

TURNING MYYRMÄKI'S VACANT SPACES INTO CATALYSTS FOR LOCAL VITALITY AND WELLBEING - PILOT

City of Vantaa 16.6.2026
Jarkko Kukkola
Senior project manager, Ramboll

Challenge

- The challenge of underused and vacant spaces is not limited to a single property. It has a broader impact on the vitality, vibrancy and comfort of the area.
- Neglected spaces and vacant or abandoned buildings may increase residents' sense of insecurity. Buildings can attract vandalism, crime or unauthorised users. They may also weaken the area's visual appearance, use, attractiveness and image. Underused and vacant buildings create ongoing costs for municipalities.
- Without a clear view on changing the use, reusing or demolishing the spaces, investment decisions are postponed, slowing down area development and the renewal of the building stock.
- The pilot identifies underused or vacant properties whose development would create comprehensive wellbeing in their surroundings.



Content in brief

- The project implements a concrete pilot that produces an operating model for identifying and conceptualising the potential of underused spaces.
- The analyses are structured to support the implementation of the city strategy and the area's objectives. Properties are analysed based on the characteristics of the building or property, the objectives set for development and data on the living environment.
- The aim is to develop properties in a direction that preserves value, supports the use of the property and creates wellbeing, vitality and sustainability in the immediate surroundings.
- The work produces diverse information that can be used in the marketing and communication of buildings, as well as more broadly in area planning and development.
- As part of the work, key officials, property owners and operators are engaged.



How does the solution promote circularity in construction?

- The solution helps identify new use opportunities for underused buildings or buildings at risk of demolition and supports extending their life cycle. The aim is to reduce premature demolition decisions and make more efficient use of existing spaces.
- At the same time, it is possible to identify sites for which no appropriate or feasible overall development direction can be found. This helps target resources to the most impactful sites.
- The solution supports low-carbon construction targets by promoting reuse, extending the life cycle of buildings and reducing the consumption of natural resources.



Forming the overall picture

The aim is to help **turn vacant spaces into controlled development that creates positive impacts in its surroundings**. The tool helps identify service gaps, development priorities and realistic new uses and concepts for the spaces, taking the city strategy and local demand into account.

Property-related information

Property data, spaces

Constraints: maintenance, life-cycle sustainability, protection

Qualitative assessments, e.g. development-related assessments and identified needs

Living environment information

Demographics, inequality, user groups

Sustainable service structure, sustainable mobility, business accessibility

Area development, planning status



Qualitative and quantitative data
Engagement

Strategic and local objectives guide the work



Livcy

Scalable



Participatory



Integrable



LIVCY (Liveable city) is a service developed by Ramboll's multidisciplinary expert team and based on scientific research.

At the centre are **sustainability, vitality and vibrancy**.

In the LIVCY model, everyday vibrancy means that the most essential services and functions based on life and human basic needs are easily accessible by sustainable modes of transport and are available in a diverse way.

The tool enables large amounts of data to be presented in an understandable way, integrated with different qualitative and quantitative data sources and applied at different scales.

Distances are scored (0–100) so that the closer the service is located, the more points it receives. A distance of more than 3 km receives zero points.

As part of the pilot, the scoring has been tightened to better highlight differences in a dense urban environment.

→ A single index value of 0–100 describing overall accessibility is obtained

0

Poor – Services are not within walking distance

25

Fair – Almost all services are accessible by a long walk (20 min) or by bicycle

50

Moderate – Almost all services are within a 15 min walking distance

70

Good – Almost all services are within a 10 min walking distance

85

Excellent – Almost all services are within a 5 min walking distance

95

Top – Almost all services are within a few minutes' walking distance

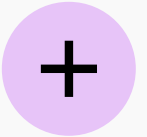
ACCESSIBILITY DISTANCE TO NEAREST, MIN



NUMBER OF SERVICES



LIVCY ASSESSMENT THEMES



Work phases and preliminary schedule

Phase 1



Starting points and objectives

In this phase, the **objectives and needs** of the work are discussed. The pilot area is selected together and studied. A view is formed on the key available baseline data and possible, prioritised assessment criteria are created.

12/2025-4/2026

Phase 2



Analysis

Properties are analysed based on the characteristics of the building or property, the objectives set for development and information on the living environment.

