KAIJONHARJU AND LINNANMAA
THE HISTORY OF CONSTRUCTION

City of Oulu / Planning 2017
A view over the student village towards the center on Kaijonharju.
1. INTRODUCTION

Kaijonharju suburban has its roots in the decision to build a university campus south of the Lake Kuivasjärvi area, 6 km north from the city Centre of Oulu. This idea was also a starting point for a new masterplan over the city of Oulu and a decision on creating a regional centre on Kaijonharju. The history of these two areas is therefore common creating a connection between the both.

Today, at the University of Oulu campus area some 17,000 people are studying and working, while 3,800 residents inhabit the Kaijonharju suburban area. University campus is going to increase with 6,500 students and teachers and it is already a vivid and growing structure. For some reason, the Kaijonharju suburban never reached the status it was planned to be although the intention was to form a lively regional centre complementing the campus area.

University campus itself is an independent organism, a megastucture of its time, and its architectural idea is well recognized representing the planning ideas of its era in an exceptional way.

Kaijonharju center has an incomplete status. The center consists of services, dwellinghouses are mainly built in three phases. All the ideas and sites shown in the city plan are not implemented.

The colorful student village in between the campus and Kaijonharju centre forms an area with a character unifying it with the original campus structures.

This report is a summary of an invention in progress focusing on the built environment of Kaijonharju and Linnanmaa area as shown in the map. The invention will be completed during spring 2017.
A view over the center of Kaijonharju, towards Linnamaa University campus. Kaijontori in front, pedestrian pathway leads to the northern main entrance of University of Oulu.
2.1 STARTING POINTS FOR PLANNING

2.1.1 THE UNIVERSITY OF OULU IS ESTABLISHED

The construction of Linnanmäa and Kaijonharju began with the decision to establish a university in Oulu in 1958. The university was initially intended to be located in Koskikeskus in the city centre. However, the location needed to be rethought when the number of students was increased from 1,000 to 8,000 and a campus model was selected as the final model for implementation. In the mid-1960s, a sufficiently extensive land area was identified near the northern border of the city to the south of Lake Kuivasjärvi.

The area was named Linnanmäa, and a two-phase Nordic architectural competition was held in 1967 to design the university campus. There was concern about the university being too separate from the rest of the city, as urban planning had not been considered when selecting the location. For this reason, the city administration started a master plan assessment and decided to change the structure of the city: two regional centres – southern and northern – would be established in addition to the city centre. The northern regional centre would be located in Kaijonharju, next to the Linnanmäa university area, and serve as a residential area that supported the university. During the second phase of the architectural competition, the participants were informed about the planned regional centre. The winning entry integrated the regional centre most successfully in the design.

Map from 1953-1957. Kaijonharju area is sparsely populated. Location of the university is forest and flat. The road from the center of Oulu leads round the lake Kuivasjärvi and ends to the Pateniemi sawmills.
1. The area of the Kuivasjärvi was attached to the city of Oulu 1961. Few years later the city of Oulu grew some more as Pateniemi area was attached 1965.

2. President Urho Kekkonen signing the act of university of Oulu 25.10.1957 with Kerttu Saolasti, Minister of education.
2.1.2 ARCHITECTURAL COMPETITION

A working group led by architect Kari Virta won the architectural competition in 1968. The idea was exceptional for the period and included an open growth structure around a central route – a megastructure that would allow the facilities to be extended organically by repeating a consistent construction system. The lively central route would be surrounded by residential towers and commercial services for students, as well as university libraries and lecture halls, which would create a city within a city. This core would gradually expand into university units, from lecture halls to researchers’ rooms, allowing the university to grow to the necessary extent.

1. Scale model of the winning entry was presented in the newspaper. The model shows how the central route collects the structures of university and Kaijonharju residential area.

2. Main streets rotating Kaijonharju and university leaves the inner centers for pedestrians.

3. Perspective drawing of the central corridor of the campus. The idea of the main corridor was to create a vivid surroundings and be the core of the growing system.

