

A painting depicting a community scene in a park. In the foreground, a man in a light green shirt and khaki shorts is talking to a woman in a pink sleeveless top and green skirt. To the left, another woman in a green vest over a white shirt is smiling and holding a glass of beer. In the background, a man in a white shirt and dark pants is sitting on a bench, and a woman in a light blue top and white skirt is standing near a table. A modern apartment building with many windows and balconies is visible in the background. The scene is set in a lush green park with trees and a field of yellow flowers.

Transition towards Sustainable City

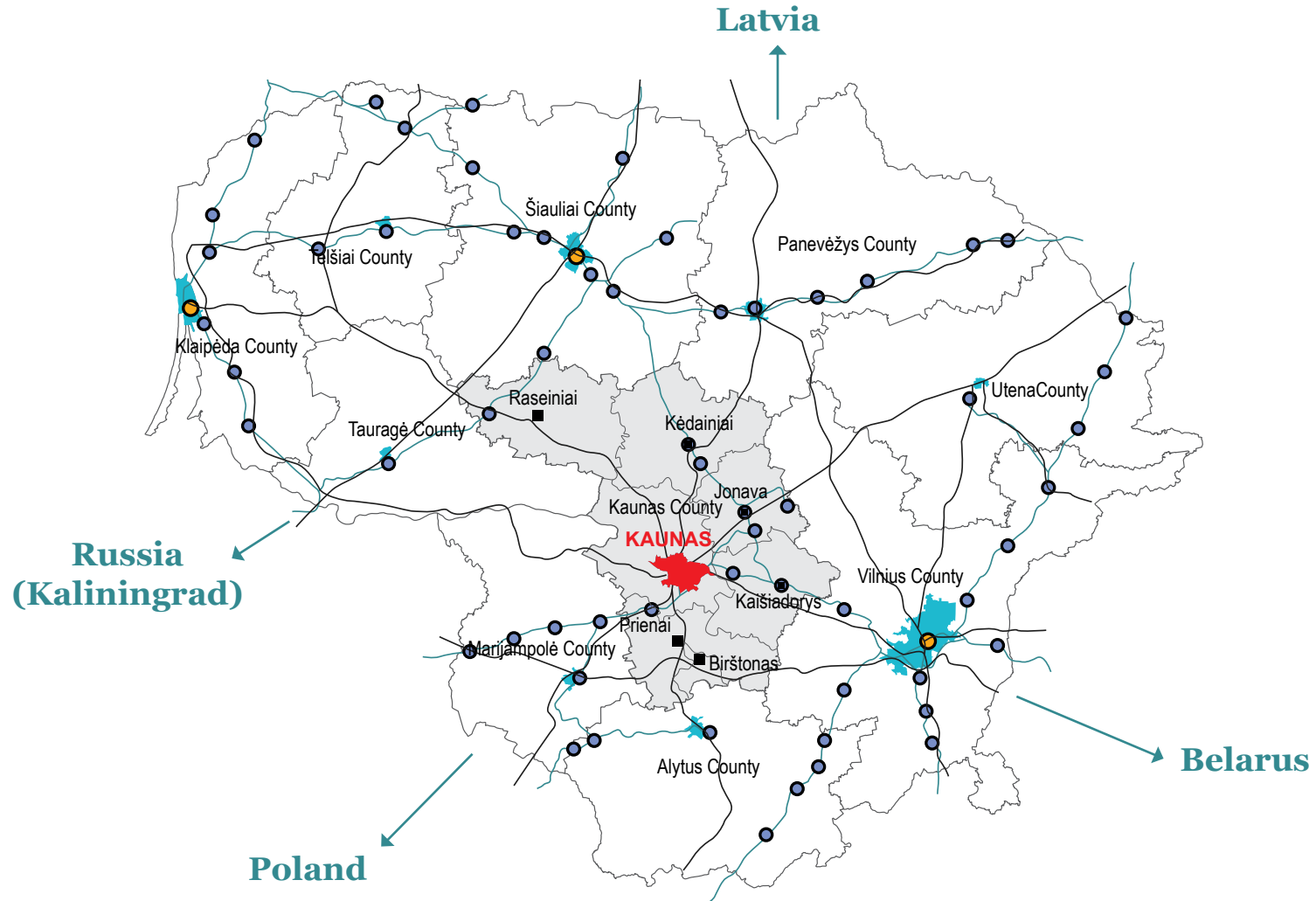
MASTER THESIS by zivile simkute

P5 PRESENTATION | Zivile Simkute
T DELFT | JANUARY 2016

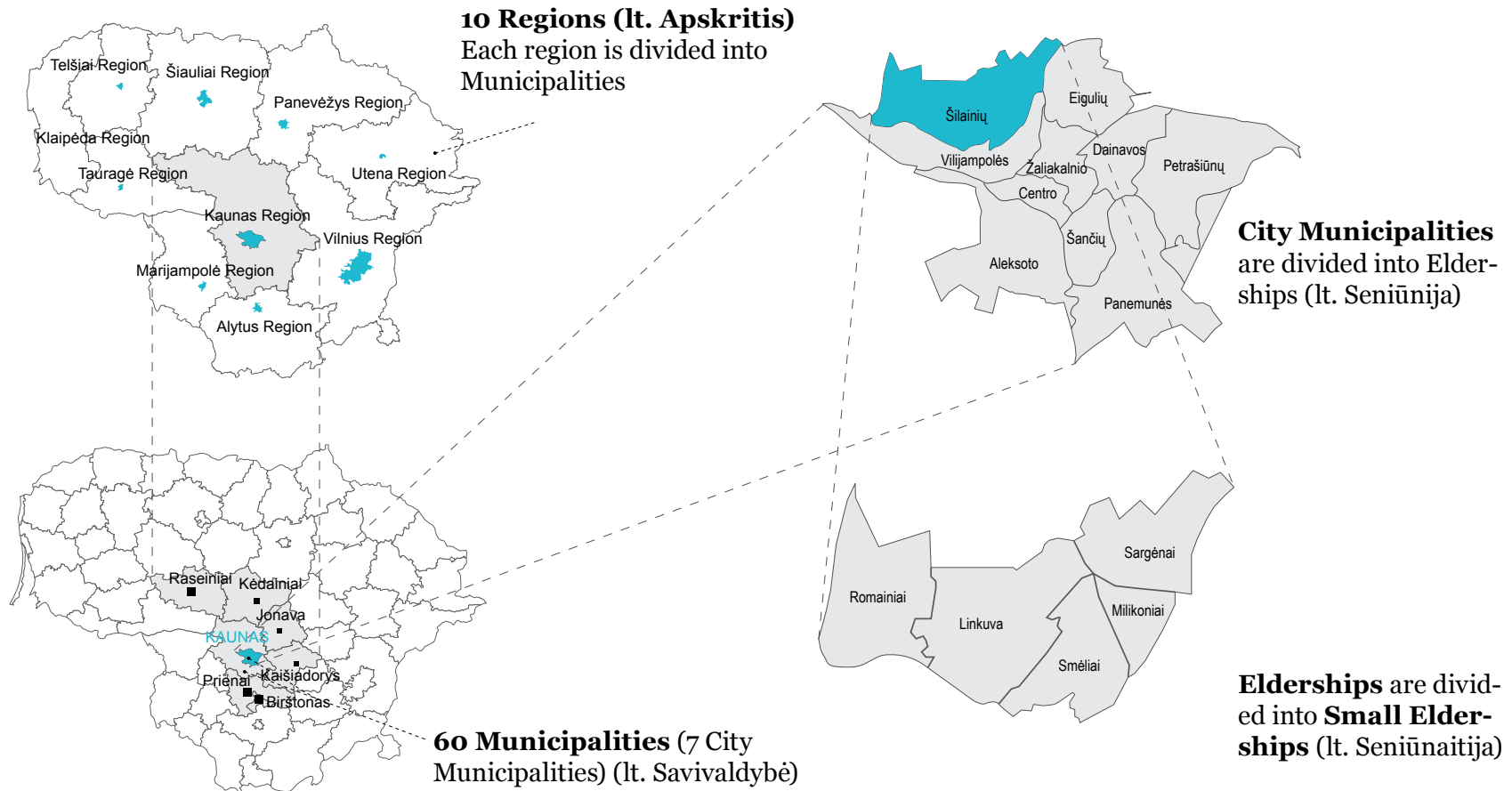
Chapter I

SPATIAL PLANNING








LITHUANIA



TERRITORIAL DIVISION



TERRITORIAL PLANNING IN LITHUANIA

	NATIONAL	REGIONAL	MUNICIPAL	DISTRICT/NEIGHBORHOOD	PLOT	BUILDING		
GERMANY	 <p>Federal Spatial Plan <i>Raumordnung des Bundes</i></p>	 <p>State Spatial Plan <i>Landesplanung Berlin-Brandenburg (gemeinsame)</i></p>	 <p>Regional Spatial Plan <i>Regionalplanung engerer Verflechtungsraum (Zusammenarbeit)</i></p>	 <p>Municipal Comprehensive Plan <i>Flächennutzungsplanung</i></p>	 <p>Urban Planning Framework <i>Teilräumliche Entwicklungsplanung</i></p>	 <p>Urban Masterplan <i>Städtebauliche Rahmenplanung</i></p>	 <p>Development / Zoning Plan <i>Bebauungsplanung</i></p>	 <p>Construction Documents <i>Bauplanung</i></p>
NETHERLANDS	 <p>Structural vision (Country) <i>Structuurvisie</i></p>	 <p>Structural vision (Region) <i>Structuurvisie</i></p>	 <p>Structural vision (Municipality) <i>Structuurvisie</i></p>		 <p>Municipal Comprehensive Plan <i>Bestemmingsplannen</i></p>		 <p>Construction Documents <i>Technische Ontwerp</i></p>	
LITHUANIA (2004: LAW OF TERRITORIAL PLANNING)	 <p>Comprehensive plan for the Country of Lithuania <i>Lietuvos valstybes bendrasis planas</i></p>	 <p>Regional Comprehensive plan <i>Apskritis bendrasis planas</i></p>	 <p>Comprehensive plan of municipality <i>Savivaldybes bendrasis planas</i></p>	 <p>Comprehensive plan of the cities and small cities <i>Miestu ir miesteliu bendrasis planas</i></p>		 <p>Detailed Plan <i>Detalusis planas</i></p>	 <p>Construction Documents <i>Technicinis projektas</i></p>	
LITHUANIA (2014: LAW OF TERRITORIAL PLANNING)	 <p>Comprehensive plan for the Country of Lithuania <i>Lietuvos valstybes bendrasis planas</i></p>	 <p>Comprehensive plan for a Part of Country of Lithuania <i>Lietuvos valstybes dalies bendrasis planas</i></p>	 <p>Comprehensive plan of municipality <i>Savivaldybes bendrasis planas</i></p>	 <p>Comprehensive plan of part of municipality <i>Savivaldybes dalies bendrasis planas</i></p>	 <p>Detailed Plan <i>Detalusis planas</i></p>	 <p>Construction Documents <i>Technicinis projektas</i></p>		

— Mandatory to prepare

KAUNAS

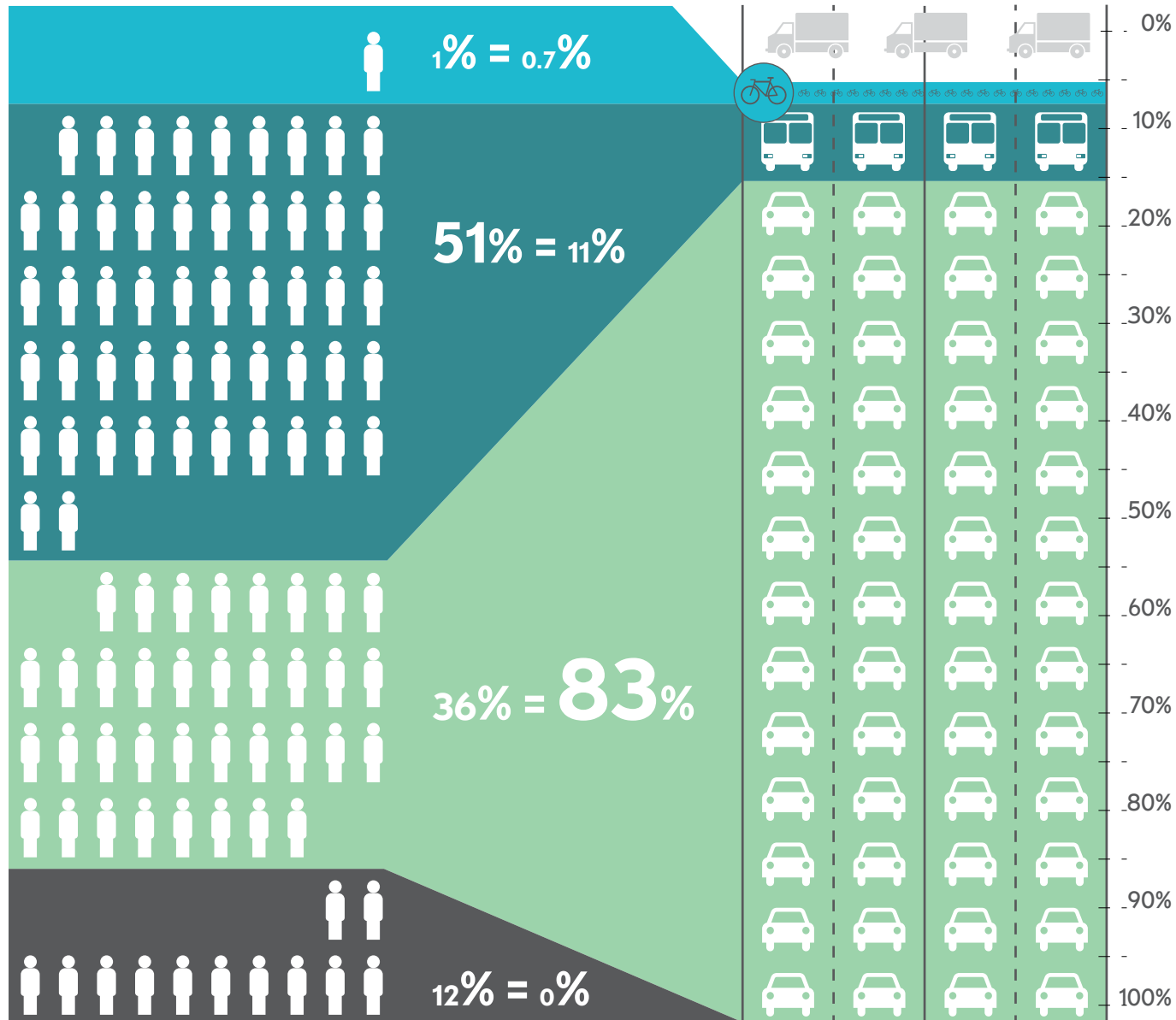


301,296

An aerial, high-angle photograph of a multi-lane highway during a rainstorm. The road surface is wet and highly reflective, mirroring the red taillights of the cars and the white lane markings. Traffic is dense, filling all lanes in both directions. The cars are of various colors, including silver, black, red, and white. In the center of the image, the word "Automobilization" is written in a large, white, serif font, spanning across several lanes. On the right side of the road, there are blue traffic signs: a circular sign with a white arrow pointing up and a rectangular sign with three white arrows pointing up. The overall atmosphere is one of a busy, congested urban environment under adverse weather conditions.

Automobilization

MODAL SPLIT VS. TRAFFIC STRUCTURE IN KAUNAS



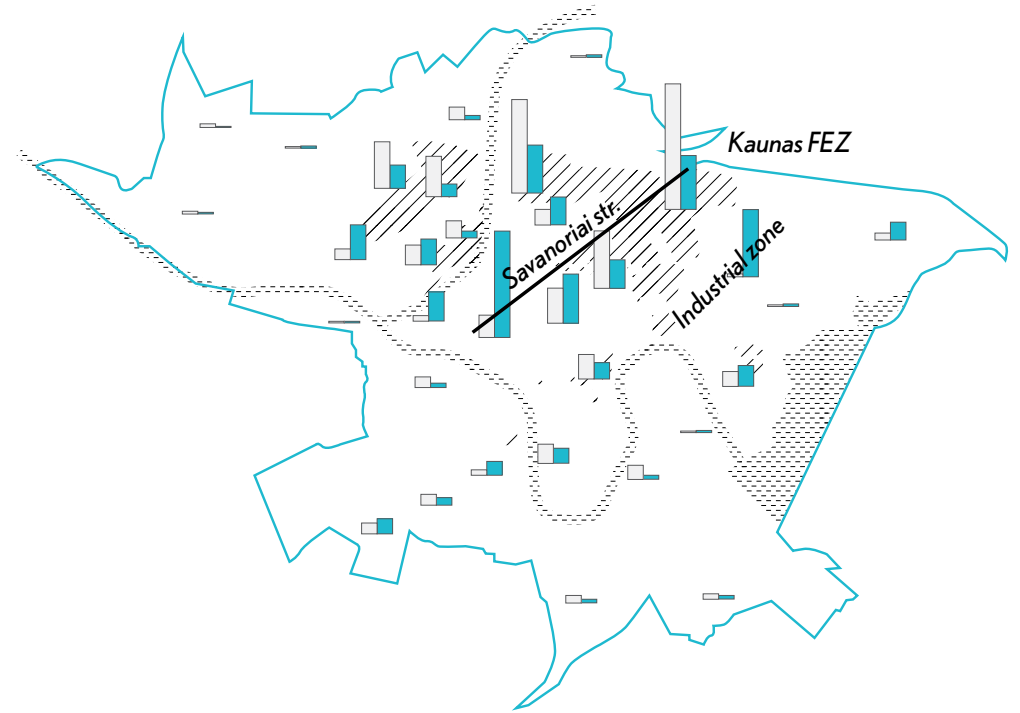
CITIZENS OF KAUNAS

TRAFFIC STRUCTURE
IN THE CITY

COMMERCE

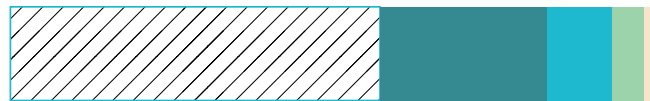


WORKPLACES



TRAVEL PURPOSE

USE OF CAR



58%
27%
10%
4%
1%



Work 34%
Domestic 37%
Education 17%
Leisure 8%
Cultural 3%

USE OF PUBLIC TRANSPORT





Commercialization

XIMA

XXX

AKROPOLIS

MEGA
savaitgahet

An aerial photograph of a suburban residential area. The houses are densely packed, with a mix of colors and styles, including many with blue roofs. The houses are interspersed with green lawns and trees. In the background, there is a dense forest of tall trees. The sky is bright blue with scattered white clouds. The word "Sprawl" is written in a large, white, serif font across the center of the image.

Sprawl

An aerial photograph of a city, likely Vilnius, Lithuania, showing a river winding through the urban landscape. In the foreground, a large green field is being developed into a residential area. The development is shown as a grid of streets with small, grey, rectangular house models placed along them. The streets are labeled with Lithuanian names in yellow text. The city and river are visible in the background, providing context for the location of the development.

... into Natural Reserves

KAMŠOS NAMAI
INDIVIDUALIŲ NAMŲ GYVENVIETĖ



Lithuania

1940 - 1990



ПОЛИТИКО-АДМИНИСТРАТИВНОЕ ДЕЛЕНИЕ ССР		ГРАНИЦЫ	
I РОССИЯ	15 Чувашская АО	— ССР	— границы владений ССР
1 Татарская АССР	16 Новосибирский нац. окр.	— союзных республик	— границы автономных республик
2 Башкирская АССР	20 Коми-Пермяцкий нац. окр.	— автономных областей	— границы национальных округов
3 Дагестанская АССР	21 Якутский нац. окр.	— иностранных государств	
4 Бурят-Монгольская АССР	22 Кыргы-Мунгальский нац. окр.		
5 Небалайская АССР	23 Таймырский (Долгано-Ненецкий) нац. окр.	VII АЗЕРБАЙДЖАНСКАЯ ССР	
6 Коми АССР	24 Эвенкийский нац. окр.	33 Нахичеванская АССР	
7 Марийская АССР	25 Усть-Оленёкский Бурят-Монгольский нац. окр.	34 Натальинский нац. окр.	
8 Мордовская АССР	26 Алтеевский Бурят-Монгольский нац. окр.	VIII ЛИТОВСКАЯ ССР	
9 Северо-Осетинская АССР	27 Чувашский нац. окр.	IX МОЛДАВСКАЯ ССР	
10 Удмуртская АССР		X ЛАТВИЙСКАЯ ССР	
11 Чувашская АССР		XI КИРГИЗСКАЯ ССР	
12 Якутская АССР		XII ТАДЖИКСКАЯ ССР	
13 Адыгейская АО		35 Гяро-Бадхизская АО	
14 Горно-Алтайская АО	II УКРАИНСКАЯ ССР	XIII АРМЯНСКАЯ ССР	
15 Ереванская АО	III БЕЛОРУССКАЯ ССР	XIV ТУРКМЕНСКАЯ ССР	
16 Тувинская АО	IV УЗБЕКСКАЯ ССР	XV ЭСТОНСКАЯ ССР	
	V КАЗАХСКАЯ ССР		



**Visionary construction
projects**

Bernauer Straße

Visionary construction projects



ХРУЩЕВ: - ДАЕШЬ ИНДУСТРИАЛИЗАЦИЮ!



Visionary construction projects

ХРУЩЕВ: - ДАЕШЬ ИНДУСТРИАЛИЗАЦИЮ!



LAISVĖ -
KELIAS.
TIESA IR
GYVENIMAS

LIETUVOS
RESPUBLIKOS
AUKSCIAUSIOS TARYBOS
NIITARIMAI - MUISI
NIITARIMAI!

Sali
askr
ka
Lietu
Nepriklaus

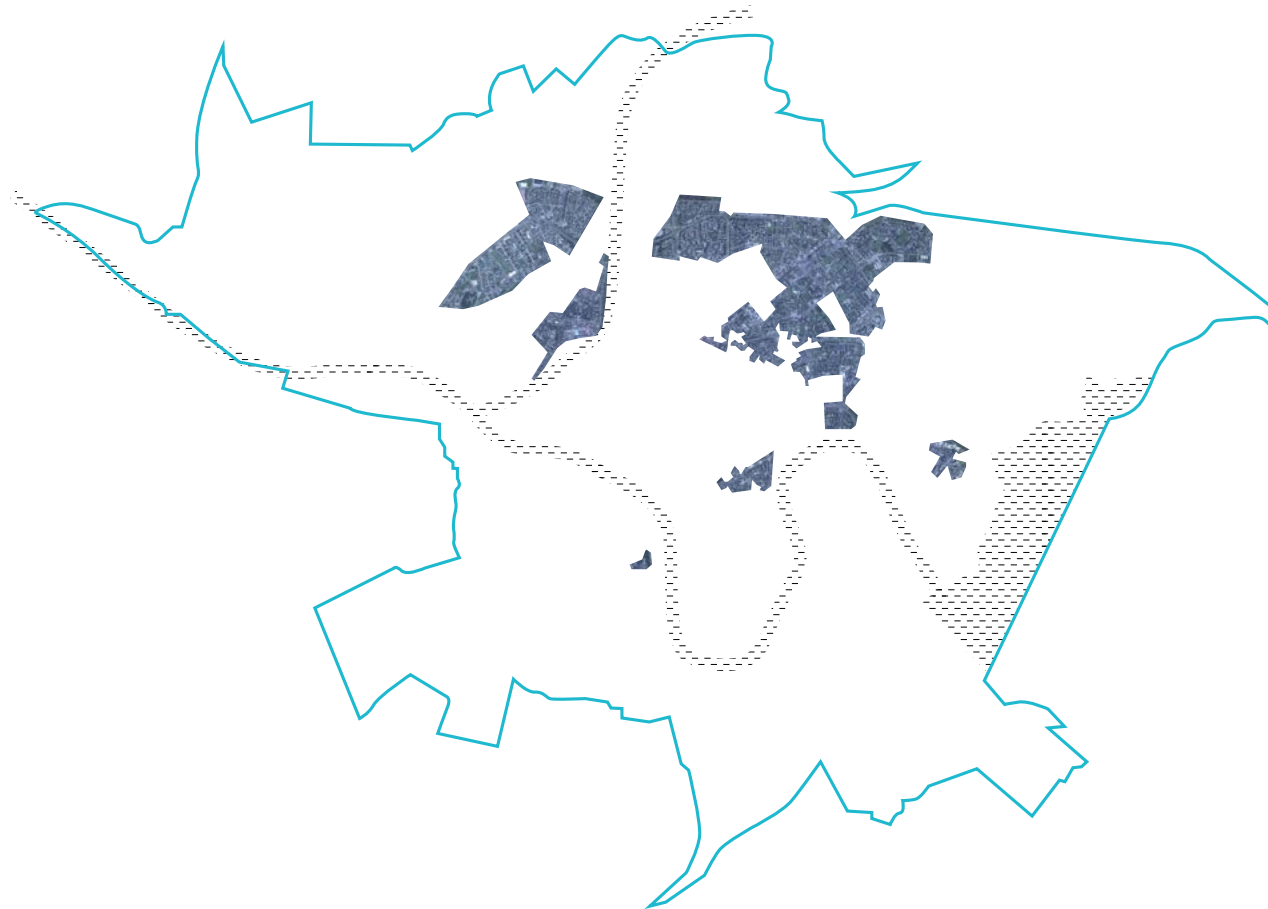
TEGYVUOJA LAISVA IR 
NEPRIKLAUSOMA LIETUVA!