The analysis uses the prioritised assessment criteria identified in the previous phase.

5/2026-6/2026

Phase 3



Development potential and concept

In this phase, the types of functions or services that residents and users in the surrounding area may need are identified, as well as the type of concept that could suit a vacant or underused space.

Property owners and operators are engaged to support the work.

A more detailed concept is prepared for one property.

8/2026-9/2026

Phase 4

Reporting

The aim is to finalise the concepts and compile a clear, illustrative and understandable final report on the content of the work. A presentation event will be arranged during this phase.

The work will be completed by the end of September 2026.

9/2026

The option has affected the definition of objectives, and Phase 2 has taken slightly longer than anticipated.

Starting points

Study area and assumptions

- The work examines eight privately owned underused buildings located in the centre of Myyrmäki.
- A walking speed of 2 kilometres per hour is used, which makes differences more visible in the accessibility analysis.
- The zone used in the calculation around the building is 150 metres (approximately 5 minutes, 2 km/h)



Objectives of the City of Vantaa Strategy 2026–2029

Strategic focus
city of choice

The Good Life Vantaa

Vantaa as the home of a good life for all Vantaans

- We support and empower children and young people
- We promote equality
- We reduce the city's carbon footprint
- We improve safety
- We ensure smooth everyday life for everyone

Skillful Vantaa

Vantaa as a promoter of competence, entrepreneurship and innovation

- We attract companies and entrepreneurs
- We improve the quality and availability of education
- We promote the preparedness for change
- We invest in lifelong learning opportunities

Sustainable Growth Vantaa

Vantaa as a financially, ecologically, socially and culturally sustainable growing city

- We strengthen distinctive regional identity
- We promote compact urban growth
- We ensure the wellbeing through employment and education
- We protect and enhance nature and build climate-resilient future

THIS IS HOW WE ENSURE A VIBRANT AND GROWING VANTAA

- We ensure financial sustainability
- We strengthen the efficiency of operations
- We increase revenue
- We promote the growth of the city

Integrity

Customer orientation

Data-driven approach

Networks



Possible analyses based on strategic objectives

- **Strategic and area-specific objectives were reviewed**
- **Baseline materials were reviewed**
- **The themes that can be studied in the analysis and influenced were examined**

