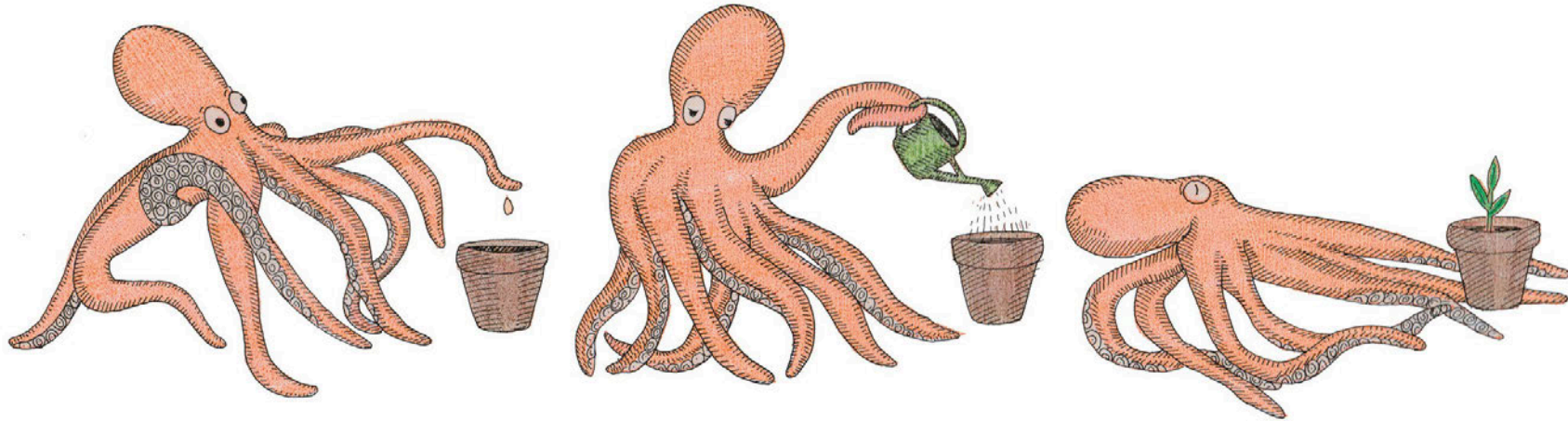


The City & The Countryside



A short story about Porvoo before and after 1997



Name

Dan Mollgren

Education

Architect

Work

Head of City Planning, Porvoo 2019 ->

Head of Project /Pasila, Helsinki 2011-2018

Architect / City planning dep. 2009-2010

Urban planning /various offices 2000-2008



HELSINKI
POPULATION 650 000
Land area 215 km²

helsinki highrise

PORVOO
POPULATION 50 000
Land area 655 km²



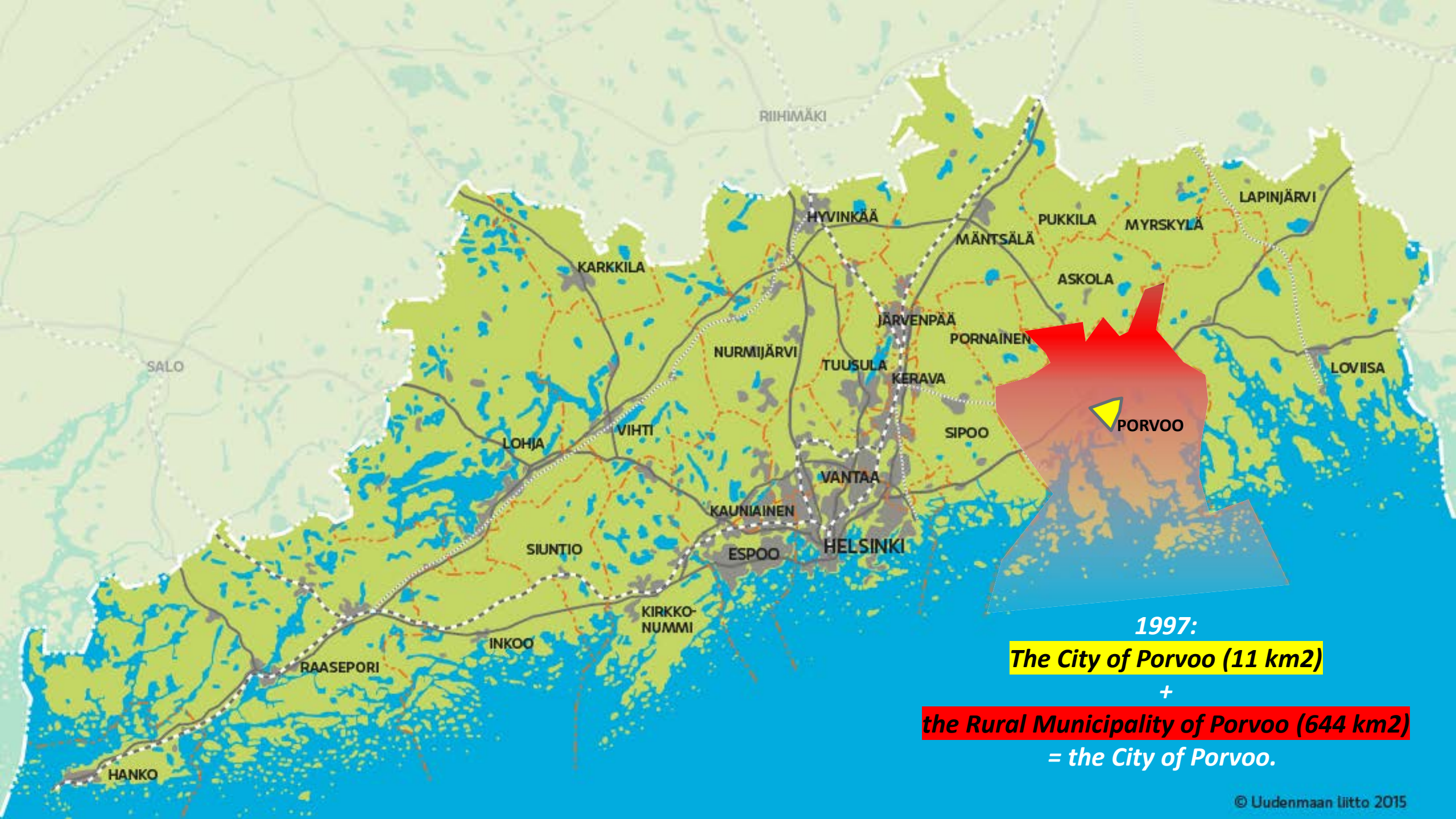
PORVOO  BORGÅ



Porvoo after the fire in 1760, Fredrik Adolf von Numers 1789

Six towns were established in Finland during the Middle Ages. Some of them grew to be towns without any official order having been issued. This was the case with Porvoo, which got the town rights after Turku in the 14th century.

In 2021 Porvoo turns 675 years!



Until 1997 the Rural part was its own municipality and the City was an independent part.

What has the impact of the 1997 marriage been?

The Countryside has become the City. Or has it?

Was there and is there still a border? In what way is this relevant?

What is density, really? An architectural approach, agglomeration in general or just good communication?

Where can we see growth or change? What kind of growth or change?

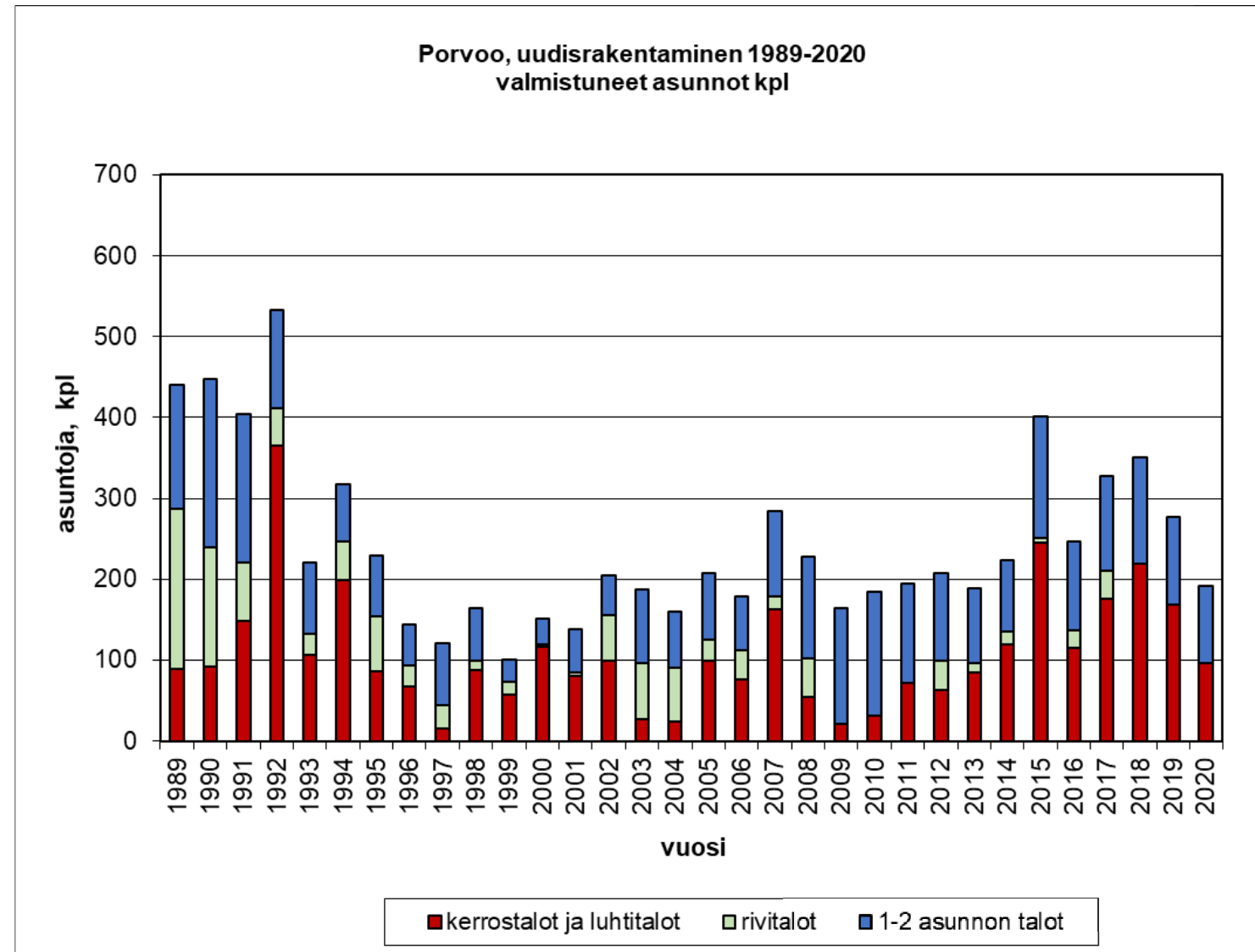
What can we learn from the statistics?