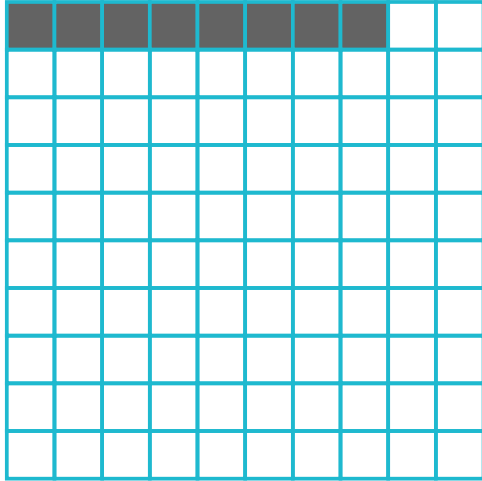
Independance
1990.03.11

Post-war socialist housing estates

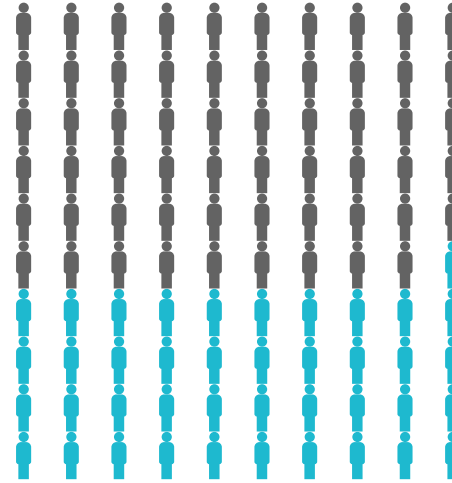


Post-war socialist housing estates in Kaunas





9.22%
of the city



51%
Inhabitans

51% $\stackrel{=}{\text{fit in}}$ **9.22%**

1960



A



B



C



D

Types of Residential Housing Estates in Kaunas (Cronological order)

Chronologically



E



F



G



H

1990









1995



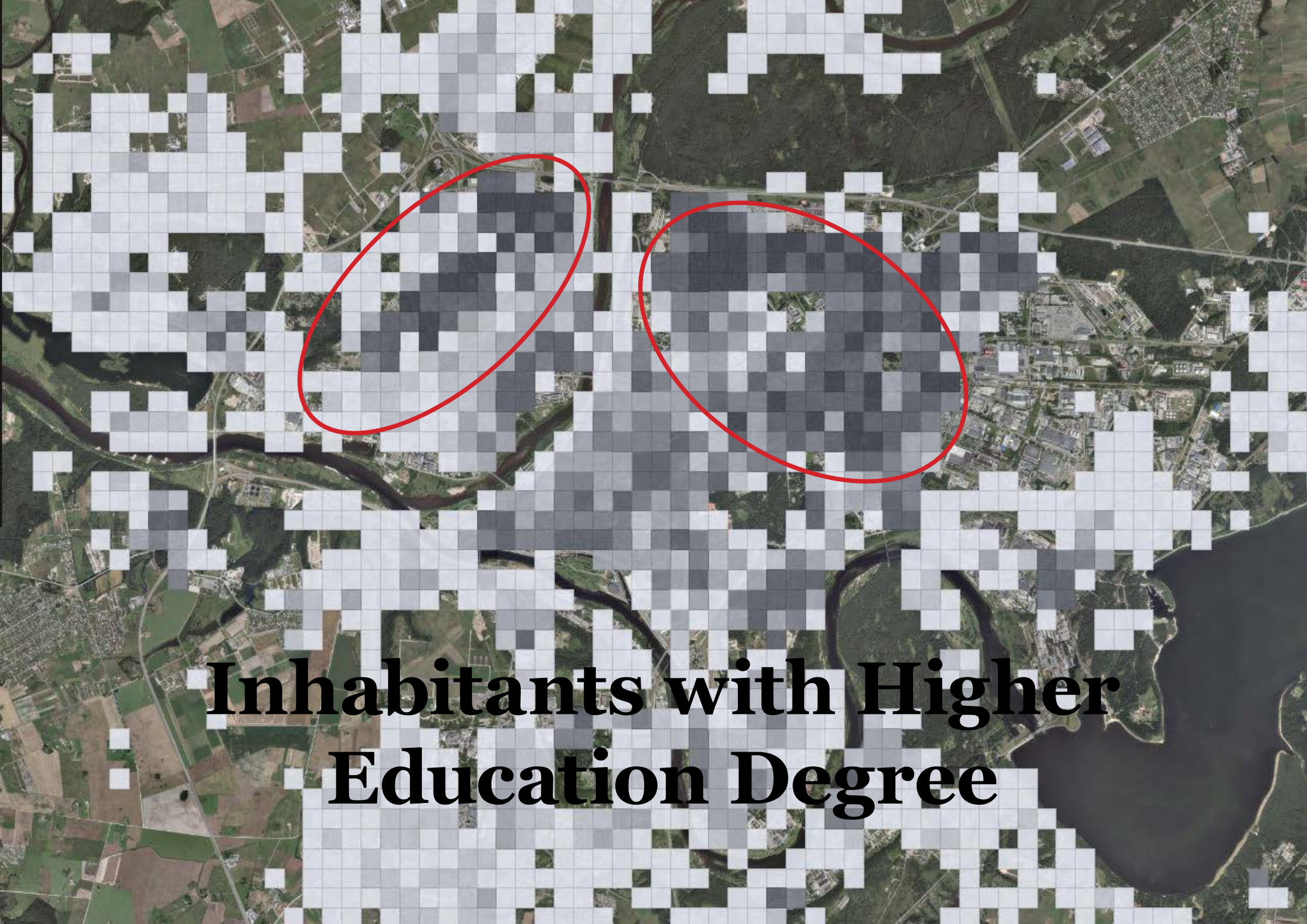
1997



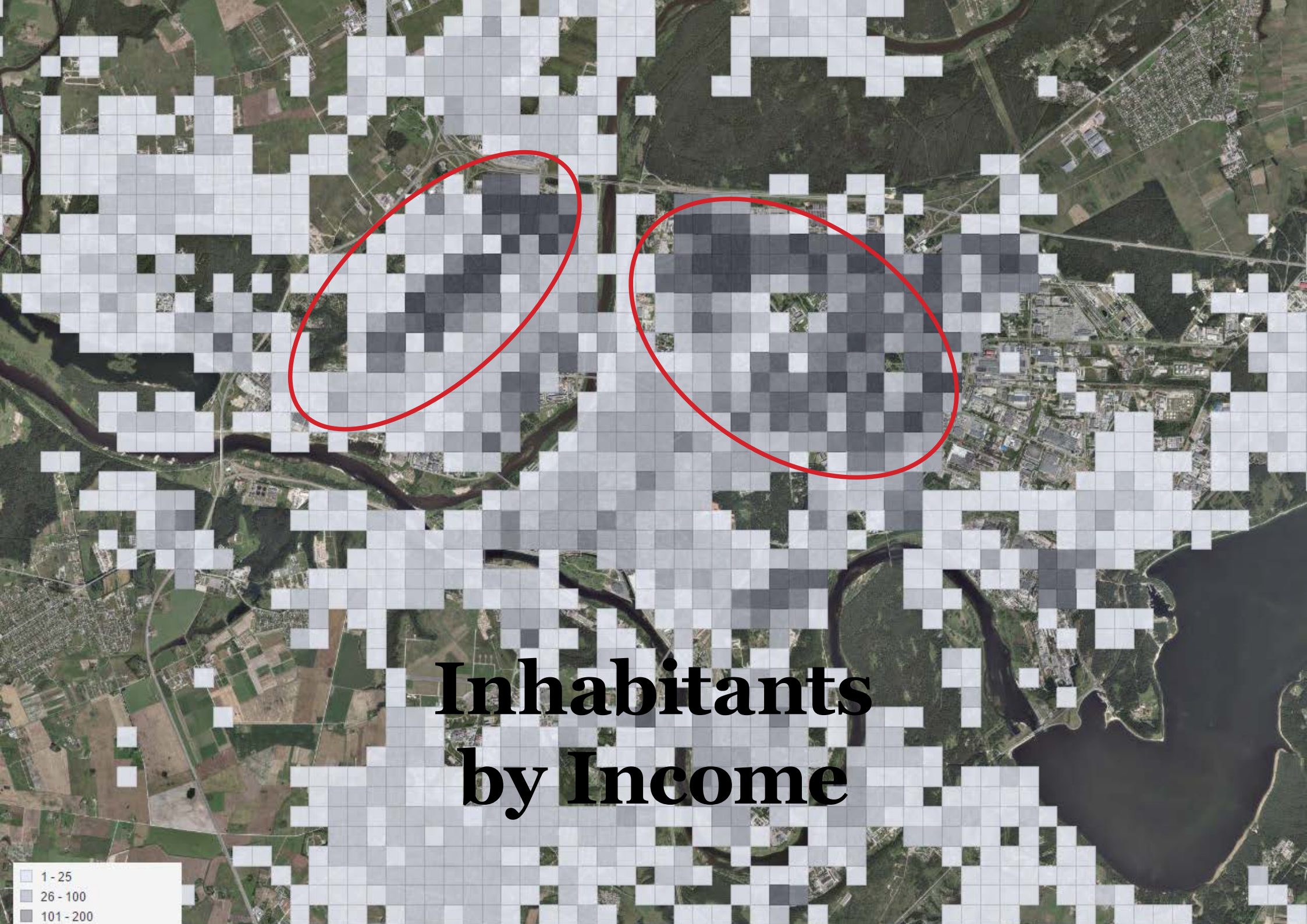
1999



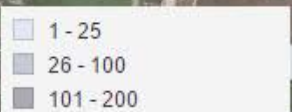
2014



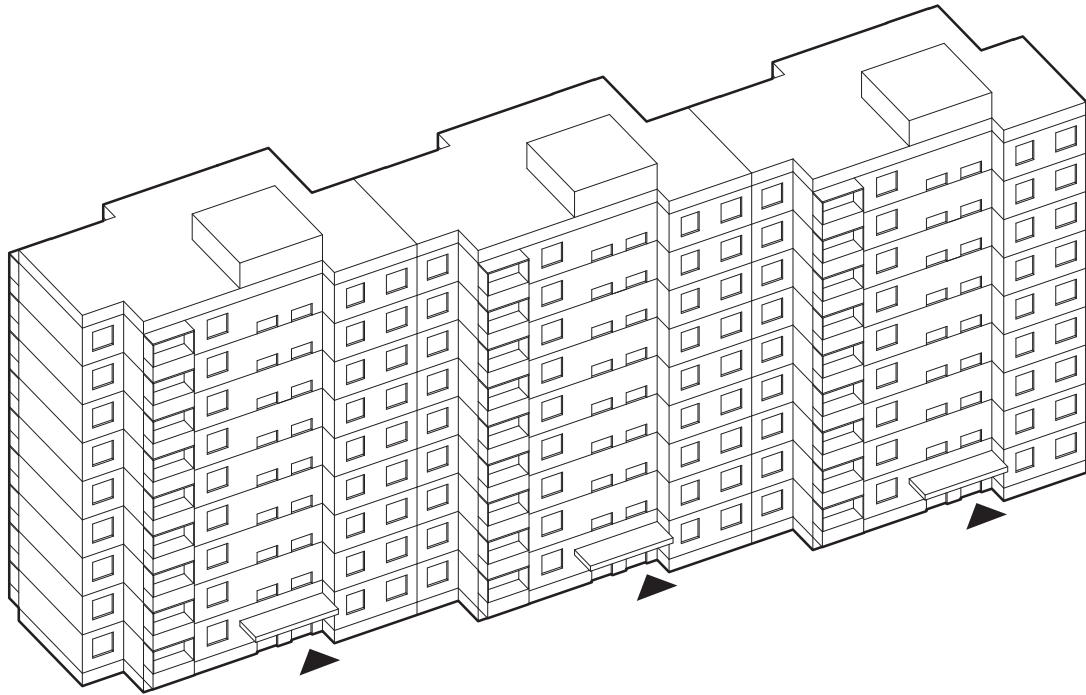
**Inhabitants with Higher
Education Degree**



Inhabitants by Income







97%

Owned by residents



Bad condition of public space

Parking



“For many year, drivers leave their cars on former lawn and on unused playgrounds. In many cases, these places are suitable for installation parking places.”

4.3 Saugyklos daugiabučių namų kiemuose ir kitose laisvose teritorijose

Vizualiai apžiūrėjus esamą padėtį, nustatyta daug teritorijų, kuriose dėl automobilių stovėjimo vietų trūkumo vairuotojai jau daug metų palieka automobilius ant buvusios vejų, nenaudojamose vaikų žaidimo aikštelėse ir pan. Daugeliu atvejų tokios teritorijos yra tinkamos automobilių saugykloms įrengti (žr. 4.1 pav.).



4.1 pav. Esamos padėties pavyzdžiai

Tokiais atvejais sprendiniuose siūloma įteisinti faktinę padėtį, t.y. įrengti automobilių statymo vietas tose teritorijose, kuriose ir šiuo metu statomi automobiliai. Rengiant automobilių saugyklas vadovautis LR sveikatos apsaugos ministro 2004-08-19 įsakymu Nr. V-586 „Dėl Sanitarinių apsaugos zonų ribų nustatymo ir režimo taisyklių patvirtinimo“, STR 2.06.01:1999 „Miestų, miestelių ir kaimų susisiekimo sistemos“ ir kitų teisės aktų reikalavimais.

“Therefore it is recommended to legitimize current situation: install parking on the areas that are currently used for parking .”

Very slow renovation process



Skirtingos sienų spalvos rodo skirtingas temperatūras pastato aukštuose. Tai reiškia, kad namo šildymo sistema išsibalansavusi, todėl vieniems butams tiekama daugiau, o kitiems – mažiau šilumos.

A photograph of a multi-story apartment building with a repetitive facade of windows and balconies, illustrating a lack of diversity. The building is constructed from light-colored concrete or stone, showing signs of wear and discoloration. The windows are arranged in a regular grid pattern, and many balconies are visible, some with dark railings. The overall appearance is one of uniformity and monotony.

Lack of diversity

Poor waste Management

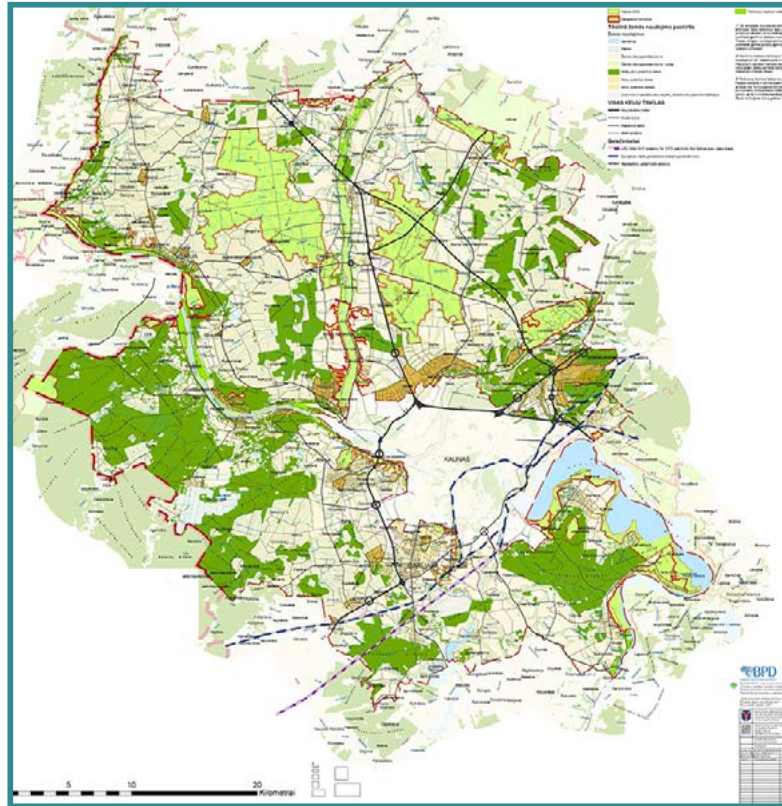


An aerial photograph of a city landscape featuring several tall, grey apartment blocks, green spaces, and a road with a bus and a truck. The word "Fragmentation" is written in large white letters across the center of the image. The sky is blue with scattered white clouds. The foreground shows a road with a yellow bus and a red bus, along with some trees and a parking lot. The background shows more city buildings and a distant horizon under a bright sky.

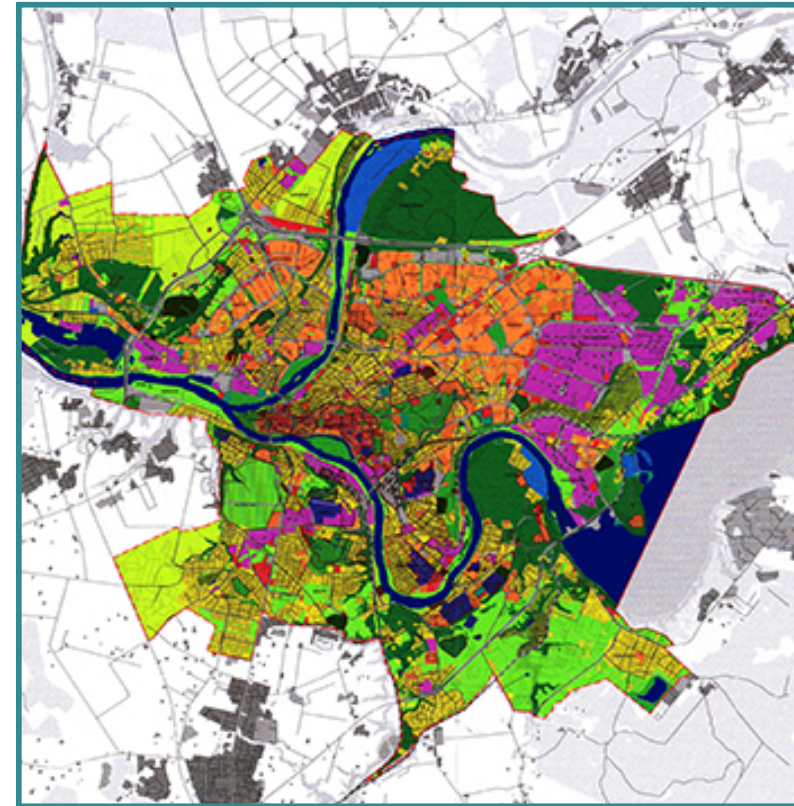
Fragmentation

Comprehensive plan of municipality

(lt. Savivaldybės bendrasis planas)



Comprehensive plan of municipality of District of Kaunas (Approved by the Municipality Council of District of Kaunas 2009-01-29)
Kauno rajono bendrasis planas



Comprehensive plan of municipality of Kaunas (Approved by the Municipality Council of Kaunas in 2003)
Kauno miesto bendrasis planas

ROLES IN TERRITORIAL PLANNING



MUNICIPALITY:

- Initiate preparation of the plan;
- Different departments of municipality participate in preparing the document with the planning office
- Approve the plan
- Ensure implementation



ELDERSHIP:

- Ensure to inform local community about the preparation and decisions of the comprehensive plan;
- Organize consultation events, collect complaints;



LOCAL COMMUNITY:

- Participate in consultation events;
- Private persons and communities have a chance to express ideas, complaints.



- - - Esamos gyvenamosios teritorijos
 Uostas
 Esama prieplauka
 Numatoma keleivinė prieplauka
 Numatoma krovininė prieplauka
 Siliolomas šiluzas

Aukštybinių pastatų išdėstymo zonos
 Zona, kurioje galima aukštybinių pastatų išdėstymas
 Zona, kurioje galima aukštybinių pastatų išdėstymas

Didžiųjų prekybos centrų išdėstymo zonos
 Universaliųjų prekybos centrų zona
 Specializuotųjų prekybos centrų zona

Funkcinės zonos****

- Miesto centro teritorijos
- Mišraus užstatymo teritorijos, atliekančios lokalių centrų funkcijas
- Kitos mišraus užstatymo teritorijos
- Visuomeninės reikšmės teritorijos
- Didelio užstatymo intensyvumo teritorijos
- Vidutinio užstatymo intensyvumo teritorijos
- Mažo užstatymo intensyvumo teritorijos
- Sodininkų bendrijų sodų teritorijos
- Gyvenamosios teritorijos, konvertuojamos į verslo ir pramonės teritorijas
- Verslo ir pramonės teritorijos
- Kauno gynybinio paveldo teritorijos
- Intensyviai lankymui naudojami želdynai ir aikštės
- Kapinės
- Ekstensyviai lankymui naudojami želdynai
- Miškai
- Vandenviečių teritorijos
- Neurbanizuojamos teritorijos
- Valstybinis vandens fondas
- Infrastruktūros teritorijos
- Planuojamos infrastruktūros teritorijos
- Papildomi reglamentai
- Kadastriniai sklypai

Kauno miesto savivaldybės teritorijos bendrojo planavimo normoms

Aplinkos ministro įsakymu tvirtinamos Teritorijų planavimo bendrojo plano sprendimas. Bendruosiu planu nustatoma miesto savivaldybės teritorijos funkcines zonas, pastebimas šiame BP naudojamų funkcinių zonų aprašytomis funkcinėmis zonomis. Šiose naujosiose planavimo dokumentuose gali būti nustatytos ir kitos zonos (žr. 22 ir 23 skyrius).

Kauno miesto savivaldybės teritorijos BP

- Miesto centro teritorijos
- Mišraus užstatymo teritorijos, atliekančios lokalių centrų funkcijas
- Kitos mišraus užstatymo teritorijos
- Visuomeninės reikšmės teritorijos
- Didelio užstatymo intensyvumo teritorijos
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- Vandenviečių teritorijos
- Neurbanizuojamos teritorijos
- Valstybinis vandens fondas
- Infrastruktūros teritorijos

* Romėnų botaninio-zoologinio draustinio ir Kauno miesto žemės fondas. Šių saugomųjų teritorijų duomenys pateikti bendrojo plano sprendinyje.
 ** Vokietinių miškų ribos pavaizduotos pagal 2012-01-01 sprendinį.
 *** Aukštybinių pastatų ir prekybos centrų zonos pavaizduotos bendrojo plano sprendinyje. Pavaizduoti tik specialieji masteliai ir jų rengimui naudotas skirtingos programinės būtnės žiūrėti originalius metrus specialiuoju planu sprendinyje.
 **** Funkcinių zonų ir papildomųjų reglamentų aprašymas

TERRITORIAL PLANNING = ZONING

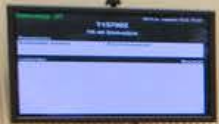
LEGALLY BINDING

CHANGES APPROVED BY CITY COUNCIL

INTEGRATES SPECIAL PLANS

UNTERMINATED

PLAN-BASED DECISION MAKING MODEL



MEASURING SUCCESS OF THE PLAN

STRATEGIC PLAN FOR SUSTAINABLE DEVELOPMENT OF KAUNAS (2015 - 2017)

<ul style="list-style-type: none">Parengtų energetinių, urbanistinių, architektūrinių, aplinkosaugos, visuomenės sveikatos saugos, paveldosaugos ir kitų teritorijų planavimo dokumentų skaičius.			
Programos tikslas	Plėtoti urbanistinę struktūrą, planuoti miesto teritorijas	Kodas	1.2
Tikslo aprašymas: <p>Teritorijų planavimas – procesas, kuriuo siekiama darnaus teritorijų vystymo ir kuris apima žemės naudojimo prioritetų, aplinkosaugos, visuomenės sveikatos saugos, paveldosaugos ir kitų priemonių nustatymą, gyvenamųjų vietovių, gamybos, inžinerinės ir socialinės infrastruktūros sistemų kūrimą, sąlygų gyventojų užimtumui reguliuoti ir veiklai plėtoti sudarymą, visuomenės ir privačių interesų suderinimą.</p>			
Rezultato vertinimo kriterijai: <ul style="list-style-type: none">Patvirtintų teritorijų planavimo dokumentų skaičius;Surengtų urbanistinių-architektūrinių konkursų skaičius.			

CRITERIAS FOR EVALUATING RESULTS:

- Number of approved planning documents
- Number of architecture-urban competitions

Research Question:

What needs to be changed in Local Governance & Spatial Planning in Lithuania in order to achieve sustainable development of cities?

Policy by design

DESIGN FRAMEWORK

2: Spatial Planning Regulations + Local Governance Model

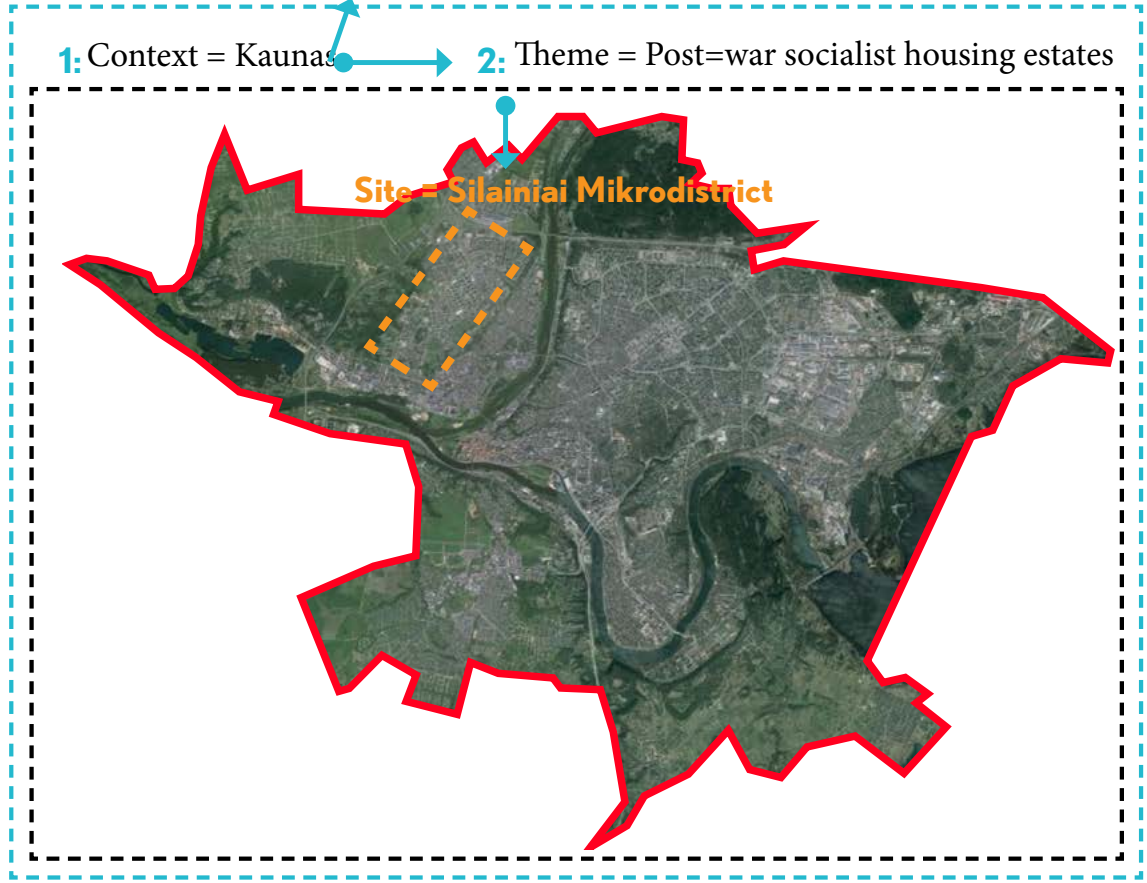
1: Context = Kaunas → 2: Theme = Post-war socialist housing estates



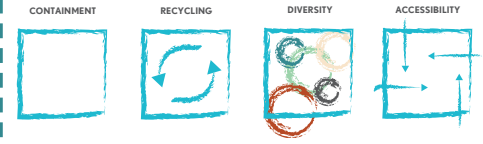
2: Spatial Planning Regulations + Local Governance Model

1: Context = Kaunas

2: Theme = Post-war socialist housing estates



3: Values for sustainable development



2: Spatial Planning Regulations + Local Governance Model

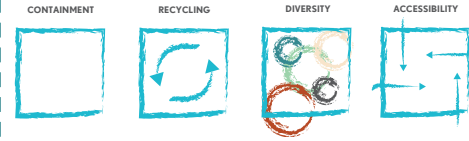
1: Context = Kaunas

2: Theme = Post-war socialist housing estates

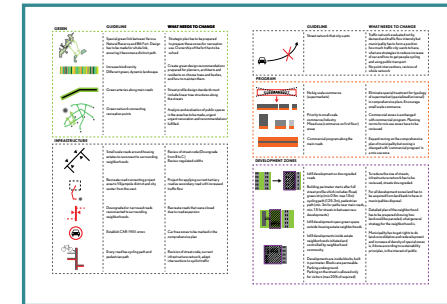
Site = Silainiai Mikrodistrict

4:

3: Values for sustainable development



5: Strategic guidelines



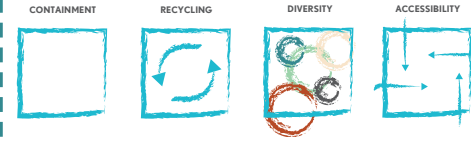
Strategic development plan

2: Spatial Planning Regulations + Local Governance Model

1: Context = Kaunas

2: Theme = Post-war socialist housing estates

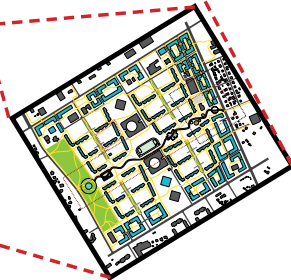
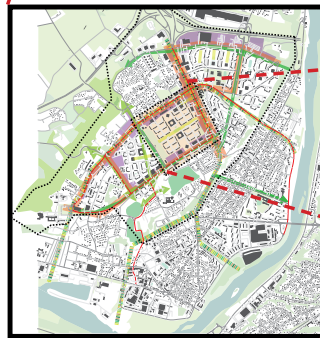
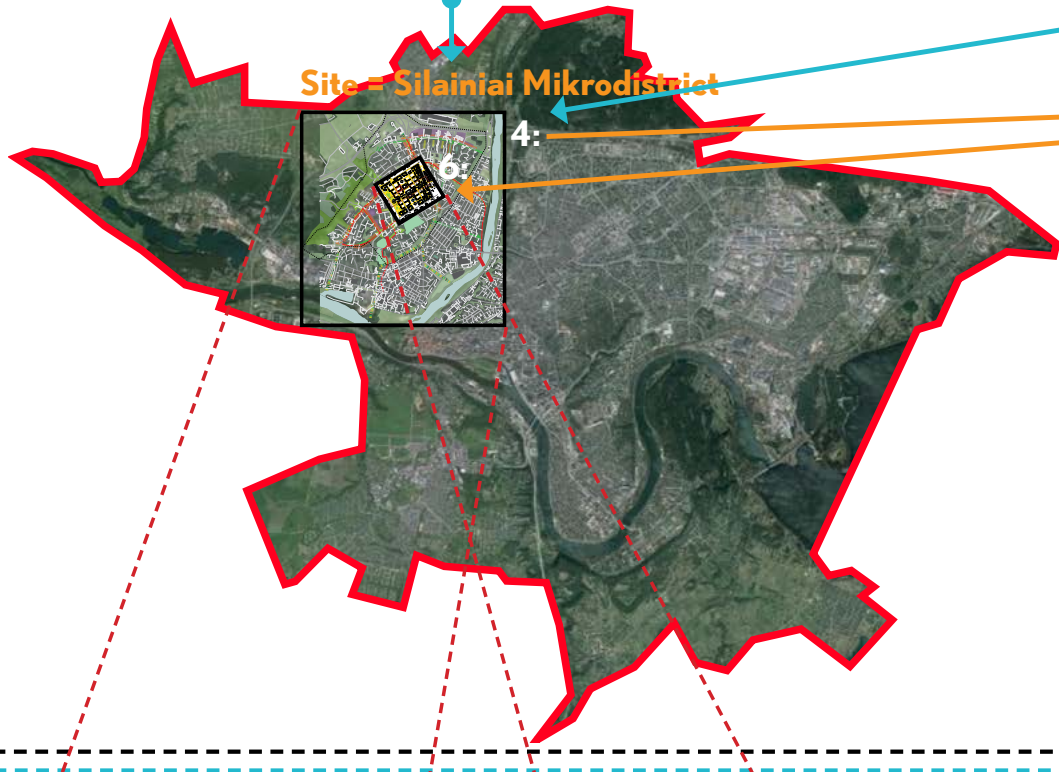
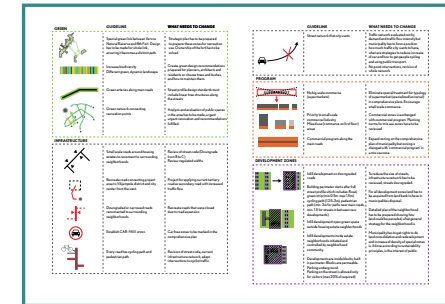
3: Values for sustainable development



Site = Silainiai Mikrodistrict

4:

5: Strategic guidelines



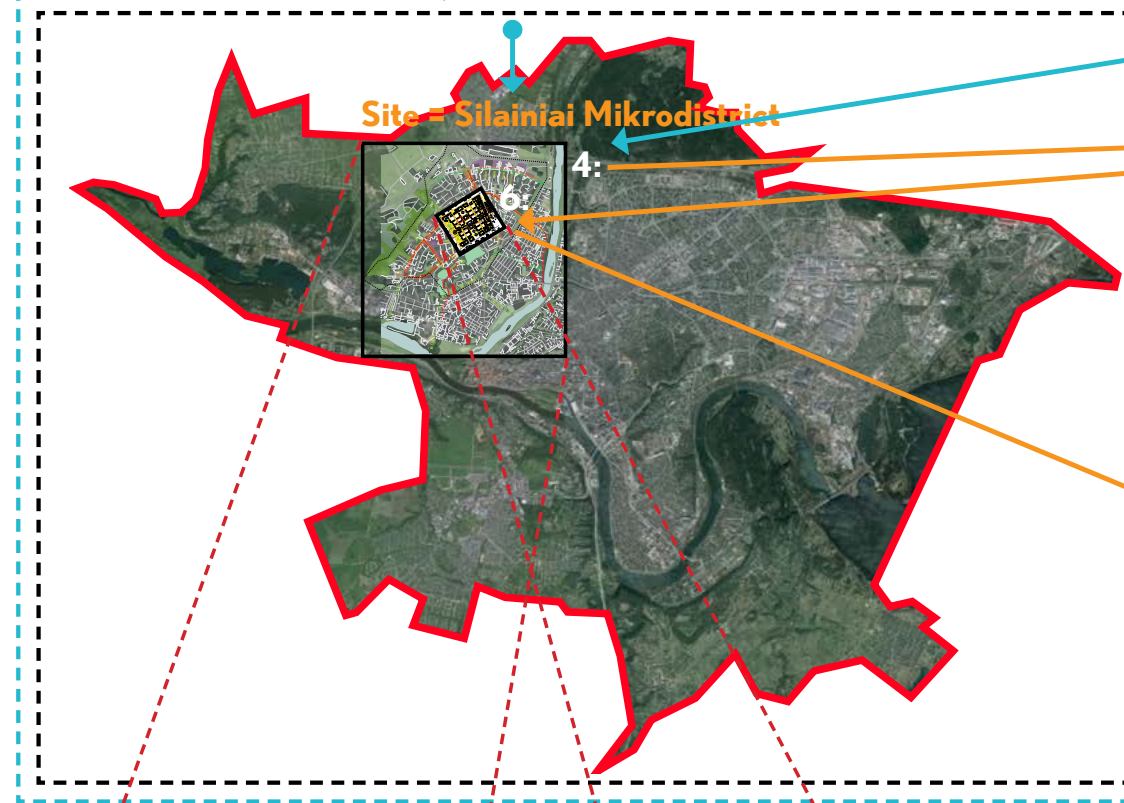
Strategic development plan

Pilot project

2: Spatial Planning Regulations + Local Governance Model

1: Context = Kaunas

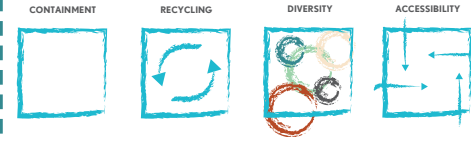
2: Theme = Post-war socialist housing estates



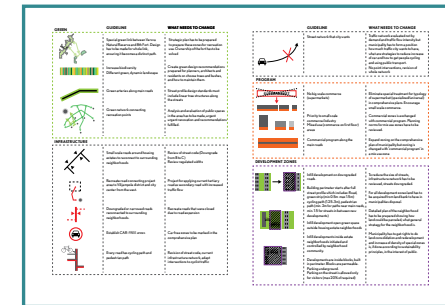
Site = Silainiai Mikrodistrict

4:

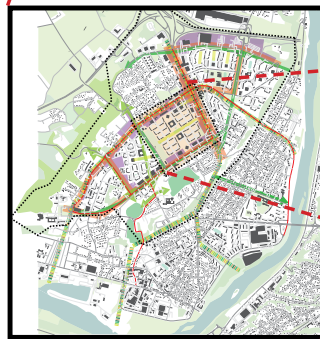
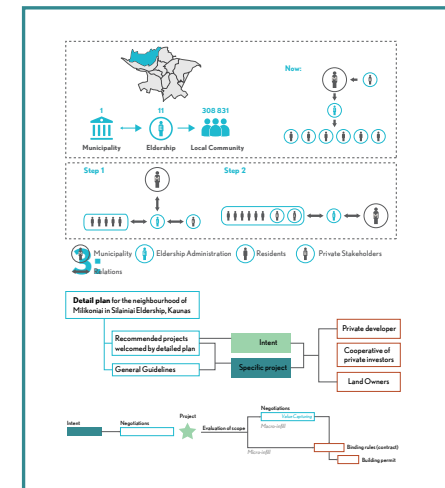
3: Values for sustainable development



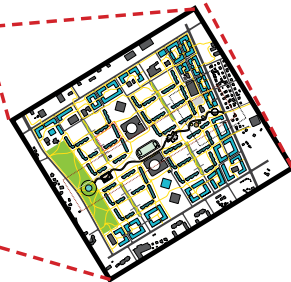
5: Strategic guidelines



7: Local Governance model + decision making model



Strategic development plan



Pilot project

2: Spatial Planning Regulations + Local Governance Model

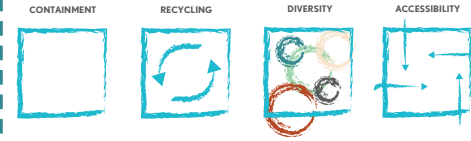
1: Context = Kaunas

2: Theme = Post-war socialist housing estates

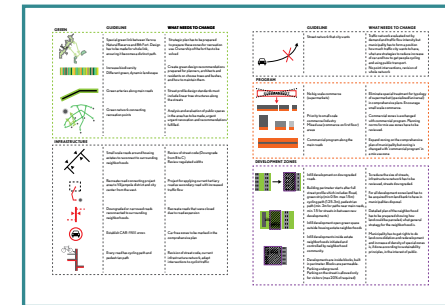
Site = Silainiai Mikrodistrict

4:

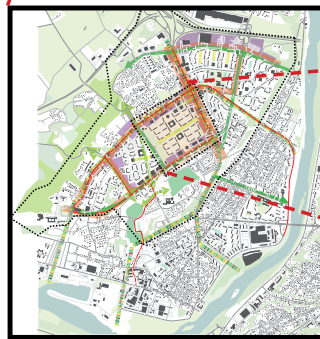
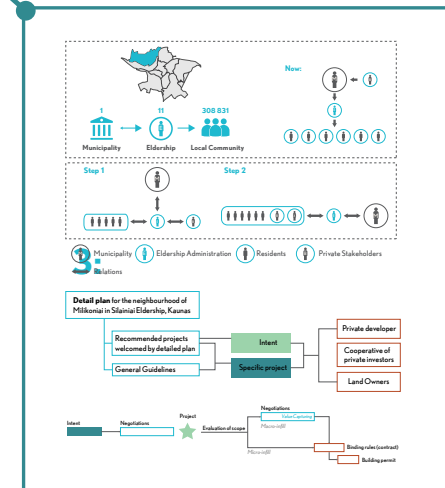
3: Values for sustainable development



5: Strategic guidelines



7: Local Governance model + decision making model



Strategic development plan



Pilot project

Sustainable development

GUIDING THEME

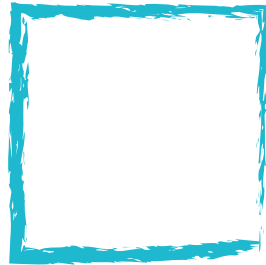


GENERAL GOAL

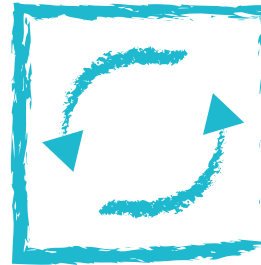
Development of the city of Kaunas happens in a way that meets the needs of the present without compromising the ability of future generations to meet their own needs.

PRACTICAL MEASURES

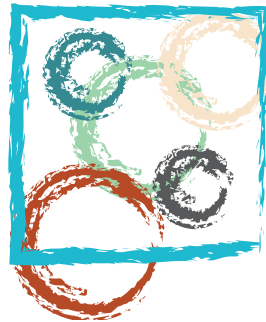
CONTAINMENT



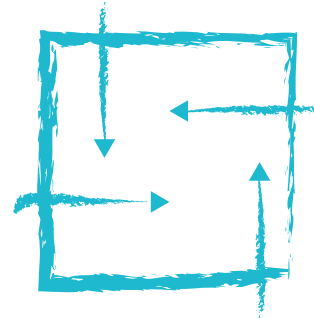
RECYCLING



DIVERSITY



ACCESSIBILITY

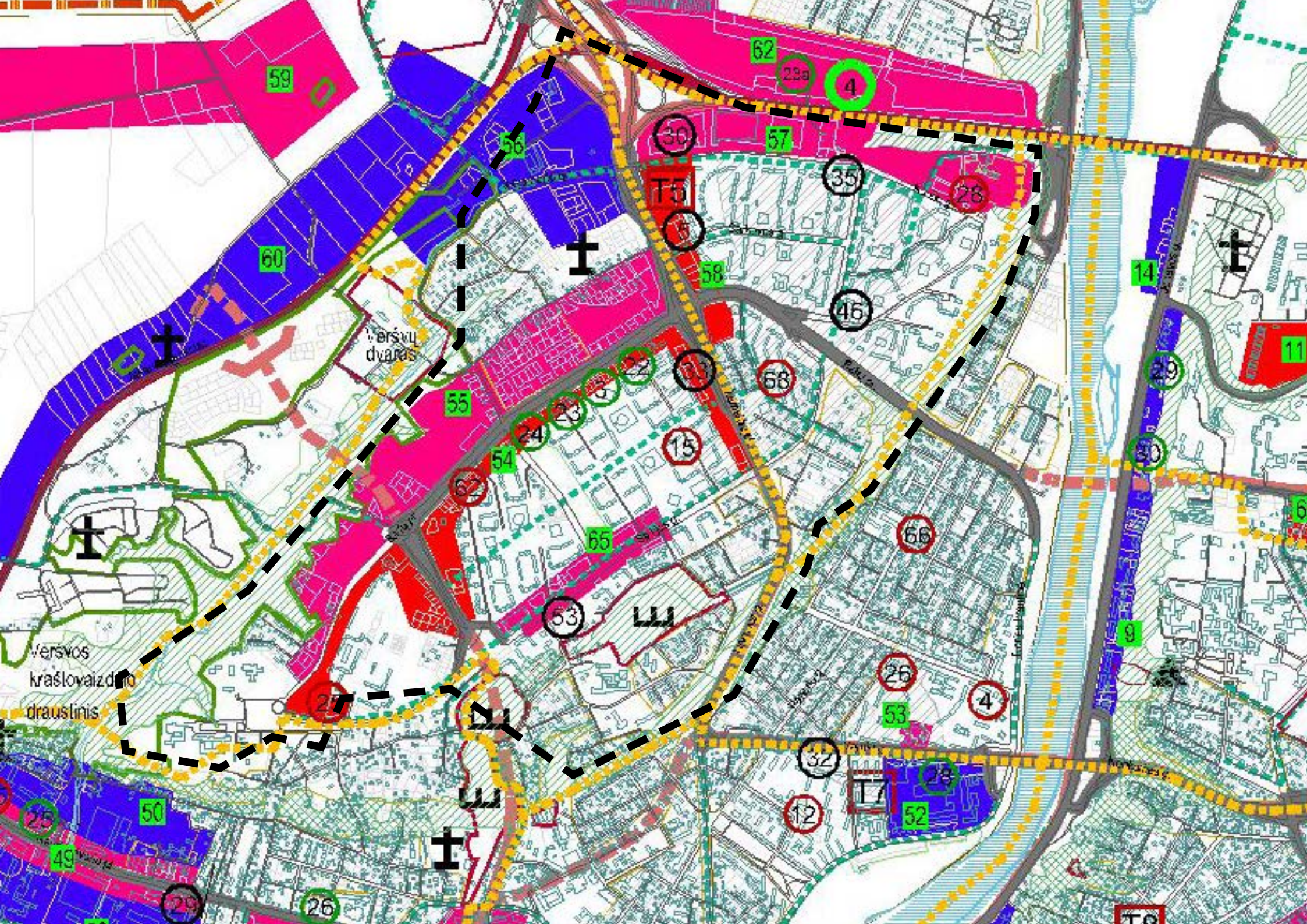


OPERATIONAL TOOLS:

- 1 Strategic guidelines to intensifying, diversifying and increasing accessibility of post-war socialist housing estate in Silainiai Mikrorayon, Silainiai Eldership, Kaunas.**
- 2 Pilot project based on strategic guidelines.**
- 3 Reflection on planning system and governance in Lithuanian cities.**

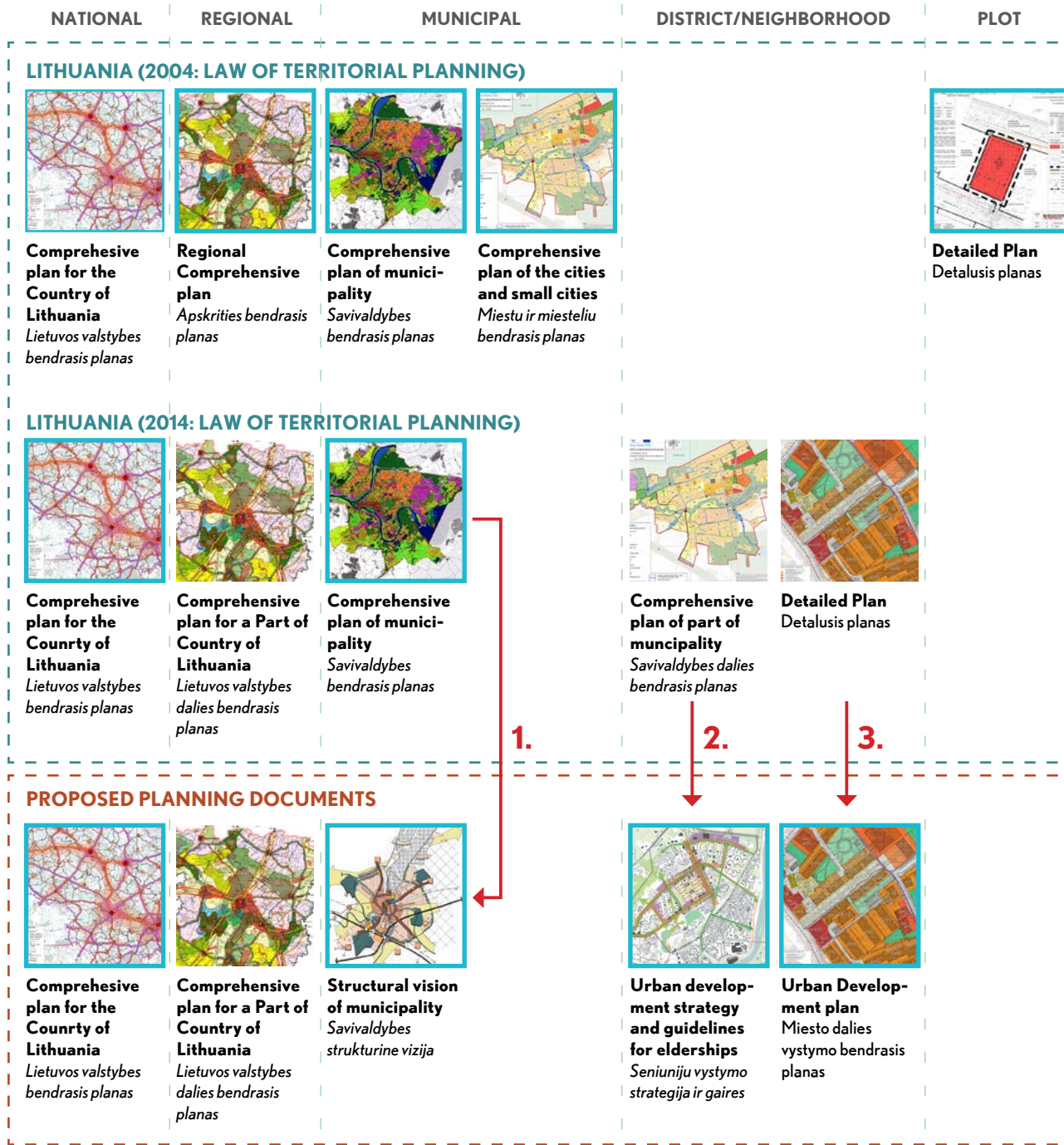
Proposal







**FROM ZONING TO
STRATEGIES AND
GUIDELINES**



— Mandatory to prepare

ROLES IN SPATIAL PLANNING:



MUNICIPALITY:

- **Give direction;**
- **Provide safeguards;**
- **Observe implementation of planning goals;**



ELDERSHIP:

- Implement general vision
- Ensuring implementation of sustainable development values ;
- Coordinating incoming developments;
- Initiating development plans for the area;
- Ensuring participation of the public and defending public interest in projects.



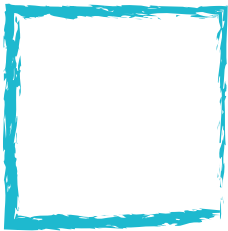
LOCAL COMMUNITY:

- Demand quality of spatial plans and transparency of planning process, representation of own needs;
- Participation in community engagement activities;
- Having contact with eldership community representatives;
- Contribute to urban renewal projects;

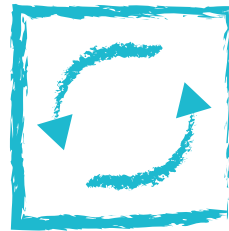
Increase living quality
Recreate feeling of belonging
Eliminate spatial barriers
Introduce diversity
Preseve existing qualities

SUSTAINABLE DEVELOPMENT GUIDING VALUES

CONTAINMENT



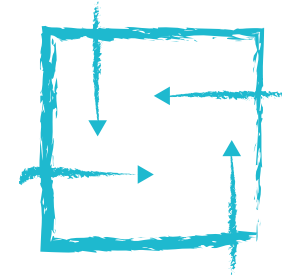
RECYCLING



DIVERSITY



ACCESSIBILITY



Instead of building in suburb, new areas are opened around housing estates where new program and new housing typologies can be introduced.

Downgraded streets used for expansion of park, development of new urban area

Diversity of public spaces: new hierarchy, appropriate function for existing users.

Diversity of landscape

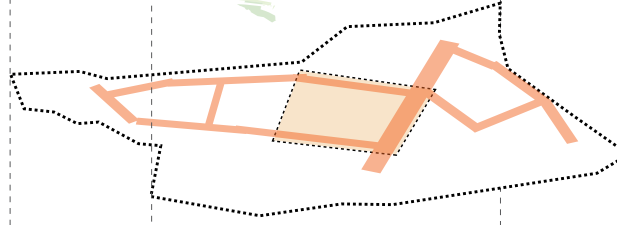
Area is reconnected to surrounding neighborhoods.

Neighborhood Scale?

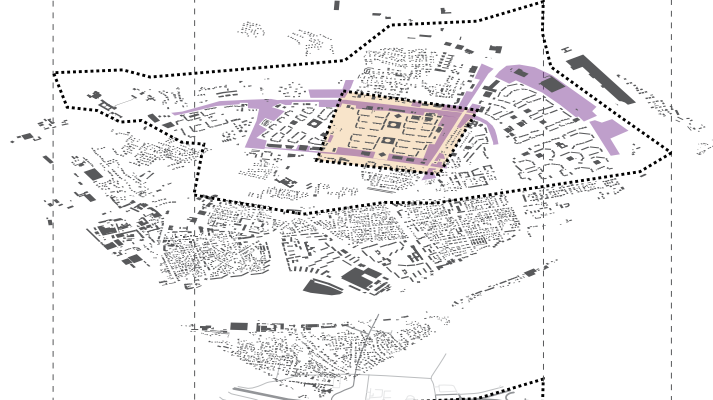
GREEN



COMMERCIAL



URBAN DEVELOPMENT



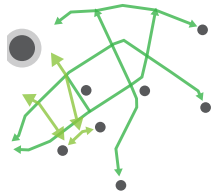
INFRASTRUCTURE



GREEN NETWORK PROPOSAL



Historical links



Connecting recreation points



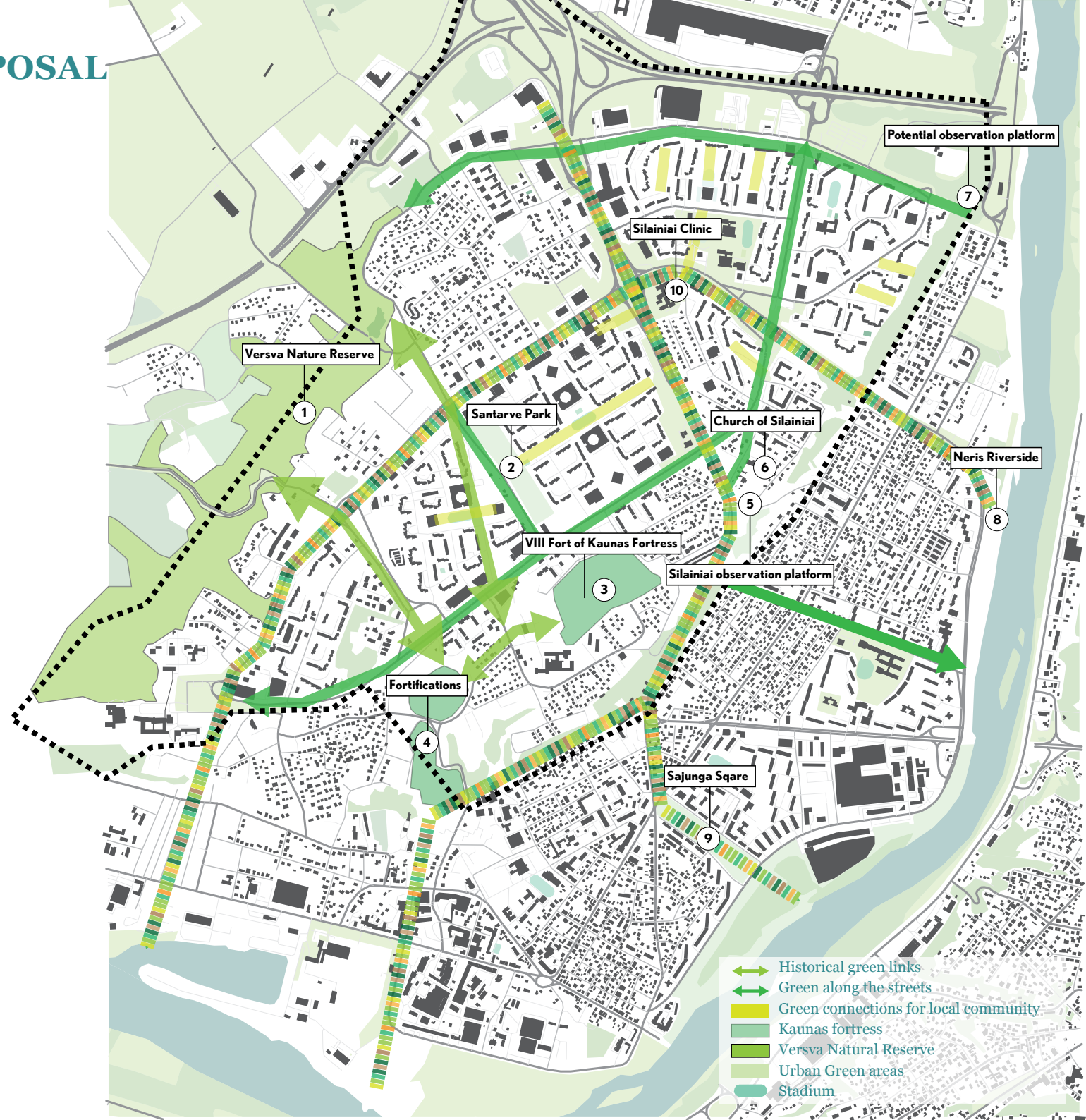
Increase biodiversity



Green arteries

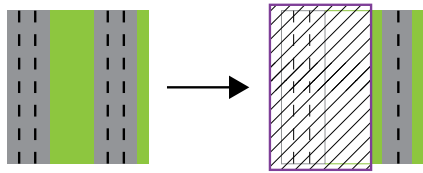


Green paths for hunting night birds

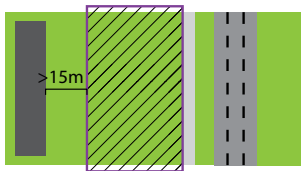


- Historical green links
- Green along the streets
- Green connections for local community
- Kaunas fortress
- Versva Natural Reserve
- Urban Green areas
- Stadium

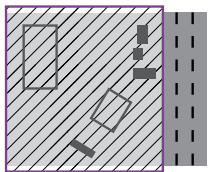
STRATEGY: PRIORITY DEVELOPMENT AREAS



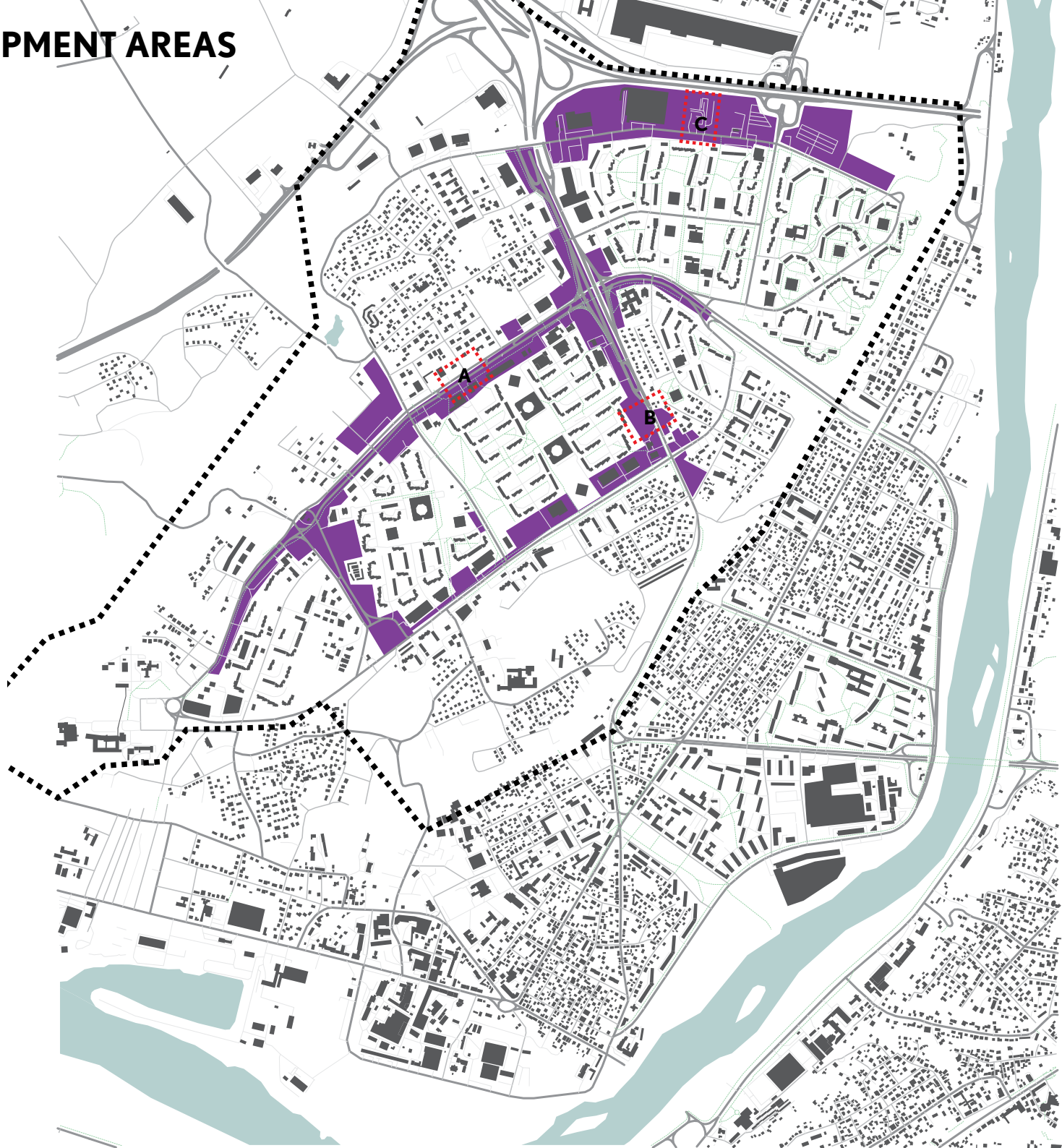
A: New developments happen on an downgraded road or other infrastructure land that is not used.