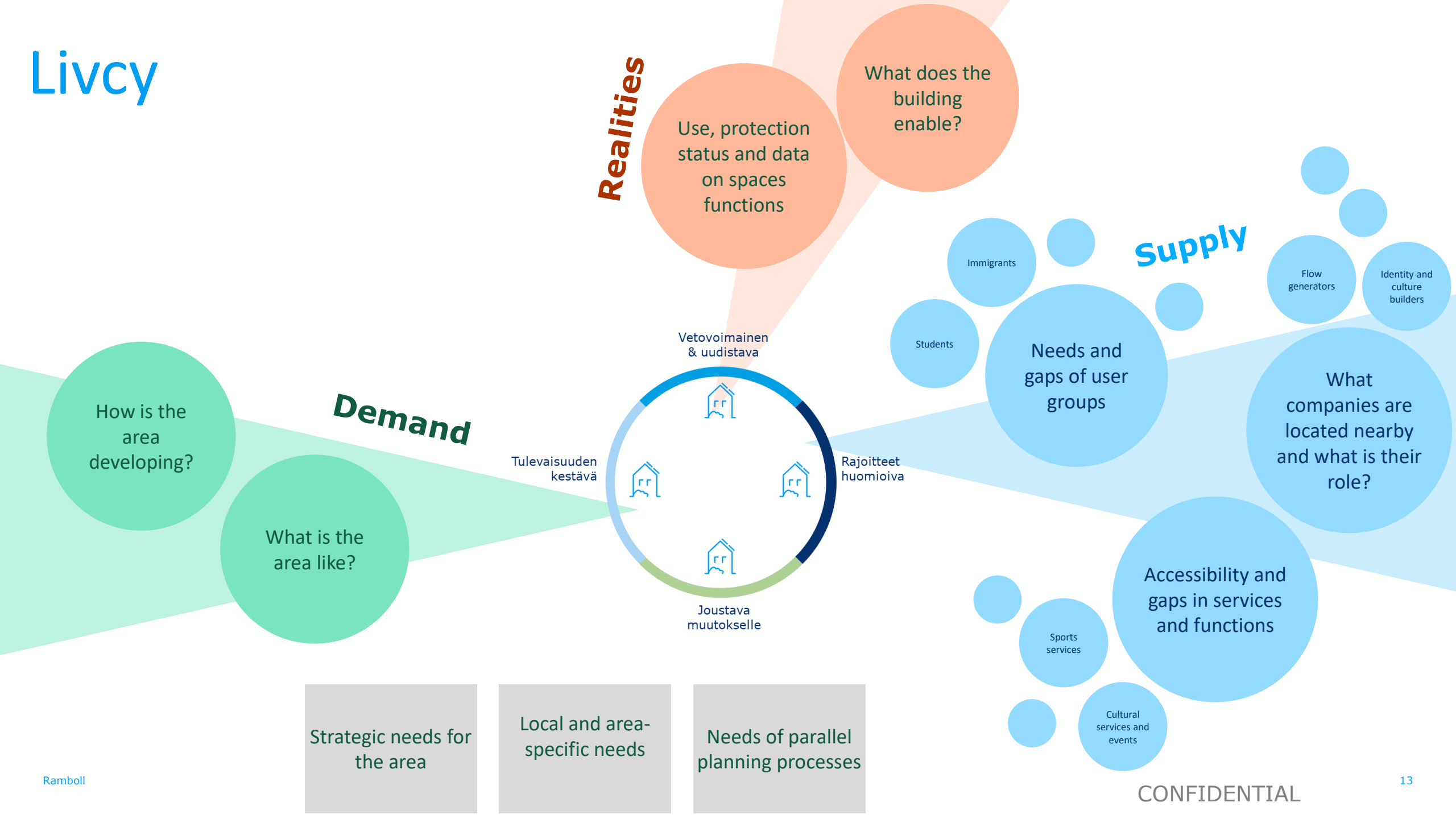
Example: Vantaa of a good life

- Smooth everyday life and active living for residents → accessibility of the most essential services
- Children's and young people's hobbies → hobby and leisure spaces, sports services
- Services supporting community → meeting places, event spaces
- Safety in the urban environment, e.g. traffic → accessibility of transport services
- Easily accessible cultural and sports services → cultural services



Site cards

Site cards are prepared for the properties under review

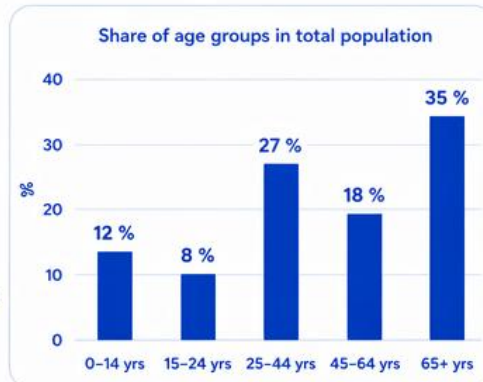


1. KEY FACTS (building stock)

- Primary use:**
Office building
- Energy source:**
District heating
- Heating system:**
Radiators or underfloor heating
- Number of floors:**
4
- Number of staircases:**
4
- Elevators:**
Yes
- Fire safety (sprinklers):**
No
- Gross floor area (m²):**
3,524
- Total floor area (m²):**
1,979
- Year of completion:**
Not specified
- Heritage designation (time of protection):**
Not protected
- Land area (m²):**
6,617
- Building volume (m³):**
5,687
- Recent renovations:**
None in recent years

2. SURVEY WITHIN 150-METRE RADIUS (estimated)

- Total population: 3,152
- Population 2034: 4,470
- Age 0 – 14: 12 %
- Age 15 – 24: 8 %
- Age 25 – 44: 27 %
- Age 45 – 64: 18 %
- Age 65 and over: 35 %
- Foreign-language speakers: 3 %
- Unemployment rate: 19 %
- Share of retirees: 31 %



3. DEMAND (service potential)



Service potential by category (0-100)

- Food, groceries and beverages: 50
- Healthcare and wellbeing: 50
- Beauty and personal care: 50
- Culture and leisure: 50
- Home, electronics, hobbies: 50
- Clothing and footwear: 50
- Public transport, car and fuel: 50