Completed houses/flats/apartments in Porvoo 1989-2020

single-family house

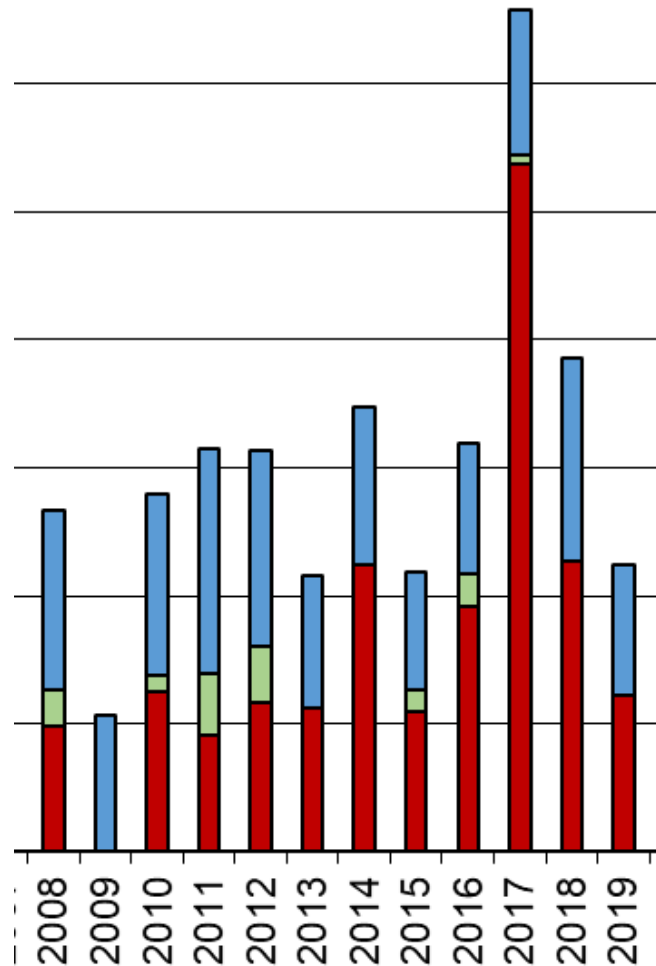
row-house

flat/apartment



Global and national conjunctures have strong impact on local structures and growth.

So far, the impact has been smaller in the countryside (blue) than and in the city (red).



BUILDING PERMITS GRANTED IN PORVOO



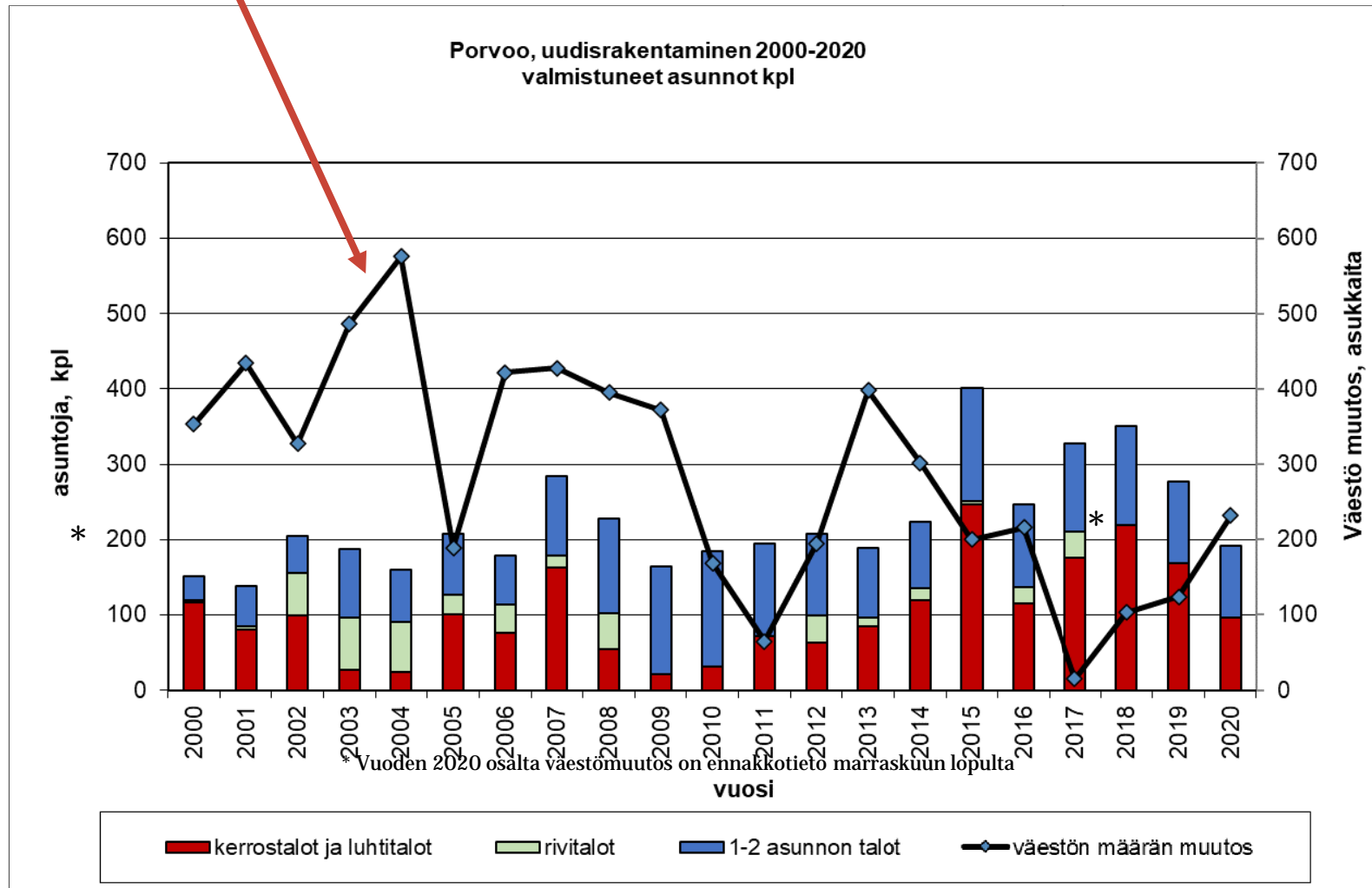
CHANGE IN THE VOLUME OF FINLAND'S GDP (%)

Completed houses/flats/apartments in Porvoo 2000-2020 and change in population

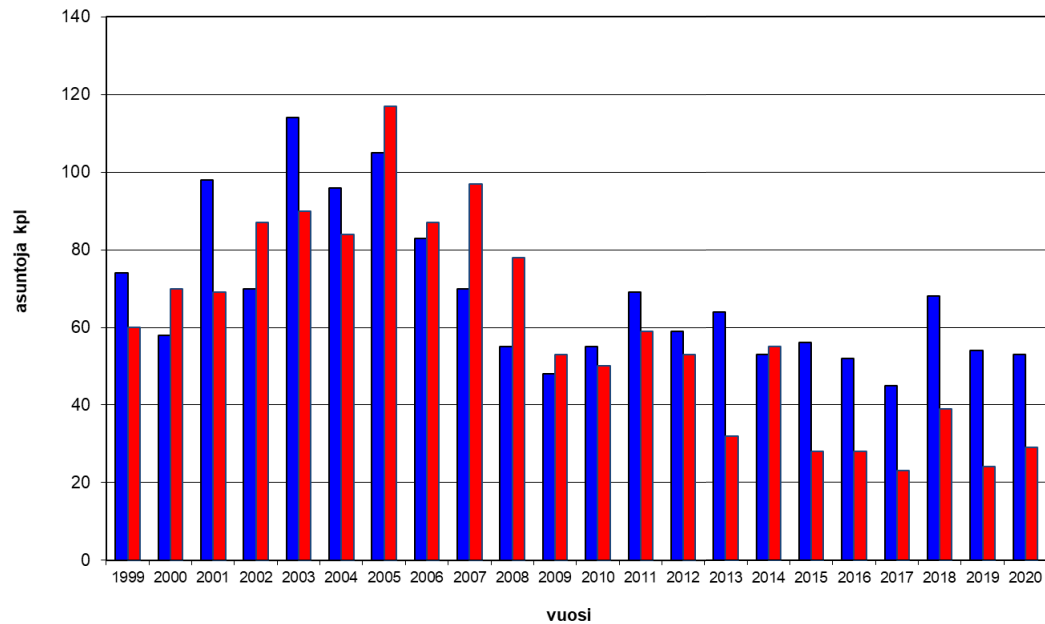
single-family house

row-house

flat/apartment



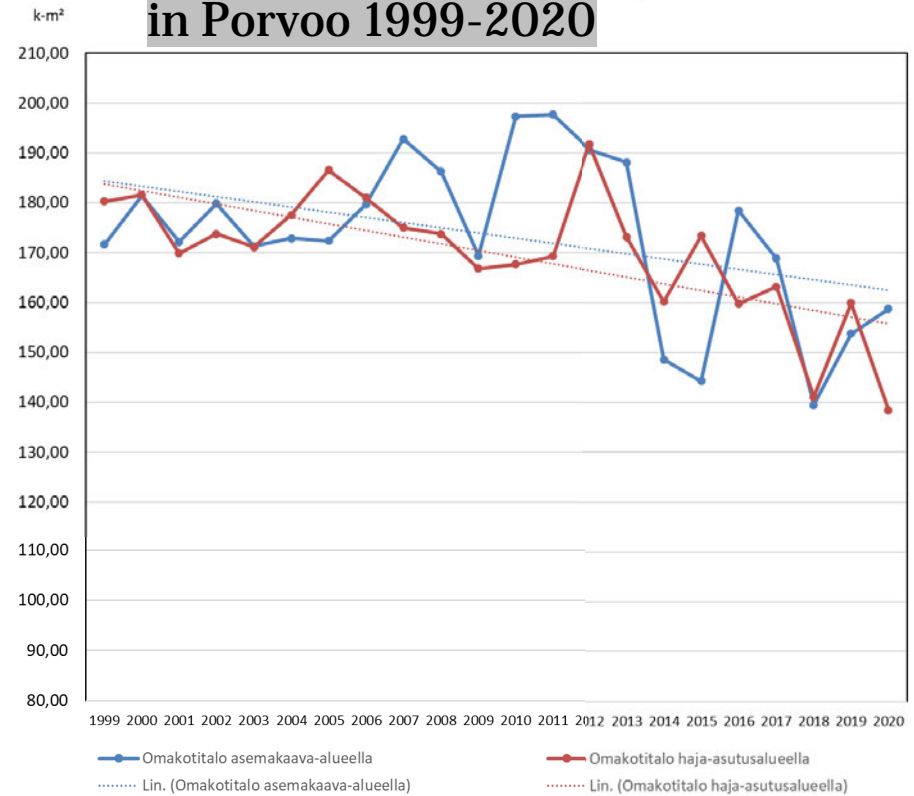
Building permits for single-family houses in Porvoo 1999-2020



