



KOTKA OLD PORT MASTERPLAN

08 JUNE 2018

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MASTERPLAN – ALL PHASES



At a master plan level, sustainable development means developing a design that maximizes the inherent benefits of a site, whilst minimizing any adverse impacts. This should be achieved at all levels — social, economic & environmental

- HOTEL
- MUSEUM
- RETAIL / SHOWROOM / MARINA PAVILION
- SHARED PARKING STRUCTURE
- MUSEUM EXPANSION
- OUTLET MALL PHASE 1
- HOTEL
- RESIDENTIAL

- MARINA
- RESIDENTIAL PIER
- OUTLET MALL PHASE 2
- PHASE 3 RETAIL UNITS



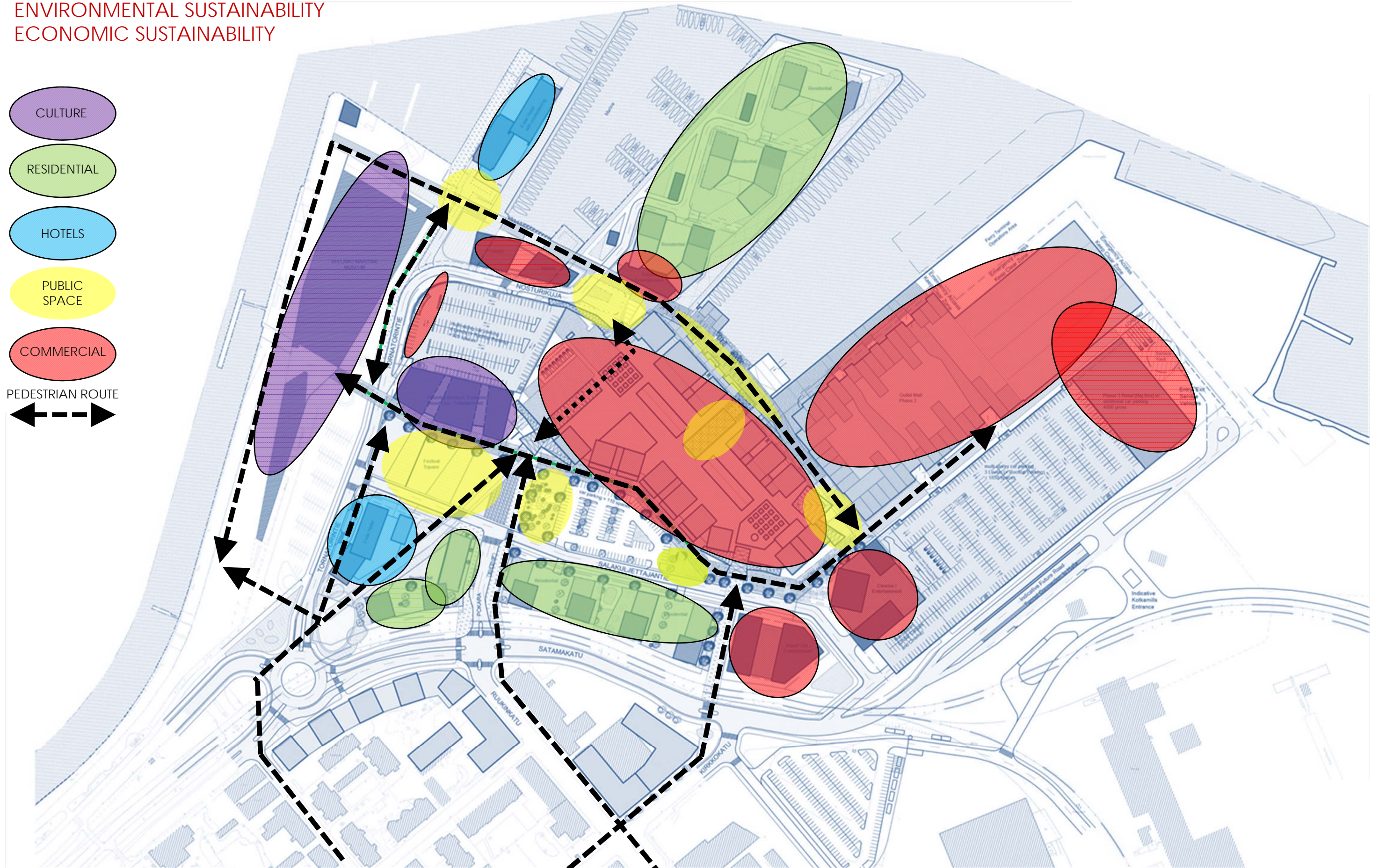
SHARED PARKING STRUCTURE

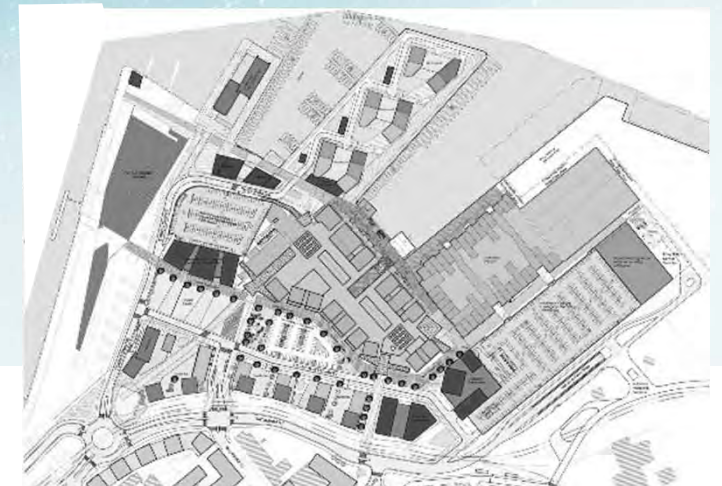
RETAIL / ENTERTAINMENT BUILDINGS