4. USER GROUP TARGETS (0-100)



5. NEARBY BUSINESSES (business register) (score 0-100)

Company strategic role (TOL 2008 Livcy)



6. WORKPLACES 2045

Jobs development (number of jobs vs today) (source: MAL estimate)



Jobs by industry (number of jobs vs future) (source: MAL estimate)





1. REALITIES (building stock)



• **Land use:**
Mixed-use buildings



• **Energy efficiency class:**
Unknown



• **Heating source:**
District heating



• **Building condition:**
Requires renovation



• **Number of apartments:**
18



• **Number of vacant premises:**
2



• **Floor levels:**
Unknown



• **Ownership status (at time of acquisition):**
Unknown, assumed freehold, potential leasehold (to be confirmed by due diligence)

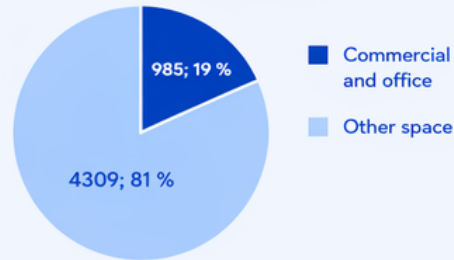


• **Total floor area (m²):**
6617



• **Commercial floor area (m²):**
5687

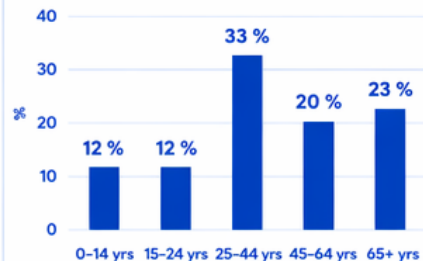
Total floor area (m²)



2. WITHIN 150 METRES RADIUS (secondary data)

- Population total: 2678
- Population 2034: 3661
- Share of city population: 49 %
- Share of female population: 51 %
- Share of foreign nationals: 1 %
- Share of working-age population: 36 %
- Share of young population: 53 %

Share of age groups in total population



3. POTENTIAL (service potential)



Service potential (0-100)
50
/100

Service accessibility (0-100)

- Access to everyday services, culture and leisure 50
- Access to commercial services 50
- Access to health and social services 50
- Access to education and learning 50
- Access to recreational facilities and events 50
- Access to public transport 50
- Access to parking 50
- Access to pedestrian and cycling networks / proximity to green areas 50



4. USER GROUP ANALYSIS (0-100)



5. NEARBY BUSINESSES (workplace) (score 0-100)

Role of strategic businesses (TOL 2008 Livcy)



6. WORKPLACES 2045

Workplace demand outlook (current vs future) (source: MAL aineisto)



Workplace demand by sector (current vs future) (source: MAL aineisto)





RELEVANT DATA

(questions) (text)



Suitability of premises for different user needs



Condition and functionality of buildings and premises



Location of buildings and premises



Technical condition and development potential



Sustainability of the building stock



Financial performance of real estate assets and operations



Development needs and investment potential



Constraints and specific requirements



How properties can create synergy together



How the property fits the profile and what the long-term goals are



What is essential to consider when the property gets new users?
What development needs are there?



What should be done for the city and other stakeholders?



Interest in participating in the process

1

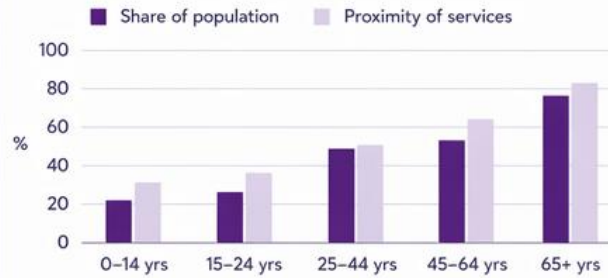
POTENTIAL AND SYNERGIES (joint assessment and conclusions)



Synergies

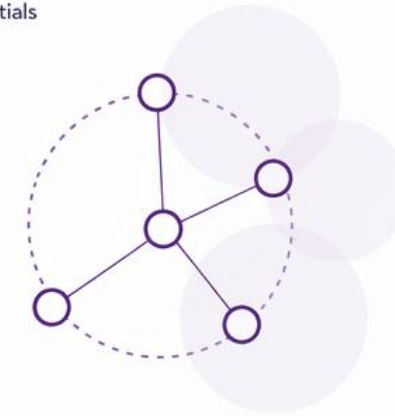
Synergies are based on the suitability of Myrmäki centre area properties (property package) for each other (vertically and horizontally).