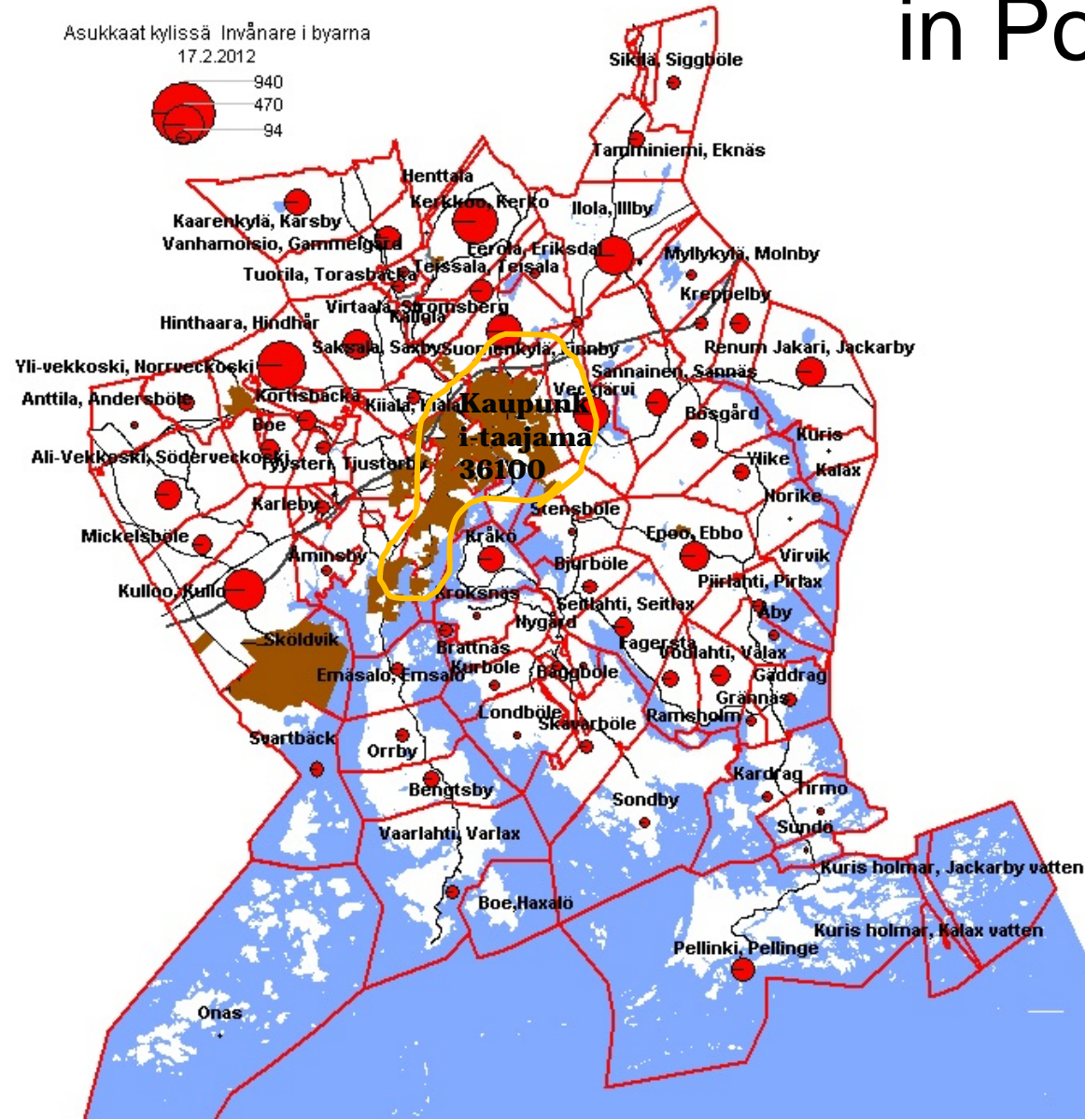
DETAIL PLAN

NO DETAIL PLAN

Average size of single-family houses in Porvoo 1999-2020

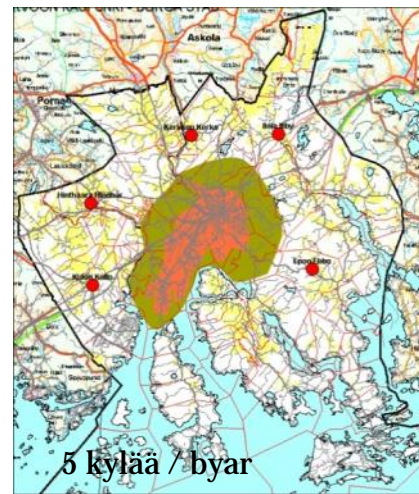
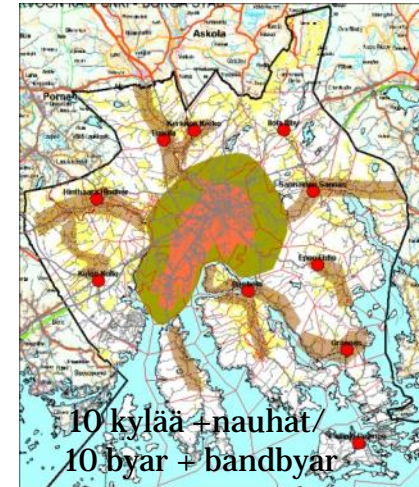
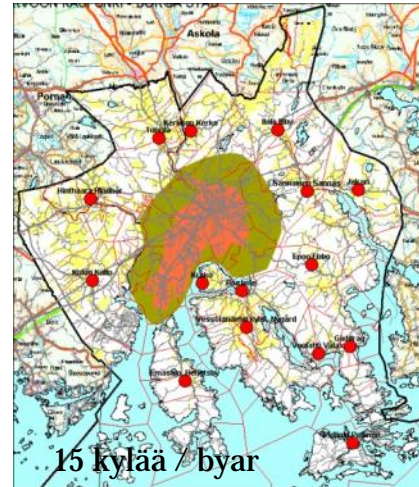
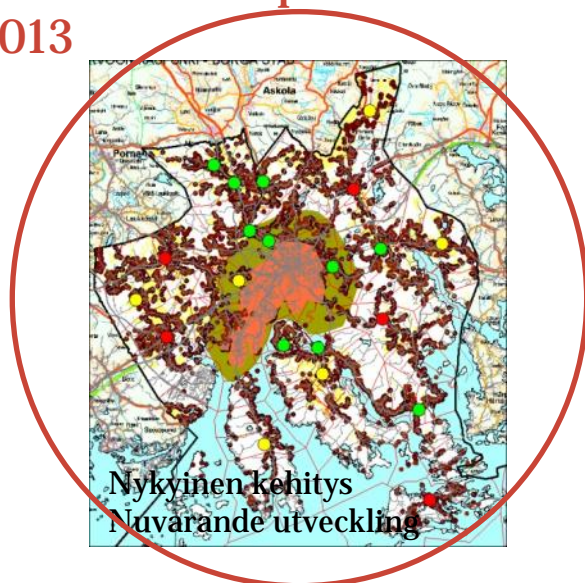


Inhabitants in villages in Porvoo 2012



ALTERNATIVE MODELS (2013)