Arkitehtuurikilpailuja

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OULUN YLIOPISTON VLEHIN
PONTOSMARIEN ARKKITEHTUKILPAILU

UNIVERSITY OF OULU
OPEN SCANDINAVIAN ARCHITECTURAL
COMPETITION
2.1.3 FROM THE IDEA TO REALISATION

After the process to design the university had started, Kari Virta was also requested to design the town plan for the Kaijonharju residential area. This made it possible to examine Linnanmaa and Kaijonharju as a whole. The intention was to build the Kaijonharju regional centre at the same time as the university. Because the university would be located far from the city centre, the university and regional centre could complement one another, create a lively hub and prevent the university from becoming an isolated campus for education and research.

When the planning of the implementation had begun, a change needed to be made in the university plan. For reasons related to administration and land use, the student apartments of the Northern Finland Student Housing Foundation (PSOAS) could not be located along the main corridor. Instead, they needed to be centralised in two groups. One of the groups was implemented at the southern end of the main corridor (the student apartment towers on Paavo Havaksen tie), but most of the student apartments were eventually built more sparsely to create a student village between the regional centre and the university. The purpose was also to integrate student housing into the regional centre.

The connection from the university to the centre of Kaijonharju was amended to run from the two main entrances of the university along an east-west pedestrian route through the student village to the Kaijonharju commercial centre, and along the pedestrian route end of the isth-
1. Architect Kari Virta.

2. Context diagram shows the principals of the land use and the connections between separate functions.

3. Plan of the university main corridor.

mus. The highest masses (apartment buildings) would be located along the pedestrian route and gradually expand and become lower towards the lakes and the eastern end of Kaijonharju. The schools and sports fields in the area would serve both the university and the residential area.

The regional centre along with university and the population were intended to support one another. In line with the winning entry, the main corridor, which ran in the south-north direction in the university area, would continue as a pedestrian route all the way to the Kaijonharju residential area in the direction of the isthmus between the two lakes. The services on the ground floors of the apartment buildings surrounding the pedestrian route would create a lively environment in Kaijonharju. Detached houses and sports fields would be located in the area between the apartment buildings and the lakes. Traffic would be fed into the area from the collector roads around the university area and Kaijonharju.
As the eventual extent of the university had not yet been determined at the time of planning, the university building was designed in an exceptional manner. It was intended to be implemented as an open growth structure. The plan and type designs for the building, rooms, fixtures and fittings, as well as the signage system, were prepared simultaneously.

1 and 2. The city plans started to be formed at 70s.

3. A drawing of Kajonharju centre pedestrian route shows the idea of a lively environment.
1. Module designs for the university campus.

2. Floor plan of the central lecture halls.

3. Facade of the university campus.
2.2.1 CONSTRUCTION STARTS IN THE 1970s

Due to the large scale of the project, the construction of the university was implemented in four phases. The construction began in November 1971. After the first phase had been completed, the university began its operations in Linnanmaa in 1973.

When phase IV was completed in 1980, the university area had a wide selection of services, such as a grocery shop, a bookshop, a kiosk, a church facility, a club facility and a hair salon on the ground floor of the residential tower. In addition, a bookshop, canteens, a coffee shop, department libraries, a Finnish Student Health Service unit and lecture halls were located along the main corridor. The overall project was implemented using a consistent construction system, with an extent of 87,500 m² / 370,100 m³.

The Northern Finland Student Housing Foundation began implementing student apartments on Paa-vo Havaksen tie and in the student village in 1974. The construction work in the student village was completed in 1979 and included a day care center for children in addition to the apartments.
1. Aerial photo 18.6.1972 shows the distant location of the campus to be. There is just one connection leading to the campus area surrounded by forest and overgrown meadows. In Kajonharju there can be seen some settlement and large sand pits around the area. The new alignment of Alakyläntie has been finished.

2 and 3. The groundbreaking ceremony was held 26.5.1972. The day is memorable also for the first Conferment Ceremony held in University of Oulu and the inauguration of the second construction phase of the medical faculty in Kontinkangas. On the site a large audience was watching president Kekkonen’s performance.
The first city plan was completed in 1973. It was based on the draft plan for the whole Kaijonharju area and covered the area between Kaitoväylä and Kaijonraitti midway to the ridge. Three blocks of apartment buildings and tower-type buildings in the area between Kaitoväylä and Kaijonraitti, as well as the first apartment buildings on Tapiontie, had been completed by 1980. A separate commercial centre housed a grocery store, post office, youth facility and a children's health clinic. Parking areas separated the student village from the university building. At that point, there was very little consistency, and the area looked incomplete, as the old road alignments were still sporadically visible in the landscape. There were old detached houses in the area, with a relatively dense group of houses being located around Kaijonharjuntie at the eastern end of the area.