Comparison of area demographics and service accessibility by user groups
(same demographics)



Other potentials

- Other findings (questions)
- Service gaps
- Potentials



2

CONCEPT DEVELOPMENT



Concept development with stakeholders (workshops)

Co-creation and idea generation with different stakeholders.



Draft service mix

Define ideas and identify key services to determine the overall concept.



Risks

Identify key risks and assess their impact and likelihood.



Feasibility

Assess premises suitability and implementation feasibility.

Co-creation methods

We supplement the quantitative data of the work with **targeted interviews**. The interviews explore key challenges and opportunities as well as **missing information**, e.g. adaptability, condition of spaces, deficiencies and opportunities in building services, barriers to development, special spaces and interest in participating in the workshop.

We contact the property owners and the key operators of the properties.

In the workshop, **the results of the analysis are reviewed and complemented through co-creation**. The properties are also considered from an **area development** perspective. Possible perspectives:

- how the properties together create synergy and vitality
- how the properties can be profiled for different types of purposes
- How the properties should be developed to attract new operators to the area
- How operators and spaces would meet each other
- How barriers can be resolved



Image: City of Vantaa image bank

Possible functions and constraints

What types of functions would respond to strategic objectives and what constraints the activity sets

Main types of functions responding to objectives

MAIN FUNCTION TYPE	SUITABLE EXAMPLE SERVICES	STRATEGIC ALIGNMENT (0–12 POINTS)
1. Everyday local services	Grocery store, pharmacy, café, restaurant, parcel/pick-up point, laundry, cobbler, key service, repair services, bicycle maintenance.	10
2. Social, health and wellbeing services	Health counselling, wellbeing point, low-threshold health services, physiotherapy, mental health support, everyday support for seniors.	9
3. Early childhood, children’s and family services	Daycare centre, open early childhood education, family café, play space, clubs, hobby information, homework support.	8
4. Space for children, young people and hobbies	Youth hangout space, gaming space, music, art, media and sports hobbies, clubs, self-organised youth culture.	9
5. Service and meeting space	City service guidance, digital support, integration support, NGO reception services, resident activities, peer support.	10
6. Culture, event and urban culture space	Exhibitions, small gigs, performances, workshops, pop-up events, local festivals, multicultural events, cultural entrepreneurship	9
7. Space for entrepreneurship, work and pop-up activities	Coworking, workspaces for small businesses, start-up space, pop-up retail spaces, business advisory services, reception spaces for service entrepreneurs.	8
8. Space for learning, education and digital support	Digital support, language courses, job-search support, homework support, skills workshops, continuing education, cooperation with educational institutions.	8
9. Sports and wellbeing space	Yoga, dance, small-group exercise, children’s sports, senior exercise, rehabilitative activities, wellbeing courses.	8
10. Food, café and restaurant concepts	Café, lunch restaurant, restaurant supporting evening use, community dining, multicultural food concept, small food market.	8
11. Circular and sharing economy	Recycling centre, sale of recycled and refurbished goods, repair workshop, second hand, lending library for goods, sewing and repair services, bicycle maintenance, community workshop, workshops for young people and immigrants	7
12. Multipurpose hybrid and experimentation space	Ground-floor everyday services, cafe, pop-up and meeting spaces; work, learning, community, hobby, cultural and wellbeing spaces on upper floors.	12

The total strategic alignment score (0–12) was formed by assessing how strongly each function supports four objective areas: Vantaa of a Good Life, Attractive Vantaa, Vantaa of Balanced Growth and Our Myyry. The higher the score, the stronger the overall alignment. The table is indicative and may contain errors.