current development
2013



Summary from workshops in Porvoo 2012

SERVICES

CURRENT (2012)
DEVELOPMENT

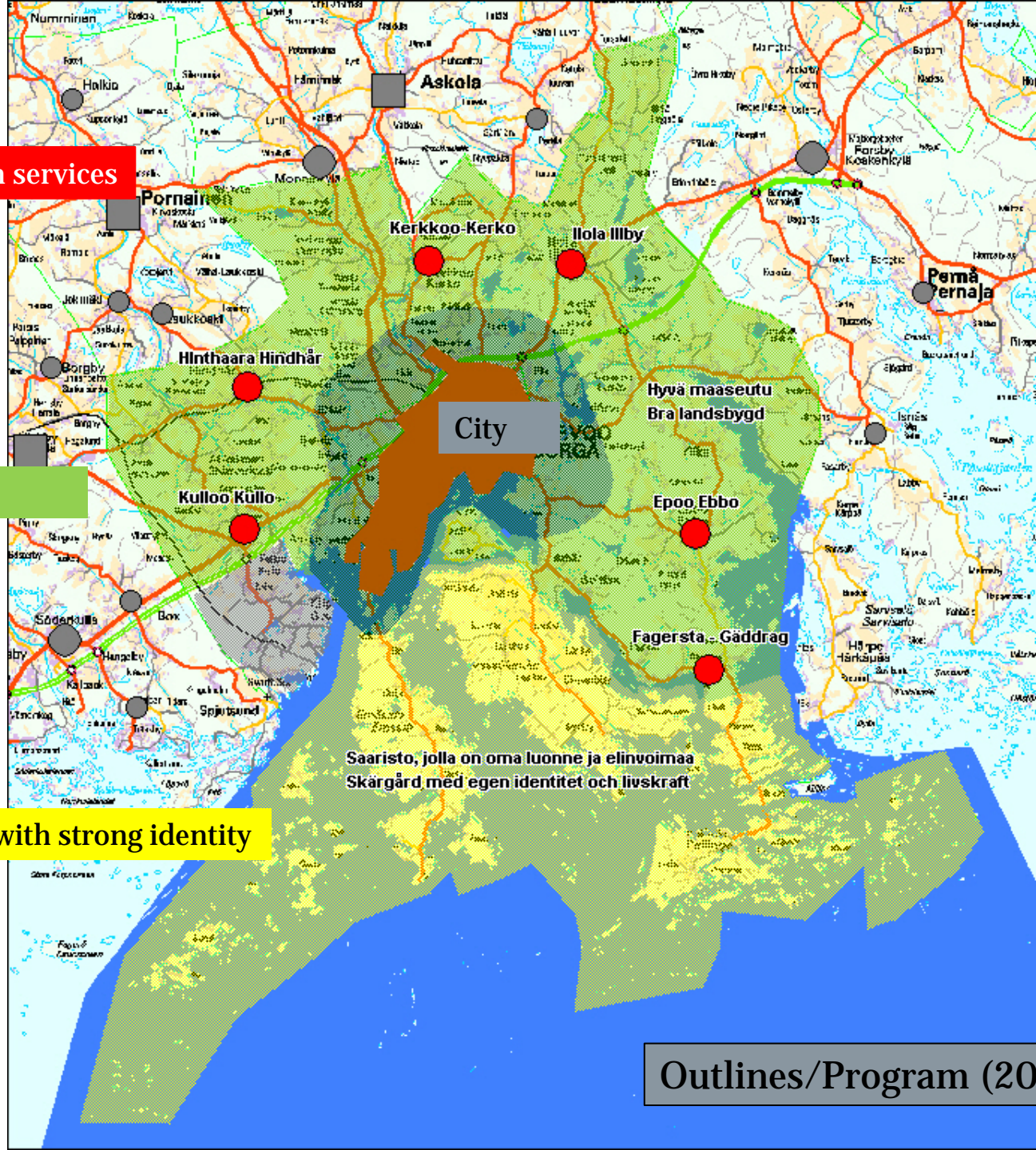
5 VILLAGES

	Alue- ja yhdyskuntarakenne Region- och samhällsstruktur	Maisema, luonto, kulttuuriympäristö Landskap, natur, kulturmiljö	Liikenne ja liikkuminen Trafik och resande	Ilmasto Klimat	Elinkeinoelämä Näringsliv	Kauppa Handel	Palvelut Service	Kuntatalous Kommun-ekonomi	Asukkaiden elinolot Invånarnas lev-förhållanden	Yhteenveto Sammanfattning
VE 1. Nykyinen kehitys Nuvarande utv.	1	1	1	1	2	1	1	1	1	1
VE 2. 15 kylää 15 byar	2	3	2	1	3	2	2	2	2	2
VE 3. Nauhakylät ja 10 kylää Bandbyar och 10 byar	2	1	2	2	3	3	2	2	1	2
VE 4. 8 kylää 8 byar	4	5	3	2	5	2	3	3	4	4
VE 5. 5 kylää 5 byar	4	3	4	3	4	4	5	4	4	4
VE 6. 4 kylää 4 byar	3	3	5	3	4	5	4	5	3	3
Taajamapainotus Betoning på centrum	++	+	++	++	++	++	++	++	+	++
Sama kasvu Samma tillväxt	-	-	-	-	-	-	-	-	0	-
Kyläpainotus Betoning på byarna	--	--	--	--	--	-	--	--	-	--

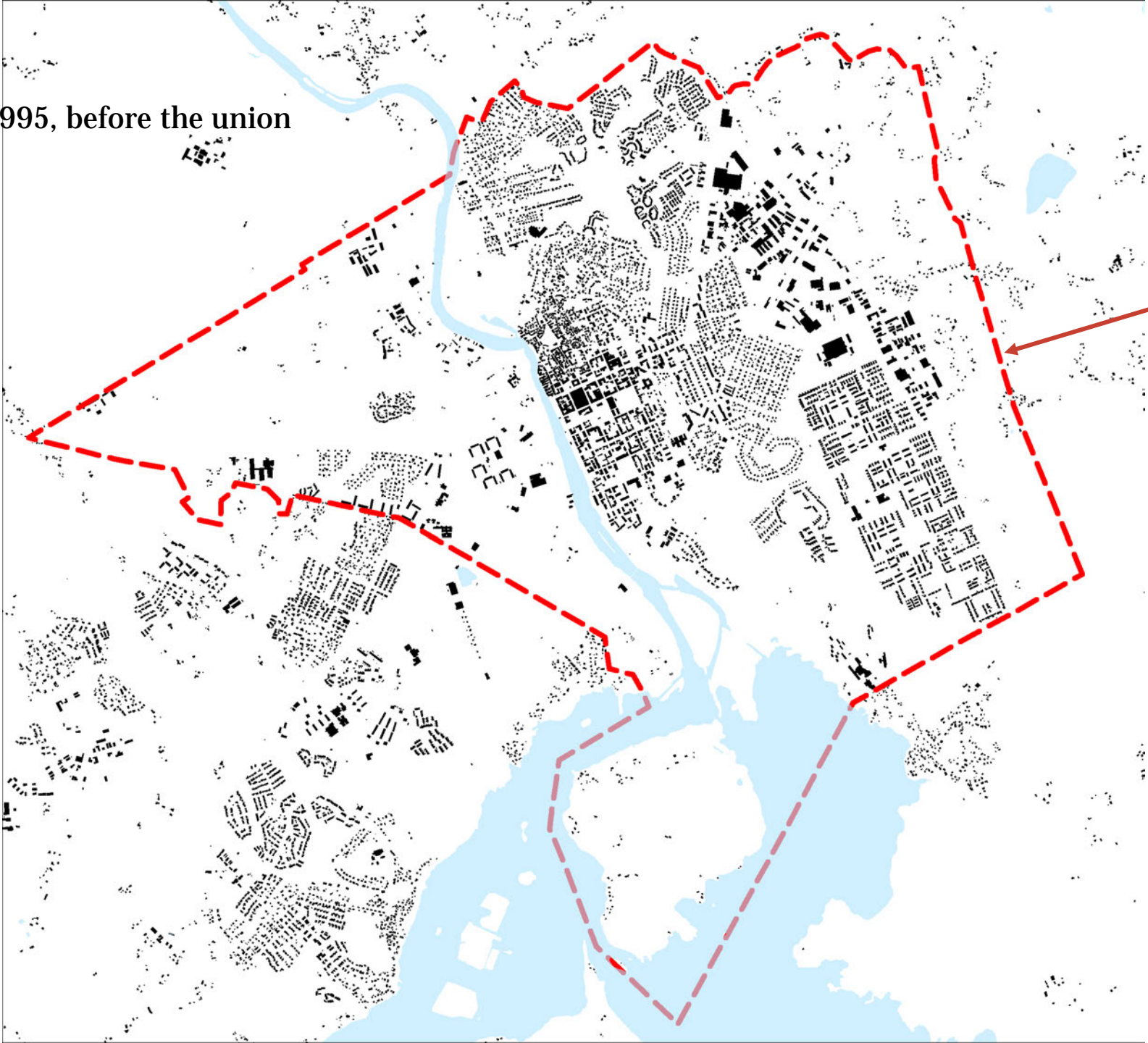
Villages with services

Countryside

Archipelago with strong identity

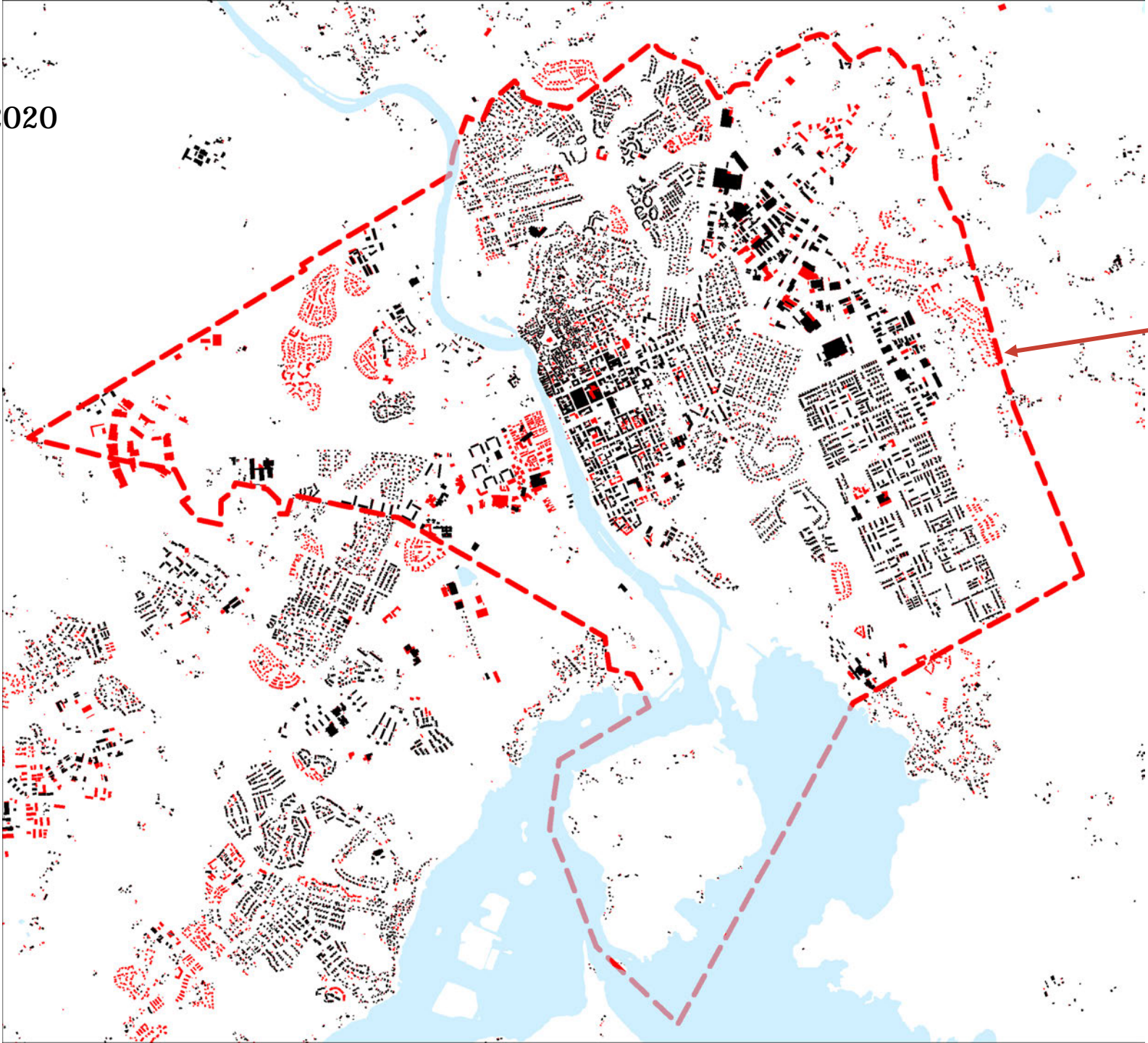


Built environment in 1995, before the union



The city of Porvoo
in 1996
21313 inhab.