B: New developments happen on empty urban green areas in front of housing estates near the roads (Development inside housing block is restricted and only possible if allowed by plan of local community)



C: Redevelopment is encouraged in scattered commercial / small industry areas



STRATEGY: COMMERCIAL DISTRIBUTION



Restrict establishment of new big scale supermarkets and encourage small scale commercial developments






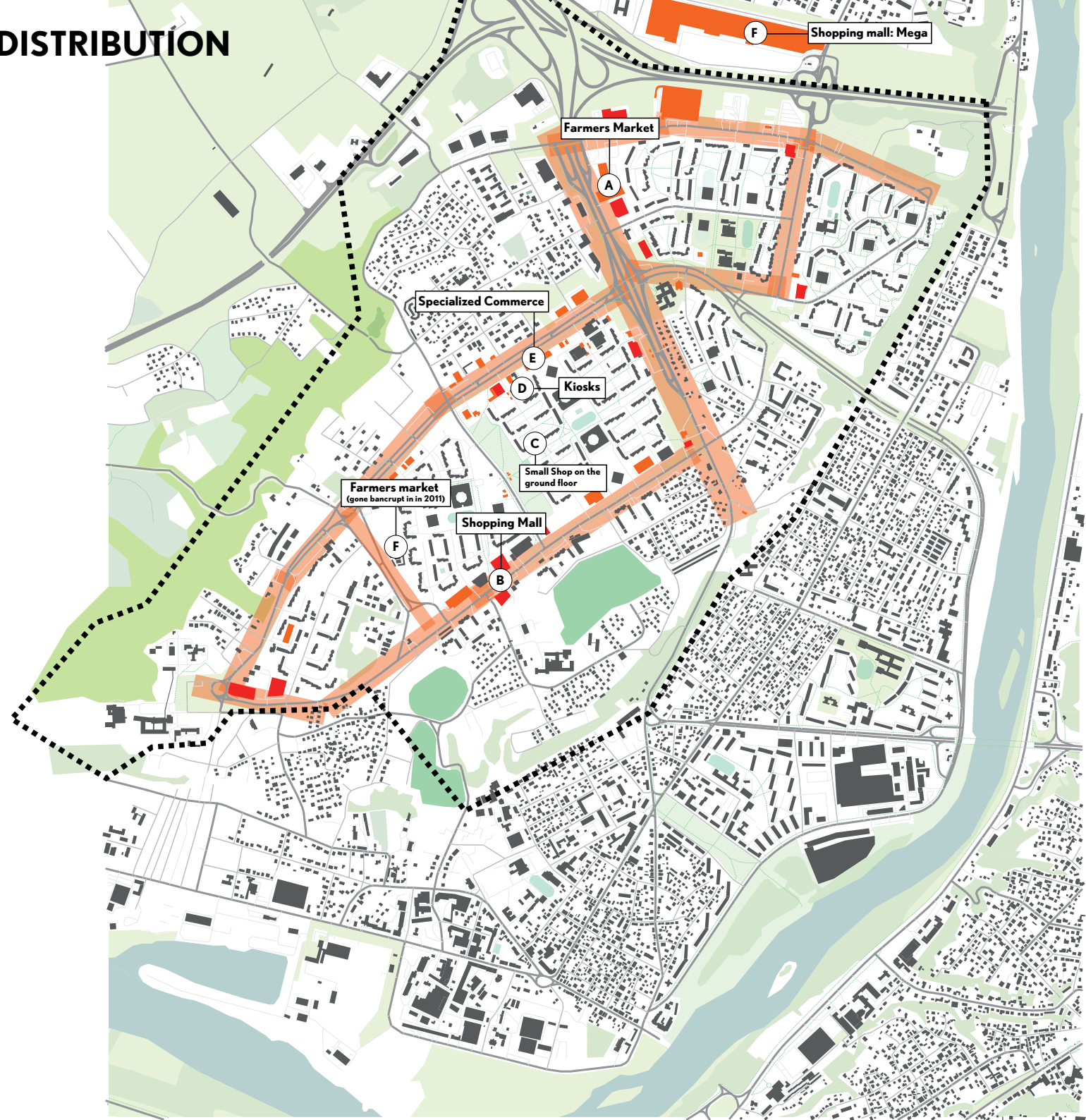
Commerce would be located on the first floors along the main road and included in the new block typology



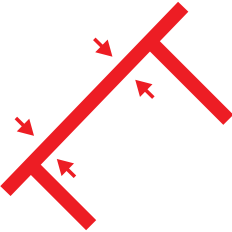
Commerce along main roads

LEGEND

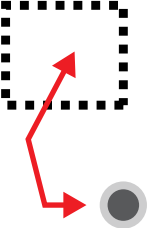
-  Linear commercial zones along the main street
-  Existing commercial buildings
-  Existing Supermarkets



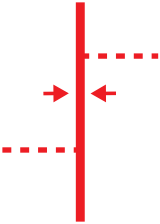
INFRASTRUCTURE PROPOSAL



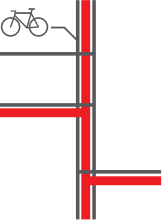
Downgrade roads



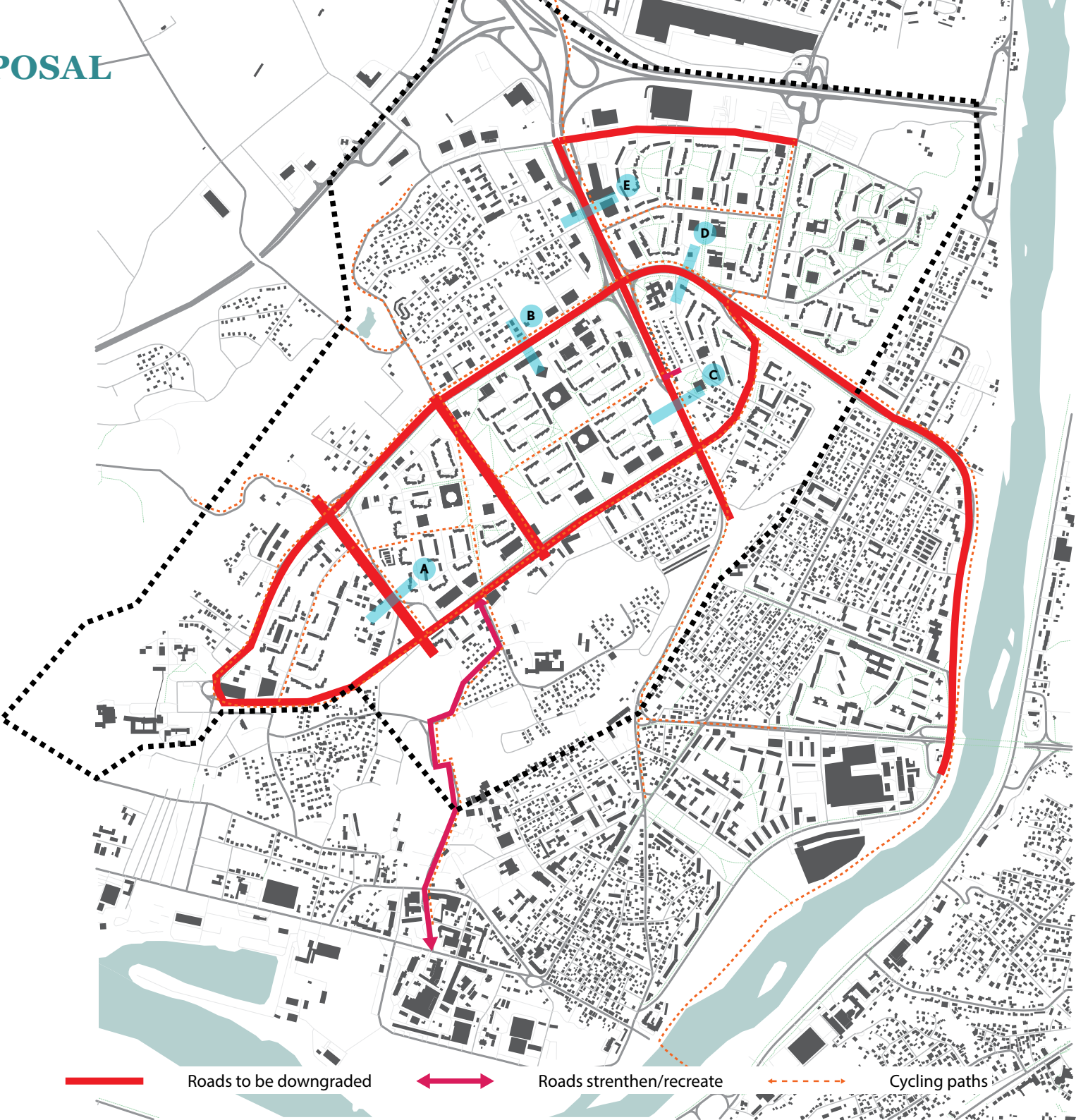
Strengthen connections to the city center



Recreate closed tertiary roads



All roads have cycling path



Roads to be downgraded



Roads strenthen/recreate



Cycling paths

Unused empty green strips



(A) Street view - Prusu g.

Separated streets and empty surrounding makes drivers loose traco of speed



(B) Street view - Baltu pr.



(E) Street view - Zemaiciu pl.




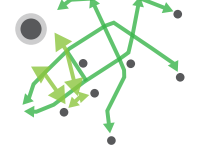
Wide streets with protective barriers are extensions of the highway rather than a beginning of a city residential area


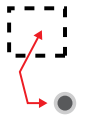





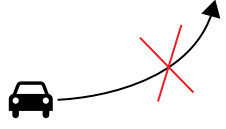
(D) Street view - Baltu pr.

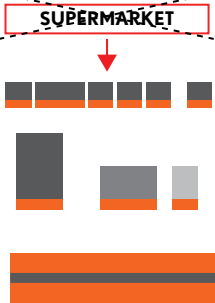
Cars parked everywhere

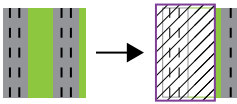
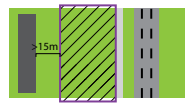
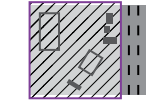
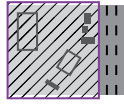
WHAT NEEDS TO CHANGE IN CURRENT SPATIAL PLANNING TO IMPLEMENT PROPOSED GUIDELINES

GREEN	GUIDELINE	WHAT NEEDS TO CHANGE
	Special green link between Versva Natural Reserve and 8th Fort. Design has to be made for whole link, ensuring it becomes a distinct path.	Strategic plan has to be prepared to prepare these zones for recreation use. Ownership of the fort has to be solved
	Increase biodiversity Different green, dynamic landscape	Create green design recommendations prepared for planners, architects and residents on choose trees and bushes, and how to maintain them.
	Green arteries along main roads	Street profile design standards must include linear tree structures along the streets
	Green network connecting recreation points	Analysis and evaluation of public spaces in the area has to be made, urgent urgent renovation and recommendations fulfilled.

INFRASTRUCTURE	GUIDELINE	WHAT NEEDS TO CHANGE
	Small scale roads around housing estates to reconnect to surrounding neighborhoods	Review of street code (Downgrade from B to C) Review regulated widths
	Recreate road connecting project area to Viliampole district and city center from the west.	Project for applying current tertiary road as secondary road with increased traffic flow
	Downgraded or narrowed roads reconnected to surrounding neighborhoods.	Recreate roads that were closed due to road expansion
	Establish CAR-FREE areas	Car free zones to be marked in the comprehensive plan
	Every road has cycling path and pedestrian path	Revision of street code, current infrastructure network, adapt intersections to cyclist traffic

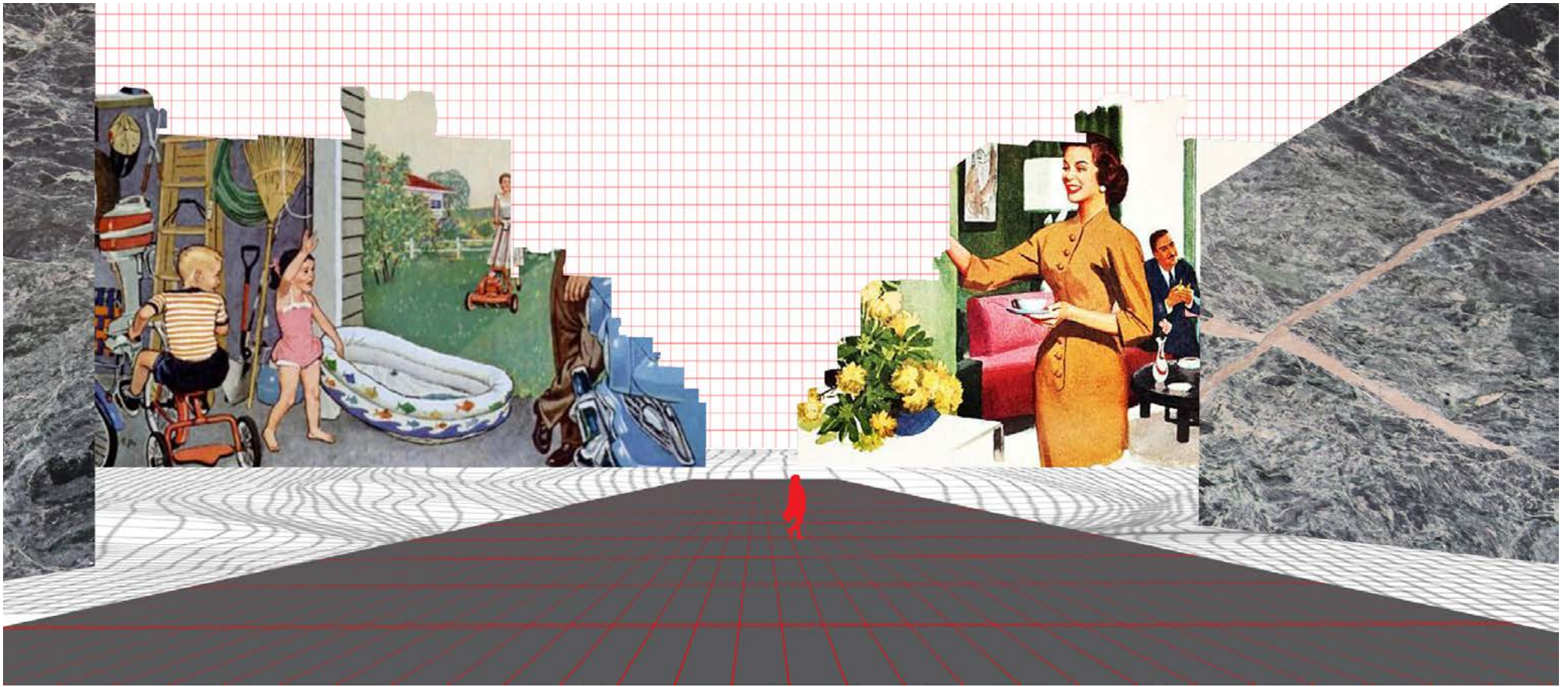
GUIDELINE	WHAT NEEDS TO CHANGE
Street network that city wants 	Traffic network evaluated not by demand and traffic flow intensity but municipality has to form a position how much traffic city wants to have, what are strategies to reduce increase of car and how to get people cycling and using public transport. No point interventions, revision of whole network

PROGRAM	GUIDELINE	WHAT NEEDS TO CHANGE
SUPERMARKET 	No big scale commerce (supermarkets) Priority to small scale commerce/industry Mixed use (commerce on first floor) areas Commercial program along the main roads	Eliminate special treatment for typology of supermarket (specialized/universal) in comprehensive plans. Encourage small scale commerce. Commercial zones is exchanged with commercial program. Planning norms for mix use zones have to be reviewed. Expand zoning on the comprehensive plan of municipality but zoning is changed with 'commercial program' in a mix use zone

DEVELOPMENT ZONES	GUIDELINE	WHAT NEEDS TO CHANGE
	Infill development on downgraded roads.	To reduce the size of streets, infrastructure network has to be reviewed, streets downgraded.
	Building perimeter starts after full street profile which includes: Road, green strip (min 0.5m max 1.5m) cycling path (1.25-3m), pedestrian path (min. 2m for paths near main roads, min. 1.5 for streets in between new developments)	For all development zones land has to be acquired from land bank to have in municipalities disposal.
	Infill development open green space outside housing estate neighborhoods	Detailed plan of the neighborhood has to be prepared showing how land could be parceled, what general strategy for the neighborhood is.
	Infill developments inside estate neighborhoods initiated and controlled by neighborhood community. Developments are inside blocks, built in perimeter. Blocks are permeable. Parking underground. Parking on the street is allowed only for visitors (max 20% of required)	Municipality has to get rights to do land consolidation and redevelopment and increase of density of special zones is, if done according to sustainability principles, in the interest of public.

Chapter II

THE PLACE



Embracing the Utopia

CONCEPT



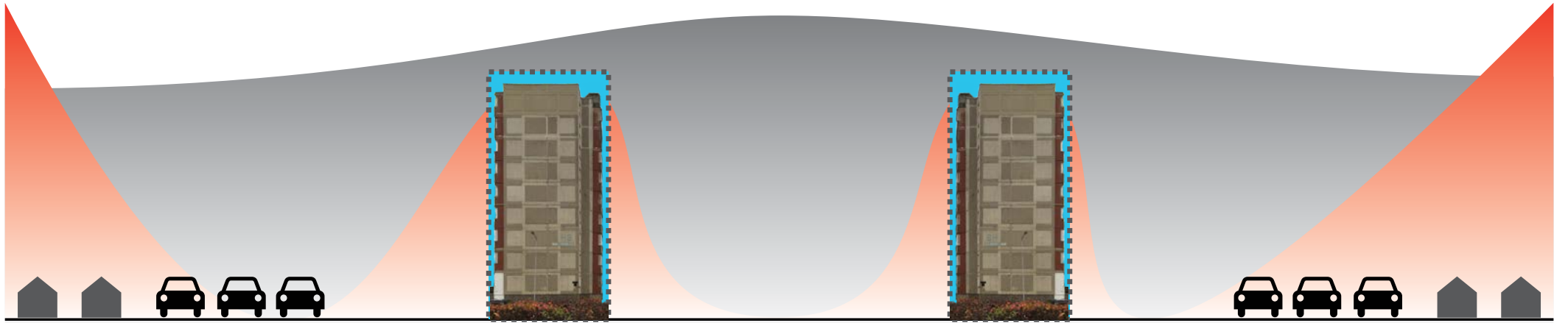
INSIDE:
calm, sleeping district with open spaces,
no cars, playgrounds, community spaces.

SURROUNDING:
lively streets, diverse program, small
scale commerce.

SUBURBAN LIFE

SOCIALIST DISTOPIA

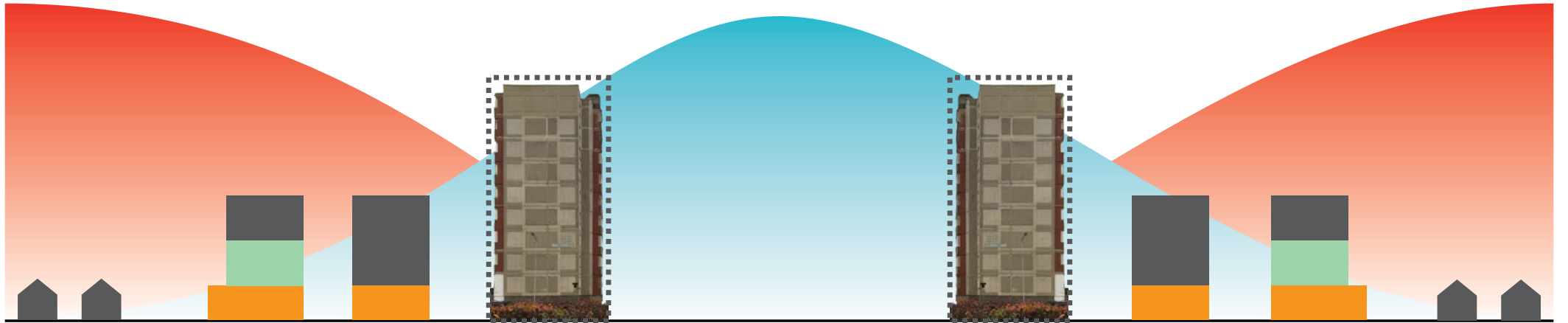
SUBURBAN LIFE



URBAN LIFE

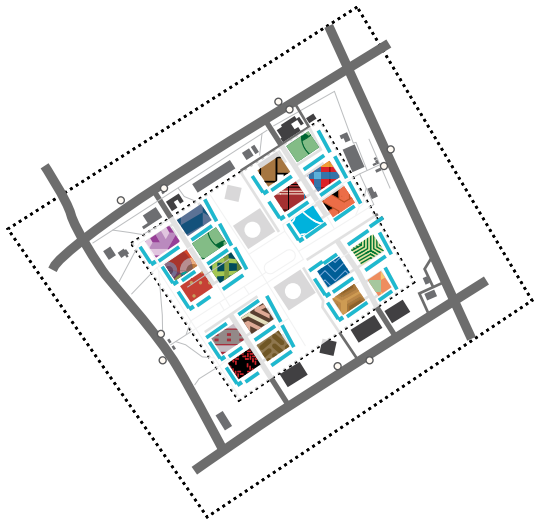
SOCIALIST UTOPIA

URBAN LIFE



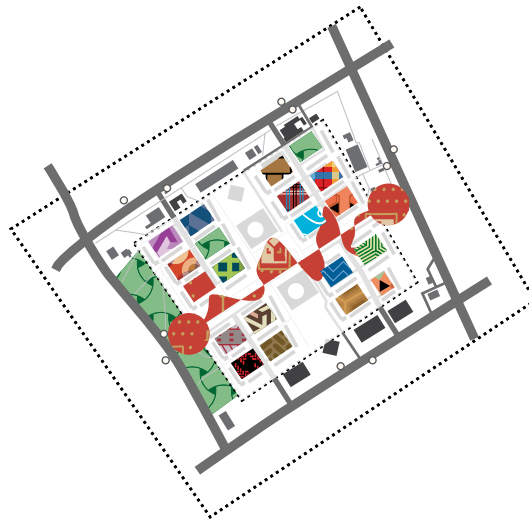
STEP 1:

**FROM A GARDEN TO MY
GARDEN**



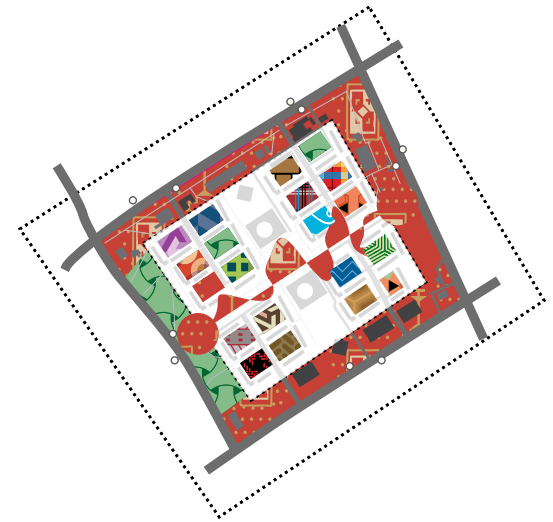
STEP 2:

**COMMUNITY PUBLIC
SPACE DESIGN**



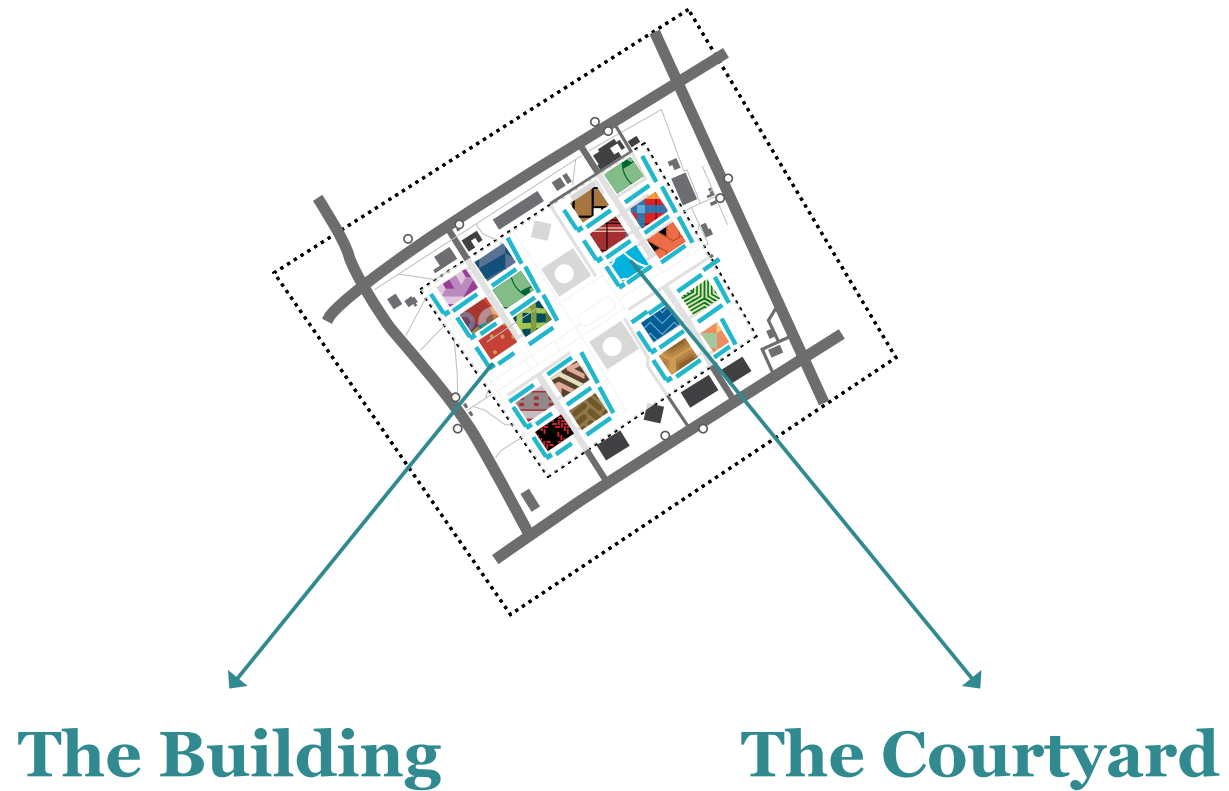
STEP 3:

NEW URBAN FABRIC





STEP 1: FROM A GARDEN TO MY GARDEN

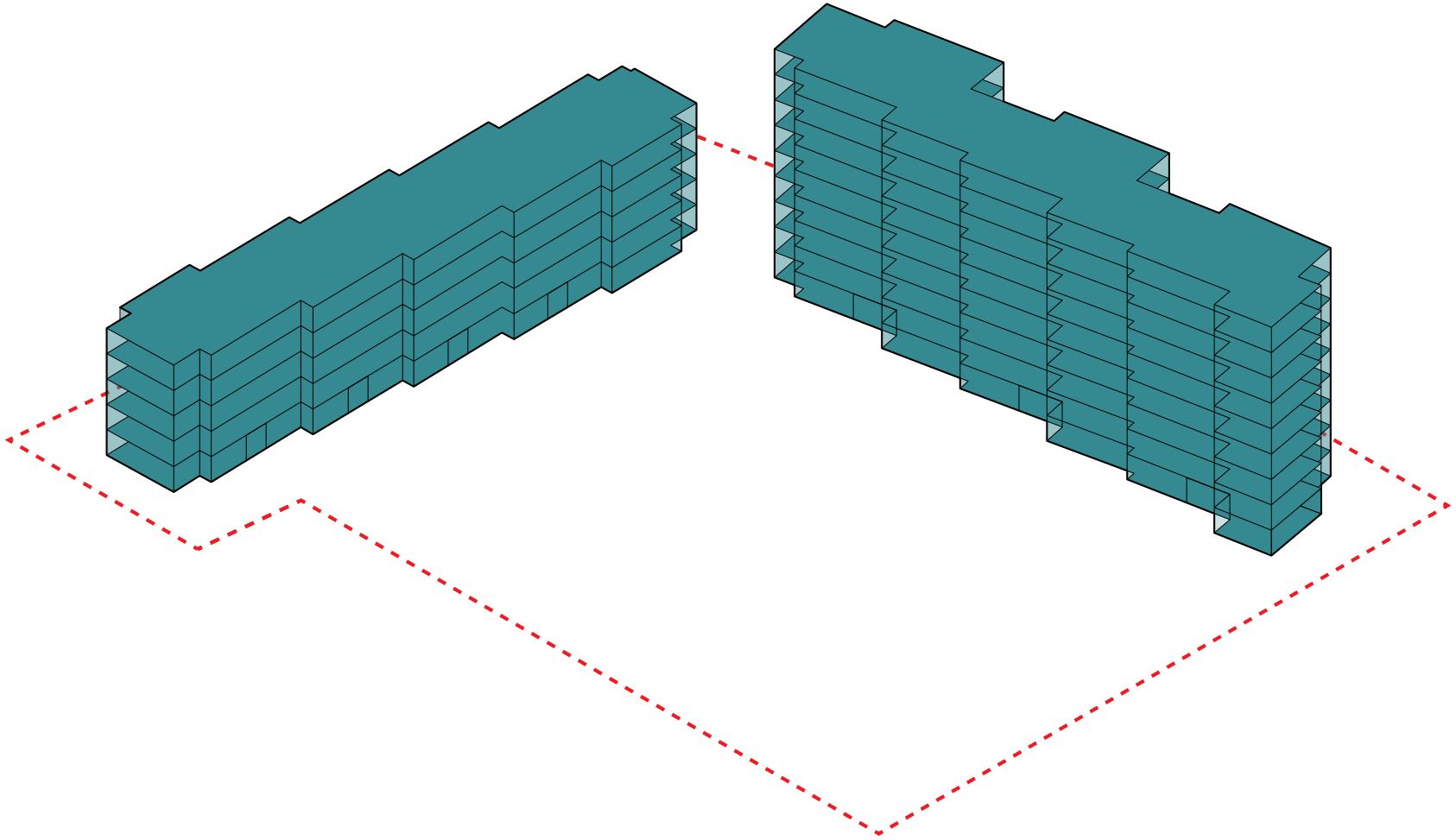


DESIGN AS TOOL TO BUILT A COMMUNITY

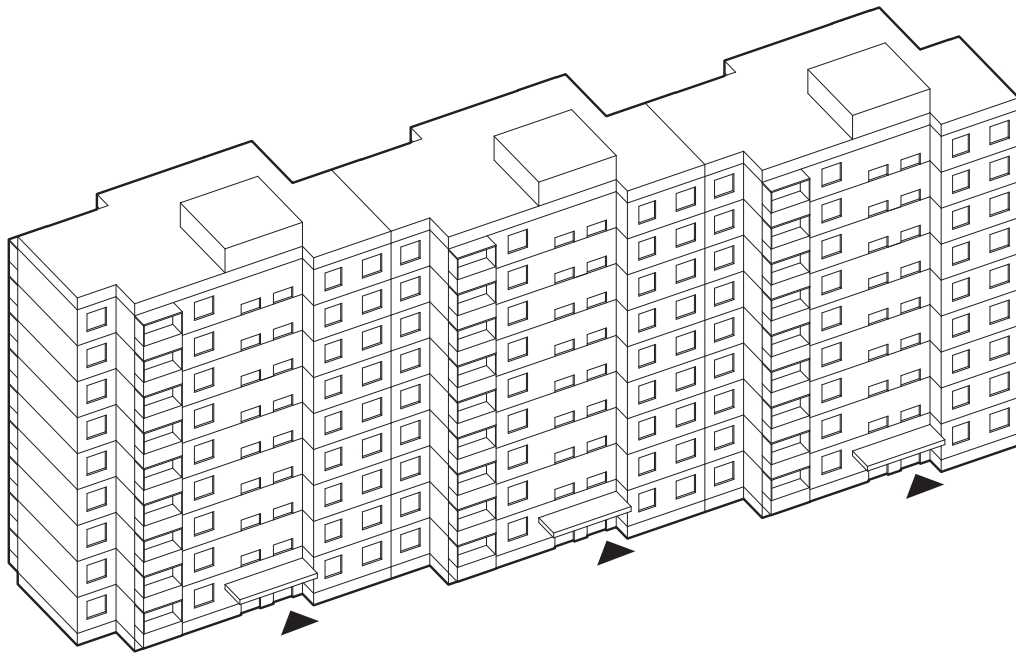
PHASING :

- 1) Ownership of the block
- 2) Housing reconstruction
- 3) Basic courtyard structure
- 4) Space for appropriation

Ownership of the block



The Building



Energy efficiency

Extra program

Communal spaces

Accessibility

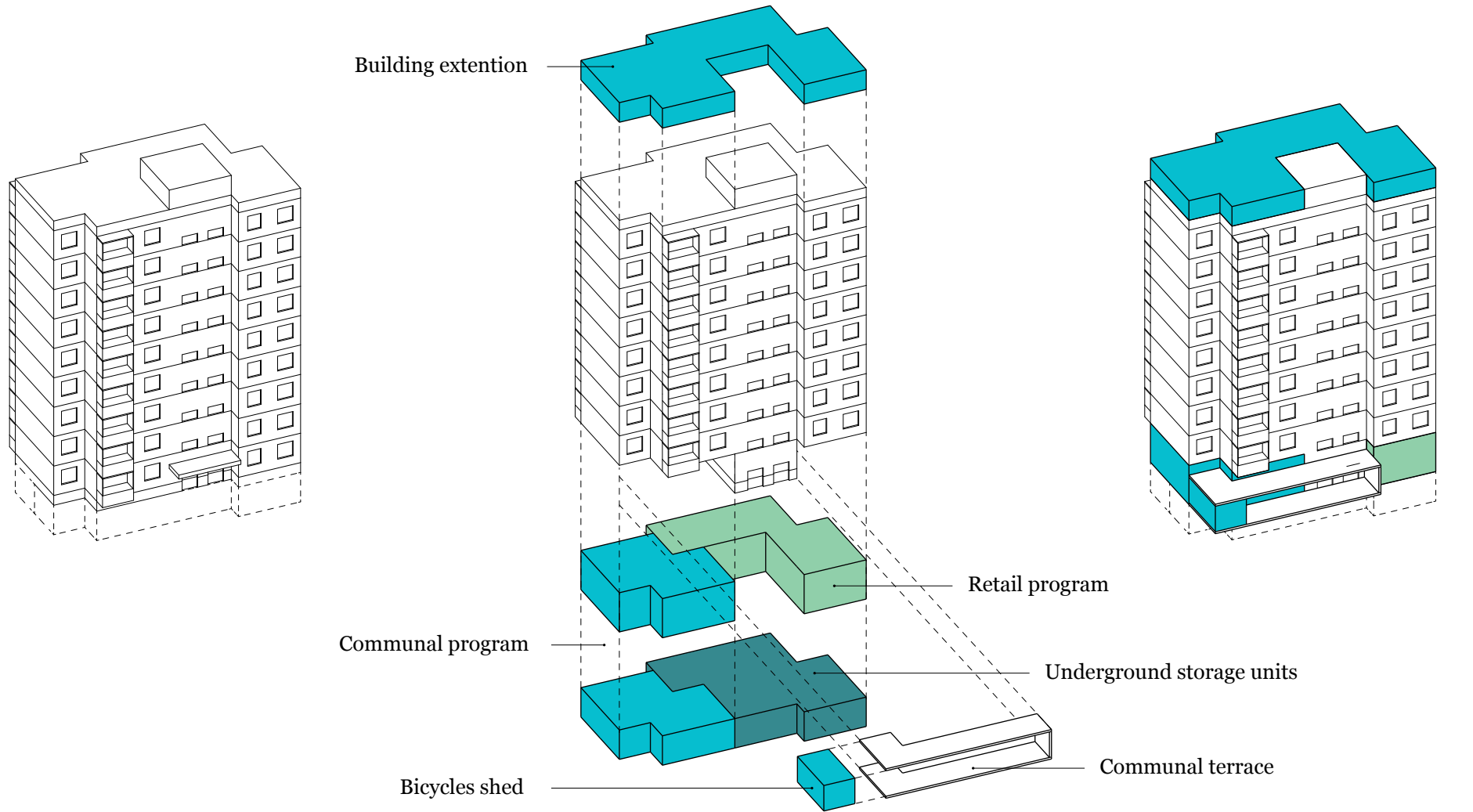
Reconstruction



Energy use for heating
reduces up to

60%

Extra program + communal spaces



CURRENTLY

PROPOSED MODIFICATIONS

POSSIBLE SCENARIO

Possible communal spaces

Bike Storage



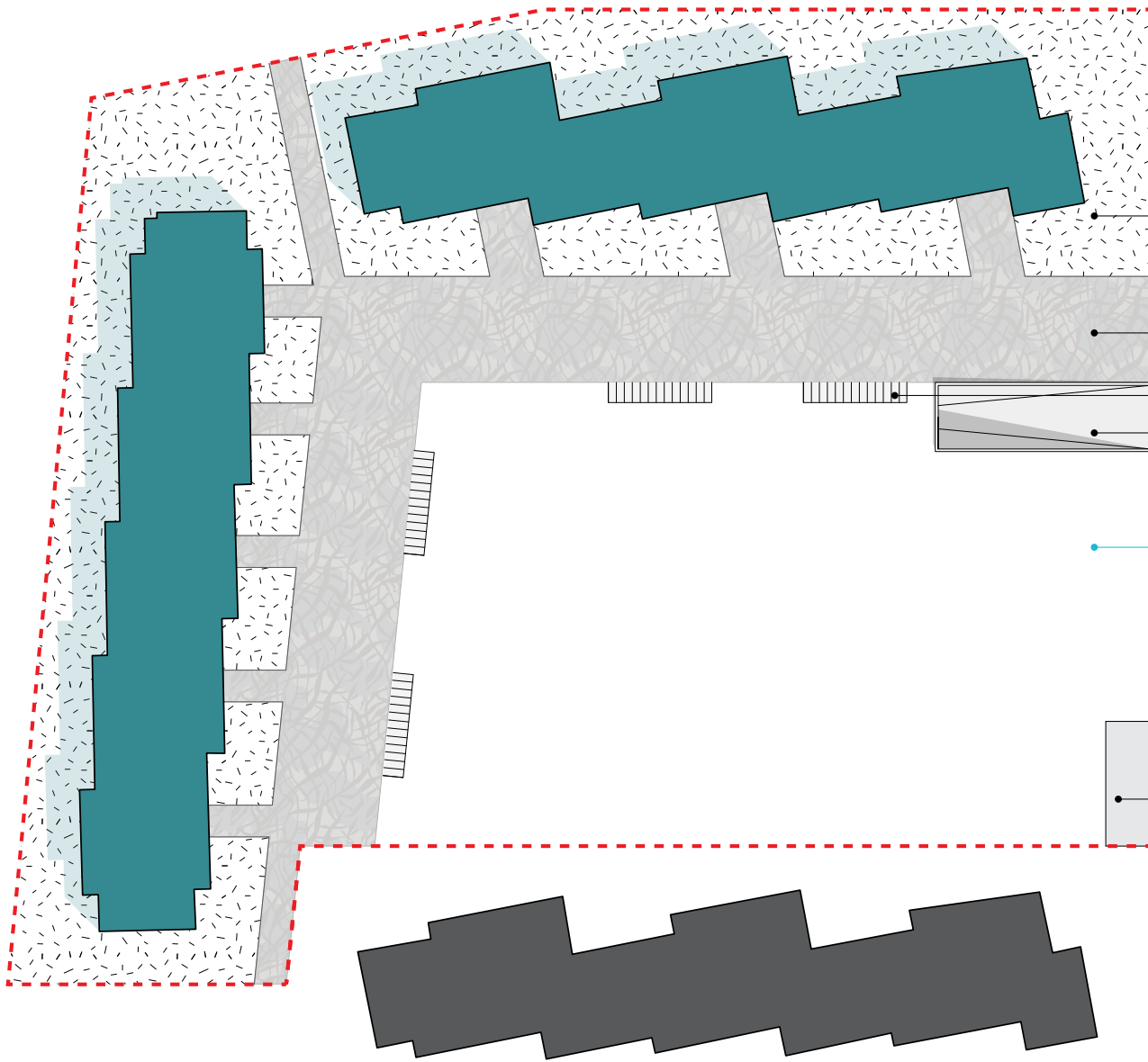
Baby stroller storage



Workshop



Gym



ESSENTIAL ELEMENTS TO BE PLACED ON A PLAN:

GREEN SPACE IN FRONT OF THE BUILDING

PEDESTRIAN PATH IN FRONT OF THE BUILDING

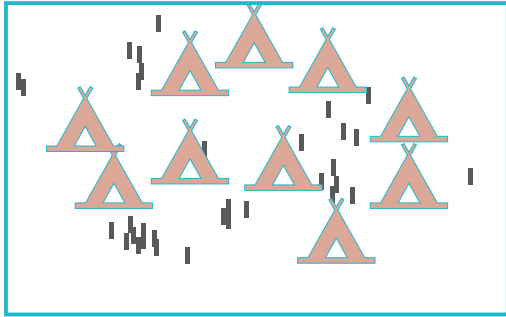
BICYCLE PARKING

UNDERGROUND PARKING

SPACE FOR APPROPRIATION DEPENDING ON COMMUNITY NEEDS

COMMUNITY GARDENS / APPLE TREE PARK / BASKETBALL COURT / PLAYGROUND / CONCERT HALL / RESIDENTIAL BUILDING / FACTORY / SCULPTURE PARK / TULIP GARDEN / FARM.....

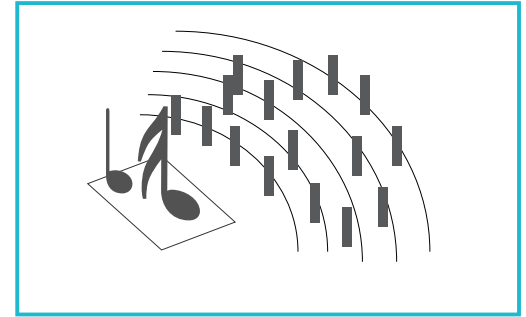
DOMESTIC AND RECYCLABLE WASTE CONTAINERS



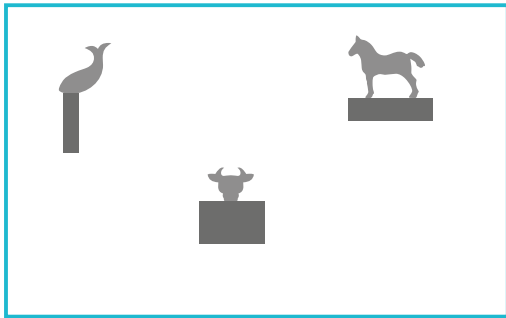
Camping site



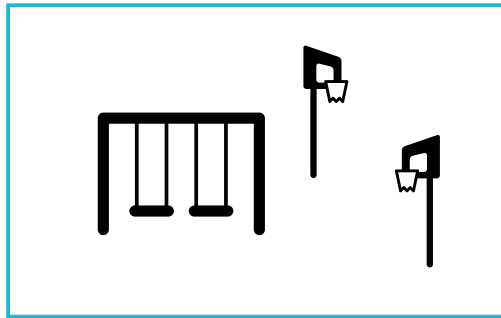
Bonfire place



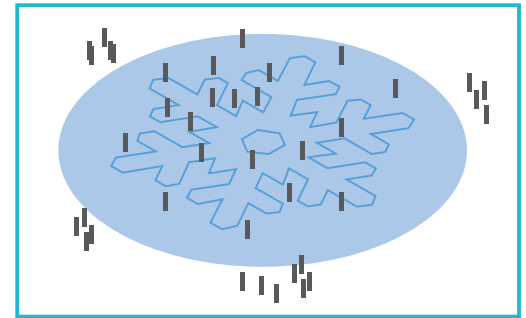
Concert space



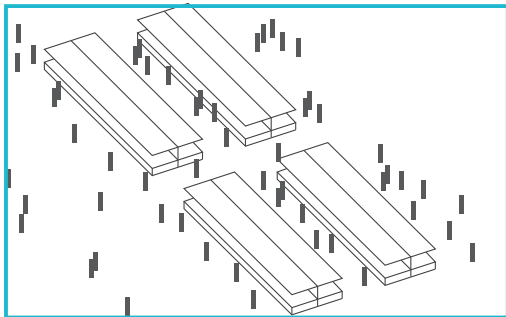
Sculpture park



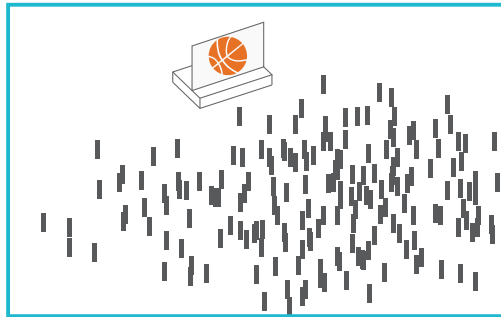
Playground



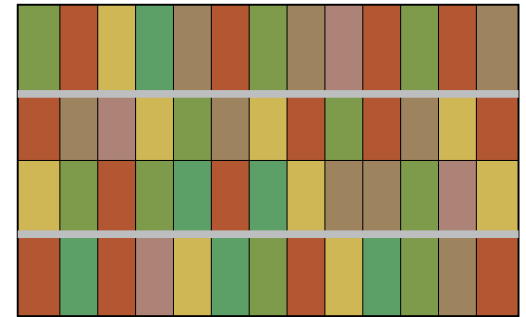
Ice skating area



Community market



Game viewing



Community garden



PARTICIPATION AND FINANCING

STAKEHOLDERS:



Eldership



Local Community

Building extensions:

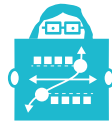


Local Businesses



Developers

ROLE OF THE URBANIST:



Urban Planner

- Help clarify needs,
- Prepare the standard elements;
- Present the possibilities and implications.



Architect

- Participate in workshops;
- Propose renovation options;
- Propose possible apartment layouts.

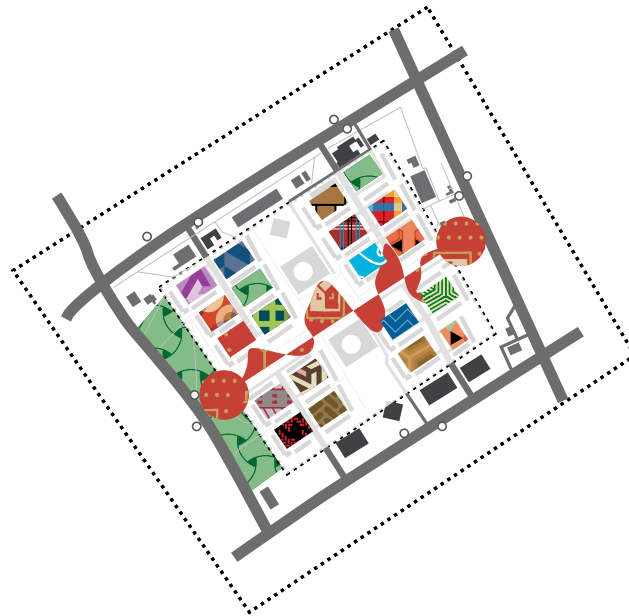
FINANCING:

- EU structural funds;
- Revenue from extensions;
- Residents;
- Municipality partly subsidizes underground parking;
- Waste management companies.

Maintenance:

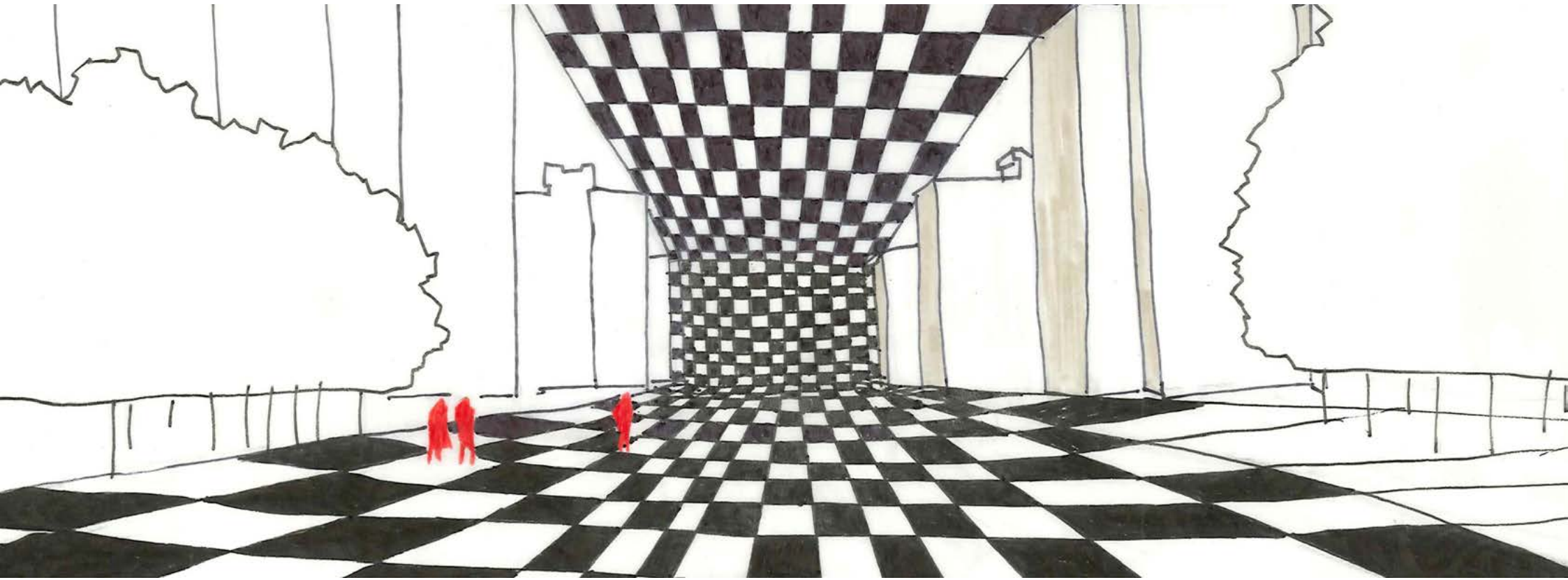
- Residents;
- Eldership.