Main types of functions responding to objectives

MAIN FUNCTION TYPE	KEY CONSTRAINTS	TOTAL IMPLEMENTATION DEMAND
1. Everyday local services	Works only if the service has sufficient recurring local demand and is easy to find along everyday routes in the station area.	3
2. Social, health and wellbeing services	Requires an accessible, barrier-free space suitable for confidential service encounters, as well as a service provider or partnership model.	4
3. Early childhood, children's and family services	A daycare centre is a demanding use and requires a separate suitability assessment; lighter family services are more flexible.	8
4. Space for children, young people and hobbies	Requires a genuine youth user base, a safe operating model and often use in the evenings or at weekends.	4
5. Service and meeting space	Requires a clear operator model, shared use and active coordination; openness at street level improves discoverability.	4
6. Culture, event and urban culture space	Requires adaptable space, event production operators and use outside everyday hours; event use alone can be vulnerable.	6
7. Space for entrepreneurship, work and pop-up activities	Requires flexible space division and a contract model; a visible street level is essential only for customer- and sales-oriented pop-up functions.	2
8. Space for learning, education and digital support	Requires calm spaces and partnerships; commercial demand alone is usually not sufficient for low-threshold services.	3
9. Sports and wellbeing space	Requires technically suitable space and recurring user demand; lighter forms of exercise are the most realistic.	5
10. Food, café and restaurant concepts	Requires a visible location, strong customer flow, purchasing power and technical readiness for food and catering operations.	6
11. Circular economy, repair and lending services	Requires practical demand and a functional combined concept; workshop-type functions may require technical suitability.	2
12. Multipurpose hybrid and experimentation space	Requires conceptualising the entire property, dividing spaces for different uses, and active management and partnerships.	8

Main types of functions responding to objectives

MAIN FUNCTION TYPE	STRATEGIC ALIGNMENT TOTAL (0–12)	TOTAL IMPLEMENTATION ON DEMAND	STREET LEVEL	ACCESSIBILITY	LARGE / ADAPTABLE SPACE	QUIET ROOMS	KITCHEN AND SERVICE SPACES	TECHNICAL REQUIREMENTS OF THE SPACE	EVENING AND WEEKEND USE	STRONG CUSTOMER FLOW	PAYING DEMAND	PUBLIC / NGO / PARTNERSHIP MODEL	OPERATOR / COORDINATOR	PERMITS / SPECIAL REGULATION
1. Everyday local services	10	3	X							X	X			
2. Social, health and wellbeing services	9	4		X		X						X		X
3. Early childhood, children's and family services	8	8	X	X		X	X	X				X	X	X
4. Space for children, young people and hobbies	9	4		X					X			X	X	
5. Service and meeting space	10	4		X		X						X	X	
6. Culture, event and urban culture space	9	6			X			X	X			X	X	X
7. Space for entrepreneurship, work and pop-up activities	8	2				X					X			
8. Space for learning, education and digital support	8	3		X		X						X		
9. Sports and wellbeing space	8	5		X	X			X	X		X			
10. Food, café and restaurant concepts	8	6	X				X	X		X	X			X
11. Circular economy, repair and lending services	7	2						X			X			
12. Multipurpose hybrid and experimentation space	12	8	X	X	X	X			X	X		X	X	

Forming the concept

Concept development for the selected building

A more refined concept is prepared for one site, with a deeper focus on the solution.

- In preparing the concept, the task is to refine, **based on the analysis of demand factors in the immediate environment and property-related characteristics**, an attractive and viable concept for an individual property.
- The aim is for the concept to **serve the set objectives** as well as possible and **create as many positive impacts** as possible in its immediate surroundings. The analysis and, among other things, the needs and "service gaps" identified in it form the basis for defining the concept idea. Concept development supports the development and reuse of an individual property, while also creating an operating model for examining the functional development of similar underused spaces. The concept also addresses the possibility of temporary activities.
- The definition of the concept also takes into account the **property's specific characteristics and the opportunities and constraints they set** — what types of spaces and functions the property enables, what changes locating the function would require structurally or from a planning perspective (change of use), and whether a more diverse mix consisting of several different functions can be developed, **creating synergy benefits overall** from the perspective of both customer flow and efficient implementation of functions. AI is used to support concept preparation.
- The result is a **functional concept for the property**, including a target group analysis, a preliminary and rough space programme taking into account the property's characteristics, the mutual placement of functions within the property and the enabling of operational activity. The reporting output is a property card that answers the questions
 - **what (the functional content / concept of the property)**
 - **how (functions, implementation model and spatial planning)**
 - **why (target groups and benefits for residents and other operators, the property and the city).**



Image: City of Vantaa image bank