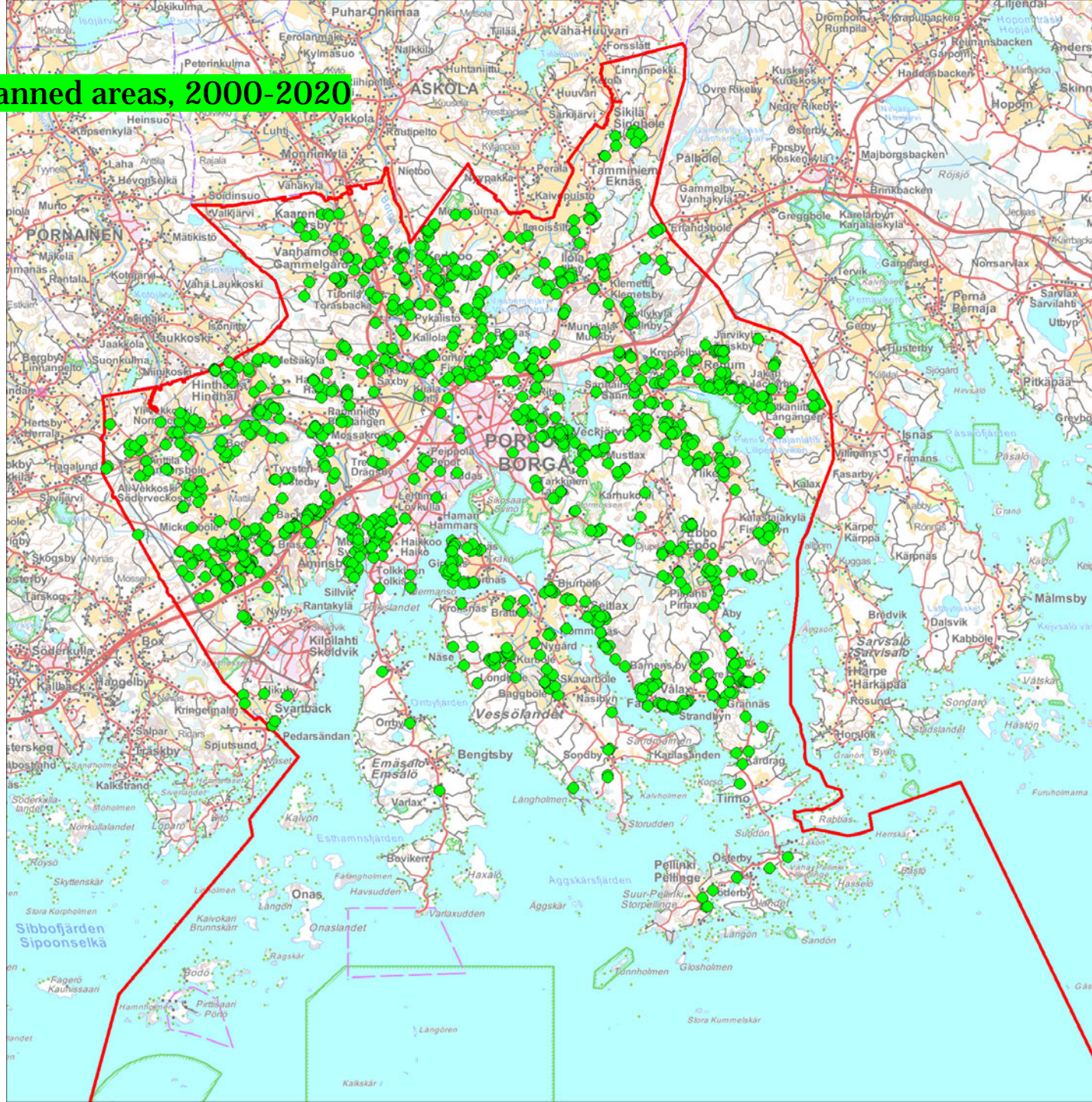
Built environment in 2020

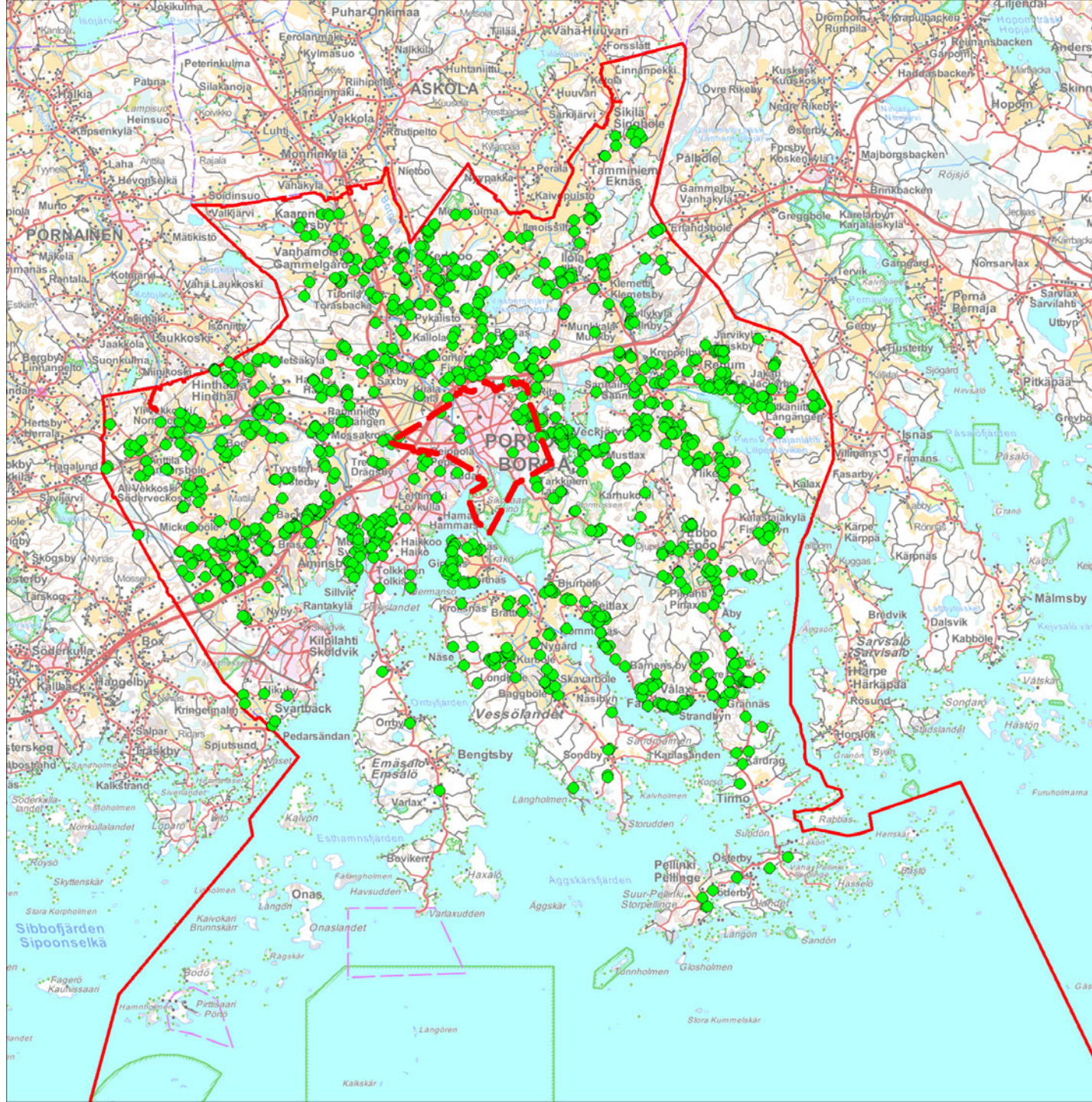


The city of Porvoo
in 1996
21313 inhab

in 2019
23801 inhab.

