

Kera area development commitment

This commitment is part of the land use agreement for the Kera area. The commitment and its development objectives are undertaken by signing the land use agreement. In the event of a change in ownership of the land, the landowner must pass on information of the commitment.

The planning of Kera is guided by the aim to be a fore-runner district in sustainable development, the circular economy and digital transformation. The pioneering can be seen, for example, in resource-wise construction, innovative and low-emission energy solutions and new digital services and applications. The area's strong brand and solutions will attract people and companies who see a sustainable lifestyle as meaningful and want to participate in an inspiring community of circular and sharing economy. The city is active in Kera and targets project and development activities there in accordance with sustainable urban solutions, which support the achievement of the goals set in the commitment.

Kera development objectives

Those taking part in the development of Kera must prepare a development plan for the implementation of the goals set in this commitment. This plan will be presented to the evaluation team set by the city in good time before applying for a building permit. The plan must outline how the project will implement the following objectives with different development measures:

1. Kera is developed in close cooperation.
2. Kera district will be carbon neutral by 2030 through low-carbon and carbon-binding solutions.
3. Significant circular economy solutions are created in Kera
4. Kera is a national and international benchmark for a sustainable city district

Kera development measures

The aim of the parties is to develop smart and clean urban solutions in the Kera area through themes specified below. The development measures are indicative measures and examples of solutions that a project can implement in order to achieve its objectives. The solutions promote a smooth, sustainable and comfortable living environment as well as residents' well-being. The regional perspective and interfaces to digital and circular economy are taken into account as part of all development.

a. Cooperation

Kera's operators work together closely, openly, extensively and in the long-term to achieve the development goals. Open exchange of information aims at the rapid adoption and dissemination of best practices and new types of operating methods. Each project takes into account Kera's long-term development objectives and the promotion of a broader regional perspective. The parties must seek to involve those committed to the development objectives in the projects at all stages of the land use process.

b. Clean energy

The goal of Kera's development is to create a regional carbon-neutral heating solution. Buildings will be offered heat produced by a local heat pump plant for the regional network. By joining the heating solution, buildings contribute to the realisation of the region's energy positivity. The solution supports future building-specific and block-specific solutions, enabling two-way energy solutions for buildings. Where possible, waste heat generated in the area will be utilised in production. Energy-saving and energy-producing technologies will be applied in the energy solutions of buildings. Common solutions for profitable electricity production will be sought, for example, through energy communities.

c. Circular economy services

During the change and development phase of Kera, the area will serve as a platform for innovative food production solutions and circular economy services, such as temporary use of buildings and a reuse centre. The goal is for solutions that promote the sustainable use of natural resources and serve residents to remain a part of the future living environment.

d. Housing and smooth everyday life

In Kera, people will live and work in well-designed spaces, where quality and comfort are the main concerns. Versatile housing production will enable homes for residents at different stages of their lives. In addition to zero-emission construction and digital solutions, special attention will be paid to well-being, safety, health, community, and supporting urban culture indoors and outdoors. People living and working in the area will have the opportunity to participate and influence the development of the area. Good housing and everyday life will also be prioritised in the construction phase of the area, and solutions and services that promote it will be phased in at the beginning of construction.

e. Planning and construction

High-quality, sustainable and carbon-neutral circular economy design solutions will be piloted and applied in the construction projects. The use of recycled materials and products and low-carbon or carbon-binding materials should, where possible, be the starting point for all material and product choices. Projects will be subject to calculations on the climate impact of the life-cycle of buildings, and efforts will be made to minimise it.

In order to minimise process and material losses, joint coordination and the organisation of joint and centralised services between different projects will be sought in the planning of logistics, site services, storage and other measures. The inconvenience caused by the construction sites to the residents will be minimised. As part of the area's carbon neutrality target, fossil-free construction sites will be pursued in all construction projects in accordance with the goals of the Green Deal agreement for emission-free construction sites signed by the City of Espoo.

f. Demolition and soil

Demolition and earthworks will maximise material efficiency, follow the priority order of the Waste Act, improve waste type-specific sorting and seek a high recycling rate. Demolition projects will follow the operating methods of the Green Deal for sustainable demolition. A demolition survey will be carried out on the buildings to be demolished. Demolition waste will be processed and utilised as close as possible in accordance with the most valuable use. As much as possible, recycled soils will be used in the earthwork, taking into account the Government Decree on the Recovery of Certain Wastes in Earth Construction (MARA) and its future companion, the MASA decree. For the decontamination of contaminated soil, an assessment of contamination and the need for decontamination must be carried out. If a need for decontamination is identified, the assessment must include a sustainability assessment of the decontamination options. Efforts will be made to treat and decontaminate excavated contaminated soils as far as possible so that they can be reused.

g. Mobility and logistics

Walking, cycling and public transport will be made the most attractive modes of transport in Kera. In Kera, shared transport vehicles will be primarily electrically powered or run on recycled fuel. All logistics in Kera will be organised efficiently, so that transport capacity is optimised and transport causes as little disturbance to the environment and other traffic as possible.

h. Smart urban solutions

Digital solutions will be applied in Kera, for example, in the planning and optimisation of material and energy-efficient construction, waste management and energy consumption. The goal of Kera's development is to

create fast network connections in the area and enable the operators in the area to use local data and develop new kinds of smart services and solutions. All locally collected data should be openly available and applicable where possible. Data sharing practices will be developed together and responsibly, while respecting privacy.

i. Communications and brand

Kera's operators are committed to promoting Kera's brand as a sustainable, smart and communal district. The city is a strong partner in Kera's communications and marketing. In Kera, special attention will be paid to taking art into account in the implementation of outdoor spaces and buildings in accordance with the Kera art programme.