THE 3 PARTS TO SUSTAINABLE MASTERPLANNING

1. SOCIAL SUSTAINABILITY
2. ENVIRONMENTAL SUSTAINABILITY
3. ECONOMIC SUSTAINABILITY

- CULTURE
- RESIDENTIAL
- HOTELS
- PUBLIC SPACE
- COMMERCIAL
- PEDESTRIAN ROUTE





HOTEL

RESIDENTIAL

MUSEUM

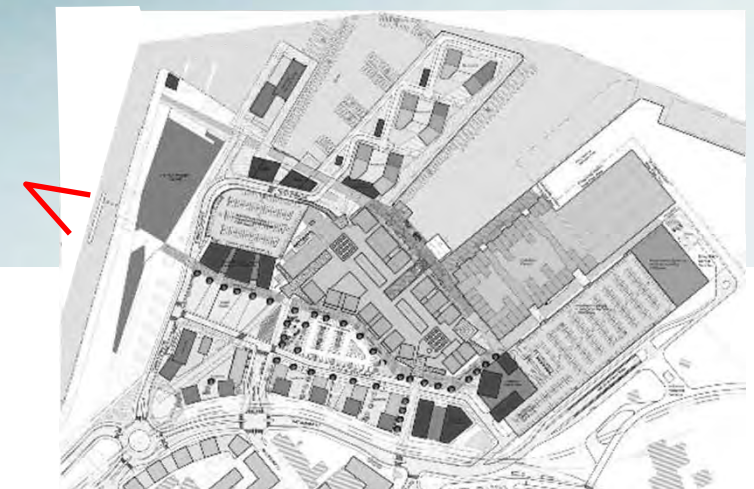
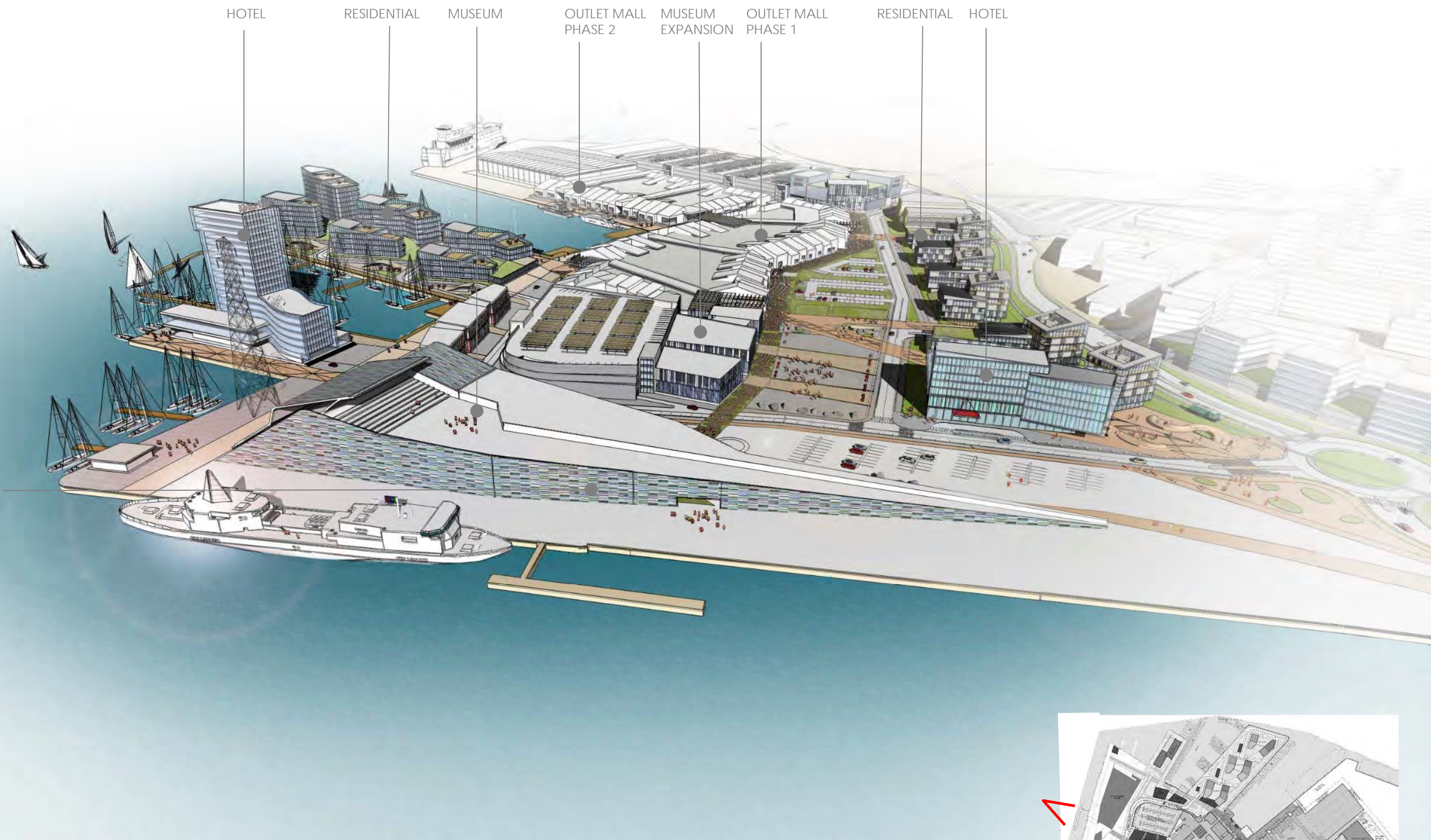
OUTLET MALL
PHASE 2