Permit to build outside planned areas, 2000-2020

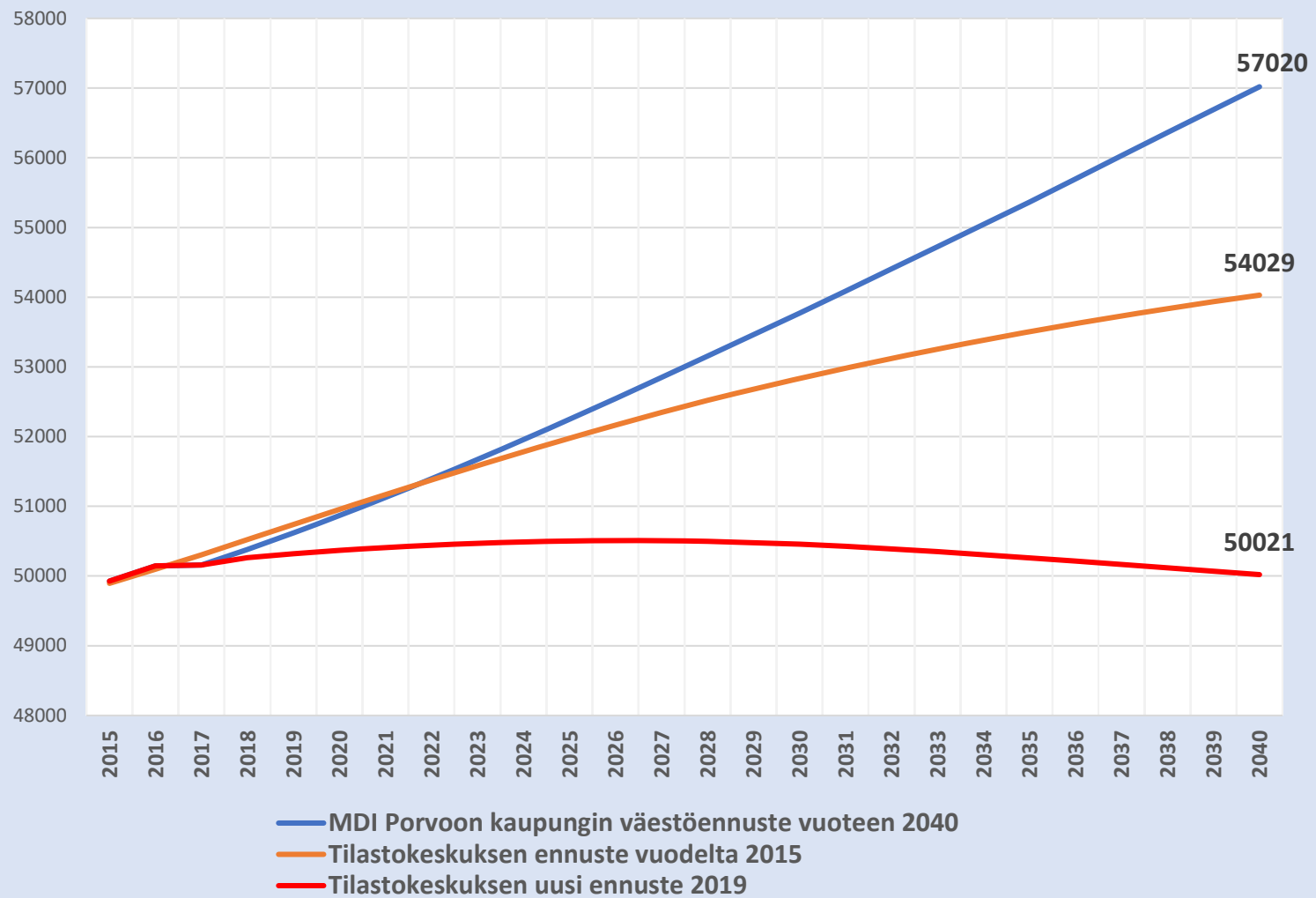




13.1.2021

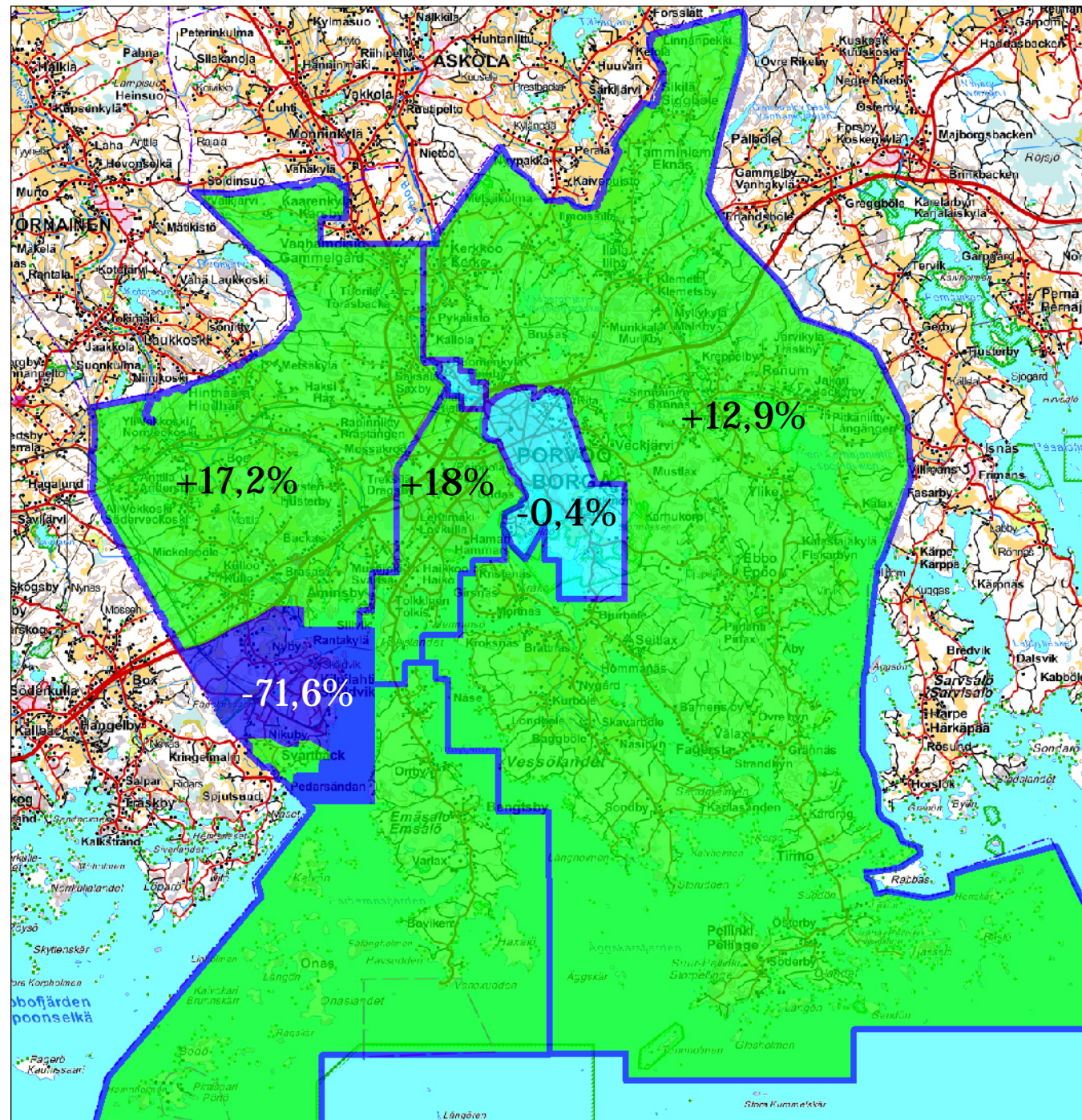
Maija-Riitta Kontio

Population prognosis Porvoo 2020-2040



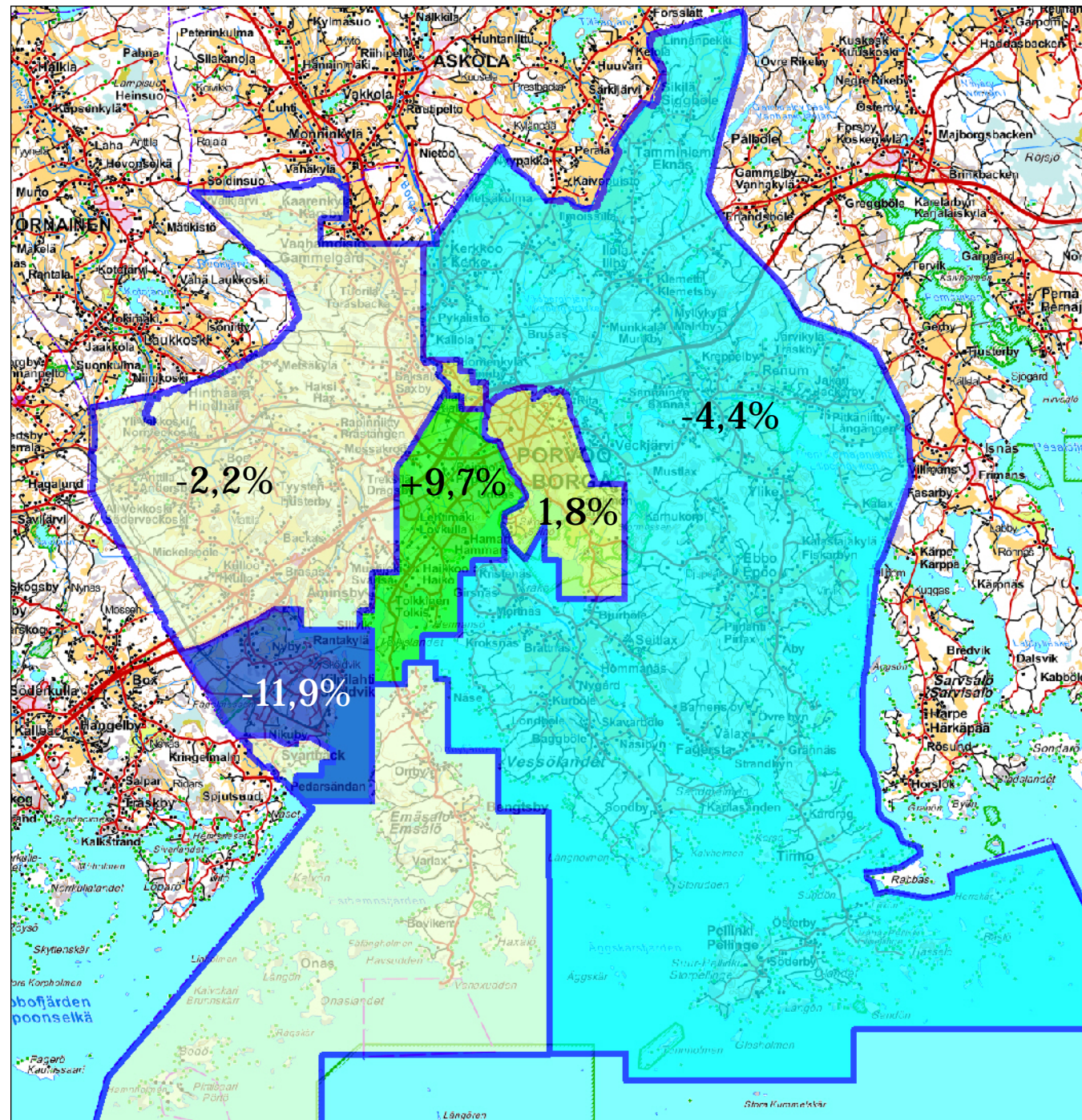
Porvoo Change in population 2000-2010

2010	48 768
2000	44 969



Porvoo Change in population 2010-2019

2019	50 380
2010	48 768
2000	44 969



Porvoo 17.8.2020

18%
live <1km from
the main square
=9300 inhab.



36%
of >75 yo
Live <1km from
the main square

75 yo inhab.
1698

Porvoo 17.8.2020

72%
live <5km from
the main square
=36200 inhab.



Inhab. in Porvoo
31.12.2019
50380

Lähde: Tilastokeskus

Porvoo 17.8.2020

82%
live <8km from
the main square
=41500 asukasta



Porvoossa asukkaita
31.12.2019 50380

Lähde: Tilastokeskus

What do residents of Porvoo dream about?

