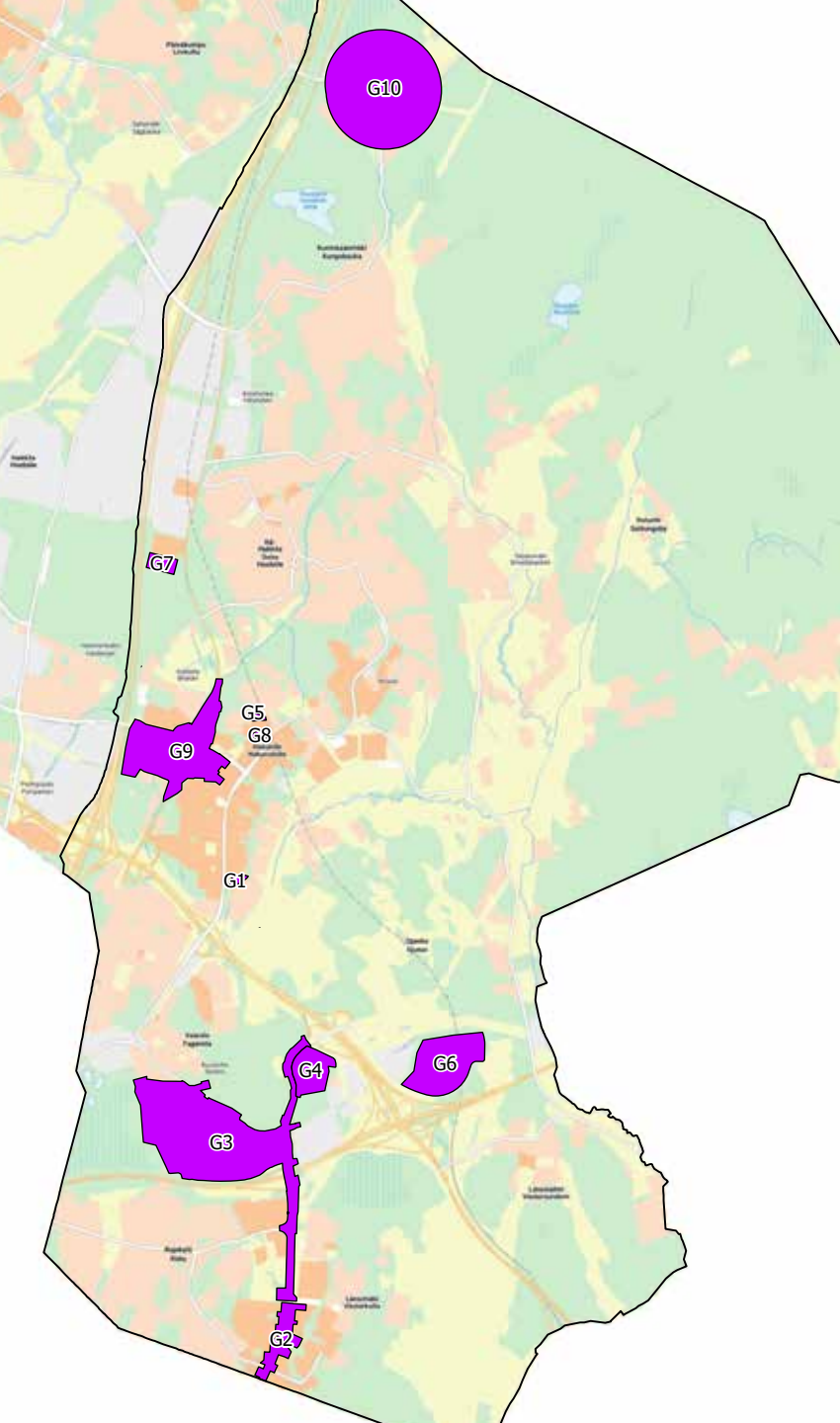
The hospital complex will be expanded, particularly for the needs of new inpatient ward operations. The permitted building volume and height will be increased. To enter decision processing in the spring.



VAARALAN VARIKKO

HAKUNILA

WSP



**G1 002579 Day-care centre extension
Hevoshaantie 2**

At Hakunila, the current plot of Hepopuisto day-care centre will be expanded and the permitted building volume will be increased. Starting points are being reviewed.

**G2 002450 Vantaa Light Rail:
Länsimäki, south**

Sufficient space for the infrastructure required by the Light Rail and the related street environment is being planned on Länsimäentie. To enter decision processing in the spring.

G3 002508 Vaunukuja 2

Two new blocks of flats of 5–7 storeys are being planned for Hakunila. To enter decision processing in the autumn.

**G4 931400 Vantaa Light Rail: southern
Vaarala and northern Länsimäki**

Sufficient space is being planned for the light rail on Länsimäentie, Fazerintie and the Kuussilta area. In addition, preparations are being made for the needs of bus transfer stops on Porvoonväylä. To be put on display in the spring.

G5 931200 Vantaa Light Rail: Depot

A light rail depot is being planned for the south side of Ring III and the Länsimäentie junction. To be put on display in the spring.

G6 002590 Siltaniitynkuja 1b

An immigration removal centre of the Finnish Migration Service for Itä-Hakkila in the area between the Guide Dog School and the German military graveyard. The planning work will begin in the spring.

G7 002581 Pitkäsuontie 10 (VECCS)

The plan enables Vantaa Energy's carbon capture and storage project. The planning work will begin in the spring.

**G8 002591 Satulakuja day-care
centre**

A new day-care centre will be planned for the address Satulakuja 3 in Hakunila. Starting points are being reviewed.

**G9 001873 Hakunila centre
expansion 2**

Diverse housing and services are being planned for the city-owned former bus depot and its surroundings. Draft plan. To be put on display in the autumn.

G10 971000 Kuninkaanmäki/Byända

Low-rise residential buildings will be planned. Starting points are being reviewed.