STEP 2: COMMUNITY PUBLIC SPACE DESIGN

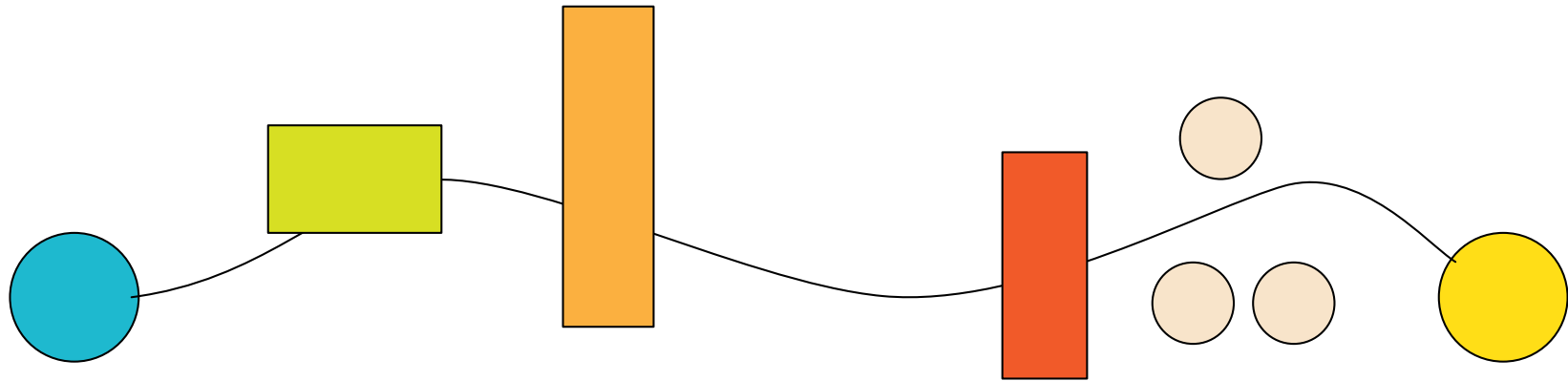


PLAYGROUND: MALL VS. COURTYARD

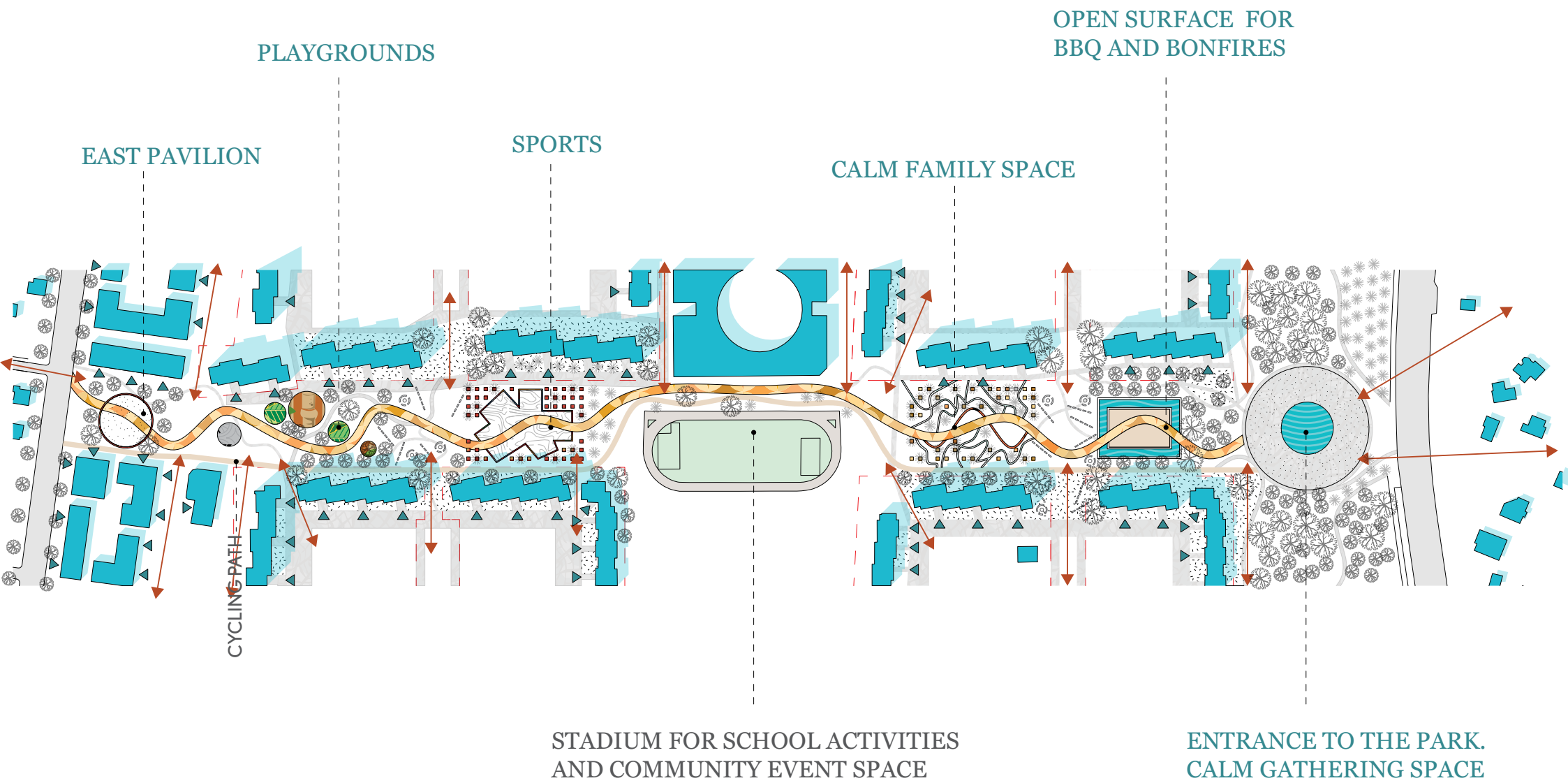




PUBLIC SPACE THAT:
IS STRUCTURED WELL DEFINED
ENSURES FEELING OF SAFETY
IS COMPREHENSIBLE
IS FAMILIAR
MAKES YOU FEEL HOME
CHALLENGES AND INSPIRES



BUILDING ACTIVITIES AROUND THE PATH



PLAYGROUNDS

OPEN SURFACE FOR
BBQ AND BONFIRES

EAST PAVILION

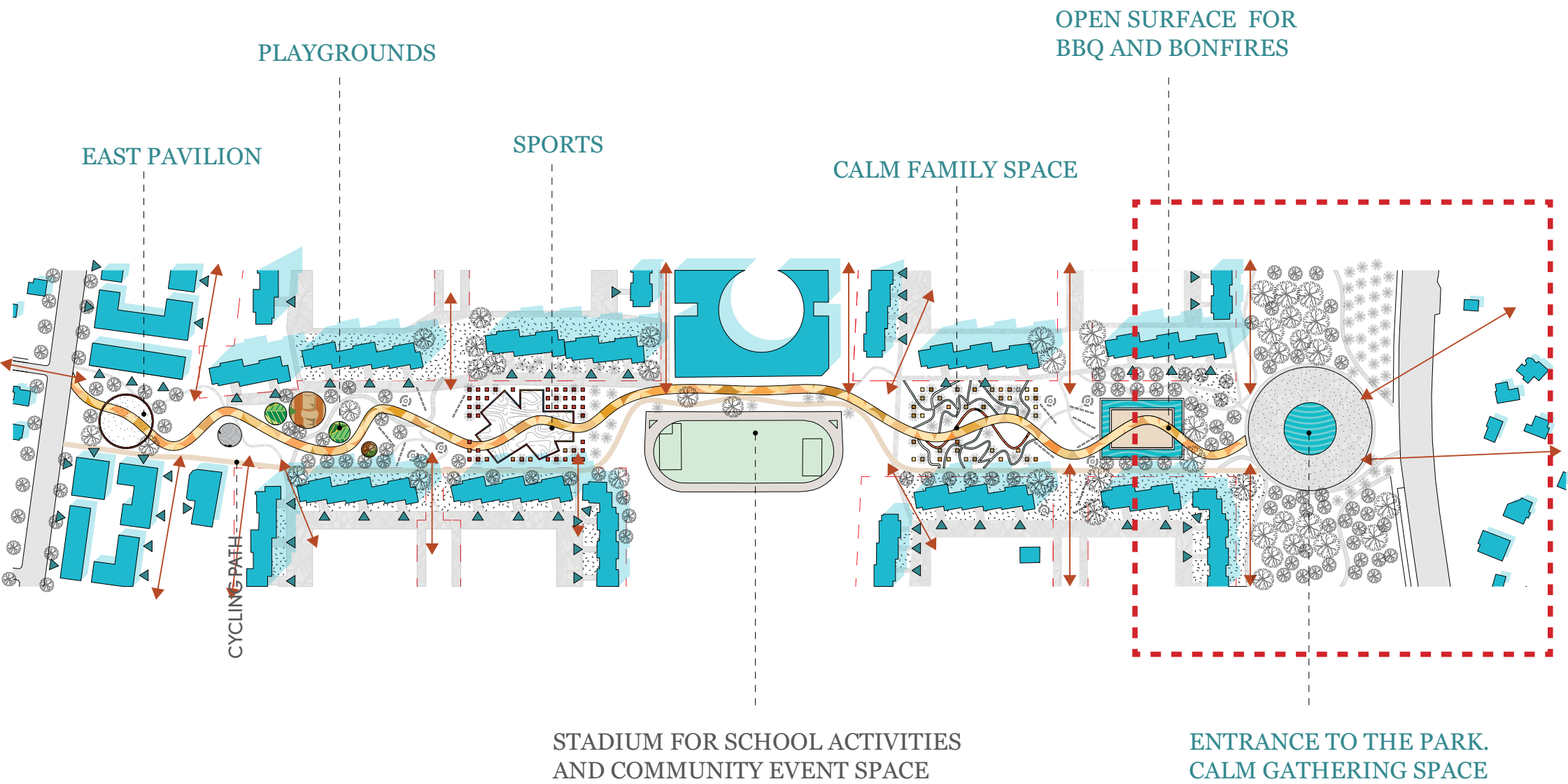
SPORTS

CALM FAMILY SPACE

CYCLING PATH

STADIUM FOR SCHOOL ACTIVITIES
AND COMMUNITY EVENT SPACE

ENTRANCE TO THE PARK.
CALM GATHERING SPACE



PLAYGROUNDS

EAST PAVILION

SPORTS

CALM FAMILY SPACE

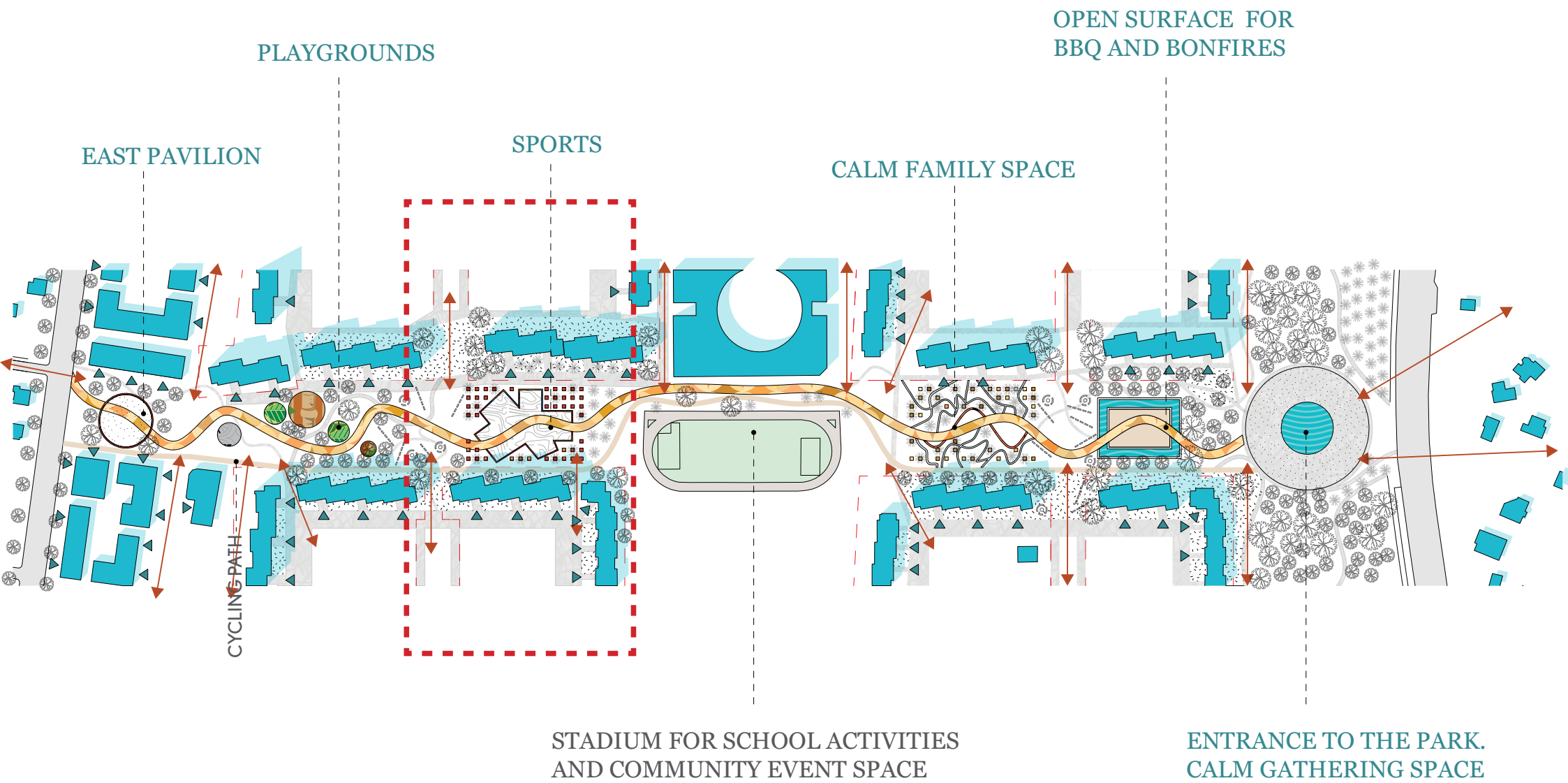
OPEN SURFACE FOR
BBQ AND BONFIRES

CYCLING PATH

STADIUM FOR SCHOOL ACTIVITIES
AND COMMUNITY EVENT SPACE

ENTRANCE TO THE PARK.
CALM GATHERING SPACE





PLAYGROUNDS

OPEN SURFACE FOR
BBQ AND BONFIRES

EAST PAVILION

SPORTS

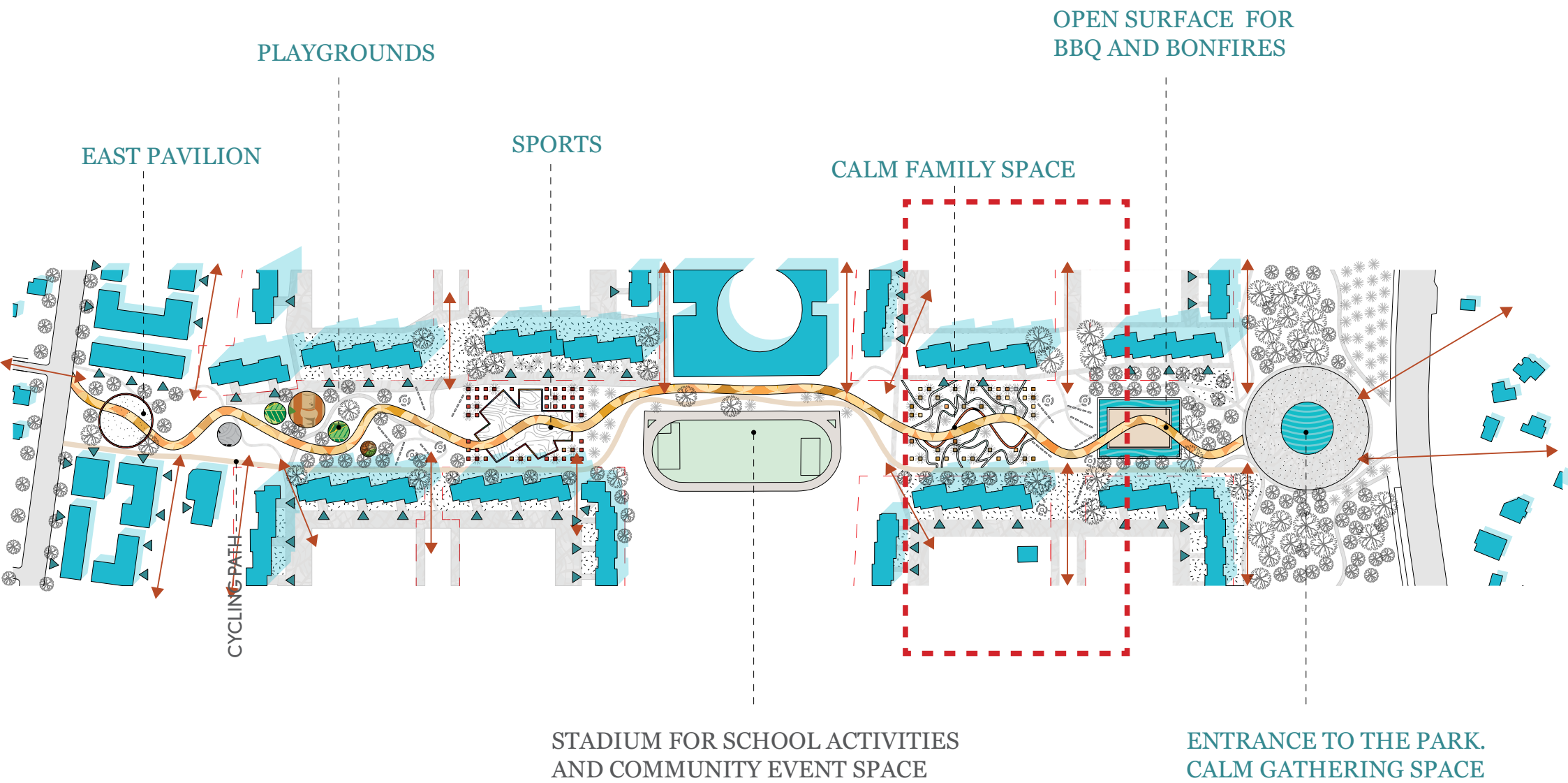
CALM FAMILY SPACE

CYCLING PATH

STADIUM FOR SCHOOL ACTIVITIES
AND COMMUNITY EVENT SPACE

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PLAYGROUNDS

EAST PAVILION

SPORTS

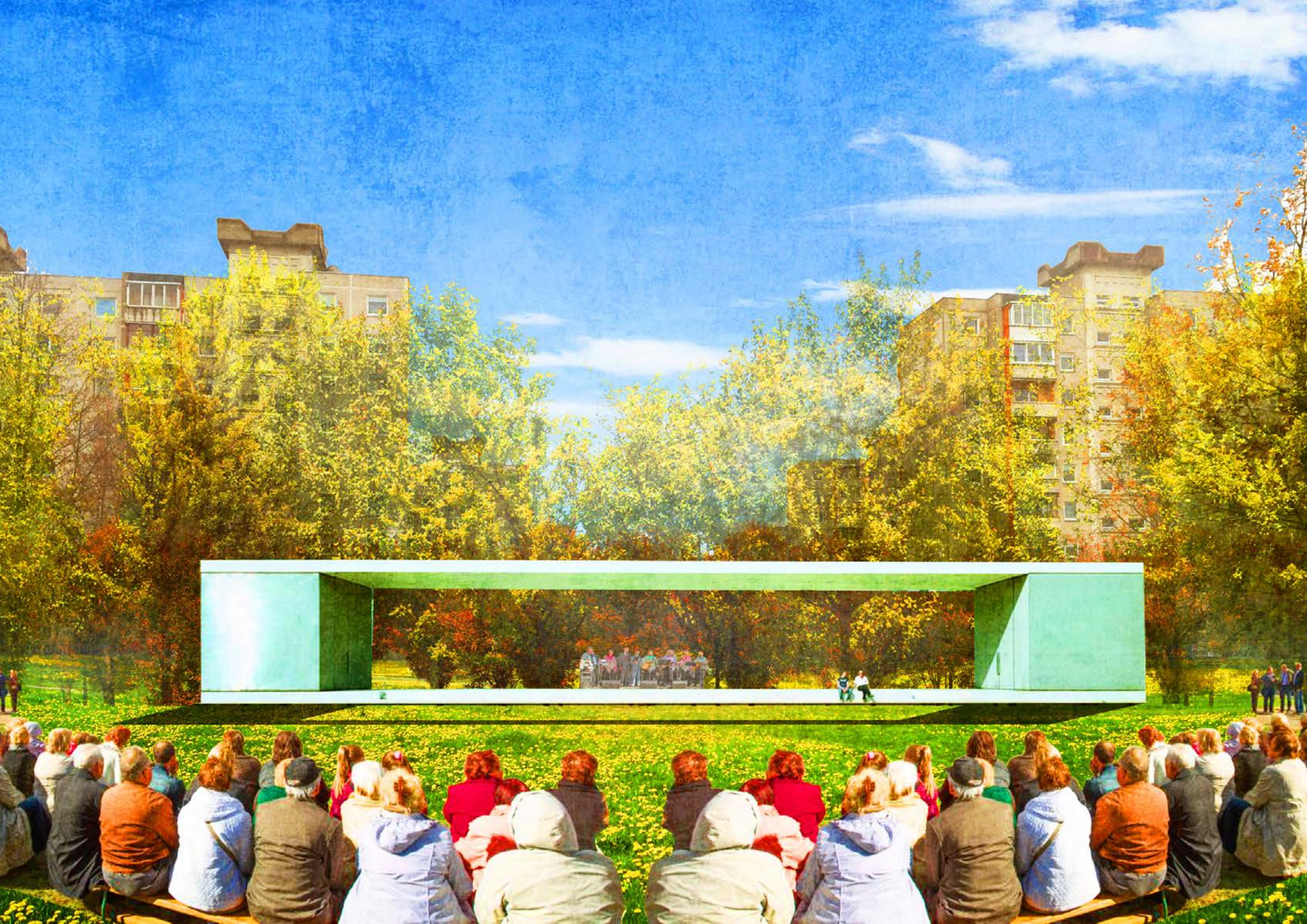
CALM FAMILY SPACE

OPEN SURFACE FOR
BBQ AND BONFIRES

CYCLING PATH

STADIUM FOR SCHOOL ACTIVITIES
AND COMMUNITY EVENT SPACE

ENTRANCE TO THE PARK.
CALM GATHERING SPACE



PARTICIPATION AND FINANCING

STAKEHOLDERS:

Involvement:



Municipality



Eldership



Community
Representative



Community of
mothers

Consultation:



Schools and
Kindergartens



Local
Businesses



Local Community

ROLE OF THE URBANIST:

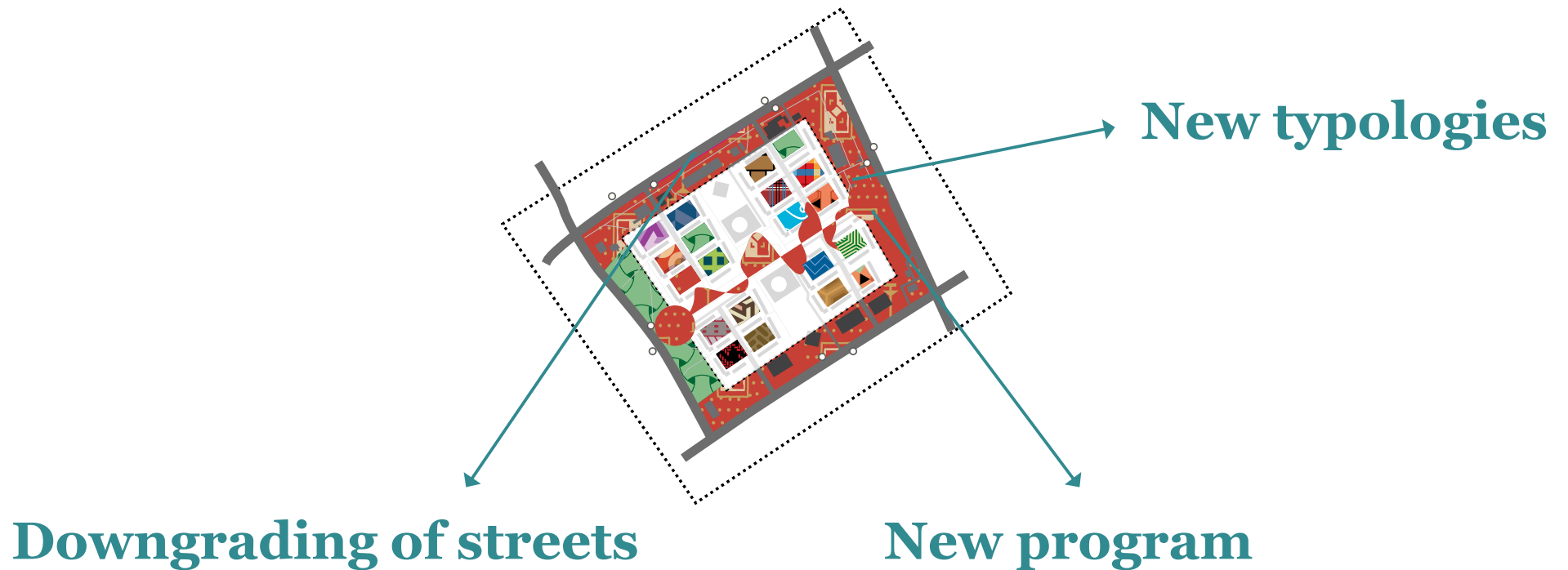
- Analyze and present the possibilities of public space upgrades;
- Phase the implementation of the project

FINANCING:

- Municipality subsidizes basic infrastructure for the public spaces and upgrades of the areas around the educational buildings.
- Projects or their maintenance are partly funded by revenue or internal agreements with developers of infill development area.

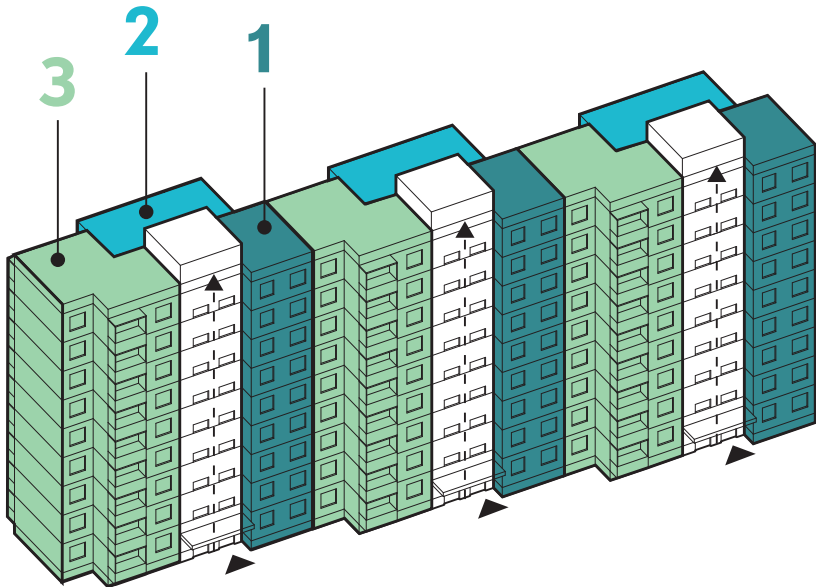
- Eldership finds external funding sources and it already has a fund for maintenance of public spaces (it has to be increased).
- Local businesses contribute to upgrade of areas that they have direct link to.