NOWADAYS

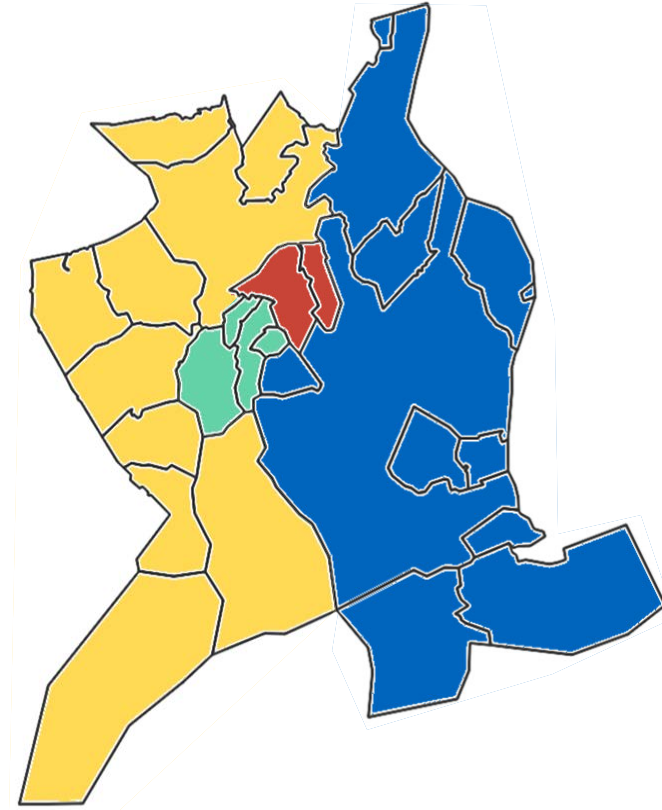
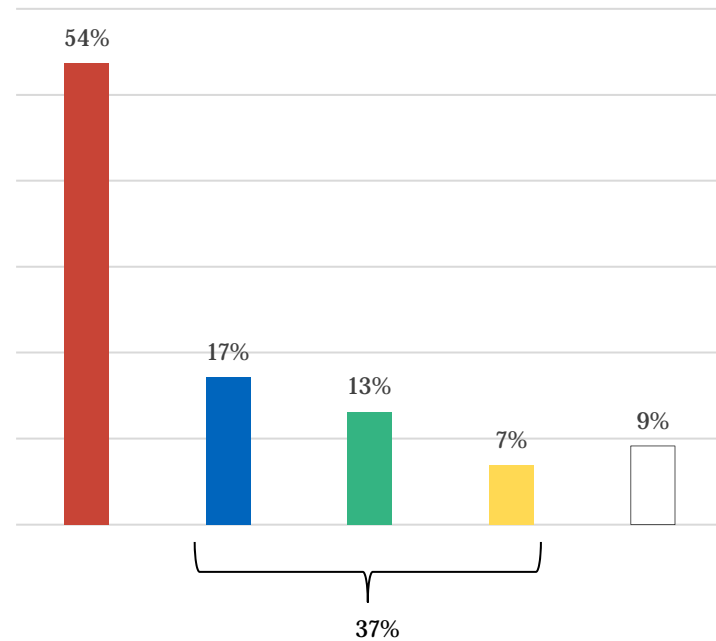
In 2020, Porvoo residents were asked questions about living in Porvoo in general.

Answers received were used as background source in preparation of *the Housing Policy Programme*.

The questions were divided into two sections

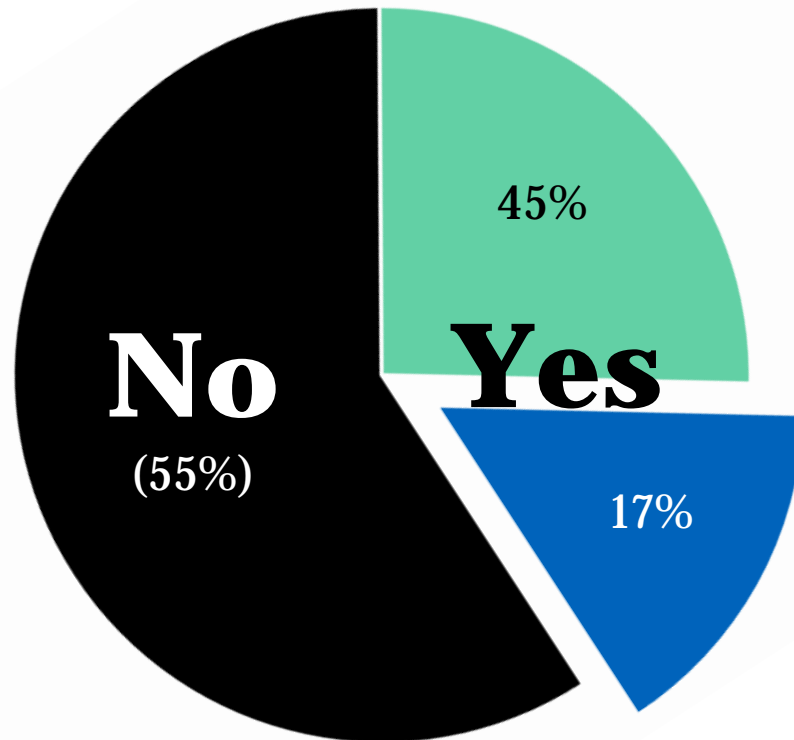
1. The current living conditions in Porvoo	2. The current needs and dreams in living
- <i>Background information</i>	- Are you planning to move? Why?
- Where do you live now? (questions such as..)	- What is your dream home like?
- Do you like your home and neighborhood?	- What City of Porvoo should develop about its living environment in general (spearheads)?

“City” 54% and “Countryside” 37%
(9% from outside of Porvoo/not known)



KEY RESULTS

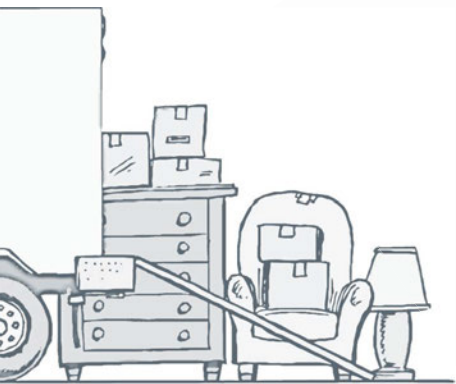
INTEREST TO MOVE



45% of the respondents are interested to move before 2030. Of which 17% away from Porvoo.

...OTHER INTERESTING RESULTS...

- Over 50 years old respondents are bit less interested to move (in or away from Porvoo) than respondents under 50 years old
- Respondents who are living in a detached house are bit less interest to move (in or away from Porvoo) than other respondents
- Respondents in the countryside area are bit less interested to move (in or away from Porvoo) than respondents in the city



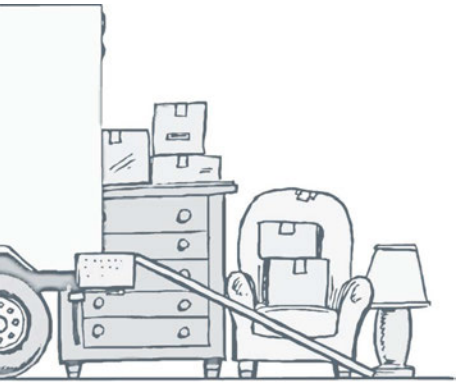
KEY RESULTS

REASONS TO MOVE OR NOT TO MOVE

”I do not want to move because”..

”I want to move because”..

”I can not move because”..



Maaseutu = Countryside

KEY RESULTS

MY DREAM HOUSE...

~ **80%**



...is a detached house...

- Really old or really new detached houses and in city centre or near city centre
- Respondents who are living in a detached house already liked detached house better than other respondent groups
- Over 50 years old respondents liked detached house better than other respondent groups
- Countryside area respondents liked detached house better than other respondent groups

~ **60%**



...has three bedrooms...

- Ideal size was 75- 150 sq.m and less than 3% of respondents kept under 40 sq.m as ideal size
- Respondents who are living in a detached house already “dreamed of” a bit more about additional square meters than other respondent groups
- Over 50 years old respondents “dreamed of” fewer square meters than under 50 years old respondents
- Countryside area respondents “dreamed of” bit more about additional square meters than other respondent groups

~ **70%**



... is built from wood...

... with max. “price tag” of ...

300 000€

KEY RESULTS

FEATURES THAT WERE ESPECIALLY VALUED IN THE LIVING ENVIRONMENT

Beautiful built environment 🙌

Community 😬

Easy accessibility 👍

Digitalisation 🤔

Public transport connections 🙌🙌

Climate friendliness ❤️

Dense city center ✌️

More than 50 percent of all respondents considered 4-5 floors to be an appropriate building height in the center.

**Will remote work change housing preferences? Permanently?
How can or should city planning react to this?**

**Will we continue to work 8-hour days, like we have the past 100 years?
If not, how might it affect housing preferences?**

There are different types of rural areas. Most of Porvoo represent a type that lie in the vicinity of urban areas (and services).