Services appeared slowly in the area, even though the aim had been to create a northern regional centre with a university feel and identity. The slow construction caused concern. On 14 March 1975, the Council of Oulu Region reported that students were being deprived of services because of the slow construction of Kaijonharju.
1. Aerial photo 1980. I-IV phases of the campus areas and the student village are about to be completed. First blocks of Kaitoväylä street are formed, some buildings are rising at Tapiontie street area. In the center, some separate stores are serving the inhabitants.

2. A view over the student village towards Kaijonharju.

3. The first constructions of the colorful University campus are finished and ready for use.

4. The landscape was unfinished for a long time, cranes and sites in progress were present at least a decade.

5. University campus seen from the construction site of the student village.
At the beginning of a new decade, it was time to examine what had been achieved and update the plans in response to any changed needs. The City of Oulu prepared a target plan for Kaijonharju in 1981. Slow population growth and the slow creation of new jobs were identified as problems in the plan. The area was not as attractive as was expected, because local services were lacking and the area was perceived as being incomplete. In addition, it was located far from the centre, and the level of public transport services was not sufficient. The age structure of the population was not very diverse, and the apartment buildings contained a large number of rental apartments.

The population forecast for the greater Kaijonharju area was reduced. The intention was to continue building the Kuivasjärvi and Pöllökangas local service centres to strengthen Kaijonharju as a major district. The construction of the Puolivälinkangas, Rajakylä, Mustasuo, Kaijonranta and Syynimaa residential areas had begun in the early 1970s. These areas made the long distance from the city centre less significant.

The 1980s were a decade of construction, and special attention was paid to the residents’ needs. A grass-roots experiment in democracy was started to create opportunities for participation and to discuss the state of the area. The linearity of Kaitoväylä was perceived to be a negative aspect, along with the extensive parking areas south of Kaitoväylä that were surrounded by the windowless ground floors of apartment buildings, as well as the inconsistent architecture and confined courtyards. However, the residents appreciated the natural environment. As a result
of resident activity, a multipurpose park was designed to be located along Kylmäniemenpolku by Lake Kuivasjärvi. The services improved in Kaijonharju when a primary school and lower secondary school with their sports fields were completed in the intersection area of Kaitoväylä and Yliopistokatu. A service centre with a library, day-care centre, youth facility and healthcare facility was completed in the regional centre. Additionally, more facilities were built in the commercial centre. The population grew when apartment buildings were completed south of Kaitoväylä to the east and small apartment buildings on the side facing Lake Kuivasjärvi. The new buildings stood out: they were either red-brick buildings or were a red ochre colour, whereas the older buildings were a lighter colour and facades made of concrete. The pedestrian routes in Kaijonranta were improved by building underpasses along Alakyläntie.

When phase IV of the university was completed in 1980, the sentiment was that a consistent construction structure would make the area too monotonous in the future. More distinctive groups of buildings were planned for the northern and southern parts of the area. The next extensions (1983 and 1987) stand out as a new layer that represents the architecture of its time.

The university campus became more complete. After a national architectural competition, St. Luke’s Chapel was completed near the main entrance of the university in 1988. The greenhouses and garden of the Botanical Museum, as well as a zoo, were completed in the northern part of Linnanmaa. The planning of the technology village area to the west of Linnanmaa began. Intersection to highway E4 along Street Linnanmaantie was completed.
2.2.3 CONSTRUCTION IN THE 1990s

Kajonharju became even more complete, and practically reached its present volume. The blocks bordering on road Alakyläntie were constructed, and the residential area became more visible. However, Kalevalantie and Kajonraitti were still sparsely built, and a forest remained in the area between them. In the detail plan a twelve-storey administrative tower was intended to be built on the northern side of Kajontori square. It was eventually implemented as a nine-storey student apartment building, and the square was never built. The area between Kaitoväylä and Lake Kuivasjärvi became more complete.