MUSEUM
EXPANSION

OUTLET MALL
PHASE 1

RESIDENTIAL

HOTEL



MUSEUM

HOTEL

MUSEUM
EXPANSION

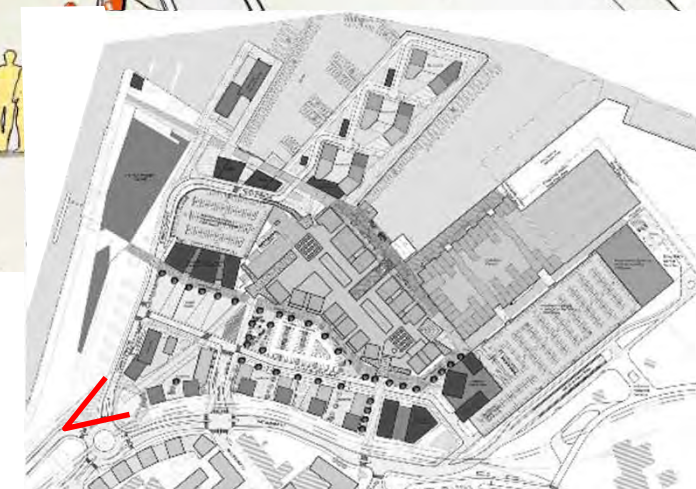
HOTEL

RESIDENTIAL PIER

OUTLET MALL
ENTRANCE

RESIDENTIAL

SATAMAKATU
STREET



HOTEL

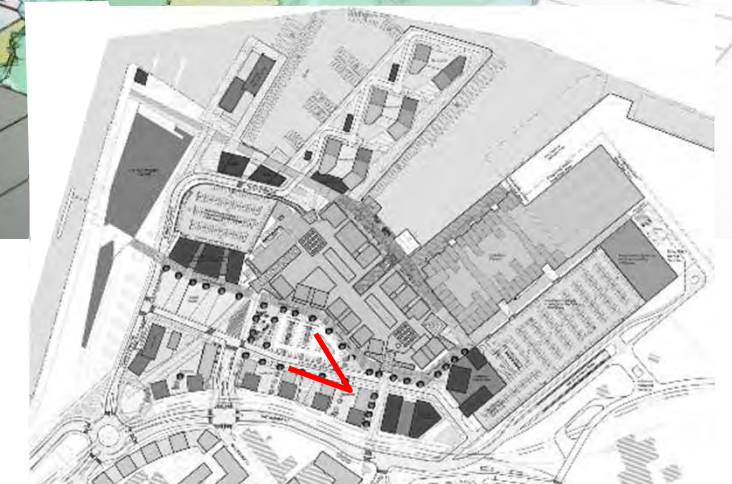
RESIDENTIAL

MUSEUM

MUSEUM
EXPANSION

OUTLET MALL
ENTRANCE

HOTEL





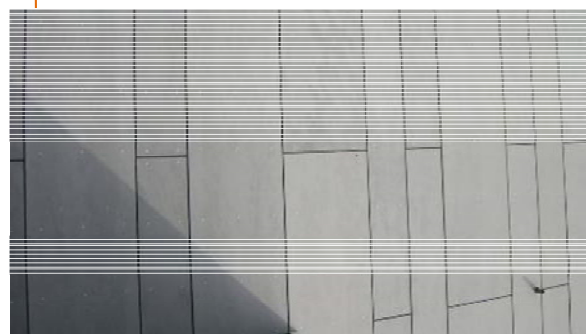
Timber cladding

Curtain glazed wall

Fibre cement panels

Weathered copper or similar

Weathered copper or similar





Weathered copper

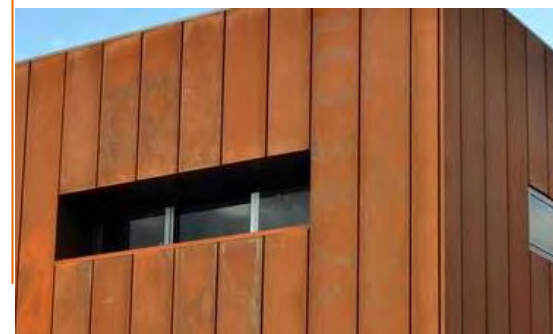