STEP 3: DEVELOPMENTS OF URBAN BLOCKS



RESIDENTIAL UNITS

SUPPLY:



- 1 bedroom - 550 - 750 €/M2
- 2 bedrooms - 470 - 600 €/M2
- 3 bedrooms - 350 - 500 €/M2

DEMAND:

RENT

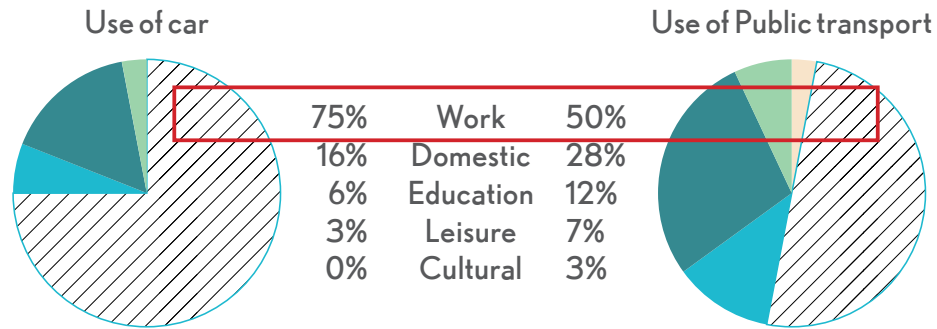
STUDIO AND 1-BEDROOM APARTMENTS FOR STUDENTS AND YOUNG FAMILIES FOR RENT



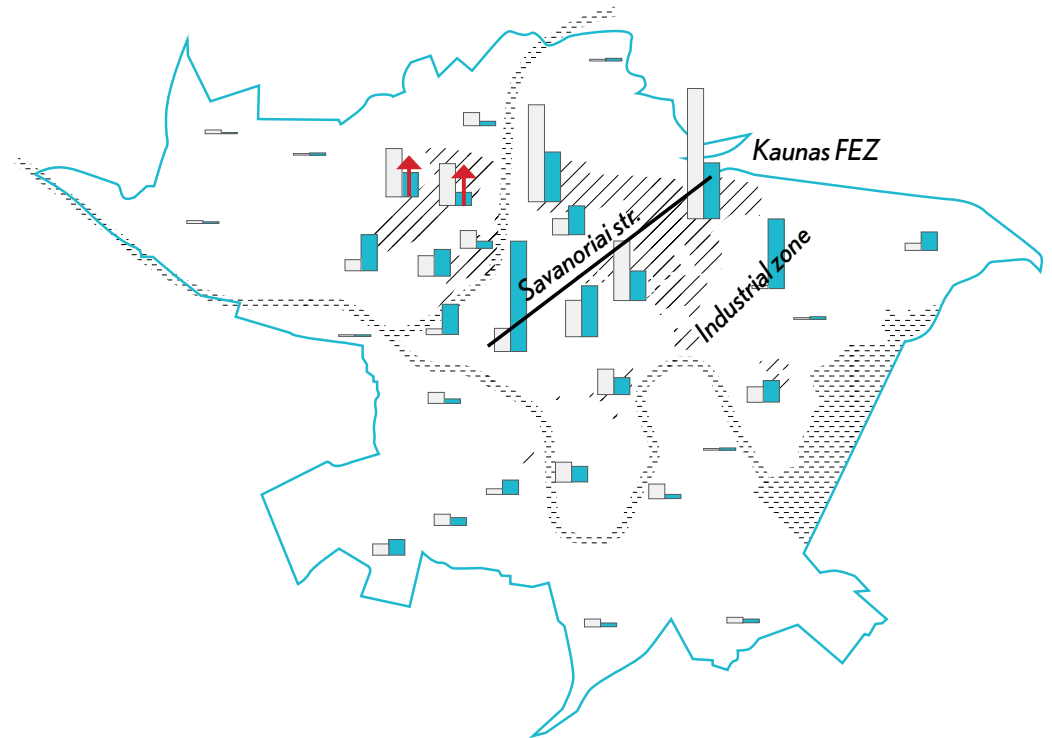
BUY

2-BEDROOM APARTMENTS FOR FAMILIES TO BUY

WORKSPACES



Travel Purpose



Concentration of Work places in Kaunas (Own Drawing)

SMALL SCALE OFFICE SPACE

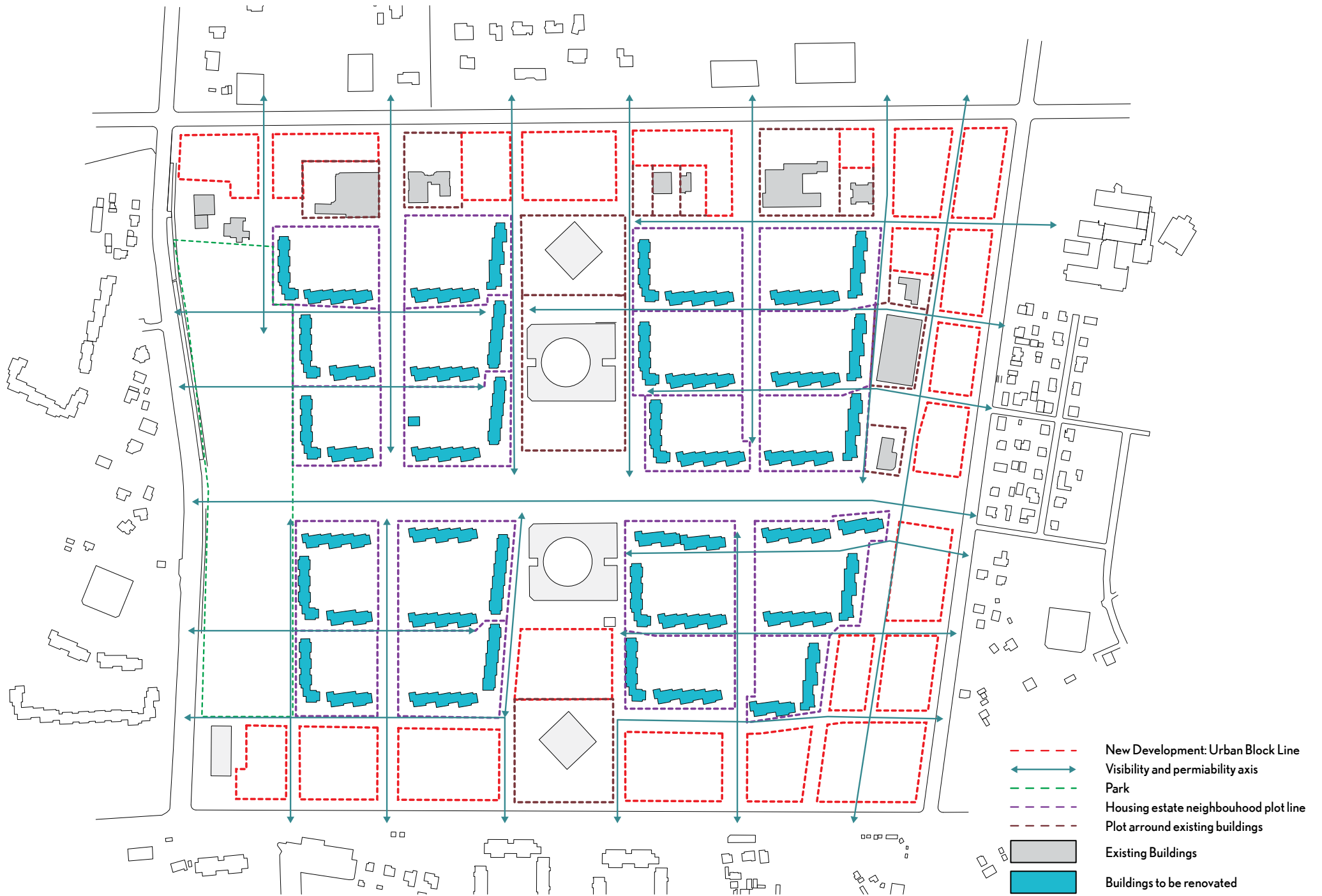


START-UPS



CO-WORKING SPACES





- New Development: Urban Block Line
- Visibility and permeability axis
- Park
- Housing estate neighbourhood plot line
- Plot around existing buildings
- Existing Buildings
- Buildings to be renovated

MISSING SCALE

SUPER BLOCK

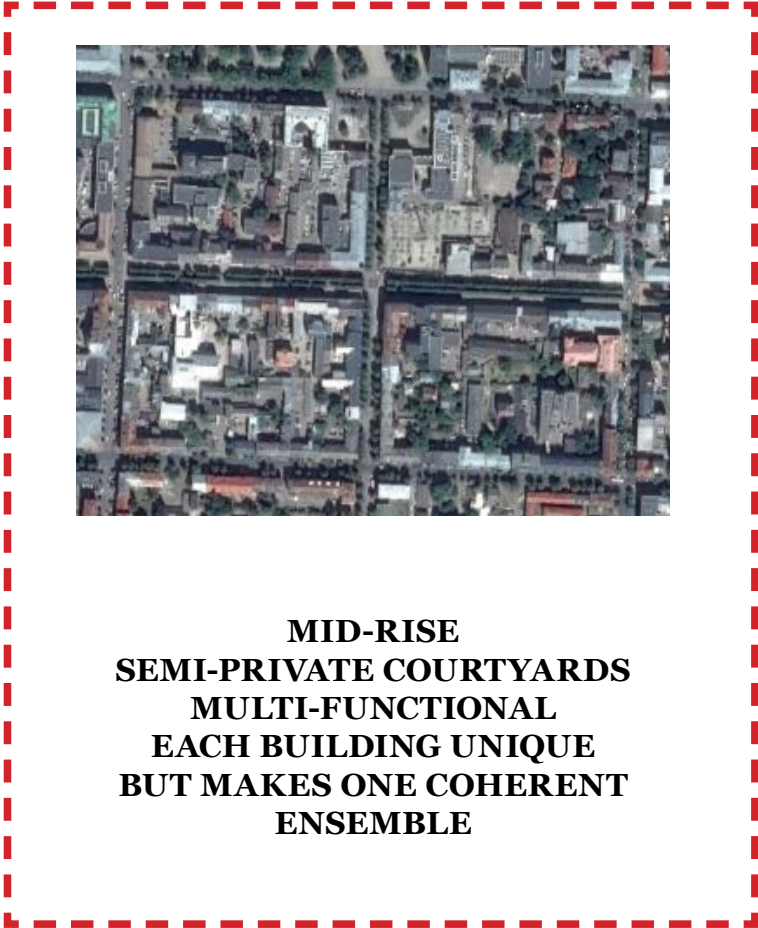
Post-war socialist housing



**HIGH-RISE
OPEN COURTYARDS
MONO-FUNCTIONAL
STANDARDIZED**

URBAN BLOCK

Typology of the inner city of Kaunas



**MID-RISE
SEMI-PRIVATE COURTYARDS
MULTI-FUNCTIONAL
EACH BUILDING UNIQUE
BUT MAKES ONE COHERENT
ENSEMBLE**

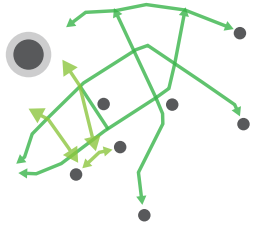
SUBURBAN VILLAS

Post-socialist housing



**LOW-RISE
PRIVATE GARDENS
MONO-FUNCTIONAL
EACH DIFFERENT**

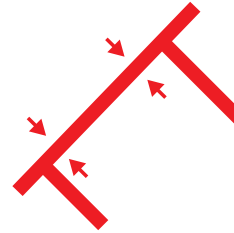
STRATEGIC GUIDELINES



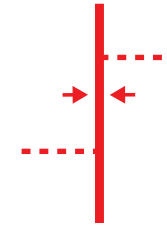
Green network connecting recreation points



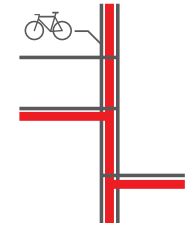
Green arteries along main roads



Downgrade wide roads, eliminate green splits and protective barriers.



Make extra connections to main roads



All roads have cycling path integrated



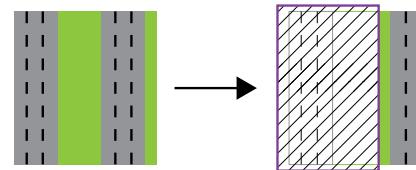
Restrict establishment of new big scale supermarkets and encourage small scale commercial developments



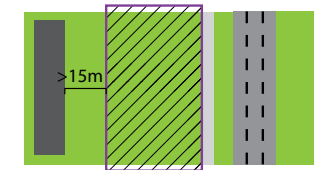
Commerce would be located on the first floors along the main road and included in the new block typology



Commerce along main roads

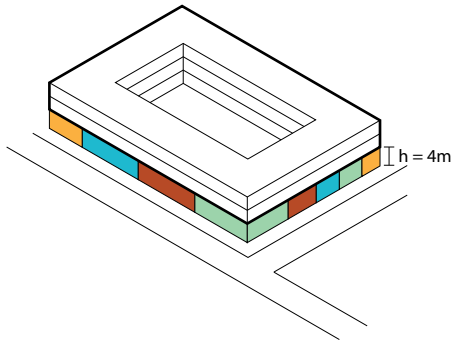


A: New developments happen on an downgraded road or other infrastructure land that is not used.

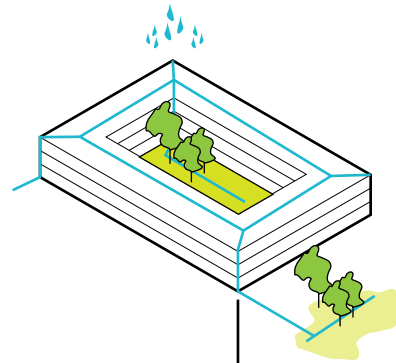


B: New developments happen on empty urban green areas in front of housing estates near the roads (Development inside housing block is restricted and only possible if allowed by plan of local community)

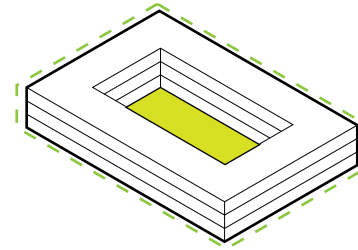
URBAN BLOCK GUIDELINES



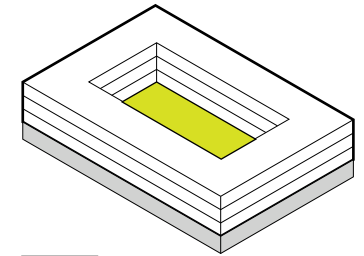
COMMERCE ON THE GROUND FLOOR
ALONG THE MAIN STREETS



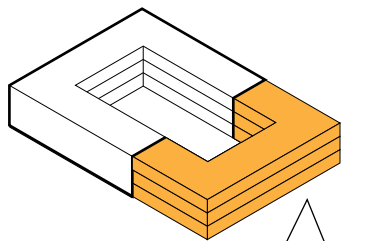
GREEN COURTYARDS RAIN WATER
HARVESTING FOR GREEN ZONES



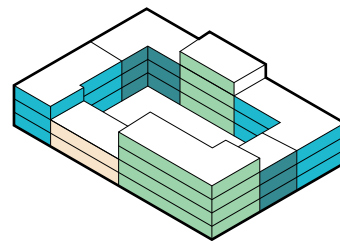
ZERO WASTE
PASSIVE BUILDINGS
RENEWABLE ENERGY USE



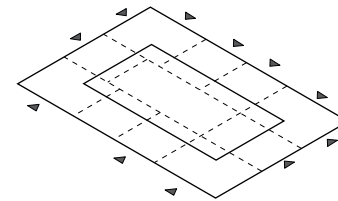
UNDERGROUND PARKING
ELECTRIC CAR CHARGING POINTS



30% COMMERCE / OFFICES
70% HOUSING
↓
40% ECONOMIC, SMALL APARTMENTS

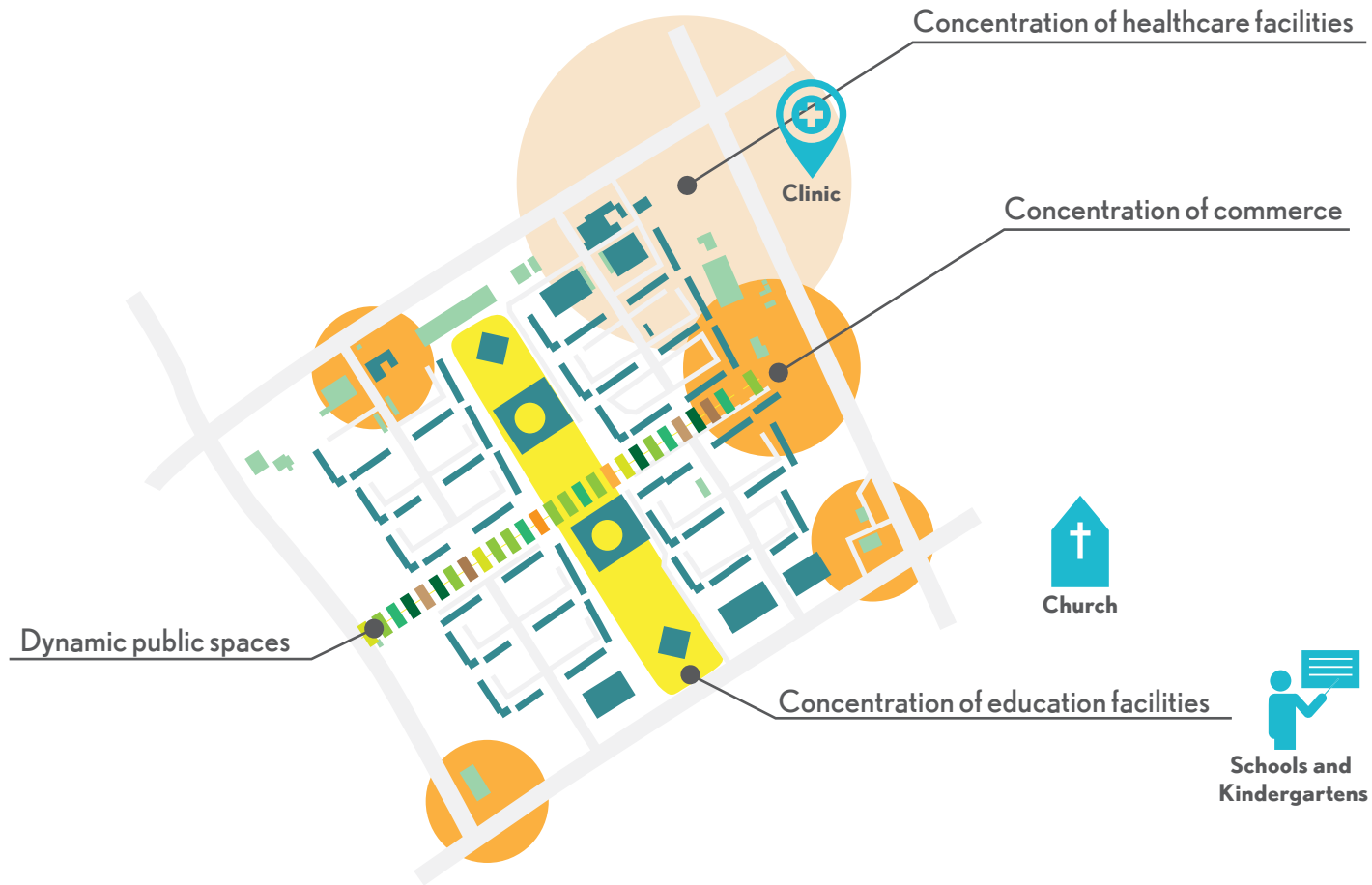


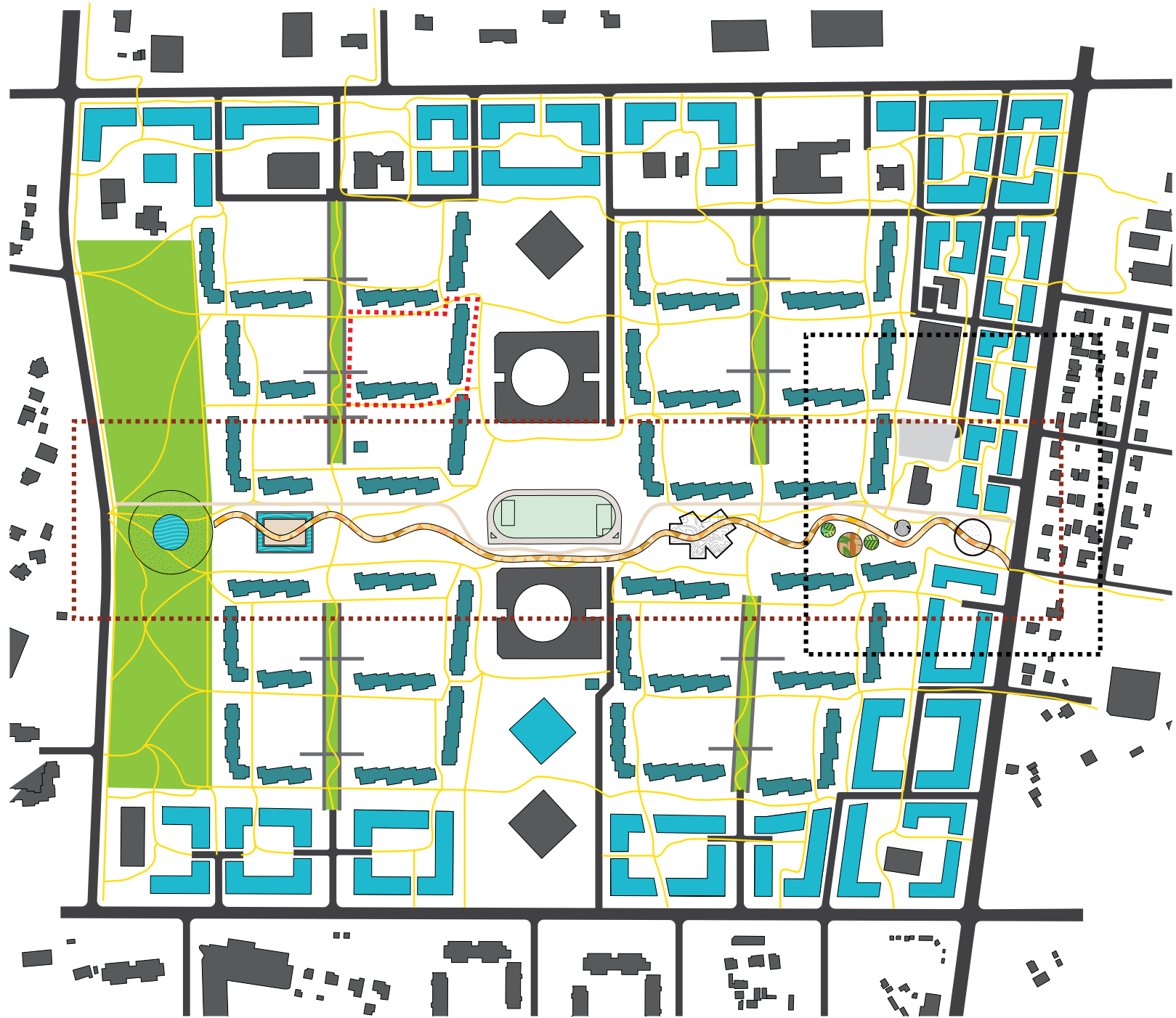
DIVERSE FACADE PROFILE

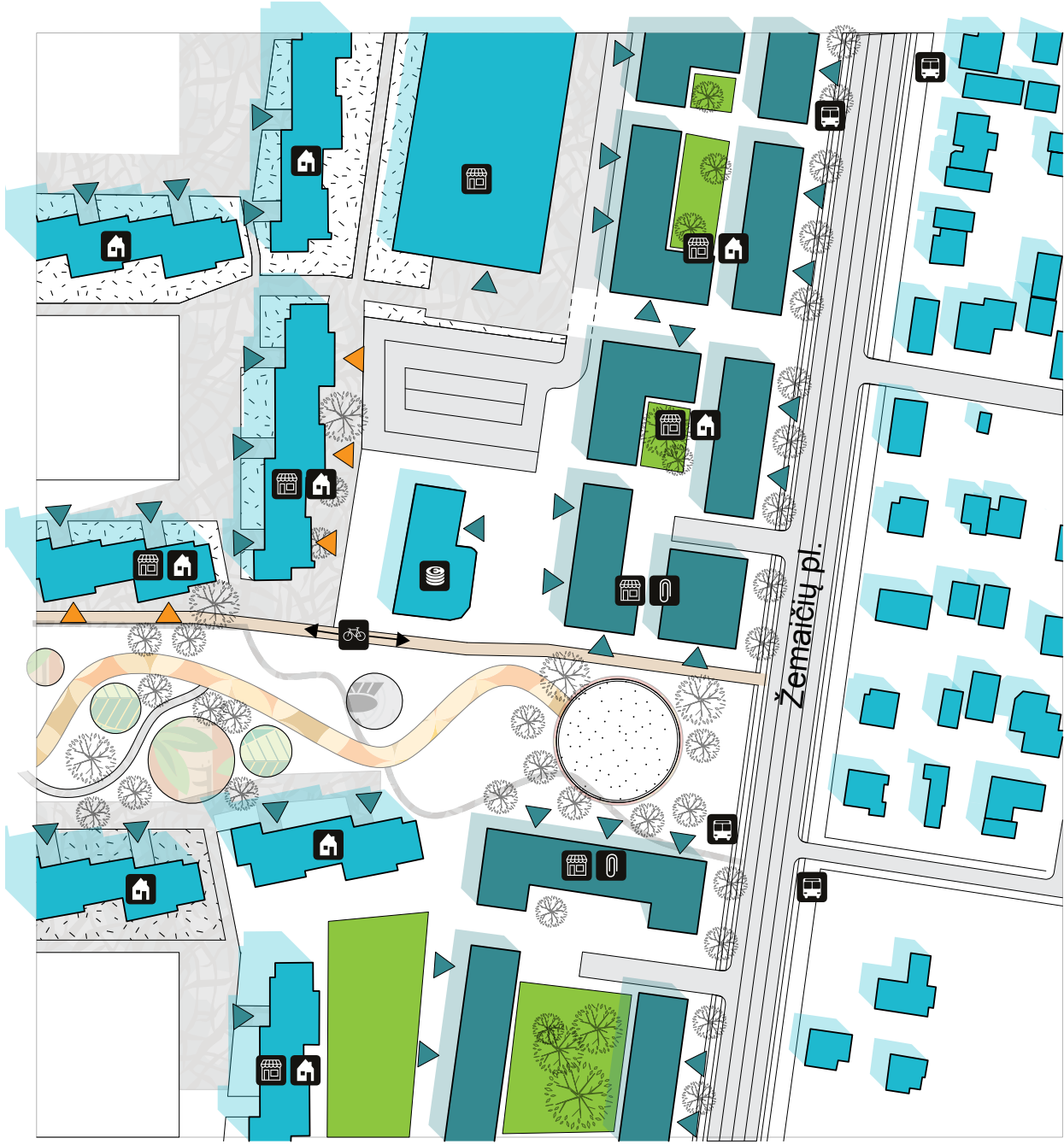


DIVERSE PARCEL SIZES
COURTYARD - COMMON SPACE
ENTRANCES FROM THE STREET

DEVELOPMENT CONCEPT

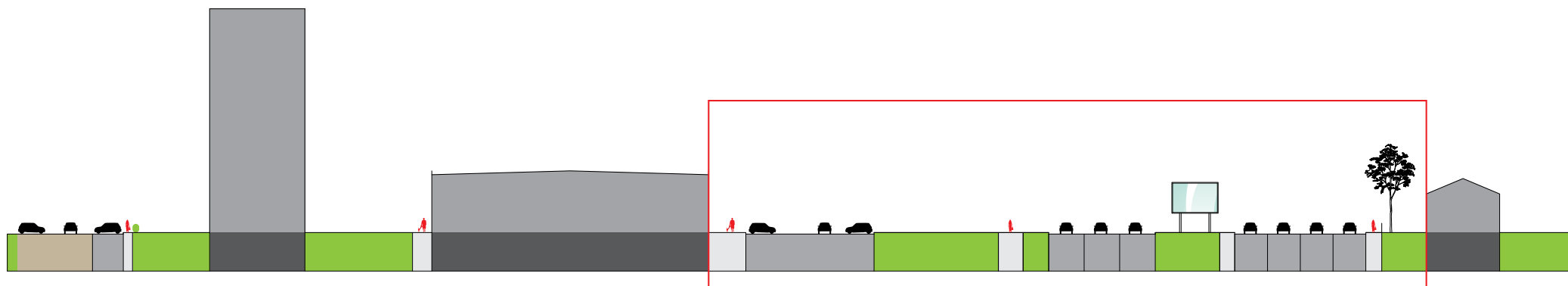








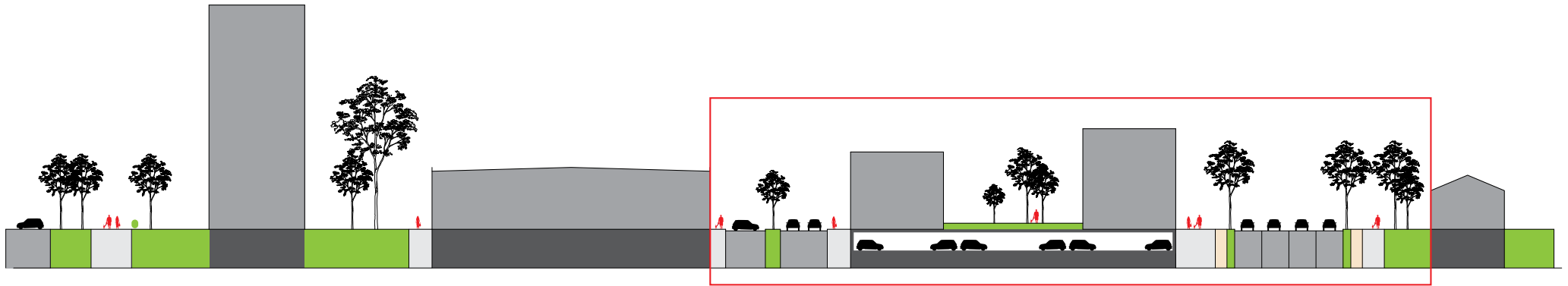
CURRENT STREET PROFILE

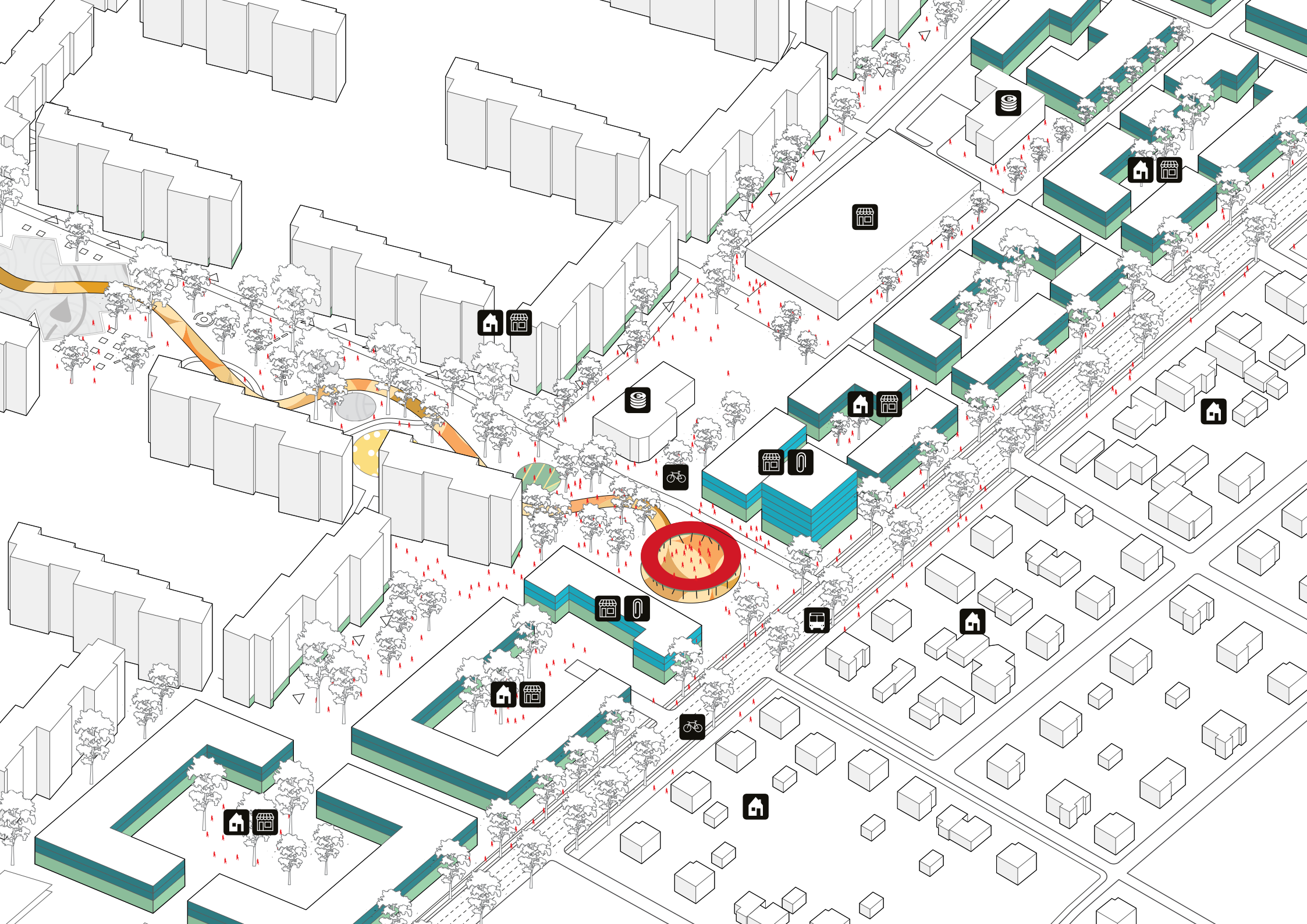


Kaunas, Kauno apskr.
„Street View“ – spal. 2012



PROPOSED DYNAMIC STREET PROFILE





PARTICIPATION AND FINANCING

STAKEHOLDERS:

Involvement:



Eldership



Developers



Local
Businesses



Supermarkets



Municipality



Investor

Consultation:



Church



Clinic



Local Community

ROLE OF THE URBANIST:

- Analyze and present the scenarios;

- Create a phasing strategy;

- Define rules for development;

- Mediate and negotiate on different developments;

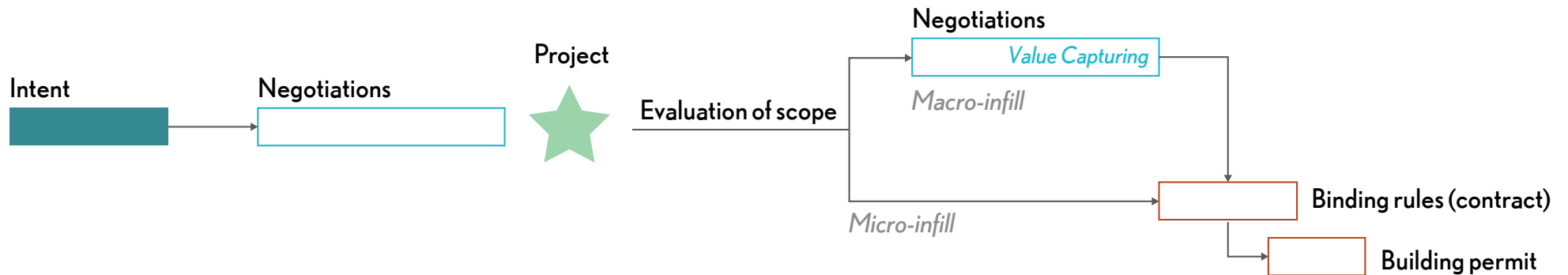
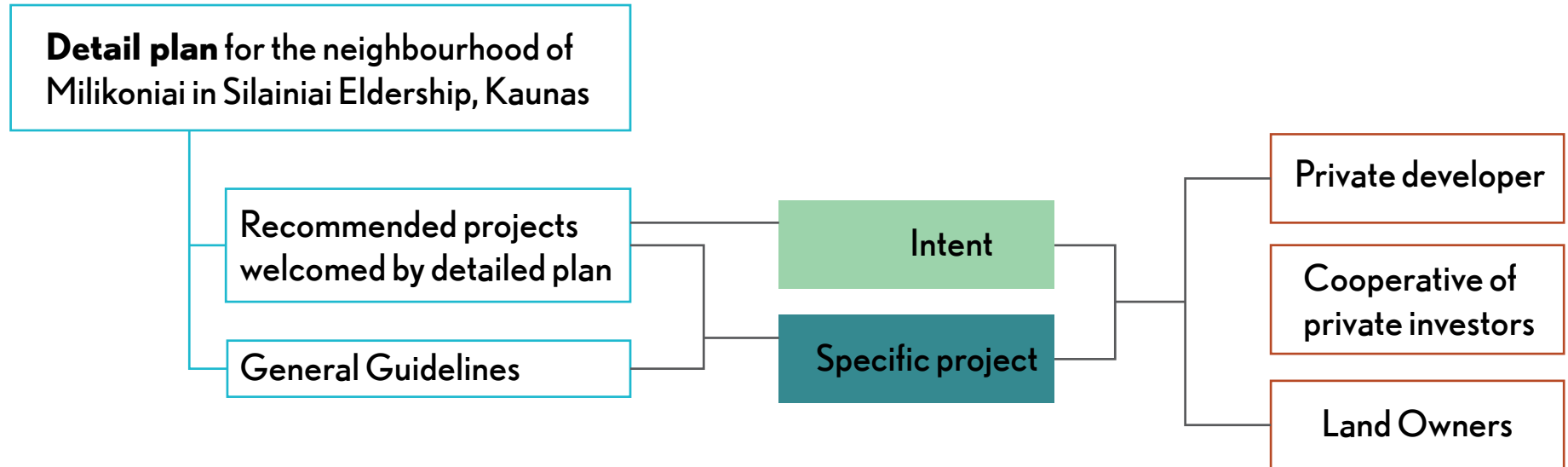
FINANCING:

- Development plan from municipal budget;

- Developments funded by developers and private investors. They share some cost of infrastructure around the developments;

- Municipality contributes to basic infrastructure of the area.

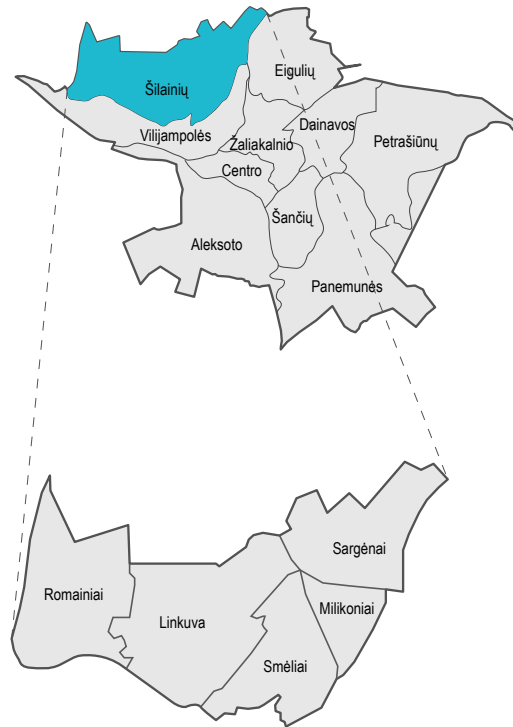
DECISION MAKING MODEL



Chapter III

GOVERNANCE

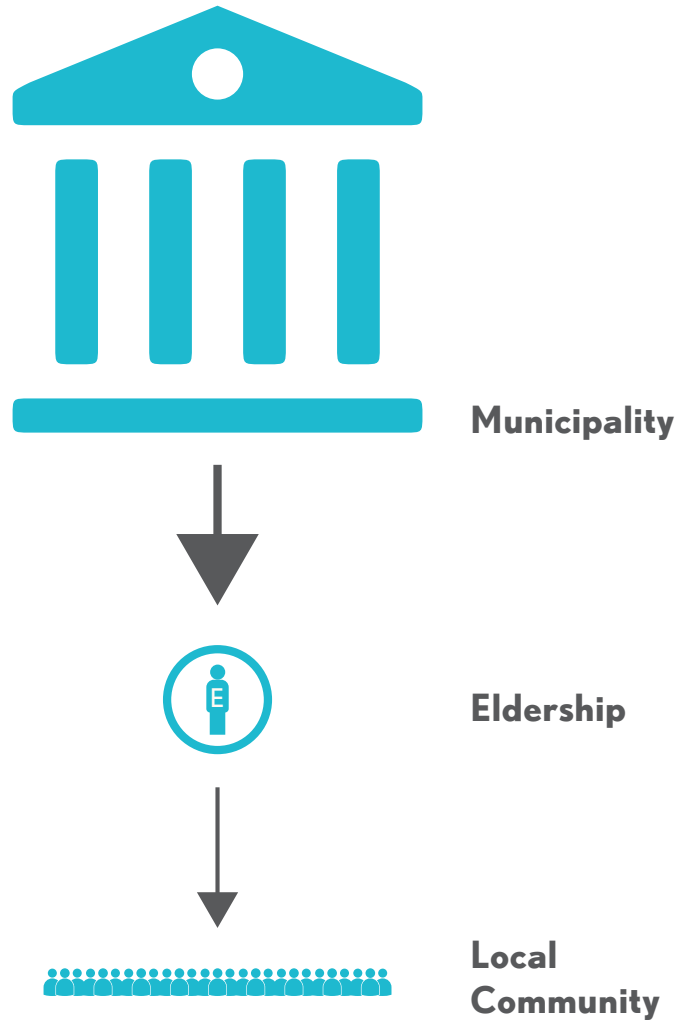
LOCAL REPRESENTATION



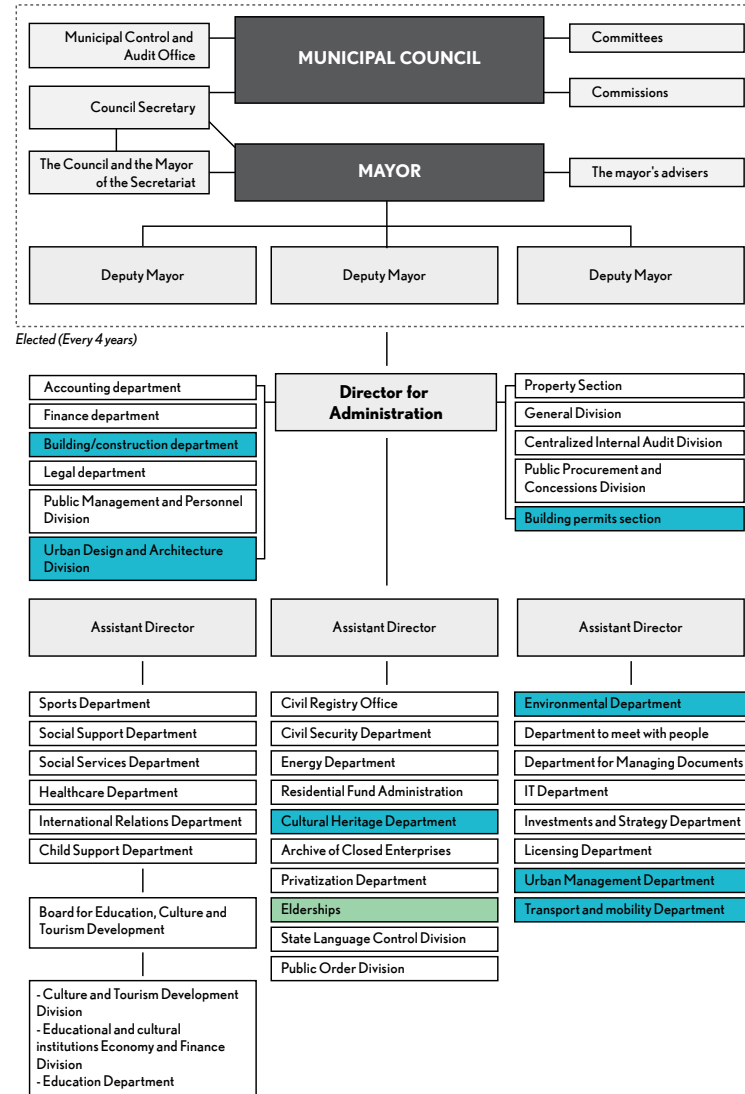
ADMINISTRATIVE HIERARCHY



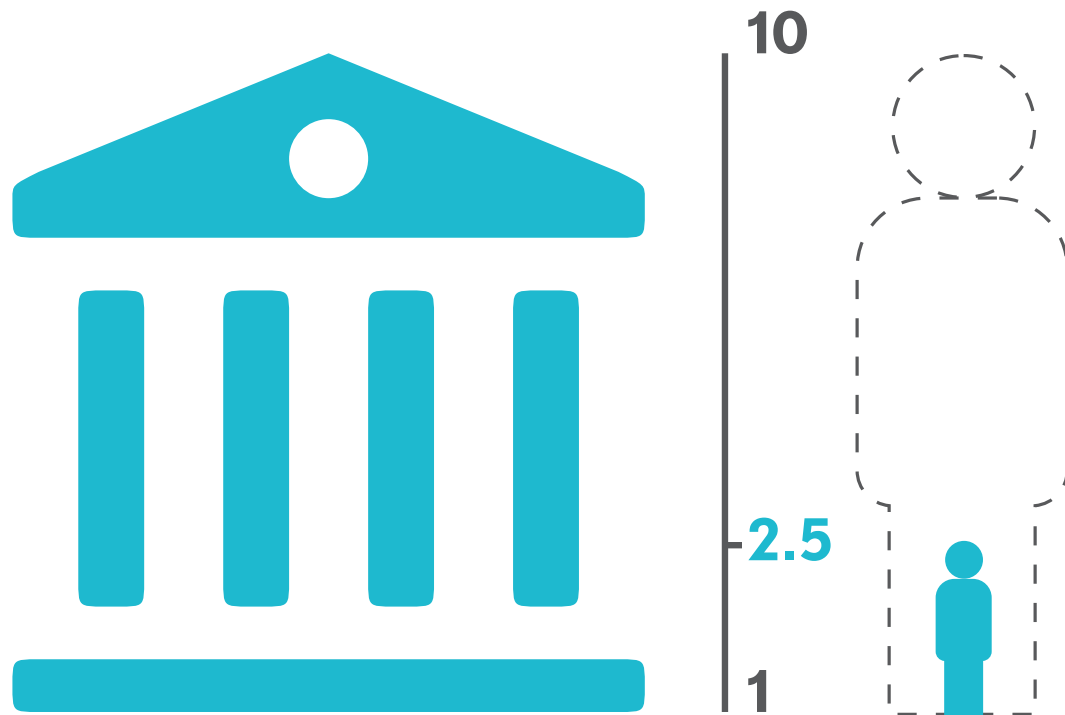
LOCAL REPRESENTATION



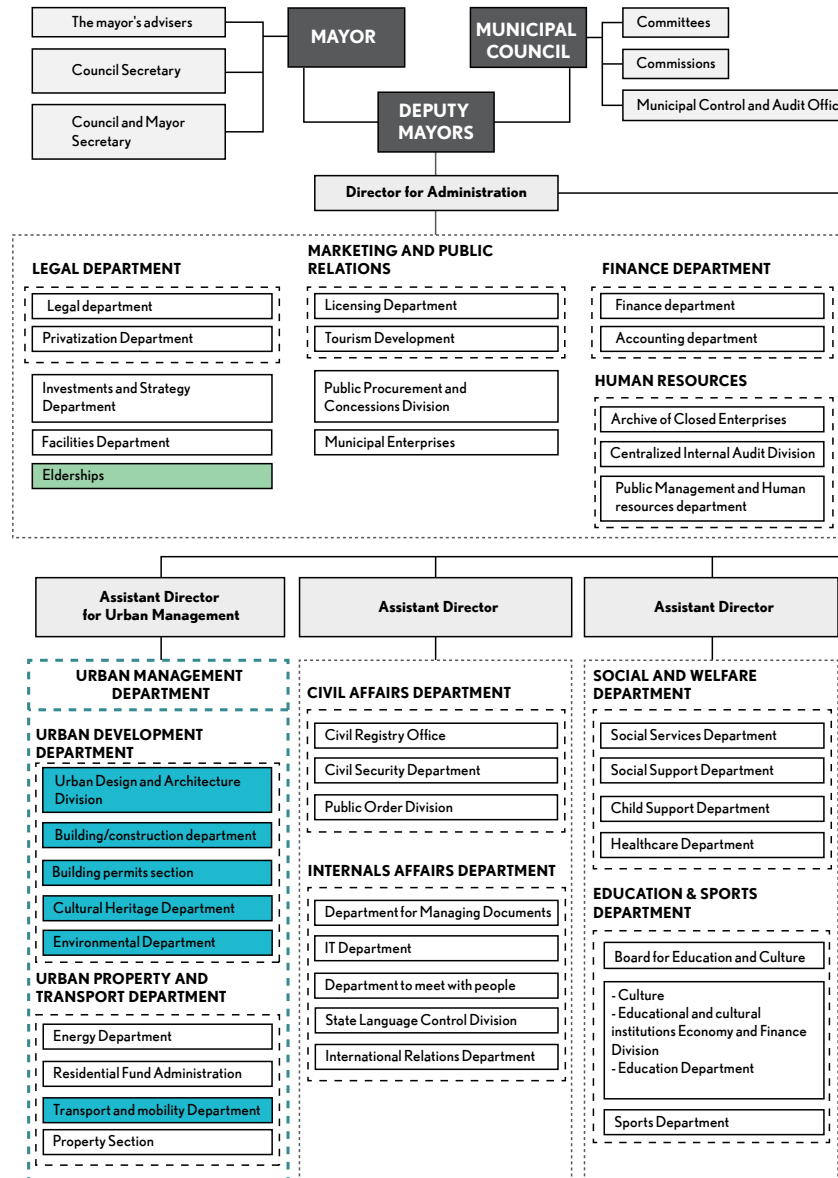
FRAGMENTED ADMINISTRATION



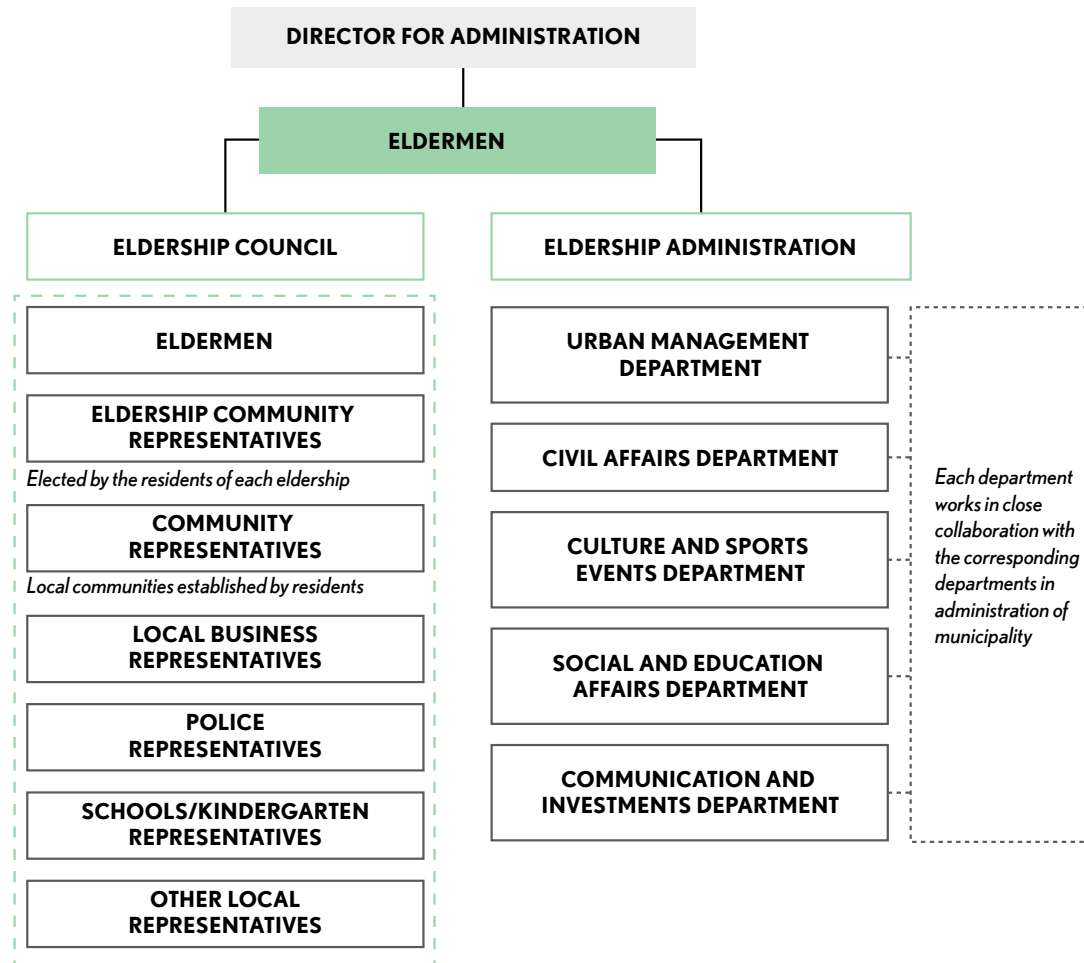
WEAK CIVIL SOCIETY



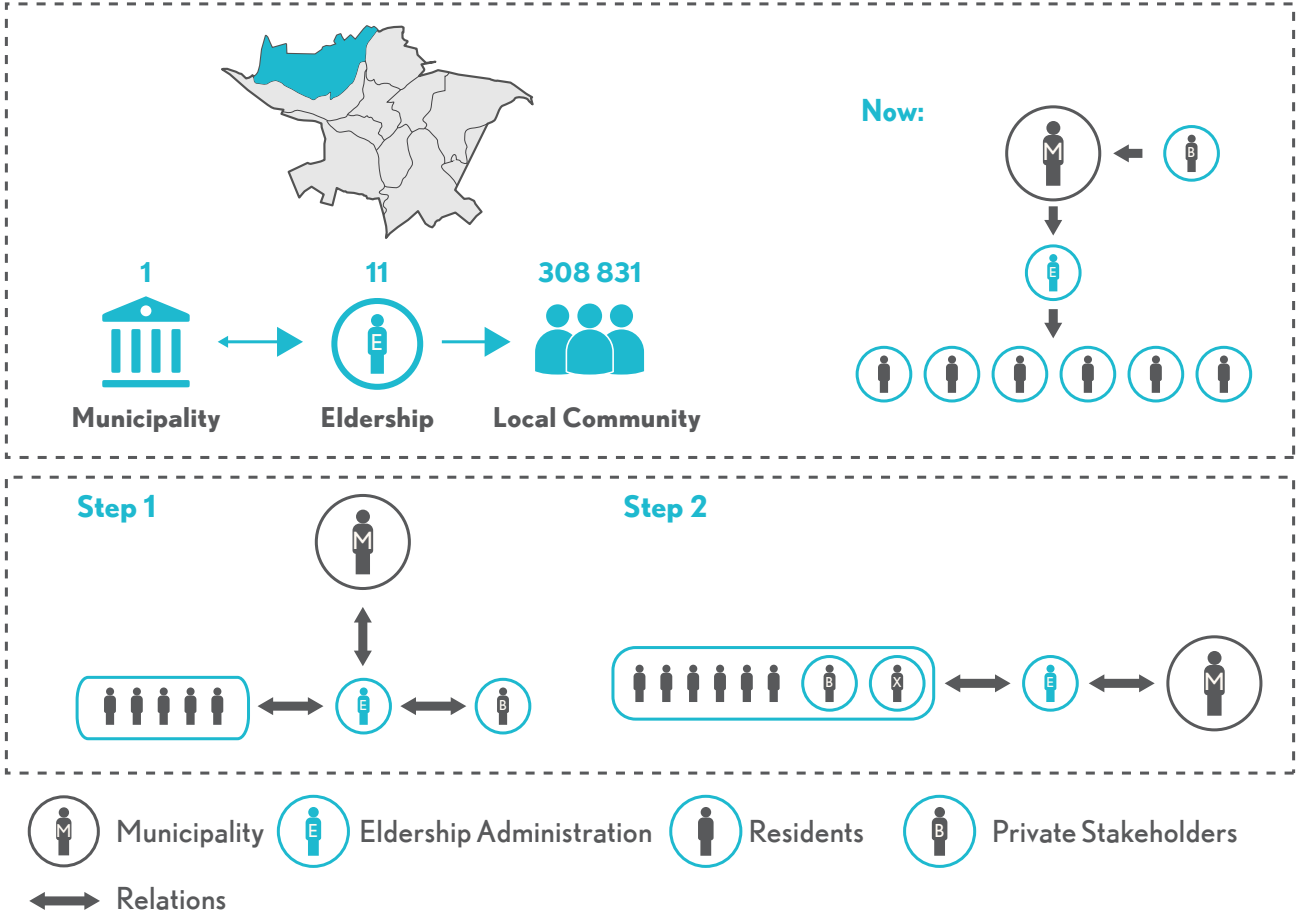
PROPOSED ADMINISTRATION



ELDERSHIP ADMINISTRATION



GRADUAL DECENTRALIZATION



Conclusions

**Local authorities have to take
the role of guiding the urban
development**

Development of the city - shared responsibility

**Capacity building to ensure an
efficient dialogue based on
understanding, transparency and
informed decision making**

**Strong civil society - demand quality
and defend the public interest**

Future?

MEASURING SUCCESS

**“500 NEW ECONOMIC APARTMENTS
KAUNAS IN 2017”**

“65% OF CHILDREN BIKE TO SCHOOL”

**“DEATH RATE OF RESPIRATORY DISEASES
DECREASED”**

**“SMALL BUSINESS ASSOCIATION JOINED
FORCES TO RENOVATE THE SQUARE”**

**“OLD FACTORY TRANSFORMED INTO A CO-
WORKING SPACE”**

A woman wearing a white knit hat, a dark blue winter jacket, and dark boots is captured in a playful moment, kicking up snow in a large, open area covered in snow. In the background, there are several multi-story apartment buildings with balconies, and a parking lot with several cars. The scene is set in a bright, sunny winter day. The word "Ačiū" is overlaid in the center of the image.

Ačiū