Enabling inhabitants to act sustainably
From dispersion to concentration in Kaunas region

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P5 presentation
social segregation
maintenance of facilities
vast infrastructure
not possible public transport
ruined landscapes
RESEARCH QUESTIONS

HOW TO GUIDE URBAN DISPERSION IN CHAOTICALLY GROWING KAUNAS REGION TO A SUSTAINABLE DIRECTION?
Let’s review it from beginning
1918 - 1940 INTERWAR PERIOD

completed railway lines

trolleybus lines

new industry

garden-city neighbourhoods

capital and all government institutions moved to Kaunas
government was the only planning body
SOVIET TIMES 1940-1990

polycentric country model

Vilnius
Kaunas

National centres
Regional centres
Local centres
Connection between centres

Brief introduction
Research question
Analysis
Toolbox
Implementation
SOVIET TIMES 1940-1990

_dense cities - 10 m2 per person in a household

_good public transport system
influence from western cultures
fast economical growth
slow planning system formation
TRANSITION TIMES FROM 1990

change of working places inside migration
TRANSITION TIMES FROM 1990

Inertial spread of cities
**TRANSITION TIMES FROM 1990**

- Vilnius
- Kaunas
- High urbanisation areas
- Low urbanisation areas
- Centres of municipalities
- Local centres
- Boarder of municipality

- First planning law 1995
- National plan 2002
CURRENT SITUATION

Land use/cover classes:
- Continuous urban fabric
- Discontinuous urban fabric
- Industrial and commercial areas
- Areas from Kaunas region plan 2005
- Agglomerated urbanisation areas
- Dispersed urbanisation areas
- Existing aglomeration interest areas
- New aglomeration interest areas
- Kaunas region border
- Municipality border
- Roads
CURRENT SITUATION

HOW DOES IT HAPPEN?
CURRENT SITUATION

“PSEUDO PLANNING IS BECOMING ACCEPTABLE” (COMMIN REPORT 2007:23)

‘Plans are being made so it would be easy to change them. Nobody knows how everything will change in 10 years.’

‘Urban sprawl is totally normal phenomenon, just like everywhere else.’

M. Ivaskevicius
Architect from planning office
CURRENT SITUATION

- Continuous urban fabric
- Discontinuous urban fabric
- Industrial and commercial areas
- Municipal border
- Roads
- Water
- Land use/cover classes
  - Areas from Kaunas region plan 2005
  - Agglomerated urbanisation areas
  - Dispersed urbanisation areas
  - Existing agglomeration interest areas
  - New agglomeration interest areas

Tools:
- Brief introduction
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- Implementation
CURRENT SITUATION

‘What does the market want?’

‘How can I benefit from my land the most?’

T. Dziugyte
Architect from office involved in suburban development
Having a land → Separating to building sites → Building houses → Claiming a right for a road → Costs a lot for municipalities around the cities

Scheme showing how new neighbourhoods are being created. Made by author.
CURRENT SITUATION
CURRENT SITUATION

PLANS ARE ONLY
CONCENTRATING ON NEW
DEVELOPMENTS
CURRENT SITUATION

PLANS ARE ONLY CONCENTRATING ON NEW DEVELOPMENTS
TYPICAL NEIGHBOURHOODS

Suburbia

Post-socialist

Intermediate area

City centre
TYPICAL NEIGHBOURHOODS

- City centre
- Suburbia
- Ex-urbia
- Post-socialist

Public transport
Facilities
Living conditions
Price (of renting/buying property)
TYPICAL NEIGHBOURHOODS

- City centre
- Suburbia
- Ex-urbia

- Post-socialist
- Intermediate area

- Students and singles
- Low-income families
- Medium/high income families
- Older people

Public transport
Facilities
Living conditions
Price (of renting/buying property)
belongs to government - not taken care of

no inner street structure, its only courtyard rounds, no system there at all.

belongs to house

belongs to government - not taken care of

not enough parking

Supposedly pedestrian friendly environment

car oriented shop developments, hardly reachable by pedestrians

Planway type street profiles surrounding neighbourhoods

a lot of leftover space

close to facilities

Highway type street profiles surrounding neighbourhoods

Post-socialist neighbourhood

City centre

Suburbia Ex-urbia

Intermediate area

Brief introduction

Research question

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TYPICAL NEIGHBOURHOODS

1. Living conditions
2. Facilities

Mismatch of demand and market

Desires of people
Neighbourhood features
Implementation
Analysis
Toolbox
Research question
Brief introduction
Conclusion

color

concept
Developers

I want a house.

We will give you what you want!

I want money.

How can I benefit?

I want to do with my land whatever I want!!!
Developers

Government

I want a house!

We will give you what you want!

I want money!

How can I benefit?

I want to do with my land what ever I want!!!

We have a plan which is easily adaptable!
How does it work
POST-SOCIALIST NEIGHBOURHOOD

Things to change:

Living conditions
_not maintained semi-public space
_a lot of left over space
_not maintained buildings
_not enough parking

Facilities
_car oriented facilities around neighbourhood
...

STEP 1

P1. HC uses left-over space for new housing. In this way, government earns money to maintain the public space around.

People from nearby houses can buy new apartments with discounts. Their old apartments could be used to increase the quality of building (for example, the top floor corner apartments can be demolished and terraces for neighbouring apartments can be created and bought).
STEP 1
STEP 2

P9. In active streets, first floors can be extended for commercial use. Investors would pay a certain fee to government, which would cover a cost of a street renovation. Street renovation would be done, when certain number of developments would happen. In this way, active streets would be created.
STEP 2
P2. First floor inhabitants can buy-out land in front of their apartments, privatise it and make their gardens there.

_In this case with agreement with upstairs inhabitants, their balconies can be extended with some extra cost to government and they can build terraces._

_For every privatised piece of land around a house, government extends their property by the same plot size._
STEP 3
P4. Government commits to renovate courtyards when people agree about terms. It only applies for houses, that have a house fund for at least a year, where they are gathering money not only for someone to cut the grass, but also for more important house maintenance, when it is necessary. Renovation would be paid from this fund and moreover each person, who wants to park their car in courtyard, has to buy it from government for a small price, it would partly cover renovation of courtyard. Rest of expenses would be covered by government.
STEP 4
P8. Neighbourhood can only get their roads done by government, only if the street of 25 m completes these points:
- all houses have their house funds;
- certain amount of money is gathered from making extensions of houses for terraces or commercial use, which would partly cover renovation.
STEP 5

Brief introduction
Research question
Analysis
Toolbox
Implementation
INTERMEDIATE AREA
INTERMEDIATE AREA
IMPLEMENTATION IN ENTIRE REGION

- Suburbia
- Post-socialist area
- Intermediate area
- City centre
THANK YOU!