Curtain glazed wall

Light grey fibre cement panels

Weathered zinc

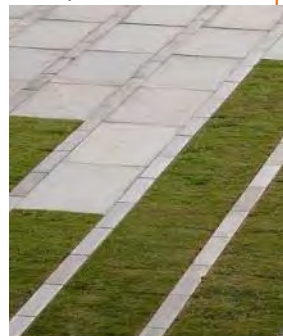
Timber or steel slats

Glazed canopy

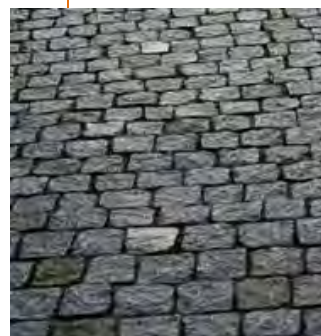




Lawn or granit stripes



Pavement



Siteco lighting



Light concrete pavement



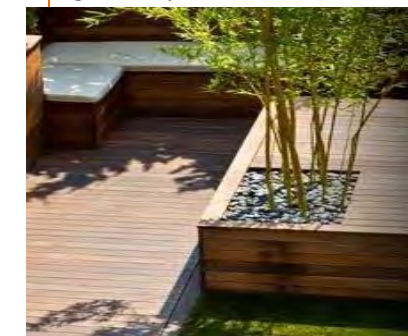
Granit blocks



Light timber decking



Timber bench with greenery



Dark timber decking





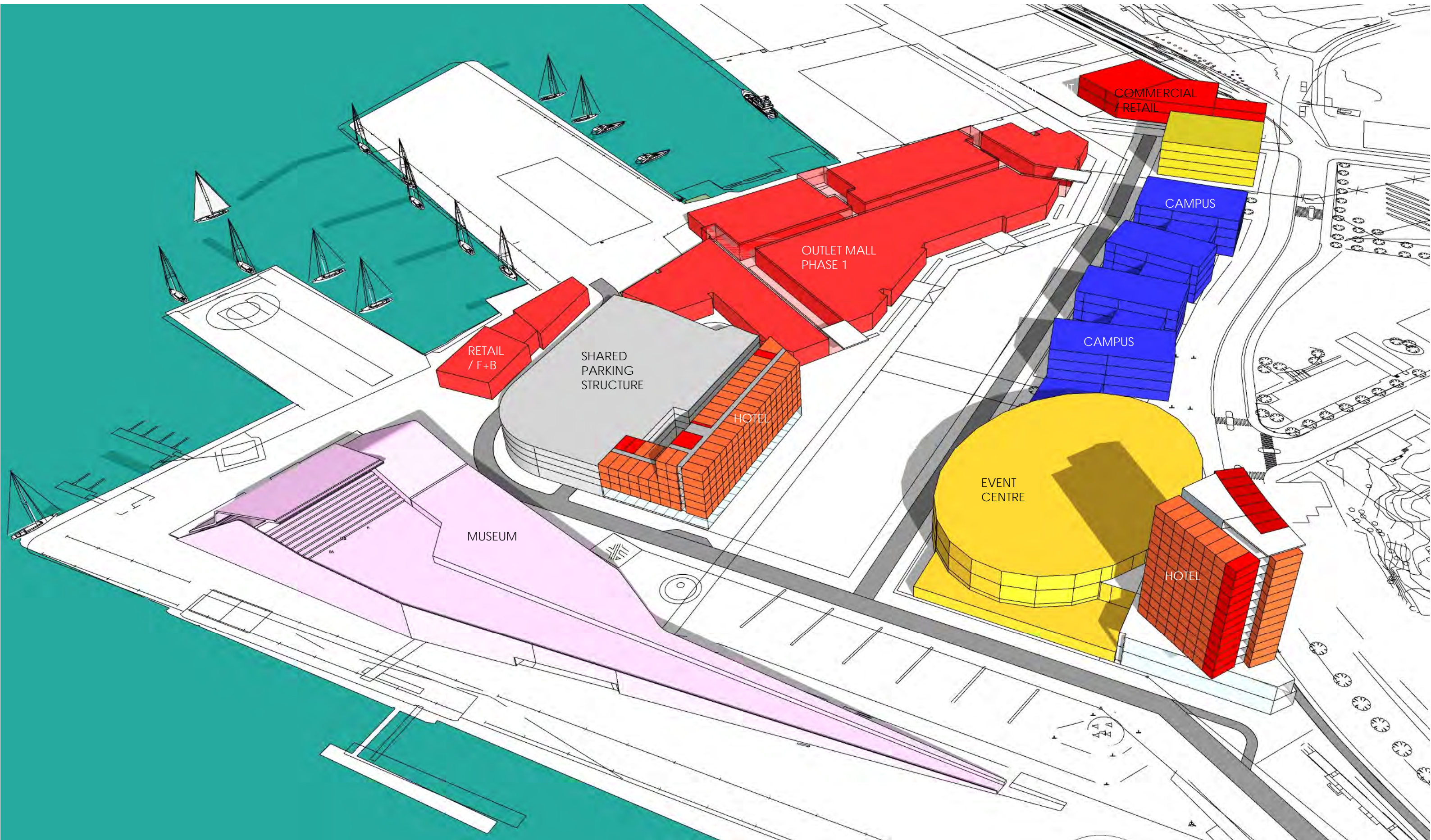














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