The Linnanmaa sports hall added to the range of services in the greater area. The university building was extended in two directions. An extension facing Kajonharju and bordering on the square in front of the main entrance was completed in the northern part. The character of the main entrance was accentuated by creating a yard with works of art in front of the entrance. Fir trees were planted along the pedestrian route leading to the main entrance to stress its significance. The main university building was completed south of the university at the end of the central route in 1998.

1. Situation 1999. The north side of Alakyläntie has been constructed. The main university building is completed and the campus has an northern annex around the entrance.
At the 1990s architecture, architectural competitions were arranged and an innovative project about wooden buildings was studied.
Construction activity continued to be strong in the Linnanmaa campus area. The character of Yliopistokatu was accentuated with the completion of student apartments in the south-eastern part of the campus area in 2002. The apartments were built by the Northern Finland Student Housing Foundation. The Tietotalo building and a wing to the chapel were completed along Erkki Koiso-Kanttilan katu. Additional buildings were also completed along Paavo Havaksen tie.

The Kaijonharju and university properties reached their renovation phase. The surrounding of Kaijonharju and university campus was complemented with residential areas of Wooden Linnanmaa, Ritaharju and Syynimaa. Commercial services of Linnanmaa hypermarket and Ritaharju shopping centre started to compete of the customers of Kaijonharju.


2. Aerial photo 2017 above the student village towards the university campus. The chapel is the round building on right.

2.2.4 CONSTRUCTION IN THE 2000s
1. View over the center of Kaijonharju.

2, 3 and 4. Streetcapes from the site.
3. MAPS

BUILDINGS
DESIGNERS
BUILT CULTURAL HERITAGE
NUMBER OF STORIES
YEAR OF COMPLETION
SERVICE BUILDINGS
Educational institutions
A Oulun yliopisto
B Oulun yliopiston kasvitieteellinen puutarha
C Normaalikoulun yläaste ja lukio
D Normaalikoulun ala-aste
Other
E Pyhän Luukkaan kappeli
F Kajoharjun palvelukeskus, monitoimikeskus ja päiväkodit
G Sampolan päiväkoti
H Linnansaari liikuntahalli
I Teknologialaindustarin päiväkoti

COMMERCIAL BUILDINGS
J Kajoharjun liikikeskus
K Teekrantatalo, Kalenvointi 7

RESIDENTIAL BUILDINGS
Student housing
L Tampuri, Paavo-Havaksen tie 5
M Yliopistonkatu 1, YTHS ja opiskelija-asuinrak.
N Yliopistonkatu 2-46
O PISAS 14, Televointi 2
Other
P Tapiontien asuinrakennukset
Q Sammonkatu 8, puukerrostalo
R Kalevalantien asuinrakennukset
S Kalenvointi 5
T Kalenvointi 1 ja 2
U Kalevalointi 9-17
V Kajoharjun pohjoispuoli
X Kalevalantien pohjoispuolen asuinrakennukset
Y Kaitoväylä 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 ja 36
Z Kalevalantie 15, 17, 19 ja 21
Ä Alakylän pohjoispuolen omakotitaloalue
Literature

Arkkitehtuurikilpailuja 8/1968.
Kaijonharjun monitoimipuisto. Oulun kaupunkisuunnittelu, sarja A 35. 29.2.1980 Oulun kaupunki.
Osayleiskaava väliraportti 22.2.1979. Oulun kaupunkisuunnitnelul, sarja A 26, yleiskaavaaotus.
Sanomalehti Kaleva 22.3.1968.


Construction drawings

City of Oulu

Maps and plans

City of Oulu/ Urban and Environmental services

Internet

http://www.psoas.fi/4O/timeline/
http://www.psoas.fi/4O/lehtijuttuarkisto/

Photography

Aerial photography
Jaakko Kallio-Koski 1/2017

Old photography of University of Oulu
University of Oulu, archive

Old photography of student housing units
PSOAS, archive

Orthophotography
City of Oulu/ Land and Surveying

Present photography

Planning/ Bertta Röning ja Pia Krogius 1/2017