**Porvoo aims at being carbon neutral by 2030.
Is countryside a potential or a threat to this goal?**

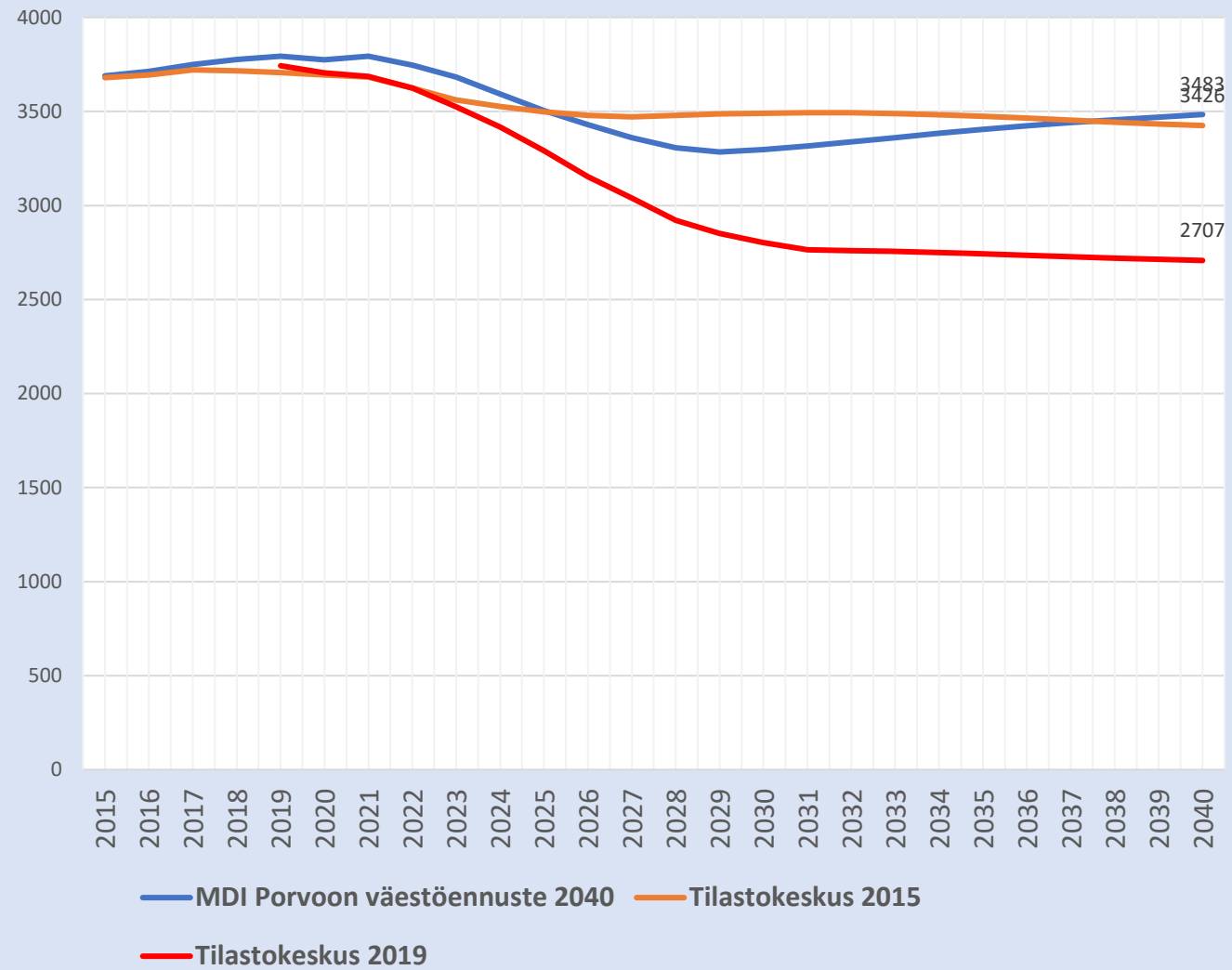


How should we respond to the demographic changes?

**In 2021 there are ~4000 inhabitants over 75 years old,
in 2040 there are >8000 inhabitants over 75 years old.**

Is countryside a real option for everyone?

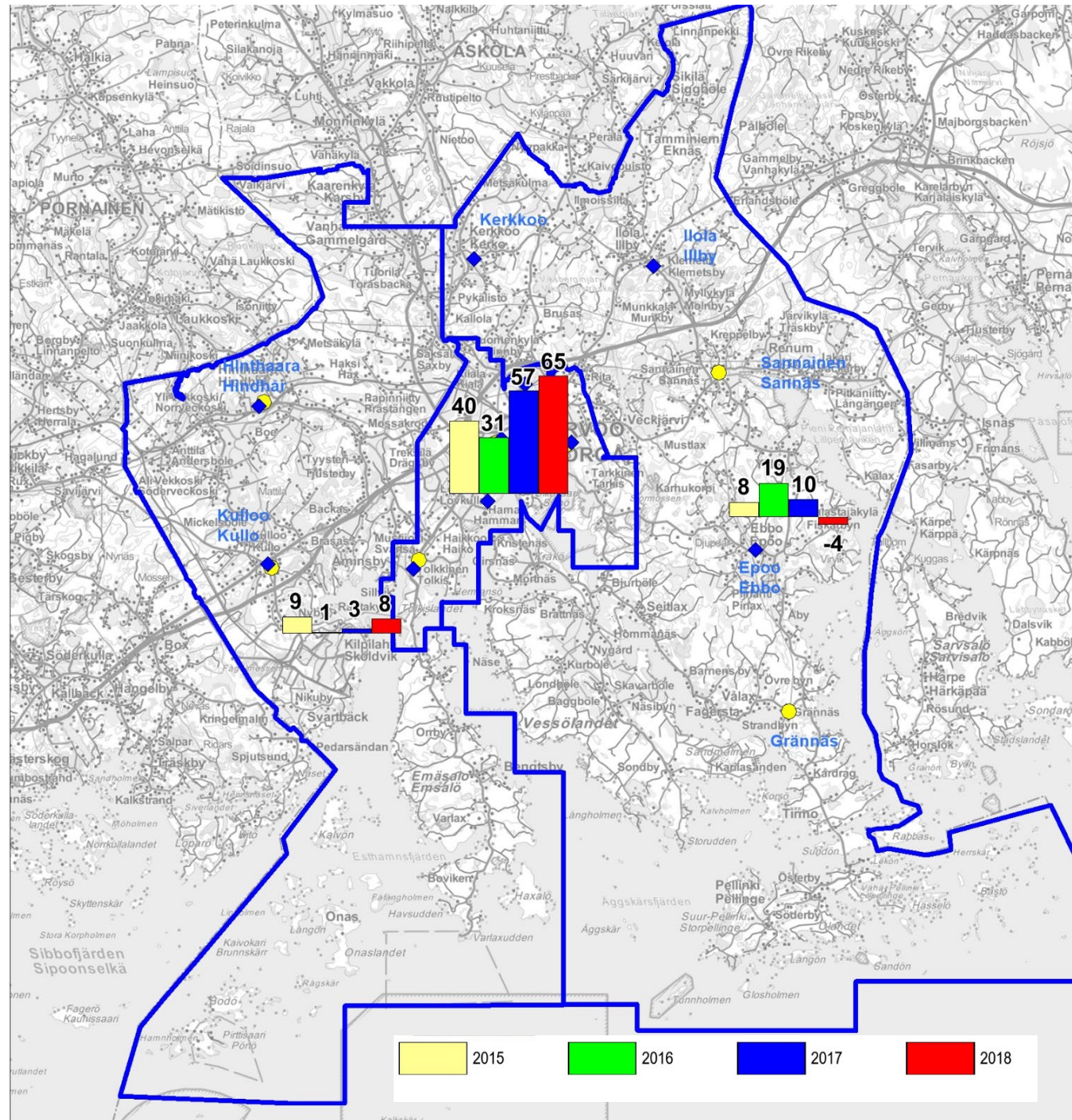
2020-2040, 7-12 yo in Porvoo



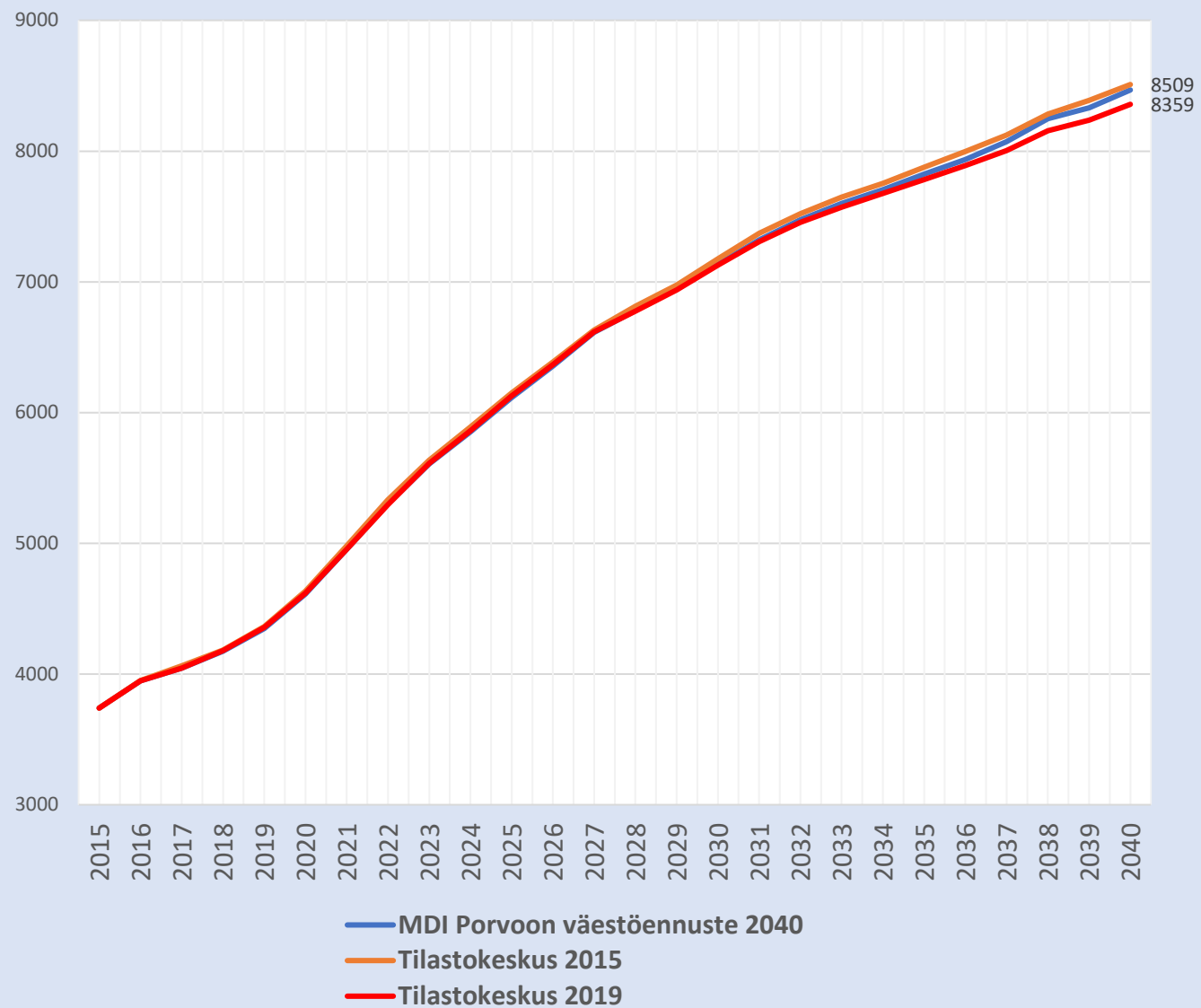
0-6 yo

Moving to Porvoo
from other
municipalities/cities

Net growth



2020-2040, >75 yo in Porvoo



*“Try, try, try to separate them, it's an illusion
Try, try, try and you will only come to this conclusion”*



The City & The Countryside

*“Go together like a horse and carriage
This I tell ya, brother, you can't have one without the other”*